



TOWN OF CORNELIUS

Planning Department

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

LAND DEVELOPMENT APPLICATION FORM

Case #: _____

1. Application Type

Subdivision:	<input checked="" type="checkbox"/>	Fee
Major Subdivision Plat	<input checked="" type="checkbox"/>	_____
Sketch Plan/Plat	<input checked="" type="checkbox"/>	_____
Preliminary Plat	<input type="checkbox"/>	_____
Construction Documents	<input type="checkbox"/>	_____
Minor Subdivision Plat	<input type="checkbox"/>	_____
Rezoning:		
Standard Rezoning	<input type="checkbox"/>	_____
Conditional Zoning	<input checked="" type="checkbox"/>	_____
Parallel Conditional District	<input type="checkbox"/>	_____
Conditional District Amendment	<input type="checkbox"/>	_____

Site Plan:	<input checked="" type="checkbox"/>	Fee
Major Site Plan	<input type="checkbox"/>	_____
Minor Site Plan	<input type="checkbox"/>	_____
Conditional Use Permit	<input checked="" type="checkbox"/>	1750
Conditional Use Amendment	<input type="checkbox"/>	_____
Construction Documents	<input type="checkbox"/>	_____
Vested Rights	<input type="checkbox"/>	_____
Vested Rights Amendment	<input type="checkbox"/>	_____
Uniform Sign Plan:	<input type="checkbox"/>	_____
Text Amendment:	<input type="checkbox"/>	_____
Other:	<input type="checkbox"/>	_____

Fee Total 1250

2. Project Information

Date of Application: _____ Name of Project: BOAT YARD EATS Phase: _____

Location: 18418 STATESVILLE ROAD Property Size (acres): 3.6 # of Units (residential): 1

Current Zoning: HC Proposed Zoning: CZ

Current Land Use: HC Proposed Land Use: RESTAURANT

Tax Parcel Number(s): 00514108

3. Contact Information

OLD SWAN DEVELOPMENT, LLC - JOSEPH STOCKWELL

Applicant/Developer: BA303 WINSLOW DAVID STOCKWELL - 336-253-7192

Address: CHAPEL Hill City, State Zip: NC 27517

Telephone: 919-265-8338 Fax: _____ Email: JOSEPH.STOCKWELL48@GMAIL.COM

Signature: _____ Print Name: _____ Date: _____

Chris McIntyre Amicus Partners

Agent (Registered Engineer, Designer, Surveyor, etc.)

331 Coddle Market Dr. Ste 110

Address: Concord, NC 28027

City, State Zip: 704-573-1621

Telephone: _____ Fax: _____

CC McIntyre Chris McIntyre 10/16/16

Signature: _____ Print Name: _____ Date: _____

Email: cmintyre@amicuseng.com

OLD SWAN DEVELOPMENT, LLC

Property Owner

BA303 WINSLOW

Address: CHAPEL Hill NC 27517

City, State Zip: 919-265-8338

Telephone: _____ Fax: _____

Joseph Stockwell JOSEPH Stockwell 10/16/16

Signature: _____ Print Name: _____ Date: _____

Email: _____

4. Description of Project

Briefly explain the nature of this request.

WE ARE CONVERTING EXISTING BUILDING TO A RESTAURANT WITH ENTERTAINMENT AND SERVICED BY FOOD TRUCKS.

Reasons for Conditional Use Permit (if applicable):

• REQUIRED by 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(s) – see fee schedule. Required fees may include application fee, and additional fees to prepare TIA based on scoping meeting

Digital files of all items (Application, survey, elevations, copy of site/sketch plan, floor plans, storm water concept plan, and preliminary landscaping plan)

One (1) official hard copy of property survey and site/sketch plan drawn to scale by a professional engineer or landscape architect – survey shall include existing buildings, topography, wetlands, streams, vegetation, and other natural features. Site/Sketch plan shall include general locations of buildings, lots, streets, parking, proposed grading, landscaping and screening, open space, watershed/storm water calculations on plans (if applicable), associated storm water measures (if applicable), and general locations of proposed utilities and lighting

One (1) official hard copy of illustrative elevations & floor plans (exception: single-family residential projects) drawn to scale - 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.

➤ **PLEASE NOTE:**
Once a complete application is submitted, the Planning Director shall determine the need for a Traffic Impact Analysis (TIA) in accordance with chapter 13 of the LDC. If a TIA is required, a scoping meeting will be held between the Town, applicant(s), and the Town's selected traffic consultant. A fee equal to an estimate of consultant fees submitted by the consultant for preparation of the TIA and any additional services incurred by the consultant shall be paid by the applicant in full to the Town before the Town can release the work to the consultant.

