



# **TOWN OF CORNELIUS**

Cornelius Town Hall

## **BOARD OF COMMISSIONERS**

August 5, 2019

Agenda

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### **TOWN BOARD - 7:00 PM**

- 1. CALL TO ORDER**
- 2. DETERMINATION OF QUORUM**
- 3. APPROVAL OF AGENDA**
- 4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 5. MAYOR/COMMISSIONERS/MANAGER REPORTS**
- 6. CITIZEN CONCERNS/COMMENTS**
- 7. PRESENTATIONS**
  - A. Cornelius-Lemley Fire and Rescue Recognitions**
- 8. PUBLIC HEARING**
  - A. REZ 08-17 Alexander Farm**
- 9. CONSIDERATION OF APPROVAL**
  - A. NC 115 North Corridor Feasability Study**
  - B. Cornelius Library Endowment Committee Appointments**
  - C. Historic Preservation Committee Appointments**
- 10. CONSENT AGENDA**
  - A. Approve Minutes - Closed Session**
  - B. Approve Minutes - Regular Meeting**
  - C. Annual Settlement of the Tax Collector and Order of Collection for FY2020**
- 11. COMMISSIONER CONCERNS**
- 12. ADJOURNMENT**

Please note that to speak during **CITIZENS CONCERNS/COMMENTS** or **PUBLIC COMMENT**, please use the signup sheet provided before the Board meeting and list your name, address and topic. Each speaker will be allowed 3 minutes to speak. A "hard stop" will occur after 3 minutes for each speaker. Any information displayed must be submitted to the Town Clerk within 48 hours prior meeting.

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

**To:** Mayor and Board of Commissioners

**From:** Andrew Grant, Town Manager

**Action Requested:**

Recognize former Fire Chief Neal Smith for his years of service and dedication. Recognize newly appointed Fire Chief Guerry Barbee and Fire Officers.

**Manager's Recommendation:**

**ATTACHMENTS:**

Name:	Description:	Type:
No Attachments Available		

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## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Wayne Herron, Deputy Town Manager/Planning Director

### Action Requested:











WIN Development is requesting public input to rezone and develop 54.71 acres of property located between West Catawba and Westmoreland Road (PIDs 00511105, 00511106, 00541108) utilizing conditional zoning. The property currently is owned by B4LKN LLP. PID 00511105 is zoned Neighborhood Mixed Use (NMX). PIDs 00511106 and 00541108 are zoned Neighborhood Residential (NR). The proposed development will include both commercial and residential uses with a proposed dedication of park land. This will be public hearing #1.

Following public hearing #1, the Staff will continue to review the site plan and have the Traffic Impact Analysis (TIA) prepared and reviewed by NCDOT. Any input received at public hearing #1 will be utilized in seeking revisions to the site plan. Once the site plan draft is finalized and TIA is approved, the plan will go before the Planning Board and then return to the Town Board for public hearing #2.

### Manager's Recommendation:

Conduct Public Hearing #1

### ATTACHMENTS:

Name:	Description:	Type:
 <a href="#">Revised_Application(2).pdf</a>	Application	Exhibit
 <a href="#">Written_Summary_of_Request.pdf</a>	Summary of Request	Exhibit
 <a href="#">Alexander_Property_Zoning.jpg</a>	Zoning Map	Exhibit
 <a href="#">Alexander_Property_Land_Use.jpg</a>	Land Use Map	Exhibit
 <a href="#">Alexander_Property_Vicinity.jpg</a>	Aerial Vicinity Map	Exhibit
 <a href="#">Alexander_Property_Parcels.pdf</a>	Property Map	Exhibit
 <a href="#">ALEXANDER_FARM - SITE_LAYOUT_070119.pdf</a>	Site Plan	Exhibit
 <a href="#">Combined_Elevations.pdf</a>	Elevations	Exhibit
 <a href="#">Planning - Alexander_Farm.pdf</a>	Staff Presentation	Presentation
 <a href="#">Alexander_Farms_Presentation.8-5-19.Town_Board.pdf</a>	Applicant Presentation	Presentation



# TOWN OF CORNELIUS

## Planning Department

PO Box 399 | Cornelius, NC 28031 | Phone: 704-896-2461 | Fax: 704-896-2462

Staff Only:
Date Rec'd
Rec'd by
Case #

### LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$1250
• Preliminary Plat (Major Sub):	<input type="checkbox"/>	_____	• Special Use Permit (SUP)	<input type="checkbox"/> _____
• Final Plat (Major Sub):	<input type="checkbox"/>	_____	• Major Architectural Variation	<input type="checkbox"/> _____
• Construction Documents:	<input type="checkbox"/>	_____	• Minor Architectural Variation	<input type="checkbox"/> _____
• General Rezoning	<input type="checkbox"/>	_____	• Other, vested rights	<input type="checkbox"/> \$250
Fee Total:				\$1,500

2. Project Information	
Date of Application: <u>10/2/17</u>	Name of Project: <u>Alexander Farm</u>
Location: <u>18324 W. Catawba and 18500 Caleb Jordap</u>	Property Size (acres): <u>54.71</u> # of Units/Lots: <u>3</u>
Current Zoning: <u>05: NMX, 06 &amp; 08: NR</u>	Proposed Zoning: <u>CZ</u>
Current Land Use: <u>vacant</u>	Proposed Land Use: _____
Tax Parcel Number(s): <u>00511105, 00511106, 00541108</u>	

3. Contact Information	Freeland and Kauffman, Inc.
WIN Development, LLC	Agent(s) (Engineer, Architect, Etc.)
Owner, Applicant, or Developer	209 West Stone Avenue
15141 Hugh Mcauley Road	Address
Address	Greenville, SC 29609
Huntersville, NC 28078	City, State Zip
City, State Zip	864-672-8421
(262) 442-8702	Telephone
Telephone	Fax
Evan Walton	Charles A. Garcia
Signature	Print Name
Date	Date
Email - ewalton@cdpartners.net	Email - Eolliff@fk-inc.com

4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:	
<input checked="" type="checkbox"/> Signed "Original" application	<input checked="" type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input checked="" type="checkbox"/> Project Fee(s) - See Fee Schedule	<input checked="" type="checkbox"/> Official hard copy of architectural elevations (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
<input checked="" type="checkbox"/> Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code	<input checked="" type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<input checked="" type="checkbox"/> Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.	<input checked="" type="checkbox"/> Digital Files of all items listed above
<input checked="" type="checkbox"/> Site/sketch plan (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots	

October 2, 2017

**Via Hand Delivery**

Mr. Wayne Herron  
Planning Director  
Town of Cornelius  
21445 Catawba Avenue  
Cornelius, NC 28031

RE: Written Summary of Request; Conditional Zoning Application for The Knox Group General Rezoning (the "Application"); Tax Parcels 005-111-05, 005-111-06, and 00541108, 18324 West Catawba Avenue and 18500 Caleb Jordan Drive, Cornelius, North Carolina (the "Property"); B4LKN, LLP ("Owner")

Dear Wayne:

Enclosed is a Land Development Application Form, along with a check in the amount of \$1,250.00, for CZ rezoning of the Property and a check in the amount of \$250.00 for the Vested Rights application. This letter will serve as the Owner's written summary of the request for approval of the Application in connection with the Property.

The written summary of the request is as follows: The Property comprises three (3) tracts as shown on the survey attached to the Application. The uses requested are those uses shown on the Plan, including commercial uses as shown, multi-family independent living units and townhome units. The total acreage of the Property is approximately 54.71 acres as shown on the Plan that is a part of the Application. The total proposed non-residential square footage shown on the Plan is a maximum of 118,000, the total number of townhome units will not exceed 170 and the total number of independent living units will not exceed 150.

The Property Survey, Plan and Architectural Elevations have been submitted to you. Digital files have been emailed directly to you. Please let me know if you have any questions concerning the enclosed Application or the matters set forth herein. Thank you for your assistance.

