



# TOWN OF CORNELIUS

## Planning Department

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

**Staff Only:**  
 Date Rec'd: \_\_\_\_\_  
 Rec'd by: \_\_\_\_\_  
 Case #: \_\_\_\_\_

### LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> 4250
• 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: 10.25.2016 Name of Project: DB HOLDINGS

Location: 18837 STATESVILLE RD. Property Size (acres): 5.62 # of Units/Lots: \_\_\_\_\_

Current Zoning: HC (HIGHWAY COMM.) Proposed Zoning: HC (CZ)

Current Land Use: COMMERCIAL Proposed Land Use: COMMERCIAL

Tax Parcel Number(s): 005-41-209

**3. Contact Information**

DB AUTOMOTIVE REAL ESTATE HOLDINGS  
 Owner, Applicant, or Developer

20700 TORRENCE CHAPEL RD.  
 Address

CORNELIUS, NC 28031  
 City, State Zip

704.896.3800  
 Telephone

JACK SALZMAN 10-24-16  
 Signature Print Name Date

JSALZMAN@LAKENORMAN  
 Email ZHAYSLER.COM

ADAMS + ASSOCIATES ARCHITECTURE  
 Agent(s) (Engineer, Architect, Etc.)

126 N. MAIN ST.  
 Address

MORRISVILLE, NC 28115  
 City, State Zip

704.664.1311 704.664.5604  
 Telephone

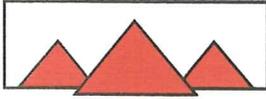
LARRY SCHAEFFER 10.24.2016  
 Signature Print Name Date

Email: LAPPTSC@ADAMSASSOCIATESARCH.COM

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

<input type="checkbox"/> <b>Signed "Original" application</b>	<input type="checkbox"/> <b>Illustrative (color) site/sketch plan</b> for presentation purposes with same layers as described above
<input type="checkbox"/> <b>Project Fee(s)</b> – See Fee Schedule	<input type="checkbox"/> <b>Official hard copy of architectural elevations</b> (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).
<input 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 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 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>Digital Files</b> of all items listed above
<input 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	

ADAMS + ASSOCIATES  
ARCHITECTURE



October 25, 2016

RE: DB Holdings  
18837 Statesville Road  
Cornelius, NC

This proposed project consists of the removal of two buildings, with an approximate square footage of 9,075. Phase I will consist of the construction of a new 22,850 square foot commercial building. Phase II will increase the building to 26,800 square feet by adding a new sales floor area to the front of the building and a drive thru wash bay. This single story building with a mezzanine, will serve as an automotive service center with automotive sales. The project includes site improvements which includes; grading, parking lots, service drives, site lighting and landscaping. The site is 5.6 acres and is zoned as HC (Highway Commercial) and will remain as Highway Commercial. There are no variations proposed from the Land Development Code.