



TOWN OF CORNELIUS

Planning Department

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

LAND DEVELOPMENT APPLICATION FORM

Staff Only:
Date Rec'd: _____
Rec'd by: _____
Case #: _____

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input type="checkbox"/> _____
• 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: <u>Map Amendment</u>	<input checked="" type="checkbox"/> \$1,000
Fee Total:				\$1,000

2. Project Information

Date of Application: 12/4/2020 Name of Project: Lake Norman Chrysler Dodge Jeep Ram Expansion

Location: Chartown Dr. Property Size (acres): +30 acres # of Units/Lots: _____

Current Zoning: RP Proposed Zoning: RP-ASDO

Current Land Use: Vacant land Proposed Land Use: Automobile and Boat Sales, Flex Space

Tax Parcel Number(s): 00513105, 00513106, 00513121, 00513126, 00513122

3. Contact Information	
<u>DB Automotive Real Estate Holdings, LLC</u> Owner, Applicant, or Developer <u>20310 Chartwell Center Dr.</u> Address <u>Cornelius, NC 28031</u> City, State Zip <u>704-892-1699</u> <u>704-892-8664</u> Telephone Fax <u>[Signature]</u> <u>Larry Shaheen Jr.</u> <u>12/4/2020</u> Signature Print Name Date Email - <u>Larry@McIntoshLawFirm.com</u>	<u>The McIntosh Law Firm</u> Agent(s) (Engineer, Architect, Etc.) <u>PO Box 2270</u> Address <u>Davidson, NC 28036</u> City, State Zip Same Same Telephone Fax Same Same Same Signature Print Name Date Email - <u>Same</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:

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

THE MCINTOSH LAW FIRM, P.C.

-ATTORNEYS AT LAW-

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December 4, 2020

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GAITHER M. KEENER, JR.

NCDRC Certified Mediator – Superior Court †
Also licensed in Florida Ω
NCDRC Certified Mediator – Clerk & Family Financial ◇
Also licensed in South Carolina ◆
Also licensed in Maryland ‡

Town of Cornelius

Attn: Aaron Tucker, Planning Director & Gary Fournier, Town Planner

21445 Catawba Ave.

Po Box 399

Cornelius, NC 28031

Transmitted via email (atucker@cornelius.org & gfournier@cornelius.org) and delivered by hand

Mr. Tucker & Mr. Fournier:

The purpose of this letter is to request support for and summarize the request from Lake Norman Chrysler Dodge Jeep Ram, through Jack and Robin Salzman, for approval of an expansion of their dealership to a new location on Chartown Dr. as described in the application. This conditional application request is for a rezoning of the referenced parcels in the application to a Highway Commercial Use with the Automotive Overlay being added to these parcels through the corresponding Map Amendment Application.

Due to the requirements of Fiat Chrysler, Mr. and Mrs. Salzman must make improvements to their current dealership to stay in compliance with the Jeep Image Program. While Mr. and Mrs. Salzman currently pay taxes and manage the upkeep of their current dealership, they do not own it. Lake Norman Chrysler Dodge Jeep Ram wishes to expand their business in this new location in order to comply with Fiat Chrysler, own their own location, and, in the process, invest in their local community.

Without this rezoning, Lake Norman Chrysler Dodge Jeep Ram would have to look outside Cornelius to relocate. This expansion of the new dealership would result in a minimum investment of over Seventeen million dollars (\$17,000,000) from the dealership alone into our community and locating a brand new dealership in one of the most perfect locations anyone in our community could ask for. In addition, Mr. and Mrs. Salzman's planned use for the property will allow Lake Norman Powersports to also remain in Cornelius along with additional future development opportunities to augment the two dealerships.

The current dealership location on Torrence Chapel will remain under the control of the Salzman's and will transition into a high end, high quality, pre-owned dealership that will serve the community in

many ways. This rezoning will allow for both the expansion of the dealership and the creation of a brand new business that will double the current financial impact the Salzman's can bring to the town.

Jack and Robin Salzman are longstanding Cornelius residents, community contributors as well as owners of the franchise dealership. The Salzman's are recognized in the auto industry as evidenced by numerous awards for volume, growth, business and community partnerships. They are excited about working with the Town of Cornelius on this proposed project. Below are considerations that should bring clarity for the intended direction of the Salzman's venture and business plan.

Cornelius Community Impact

- Esthetics
 - The new location along Chartown Dr. offers a more intimate and detached space than the existing space, while also locating in a space of minimum impact to the town resources and infrastructure.
 - This new dealership will be a state of the art facility adhering to the high standards of Fiat Chrysler. It will provide a new updated project on the doorstep of our town.
- Traffic
 - The nature of the dealership's operations calls for a non-traditional work and business schedule. For example, service and sales personnel hours are staggered.
 - By locating the new dealership away from main streets and highways, this will reduce the impact of traffic congestion coming to and from the dealership.
- Financial Impact
 - Anticipated dealership growth would provide 50-60 immediate new employment opportunities and potentially more than 70 over time.
 - The land proposed has been vacant for many years. The purchase of this additional space takes it off the market, thus lowering inventory and increasing the demand for other space in Cornelius thereby creating more revenue for the town.
 - It is anticipated the building would become a regional anchor by generating a wide range of interest in the new product lines offered by Chrysler Dodge Jeep and Ram. This could be a catalyst for further development of the neglected parcels along Chartown while also providing more opportunity for development.
 - Overall, the new venture would increase revenues and sales taxes with the use of local businesses such as restaurants, grocery stores, salons, coffee shops, retail, etc.
- Community Contributions
 - Currently the Salzmanns support the efforts of over 20 non-profit organizations that require assistance with financial donations, transportation, meeting space, event space, etc. The Salzmanns would be able to support these groups better with this facility and further their vision. These are some of the groups currently supported by the Salzman's in our community.
 - Backpacks for foster kids
 - Lake Norman Hospice
 - Cornelius Elementary donors for laptops
 - Hollys Hope
 - Little Smiles
 - Pinky Swear
 - Spay it Forward
 - Hope House
 - Make-a-Wish

- Wish Society
- Humane Society of Charlotte
- Pat's Place
- Kids First of the Carolina's
- Levine's Children Hospital
- Mooresville Soup Kitchen
- Lake Norman Humane Society
- Cornelius Animal Shelter
- HATS (Helping Animals to Survive)
- Catawba Humane Society
- Veterans & Military outreach
- Walk for PKD (Polycystic Kidney Disease)
- Lake Norman Lucky Cat
- Big Day at the Lake
- Ada Jenkins
- American Red Cross
- Dove House
- Various disaster relief efforts

In summary, the Salzman's intended uses for the property are as follows:

- Move and expand Lake Norman Chrysler Dodge Jeep Ram dealership with accessory retail company, sales, and service.
- Create a brand new high end pre-owned dealership in the area where the dealership is previously, doubling the economic impact of the project.

We appreciate you taking the time to consider this proposed agenda item and look forward to preparing a more detailed presentation and analysis to present at the December 16th meeting.

Thank you for your time and consideration.

Sincerely,

THE MCINTOSH LAW FIRM, P.C.



ROBERT G. MCINTOSH

Attorney at Law