Mr. Wayne Herron  
October 2, 2017  
Page 2

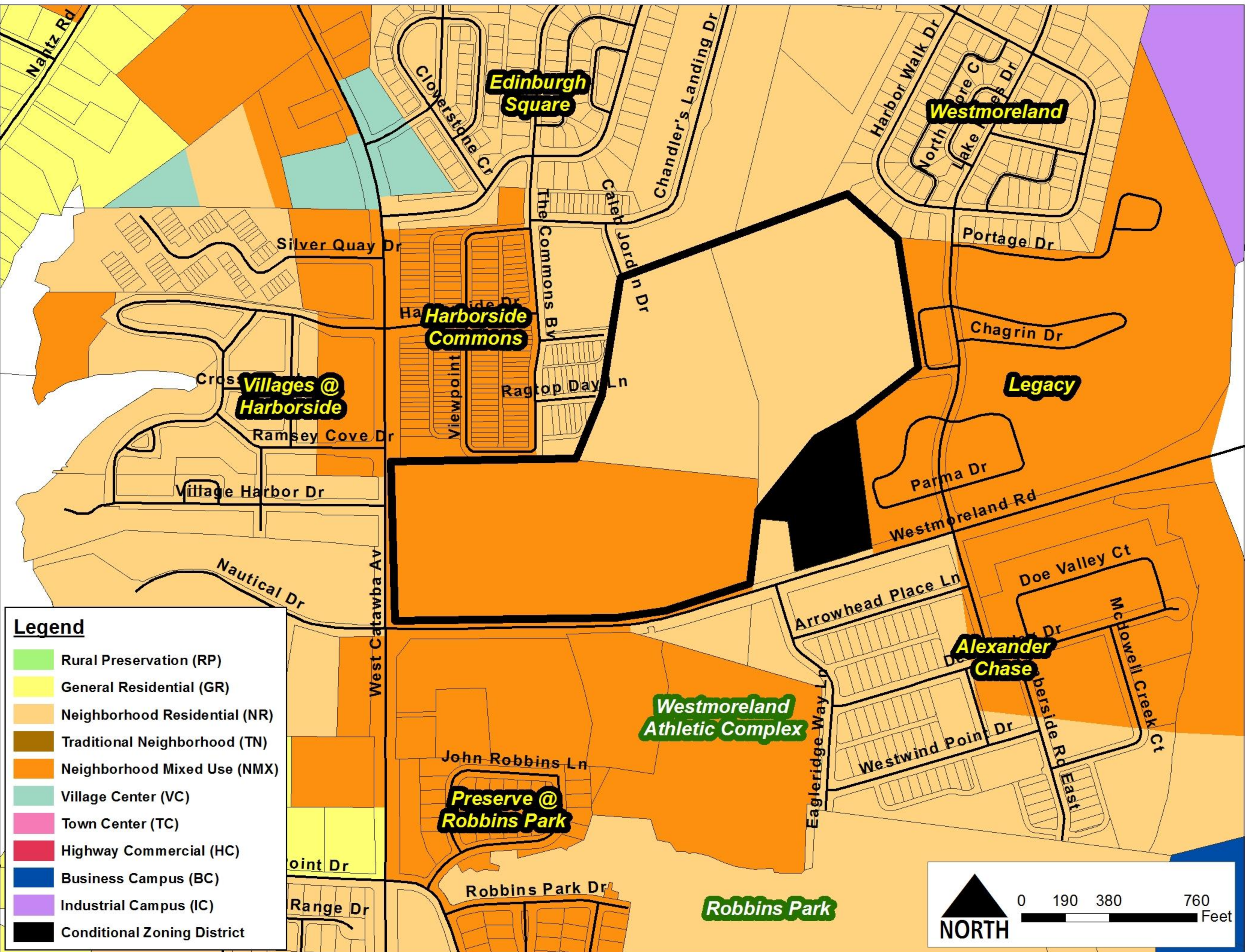
Very truly yours,

Irvin Law, PLLC

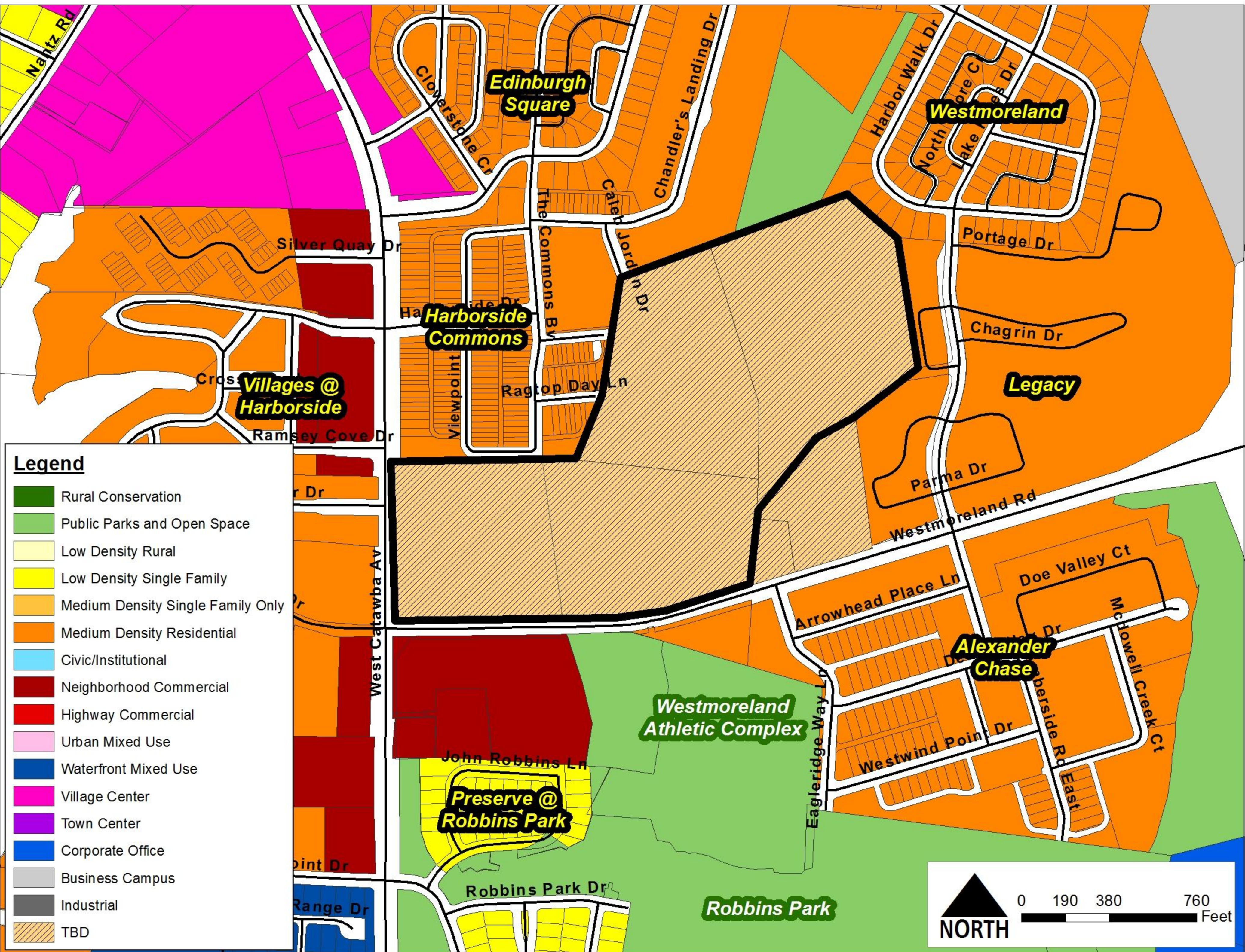
A handwritten signature in cursive script, appearing to read "Susan K. Irvin".

By: \_\_\_\_\_  
Susan K. Irvin



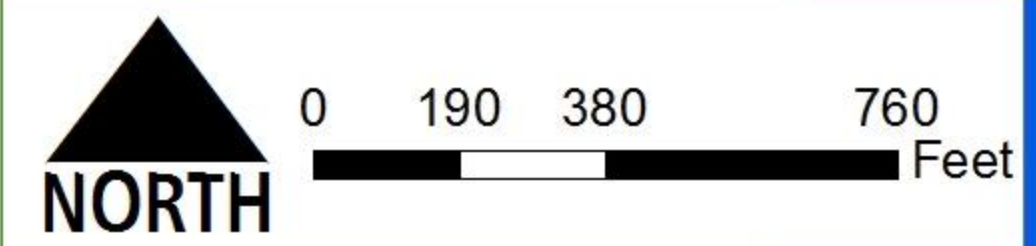




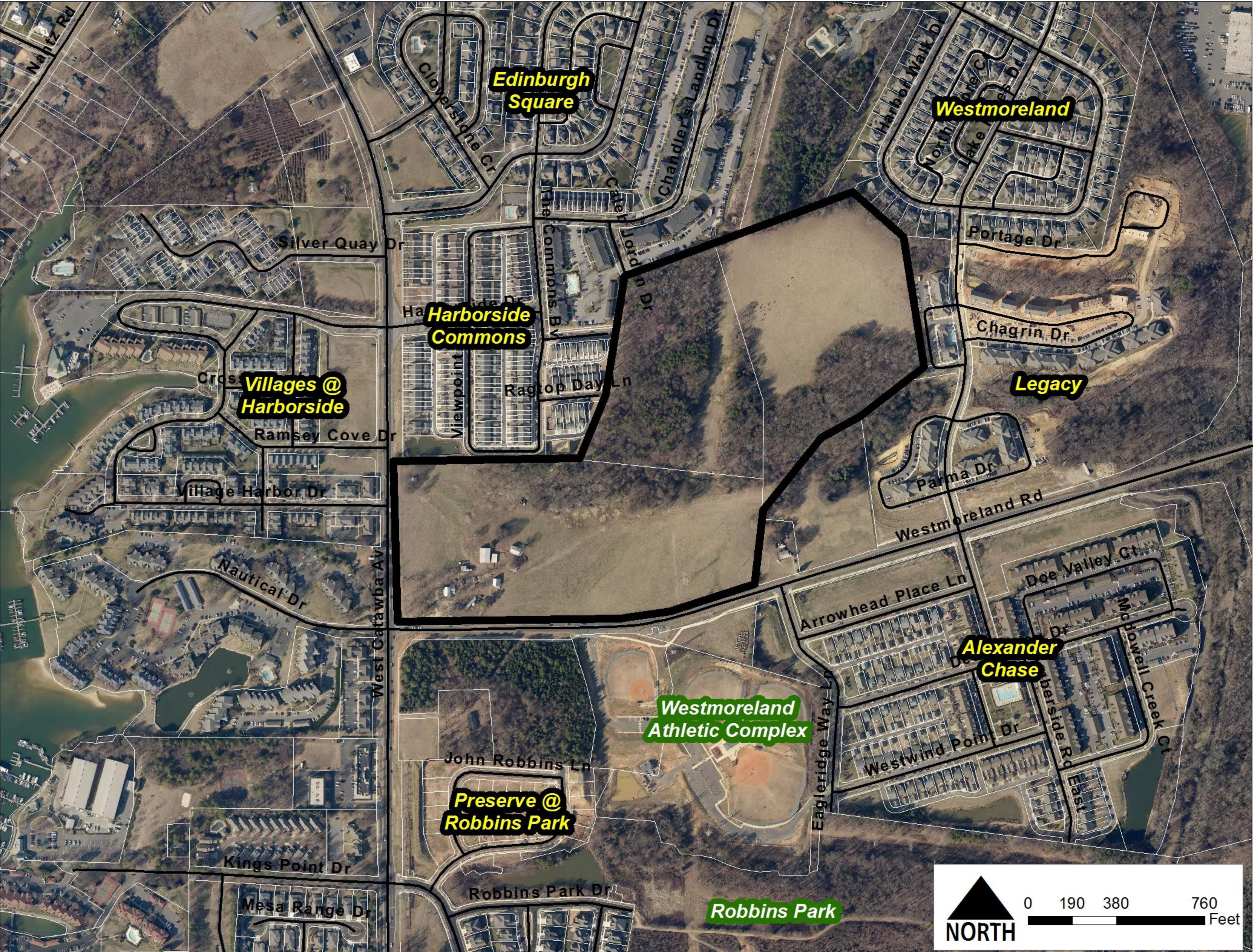


**Legend**

- Rural Conservation
- Public Parks and Open Space
- Low Density Rural
- Low Density Single Family
- Medium Density Single Family Only
- Medium Density Residential
- Civic/Institutional
- Neighborhood Commercial
- Highway Commercial
- Urban Mixed Use
- Waterfront Mixed Use
- Village Center
- Town Center
- Corporate Office
- Business Campus
- Industrial
- TBD







