



**Town of Cornelius  
Architectural Review Board**

**Agenda  
October 26, 2018  
12:00 PM  
Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
  - A. September 28, 2018
- 4. Review And Recommendation On Agenda Items**
  - A. REZ 01-18 CD Nantz
  - B. REZ 03-18 Cambridge Square
  - C. 20633 Main Street
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

## REQUEST FOR BOARD ACTION

 [Print](#)

**Date of Meeting:** October 26, 2018

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


**Action Requested:**

Approval of Minutes

**Manager's Recommendation:**

Approval

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">ARB_Minutes_09282018-Draft.docx</a>	September 28, 2018 Minutes	Backup Material

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

September 28, 2018

12:00 pm

**Members Present**

David Eve, Chairman  
Recah Harward  
Rick Kamakaris

**Members Absent**

Mark Hoidas  
Joe Harris, Vice Chair  
Teresa Hawkins

**Staff Present**

Wayne Herron, Planning Director  
Summer Smigelski, Admin. Assistant  
Gary Fournier, Planner  
Monterai Adams, Planner  
Catherine Gautier, Planner

**VISITORS**

See Sign in Sheet

**DETERMINATION OF QUORUM**

Chairman Eve called the meeting to order. The meeting of the Architectural Review Board began at 12:03 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 August 24, 2018. Ms. Harward second. All in favor and motion approved.

**In Favor:** Mr. Kamakaris, Ms. Harward,  
Chairman Eve

**Opposed:** None

**Southern Cross Aviation Parking Canopy**

Mr. Herron presented the proposed Southern Cross Aviation parking canopy.

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.



After discussion the board agreed on a few recommendations

- Clarify the depth of the canopy
- Verify the number of parking spots
- Change the location of the columns

Ms. Harward made a motion to recommend changes and resubmit. Mr. Kamakaris second. All in favor and motion approved.

**In Favor:** Mr. Kamakaris, Ms. Harward,  
Chairman Eve

**Opposed:** None

### **REZ 03-18 Cambridge Square**

Mr. Herron presented REZ 03-18 Cambridge Square. 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.



After discussion the board agreed that the layout of the proposed building be correctly shown on the site plan or provide two options for approval. The current church building will need to be reworked to look more like a commercial building and address the minimum height requirement of 26 feet. If the applicant would like the two buildings to be different, they should look at using different materials.

### **2018 Transportation Bond Referendum**

Mr. Herron presented an overview of the 2018 Transportation Bond Referendum that will be on the November ballot.

### **Old Business**

None

### **ADJOURNMENT**

The meeting ended at 12:58 p.m.



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 26, 2018

To: Architectural Review Board

From: Aaron Tucker - Senior Planner

**Action Requested:**



Convenience Development Partners, LLC is proposing a new commercial development off of West Catawba Avenue at Nantz Road that consists of a 3,043 sf Convenience Store, two retail buildings totaling roughly 9,400 sf fronting West Catawba Avenue, and 45,000 sf three story office building situated tot he rear of the site.

The applicant is bringing this back to address the first round of ARB comments.

**Manager's Recommendation:**

Review and provide feedback on the proposed elevations.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Landscape_RenderingRRRRR.pdf</a>	Site Plan	Cover Memo
 <a href="#">Combined_ElevationsR.pdf</a>	Elevations	Cover Memo

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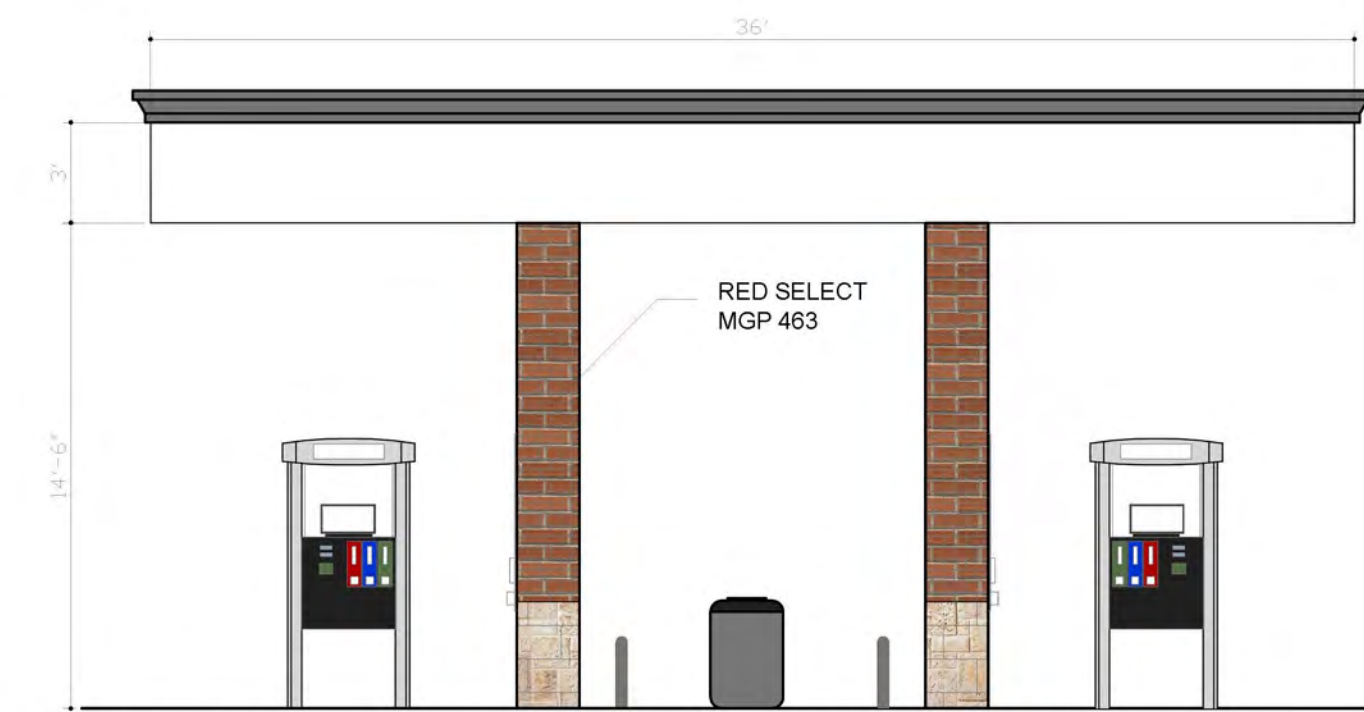


