



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	<input checked="" type="checkbox"/>	Fee	<input checked="" type="checkbox"/>	Fee
• Sketch Plan-Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	_____
• 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 checked="" type="checkbox"/>	_____	• Other: _____	<input type="checkbox"/>

Fee Total: 1000-

2. Project Information

Date of Application: 1/20/21 ^{DS} KT Name of Project: Action Water Sports

Location: Charlton Rd Dr. Property Size (acres): 1.26 # of Units/Lots: _____

Current Zoning: RP Proposed Zoning: CONDITONAL ZONING - CZ ASD-O

Current Land Use: Vacant Proposed Land Use: Boat Sales & Storage

Tax Parcel Number(s): 00513125

RP, ^{DS} KT
ASD-O

3. Contact Information

<p><u>MARTIN INVESTMENTS OF NC</u> Owner, Applicant, or Developer</p> <p><u>P.O. Box 57</u> Address</p> <p><u>Cornelius, NC 28031</u> City, State Zip</p> <p><u>704-564-4333</u> Telephone</p> <p><u>Anthony Haxton</u> <u>1/20/21</u> Signature Print Name Date</p> <p><u>KTcommercial@aol.com</u> Email</p>	<p><u>LANDESIGN, INC.</u> Agent(s) (Engineer, Architect, Etc.)</p> <p><u>PO Box 36959</u> Address</p> <p><u>Charlotte, NC 28036</u> City, State Zip</p> <p><u>704-333-0325</u> Telephone</p> <p><u>MARK E. KIME</u> <u>1/21/2021</u> Signature Print Name Date</p> <p><u>Mkime@landdesign.com</u> Email</p>
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4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

<p><input type="checkbox"/> Signed "Original" application</p> <p><input type="checkbox"/> Project Fee(s) - See Fee Schedule</p> <p><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</p> <p><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.</p> <p><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</p>	<p><input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above</p> <p><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)</p> <p><input type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW.</p> <p><input type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples</p> <p><input type="checkbox"/> Digital Files of all items listed above</p>
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February 12, 2021

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

Re: Updated Written Summary of Request; Conditional Zoning Application 1.26 acre Chartown Drive Property

(Application filed 1/20/21)

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 property.

The Property is comprised of one (1) 1.26 acre tract as shown on the Rezoning Plan which has been submitted as part of the Application. The requested uses shown on the Rezoning Plan are retail boat sales and storage. The total acreage of the property is approximately 1.26 acres as shown on the Rezoning Plan. The total proposed commercial square footage is 10,000 SF.

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

Thank you for your assistance.

Best regards,

Kimberly Thaxton

Action Water Sports