

Catawba County Government
100 A Southwest Blvd
Newton, NC 28658

Attention: Planning Board

Re: Request for Rezoning

Dear Catawba County Planning Board,

The owners of the two lots, shown in Appendix A, at the corner of Mt. Pleasant Rd and Dockside Rd in Sherrills Ford, NC are asking that these properties be combined into one lot and rezoned. The current zoning for the Lot A, 3502 Mt. Pleasant Rd, is Residential Commercial (RC) and Lot B, 3530 Mt. Pleasant Rd, is R-30. Combining these lots and rezoning the new lot to Planned Development/Conditional District (PD/CD) would allow this property to maximize its potential and its benefit to the community as an up-scale storage facility. Lot B, 3530 Mt. Pleasant Rd., currently provides large space storage for the community, made possible by a grandfather clause. These properties, purchased in 2006, were in very bad condition, as well as an eyesore for the community. The owners renovated the existing buildings, added landscaping, installed security gates, disassembled and removed an old building that had burned. The owners are asking for the opportunity to make this property a welcoming sight and beneficial service for the community. Included with this narrative is a site plan (Appendix B) that shows how the new buildings will be placed in accordance with the existing buildings, where the driveways will be, location of the fencing, location of the sediment pond for water control, calculations for impervious usage and storm water control. We have also included a rendering showing how the improvements will look from Mt. Pleasant Rd in Appendix B. There are slides (Appendix C) from a PowerPoint presentation, which includes information about the property, shows the considerable improvements to the land and buildings, and shows comparable facilities in this area. The mini warehouse storage facility will meet or exceed the standards of Catawba County, and that of Sherrills Ford Self Storage in Sherrills Ford and The Storage Bin in Denver. Thank you for your consideration on this proposal and we look forward to your recommendation on June 29th, 2009.

Sincerely,

Willis Spivey and Brad Bustle
Dockside Storage