



**Town of Cornelius
Architectural Review Board**

**Agenda
September 28, 2018
12:00 PM
Town Hall - Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
 - A. August 24, 2018
- 4. Review And Recommendation On Agenda Items**
 - A. Southern Cross Aviation Parking Canopy
 - B. REZ 03-18 Cambridge Square
- 5. Old Business**
- 6. New Business**
 - A. 2018 Transportation Bond Referendum
- 7. Next Meeting**
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 28, 2018

To: Chair and ARB Members
From: Summer Smigelski, Planning Admin.

Action Requested:

Approval

Manager's Recommendation:

Approval

ATTACHMENTS:

| Name: | Description: | Type: |
|---|-------------------------|-----------------|
|  ARB_Minutes_08242018-Draft.docx | August 24, 2018 Minutes | Backup Material |

**Minutes
TOWN OF CORNELIUS
ARCHITECTURAL REVIEW BOARD MEETING**

August 24, 2018

12:00 pm

Members Present

David Eve, Chairman
Recah Harward
Rick Kamakaris
Teresa Hawkins
Mark Hoidas

Members Absent

Joe Harris, Vice Chair

Staff Present

Wayne Herron, Planning Director
Aaron Tucker, Senior Planner
Becky Partin, Senior Planner

VISITORS

Ralph Gettings

DETERMINATION OF QUORUM

Chairman Eve called the meeting to order. The meeting of the Architectural Review Board began at 12:02 p.m. He stated that a quorum was present for all items.

APPROVAL OF MINUTES

Mr. Kamakaris made a motion to approve the minutes from April 26, 2018. Ms. Hawkins second. All in favor and motion approved.

In Favor: Mr. Kamakaris, Mr. Hoidas, Ms. Harward,
Ms. Hawkins, Chairman Eve

Opposed: None

70% Window/Doorway Coverage

Mr. Herron presented the proposed 70% window/doorway coverage.

Current Code 4.2.2 B 3

- For commercial buildings, at least seventy percent (70%) of the street level frontages shall be in windows or doorways. Street level windows shall be visually permeable. Mirrored glass is not permitted in any location. Faux or display casements are not permitted in lieu of exterior window treatments for the frontage elevation.

On 7/23/18, LDCAB recommended change to require the 1st floor wall area of street fronting walls to be at least 70% windows or glass doorways.

After discussion the board agreed to lower the street fronting wall area glass requirement to 60% with the goal of keeping the requirement simple.

Old Business

None

ADJOURNMENT

The meeting ended at 12:30 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 28, 2018

To: Architectural Review Board

From: Aaron Tucker - Senior Planner


Action Requested:

Southern Cross Aviation (located at 19545 Greentree Way) is proposing to install shade canopies in their parking lot that will cover 6 parking spaces. A site plan and rendering of the proposed canopy is attached.

Manager's Recommendation:

Review and provide feedback on the proposed elevations.

ATTACHMENTS:

| Name: | Description: | Type: |
|---|-------------------------|------------|
|  SCA_Greentree-Way-SHADE_STRUCTURE-9-10-18.pdf | Site Plan and Rendering | Cover Memo |



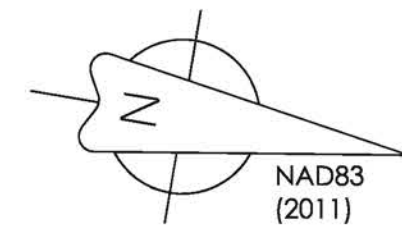
Extrablock Beige
UVR 95.3%
Shade Cover 86.8%



Extrablock
ASW
Australian Shade Wholesalers Pty Ltd



ARCHITECTURE
DESIGN ASSOCIATES, INC.
SCHAEFFER

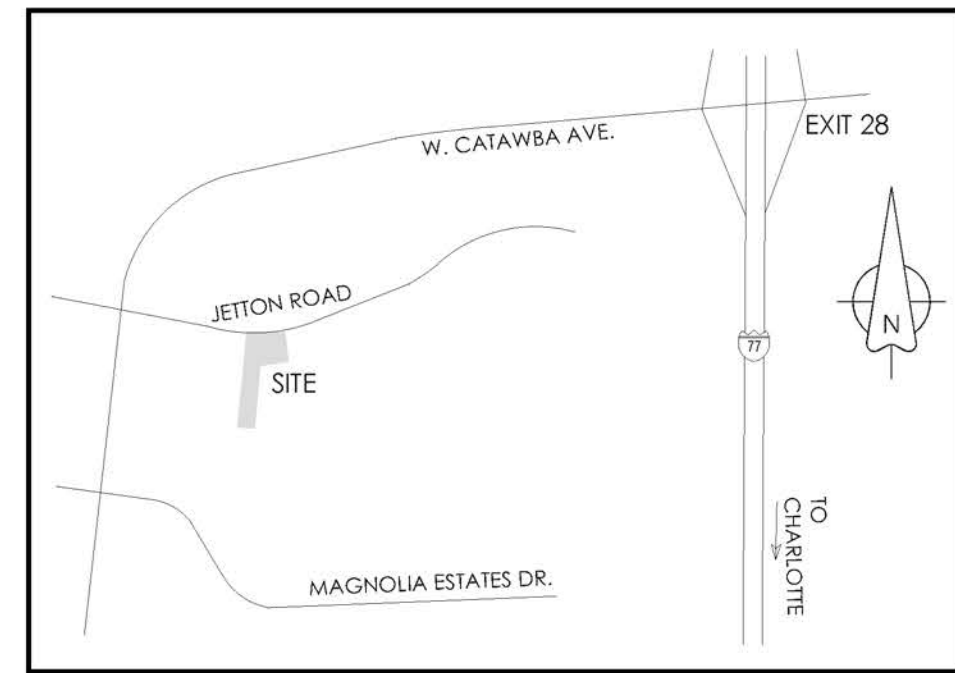


SCA
Southern Cross Aviation

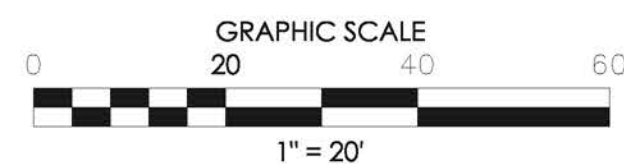
9-10-2018

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED 3/2/2009. (FIRM NUMBER: 37104433001)

