



# TOWN OF CORNELIUS

## Planning Department

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

<b>Staff Only:</b>
Date Rec'd: _____
Rec'd by: _____
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"/>	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:					1,250.00

**2. Project Information**

Date of Application: March 1, 2021 Name of Project: Caroline

Location: South Street, Cornelius Property Size (acres): 16.3 # of Units/Lots: 360

Current Zoning: NR Proposed Zoning: CZ

Current Land Use: Vacant Proposed Land Use: Active Adult/Age Restricted Residential, Office, Retail, Commercial, Multi-Family, Residential, Trail-head Building, Mixed Use, other \*

Tax Parcel Number(s): 00706210

\*See Rezoning Plan

**3. Contact Information**

PREFFITT DIXON PARTNERS  
Owner, Applicant, or Developer  
1420 E. 7th Street #150  
Address  
Charlotte, NC 28204  
City, State Zip  
704-817-9126  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
W. Dixon WYATT DIXON 3/3/21  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_  
Email - wyatt@preffittdixon.com

Cole Jenest & Stone  
Agent(s) (Engineer, Architect, Etc.)  
200 South Tryon Street, Ste. 1400  
Address  
Charlotte, NC 28202  
City, State Zip  
704-376-1555  
Telephone \_\_\_\_\_ Fax \_\_\_\_\_  
Sean Paone 03/05/21  
Signature \_\_\_\_\_ Print Name \_\_\_\_\_ Date \_\_\_\_\_  
Email - spaone@colejeneststone.com

**4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:**

**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

**Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist** may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).

**Charlotte Water Capacity Assurance Review Application** Provide copy with application, and send original to CW.

**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

## JOINDER OF AND CONSENT TO APPLICATION

1<sup>st</sup> This JOINDER OF AND CONSENT TO APPLICATION (the "Joinder") is executed this day of March, 2021, by Antiquity Woods LLC, a North Carolina limited liability company ("Owner"). By execution below, Owner does, on behalf of itself and its successors and assigns, hereby join in and consent to the Land Development Application (the "Application") in connection with the property identified as Parcel Number 00706210 in the Town of Cornelius, Mecklenburg County, North Carolina, ("Property") filed by Profitt Dixon Partners, LLC. ("Applicant").

WHEREAS, the undersigned, as Owner, desires to join in and consent to the provisions of the Application and to ratify the execution thereof by Applicant.

NOW, THEREFORE, for and in consideration of good and valuable consideration as set forth herein, the undersigned agree as follows:

1. **Joinder.** Owner, on behalf of itself, and its successors and assigns, hereby joins in and consent to the Application.
2. **Ratification.** Owner does hereby further, on behalf of itself, and its successors and assigns, ratify and confirm all prior actions of Applicant in connection with the Application.
3. **Modifications.** Owner does hereby further agree, on behalf of itself, and its successors and assigns, to any modifications to the Application, as determined by Applicant, during the Application review and approval process through the Town of Cornelius.
4. **Governing Law.** This Joinder is entered into under the laws of the State of North Carolina, and those laws shall govern the construction and enforcement hereof.
5. **Authority.** The person or persons executing this Joinder on behalf of the Owner are duly authorized to execute this Joinder, and no consent of any other person to execution of this Joinder is required.

[SIGNATURES AND ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

OWNER: Antiquity Woods LLC

\_\_\_\_\_  
(authorized signature)

Joseph T. Roy, IV

Title: Manager

STATE OF North Carolina

COUNTY OF Mecklenburg

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joseph T. Roy, IV.

March 1<sup>st</sup>, 2021

Lisa J Delbusso  
(Official Signature of Notary)

STAMP/SEAL

Notary's printed name: Lisa J. Delbusso  
My commission expires: May 14, 2022

LISA J DELBUSSO  
NOTARY PUBLIC  
Gaston County  
North Carolina