



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) Amend	<input checked="" type="checkbox"/> \$625
• 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: 3/24/2023 Name of Project: Van Zen Car Condos and Social Club

Location: 20410 Chartown Drive Property Size (acres): 6.7 # of Units/Lots: 96

Current Zoning: CZ (REZ 09-21) Proposed Zoning: CZ

Current Land Use: None Proposed Land Use: Luxury Car Storage and Social Club

Tax Parcel Number(s): PID 0054113 and 00541107

3. Contact Information	
<u>Van Zen LLC</u> Owner, Applicant, or Developer <u>20430 Chartown Drive</u> Address <u>Cornelius, NC 28031</u> City, State Zip <u>704-799-7680</u> Telephone _____ Fax _____ <u>Dave L. Van Epps</u> _____ <u>03/24/2023</u> Signature Print Name Date Email - <u>dave@sonderwerks.com</u>	_____ Agent(s) (Engineer, Architect, Etc.) _____ Address _____ City, State Zip _____ Telephone _____ Fax _____ _____ Signature Print Name Date _____ Email - _____

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"/> Project Fee(s) – See Fee Schedule <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"/> 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"/> 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"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above <input checked="" 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"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW. <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"/> Digital Files of all items listed above
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March 27, 2023

Town of Cornelius
Attn: Aaron Tucker, Planning Director and Rox Burhans, Planning Director
21445 Catawba Ave.
Po Box 399
Cornelius, NC 28031

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

Mr. Tucker and Mr. Burhans:

The purpose of this letter is to request support for and summarize the request from Van Zen LLC, to revise the previously approved site plan related to a Luxury Car Storage and Social Club location on Chartown Dr. as described in the application. This is an amendment to the previously approved Conditional Rezoning REZ 0921

Our request changes the size and number of buildings on the property, but has no impact to the project's intended use. The Werks Car Club, (www.thewerksclub.com) as the project is now named, is still being developed as a social club and high end car storage facility.

After conducting additional market research and reviewing our original design with a number of potential local clients, it was determined that there was limited interest in the large common storage area that was being called for in that original plan. Potential club members wanted to be able to purchase their own garage condos, which they would further upfit to create their own private "man caves" to store their prized motorized possessions. Recognizing this, we have made a change to our site plan that takes the original open common storage, in Building A, and divides that square footage into individual garage condominium units between 1200 and 1600 sq ft each.

Now being developed in 3 separate phases, Phase 1 will include two buildings. Building A will be smaller than originally approved, and will feature 18 garage condos. The originally proposed clubhouse will now be located in Building B and is roughly the same footprint as the approved plan. Building B will have a total of 15 garage condos and the 3200 sq ft clubhouse with a covered outdoor patio and a large common parking area between Building B and C which will provide parking for both clubhouse visitors and room for occasion member car gatherings.

The other change we are proposing will add a single sided building of garage condo along the west side of the property. New Building F will be part of Phase 2 along with Building C. This new building will provide 26 additional garage condos, primarily intended for clients with larger motor coaches. These units will be 24 feet wide and 50 feet deep. To allow for the proper traffic

Mailing Address: 20430 Chartown Drive, Cornelius, NC 28031

flow and adequate vehicle movement space between buildings, we are proposing that New Building F be positioned with 60 feet of undisturbed buffer instead of the current 80 feet between the western rear of this proposed building and the property lines of the neighborhood adjoining our property.

New Building F will be of great benefit to the 6 homes in the Westmoreland neighborhood that borders the project. The rear building wall, still screened through the wooded area 60 feet behind, will act as an 18 foot high noise barrier wall, both to activities occurring at the club, but more importantly I77, which is less than 300 feet to the east. We have already initiated contact with our residential neighbors and are confident that they will support this change to the buffer area. The previously approved plan shows 80 feet, but this was not mandated as part of the initial CZ, nor is it Cornelius code, which is only 50 feet. This setback was volunteered because that was the existing setback on the adjoining property, owned by Van Zen LLC member David Van Epps.

Mr. Van Epps is already a 5 year member of the Cornelius business community, operating Sonderwerks on the property bordering immediately to the south of The Werks development. Sonderwerks currently employs 15 on that site and we anticipate adding at least 3 additional employees to support activities at The Werks.

Van Zen LLC looks forward to deepening their engagement with the Cornelius community and offering an inclusive experience to high end car owners in the town. This use will be a unique draw for the town of Cornelius, with a hope that it becomes a model for North Carolina.

We appreciate you taking the time to consider this proposed amendment and look forward to hearing from you as to when we might be able to discuss it in detail at an upcoming town meeting.

Thank you for your time and consideration.
Sincerely,

David Van Epps
Van Zen LLC