

## Catawba County Rezoning/Ordinance Text Amendment Application

Applicant Canvass Capital, LLC Phone # 704-654-7538  
Applicant's Fax N/A Applicant's Email drenckens@canvasscap.com  
Applicant's Mailing Address 2303 W. Morehead St., Ste. 200 City, State, Zip Charlotte, NC 28208  
Property Owner SHERRILLS FORD SELF STORAGE LLC Phone # (828) 478-9450  
Property Owner's Mailing Address 216 SOUTHERN WOODS DR City, State, Zip CHARLESTON, WV 25309-8691  
Parcel 911 Address 8125 Island Point Rd, Sherrills Ford, NC 28673 PIN # 461801163483  
Subdivision Name and Lot # N/A  
Current Zoning District HC Proposed Zoning District PD

### Type of Rezoning Application:

☐ **General Rezoning**

- The general information listed below shall be submitted with the rezoning application.

☒ **Planned Development Rezoning**

- All information contained in the Planned Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.

☐ **Special District Rezoning**

- All information contained in the Special District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.

☐ **Conditional District Rezoning**

- All information contained in the Conditional District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application. The complete application includes the general information below and specific development conditions substantially agreed to by the staff and applicant as well as a development agreement if applicable.

☐ **Manufactured Home Park Rezoning**

- All information contained in the Manufactured Home Park Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Proposed Park Name \_\_\_\_\_

☐ **Ordinance Text Amendment**

- Submit general information listed below.

### General Information to be attached:

- ☐ If a portion of an existing parcel is requested to be rezoned, a survey of the portion of the parcel(s) covered by the proposed amendment at a scale no smaller than 1 inch equals 200 feet, on a 18 x 24 inch map and one 8 x 11 inch map (30 copies).
- ☒ Submittal of 30 copies of each map including digital copies in .pdf or .jpg format.
- ☐ If applicable, a legal description of such land
- ☒ If applicable, a detailed statement of any alleged error in the Unified Development Ordinance which would be corrected by the proposed amendment, and a detailed explanation of the manner the proposed amendment will correct the alleged error.
- ☒ A detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the proposed zoning map or text amendment.
- ☒ Filing Fee: Per Catawba County Fee Schedule

Applicant's Name (Printed) Daniel Renckens on behalf of Canvass Capital, LLC

Applicant's Signature [Signature] Date 05/11/2022

Property Owners Name (Printed) LYN WILCHER

Property Owner's Signature [Signature] Date 5/11/2022



# Catawba County Rezoning Ordinance Text Amendment Application

Applicant: Canvass Capital, LLC  
 Applicant's Fax: N/A  
 Applicant's E-mail: daniel@canvasscapital.com  
 City, State, Zip: Charlotte, NC 28208  
 Phone: (828) 478-9450  
 Property Owner: SHERILL'S FORD SELF STORAGE LLC  
 Property Owner's Mailing Address: 216 SOUTHERN WOODS DR, CHARLESTON, WV 25309-8891  
 Parcel ID: 8125 Island Point Rd, Sherill's Ford, NC 28073  
 PIN: 481801183483  
 Jurisdiction Name and Loc: N/A  
 Current Zoning District: HC  
 Proposed Zoning District: PD

Type of Rezoning Application:

- ☐ General Rezoning
  - The general information listed below shall be submitted with the rezoning application.
- ☒ Planned Development Rezoning
  - All information contained in the Planned Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- ☐ Special District Rezoning
  - All information contained in the Special District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- ☐ Conditional District Rezoning
  - All information contained in the Conditional District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application. The complete application includes the general information below and specific development conditions substantially agreed to by the staff and applicant as well as a development agreement if applicable.
- ☐ Manufactured Home Park Rezoning
  - All information contained in the Manufactured Home Park Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.

## Ordinance Text Amendment

- ☐ Submit general information listed below.
- ☐ General information to be attached:
  - The portion of an existing parcel is requested to be rezoned a survey of the portion of the parcel(s) covered by the proposed amendment is attached, smaller than 1 inch equals 200 feet on a 1/4 inch map and one 8 1/2 x 11 inch map (30 copies).
  - ☒ If applicable, a detailed description of the proposed rezoning.
  - ☒ If applicable, a detailed statement of any alleged error in the Unified Development Ordinance which would be corrected by the proposed amendment, and a detailed explanation of the manner the proposed amendment will correct the alleged error.
  - ☒ A detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the proposed zoning map or text amendment.
  - ☒ Filing Fee For Catawba County Fee Schedule.

Applicant's Name (Printed): Daniel Renckens on behalf of Canvass Capital, LLC  
 Applicant's Signature: *[Signature]*  
 Date: 05/11/2022  
 Property Owner's Name (Printed): JAY WILCHER  
 Property Owner's Signature: *[Signature]*  
 Date: 2/11/2022