FILE NAME: S14-0007_GREEN TREE WAY.DWG
PROJECT NUMBER: S14-0007
DATE: 11/24/2014 DRAWN BY: TSG



VICINITY MAP (NO SCALE)



**PLAT SHOWING A
BOUNDARY & TOPOGRAPHIC SURVEY**
LOT 9 - CORNELIUS VILLAGE
PROPERTY OF: APUS FAMILY HOLDINGS, LLC
TOWN OF CORNELIUS
MECKLENBURG COUNTY, NORTH CAROLINA
DEED REFERENCE: DB 29551, PG 696
GREENTREE WAY
TAX PARCEL ID #005-121-78

Compass Geomatics, PLLC Survey Division of:

HensonFoley

Landscape Architecture | Civil Engineering | Surveying
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078
p: 704.875.1615f | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE #: C-3781
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399
NC LAND SURVEYING BOARD LICENSE #: P-1380

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 28, 2018

To: Architectural Review Board

From: Aaron Tucker - Senior Planner



Action Requested:

A request from David Smith to redevelop the property located at 18745 West Catawba Avenue with 20,000 sq ft commercial buildings and 19 single family homes. The two commercial buildings will front on West Catawba and the single family homes will be located in the rear fronting on an internal street. One of the proposed commercial buildings includes an upfit to the existing church building. All other existing structures will be demolished.

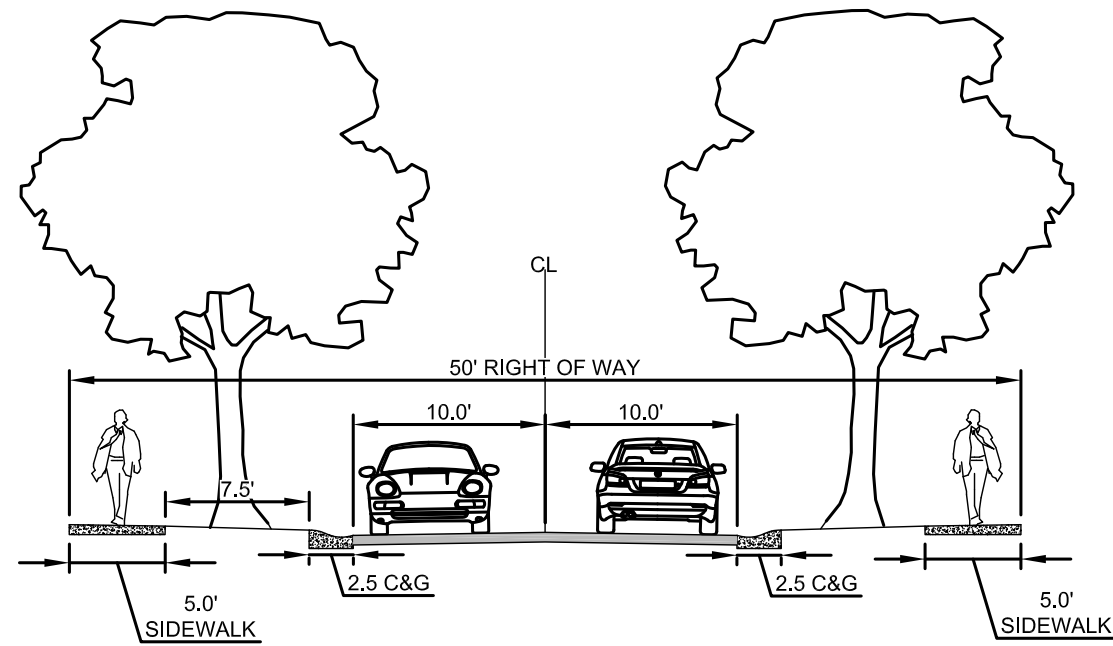
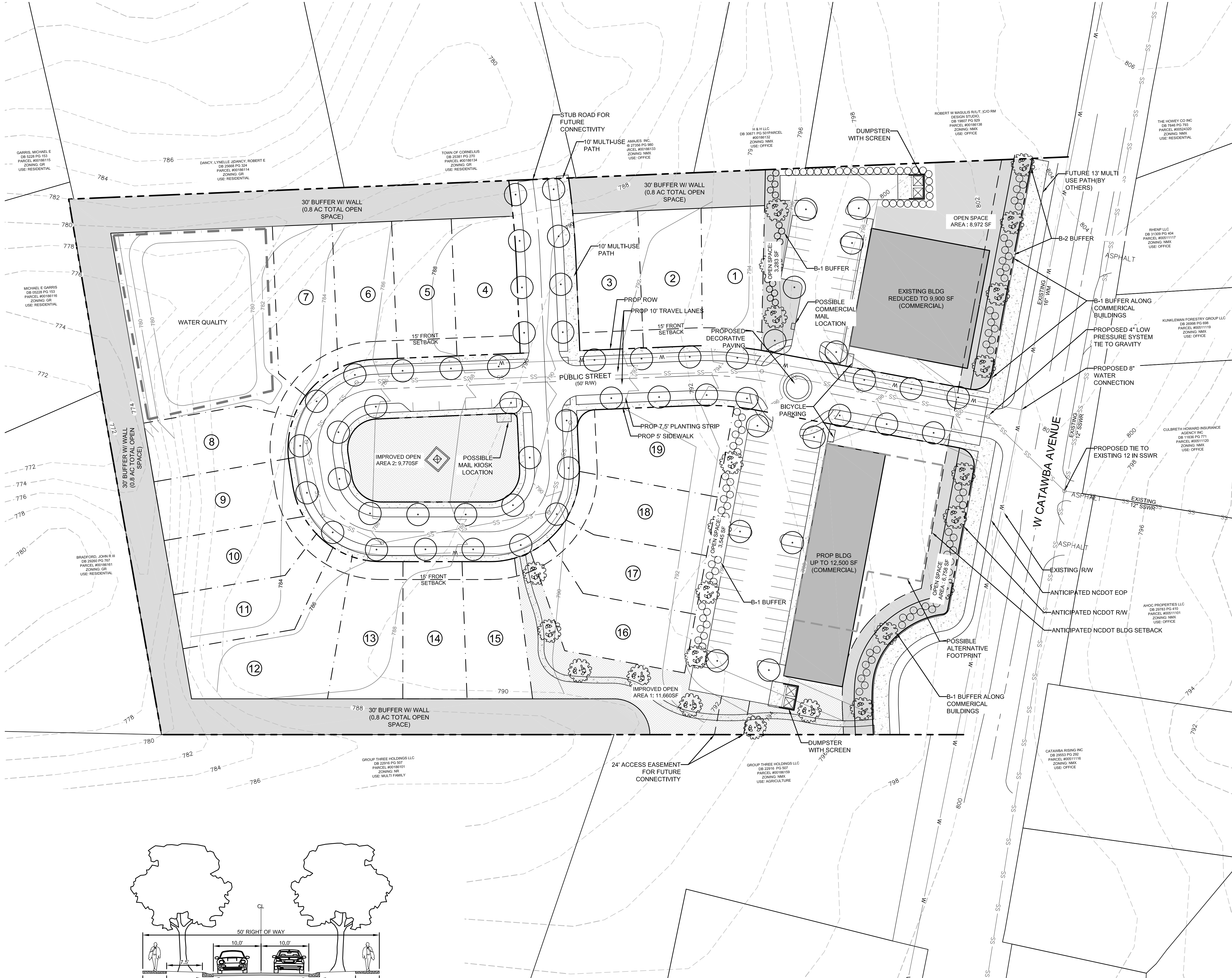
Manager's Recommendation:

Review and provide feedback on the proposed elevations.

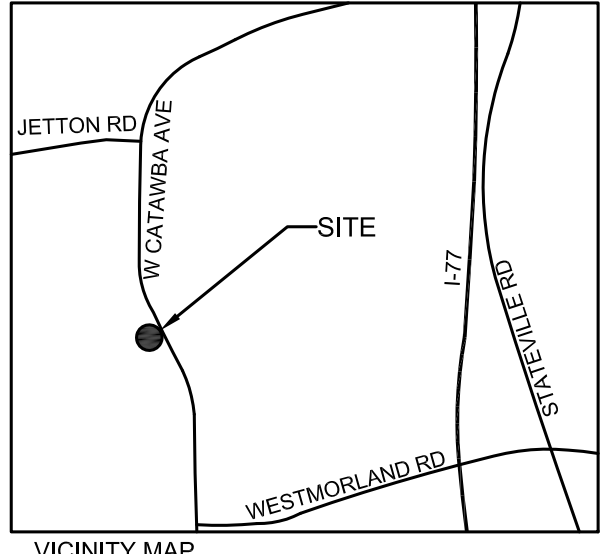
ATTACHMENTS:

| Name: | Description: | Type: |
|---|-----------------|------------|
|  Sketch Plan Cambridge Square 2nd submittal.pdf | Site Plan | Cover Memo |
|  Cambridge Square Color LS Plan.pdf | Color Site Plan | Cover Memo |
|  Cambridge Square Architecture Review Board Package 2018-09-17.pdf | Elevations | Cover Memo |

P:\2018 Jobs\18015 - Cornelius Mixed Use - Barringer\CAD\Sketch Planning\18015 Sketch Plan_AL17.dwg
P:\2018 Jobs\18015 - Cornelius Mixed Use - Barringer\CAD\Sketch Planning\18015 Sketch Plan_AL17.dwg



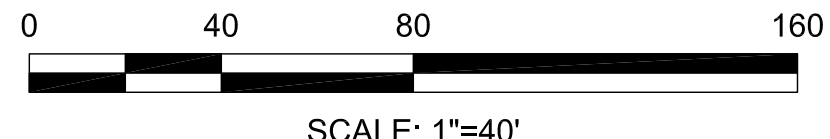
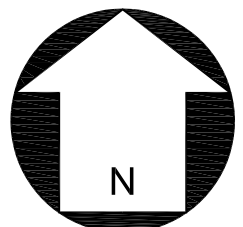
1
L-100
ROAD TYPE - LOCAL RESIDENTIAL STREET
SCALE: 1" = 10'



