

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant BBC Terrell Park, LLC (Steve Bailey) Phone # 704-607-5059
Applicant's Fax _____ Applicant's Email Steve@pcdllc.net
Applicant's Mailing Address 21000 Torrence Chapel Road, Suite 100 City, State, Zip Cornelius, NC 28031
Property Owner See Attachment A Phone # _____
Property Owner's Mailing Address See Attachment A City, State, Zip See Attachment A
Parcel 911 Address See Attachment A PIN # See Attachment A
Subdivision Name and Lot # Terrell Town Center
Current Zoning District R-20, R-30, RC, HC & PD-CD Proposed Zoning District PD-CD

Type of Rezoning Application:

☐ **General Rezoning**

- The general information listed below shall be submitted with the rezoning application.

☒ **Planned Development Rezoning**

- All information contained in the Planned Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.

☐ **Special District Rezoning**

- All information contained in the Special District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.

☐ **Conditional District Rezoning**

- All information contained in the Conditional District Development Chart of the Procedures Manual is to be shown on a plan submitted with the application. The complete application includes the general information below and specific development conditions substantially agreed to by the staff and applicant as well as a development agreement if applicable.

☐ **Manufactured Home Park Rezoning**

- All information contained in the Manufactured Home Park Development Chart of the Procedures Manual is to be shown on a plan submitted with the application and the general information below.
- Proposed Park Name _____

☐ **Ordinance Text Amendment**

- Submit general information listed below.

General Information to be attached:

- ☐ If a portion of an existing parcel is requested to be rezoned, a survey of the portion of the parcel(s) covered by the proposed amendment at a scale no smaller than 1 inch equals 200 feet, on a 18 x 24 inch map and one 8 x 11 inch map (30 copies).
- ☐ Submittal of 30 copies of each map including digital copies in .pdf or .jpg format.
- ☐ If applicable, a legal description of such land
- ☐ If applicable, a detailed statement of any alleged error in the Unified Development Ordinance which would be corrected by the proposed amendment, and a detailed explanation of the manner the proposed amendment will correct the alleged error.
- ☐ A detailed statement of all other circumstances, factors, and reasons, which applicant offers in support of the proposed zoning map or text amendment.
- ☐ Filing Fee: Per Catawba County Fee Schedule

Applicant's Name (Printed) BBC Terrell Park, LLC (Steve Bailey)

Applicant's Signature Steven L Bailey Date 12/11/2019

Property Owners Name (Printed) See Attachment B


Property Owner's Signature See Attachment B Date See Attachment B

were not existing prior to the end of the Due Diligence Period, Additional Title Defect and such Additional Title Defect shall be forth in section 6 above.

Attachment B

8. BUYER'S INTENDED USE/REZONING. It is understood and agreed that Buyer's purpose in entering into this Agreement is to construct a mixed-use development ("**Buyer's Intended Use**") and, thereafter, to use and enjoy the Property for any other purpose. Buyer has the right to apply for a re-zoning of the Property, and to process and obtain approval of all applications, plans, maps (including a final map), agreements, documents, and other instruments or entitlements, and applicable grading and improvement plans, necessary or appropriate for the development and sale of residential homes on the Property as determined by Buyer (collectively, the "**Entitlements**"). Seller shall reasonably cooperate with Buyer's efforts to obtain re-zoning and the Entitlements. Buyer shall provide Seller copies of all documents, applications, permits and meeting minutes within ten (10) days of receipt of the same.

9. DUE DILIGENCE. Buyer shall have ninety (90) days following the Effective Date, ("**Due Diligence Period**") to review and satisfy the conditions of the Property and plans,




Attachment B


which adjoin (with the exception of the Contract with Brandon Hedrick and wife, Juli Connor Hedrick Catawba County PIN No. 4617-09-15-8838), must closing within c of the Contract Effective Date and the remaining properties must close within two the Contract Effective Date. Those Contracts which must close simultaneously ar Catawba County PIN Numbers 4617-09-15-9631, 4617-09-25-2376, 4617-09-26-337 09-25-1219. After the ninety (90) days inspection period has passed under all of tl properties Contracts and Parcel Identification Numbers identified above and the Bu otherwise revoked or terminated these Contracts, then all of them must close with frame set forth in each respective Contract.

IN WITNESS WHEREOF, this Agreement has been executed, under sea Effective Date.

SELLER:


Charles F. Connor, III,
Tenant in Common

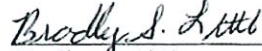
Date: 5-12-19


Edie A. Connor,
Relinquishing a Marital Interest

Date: 5-13-19


Kimberly Connor Little,
Tenant in Common

Date: 5-13-19


Bradley S. Little,
Relinquishing a Marital Interest

Date: 5-13-19

BUYER:

PRESTIGE ACQUISITIONS, LLC


By: Brian Mahoney, Manager

Date: 5/15/19

Attachment B contains portions of a contract between Applicant and Owners of the subject properties to purchase said properties outlined in Attachment A and shown on the Concept Site Plan as part of this rezoning. Contract and signatures show that property owners agree to have their properties rezoned. Please contact Applicant should further proof of consent by Owners to rezone this property is needed.

Prestige-Charles F. Connor, III & Edie A. Connor:246612_1
Seller's Initials: CFC

B.S.L.

Buyer's Initials: PA