**FREELAND and KAUFFMAN, INC.**  
Engineers • Landscape Architects  
209 West Shore Avenue  
Greenville, South Carolina 29609  
PHONE 864-233-5497  
FAX 864-233-9915

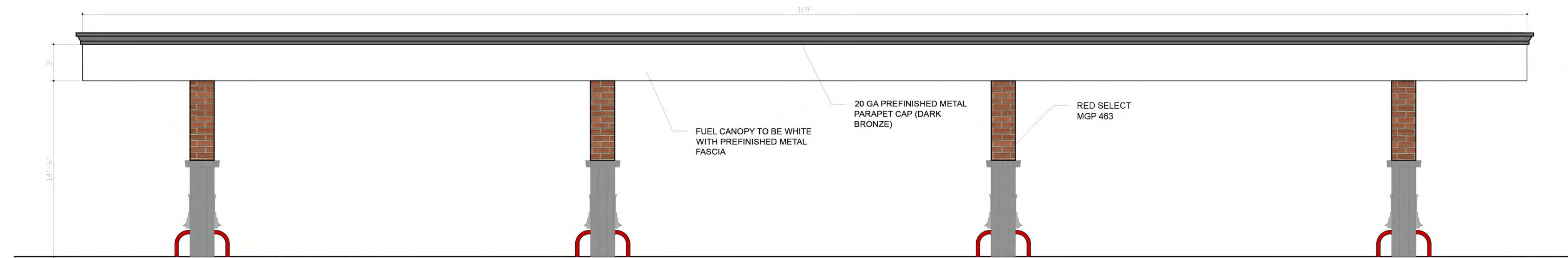


**Win**  
DEVELOPMENT  
Retail Development • Management • Leasing





6 CANOPY ELEVATION SHORT  
CUSTOM = 1'-0"



5 CANOPY ELEVATION LONG  
CUSTOM = 1'-0"



4 LEFT ELEVATION  
3/16" = 1'-0"



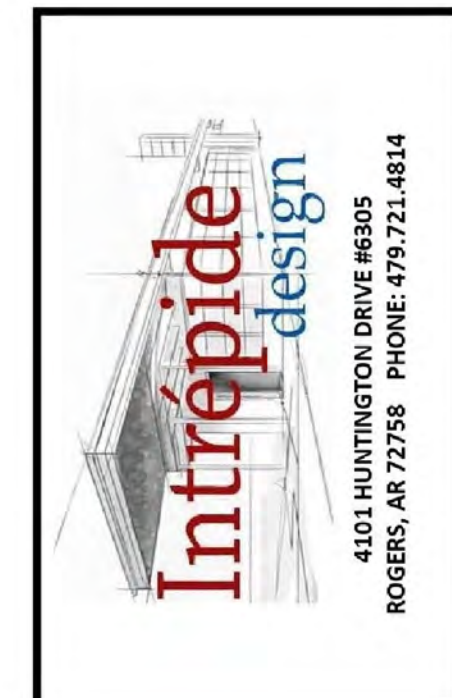
3 RIGHT ELEVATION  
3/16" = 1'-0"



2 FRONT ELEVATION  
3/16" = 1'-0"



1 REAR ELEVATION  
3/16" = 1'-0"



Seal:  
THIS DRAWING IS FOR REVIEW AND REFERENCE ONLY - NOT FOR CONSTRUCTION

Consultants:

Submissions:

DATE: PHASE:

7-ELEVEN STORE #38494  
18830 CATAWBA AVENUE  
CORNELIUS, NORTH CAROLINA  
WIN DEVELOPMENT, LLC  
2165 LOUISA DRIVE  
BELLELAIRE, FL 33786

Job Number:

Drawn By:

Checked By:

Proto Date:

Document Date:

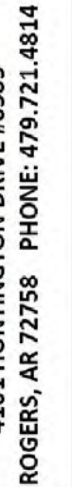
Sheet Name:

REVIEW BOARD ELEVATIONS

Sheet Number:

RB-1





THIS DRAWING IS  
FOR REVIEW AND  
REFERENCE ONLY -  
NOT FOR  
CONSTRUCTION

ubmissions:

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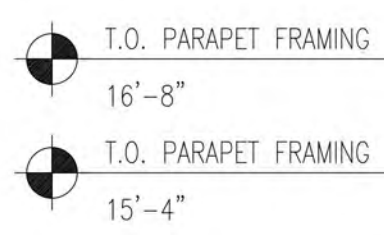
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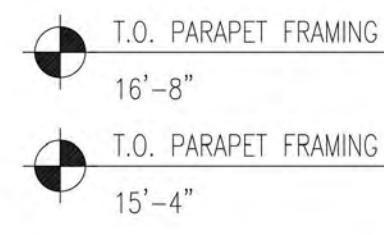
18830 CATAWBA AVENUE  
CORNELIUS, NORTH CAROLINA

2165 LOUISA DRIVE  
BELLEAIRE, FL 33786

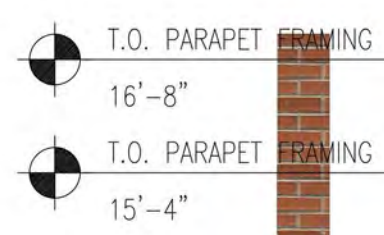
RB-2



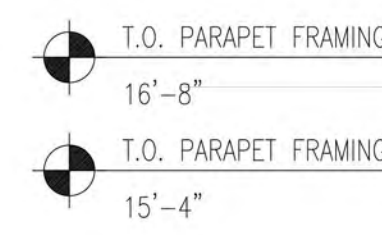
④  $1/4'' = 1' - 0''$



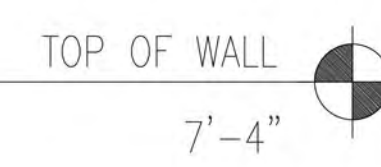
3  $1/4'' = 1' - 0''$



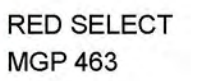
2  $\frac{1}{4}'' = 1' - 0''$



1 PRO  
1/4" = 1' - 0"



5  $3/8" = 1'-0"$







**FRONT ELEVATION**      GLAZING = 70.44%



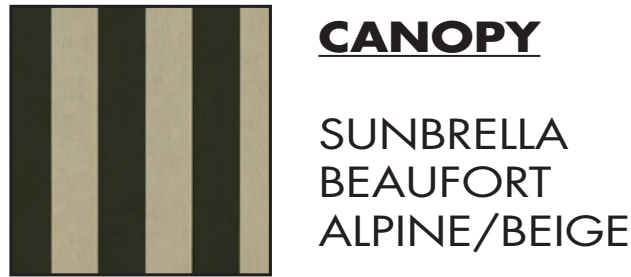
**RIGHT ELEVATION**      GLAZING = 73.77%