Office Use Only:

Received by: _____ Date: _____

Review Dates:

Pre-Development: _____ TIA Scoping Meeting: _____ TRC: _____ ARB: _____

Comm. Mtg (CZ's Only): _____ Planning Board: _____ Town Board: _____



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LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee	
• Sketch Plan Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ):	<input checked="" type="checkbox"/>	_____
• 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>1250</u>

2. Project Information

Date of Application: _____ Name of Project: BOAT YARD EATS

Location: 18418 STATESVILLE RD Property Size (acres): 3.4 # of Units/Lots: 1

Current Zoning: HC Proposed Zoning: CZ

Current Land Use: HC-N/A Proposed Land Use: RESTAURANT

Tax Parcel Number(s): 00514 108

3. Contact Information

Mathew D Focht
Owner, Applicant, or Developer
226 W. St Paul Ave
Address
Chicago, IL 60614
City, State Zip
312 533 9710
Telephone Fax
Mathew Focht 10/3/2016
Signature Print Name Date
Email - mf@emerging.com

Chris McIntyre (Amicus Partners)
Agent(s) (Engineer, Architect, Etc.)
331 Cobble Market Dr. Ste 110
Address
Concord, NC 28027
City, State Zip
704-573-1621
Telephone Fax
CC. McIntyre Chris McIntyre 12/5/16
Signature Print Name Date
Email - cmintyre@amicuseng.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"/> Signed "Original" application	<input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input type="checkbox"/> Project Fee(s) - See Fee Schedule	<input type="checkbox"/> 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).
<input 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"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<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 type="checkbox"/> Digital Files of all items listed above
<input 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	



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 Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	<input checked="" type="checkbox"/>	Fee	<input checked="" type="checkbox"/>	Fee
• Sketch Plan Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> (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: _____ Name of Project: BOAT YARD EATS

Location: 18418 STATESVILLE RD. Property Size (acres): 3.6 # of Units/Lots: 1

Current Zoning: HC Proposed Zoning: CZ

Current Land Use: AC N/A Proposed Land Use: RESTAURANT

Tax Parcel Number(s): 00514100

3. Contact Information

David Stockwell
 Owner, Applicant, or Developer
20339 CHRISTOFFLE DR.
 Address
CORNELIUS, NC 28031
 City, State Zip
336-253-7782
 Telephone Fax
David Stockwell 10-10-16
 Signature Print Name Date
 Email - dstockwell@stockwellrec.com

Chris McIntyre (Amicus Partners)
 Agent(s) (Engineer, Architect, Etc.)
331 CADDLE MARKET DR. STE 110
 Address
CONCORD NC 28027
 City, State Zip
704-573-1621
 Telephone Fax
CE McIntyre Chris McIntyre 12/5/16
 Signature Print Name Date
 Email - cmcintyre@amicuseng.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



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• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> 4,250
• 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:				4,250

2. Project Information

Date of Application: _____ Name of Project: BOATYARD EATS

Location: 18418 STATESVILLE RD. Property Size (acres): 3.6 # of Units/Lots: 1

Current Zoning: HC Proposed Zoning: CZ

Current Land Use: HC - N/A Proposed Land Use: RESTAURANT

Tax Parcel Number(s): 00514108

3. Contact Information

OLD SWAN DEVELOPMENT, LLC
 Owner, Applicant, or Developer

84303 WINSLOW
 Address

CHAPEL HILL NC 27517
 City, State Zip

919-923-1182
 Telephone

Joli Stackwell 10/11/16
 Signature Print Name Date

Email - joli.Stackwell@gmail.com

Chris McIntyre (Amicus Partners)
 Agent(s) (Engineer, Architect, Etc.)

331 Coddle Market Dr Ste 110
 Address

Concord NC 28027
 City, State Zip

704-573-1621
 Telephone

Chris McIntyre 12/5/16
 Signature Print Name Date

Email - cmmcintyre@amicuseng.com

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Illustrative (color) site/sketch plan for presentation purposes with same layers as described above

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Old Swan Development, LLC

November 30, 2016

The Town Of Cornelius
P.O. Box 399
Cornelius, NC 28031

RE: Conditional use request for BoatYard Eats

To whom it may concern:

Old Swan Development LLC is requesting that the Town of Cornelius grant us conditional rezoning for our parcel located at the corner of Statesville Road and Westmoreland Road dba BoatYard Eats. The physical address is 18418 Statesville Road Cornelius NC 28031.

We are asking for a conditional use permit to modify the existing location of 5,000 square feet to allow for the operation of a restaurant with a full liquor license which will feature: patio, indoor and outdoor seating; rotating food trucks to serve a varied menu each night and each week; an entertainment component (both inside our building and outside the building); also a willingness to incorporate Cornelius' walking trail to the rear of the property.

Sincerely,

David J. Stockwell