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

	✔	Fee		✔	Fee
• *Sketch Plan/Plat (Major Sub):*	☐	_____	• *Conditional Zoning (CZ)*	X	$1,250
• *Preliminary Plat (Major Sub):*	☐	_____	• *Special Use Permit (SUP)*	☐	_____
• *Final Plat (Major Sub):*	☐	_____	• *Major Architectural Variation*	☐	_____
• *Construction Documents:*	☐	_____	• *Minor Architectural Variation*	☐	_____
• *General Rezoning*	☐	_____	• *Other:* _____	☐	_____

Fee Total: $1,250

2. Project Information

Date of Application: 3/26/24 Name of Project: Lightbridge Academy

Location: 18620 W. Catawba Avenue Property Size (acres): 1.32 # of Units/Lots: 1

Current Zoning: Village Center (Conditional Zoning) Proposed Zoning: Conditional Zoning (CZ)

Current Land Use: Vacant Proposed Land Use: Early Childcare Center and preschool

Tax Parcel Number(s): 00511191

3. Contact Information

First Hartford Realty Company
Owner, Applicant, or Developer
149 Colonial Road
Address
Manchester, CT 06042
City, State Zip
(860) 646-6555 (860) 646-8572
Telephone Fax
Signature John Toic 3/21/24
Print Name Date
Email - jtoic@firsthartford.com jstanley@firsthartford.com

Bohler Engineering
Agent(s) (Engineer, Architect, Etc.)
1927 S. Tryon Street, Unit 310
Address
Charlotte, NC 28203
City, State Zip
(980) 272-3400
Telephone Fax
Signature KATE CURLL 3/22/24
Print Name Date
Email - kcurll@bohlereng.com ssingleton@bohlereng.com afilcik@bohlereng.com

4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

- ☐ **Signed "Original" application**
- ☐ **Project Fee(s)** – See Fee Schedule
- ☐ **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
- ☐ **Property Survey** (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.
- ☐ **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
- ☐ **Illustrative (color) site/sketch plan** for presentation purposes with same layers as described above
- ☐ **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).
- ☐ **Charlotte Water Capacity Assurance Review Application** Provide copy with application, and send original to CW.
- ☐ **Illustrative (color) elevations** for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
- ☐ **Digital Files** of all items listed above

JOINDER OF AND CONSENT TO APPLICATION

This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this 16th day of February, 2024, by FC on WC, LLC ("Owner") in connection with that one certain Land Development Application Form ("Application"), for the Lightbridge Academy, or to be filed, by First Hartford Realty Company ("Applicant") in connection with the properties identified as Parcel Numbers 005-111-91, in the Town of Cornelius, Mecklenburg County, North Carolina.

WHEREAS, the undersigned, as an Owner, desire to join in and consent to the provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** The Owner does, on behalf of themselves and their successors and assigns, hereby join in and consent to the Application.

2. **Ratification.** The Owner does hereby further, on behalf of themselves, their heirs, successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.

3. **Modification**. Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by the Applicant, during the review and approval process through the Town of Huntersville.

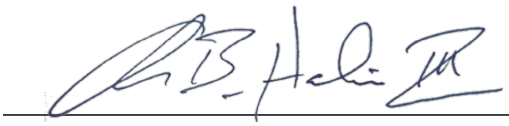
4. **Governing Law**. This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.

5. **Authority.** The person or persons executing this Joinder on behalf of theOwner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the undersigned Owner has executed this Joinder of and Consent toApplication on the date set forth below.

OWNER:



FC on WC, LLC
Address: 18125 W. Catawba Ave, Cornelius, North Carolina 28031

Date: 2/16/2024

March 14, 2024

Mr. Steven Singleton
Bohler
1927 South Tryon Street
Unit 310
Charlotte, NC 28203

SUBJECT: PRELIMINARY CAP REVIEW (2024965)
LIGHTBRIDGE ACADEMY CORNELIUS, NC
18620 WEST CATAWBA AVENUE, CORNELIUS, NC 28031

After an analysis by Charlotte Water's Capacity Assurance Program (CAP) of the sanitary sewer system associated with the proposed **LIGHTBRIDGE ACADEMY CORNELIUS, NC** development**,** it was determined that there is currently sufficient capacity within the existing public gravity sewer, to accommodate the proposed sewer flow (**5,900** *gallons per day,* ***236 people x 25 gpd/person***), at the connection point(s) indicated on the submitted exhibit plan for transmission to the ***McDowell Creek*** *Wastewater Treatment Plant;(*NPDES permit number **NC0036277**),

Please note that availability of flow is subject to change, and this **PRELIMINARY CAP REVIEW (Pre-CAP), does not guarantee future capacity and does not reserve capacity in the public sewer system. A full CAP application with a fully engineered site utility plan must be submitted and the full CAP application must be approved to reserve sewer capacity for this project**. **A Capacity reservation is required prior to Charlotte Water providing service**. Please contact New Services at 704-432-2854 for official submittal guidelines to the Capacity Assurance Program.