**REAR ELEVATION**      GLAZING = 73.79%



**LEFT ELEVATION**      GLAZING = 70.97%



# CORNELIUS COMMERCIAL

## BUILDING A ELEVATIONS

CORNELIUS, NC

06.25.18







**FRONT ELEVATION**      GLAZING = 70.33%



**RIGHT ELEVATION**      GLAZING = 73.77%



**REAR ELEVATION**      GLAZING = 71.43%



**LEFT ELEVATION**      GLAZING = 73.23%



**CANOPY**  
SUNBRELLA  
BEAUFORT  
WHITE/BEIGE



**AWNINGS**  
PAINTED  
ALUMINUM



**PAINT**  
SW 7069  
IRON ORE



**COMPOSITE  
CMU VENEER**  
ANGELUS SPLIT  
FACE BLOCK  
-CHAMPAGNE



**BRICK VENEER**  
DRIFTWOOD  
VELOUR-  
DVP207



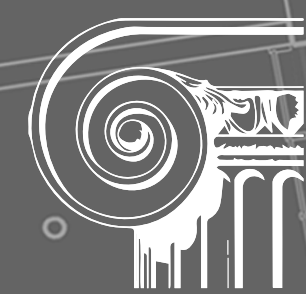
**BRICK VENEER**  
RED SELECT-  
MGP463

# CORNELIUS COMMERCIAL

## BUILDING B ELEVATIONS

CORNELIUS, NC

06.25.18



**FISHER  
ARCHITECTS**  
FISHER AND ASSOCIATES, LLC ©2016  
AA26001738



WHITE (OR VERY LIGHT  
COLORED) BRICK (SMOOTH)  
FOR THE PRIMARY BRICK

WHITE (OR VERY LIGHT COLORED)  
BRICK (TEXTURED) FOR THE ACCENT  
BRICK



CERAMIC TILE-WOOD PLANK  
STYLE

BLACK (OR CHARCOAL COLORED)  
BRICK (TEXTURED) FOR THE ACCENT  
BRICK AROUND ENTRY

CERAMIC TILE-WOOD PLANK  
STYLE





WHITE (OR VERY LIGHT  
COLORED) BRICK (SMOOTH)  
FOR THE PRIMARY BRICK

WHITE (OR VERY LIGHT COLORED)  
BRICK (TEXTURED) FOR THE ACCENT  
BRICK



CERAMIC TILE-WOOD PLANK  
STYLE

BLACK (OR CHARCOAL COLORED)  
BRICK (TEXTURED) FOR THE ACCENT  
BRICK AROUND ENTRY



605

TENANT LOGO	TENANT LOGO
TENANT LOGO	TENANT LOGO

## REQUEST FOR BOARD ACTION

 [Print](#)

**Date of Meeting:** October 26, 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 20 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.

The applicant has revised the proposed architecture for the existing church building. Staff is still working to obtain additional information on the second commercial building.

**Manager's Recommendation:**

Review and provide feedback on the proposed elevations.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">October_Retail_Rendering.pdf</a>	Revised Rendering	Cover Memo

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CAMBRIDGE SQUARE  
CORNELIUS, 10.8.18



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 26, 2018

To: Architectural Review Board

From: Aaron Tucker - Senior Planner


**Action Requested:**

The applicant is proposing a development at 20633 Main Street to construct a new 4,320 building with parking underneath. They are also proposing a 4 car garage building to the rear of the site that will include one residential unit on the second floor. The existing house will remain and be converted to accept a commercial use.

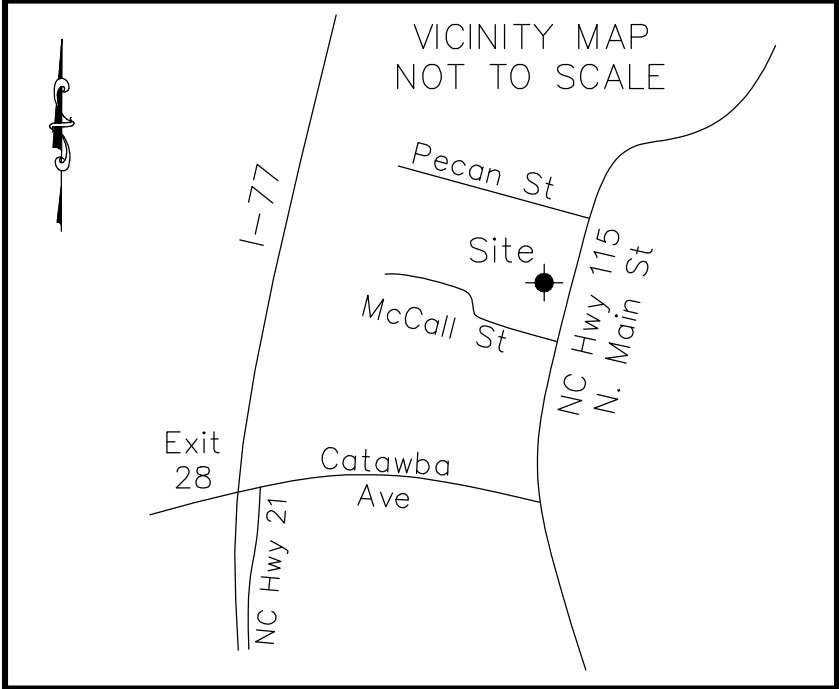
**Manager's Recommendation:**

Review and provide feedback on the proposed elevations.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">CombinedElevations.pdf</a>	Proposed Elevations	Cover Memo

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CLINTON E. TURNER  
DB 4763-608

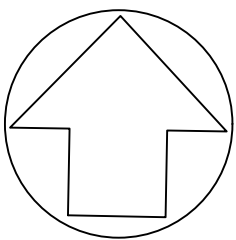
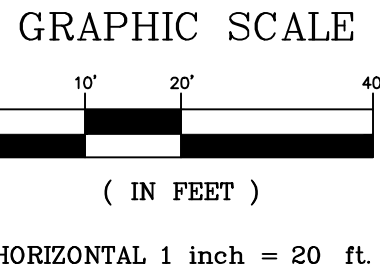
OAKBROOKE LLC  
DB 30587-171

0.507 AC +/-  
DB 30585-46

ELIZABETH W. MACINTOSH  
DB 4673-626

KIMBERLY M. DRIVER  
DB 30585-46

N: 638,272.51  
E: 1,446,950.64  
EL: 817.23'



#### OWNER

DWV INVESTMENTS, INC.  
245 EAST FRONT STREET  
STATESVILLE, NC 28677  
PHONE: (954) 561-9900

#### SITE INFORMATION

PROPOSED 4,320 S.F. BUILDING (OFFICE/RETAIL)  
PROPOSED GARAGE APARTMENT WITH 4 CAR GARAGE  
EXISTING 1,000 S.F. BUILDING (OFFICE/RETAIL)

