



**TOWN OF CORNELIUS**  
**Planning Department**

PO Box 399 • Cornelius, NC 28031 • Phone: 704-896-2461 • Fax: 704-896-2462

**Land Development Application Form**

Case #: **SITE 15-15**

1. Application Type		Site Plan:	Fee
<b>Subdivision:</b>	✓	Major Site Plan	_____
Major Subdivision Plat		Minor Site Plan	_____
Sketch Plan/Plat	_____	Conditional Use Permit	\$500
Preliminary Plat	_____	Conditional Use Amendment	_____
Construction Documents	_____	Construction Documents	_____
Minor Subdivision Plat	_____	Vested Rights	_____
<b>Rezoning:</b>		Vested Rights Amendment	_____
Standard Rezoning	_____	<b>Uniform Sign Plan:</b>	_____
Conditional Zoning	_____	<b>Text Amendment:</b>	_____
Parallel Conditional District	_____	<b>Other:</b> _____	_____
Conditional District Amendment	_____		
			Fee Total <b>\$500</b>

**2. Project Information**

Date of Application 11-24-15 Name of Project SCI Towers Steel Horse Phase # \_\_\_\_\_

Location 11105 Treynorth Drive, Cornelius, NC 28031 Property Size (acres) 3.221 # of Units (residential) N/A

Current Zoning Industrial Campus Proposed Zoning \_\_\_\_\_

Current Land Use \_\_\_\_\_ Proposed Land Use \_\_\_\_\_

Tax Parcel Number(s) 00533133

**3. Contact Information**

SCI Towers, LLC

Developer \_\_\_\_\_

PO Box 1695 City, State Zip Palm City, FL 34991

Developer Address \_\_\_\_\_

904-210-8754 888-549-3889 Craig@SCItowers.com

Telephone Fax Email

Craig Parker Craig Parker 11-24-15

Signature Print Name Date

<p><u>Russell C. Morrison, P.E.</u></p> <p>Agent (Registered Engineer, Designer, Surveyor, etc.)</p> <p><u>820 W. Indiantown Road, Suite 105</u></p> <p>Address</p> <p><u>Jupiter, FL 33458</u></p> <p>City, State Zip</p> <p><u>561-252-1120</u> Fax</p> <p>Telephone</p> <p><u>Russell C. Morrison</u> 11-24-15</p> <p>Signature Print Name Date</p> <p>Email - russell.morrison@waypoint-engineering.com</p>	<p><u>John T. Benson</u></p> <p>Property Owner</p> <p><u>11105 Treynorth Drive, Suite 1</u></p> <p>Address</p> <p><u>Cornelius, NC 28031</u></p> <p>City, State Zip</p> <p><u>704-895-7364</u> Fax</p> <p>Telephone</p> <p><u>John T. Benson</u> 11-24-15</p> <p>Signature Print Name Date</p> <p>Email - JBE21@Bellsouth.net</p>
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**4. Description of Project**

Briefly explain the nature of this request.

Installation of new 190' monopole communications tower for wireless communication services.

Reasons for Conditional Use Permit (if applicable):

- Approval necessary per section 6.2.18 of the Town of Cornelius Land Development Code.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Note:** *The review process will be delayed if the project submittal is not complete with the following:*

**Signed "original" application** – must include signatures of all project partners, applicants and property owners

**Project Fee** – see fee schedule

**Traffic Impact Analysis (TIA) or Traffic Memo prepared by a certified Traffic Engineer** (staff will determine when a full TIA should be required based on specific characteristics of the site and existing traffic patterns)

**Two (2) full-sized sets of plans (hard copy) drawn to scale** – shall include at a minimum, general locations of buildings, lots, streets, parking, grading (original and proposed), landscaping and screening, open space and watershed/stormwater calculations on plans (if applicable), and associated stormwater measures and general locations of proposed utilities and lighting

**Two (2) full sets of illustrative elevations** - drawn to scale for all buildings and on all sides, and all retaining walls, garden walls, fences, gazebo's, trellis's or other items over 4-feet tall, also include floor plans.

**Digital files of all items** (Application, survey, elevations, copy of site/sketch plan, floor plan, stormwater concept plan (staff recommends submittal to Mecklenburg County through EPM), and preliminary landscaping plan)

**Office Use Only:**

Received by: Joan J. Pauling

Date: 11/24/2015

**Board Review Dates:**

Pre-Development: N/A

TRC: \_\_\_\_\_

ARB: \_\_\_\_\_

Comm. Mtg (CZ's Only): \_\_\_\_\_

Planning Board: \_\_\_\_\_

Town Board: \_\_\_\_\_