CLTWater agrees to furnish water to the subject project. The water quality to the subject project is regulated by the State Drinking Water Act Amendments of 1986 and, The Water Supply Management Plan, PWS ID # **0160010**, on file with the Public Water Supply Section of NC DEQ. However, CLTWater cannot guarantee a constant pressure or quality of flow.

The applicant should understand that due to the involvement of other agencies and continuing growth of the water and sewer system, the ability to provide service for future projects cannot be guaranteed nor reserved. Connection to the CLTWater and sewer system is accepted on a first come, first served basis.

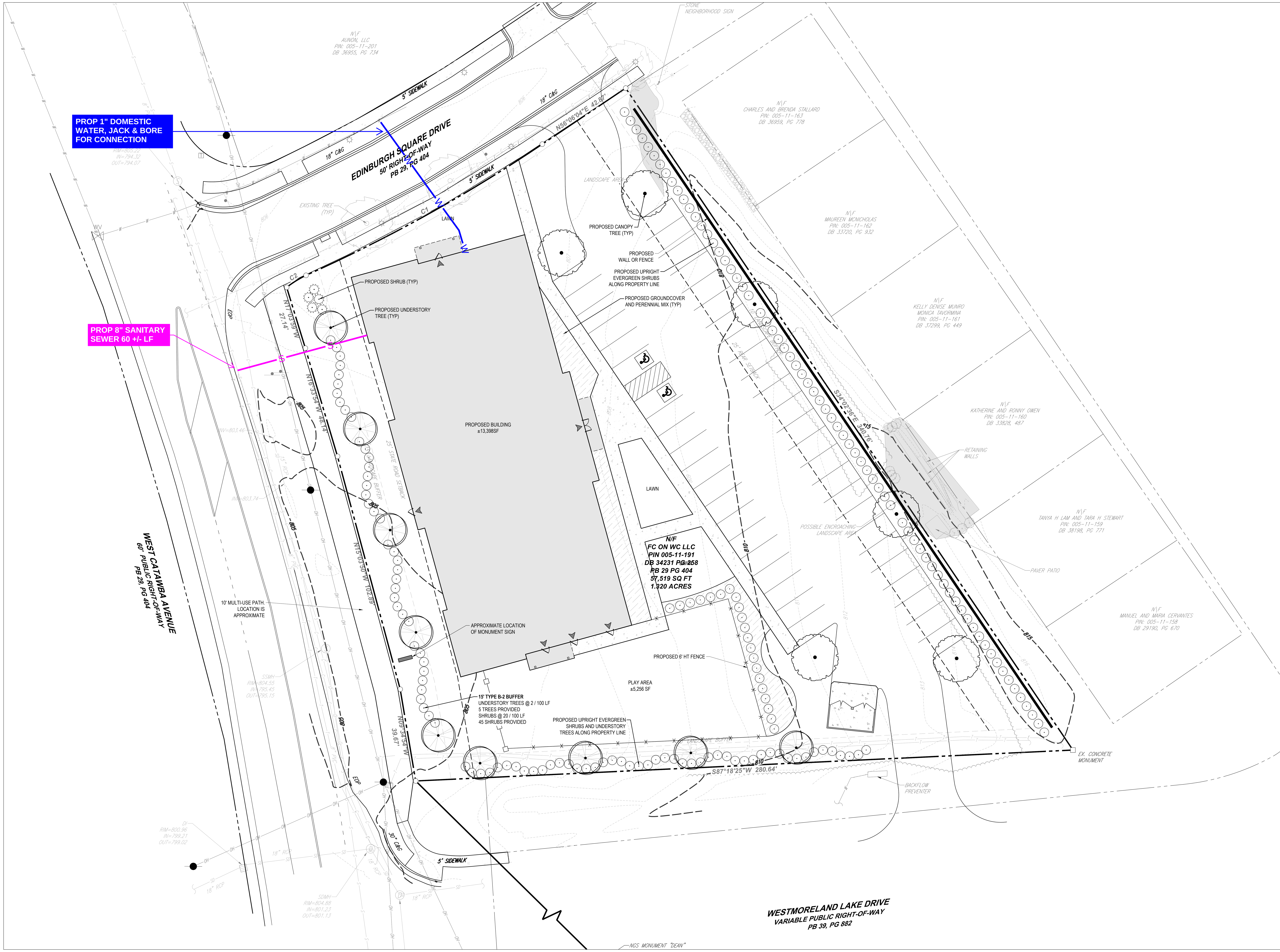
The applicant should understand that this letter is not an authorization to construct or extend private water or sewer systems, as the appropriate local or State permits are required prior to construction.
The analysis performed determines available capacity within the existing public gravity sewer system. The development is responsible for any additional private or public sewer infrastructure required to convey flow from the proposed development to the existing public sewer.