PARCEL #: 00318206

20633 NORTH MAIN STREET  
CORNELIUS, NC 28031

SITE AREA: 0.507 AC  
ZONED: NEIGHBORHOOD MIXED USE (NMX)  
PROPOSED ZONING: NMX-CU

DEED BOOK/PAGE:  
DB-32828 PG-260

GARBAGE: ROLL OUT CANISTER

#### SITE DATA

FRONT SETBACK: 25'  
SIDE SETBACK: 10'  
REAR SETBACK: 48'

#### WATERSHED DATA

LAKE NORMAN IV - CA

BASE ON PRE-SUBMITTAL MEETING ON \_\_\_\_\_, NO  
DETENTION OR WATER QUALITY WILL BE REQUIRED FOR THIS  
PROJECT.

#### WATERSHED PROTECTION IMPERVIOUS DATA

EXISTING AREA OF PARCEL = 22,085 SF  
EXISTING IMPERVIOUS = 2,140 SF  
NEW IMPERVIOUS = 11,774 SF

BUILT UPON AREA (BUA) ALLOWED = 22,085 SF X 80% = 17,668 SF  
BUA PROVIDED = 13,914 SF

#### FLOOD DATA

THE PROPERTY LIES WITHIN "ZONE X" ACCORDING TO THE  
FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NUMBER:  
3710464300K, EFFECTIVE DATE SEPTEMBER 2, 2015.

#### PARKING INFORMATION

OFFICE/RETAIL  
REQUIRED SPACES (MAXIMUM) = 5,320 S.F. / 4 SPACES PER 1,000  
S.F. = 22 SPACES  
REQUIRED SPACES (MINIMUM) = 5,320 S.F. / 2 SPACES PER 1,000  
S.F. = 11 SPACES

1 BEDROOM APARTMENT = 1 SPACE

PROVIDED SPACES = 16 STANDARD SPACES + 1 HDCP ( VAN  
ACCESSIBLE) + 4 CAR GARAGE = 21 SPACES

**BLUESTONE**  
LAND MANAGEMENT, PLLC

PRELIMINARY  
NOT RELEASED FOR  
CONSTRUCTION

20633 NORTH MAIN STREET  
CORNELIUS, NORTH CAROLINA

DWV INVESTMENTS, INC.

245 EAST FRONT STREET  
STATESVILLE, NORTH CAROLINA 28677

PROJECT #: 2018-0014

DATE: 8/24/18

DRAWN BY: JAC

CHECKED BY: JAC

TITLE

SKETCH PLAN

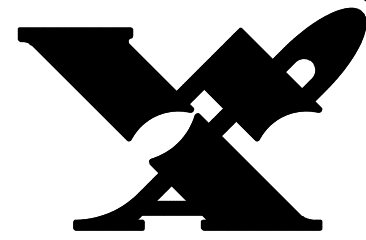
SHEET

SK-1.0



- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC., AS NECESSARY TO INSURE SAFETY.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL MUNICIPALITIES.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Z:\BLM\Projects\2018\2018-0014-20633-N-MainSt-Volmer\CADD\References\X-layout-20633-NMain.dwg CARTE



Wilber Associates  
Architecture / Planning  
P.O. Box 428 - 20044 N. Zion St.  
Cornelius, N.C. 28031  
704-892-3633

NOTE  
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forbidden.

