



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):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$1250
• Preliminary Plat (Major Sub):	<input type="checkbox"/>	_____	• Special Use Permit (SUP)	<input type="checkbox"/> _____
• Final Plat (Major Sub):	<input type="checkbox"/>	_____	• Major Architectural Variation	<input type="checkbox"/> _____
• Construction Documents:	<input type="checkbox"/>	_____	• Minor Architectural Variation	<input type="checkbox"/> _____
• General Rezoning	<input type="checkbox"/>	_____	• Other, vested rights	<input type="checkbox"/> \$250
Fee Total:				<u>\$1,500</u>

2. Project Information

Date of Application: 10/2/17 Name of Project: Alexander Farm

Location: 18324 W. Catawba and 18500 Caleb Jordan Property Size (acres): 54.71 # of Units/Lots: 3

Current Zoning: 05: NMX, 06 & 08: NR Proposed Zoning: CZ

Current Land Use: vacant Proposed Land Use: _____

Tax Parcel Number(s): 00511105, 00511106, 00541108

3. Contact Information

WIN Development, LLC
 Owner, Applicant, or Developer
 15141 Hugh Mcauley Road

Address
 Huntersville, NC 28078

City, State Zip
 (262) 442-8702

Telephone _____ Fax _____
 Signature Evan Walton Print Name Date

Email - ewalton@cdpartners.net

Freeland and Kauffman, Inc.

Agent(s) (Engineer, Architect, Etc.)
 209 West Stone Avenue

Address
 Greenville, SC 29609

City, State Zip
 864-672-8421

Telephone _____ Fax _____
 Signature Charles A. Garcia Print Name Date

Email - Eolliff@fk-inc.com

4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:

- 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
- Official hard copy of architectural elevations** (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
- 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