If you have any questions, please do not hesitate to contact me at (704) 432-5801.

Sincerely,

Guillermo Anzola

Guillermo Anzola / *Engineering Assistant*
CHARLOTTE WATER / charlottewater.org





SITE PROGRAM

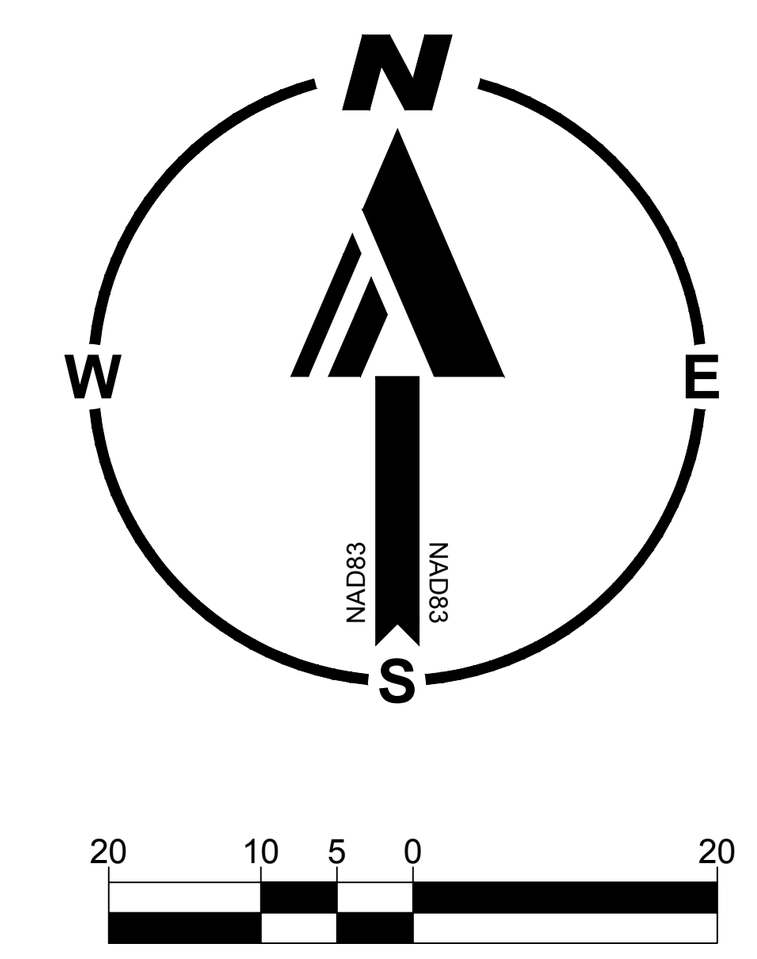
DAYCARE FACILITY: ±13,398 SF
PLAYGROUND: ±5,256 SF (5,000 SF MIN)
PARKING: 45 SPACES (3.35 PER 1,000 SF)
211 CHILDREN + 22 STAFF CLASSROOM + 3 STAFF OFFICE = 236 MAX OCCUPANCY

EXISTING ZONING: VC(CZ) - VILLAGE CENTER CONDITIONAL ZONING
SITE AREA: 1.32 AC

CONCEPT PLAN NOTES

(Rev. 12/2023)

