



# TOWN OF CORNELIUS

## Planning Department

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

**Staff Only:**  
 Date Rec'd: 10/28/16  
 Rec'd by: 1BP  
 Case #: REZ-11-16

### LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input checked="" type="checkbox"/>	\$500.00	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$1,250.00
• 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:				<u>\$1,750.00</u>

**2. Project Information**

Date of Application: 10/28/16 Name of Project: QuikTrip Store 1082

Location: NE quadrant of Statesville Rd/Catawba Ave Property Size (acres): 3.16 acres # of Units/Lots: \_\_\_\_\_

Current Zoning: HC, HC (TRD-O), NMX (TRD-O), NR Proposed Zoning: CZ  
Convenience Store, Restaurant,

Current Land Use: Residential Proposed Land Use: Convenience Store as depicted on Plan

Tax Parcel Number(s): 003-192-01, 003-192-04, 003-192-05, 003-192-06, 003-192-16

**3. Contact Information** (see also attached Exhibit A)

QuikTrip Corporation  
 Owner, Applicant, or Developer  
 3701 Arco Corporate Drive, Suite 150  
 Address  
 Charlotte, NC 28273  
 City, State Zip  
 (704) 559-8000  
 Telephone  
 Signature: [Signature] Print Name: John DiBernardo Date: 10/26/16  
 Email - jdibern@quiktrip.com

Urban Design Partners  
 Agent(s) (Engineer, Architect, Etc.)  
 1318-E6 Central Ave.  
 Address  
 Charlotte, NC 28205  
 City, State Zip  
 (704) 334-3303  
 Telephone  
 Signature: [Signature] Print Name: BRIAN SMITH Date: 10.26.16  
 Email - brian@urbandesignpartners.com

**4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:**

- Signed "Original" application**
- Project Fee(s)** – See Fee Schedule
- 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
- Property Survey** (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.
- 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
- Illustrative (color) site/sketch plan** for presentation purposes with same layers as described above
- Official hard copy of architectural elevations** (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
- Illustrative (color) elevations** for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
- Digital Files** of all items listed above

The undersigned property owner(s) joins in and consents to the filing of the Land Development Application Form by QuikTrip Corporation to rezone the below described property to CZ.

Property Tax Parcel ID: 003-192-04

Property Street Address: 19809 Burton Lane, Cornelius, NC 28031

*Bartholomew R. Vogel*  
Edith N. Stinson  
*Guardian of the Estate of*  
Address: *Edith Stinson*  
19809 Burton Lane  
Cornelius, NC 28031

The undersigned property owner(s) joins in and consents to the filing of the Land Development Application Form by QuikTrip Corporation to rezone the below described property to CZ.

Property Tax Parcel ID: 003-192-01

Property Street Address: 20671 Catawba Ave., Cornelius, NC 28031

DMC Properties, Inc., a North Carolina corporation

By: Jean G. Dixon  
Name: Jean G. Dixon  
Title: Secretary

Address:  
415 Minuet Lane, Suite F  
Charlotte NC 28217

By: Miriam A. Dixon  
Name: Miriam A. Dixon  
Title: Vice President

Address:  
140 Cottage Place  
Charlotte NC 28207

By: N. Frank Dixon III  
Name: N. Frank Dixon, III  
Title: President

Address:  
4018 Melchor Ave  
Charlotte NC 28211

The undersigned property owner(s) joins in and consents to the filing of the Land Development Application Form by QuikTrip Corporation to rezone the below described property to CZ.

Property Tax Parcel ID: 003-192-16

Property Street Address: 20659 Catawba Ave., Cornelius, NC 28031

Acropolis Enterprises, LLC, a North Carolina  
limited liability company

By: Christine Kapakos

Name: Christine Kapakos

Title: Manager

Address:

20659 Catawba Ave.

Cornelius, NC 28031

By: James Kapakos

Name: James G. Kapakos

Title: Manager

Address:

20659 Catawba Ave.

Cornelius, NC 28031

By: Joanne Teis

Name: Joanne Teis

Title: Manager

Address:

20659 Catawba Ave.

Cornelius, NC 28031

The undersigned property owner(s) joins in and consents to the filing of the Land Development Application Form by QuikTrip Corporation to rezone the below described property to CZ.

Property Tax Parcel ID: 003-192-05

Property Tax Parcel ID: 003-192-06

Property Street Address: 19813 & 19819 Burton Lane, Cornelius, NC 28031

  
Lawrence Patterson

  
Ella Patterson

Address:  
19813 & 19819 Burton Lane  
Cornelius, NC 28031

Summary of Request

Quick Trip Corporation

QuikTrip Corporation brings this application for the development of a convenience store as depicted on the attached plan. The Property that is the subject of the application is a 3.16 acre tract comprised of tax parcels 003-192-01, 003-192-04, 003-192-05, 003-192-06, 003-192-16. The existing use of the Property is a restaurant and parking lot which covers 1.38 acres and a convenience store/gas station which covers .596 acres. The Property also includes two residential lots adjacent to the existing convenience store and restaurant.

Quick Trip Corporation proposes to develop an approximately 5,773 square foot convenience store on the 3.16 acre site. Approximately 1.58 acres of the 3.16 acre site will be dedicated to the building and infrastructure and approximately 1.58 acres will remain pervious. The majority of the pervious area is proposed to be situated on the northern portion of the site adjacent to remaining residential lots and includes a 30' buffer area along the northern boundary, which will be planted with Austrian pine trees.