

Catawba County Rezoning/Ordinance Text Amendment Application

Applicant LAKECATIONS RESORT, LLC Phone # 704-251-7002
Applicant's Fax Applicant's Email todd@lakecations.com
Applicant's Mailing Address 19701 Bethel Church - Ste 103 City, State, Zip Cornelius NC 28031
Property Owner KASEY KAHNE / LAZY K LLC Phone # 330-349-5477
Property Owner's Mailing Address 265 CANOGA DR City, State, Zip Mooresville NC 28117
Parcel 911 Address 1648 MOLLYSBACKBONE RD PIN # 461901270023
Subdivision Name and Lot # N/A
Current Zoning District R80 & R30 Proposed Zoning District PD-CD

Type of Rezoning Application:

- General Rezoning
Planned Development Rezoning
Special District Rezoning
Conditional District Rezoning
Manufactured Home Park Rezoning
Ordinance Text Amendment

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) TODD SCHEFF, MANAGER OF LAKECATIONS RESORT, LLC

Applicant's Signature [Signature] Date 7-16-20

Property Owners Name (Printed) KASEY KAHNE

Property Owner's Signature [Signature] Date 7-16-20

Property owner's name JIGIT ESTATE HOLDINGS, LLC + JACOBS SPRING LLC

Property owner's signature [Signature] Managing member

EXHIBIT A

DESCRIPTION OF RELEASED PROPERTIES

Lying and being situate in Catawba County, North Carolina, and being more particularly described as follows:

Parcel ID	Parcel Address	Acreage	Parcel City	Parcel Zip	Owner
461901170673		1.39	CATAWBA	28609	KAHNE VENTURES LLC
461901256940		60.02	SHERRILLS FORD	28673	KAHNE VENTURES LLC
461901368140		21.15	SHERRILLS FORD	28673	KAHNE VENTURES LLC
461901165850	1624 MOLLYS BACKBONE RD	3.86	CATAWBA	28609	LAZY K LLC
461901270023	1648 MOLLYS BACKBONE RD	10.01	SHERRILLS FORD	28673	LAZY K LLC
461901260522	1656 MOLLYS BACKBONE RD	<u>3.14</u>	SHERRILLS FORD	28673	LAZY K LLC
		99.57			

All references to recording information shall refer to documents that were recorded in the Office of the Register of Deeds for the county in which the Property is located.

A total of approximately 121.598 acres of land located in Mountain Creek Township, Catawba County, North Carolina, consisting of the following two tracts: (i) that tract designated as "AREA = 61.572 ACRES" on plat recorded in Plat Book 70, Pages 106 and 107 ("Plat"); and (ii) that tract designated as "AREA = 60.026 ACRES" on the Plat; **AND BEING** all or a portion of the land and appurtenances thereto conveyed to CLT Development Corp. by deed from Crescent Resources, Inc. (presently known as Crescent Resources, LLC) (1/100th) recorded in Deed Book 1863, Page 697; by deed to Carolina Centers LLC from Crescent Resources, Inc. and CLT Development Corp. recorded in Deed Book 1898, Page 427; by Timber and Mineral Right Deed from Carolina Centers LLC to Crescent Resources, Inc. recorded in Deed Book 1920, Page 571; by deed to Lakeshore Development Company from Carolina Centers LLC and Crescent Resources, LLC recorded in Deed Book 2883, Page 1527; and by deed to Carolina Centers LLC from Kimberly H. Whitley, Substitute Trustee, recorded in Deed Book 3032, Page 1866.

The property described above is conveyed together with all rights, privileges and appurtenances thereto, including all timber and mineral rights.