| SITE DATA | |
|---------------------------------|---|
| PARCEL ID: | 00186108 |
| SITE AREA: | 7.63 AC |
| EXISTING ZONING: | NMX |
| IMPERVIOUS REQUIREMENTS: | 50% BUA(166,181 SF) |
| PROJECTED IMPERVIOUS: | 50% BUA MAX WITH 10,000 EXISTING IMPERVIOUS |
| UNITS PROPOSED: | 19 SINGLE FAMILY |
| COMMERCIAL PROPOSED | 22,500 SF(10,000 EX BLDG) |
| FRONT SETBACK(STATE RD): | 25' |
| FRONT SETBACK (NMX): | MIN: NA MAX: 15' |
| MIN SIDE YARD: | N/A; 3' PROVIDED |
| CORNER SETBACK: | 6' |
| MIN REAR YARD: | 25' |
| RECD O/S: | 1.53 AC (20%) |
| O/S PROVIDED: | 1.93 AC (21.5%) |
| RECD IMPROVED O/S: | .38 AC (25%) |
| IMPROVED O/S PROVIDED: | .49 AC(38%) |
| PARKING REQUIRED (COMMERCIAL): | 2-4 SPACES/1000 SF |
| PARKING PROVIDED (COMMERCIAL): | 58 SPACES |
| PARKING REQUIRED (RESIDENTIAL): | 2/UNIT |
| PARKING PROVIDED (RESIDENTIAL): | 2/UNIT |

- NOTES:
1. PERMITTER BUFFER MAY BE NEGOTIATED TO A-3 WIDTH. WRITTEN AGREEMENT TO PRESENTED TO PLANNING DEPARTMENT ONCE AGREEMENT IS IN PLACE
 2. SINGLE FAMILY WASTE WILL BE COLLECTED BY ROLLOUT CONTAINERS
 3. COMMERCIAL WASTE WILL BE COLLECTED VIA DUMPSTER
 4. PARKING CONFIGURATION AND COUNT MAY CHANGE IN CONJUNCTION WITH ALTERNATIVE COMMERCIAL FOOTPRINT. DEVELOPER WILL ADHERE TO PARKING STANDARDS OF THE TOWN OF CORNELIUS

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



| REVISIONS: | | | |
|------------|---------|-----|--|
| No. | Date | By | Description |
| 1. | 9/17/18 | MDH | REVISIONS PER STAFF AND DEVELOPER COMMENTS |

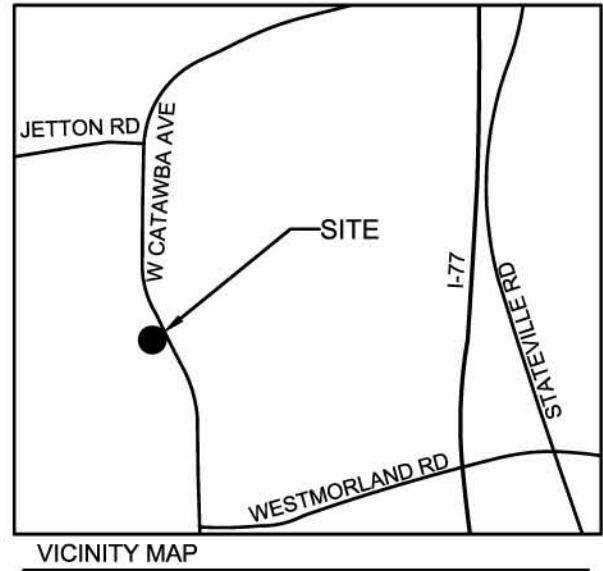
CAMBRIDGE SQUARE
CORNELIUS, NC
BARRINGER & SMITH PROPERTIES

SCHEMATIC
SITE PLAN

Project Manager: MEA
Drawn By: MDH
Checked By: MDL
Date: 7/12/18
Project Number: 18015
Sheet Number:

L-100

P:\2018 Jobs\18015 - Corneliu Mixed Use - Barringer\CAD\Sketch Planning\LandscapePlan_Render\18015 Sketch Plan-Render.dwg



This Plan is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

| No. | Date | By | Description |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |

M-D-YY
CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-293
SC ENG: NO. 3599 SC LA: NO. 211
Project Manager: MEA
Drawn By: DRW
Checked By: MDL
Date: 7/12/18
Project Number: 18015
Sheet Number:

L-100

SHEET # 01 OF 01

CAMBRIDGE SQUARE
CORNELIUS, NC
BARRINGER & SMITH PROPERTIES

COLORED
LANDSCAPE
PLAN

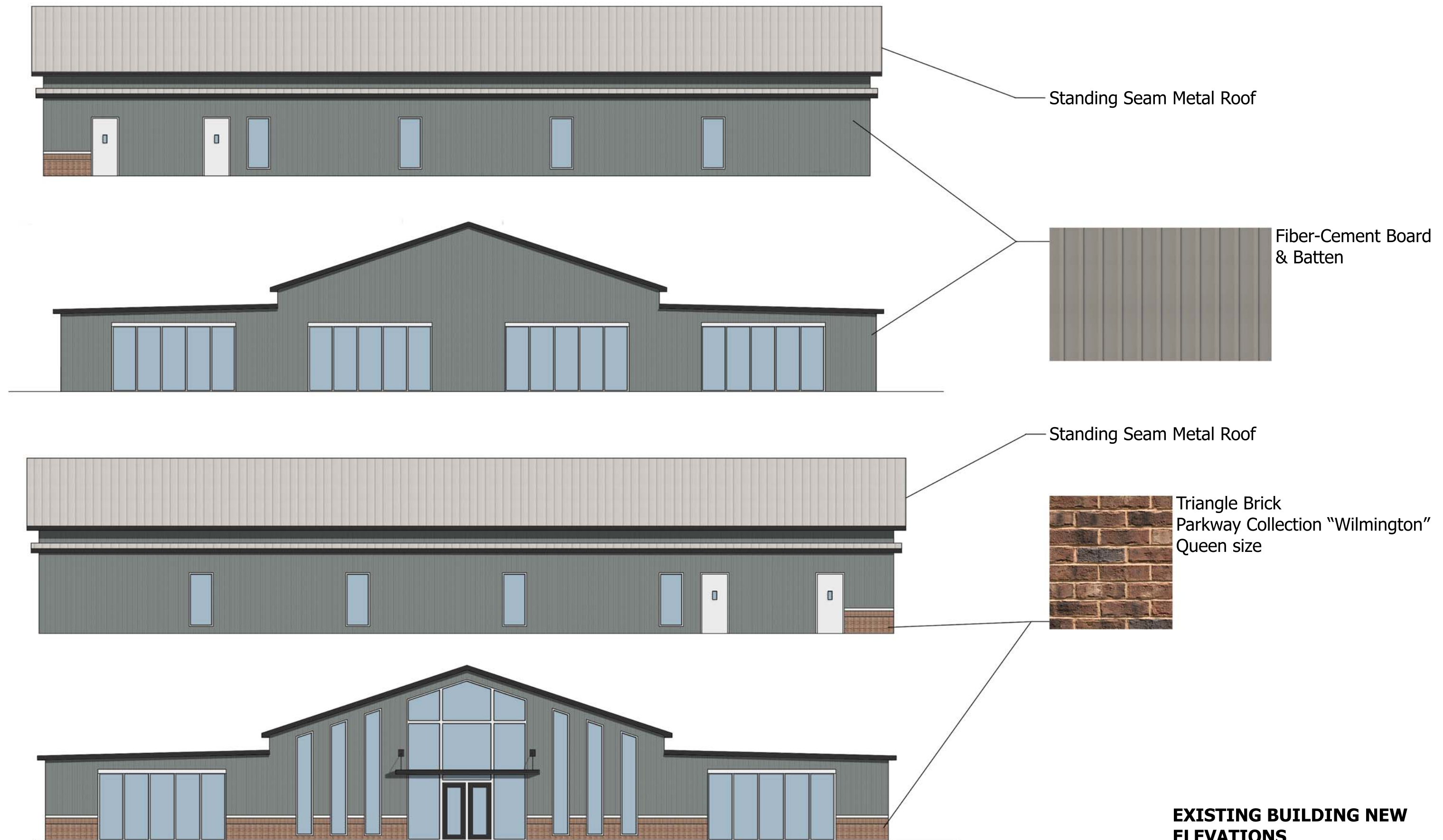
Landworks
Design Group, PA
CREATING SPACES TO LIVE, WORK AND PLAY
7621 Little Avenue, Suite 111
Charlotte, NC 28226
tel: 704-541-1604
fax: 704-541-1604



**CROSS SECTION ELEVATION
SCALE = NTS**

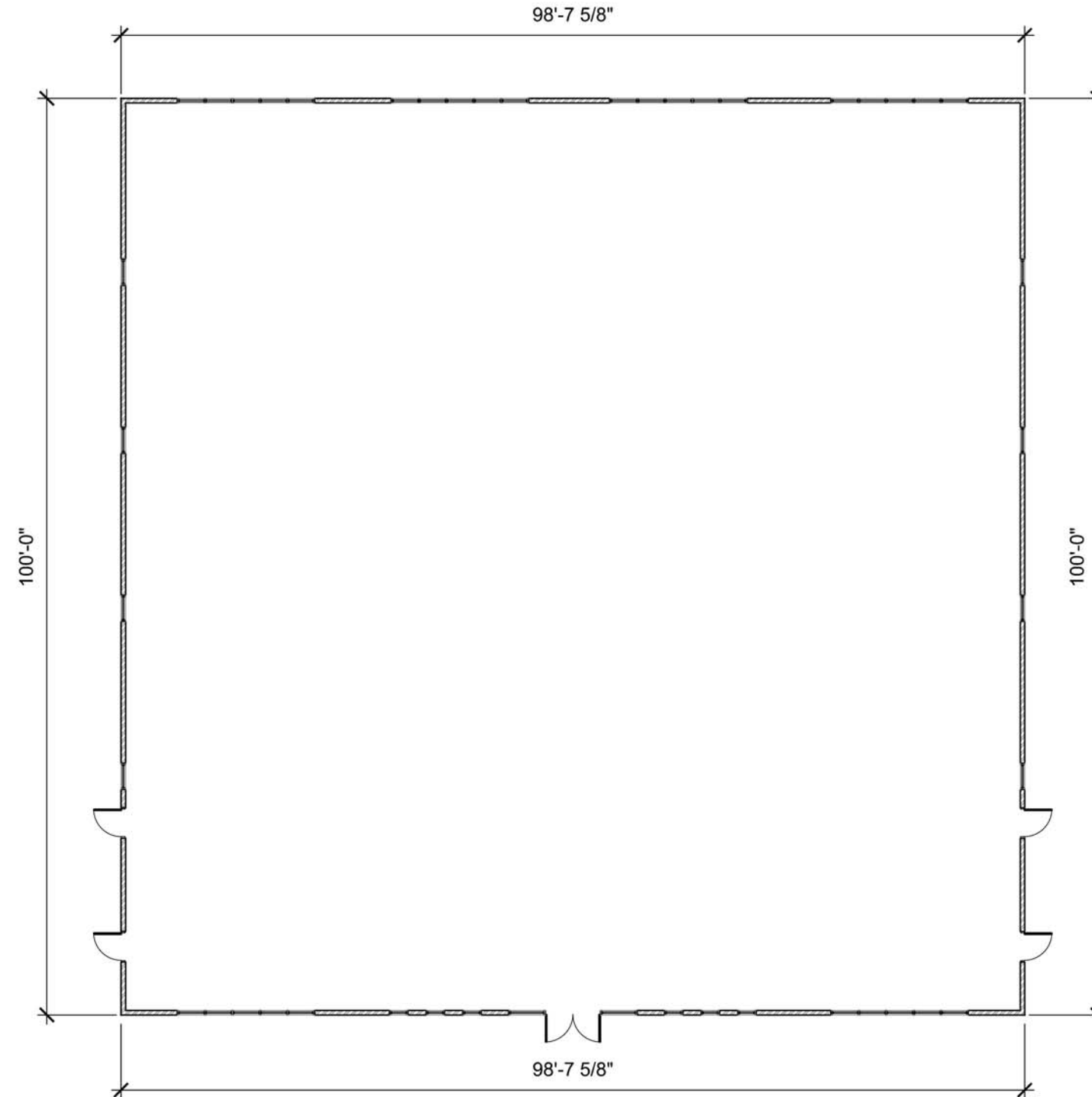
**CAMBRIDGE SQUARE
CORNELIUS, NC
9.14.18**





