



**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 #: Rez 10-17

**LAND DEVELOPMENT APPLICATION FORM**

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<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:				<u>625</u>

**2. Project Information**

Date of Application: \_\_\_\_\_ Name of Project: D.B. Holdings CZ Amendment

Location: 18705 & 18831 Statesville Rd. Property Size (acres): 7.094 # of Units/Lots: 2

Current Zoning: HC Proposed Zoning: \_\_\_\_\_

Current Land Use: Automotive Repair Proposed Land Use: Automotive Repair

Tax Parcel Number(s): 00541212, 00541209

**3. Contact Information**

<p><u>JACK SALZMAN</u>  Owner, Applicant, or Developer</p> <p><u>19123 SERENITY POINT LANE</u>  Address</p> <p><u>CORNELIUS, NC 28031</u>  City, State Zip</p> <p><u>704-506-0140</u>  Telephone</p> <p><u>[Signature]</u> <u>10-4-17</u>  Signature Print Name Date</p> <p>Email - <u>jsalzman@lake norman</u>  <u>christie.com</u></p>	<p><u>Latham-Walters Engineering, Inc.</u>  Agent(s) (Engineer, Architect, Etc.)</p> <p><u>16507-A Northcross Drive, Suite A</u>  Address</p> <p><u>Huntersville, NC 28078</u>  City, State Zip</p> <p><u>704-895-8484</u> <u>704-237-4362</u>  Telephone Fax</p> <p><u>James L. Walters</u>  Signature Print Name Date</p> <p>Email - <u>jim@lwengineer.com</u></p>
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**4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:**

<p><input type="checkbox"/> <b>Signed "Original" application</b></p> <p><input type="checkbox"/> <b>Project Fee(s)</b> – See Fee Schedule</p> <p><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</p> <p><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.</p> <p><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</p>	<p><input type="checkbox"/> <b>Illustrative (color) site/sketch plan</b> for presentation purposes with same layers as described above</p> <p><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).</p> <p><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</p> <p><input type="checkbox"/> <b>Digital Files</b> of all items listed above</p>
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517 Alcove Rd  
Suite 201  
Mooresville, NC 28117

Town of Cornelius  
Planning & Zoning Department  
21445 Catawba Ave.  
P.O. Box 399  
Cornelius, NC 28031

Planning & Zoning Administrator

We are submitting a Conditional Zoning request for 18705 Statesville Rd., Cornelius, NC.

The continued use will be for the dealership. An addition of approximately 3,800 square feet to the original 8,000 square foot structure for service bays.

If you have any questions, please feel free to contact me Aaron Caudill.

Best Regards

Aaron Caudill  
Project Manager  
Spectrum Building Co. Inc.  
(704)661-4255 Mobile  
[acaudill@spectrumbld.com](mailto:acaudill@spectrumbld.com)