

April 30, 2021

Aaron Tucker
Town of Cornelius Planning Department
21445 Catawba Avenue
P.O. Box 399
Cornelius, NC 28031

CC: atucker@cornelius.org

**RE: Conditional Rezoning Request – The Venue
Tax Parcels: 521105 and 521109**

Dear Aaron:

Attached please find application form to request a Conditional Rezoning (CZ) of the above referenced parcels totaling approximately 2 acres (current zoning – TC) to permit the development of up to approximately 75 apartment units and 6,000 square feet of ground floor retail, restaurant, commercial, and or office space in one (1) five (5) story structure as generally shown on attached site plan.

Please let me know if you need any additional information to complete the application.

Sincerely,



George Macon
(704) 575-0369

Cc: Jason McArthur



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 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:				1,250

2. Project Information

Date of Application: 4/30/21 Name of Project: The Venue

Location: 19813-19614 S Main St. Property Size (acres): 2 # of Units/Lots: 2 lots

Current Zoning: TC Proposed Zoning: TC Conditional Plat **CZ**

Current Land Use: Undeveloped Proposed Land Use: Mixed Use Commercial/Multi-family

Tax Parcel Number(s): Parcels 00521105 : 00521109

3. Contact Information

<p><u>George W. Maccon</u> Owner, Applicant, or Developer</p> <p><u>2400 South Boulevard</u> Address</p> <p><u>Suite 300, Charlotte, NC 28203</u> City, State Zip</p> <p><u>704-561-5358</u> Telephone</p> <p><u>George Maccon</u> <u>4/30/21</u> Signature Print Name Date</p> <p>Email - <u>gmaccon@MPURE.COM</u></p>	<p><u>Geoscience (Kevin Caldwell)</u> Agent(s) (Engineer, Architect, Etc.)</p> <p><u>5006 Clanton Road</u> Address</p> <p><u>Charlotte, NC 28217</u> City, State Zip</p> <p><u>704-941-2252</u> Telephone</p> <p>_____ Signature Print Name Date</p> <p>Email - <u>kcaldwell@geosciencegroup.com</u></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:

<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 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 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 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 checked="" type="checkbox"/> Digital Files of all items listed above