**Edinburgh Square**

**Westmoreland**

**Harborside Commons**

**Villages @ Harborside**

**Legacy**

**Alexander Chase**

**Preserve @ Robbins Park**

**Westmoreland Athletic Complex**

**Robbins Park**



0 190 380 760 Feet





PID 00541108


PID 00511106

PID 00511105

**Harborside  
Commons**


**Legacy**

**Westmoreland  
Athletic Complex**



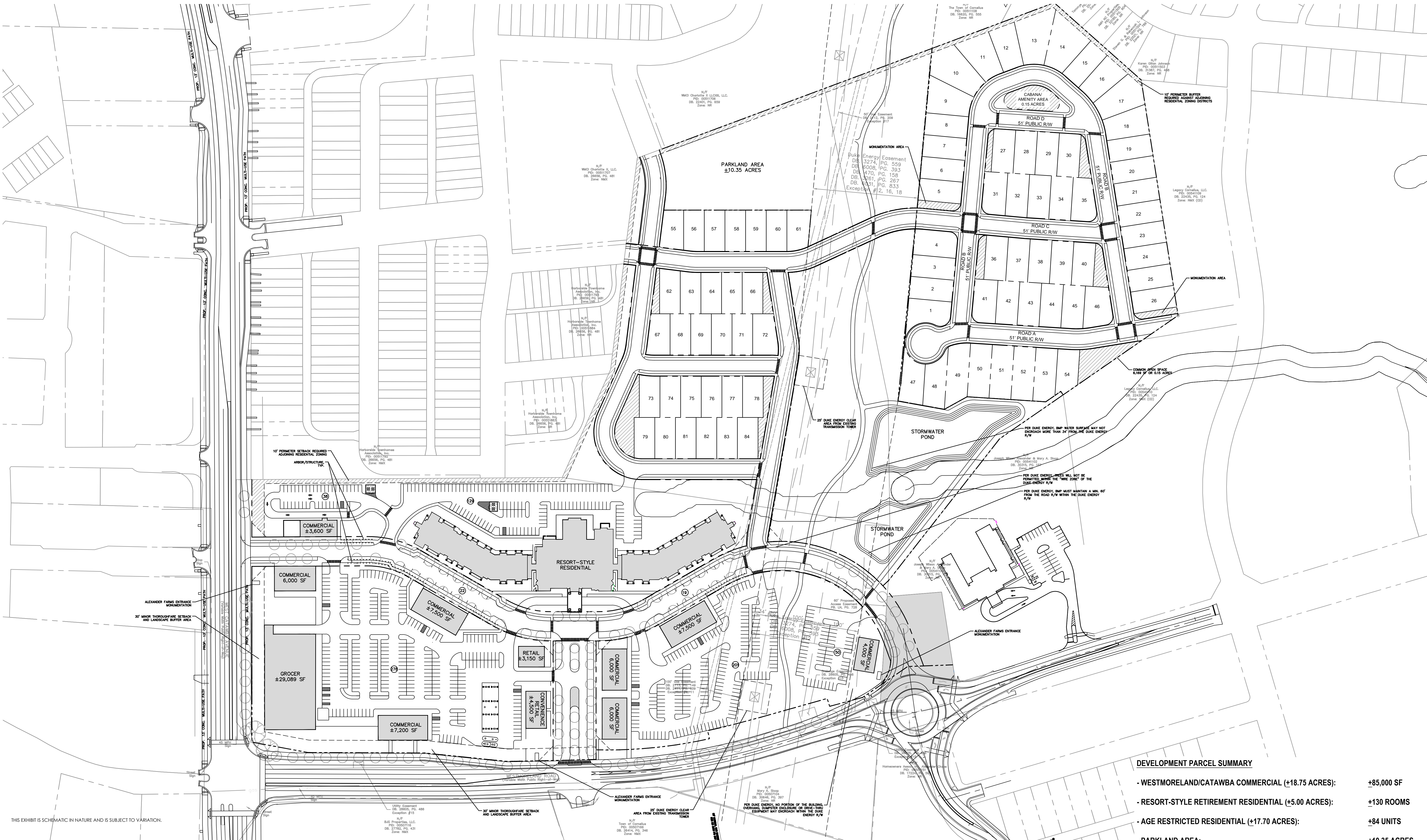
**NORTH**

0 95 190 380



Feet





DEVELOPMENT PARCEL SUMMARY	
- WESTMORELAND/CATAWBA COMMERCIAL (+18.75 ACRES):	+85,000 SF
- RESORT-STYLE RETIREMENT RESIDENTIAL (+5.00 ACRES):	+130 ROOMS
- AGE RESTRICTED RESIDENTIAL (+17.70 ACRES):	+84 UNITS
- PARKLAND AREA:	+10.35 ACRES

**ALEXANDER FARMS**  
CONCEPTUAL SITE LAYOUT  
CORNELIUS, NC  
07/01/2019





1 ELEVATION - FRONT - VIEW TOWARD CORE  
1" = 20'-0"

- EXTERIOR MATERIAL - COLOR LEGEND**
- MASONRY:**  
BRICK - 4" VENEER: ACME BRICK, ROCKWELL  
BRICK - THIN BRICK VENEER: MATCH 4" BRICK VENEER  
CAST STONE (PRECAST CONC): NOSTALGIC STONE, LIGHT BUFF  
COLUMN - MASONRY SECTION: ACME BRICK, ROCKWELL
- SIDING SYSTEMS:**  
SIDING - HORIZ LAP SIDING: HARDE TRIM, ARCTIC WHITE  
SIDING - VERT BOARD AND BATTEN SIDING: HARDE TRIM, ARCTIC WHITE  
CORNER TRIM: HARDE TRIM, ARCTIC WHITE  
COLUMN SIDING SECTION: HARDE TRIM, ARCTIC WHITE  
COLUMN TRIM: HARDE TRIM, ARCTIC WHITE  
PORCH TRIM LEVEL 3 SOFFIT: HARDE TRIM, ARCTIC WHITE  
WINDOW TRIM: HARDE TRIM, ARCTIC WHITE
- SOFFIT / FASCIA:**  
FASCIA: ALUM CLAD: MATCH ARCTIC WHITE  
SOFFIT: ALUM: PRE-FINISHED WHITE  
SOFFIT - EPS: SMOOTH SAND TEXTURE, WHITE
- ROOF:**  
SHINGLES: OWENS CORNING, PEPPERHILL GRAY  
GUTTER: MATCH ARCTIC WHITE  
DOWNSPOUT: MATCH ARCTIC WHITE
- DOORS & WINDOWS:**  
WINDOW VINYL: WHITE  
PATIO DOOR: VINYL: WHITE  
DOORS - HOLLOW METAL: MATCH ARCTIC WHITE  
DOORS & STOREFRONT: ALUM: WHITE
- MISC:**  
LOUVER: TYP & PTAC: T80 TO MATCH SIDING & BRICK  
LOUVER - CORNER: MATCH WINDOW COLOR  
COLUMN TOP SECTION: ALUM CLAD: MATCH ARCTIC WHITE  
PORCH BEAM: ALUM CLAD: MATCH MONTERAY TAUPE  
PORCH RAILING: WHITE  
HVAC SCREEN WALL: WHITE  
BRACKETS: MATCH ARCTIC WHITE



