

Sloan Civil Solutions
Engineering + Land Development

258 East Broad Street, Statesville, NC 28677 - 704-450-7660

May 15, 2026

Catawba County Planning Department
Attn: Chris Timberlake, AICP - Planning Director
25 Government Drive
Newton, NC 28658

Subject: Request for Zoning Map Amendment
Parcel: 368615542142
Location: 5580 E. NC Hwy 150, Maiden, NC 28650

Dear Chris,

On behalf of Home Run Market Properties, LLC we respectfully submit this request for a Zoning Map Amendment for the above-mentioned location from HC (Highway Commercial) to PD (Planned Development) as supported by the information provided below:

- Future land use for this property as identified on the Sherrills Ford Future Land Use Plan that is incorporated into the 2024 Catawba County Comprehensive Plan is listed as Mixed Use/Commercial/Multi-Family
- Site is located adjacent to existing and planned public infrastructure and major transportation facilities that supports commercial and mixed use development patterns without resulting in a higher net public cost or earlier incursion of public cost than other development types currently permitted by right for this location
- The Proposed Development Pattern is in harmony with the surrounding uses, existing zoning designations, and supports the recommendations for this area outlined in the 2024 Catawba County Comprehensive Plan by continuing efforts to develop a regional commercial center near the intersection of NC Hwy 150 and NC Hwy 16
- Property does not contain environmentally protected features such as wetlands or streams that prohibit efficient use of the property for the proposed commercial/mixed use development pattern
- Reserved Open Space and Pedestrian Facilities are incorporated into the Planned Development in accordance with Catawba County regulations
- Assigning the PD Zoning Designation to this property allows stormwater runoff to be handled more effectively in accordance with the high-density development options which incorporates treatment of stormwater runoff while still meeting built upon area restriction thresholds
- Increases in Vehicular Traffic will be mitigated in accordance with Catawba County UDO and NCDOT

We appreciate the County's coordination to date and careful consideration of this requests.

Respectfully,

Cory Sloan, PE
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704-450-7660