



TOWN OF CORNELIUS

Planning Department

PO Box 399 | Cornelius, NC 28031 | Phone: 704-896-2461 | Fax: 704-896-2462

Staff Only:

Date Rec'd: _____

Rec'd by: _____

Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type <table border="0" style="width: 100%;"><thead><tr><th></th><th style="text-align: center;"><input checked="" type="checkbox"/></th><th style="text-align: center;"><u>Fee</u></th></tr></thead><tbody><tr><td>• Sketch Plan/Plat (Major Sub):</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Preliminary Plat (Major Sub):</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Final Plat (Major Sub):</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Construction Documents:</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• General Rezoning</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr></tbody></table>			<input checked="" type="checkbox"/>	<u>Fee</u>	• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Preliminary Plat (Major Sub):	<input type="checkbox"/>	_____	• Final Plat (Major Sub):	<input type="checkbox"/>	_____	• Construction Documents:	<input type="checkbox"/>	_____	• General Rezoning	<input type="checkbox"/>	_____	<table border="0" style="width: 100%;"><thead><tr><th></th><th style="text-align: center;"><input checked="" type="checkbox"/></th><th style="text-align: center;"><u>Fee</u></th></tr></thead><tbody><tr><td>• Conditional Zoning (CZ)</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">\$ 1,250.00</td></tr><tr><td>• Special Use Permit (SUP)</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Major Architectural Variation</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Minor Architectural Variation</td><td style="text-align: center;"><input type="checkbox"/></td><td style="text-align: center;">_____</td></tr><tr><td>• Other: _____</td><td style="text-align: center;"><input checked="" type="checkbox"/></td><td style="text-align: center;">_____</td></tr></tbody></table> <p style="text-align: right;">Fee Total: <u>\$ 1,250.00</u></p>			<input checked="" type="checkbox"/>	<u>Fee</u>	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/>	\$ 1,250.00	• Special Use Permit (SUP)	<input type="checkbox"/>	_____	• Major Architectural Variation	<input type="checkbox"/>	_____	• Minor Architectural Variation	<input type="checkbox"/>	_____	• Other: _____	<input checked="" type="checkbox"/>	_____
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2. Project Information

Date of Application: 1/10/25 Name of Project: Cornelius Business Park

Location: Bailey Road Property Size (acres): 36.27 # of Units/Lots: 4

Current Zoning: Rural Preservation (RP) Proposed Zoning: Conditional Zoning (CZ)

Current Land Use: Vacant Proposed Land Use: Flex office with light industrial component

Tax Parcel Number(s): 007-531-16

3. Contact Information <p>GGW Flex Holdings, LLC Owner, Applicant, or Developer 4929 Monroe Road Address Charlotte, NC 28205 City, State Zip (843) 469-2517 Telephone Signature: <u>[Signature]</u> Print Name: <u>Greg Weish</u> Date: <u>1/10/25</u> Email - <u>dthlpen@ggcommercial.com</u></p>	<p>Oak Engineering Agent(s) (Engineer, Architect, Etc.) 4929 Monroe Road Address Charlotte, NC 28205 City, State Zip (704) 989-4046 Telephone Signature: <u>[Signature]</u> Print Name: <u>Greg Weish</u> Date: <u>1/9/2025</u> Email - <u>greg@oak.engineering</u></p>
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4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

<p><input checked="" type="checkbox"/> Signed "Original" application</p> <p><input checked="" type="checkbox"/> Project Fee(s) – See Fee Schedule</p> <p><input checked="" type="checkbox"/> Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code</p> <p><input checked="" type="checkbox"/> Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.</p> <p><input checked="" type="checkbox"/> Site/sketch plan (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots</p>	<p><input checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above</p> <p><input type="checkbox"/> Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).</p> <p><input type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW.</p> <p><input type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples</p> <p><input type="checkbox"/> Digital Files of all items listed above</p>
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