CAMBRIDGE SQUARE
 CORNELIUS, NC
 9.14.18

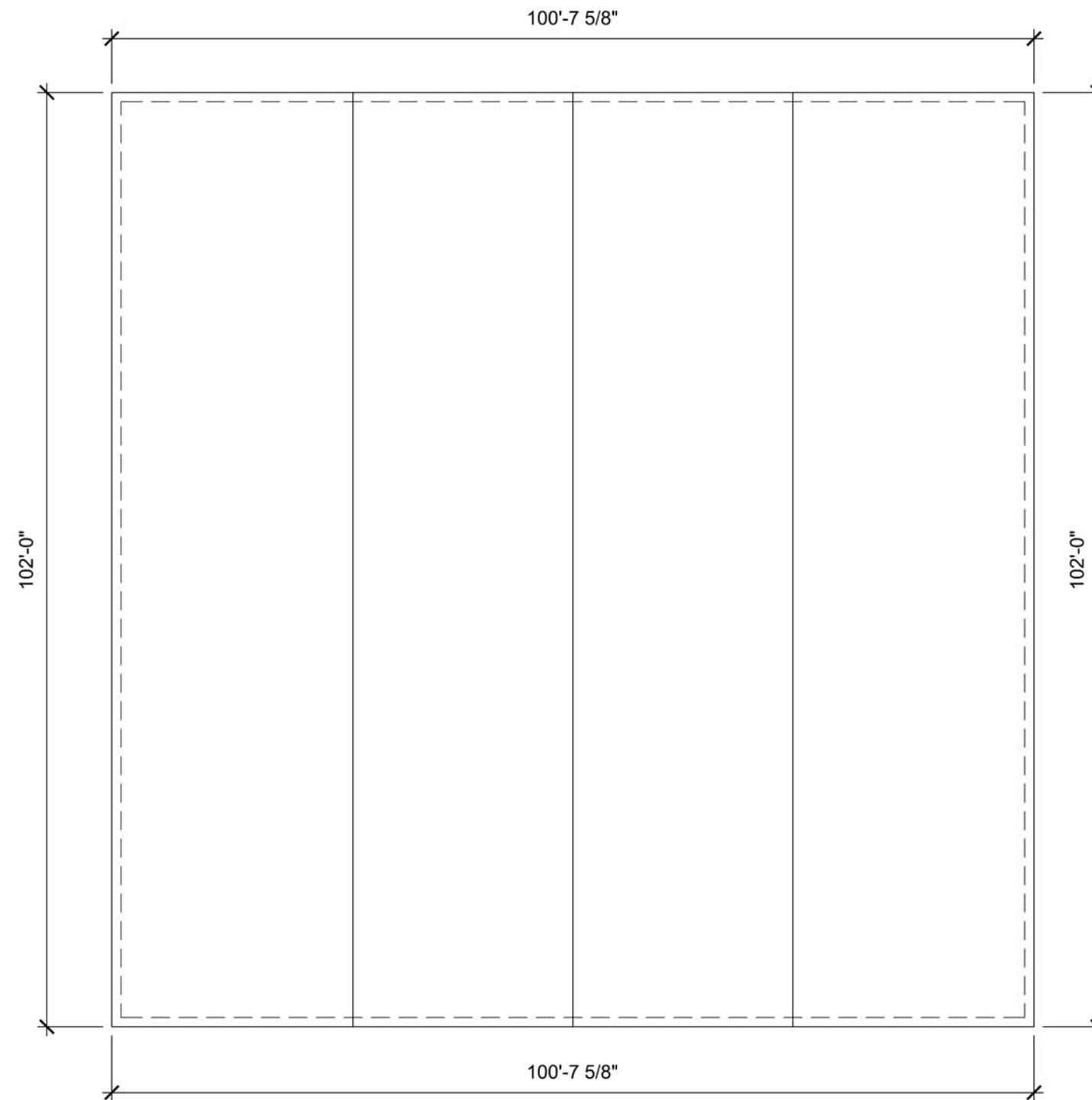




EXISTING BUILDING PLAN
SCALE = 1/16" = 1'-0"

CAMBRIDGE SQUARE
CORNELIUS, NC
9.14.18





EXISTING BUILDING ROOF PLAN
SCALE = 1/16" = 1'-0"



Triangle Brick
Parkway Collection "Wilmington"
Queen size



Fiber-Cement
Board and Batten



NEW BUILDING ELEVATIONS
SCALE = 3/32" = 1'-0"

