



## TOWN OF TROUTMAN

400 Eastway Drive • Troutman, NC 28166 • 704-528-7600

### Conditional Rezoning Application \$750

Case # CZ-


The applicant shall propose site-specific standards that take into account the following considerations:

- A. The proposed CZ District's use appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.
- B. The use(s) requested are among those listed as an eligible permitted use in the general use district as included in the rezoning request.
- C. The design of the proposed CZ District uses minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not creates a nuisance.
- D. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.
- E. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.
- F. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.
- G. The applicant shall submit a "Statement of Reasonableness" of the proposed rezoning.
- H. **The applicant shall submit a notarized Letter of Authorization from property owner(s) providing permission for the application.**

**1. Project Information**

Date of Application 7/10/2024 Name of Project ROGERS PROPERTY  
Location IREDELL COUNTY Property Size (acres) 63.97 AC (PER GIS)  
Current Zoning RA (COUNTY) Proposed Zoning CZ-RM  
Tax Parcel Number(s) 4740375206.000

**2. Applicant Information**

Applicant PRESTIGE LAND & SITEWORKS, LLC  
Address 7224 JAMESON WAY City, State Zip STANLEY, NC 28164  
Telephone 803-979-7172 Fax \_\_\_\_\_  
 ALEX BONDA 7/10/2024  
Signature Print Name Date

**3. Property Owner Information (If different than applicant)**

Property Owner Jerry W Rogers  
Address 292 Applehill Rd City, State Zip Troutman NC  
Telephone 704-832-5892 Fax \_\_\_\_\_  
Jerry W Rogers Jerry W. Rogers 7-7-24  
Signature Print Name Date

**4. Description of Project and Statement of Reasonableness (Use separate sheet if necessary)**

PROPOSED SINGLE FAMILY DETACHED COMMUNITY. MEETS FUTURE LAND USE MAP.

**5. Meeting Dates**

Neighborhood/Community Meeting Date: \_\_\_\_\_  
Planning Board Meeting Date: \_\_\_\_\_  
Town Council Date: \_\_\_\_\_