



REZONING APPLICATION INSTRUCTIONS

If assistance is needed in filling out this application, contact the Planning and Land Development Manager at 803.548.3513 Ext. 120.

Planning Commission meetings are held the second (2nd) Monday of the month at 7:00 p.m. in the Community Room of the Old City Hall located at 7045 Tega Cay Drive (*this is not a public hearing*).

Public hearings are held by the City Council and the Planning Commission in joint session on the first (1st) Monday of the month prior to the Planning Commission meeting at which the application will be considered.

The attached application must be filled out completely and all fees paid in full.

Application Fee: \$350

A plat (survey) and deed must be submitted before a request can be accepted.

****REZONINGS TO PD MUST HAVE CONCEPT/SKETCH APPROVAL BEFORE SUBMITTING APPLICATION. ****

Please print with ink or use a typewriter to fill out forms.



TEGA CAY REZONING APPLICATION

GENERAL INFORMATION

APPLICANT'S NAME: Development Solutions Group, LLC Attn: Kent Olson

ADDRESS: 11121 Carmel Commons Blvd, Suite 360 Charlotte, NC 28226

NUMBER STREET CITY STATE ZIP CODE

PHONE: 704-543-0760

WORK HOME MOBILE

EMAIL: kent@olsondevelopment.com

PROPERTY OWNER'S NAME: See attached Joinder Agreements

ADDRESS:

NUMBER STREET CITY STATE ZIP CODE

PHONE:

WORK HOME MOBILE

EMAIL:

KENT @ OLSON DEVELOPMENT, COM

PROPERTY INFORMATION

PROPERTY ADDRESS: Property located along Deer Creek Drive and north of Gold Hill Road.

PROPERTY TAX MAP #: See attached list PLAT: PLEASE ATTACH TO APPLICATION

LOT AREA: ACRES: +/- 116.9 DEED: PLEASE ATTACH TO APPLICATION

ZONING: CURRENT: B-2 (Tega Cay) & RUD (County) PROPOSED: PDD

COMPREHENSIVE PLAN LAND USE DESIGNATION: Government & Institutional / Residential / Open Space

CURRENT USE OF PROPERTY: Business & Residential

ELECTRIC: York Electric WATER: Tega Cay SEWER: Tega Cay

RELEVANT FACTORS PERTAINING TO THE REZONING

A Zoning Map Amendment may be initiated by the Tega Cay City Council, Planning Commission, Zoning Administrator, or any corporation, individual, or agency. (Ordinance 77, Article XV Section 19-501). The Planning Commission makes recommendations that are evaluated along with the request by County Council based on the following questions (Ordinance 77, Article XV Section 19-504). Please complete the questions with the facts you intend to present in order to justify this rezoning.

1. I (we) are making application for rezoning in order to (please select):

_____ implement the Comprehensive Land Use Plan

_____ correct an original mistake or manifest error in the regulations or map

_____ recognize substantial changes or changing conditions in a particular location

Please justify your reasoning and the need for the proposed amendment:

2. Please explain how this request is consistent with the Comprehensive Land Use Plan:

This request is consistent with the Comprehensive Land Use Plan because it proposes a mixed use development that supports the government/institutional, open space and residential uses planned for the area and follows the current development pattern of the adjoining Government / Institutional, Commercial and School uses in the area.

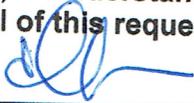
3. What will be the impact of this amendment on surrounding properties:

The proposed amendment is providing uses consistent with the surrounding land uses.

4. Additional documents relevant to this petition are submitted as follows:

The applicant is submitting property owner joinder agreements, Power to Sign Verification Forms, 100 Percent Petition for Annexation Form, a list of adjoining property owner parcel numbers and a Rezoning Plan which outlines the proposed Land Use Plan Amendment.

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable City ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.



APPLICANT

12/3/15

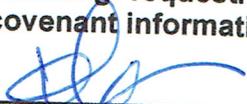
DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER (S)

DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.



APPLICANT

12/3/15

DATE

***ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED.**

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

PLANNING COMMISSION MEETING DATE: _____

PUBLIC HEARING CITY COUNCIL/PLANNING COMMISSION DATE: _____

ACCEPTED BY: _____

ZONING OFFICIAL

DATE