CAMBRIDGE SQUARE
CORNELIUS, NC
9.14.18

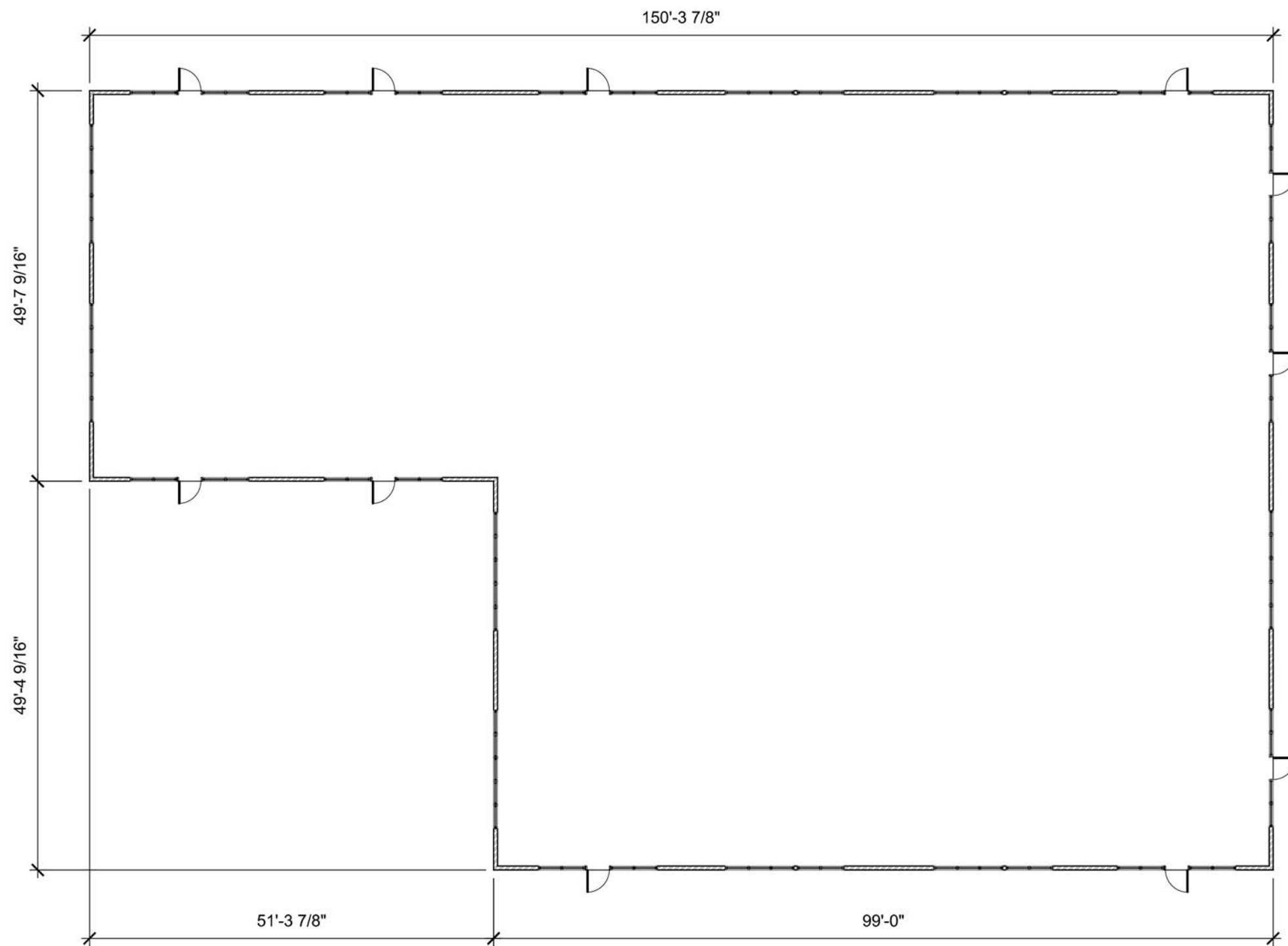




NEW BUILDING ELEVATIONS
SCALE = 3/32" = 1'-0"

