

**Catawba County Rezoning/Ordinance Text Amendment Application**

Applicant dP Development c/o Moore & Van Allen PLLC (John Floyd) Phone # (704) 331-3578  
 Applicant's Fax \_\_\_\_\_ Applicant's Email johnfloyd@mvalaw.com  
 Applicant's Mailing Address 100 N. Tryon St., Suite 4700 City, State, Zip Charlotte, NC 28202  
 Property Owner See Schedule A Phone # \_\_\_\_\_  
 Property Owner's Mailing Address See Schedule A City, State, Zip See Schedule A  
 Parcel 911 Address See Schedule A PIN # See Schedule A  
 Subdivision Name and Lot # N/A  
 Current Zoning District R-20 Proposed Zoning District PD(CD)

**Type of Rezoning Application:****General Rezoning**

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

**X 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.

**X 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.

**X 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.

**X 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) dP Development by Kyle DiPretoro Date 3/9/2023  
 Applicant's Signature Kyle DiPretoro Date \_\_\_\_\_  
 Property Owners Name (Printed) See Schedule A  
 Property Owner's Signature See Schedule A Date \_\_\_\_\_



**SCHEDULE A**

Property Owner	Owner Mailing Address	Parcel 911 Address	PIN#
Wright, Sue M.; Wright, Jeremy P.; Wright, Joseph T.; Wright, Jeffrey G.	8511 Sherrills Ford Rd. Sherrills Ford, NC 28673	8065 E NC 150 Hwy Terrell, NC 28682	461710359143
Sherrill, Charles Michael; Sherrill, Wilson A. II	1046 Amity Rd. Asheboro, NC 27203	8046 E NC 150 Hwy Terrell, NC 28682	461714347733

**SIGNATURES:****8065 E NC 150 Hwy Terrell, NC 28682 (PIN 461710359143)**

Name Sue M. Wright Signature *Sue M. Wright* Date 3-9-2023

Name Jeremy P. Wright Signature *Jeremy P. Wright* Date 3-9-2023

Name Joseph T. Wright Signature *Joseph T. Wright* Date 3-9-2023

Name Jeffrey G. Wright Signature *Jeffrey G. Wright* Date 3-9-2023

**8046 E NC 150 Hwy Terrell, NC 28682 (PIN 461714347733)**

Name Charles M. Sherrill Signature \_\_\_\_\_ Date \_\_\_\_\_

Name Wilson A. Sherrill II Signature \_\_\_\_\_ Date \_\_\_\_\_



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Name Joseph T. Wright Signature \_\_\_\_\_ Date \_\_\_\_\_

Name Jeffrey G. Wright Signature \_\_\_\_\_ Date \_\_\_\_\_

**8046 E NC 150 Hwy Terrell, NC 28682 (PIN 461714347733)**

Name Charles M. Sherrill Signature Charles Michael Sherrill Date 03-08-2023

Name Wilson A. Sherrill II Signature Wilson Alec Sherrill Date 03-08-2023



8046 E NC 150 Hwy Terrell, NC 28682 (PIN 461714347733)

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A lot or parcel of land lying and being in Mt. Creek Township, Catawba County, North Carolina, approximately 400 feet East of the centerline of North Carolina Highway #150 approximately one mile West of the Marshall Steam Station with said parcel consisting of 15.934 acres, more or less, and bound on the North by R. L. Sherrill, et al, bound on the East by Duke Power and others and on the South by H. W. Connor and Sue S. Lutz, et al and on the West by Wilson A. Sherrill and others with said parcel being described by metes and bounds as follows:

BEGINNING at an iron pin the Southeast corner of Warren W. Wesley in the Wilson A. Sherrill line and running thence with the Wilson A. Sherrill line South 23 degrees 56 minutes 50 seconds East 106.59 feet to an iron pin, Wilson A. Sherrill's Southwest corner; thence with the Wilson A. Sherrill, et al Southern line North 66 degrees 30 minutes East 200 feet to an iron pin, common corner of Robert L. Sherrill, et al and Wilson A. Sherrill, et al; thence with the dividing line between Robert L. Sherrill and Wilson A. Sherrill South 62 degrees 48 minutes East 1186.12 feet to an iron pin; thence continuing with said dividing line North 37 degrees 15 minutes East 820 feet to an iron pin in the T. M. Lutz line (This line is also marked by an iron pin 19.51 feet from the said Lutz line); thence with the Lutz line South 69 degrees 23 minutes East 220.7 feet to a point; thence South 29 degrees 16 minutes West 102.7 feet to an iron pipe and a stone, the Duke Power Company corner; thence with the dividing line between Duke Power Company and Wilson A. Sherrill, et al South 18 degrees 35 minutes West 562.40 feet to an iron, common corner of Wilson A. Sherrill, et al and Sue S. Lutz, et al in the Duke Power Company line; thence with the dividing line of Wilson A. Sherrill, et al and Sue S. Lutz South 87 degrees 03 minutes 25 seconds West 1,308.12 feet to an iron pipe, H. W. Connor's corner; thence with the dividing line between H. W. Connor, et al and Wilson A. Sherrill North 44 degrees 29 minutes West 784.2 feet to an iron pin; thence continuing with said dividing line North 30 degrees 28 minutes West 51.25 feet to an iron pin, common corner of Sherrill and Wesley on the Connor line; thence with the dividing line between Sherrill and Wesley, et al North 59 degrees 50 minutes 10 seconds East 144.95 feet to an iron pin, the point and place of BEGINNING.

The above described parcel is subject to all easements and rights of way of record with this parcel being subject to, but not limited to, so much of the same that lies within the Duke Power Company 230 KV transmission line right of way.

The above description of the property was taken from a survey of the same by R. B. Kestler, Jr. as shown on his plat dated December 10, 1981.

For reference see deed recorded in Deed Book 716, Page 78, Catawba County Registry.

See also right of way from Harry G. Sherrill and wife, Nancy White Sherrill to Duke Power Company for the Lake Norman Loop (West) dated June 2, 1970.



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BEGINNING at an iron pin, the Southeast corner of Wilson A. Sherrill's home parcel and running thence with the dividing line between Wilson A. Sherrill and Robert L. Sherrill North 23-56-50 West 409.78 feet to a tack in the centerline of Highway 150 (This line is marked by an iron pin 29.78 feet from said tack); thence with the centerline of said road North 66-30 East 144.59 feet to a tack, common corner of Robert L. Sherrill and Troy F. Howard; thence leaving the said highway and running with the dividing line between Howard and Sherrill South 65 degrees East 948 feet to a stake; thence continuing with said dividing line North 31 degrees East 336.2 feet to an iron pipe in the centerline of the creek, common corner of Howard and Sherrill on the T.M. Lutz line; thence with the dividing line between Lutz and Sherrill South 67-08 East 490 feet; thence continuing with said dividing line North 31 degrees East 18.4 feet to an iron; thence continuing with the said dividing line South 69-23 East 98 feet to an iron, common corner of Robert L. Sherrill, et al and Wilson A. Sherrill, et al on the T.M. Lutz line; thence leaving the said Lutz line and running thence with the dividing line between Robert L. Sherrill, et al and Wilson A. Sherrill, et al South 37-15 West 820 feet to an iron (This line is also marked by an iron 19.51 feet from the Lutz line); thence continuing with the said division line North 62-48 West 1,186.12 feet to an iron pin; the point and place of BEGINNING.

The above description of the property was taken from a survey of the same by R.B. Kestler, Jr. as shown on his plat dated December 10, 1981.

Parcel ID: 461710359143

Also known as: 17.43 acres, 8065 E NC 150 Hwy, Terrell, 28682