2 ELEVATION - WEST SIDE  
1" = 20'-0"

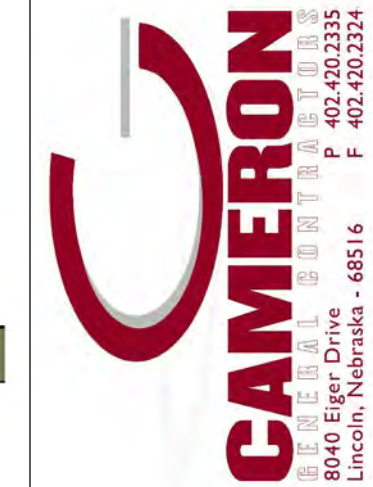


3 ELEVATION - EAST SIDE  
1" = 20'-0"



4 ELEVATION - BACK - VIEW TOWARD CORE  
1" = 20'-0"

ARCHITECT



130 UNIT INDEPENDENT LIVING COMMUNITY  
CORNELIUS, NORTH CAROLINA

EXTERIOR ELEVATIONS - SMALL SCALE

REVISIONS

DESCRIPTION

DATE

11/26/19

A211





FRONT ELEVATION



LEFT ELEVATION



**PAINT**  
SW 9173  
SHIITAKE



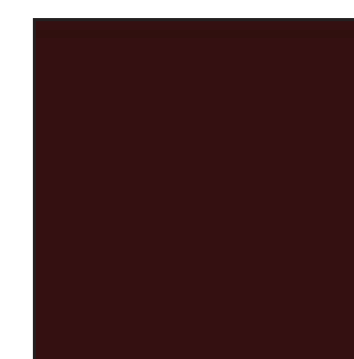
**PAINT**  
SW 7652  
MINERAL  
DEPOSIT



**PAINT**  
SW 9179  
ANCHORS  
AWEIGH



**PAINT**  
SW 7069  
IRON ORE



**METAL**  
BURGUNDY  
PAC-CLAD



**METAL**  
SW 6258  
TRICORN BLACK



**BRICK**  
BORAL BRICK  
OLD EDISTO



**BRICK**  
BORAL BRICK  
SLATE

ALEXANDER FARMES RETAIL

DESIGN DEVELOPMENT

CORNELIUS, NC

12.20.18



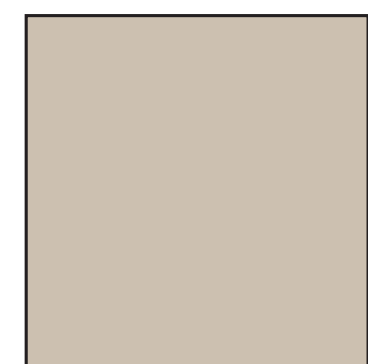




BACK ELEVATION

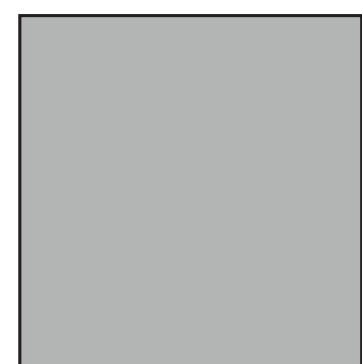


RIGHT ELEVATION



**PAINT**

SW 9173  
SHIITAKE



**PAINT**

SW 7652  
MINERAL  
DEPOSIT



**PAINT**

SW 9179  
ANCHORS  
AWEIGH



**PAINT**

SW 7069  
IRON ORE



**METAL**

BURGUNDY  
PAC-CLAD



**METAL**

SW 6258  
TRICORN BLACK



**BRICK**

BORAL BRICK  
OLD EDISTO



**BRICK**

BORAL BRICK  
SLATE

ALEXANDER FARMES RETAIL

DESIGN DEVELOPMENT

CORNELIUS, NC

12.20.18





# Town Board

August 5, 2019



# Alexander Farm

REZ 08-17

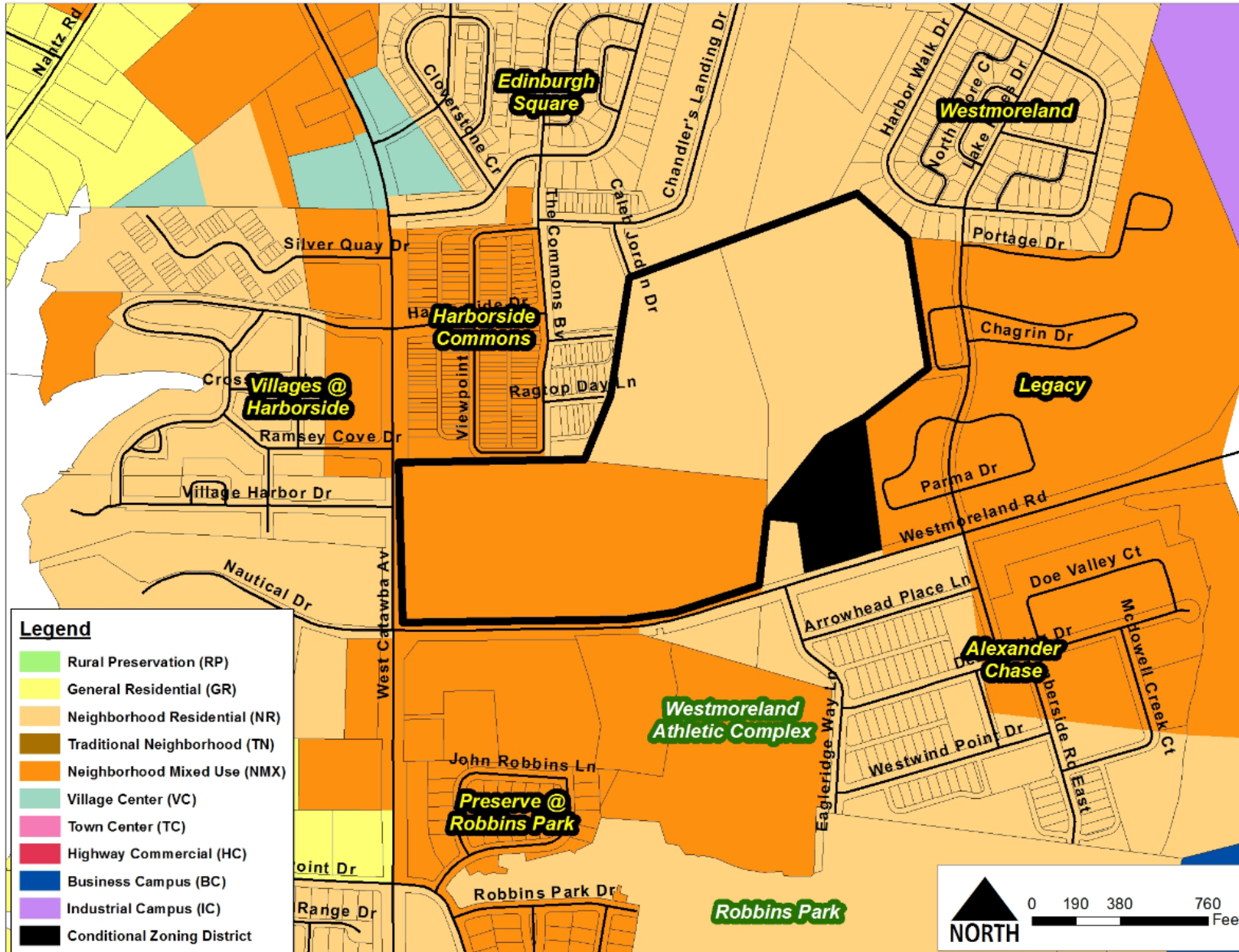
Public Hearing #1



# REZ 08-17 Alexander Farm

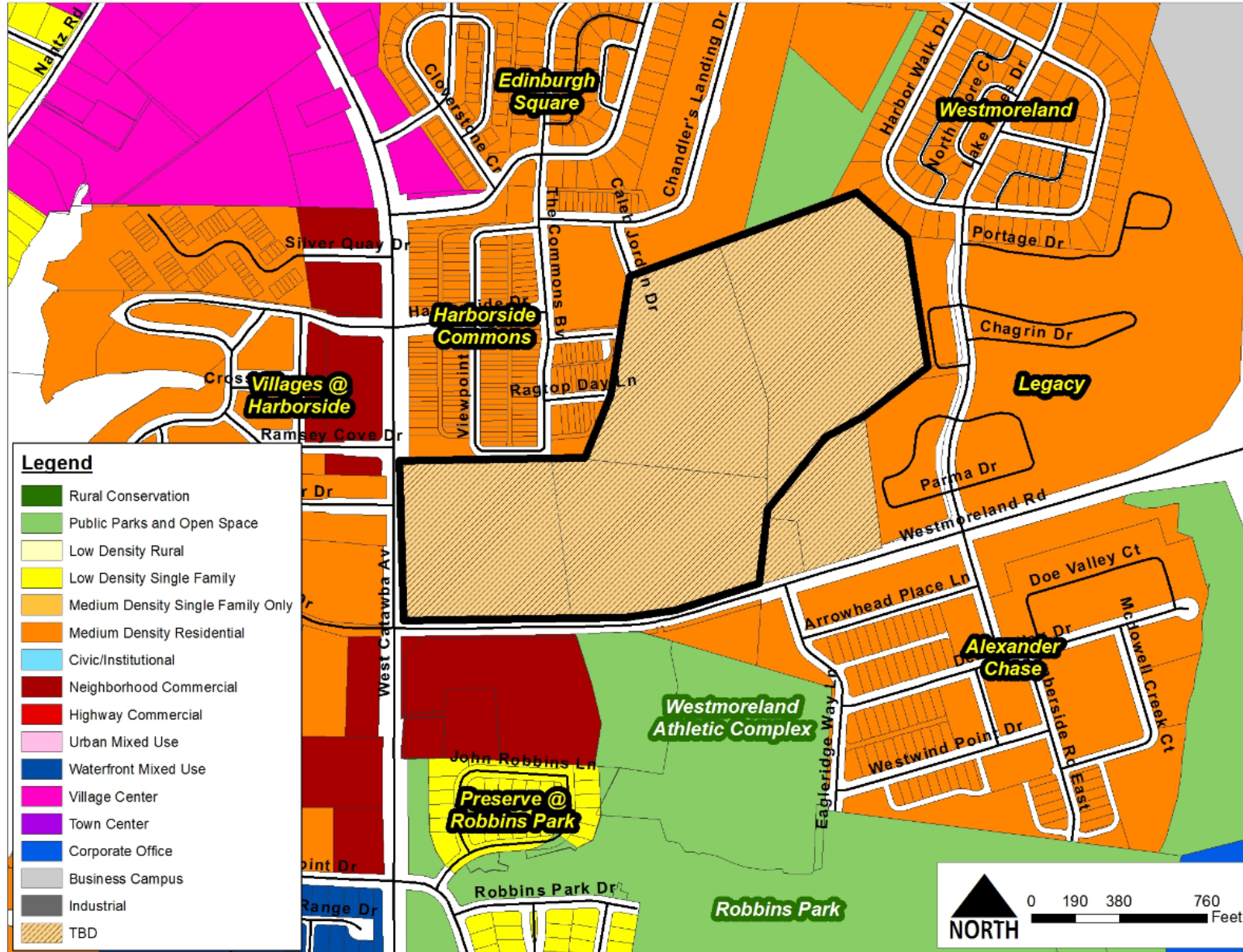
- Location: Three parcels between West Catawba and Westmoreland Roads (PIDs 00511105, 00511106, and 00541108)
- Property size: 54.71 acres
- Existing Zoning: PID 00511105 Neighborhood Mixed Use (NMX). PIDs 00511106 and 00541108 Neighborhood Residential (NR).
- Existing Land Use: To be determined (TBD)
- Current Use: Vacant farmhouse and vacant miscellaneous related structures. Land farmed for hay or is wooded and undeveloped. Duke Power and Piedmont Natural Gas easements present as well as post construction and SWIM buffers.
- Proposed Use: Applicant has applied for Conditional Zoning to develop PID 0011105 with commercial and residential, PID 00511106 with residential and park, and PID 00541108 with residential.

