



**NOTICE OF DECISION**

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**Cornelius Storage - AT&T Cellular Tower**

**Type III Site Design Review, DR-46-25  
Type III Conditional Use Permit, CUP-02-25**

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**APPLICANT:** Centerline on behalf of AT&T  
**OWNER:** Cornelius Self Storage  
**LOCATION:** 401 N. 26th Avenue  
**PROPOSAL:** A Type III Conditional Use Permit to permit a new Cellular Tower and exceed the base height of the LI zoning district, and a Type III Design Review Application to permit the new Cellular Tower and its associated equipment.  
**LEGAL:** T 01 N, R 03 W, Map 34DC, Tax lot 04400  
**ZONING:** Light Industrial (LI)

**ACTION TAKEN:** On June 24, 2025, the Cornelius Planning Commission held a public hearing and based upon the staff report, facts, findings, conclusions, exhibits, testimony, evidence, and conditions of approval presented at the public hearing, the Planning Commission **approved** the following application; A Type III Conditional Use Permit, CUP-02-25 and a Type III Site Design Review, DR-46-25.

This decision and a copy of the approved materials have been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 S Kodiak Circle, Cornelius, on this **27th day of June, 2025** and are available for public inspection.

**RIGHT OF APPEAL:** Parties of record may appeal a decision of the Planning Commission to City Council by filing an appeal within ten (10) days of notice of this decision pursuant to City Code. The notice of appeal shall indicate the decision that is being appealed and include all required contents pursuant to Chapter 18.15.090. The appeal period ends at the close of business on July 9, 2025.

For further information, please contact us at (503) 357-3011.

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Tim Franz  
Senior Planner

Date: 6/27/25