



# 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:					_____

**2. Project Information**

Date of Application: July 23, 2021 Name of Project: Atrium Hospital

Location: 18341 Statesville Road Property Size (acres): +/- 28.85 acres # of Units/Lots: 1

Current Zoning: HC (CD) and VC (CD) Proposed Zoning: CZ

Current Land Use: Vacant Proposed Land Use: Hospital, medical office buildings and associated/accessory uses and facilities

Tax Parcel Number(s): Portion of Tax Parcel No. 005-083-21

**3. Contact Information**

The Charlotte-Mecklenburg Hospital Authority  
Owner, Applicant, or Developer

c/o Bennett Thompson P.O. Box 32861

Address  
Charlotte, NC 28232-2861

City, State Zip  
704-512-2759

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

See Attached Owner's/Applicant's/Developer's Signature Page

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Email – Bennett.thompson@atriumhealth.org

John Carmichael, Agent  
Agent(s) (Engineer, Architect, Etc.)

101 North Tryon Street, Suite 1900

Address  
Charlotte, NC 28246

City, State Zip  
704-377-8341

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

John Carmichael John Carmichael July 23, 2021

Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_

Email – jcarmichael@robinsonbradshaw.com

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

# Land Development Application Form

## Property Owner's/Applicant's/Developer's Signature

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

Signature: Bennett Thompson

Name (Printed): BENNETT THOMPSON

Title: VICE PRESIDENT

Date: 7-23-21

July 23, 2021

**VIA EMAIL**

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

Re: Rezoning Application Filed by The Charlotte-Mecklenburg Hospital Authority  
28.85 Acre Site Located on Statesville Road (Portion of Tax Parcel No. 005-083-21)

Dear Aaron:

I hope this letter finds you well.

The Charlotte-Mecklenburg Hospital Authority has filed a Rezoning Application for an approximately 28.85 acre site located on Statesville Road in Cornelius. Set out below is a written summary/description of the rezoning request as required under the checklist on the Land Development Application Form.

Pursuant to this rezoning request, The Charlotte-Mecklenburg Hospital Authority is requesting that an approximately 28.85 acre site located on the west side of Statesville Road, south of the intersection of Statesville Road and Westmoreland Road (portion of Tax Parcel No. 005-083-21), be rezoned to the CZ zoning district. The purpose of this rezoning request is to accommodate the development of a hospital on the site that would contain a maximum of 282,000 square feet of gross floor area and buildings on the site devoted to professional and general office uses, medical, dental and optical office uses and clinics that would contain a total maximum of 90,000 square feet of gross floor area.

This development could be built in one or more phases. The maximum building height would be 120 feet and a maximum of 4.5 parking spaces per 1,000 square feet of gross floor area would be provided on the site.

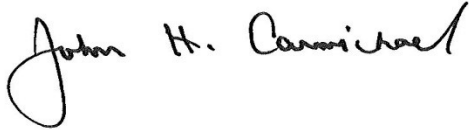
Thank you and please let me know if you have any questions or comments.

Mr. Aaron Tucker  
July 23, 2021  
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Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looping initial "J".

John H. Carmichael