# REZ 08-17 Alexander Farm Zoning



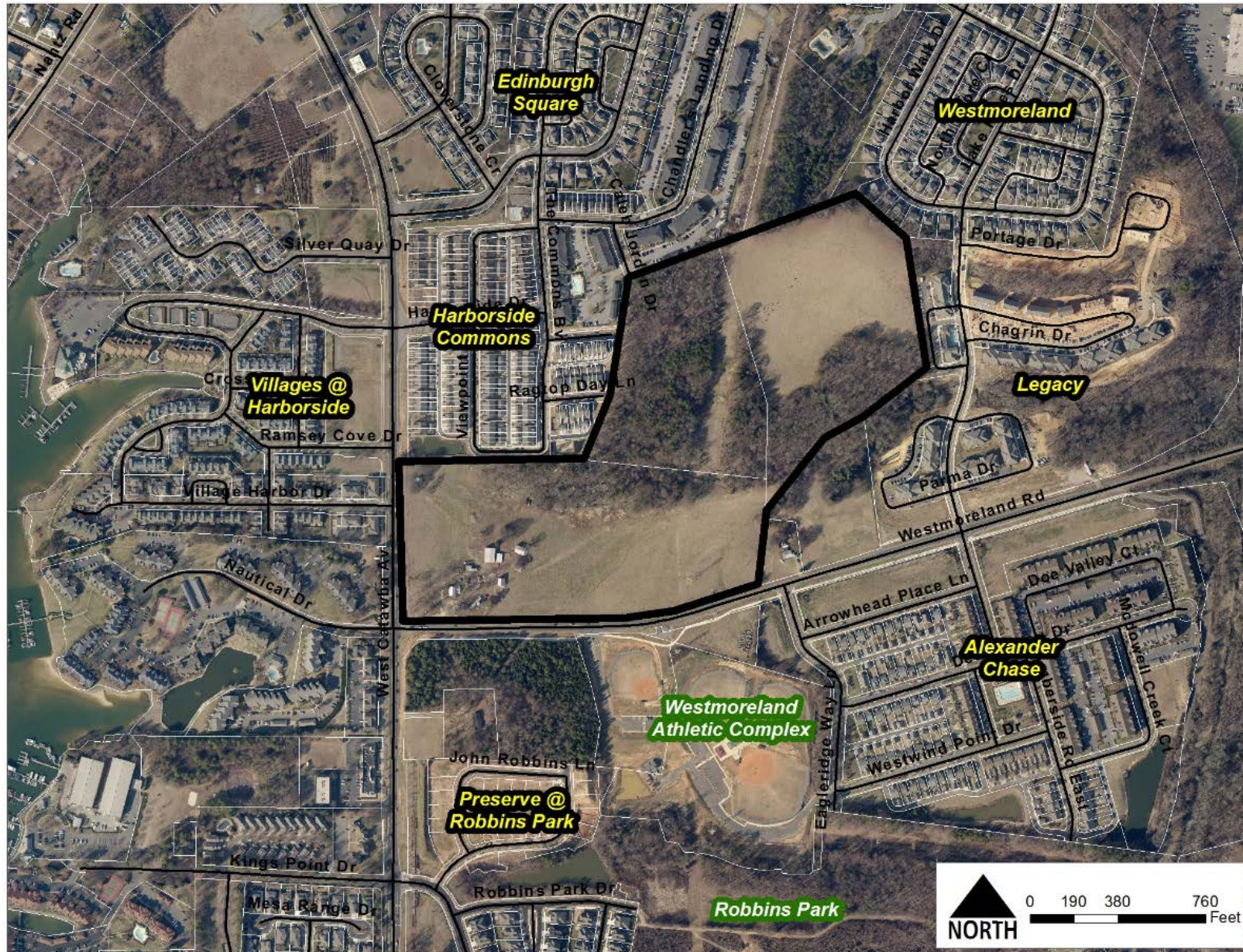


# REZ 08-17 Alexander Farm Land Use





# REZ 08-17 Alexander Farm Vicinity





# REZ 08-17 Alexander Farm Property







Westmoreland Road

07/29/2019



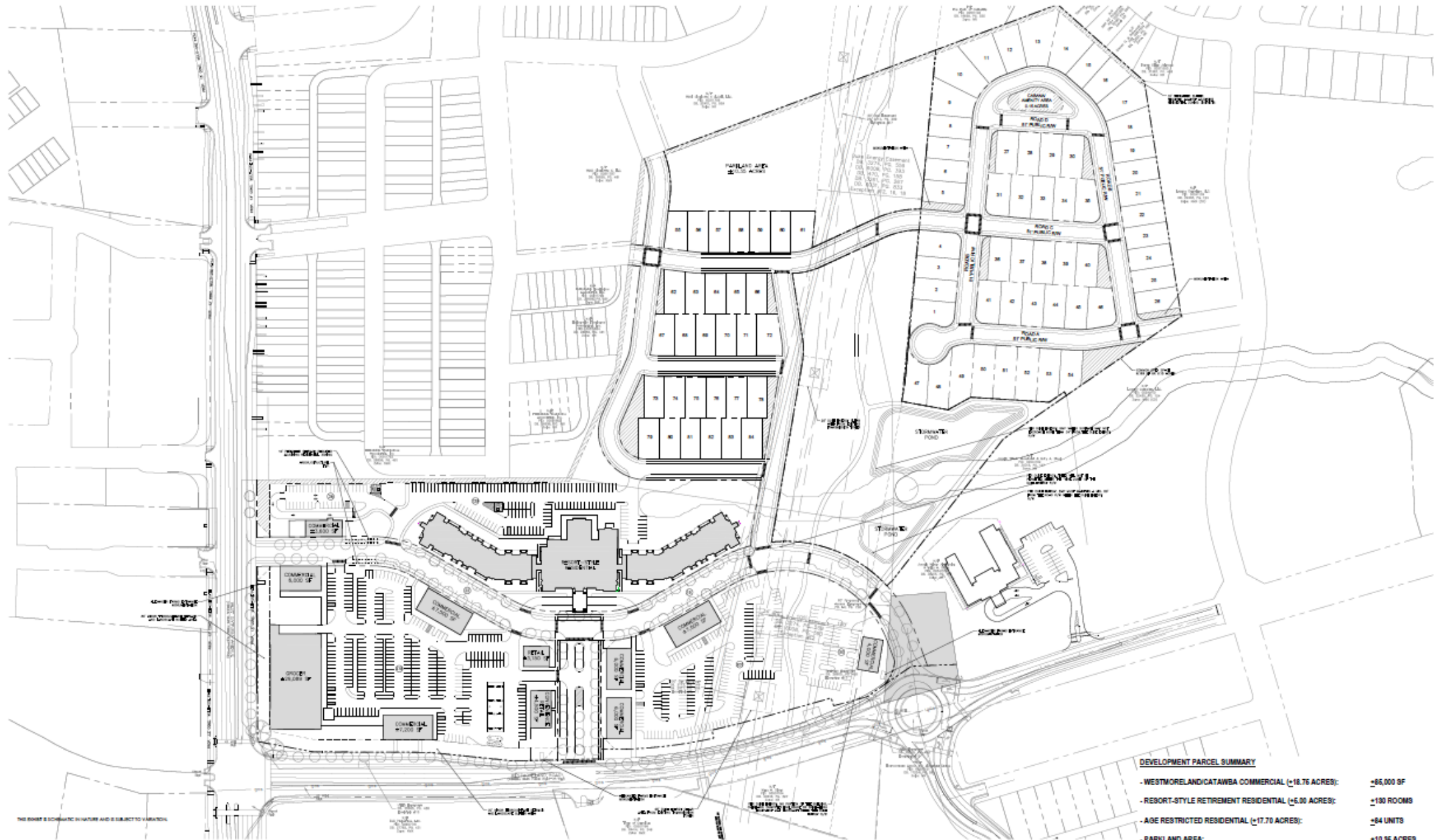


West Catawba

07/29/2019







## ALEXANDER FARMS

### CONCEPTUAL SITE LAYOUT

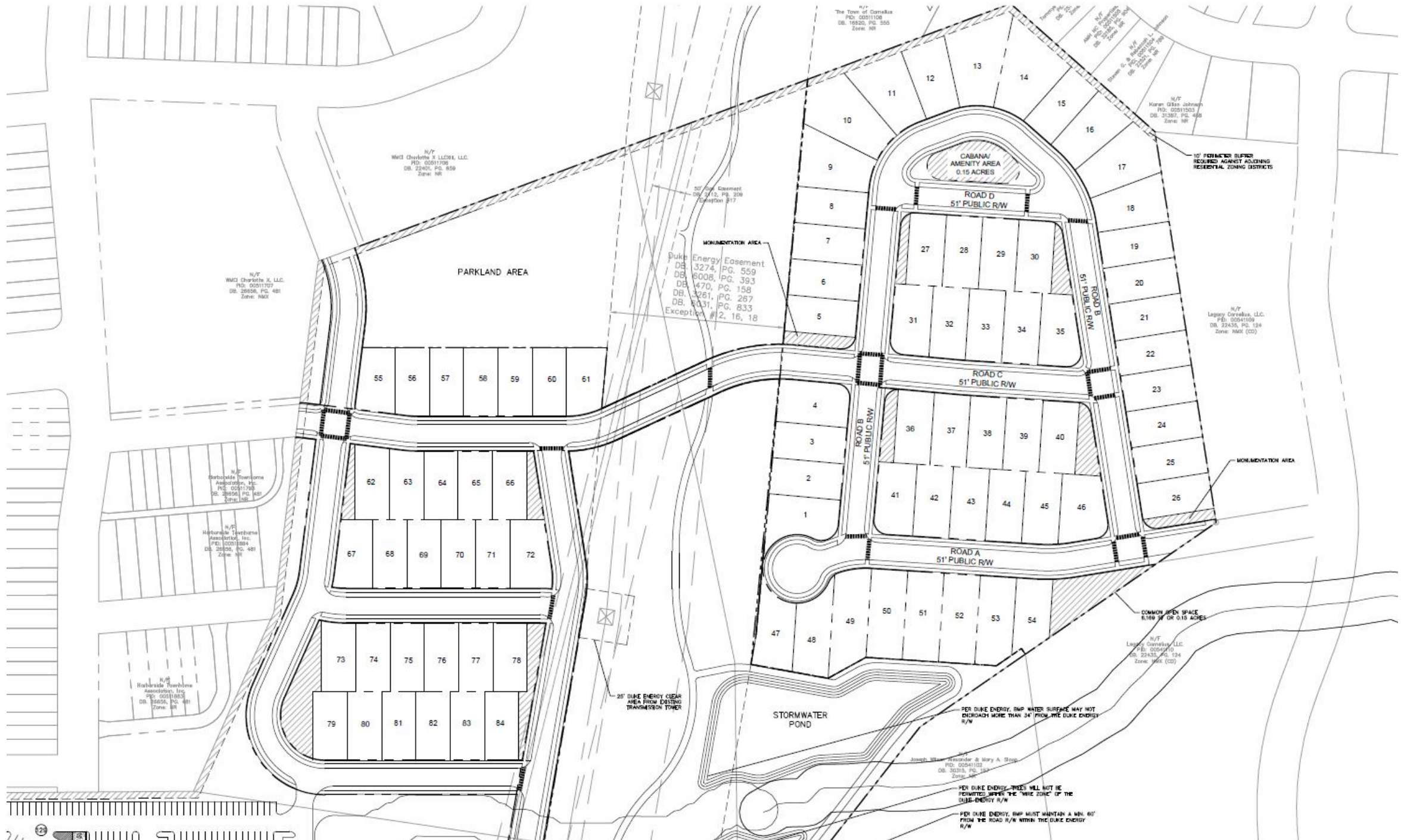
CORNELIUS, NC

07/01/2019









N/T  
The Town of Cornelius  
PD: 0051108  
DB: 10520, PG. 555  
Zone: NR

N/T  
The Town of Cornelius  
PD: 0051108  
DB: 10520, PG. 555  
Zone: NR

N/T  
Karen Olsen Johnson  
PD: 0051103  
DB: 31357, PG. 488  
Zone: NR

10' PERMITS BUFFER  
REQUIRED AGAINST ADJACENT  
RESIDENTIAL ZONING DISTRICTS

N/T  
Legacy Corvallis, LLC  
PD: 0054109  
DB: 23435, PG. 124  
Zone: NMT (CO)

N/T  
Legacy Corvallis, LLC  
PD: 0054109  
DB: 23435, PG. 124  
Zone: NMT (CO)

N/T  
Joseph W. Hensler & Mary A. Stapp  
PD: 0054103  
DB: 30315, PG. 151  
Zone: NR

PER DUK ENERGY, TREES WILL NOT BE  
PERMITTED WITHIN THE "TREE ZONE" OF THE  
DUK-ENERGY R/W

PER DUK ENERGY, BMP MUST MAINTAIN A MIN. 60'  
FROM THE ROAD R/W WITHIN THE DUK-ENERGY  
R/W

MONUMENTATION AREA  
Duke Energy Easement  
DB: 3274, PG. 559  
DB: 6008, PG. 393  
DB: 470, PG. 158  
DB: 3261, PG. 267  
DB: 6031, PG. 833  
Exception #2, 16, 18

25' DUK ENERGY CLEAR  
AREA FROM EXISTING  
TRANSMISSION TOWER

STORMWATER  
POND

PER DUK ENERGY, BMP WATER SURFACE MAY NOT  
ENROACH MORE THAN 34' FROM THE DUK-ENERGY  
R/W

COMMON OPEN SPACE  
6,189 SF OR 0.15 ACRES

MONUMENTATION AREA

PARKLAND AREA

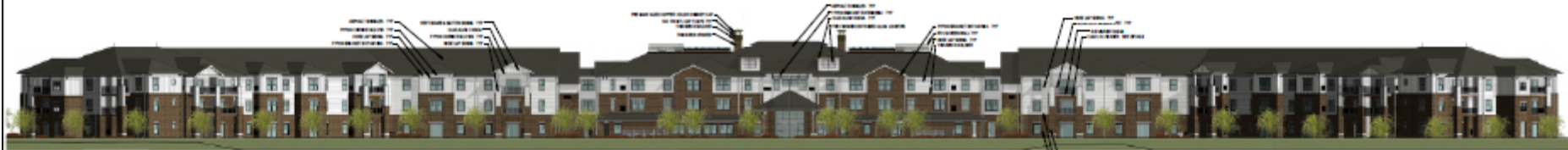
N/T  
WAG Charlotte X, LLC  
PD: 0051109  
DB: 23435, PG. 488  
Zone: NR

N/T  
Hobbsville Townhome  
Associates, Inc.  
PD: 0051109  
DB: 23435, PG. 488  
Zone: NR

N/T  
Hobbsville Townhome  
Associates, Inc.  
PD: 0051109  
DB: 23435, PG. 488  
Zone: NR

N/T  
Hobbsville Townhome  
Associates, Inc.  
PD: 0051109  
DB: 23435, PG. 488  
Zone: NR

# REZ 08-17 Alexander Farm Residential Elevations



1 ELEVATION - FRONT - VIEW TOWARD CORE

FINISHES AND MATERIALS	
WALLS	BRICK, SIDING, STUCCO, CONCRETE
ROOF	ASPHALT/FLT SHINGLES
FLOORS	HARDWOOD, CARPET, TILE
CEILING	DROPPED CEILING, PLASTER
DOORS	WOOD, METAL
WINDOWS	WOOD, METAL
PAINT	EXTERIOR: WHITE, GREY, BROWN INTERIOR: WHITE, GREY, BROWN
LANDSCAPE	GRASS, TREES, SHRUBS, FLOWERS
LIGHTING	OUTDOOR LIGHTS, PORCH LIGHTS
DETAILS	TRIM, MOLDINGS, HANDRAILS
FINISHES	BRICK, SIDING, STUCCO, CONCRETE
ROOF	ASPHALT/FLT SHINGLES
FLOORS	HARDWOOD, CARPET, TILE
CEILING	DROPPED CEILING, PLASTER
DOORS	WOOD, METAL
WINDOWS	WOOD, METAL
PAINT	EXTERIOR: WHITE, GREY, BROWN INTERIOR: WHITE, GREY, BROWN
LANDSCAPE	GRASS, TREES, SHRUBS, FLOWERS
LIGHTING	OUTDOOR LIGHTS, PORCH LIGHTS
DETAILS	TRIM, MOLDINGS, HANDRAILS