1. THE CONCEPT DEPICTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING SOLELY FROM LAYOUT PREFERENCES AND GUIDANCE DICTATED AND IDENTIFIED SOLELY BY THE CLIENT. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE, AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.
2. THIS CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES, ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT.
3. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION SOURCED FROM GIS, AERIAL IMAGERY AND PRELIMINARY SURVEY DATA, AND IS SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, CERTIFIED SURVEY OR BOTH.
4. THE BUILDING PLAN AS PRESENTED IS CONCEPTUAL ONLY. THE BUILDING LAYOUT, SQUARE FOOTAGE, AND FINAL LOCATION ARE SUBJECT TO CHANGE. THE BUILDING AREA MAY BE REVISED DEPENDANT ON OCCUPANCY COUNT WHICH WILL BE DETERMINED BY THE ARCHITECT OF RECORD.



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BOHLER//
BOHLER ENGINEERING NC, PLLC
NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

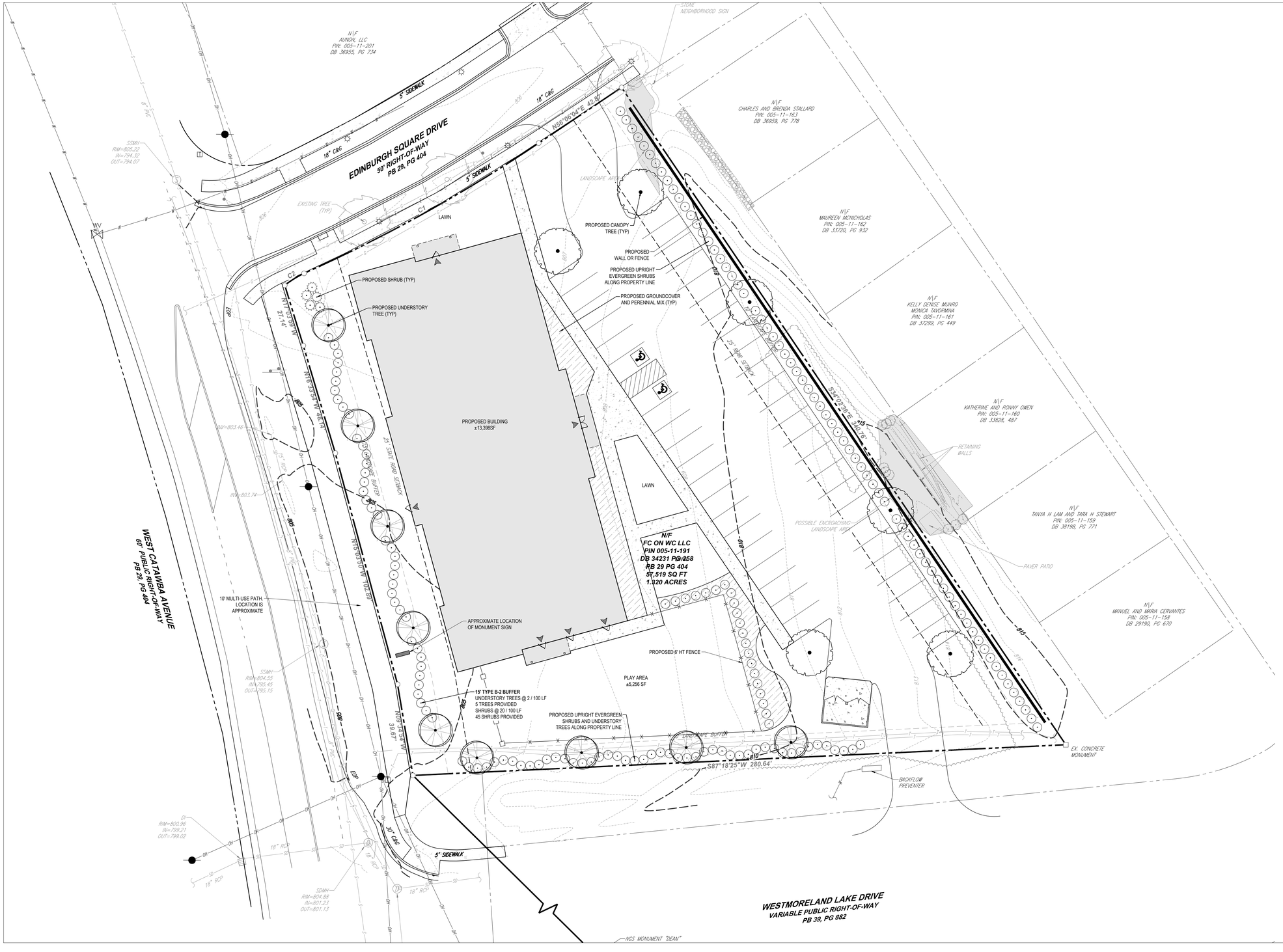
LIGHTBRIDGE ACADEMY

SCHEMATIC UTILITY PLAN

CORNELIUS, NC

FEB 2024 | AGF | NCA230161

FIRST HARTFORD REALTY CORPORATION





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PLAYGROUND: ±5,256 SF (5,000 SF MIN)
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EXISTING ZONING: VC(CZ) - VILLAGE CENTER CONDITIONAL ZONING
SITE AREA: 1.32 AC

CONCEPT PLAN NOTES

(Rev. 12/2023)

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BOHLER
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NCBELS P-1132
1927 S. TRYON STREET, SUITE 310
CHARLOTTE, NC 28203
Phone: (980) 272-3400
Fax: (980) 272-3401
NC@BohlerEng.com

LIGHTBRIDGE ACADEMY

CONCEPTUAL SITE PLAN

CORNELIUS, NC

FEB 2024 | AGF | NCA230161

FIRST HARTFORD REALTY CORPORATION





VICINITY EXHIBIT

SITE PROGRAM

DAYCARE FACILITY: ±13,398 SF
PLAYGROUND: ±5,256 SF (5,000 SF MIN)
PARKING: 45 SPACES (3.35 PER 1,000 SF)

EXISTING ZONING: VC(CZ) - VILLAGE CENTER CONDITIONAL ZONING
SITE AREA: 1.32 AC

CONCEPT PLAN NOTES

(Rev. 12/2023)

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1"= 20'

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LIGHTBRIDGE ACADEMY

CONCEPTUAL SITE PLAN

CORNELIUS, NC

FEB 2024 | AGF | NCA230161

FIRST HARTFORD REALTY CORPORATION

Project Notes and Conditions of Approval

Lightbridge Academy

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1. Rezoning Petition. These rezoning notes comprise the development standards ("Development Standards") associated with the rezoning petition (the "Rezoning Petition") filed by First Hartford Realty Company ("Petitioner") as rezoning petition #REZ _____ for the approximately 1.32 acre tract of land identified on this site plan (the "Rezoning Plan") as Lightbridge Academy (the "Project") and other site plan information submitted to the Town of Cornelius on March __, 2024 (the "Filing Date"), in connection with tax parcel number 005-111-91 (the "Property"). The purpose of the Rezoning