

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant South Fork Ventures, LLC Phone # 704-254-3137
Applicant's Fax N/A Applicant's Email rick@rickwalliser.com
Applicant's Mailing Address PO Box 178 City, State, Zip Wadmalaw Island, SC 29487
Property Owner Varies - See Attached List Phone # _____
Property Owner's Mailing Address _____ City, State, Zip _____
Parcel 911 Address N/A PIN # See Attached List
Subdivision Name and Lot # N/A
Current Zoning District PD-CD (Midway) Proposed Zoning District PD-CD (Midway)

Type of Rezoning Application:

☐ **General Rezoning**

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

☒ **Planned Development Rezoning (Modification to Approved Plan)**

- 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 (Modification to Approved Plan)**

- 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) Rick Walliser for South Fork Ventures, LLC

Applicant's Signature  Date 5/17/2022

Property Owners Name (Printed) See Attached Property Owner Authorization List

Property Owner's Signature _____ Date _____

MIDAY PLANNED DEVELOPMENT-CONDITIONAL DISTRICT
MODIFICATION TO CASE #RZ2019-09
PARCEL & PROPERTY OWNER INFORMATION

PARCELS: 461708998493, 461708981988, 461708981821, 461708984339, 462705081502
462705081661, 462705082731, 462705083800, 462705083859, 462705084925
462705095001, 462705096008, 462705096163, 462705097210, 462705097290
4652705098175

ACREAGE: Approx. 57.5 Acres (includes areas in R/W)

PROPERTY OWNER CONTACT INFORMATION:

Tony L. Stutts
PO Box 247
Terrell, NC 28682
P| 704.907.4944

Harold E. Stutts
PO Box 15
Terrell, NC 28682
P| 704.361.1204

Clay B. Stutts
4351 Kiser Island Road
Terrell, NC 28682
P| 828.455.2899

**PROPERTY OWNER AUTHORIZATION
MIDWAY PD-CD REZONING MODIFICATION**

I/We hereby grant **South Fork Ventures, LLC** (Developer/Applicant) and its representatives authorization to represent our interests in seeking modification of the previously approved rezoning application referenced as Midway Planned Development-Conditional District.

As the owners of the included properties, we acknowledge this authorization by our signature(s) below:

Property Owner's Signature Clay B. Stutts Date 5/12/2022

Property Owners Printed Name CLAY B. STUTTS

Property Owner's Signature Harold E. Stutts Date 5/12/2022

Property Owners Printed Name Harold E. Stutts

Property Owner's Signature Cherie C. Stutts Date 5/12/2022

Property Owners Printed Name Cherie C. Stutts

Property Owner's Signature Tony L. Stutts Date 5/12/2022

Property Owners Printed Name Tony L. Stutts