



NOTICE OF DECISION

**COUNCIL COVE
Conditional Use Permit for a Planned Unit Development &
Subdivision Preliminary Plat
Land Use File No. CUP/PUD-01-25 & SUB-01-25**

Applicant's

Representative: Matt Sprague, Pioneer Design Group
Applicant: Cale Doney, Sage Built Homes
Property Owner: Patrica Jean Decker Revokable Living Trust
Council Creek Estates Homeowners' Association / City of Cornelius
Maintenance Easement
Location: Southeast corner of N 19th Avenue and Council Creek
Legal: T 01 N, R 03 W, Map 34 CA, Tax Lots 00201 and 17300
Zoning: A-2 (Multi-Unit Residential) R-7 (Low Density Residential)

ACTION TAKEN: On August 26, 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 applications: a Type III Conditional Use Permit for a Planned Unit Development (CUP/PUD-01-25) and Subdivision Preliminary Plat (SUB-01-25). 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 **28th day of August, 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 the Cornelius Municipal 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 **September 8, 2025**.

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

Barbara Fryer, Director
Community Development Department

Date: 8/28/25