2 ELEVATION - WEST SIDE



3 ELEVATION - EAST SIDE



4 ELEVATION - BACK - VIEW TOWARD CORE





FRONT ELEVATION

## REZ 08-17 Commercial Elevations



LEFT ELEVATION



**PAINT**  
SW 9173  
SHITAKE



**PAINT**  
SW 7652  
MINERAL  
DEPOSIT



**PAINT**  
SW 9179  
ANCHORS  
AWEIGH



**PAINT**  
SW 7069  
IRON ORE



**METAL**  
BURGUNDY  
PAC-CLAD



**METAL**  
SW 6258  
TRICORN BLACK



**BRICK**  
BORAL BRICK  
OLD EDISTO



**BRICK**  
BORAL BRICK  
SLATE



**BACK ELEVATION**



**RIGHT ELEVATION**



**PAINT**  
SW 9173  
SHIITAKE



**PAINT**  
SW 7652  
MINERAL  
DEPOSIT



**PAINT**  
SW 9179  
ANCHORS  
AWEIGH



**PAINT**  
SW 7069  
IRON ORE



**METAL**  
BURGUNDY  
PAC-CLAD



**METAL**  
SW 6258  
TRICORN BLACK



**BRICK**  
BORAL BRICK  
OLD EDISTO

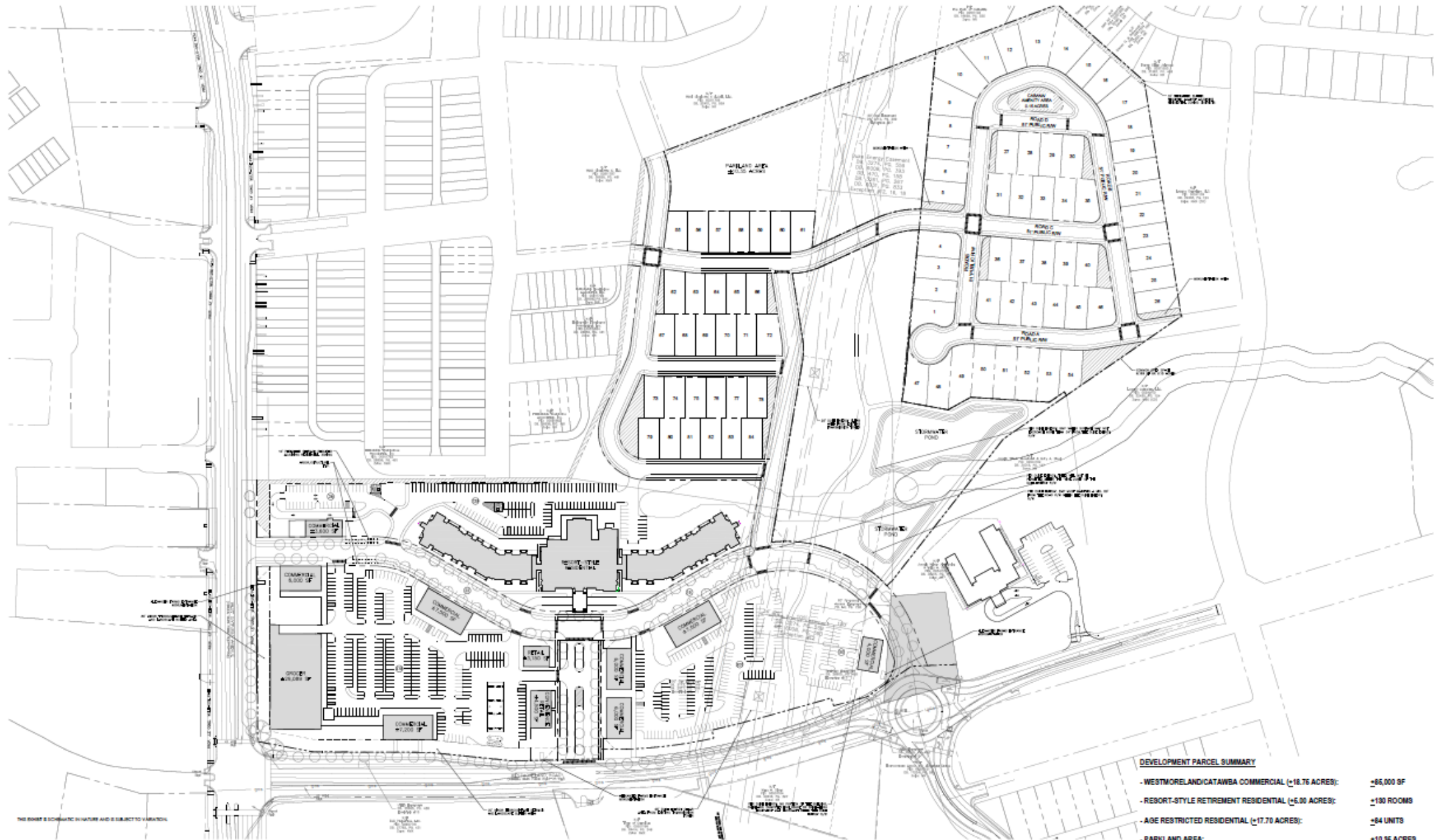


**BRICK**  
BORAL BRICK  
SLATE



# REZ 08-17 Alexander Farm Timeline

- Community Meeting: July 17, 2019
- Town Board Public Hearing #1: August 5, 2019
- Traffic Impact Analysis (TIA): Town received TIA fee last week and is working with NCDOT to approve the Memorandum of Understanding (MOU). Once NCDOT approves the MOU, the estimated timeline to completion is 4 months (December/January)
- Planning Board – December 2019 (tentative)
- Town Board – public hearing #2 – January 2020 (tentative)







Alexander Farms



Taking  
inspiration  
from this  
property's rural  
history

---







utilizing authentic materials and textures

---





with recognized profiles and details

---





Introducing **R**ustic **M**odern **A**mericana

---





creating contemporary structures with  
traditional materials and massing





taking cues from North  
Carolina iconic hotels





promoting community  
exchange & activity

---





while still providing  
convenient quality

---





Proposed Design Theme Applications For Alexander Farms



# Independent living community previous submittal





# Independent living community with new design theme







# Food Truck Plaza

---









# Corner Plaza and Tree Preserve

---









The Thrift



# Organic Foods



# Gas Pump Pavilion with Convenience Shop in the Background











# Walkable Village Main Street





# Alexander Farms



**ColeJenest  
& Stone**

WIN  
Development



**bartlett hartley & mulkey**



1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.





# Project Timeline

2017-2018

October 2, 2017-  
Application Filed

October 10, 2017-Pre-  
Application Meeting

February 14, 2017-  
Application Amended

May 22, 2018-Staff  
Meeting

June 14, 2018-Revised  
Plan Filed

June 19, 2018-Pre-  
Development Meeting

October 6, 2018-Revised  
Application Filed

October 8, 2018-Response  
From Wayne Herron

December 21, 2018-  
Application Deemed  
Complete

2019

January 24, 2019-Town Requires  
Revised Site Plan

January 29, 2019-TAB Meeting

February 5, 2019-Staff Comments  
Received

March 5, 2019-Wayne Herron  
Requests Revised Plan And  
Removal Of Thaxton Property

April 20, 2019-TIA Scoping  
Completed

April 20, 2019-Second Staff  
Review Completed

April 30, 2019-NCDOT Scoping  
Meeting

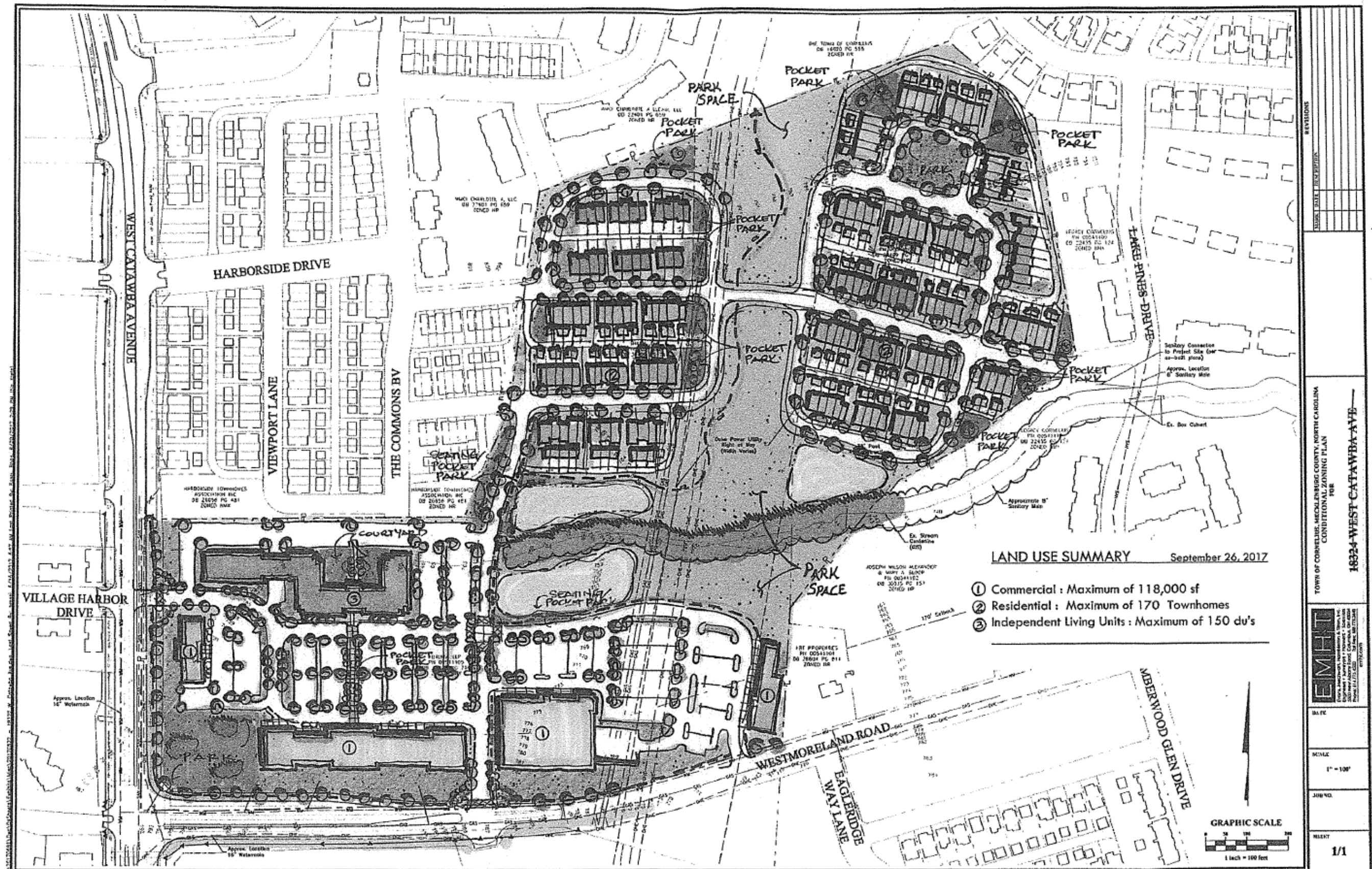
May 7, 2019-Site Plan Submitted For  
Scoping

May 23, 2019-Stormwater Meeting  
At Town

July 2, 2019-Revised Site Plan  
Submitted



# ORIGINAL APPLICATION PLAN – 170 TOWNHOMES, NO ADDITIONAL PARK, 118K COMMERCIAL







SITE SUMMARY		
	- COMMERCIAL:	±107,800 SF
	- RETIREMENT:	±130 UNITS
	- RESIDENTIAL:	±160 UNITS
	- OPEN SPACE/PARKS:	±14.00 AC
	- TOTAL SITE:	±53.00 AC



**ALEXANDER FARM**  
**SCHEMATIC SITE PLAN**  
CORNELIUS, NORTH CAROLINA  
JUNE 18, 2018



June 18, 2018





**SITE SUMMARY**

COMMERCIAL:	±85,800 SF
RETIREMENT:	±130 ROOMS
RESIDENTIAL:	±160 UNITS
OPEN SPACE/PARKS:	±12.50 AC
<b>TOTAL SITE:</b>	<b>±53.00 AC</b>

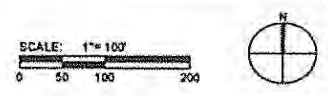




**DEVELOPMENT PARCEL SUMMARY**

- WESTMORELAND/CATAWBA COMMERCIAL (±18.75 ACRES):	±85,000 SF
- RESORT-STYLE RETIREMENT RESIDENTIAL (±5.00 ACRES):	±130 ROOMS
- AGE RESTRICTED RESIDENTIAL (±17.70 ACRES):	±84 UNITS
- PARKLAND AREA:	±10.35 ACRES

**ALEXANDER FARMS**  
**CONCEPTUAL SITE LAYOUT**  
 CORNELIUS, NC  
 07/01/2019



July 1, 2019



# Illustrative Plan





## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Deputy Manager/Director of Planning

### Action Requested:

The Town has on several occasions, submitted NC 115 North (North Main Street), for consideration to be included in the CRTPO Metropolitan Transportation Plan (MTP) as well as NCDOT funding cycles with the Transportation Improvement Priority Program (TIP). The Town's request have not scored well, over the years. Reasons for the low scores include potential impacts on historic structures and properties and lack of a plan for congestion management improvement.