Petition is to convert the zoning classification of the Property from REZ 09-09 Conditional Zoning (CZ) to Conditional Zoning (CZ) pursuant to the provisions of the Town of Cornelius Land Development Code in effect on the Filing Date (the "Ordinance"). The Rezoning Plan shall comply with the Ordinance in effect at the time the rezoning application was submitted and determined to be complete unless specifically amended in the Rezoning Plan. The applicability of future ordinances and/or modifications to existing ordinances shall be governed by G.S. 160D-108: Permit Choice and Vested Rights.
2. Development Standards. Development of the Property will be governed by these development standards, the Rezoning Plan, all submittals presented to the Town Board in support of this application, and the applicable provisions of the Ordinance in place on the Filing Date.
3. Applicability of Other Regulations. The Rezoning Plan shall comply with the current version of applicable non-Land Development Codes at the time of individual permit submission unless otherwise specified under state or federal law, including G.S. 160D-108: Permit Choice and Vested Rights. Examples of these codes may include, but are not limited to, building codes, fire codes, and/or codes or regulations administered by outside agencies.
4. Schematic Nature of Rezoning Plan. The Rezoning Plan shows the general location of all structures. Exact locations of structures may be altered or modified during design, engineering, and construction phases of the development so long as the minimum Ordinance standards are met and such alterations or modifications are materially in keeping with the Rezoning Plan. Additionally, the number of site access points, driveways, roads, roadway improvements, driveways, parking areas and connections to roads are schematic in nature. To the extent permitted by applicable driveway permit requirements, future driveways, access points, roads and road connections may cross the setback and shall not require a rezoning of the Property but shall otherwise comply with applicable driveway permit requirements. Access to the Property shall be as provided in the Rezoning Plan, subject to NCDOT approval. Loading areas and other improvements and infrastructure shown are conceptual in nature and will be determined during construction documentation. Containment areas shown are conceptual and will comply with the Ordinance's screening requirements. For clarity, this Section 4 is not intended to modify Section 18.5.9: Alterations and Amendments to Approvals.
5. Permitted Uses. Permitted uses for this site include childcare and preschool uses along with the following additional uses that include: commercial, restaurant, accessory uses and accessory uses with conditions (provided any required conditions are met).
6. Lighting. A lighting plan will be provided during the construction review process for Planning Staff approval which shall be in compliance with Ordinance requirements.

