REQUEST FOR BOARD ACTION

Date of Meeting: June 2, 2025

7.A. REZ 01-25 Cornelius Business Park

To: Mayor and Board of Commissioners

From: Aaron Tucker, Senior Planner

Action Requested:
GGW Flex Holdings, LLC has requested to amend the zoning on approximately 36.27 acres of property located on Bailey Road (Mecklenburg County Parcel ID 00753116) to construct 188,100sf of commercial flex space. The existing zoning district is Rural Preservation and the proposed zoning district is Conditional Zoning. The property is currently vacant. A rezoning application with a very similar project scope of work was previously considered in 2023 and was ultimately withdrawn by the applicant. The staff presentation will also include a presentation by Kimley-Horn who prepared a TIA for the project. A community meeting was held on February 27th and April 9th, 2025. Planning staff recommended denial of the rezoning request. The Planning Board recommended approval (7 - 1) of the rezoning request at their May 7th meeting.

Manager's Recommendation:
Hold public hearing and consider the requested rezoning.

ATTACHMENTS:
Staff Report
Exhibit A Rezoning Plan
Exhibit B Rezoning Conditions
Exhibit C Traffic Impact Analysis
Exhibit D 2030 Land Use Plan Document
Exhibit E Parks and Greenways Master Plan Maps
Exhibit F Community Meeting Minutes
Exhibit G Town Board Meeting Minutes
Exhibit H Architectural Elevations
Exhibit I Town Comment Letter on Fourth Rezoning Pan
Exhibit J Planning Board Consistency Statement
Ordinance
Resolution Consistent
Resolution Inconsistent
REZ 01-25 Staff Presentation.pdf
REZ 01-25 Applicant Presentation.pdf