SEAL

STEPHEN CHARLES WILBER III  
REGISTERED ARCHITECT  
4911  
NORTH CAROLINA  
CORNELIUS, NC

10/16/17

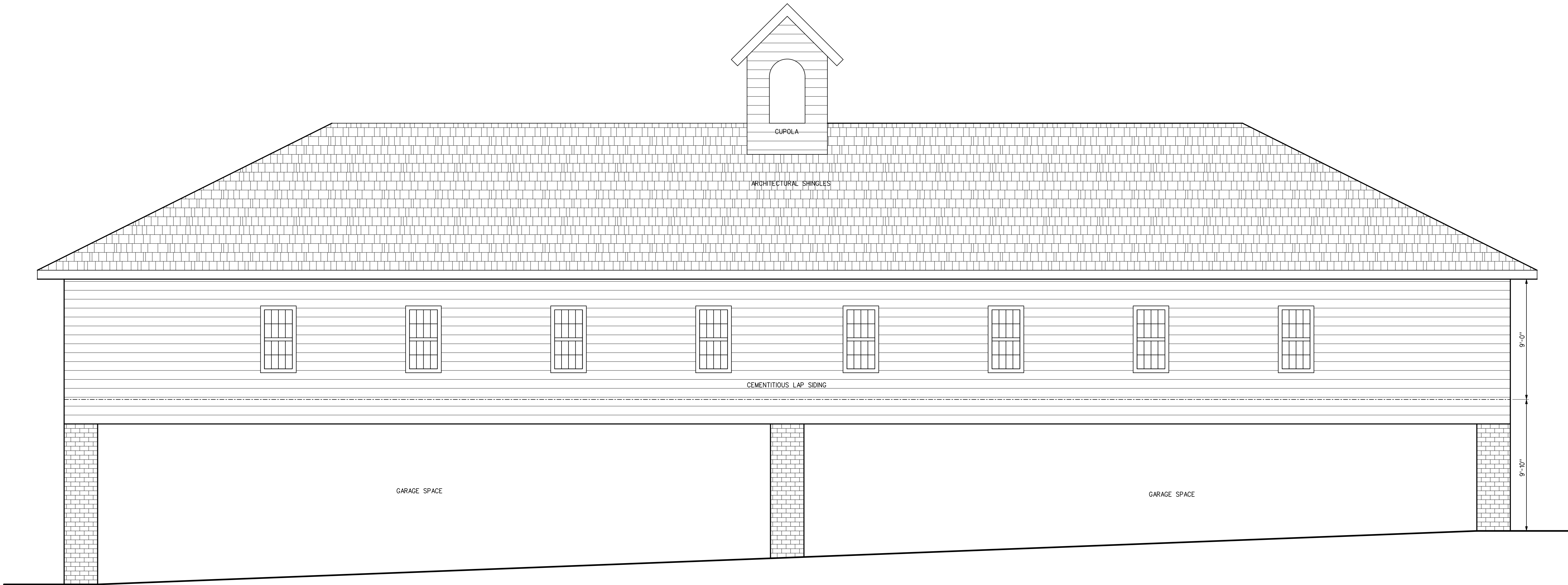
TITLE

NEW BUILDING FOR  
VOLKMAR DIRKSON  
20633 MAIN STREET  
CORNELIUS, NORTH CAROLINA

COMM. NO.	1848
DATE	10/9/18
REVISIONS	
SHEET	A-1
OF	



FLOOR PLAN: UPPER LEVEL  
SCALE: 1/4" = 1'-0"



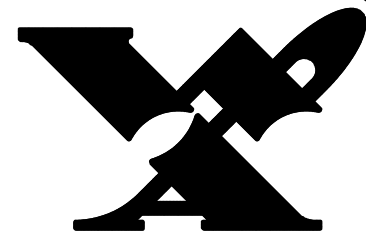
SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

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SEAL  
STEPHEN CHARLES WILBER III  
REGISTERED ARCHITECT  
4911  
NORTH CAROLINA  
10/16/18

TITLE  
NEW BUILDING FOR  
**VOLKMAR DIRKSON**  
20633 MAIN STREET  
CORNELIUS, NORTH CAROLINA





Wilber Associates  
Architecture / Planning  
P.O. Box 428 - 20044 N. Zion St.  
Cornelius, N.C. 28031  
704-892-3633

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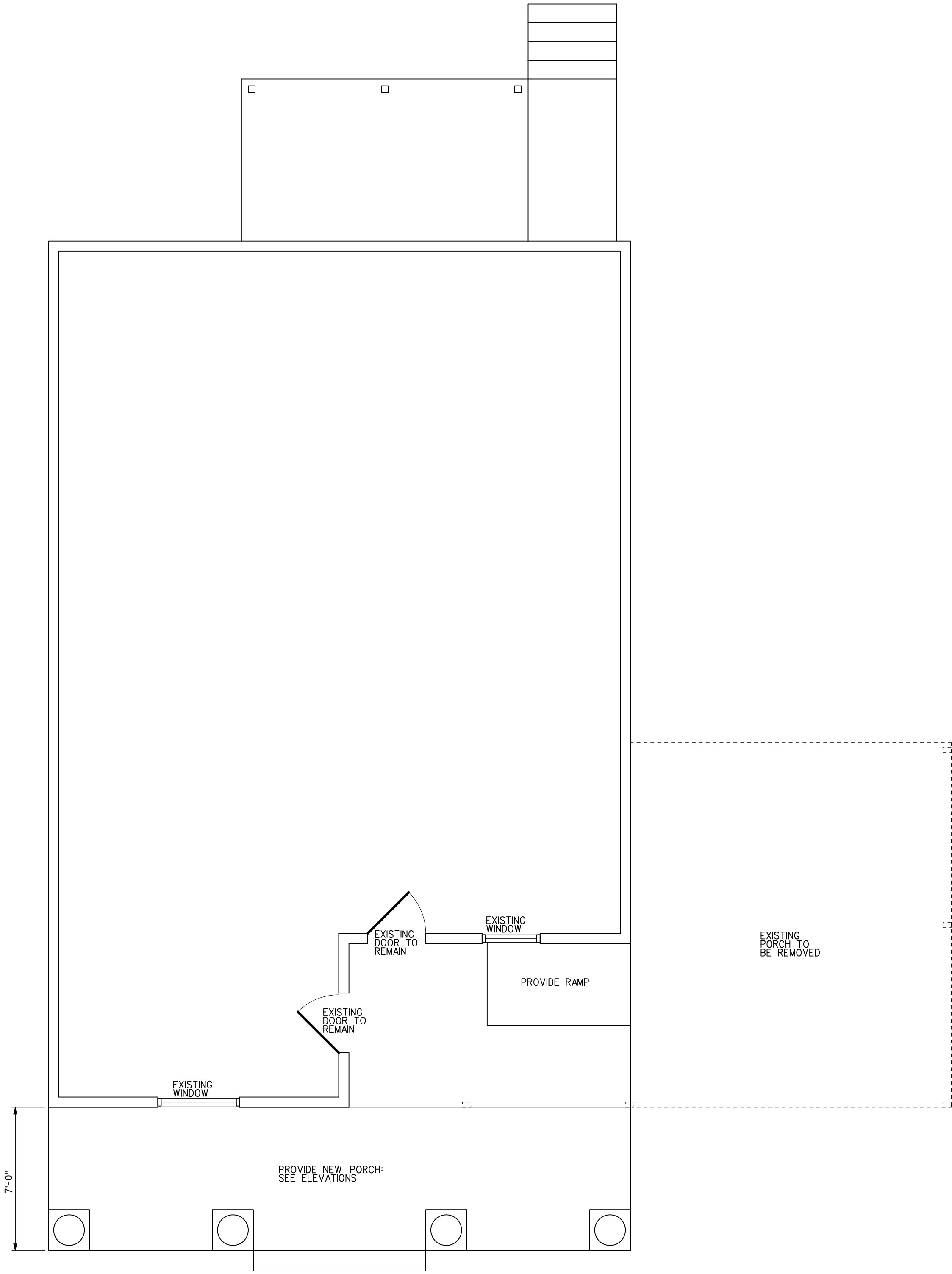