DRAFT

7. Signage. Signage will comply with the requirements of the Ordinance.
8. Amendment. Amendments to the Rezoning Plan may be requested pursuant to Ordinance Section 18.5.9: *Alterations and Amendments to Approvals* and such requests shall be governed by the terms and provisions within said section.
9. Vested Rights. Approval of this conditional rezoning shall constitute establishment of vested rights in the landowner (and its successors or assigns) for a period of five years pursuant to N.C. Gen. Stat. §160D. Accordingly, the time period set forth in Section 18.5.10: Review of Approval of a Conditional Zoning District is changed from three years to five years for this Project.
10. Agreed upon Conditions and Deviations from Existing Ordinance:
    a. Building height shall be permitted as shown on the Application.
    b.

DRAFT



DNA
ARCHITECTS
www.DNAARCH.com
192 Riva Avenue
Milltown, NJ 08850
P: 732.709.3278

DATE:
1: 02/20/2024
2:
3:
4:

RENDERING - WEST CATAWBA AVE W/ EDINBURGH SQUARE DRIVE
LIGHTBRIDGE ACADEMY
CORNELIUS, NORTH CAROLINA

Lightbridge Academy



DNA
ARCHITECTS
www.DNAARCH.com
192 Riva Avenue
Milltown, NJ 08850
P: 732.709.3278

DATE:
1: 02/20/2024
2:
3:
4:

RENDERING - WEST CATAWBA AVE W/ WESTMORELAND LAKE DRIVE
LIGHTBRIDGE ACADEMY
CORNELIUS, NORTH CAROLINA

Lightbridge Academy



DNA
ARCHITECTS
www.DNAARCH.com
192 Riva Avenue
Milltown, NJ 08850
P: 732.709.3278

DATE:
1: 01/08/2024
2: 01/16/2024
3: 02/20/2024
4:

RENDERING - PARKING LOT W/ WESTMORELAND LAKE DRIVE
LIGHTBRIDGE ACADEMY
CORNELIUS, NORTH CAROLINA

Lightbridge Academy



DNA
ARCHITECTS
www.DNAARCH.com
192 Riva Avenue
Milltown, NJ 08850
P: 732.709.3278

DATE:
1: 01/08/2024
2: 01/16/2024
3: 02/20/2024
4:

RENDERING - PARKING LOT
LIGHTBRIDGE ACADEMY
CORNELIUS, NORTH CAROLINA

Lightbridge Academy

IRVIN LAW GROUP

office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875

March 25, 2024

Via Hand Delivery
Mr. Rox Burhans
Planning Director
Town of Cornelius
21445 Catawba Avenue
Cornelius, NC 28031

RE: Written Summary of Request; Conditional Zoning Application for Lightbridge Academy (the "Application") filed March 25, 2024, as amended; Tax Parcel 005-111-91 (the "Property"); First Hartford Realty Company ("Petitioner")

Dear Rox:

The purpose of this letter is to summarize the Conditional Zoning (CZ) request in connection with the Property.

The written summary of the request is as follows: The Property is comprised of one (1) tract as shown on the Rezoning Plan which has been submitted as a part of the Application. The current approved zoning of the Property allows two (2) commercial buildings totaling 15,484 square feet and 93 parking spaces. This rezoning request is to amend the approved plan to allow one (1) 13,398 square foot building and 45 parking spots. The requested use is for a preschool and early childcare center. The total acreage of the Property is approximately 1.32 acres as shown on the Rezoning Plan.

The Property Survey, revised Rezoning Plan, Capacity Assurance Letter and updated Architectural Elevations have been submitted to you. Digital files have been emailed directly to you. Please let me know if you have any questions concerning the Application or the matters set forth herein. Thank you for your assistance.

Very truly yours,

Irvin Law Group, PLLC

By: _____
Robert Irvin