

1. Application Type	<input checked="" type="checkbox"/>	Fee	<input checked="" type="checkbox"/>	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: _____	<input type="checkbox"/> _____
Fee Total:				\$1250

**2. Project Information**

Date of Application: 10/31/2017 Name of Project: Vanderbilt Children's College

Location: 8715 Westmoreland Road Property Size (acres): 4.68 Ac # of Units/Lots: 1

Current Zoning: NR Proposed Zoning: CZ

Current Land Use: Open Field Proposed Land Use: Child Care Center

Tax Parcel Number(s): 00541102

**3. Contact Information**

True North Companies  
 Owner, Applicant, or Developer

675 Mansell Road, Suite 250  
 Address

Roswell, GA 30076  
 City, State Zip

229-560-1777  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_

John Joye 10/30/17  
 Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Email - jjoye@true-north-companies.com

EMH&T  
 Agent(s) (Engineer, Architect, Etc.)

301 McCullough Drive, Suite 109  
 Address

Charlotte, NC 28262  
 City, State Zip

704-353-9956  
 Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Jeff Mangas 10/31/2017  
 Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Email - jmangas@emht.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
- 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



Engineers, Surveyors, Planners, Scientists

October 31, 2017

Mr. Wayne Herron  
Planning Director  
Town of Cornelius  
21445 Catawba Avenue  
Cornelius, NC 28031

Subject: Rezoning Request from NR to CZ for 4.68 Acre Site at Tax Parcel ID 00541102  
Vanderbilt Children's College

Mr. Herron,

Enclosed are the necessary documents for the above referenced rezoning request. In conformance with the Town of Cornelius Planning Department Land Development Application Form, this letter provides the written summary/description of request.

The requested use for this 4.68 acre site is an approximately 12,000 square foot Child Care Center and associated parking and infrastructure. The Child Care Center will also include a fenced in play area conforming to all applicable regulations for minimum size. This development is proposed to conform with the current Town of Cornelius Land Development Code with exception of the following:

1. Portions of the security fence may be visible from the front yard. For security purposes, 3.7A "Front yard fences and garden walls shall not exceed four (4) feet in height" shall be modified to "Front yard fences and garden walls shall not exceed six (6) feet in height."
2. 4.6.3.B.3 indicates 70% of the street level frontage shall be in windows or doorways. This code requirement is proposed to be modified to between 15% to 20% windows or doorways.
3. Table 5.5.5 identifies a 170' Setback along Westmoreland Road (West of 77) for the existing NR zoning classification. Due to limited development area outside of this setback on this parcel, the building Setback from Westmoreland is proposed at 140' (assuming a 60' total width Westmoreland Road Right of Way).
4. Section 7.4K indicates a maximum of 36 cars can be grouped into a room of parking. Due to limited space on this site, the maximum number of cars per room is proposed at 40 cars.
5. The proposed parking is calculated at 1 space per 10 students plus 1 space per 2 employees.
6. The Type A-2 buffer as identified in section 9.1 is proposed with a mound to replace the masonry wall.

Respectfully submitted,

EVANS, MECHWART, HAMBLETON & TILTON, INC.

A handwritten signature in blue ink, appearing to read "Jeff Mangas".

Jeff Mangas  
EMH&T