



Rowan County Department of
Planning & Development
402 N. Main Street Ste 204
Salisbury, NC 28144
Phone (704) 216-8588
Fax (704) 638-3130
www.rowancountync.gov

Case # PCUR 04-16
Date Filed 7-30-16
Received By FB
Amount Paid 300.00

Office Use Only

===== PARALLEL CONDITIONAL USE REZONING APPLICATION =====

OWNERSHIP INFORMATION:

Name: Brady Darrell Reavis
Signature: [Signature]
Phone: 704 202 5087 Email: reavis8679@yahoo.com
Address: 870 Fox Hollow Lane
Salisbury NC 28146

APPLICANT / AGENT INFORMATION (Complete affidavit on back if other than owner):

Name: _____
Signature: _____
Phone: _____ Email: _____
Address: _____

PROPERTY DETAILS:

Tax Parcel(s): 631-085 Size (sq.ft. or acres): 31 acres
Property Location: 7725 Stokes Ferry Road
Current Land Use: Farm Use
Date Acquired: 10/13 Deed Reference: Book _____ Page _____

Surrounding Land Use: North Residential
South Residential
East Residential
West Residential

Existing Zoning Residential Requested Zoning Site Specific CUD

PURPOSE & SECTION:

State purpose of conditional use permit:

Wedding venue and event center

Cite section(s) of Zoning Ordinance which permit is being requested:

ATTACHED DOCUMENTS:

Applicant must attach a response to the evaluation criteria from Section 21-59 and an accompanying site plan based on information required in Section 21-52 and 21-60.

Attached: Yes No

Applicant shall, at the time the application is made, present all the necessary evidence (maps, drawings, statements, certifications, etc.) showing how the requirements of the applicable sections of the Zoning Ordinance will be met.

AFFADAVIT OF OWNER

To be completed if a second party will represent case

I (We), _____, owner(s) of the within described property do hereby request the proposed rezoning and hereby authorize the person listed below to act as my (our) duly authorized agent in this matter.

Signature(s): _____

Date: _____

Name of Applicant / Agent: _____

Address: _____

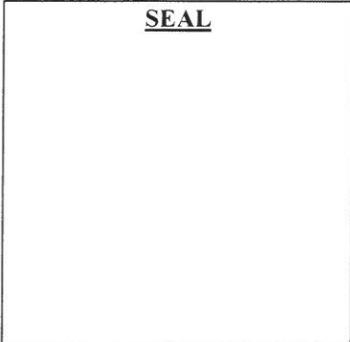
Phone Number: _____

IT IS UNDERSTOOD BY ALL PARTIES HERETO INCLUDING OWNER(S) & APPLICANT(S) / AGENT(S) THAT WHILE THIS APPLICATION WILL BE CAREFULLY CONSIDERED AND REVIEWED, THE BURDEN OF PROVIDING ITS NEED RESTS WITH THE ABOVE NAMED APPLICANT WHETHER OWNER, NON-OWNERS, OR OWNER'S AGENT.

STATE OF _____ COUNTY OF _____

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires _____, 20 ____.



OFFICIAL USE ONLY

- 1. Signature of Rezoning Coordinator: *F. J. [Signature]*
- 2. Planning Board Courtesy Hearing: 8/22/16
- 3. Notifications Mailed: 8/10/16
- 4. Property Posted: 8/11/16
- 5. Planning Board Action: Approved Denied _____
- 6. Board of Commissioners Public Hearing: _____
- 7. Notifications Mailed: _____
- 8. Property Posted: _____
- 9. Dates Advertised: 1st _____ 2nd _____
- 10. BOC Action: Approved _____ Denied _____
- 11. Date Applicant Notified: _____

Gover, Franklin D

From: Annette Reavis <reavis8679@yahoo.com>
Sent: Friday, July 29, 2016 11:09 AM
To: Gover, Franklin D
Subject: Re: PCUR rezoning request

Section 21 - 50

1. DOT has approved the entrance site and there will be a gravel road leading into the parking lot. The road into the venue will be adequate for all traffic entering and leaving the venue.
2. The venue will be situated at the back of the property and not visible from either adjoining property. The venue will be nicely landscaped and kept up.
3. The property is level and no hazardous conditions will result from the venue.
4. The venue will be located at the back of the property so no noise should reach the surrounding properties. All events will end by 11:00 pm and will not violate noise ordinances. The road will be gravel so no dust should occur. All trash will be removed daily so no odor will exist
5. There should be no excessive traffic due to the fact the area is not heavily populated. The parking lot will have adequate parking for guests and employees.
6. The venue will be located at the rear of the property so the adjoining properties will not be able to view the venue. The buildings will not be visible for the road and will not impact the view of passerby's.

Summary:

It is our wish to provide an event center to accommodate weddings and corporate events. We plan to build 2 structures. One will be a covered structure used for weddings that need to be in a covered area due to weather. The other structure will be an area for receptions. There will be an area in this structure for bathrooms, caters, and a room for the bridal party to get dressed. There will also be an outside area for weddings. Our plans are to provide a venue that is beautiful and functional. We plan to landscape and keep the venue manicured at all times. Our business will run March through mid November and hours will be 10:00 am to 11:00 pm.

We feel this will be a great addition to our county. It will promote opportunities for the surrounding businesses such as hotels and restaurants and provide jobs to our county.

On Thursday, July 28, 2016 3:56 PM, "Gover, Franklin D" <Franklin.Gover@rowancountync.gov> wrote:

Mr. Reavis,