



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"/> \$1,250
• 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:				<u>\$1,250</u>

2. Project Information

Date of Application: 10/16/2020 Name of Project: Mayes Meadow

Location: 12411 Mayes Road, Huntersville NC 28078 Property Size (acres): 96.47 # of Units/Lots: Up to 180 lots
 (Conditional Zoning)

Current Zoning: Rural Preservation Proposed Zoning: Conservation Subdivision Low

Current Land Use: Farm Proposed Land Use: Single Family Residential

Tax Parcel Number(s): 00755101 & 00755105

3. Contact Information	
<u>Bayard Simonini, LLC.</u> Owner, Applicant, or Developer <u>1108 Industrial Dr.</u> Address <u>Matthews, NC 28105</u> City, State Zip <u>704-618-2426</u> Telephone Fax <u>Timothy F. Coey</u> <u>10/16/2020</u> Signature Print Name Date Email - <u>tim@bayarddevelopment.com</u>	<u>ColeJenest & Stone: Sean Paone, RLA</u> Agent(s) (Engineer, Architect, Etc.) <u>200 S. Tryon Street Suite 1400</u> Address <u>Charlotte, NC 28202</u> City, State Zip <u>704-971-4538</u> Telephone Fax <u>Sean Paone</u> <u>10/28/20</u> Signature Print Name Date Email - <u>spaone@colejeneststone.com</u>

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



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& Stone**

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200 South Tryon Street, Suite 1400 Charlotte, NC 28202
p+704 376 1555 f+704 376 7851 url+ www.colejeneststone.com

Charlotte
Raleigh

October 16, 2020

Aaron Tucker
Planning Director
Town of Cornelius
21445 Catawba Avenue
Cornelius, NC 28031

Re: Written Summary of Request; Conditional Zoning Application for Mayes Meadow.

Dear Aaron:

The purpose of this letter is to provide a written summary to be submitted with the Land Application Form in connection with the petition.

The Property comprises two (2) tracts as shown on the Rezoning Plan which has been submitted as part of the Application. The requested zoning district for this petition is CZ – Conditional Zoning – Conservation Subdivision Low and the requested use shown on the Rezoning Plans is single-family detached homes. The total acreage of the property is approximately 96.47 acres as shown on the Rezoning Plan. The maximum residential lots requested under this petition would be 180 lots and the residential unit count shown on the Rezoning Plan is one hundred and sixty-six (166) single-family detached homes.

Please let me know if you have any further questions concerning the Application.

Thank you for your assistance.

Best regards,

Sean Paone

COLEJENEST & STONE, P.A.

cc: Catherine McElearney