CAMBRIDGE SQUARE
 CORNELIUS, NC
 9.14.18

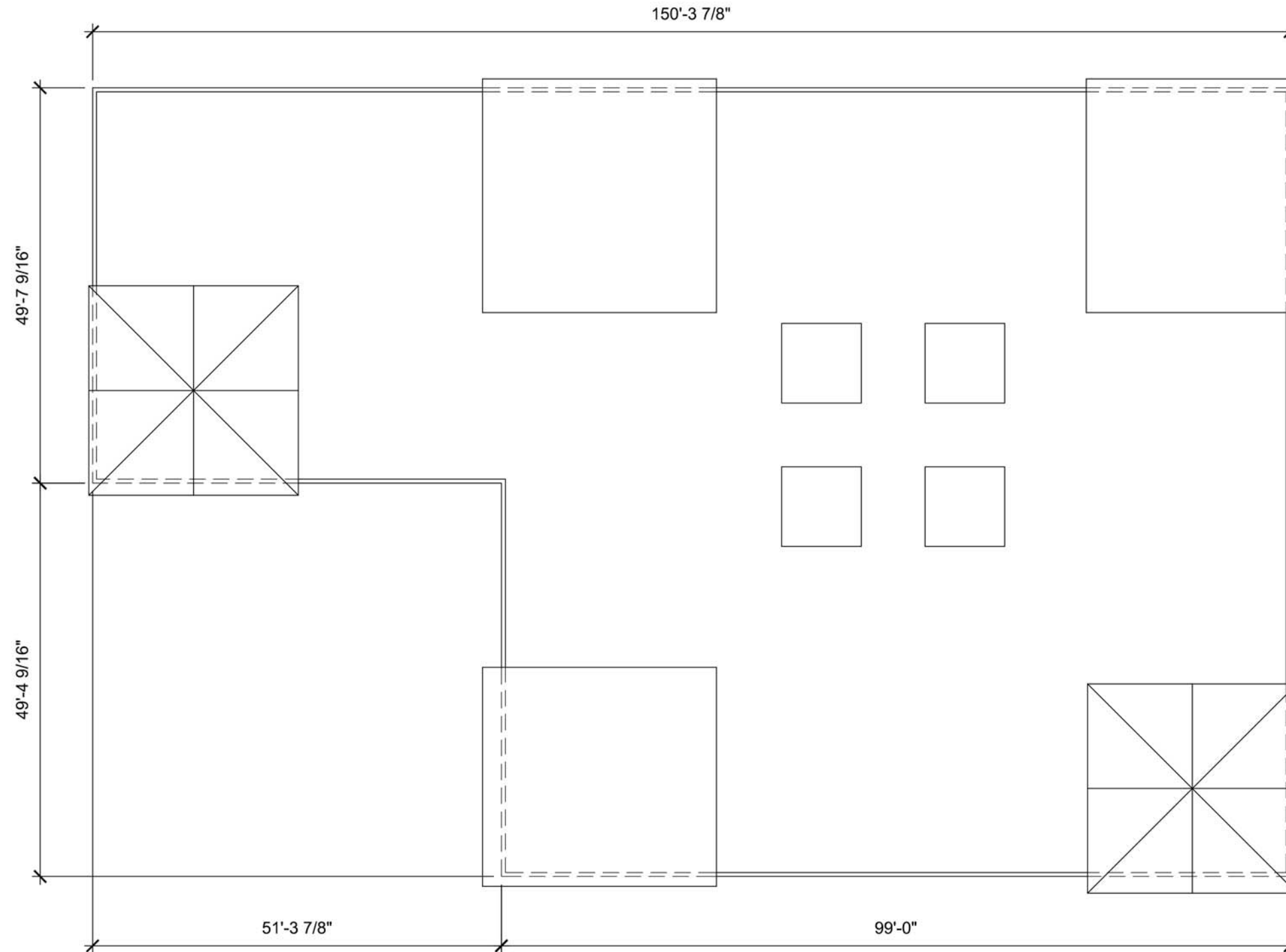




NEW BUILDING PLAN
SCALE = 1/16" = 1'-0"

CAMBRIDGE SQUARE
CORNELIUS, NC
9.14.18

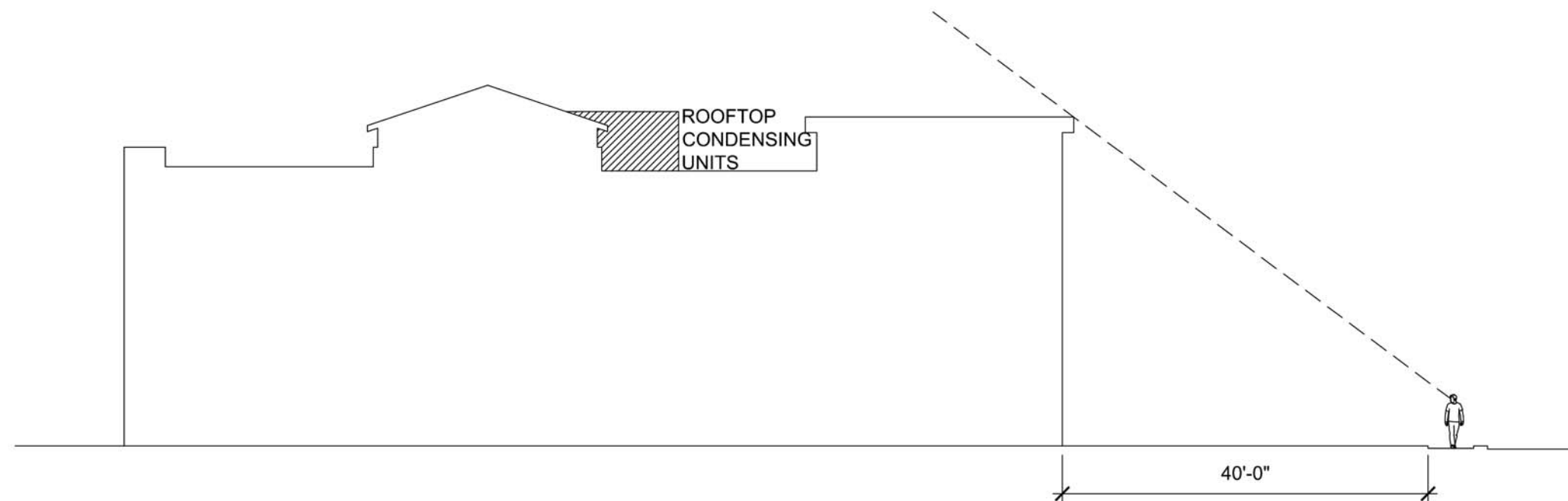




NEW BUILDING ROOF PLAN
SCALE = 1/16" = 1'-0"

CAMBRIDGE SQUARE
 CORNELIUS, NC
 9.14.18





**ROOFTOP CONDENSING
UNIT VISIBILITY DIAGRAM**
SCALE = 1/16" = 1'-0"

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: September 28, 2018

To: ARB
From: Wayne Herron, AICP
Deputy Town Manager

Action Requested:

Staff has been asked to present an overview of the 2018 Transportation Bond Package to all of our appointed Boards.

Manager's Recommendation:

Hear Presentation

ATTACHMENTS:

| Name: | Description: | Type: |
|--------------------------|--------------|-------|
| No Attachments Available | | |
