REQUEST FOR BOARD ACTION

Date of Meeting: May 7, 2025

5.A. REZ 01-25 Cornelius Business Park

To: Chair Bechtold and Planning Board Members

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 A rezoning application with a very similar project scope of work was previously considered in 2023 and was ultimately withdrawn by the applicant.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 27, 2025.

Manager's Recommendation:
Recommend approval, approval with modifications, or denial of the proposed text amendment (staff recommends denial)

ATTACHMENTS:
Staff Report
Zoning Map
Future Land Use Map
Vicinity Map
Property Map
Exhibit A Rezoning Plan
Exhibit B Rezoning Conditions with Staff Comments
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 Second Rezoning Plan
Consistency Statement