

### Catawba County Rezoning/Ordinance Text Amendment Application

Applicant BBC Beaver Creek, LLC (Steve Bailey) Phone # 704-607-5059  
 Applicant's Fax \_\_\_\_\_ Applicant's Email \_\_\_\_\_  
 Applicant's Mailing Address 21000 Torrence Chapel Road, Suite 100 City, State, Zip Cornelius, NC 28031  
 Property Owner HL Lutz Family Properties LLC Phone # \_\_\_\_\_  
 Property Owner's Mailing Address 17425 Cabarrus Road City, State, Zip Midland, NC 28107  
 Parcel 911 Address 8201 E NC 150 Hwy, Terrell, NC 28682 PIN # 461710458822  
 Subdivision Name and Lot # Beaver Creek  
 Current Zoning District R-20 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:**

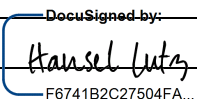
- If a portion of an existing parcel is requested to be rezoned, a survey of the portion of the parcel(s) covered by the proposed amendment at a scale no smaller than 1 inch equals 200 feet, on a 18 x 24 inch map and one 8 x 11 inch map (30 copies).
- Submittal of 30 copies of each map including digital 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 Beaver Creek, LLC (Steve Bailey)

Applicant's Signature Steven L Bailey Date 5.13.2020

Property Owners Name (Printed) Hansel Lutz

Property Owner's Signature Hansel Lutz Date 5/13/2020 | 9:38 PM EDT

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**Rezoning Request:**

Proposing approximately 17.39 Acres of R-20 Zoning to be rezoned to PD-CD Zoning.

The proposed Planned District is for a townhome community, to include a maximum of 130 residential townhome units, entrance monument signage and passive open space areas.

**Beaver Creek Planned Development Conditional District (PD-CD) Development Conditions**

<b>Total Acreage (Acres)</b>	Approx. 17.39 AC
<b>Proposed Uses</b>	Max 130 Attached Townhomes
<b>Maximum Dwelling Units Per Acre</b>	Max 7.5 DU/AC
<b>Minimum Lot Area (SF)</b>	N/A
<b>Minimum Lot Width (FT)</b>	20' Wide Attached Townhomes
<b>Front Setback (FT)</b>	20'
<b>Side Setback (FT)</b>	N/A, 15' building separation
<b>Rear Setback (FT)</b>	20', 40' from any exterior property line that adjoins single family use or zoning
<b>Building Height (FT) Not to Exceed</b>	Attached Residential: 45'

\* Sidewalks, driveways and public streets may encroach into setbacks.

\*\* Concept Site Plan is conceptual and subject to change. Building placement, common open space locations and street configurations shall be flexible within the boundaries of this rezoning petition, so long as residential unit counts don't exceed the maximums outlined in the table above