



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"/> 1,250.00 |
| • 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>1,250.00</u> |

2. Project Information

Date of Application: 12-23-20 Name of Project: Greenway Gartens/Olde Mecklenburg Brewery

Location: 20404 Zion Avenue Property Size (acres): 24.67 # of Units/Lots: 2 lots

Current Zoning: BC Proposed Zoning: CZ

Current Land Use: industrial/vacant Proposed Land Use: commercial, brewery, beer garden, multi-family, townhomes

Tax Parcel Number(s): 00706207 and 00706214

| 3. Contact Information | |
|--|--|
| <u>Northwood/Ravin - Michael Gribble</u> Owner, Applicant, or Developer <u>558 E. Stonewall, Ste. 120</u> Address <u>Charlotte, NC 28202</u> City, State Zip <u>704-714-9681</u> Telephone _____ Fax _____ <u>mg</u> <u>Michael Gribble</u> <u>12/22/20</u> Signature Print Name Date Email - <u>mgribble@nwraffin.com</u> | <u>ColeJenest & Stone, PA- Brian Jenest</u> Agent(s) (Engineer, Architect, Etc.) <u>200 South Tryon St., Ste 1400</u> Address <u>Charlotte, NC 28202</u> City, State Zip <u>704-376-1555</u> Telephone _____ Fax _____ Signature _____ Print Name _____ Date _____ Email - <u>bjenest@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:

| | |
|--|---|
| <input checked="" type="checkbox"/> Signed "Original" application | <input checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above |
| <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples |
| <input checked="" 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 |



office: 19726 ZION AVENUE, CORNELIUS, NC 28031

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p: 704.896.0820 f: 704.896.0875

December 23, 2020

Via Hand Delivery

Mr. Aaron Tucker, Planning Director
Ms. Catherine McElerney, Planner
Town of Cornelius
21445 Catawba Avenue
Cornelius, NC 28031

RE: Updated Written Summary of Request; Conditional Zoning Application for OMB Greenway Gartens (the “Application”), filed December 23, 2020; Tax Parcels 00706207 and 00706214 (the “Property”); WMHY LLC (“Owner”); Northwood Ravin, LLC (“Applicant”)

Dear Aaron and Catherine:

Please find enclosed the application to rezone the following parcels from Business Campus to Conditional Zoning in connection with Olde Mecklenburg Brewery’s mixed-use project known as Greenway Gartens:

| | |
|-----------------------|--------------|
| Parcel Id # 00706207: | 7.310 acres |
| Parcel Id # 00706214: | 17.360 acres |
| Total Acreage: | 24.670 acres |

Development Summary. This project will include the Olde Mecklenburg Brewery surrounded by a terraced beer garden, two multi-family buildings with an amenity building, rowhouse/commercial flex space and townhomes. The buildings align a pedestrian-friendly main street that provides an alternative connection from South Street to Zion Avenue. At 18.6 DUA, residential density falls within the 20 DUA parameters set for this area by the Cornelius Planning Board in October of 2019.

| | | |
|--------------------------|-------|----|
| Olde Mecklenburg Brewery | _____ | SF |
| Row House Commercial | _____ | SF |
| Residential | _____ | |
| MF – ___ units | | |
| TH - ___ units | | |
| Total parking required: | _____ | |
| Total parking provided: | _____ | |

Mr. Tucker and Ms. McElerney
December 23, 2020
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Olde Mecklenburg Brewery, an open park-like environment with naturally landscaped gardens and outdoor seating, is the center of the development. The apartments provide a walkable, bikeable lifestyle setting with access to the brewery, shops and restaurants via street or greenway. This project will become an important part of the overall Town Center, which will include the Cain Center for the Arts and surrounding downtown Cornelius.

Please let me know if you have any questions or comments about the enclosed. Thank you for your assistance in this matter.

Very truly yours,

A handwritten signature in black ink, reading "Susan K. Irvin". The signature is written in a cursive, flowing style.

Irvin Law Group, PLLC
Susan K. Irvin, for the Firm