TITLE

RENOVATIONS IN EXISTING BUILDING FOR  
**VOLKMAR DIRKSON**  
20633 MAIN STREET  
CORNELIUS, NORTH CAROLINA

COMM. NO.	1848
DATE	10/16/18
REVISIONS	

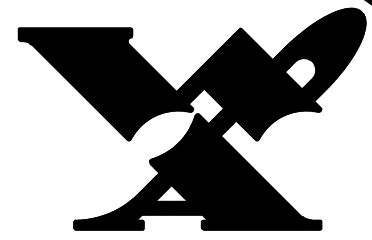
SHEET  
**A-3**  
OF



FLOOR PLAN: EXISTING BUILDING  
SCALE: 1/4" = 1'-0"



FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



Wilber Associates  
Architecture / Planning  
P.O. Box 428 - 20044 N. Zion St.  
Cornelius, N.C. 28031  
704-892-3633

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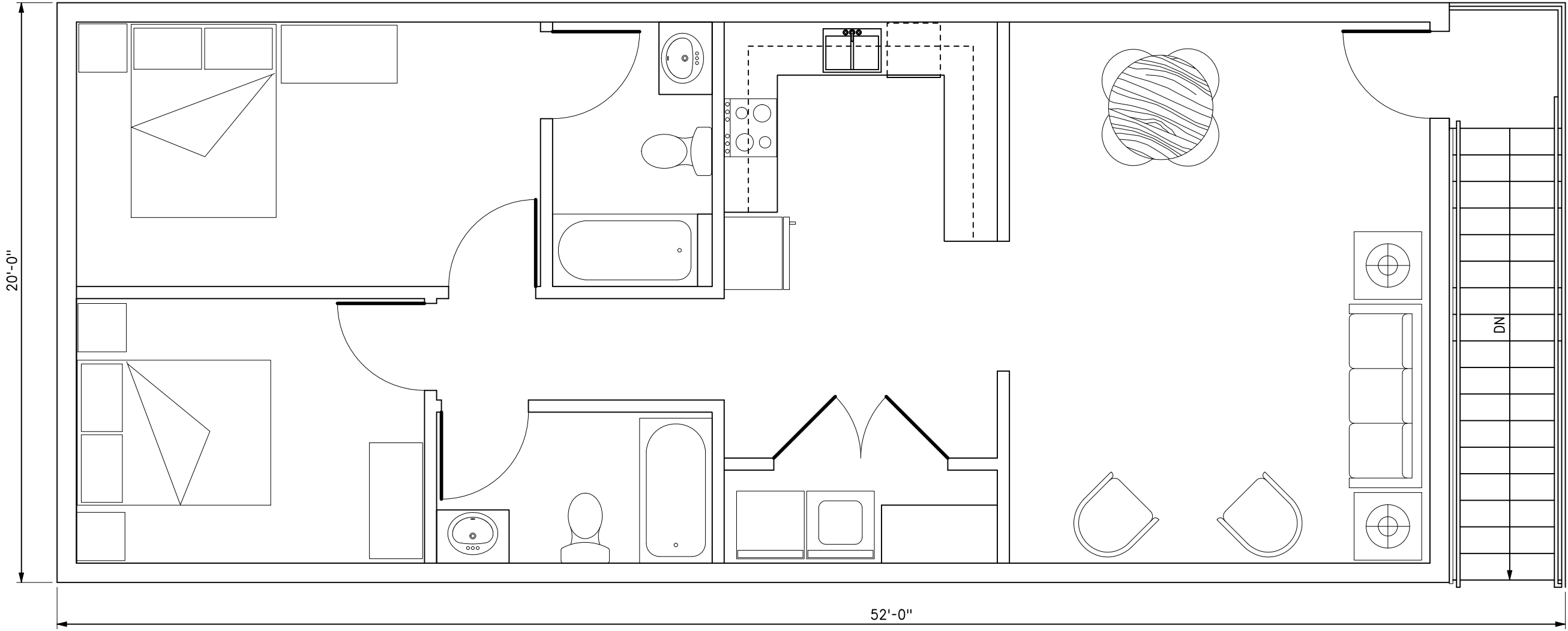


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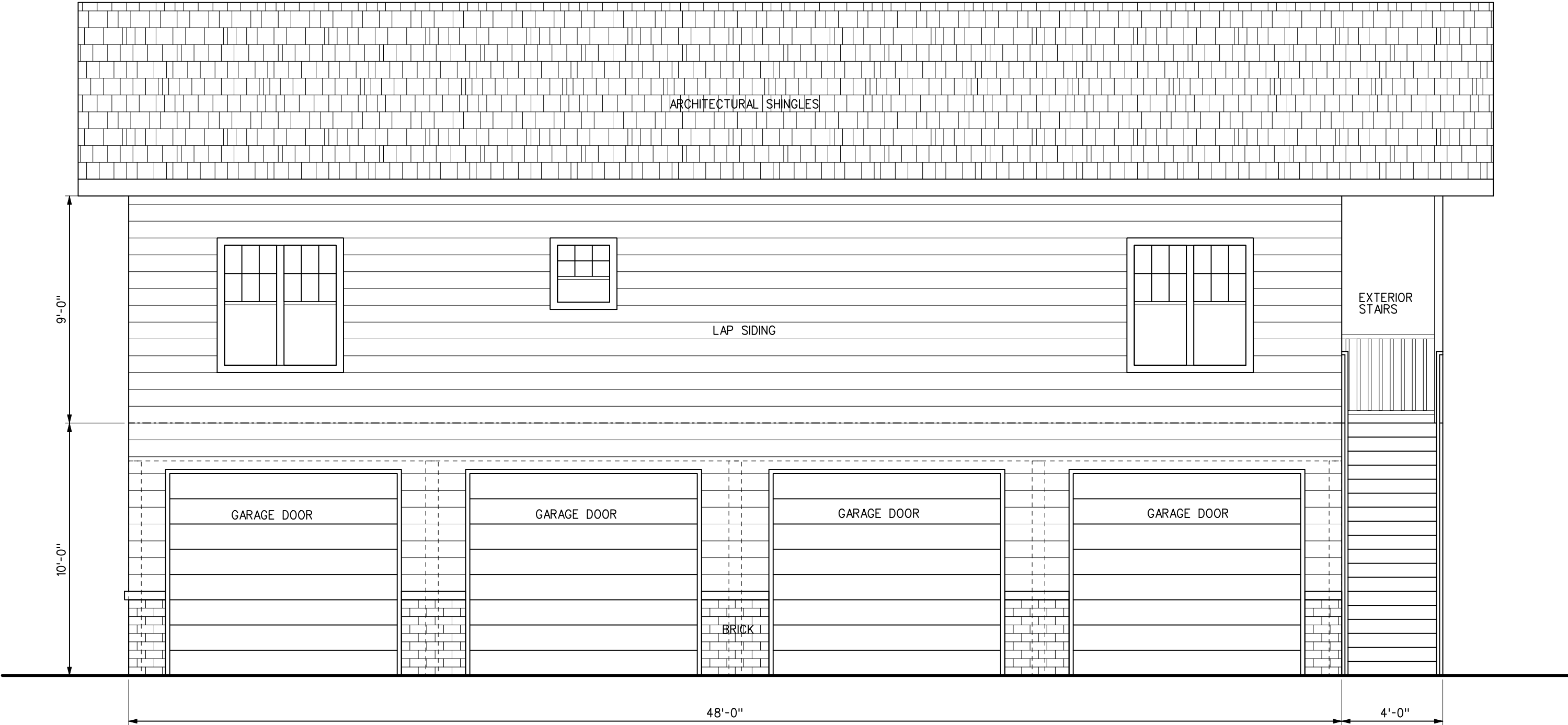
NEW BUILDING FOR  
**VOLKMAR DIRKSON**  
20633 MAIN STREET  
CORNELIUS, NORTH CAROLINA

COMM. NO.	1848
DATE	10/9/18
REVISIONS	

SHEET  
**A-4**  
OF



FLOOR PLAN: UPPER LEVEL APARTMENT  
SCALE: 1/4" = 1'-0"



ELEVATION: APARTMENT  
SCALE: 1/4" = 1'-0"