In 2016, the Town applied for and received planning funds from the CRTPO in order to conduct a feasibility study for the NC 115 North corridor. The Town selected WSP Engineers to perform the study and appointed a stakeholder group to provide feedback and make recommendations regarding the study. The stakeholder group has met on three occasions and conducted a public meeting.


The recommendation is in two parts. First, an alternative to widen the existing N. Main St. to a three lane cross section is recommended. The third lane would essentially be a series of left overs at key locations broken up with landscaping. In addition, there are significant bicycle, pedestrian and aesthetic improvements that not only make the corridor a first class entry into Cornelius, but improves congestion management greatly.

The second recommendation is a connector from Town Center to South Street. This connector is not necessary to make the project function, but is shown to add significant congestion relief that makes the overall project that much better and more efficient.

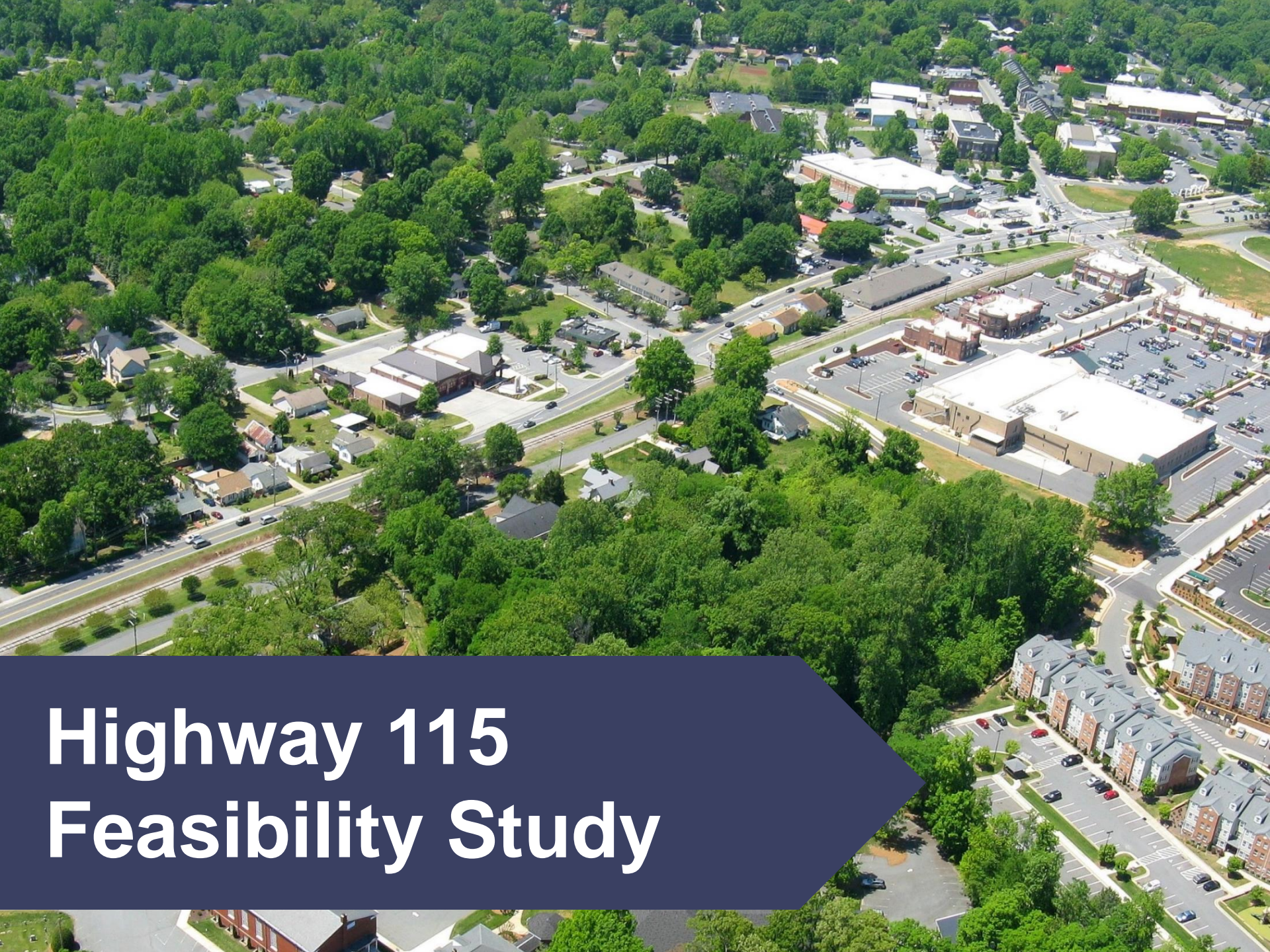
### Manager's Recommendation:

Adopt the NC 115 North Main Street Feasibility Study.

### ATTACHMENTS:

Name:	Description:	Type:
 <a href="#">NC_115_N_Feasibility_Study_Board_Meeting_8.5.19.pptx</a>	NC 115 North Feasibility Study Town Board Presentation	Backup Material





# Highway 115 Feasibility Study



# AGENDA

- Background
- Stakeholder Kickoff
- Preliminary Concept Alternatives
- NC 115 Typical Section Alternatives
- Stakeholder Feedback
- Public Meeting
- Preferred Alternatives
- Conceptual Designs/Costs
- Stakeholder Feedback





# PROJECT INFORMATION

NC 115 (N. Main Street)  
from Washam Potts Road  
to Potts Street

Study to evaluate:

- Traffic Operations
- Access Management
- Historic Properties
- Conceptual Plans
- Preliminary Costs





# PROJECT INFORMATION

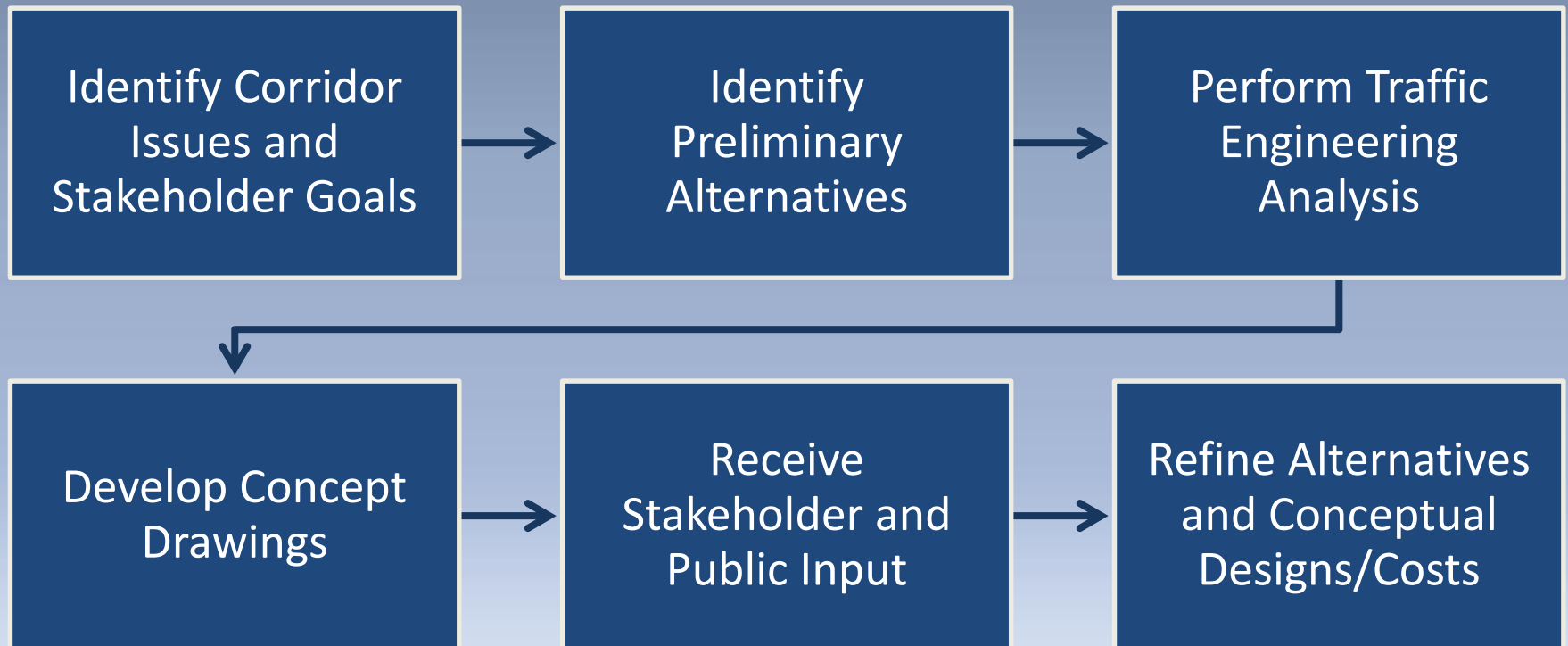
Output utilized to leverage funding to advance projects that emerged from this study, including:

- NCDOT funds through the STIP
- CMAQ funding from FHWA





# STUDY PROCESS





# KICKOFF MEETING

## Project Stakeholders:

Woody Washam, Mayor

Dave Gilroy, Commissioner

Andrew Grant, Town Manager

Wayne Herron, Deputy Town  
Manager/Director of Planning

Kathryn McClelland, Historic  
Preservation Chair

Joy Dean, Catawba North

Ken Batts, Catawba North

Gary Wingo, Carolina Cones

Louise Cashion, Mt Zion Church

Dr. Scott Higgins, Antiquity  
Neighborhood

Matt Fitzwater, YMCA

Jason Burdette, Davidson Planning  
Director

Travis Johnson, Davidson Planner

Bob Cook, CRTPO

Stuart Basham, NCDOT

Scott Cole, NCDOT

Sean Epperson, NCDOT





# STUDY GOALS

Identify potential projects that will:

Improve Traffic  
Operations

Improve/Provide  
Multi-modal  
Facilities

Improve Corridor  
Aesthetics

Minimize Potential  
Construction Costs

Minimize ROW,  
RR, and Historic  
Impacts





# KEY ISSUES

- NC 115 corridor anticipates future growth in traffic
- Lack of pedestrian and bicycle facilities
- Multiple driveways and intersections create conflict points
- Constrained corridor surrounded by residential and commercial properties and NSRR
- Multiple stakeholders with different objectives





# ASSUMPTIONS

- Utilities will be buried/relocated
- Adjacent projects complete
  - Hickory Street Extension
  - Gem Street Extension
  - Potts/Davidson/Main Street Intersection
- NSRR coordination/approval
- NCDOT coordination/approval





# PRELIMINARY CONCEPTS

- Alternative 1: Complete Street
- Alternative 2: Standard Intersections
- Alternative 3: Quadrant Intersection
- Alternative 4: Two-way Pair






# STAKEHOLDER FEEDBACK

**HIGHWAY 115 FEASIBILITY STUDY**

**ALTERNATIVE 3 CONCEPT**

*Use the post-its to tell us what you like and do not like.*



**Likes**


- Post-it 1: I like the idea of having a dedicated bike lane.
- Post-it 2: I like the idea of having a dedicated pedestrian path.
- Post-it 3: I like the idea of having a dedicated transit lane.
- Post-it 4: I like the idea of having a dedicated carpool lane.
- Post-it 5: I like the idea of having a dedicated truck lane.
- Post-it 6: I like the idea of having a dedicated bus lane.
- Post-it 7: I like the idea of having a dedicated van lane.
- Post-it 8: I like the idea of having a dedicated motorcycle lane.
- Post-it 9: I like the idea of having a dedicated wheelchair lane.
- Post-it 10: I like the idea of having a dedicated stroller lane.
- Post-it 11: I like the idea of having a dedicated skateboard lane.
- Post-it 12: I like the idea of having a dedicated roller skate lane.
- Post-it 13: I like the idea of having a dedicated inline skate lane.
- Post-it 14: I like the idea of having a dedicated kick scooter lane.
- Post-it 15: I like the idea of having a dedicated bicycle lane.
- Post-it 16: I like the idea of having a dedicated pedestrian path.
- Post-it 17: I like the idea of having a dedicated transit lane.
- Post-it 18: I like the idea of having a dedicated carpool lane.
- Post-it 19: I like the idea of having a dedicated truck lane.
- Post-it 20: I like the idea of having a dedicated bus lane.
- Post-it 21: I like the idea of having a dedicated van lane.
- Post-it 22: I like the idea of having a dedicated motorcycle lane.
- Post-it 23: I like the idea of having a dedicated wheelchair lane.
- Post-it 24: I like the idea of having a dedicated stroller lane.
- Post-it 25: I like the idea of having a dedicated skateboard lane.
- Post-it 26: I like the idea of having a dedicated roller skate lane.
- Post-it 27: I like the idea of having a dedicated inline skate lane.
- Post-it 28: I like the idea of having a dedicated kick scooter lane.
- Post-it 29: I like the idea of having a dedicated bicycle lane.
- Post-it 30: I like the idea of having a dedicated pedestrian path.

**TYPICAL PROPOSED C**  
51' OF INFRASTRUCTURE FOOTPRINT

**TYPICAL PROPOSED D**  
57' OF INFRASTRUCTURE FOOTPRINT

**TYPICAL PROPOSED E**  
58' OF INFRASTRUCTURE FOOTPRINT

**TYPICAL PROPOSED F**  
59.5' OF INFRASTRUCTURE FOOTPRINT



Post-it 1: I like the idea of having a dedicated bike lane.

Post-it 2: I like the idea of having a dedicated pedestrian path.

Post-it 3: I like the idea of having a dedicated transit lane.

Post-it 4: I like the idea of having a dedicated carpool lane.

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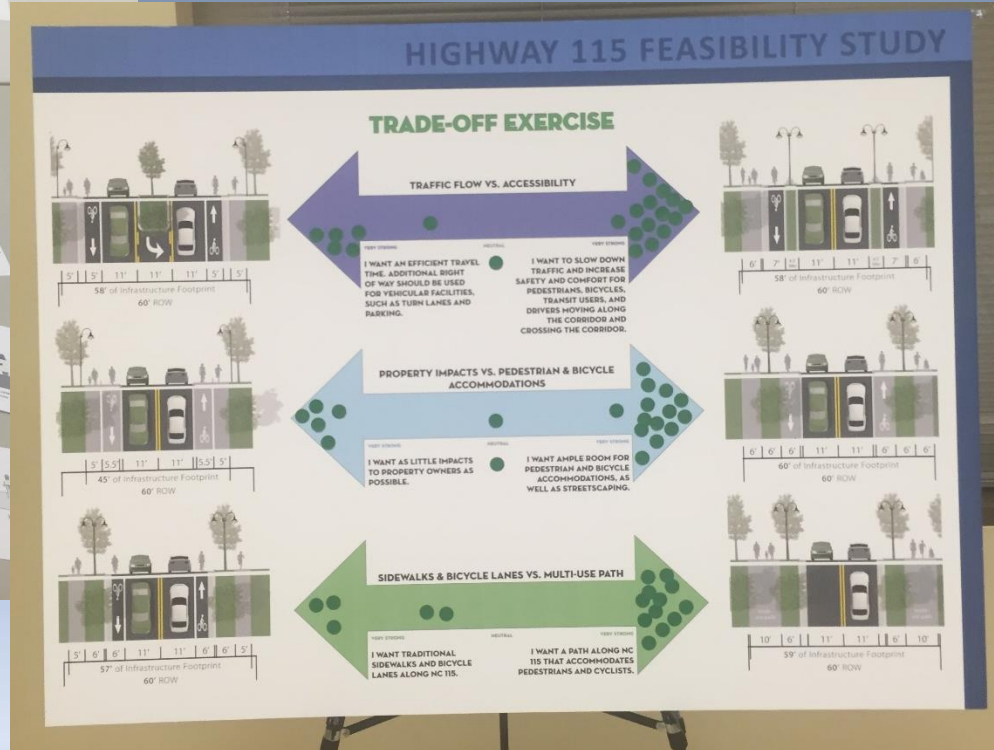
Post-it 29: I like the idea of having a dedicated bicycle lane.

Post-it 30: I like the idea of having a dedicated pedestrian path.



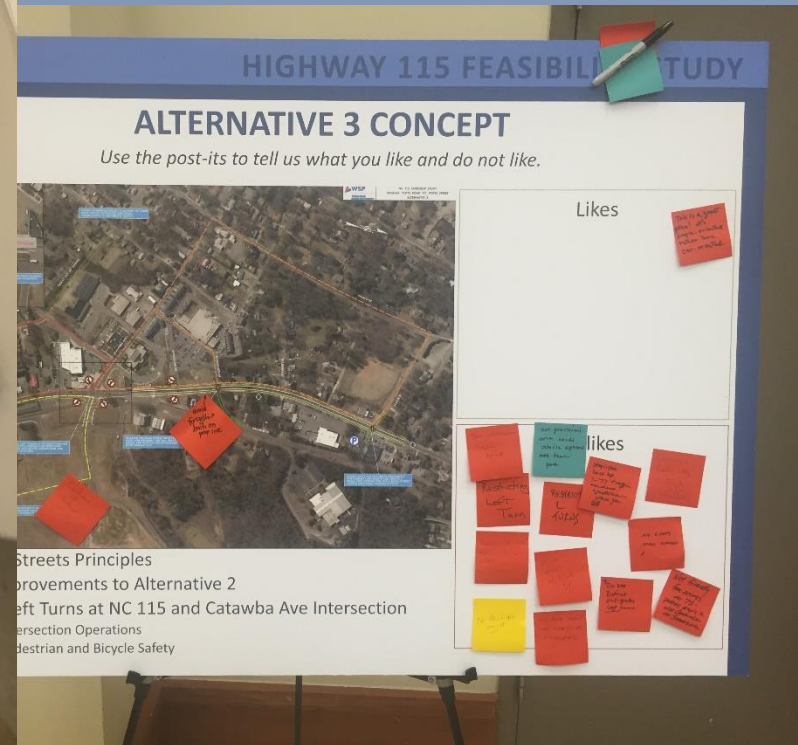
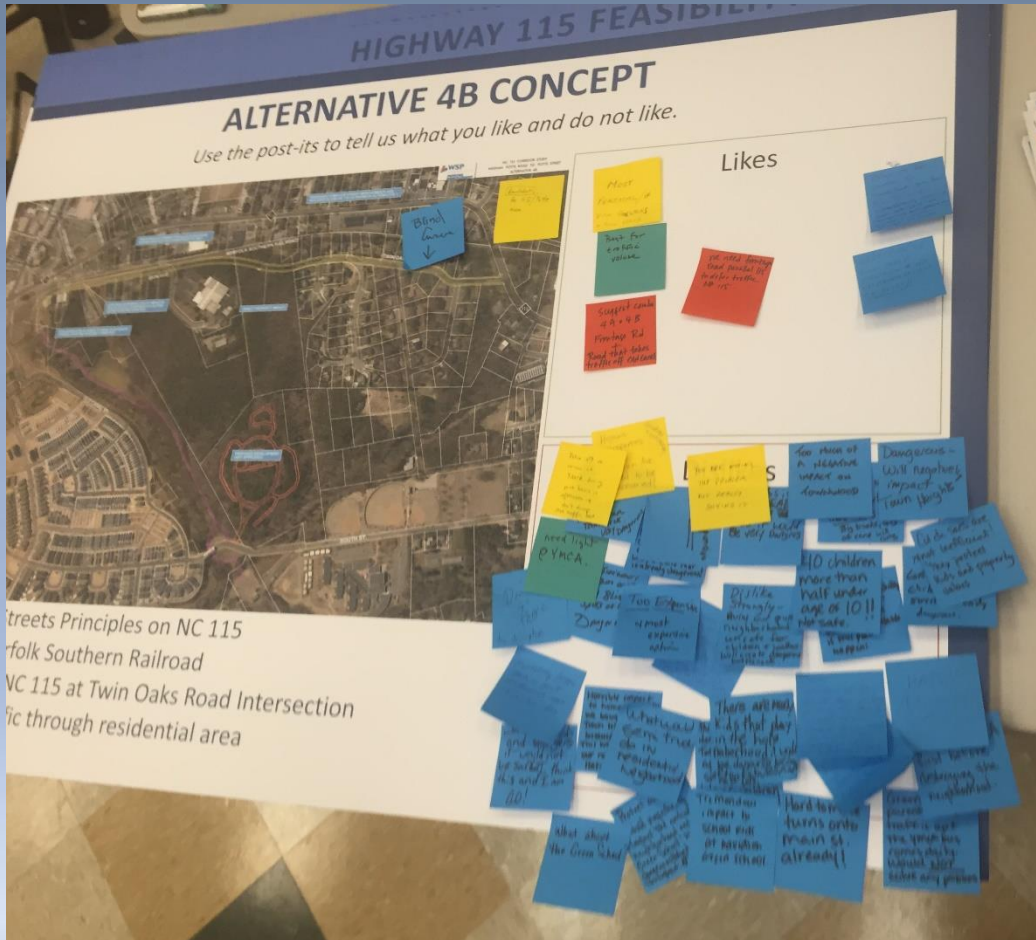


# PUBLIC MEETING





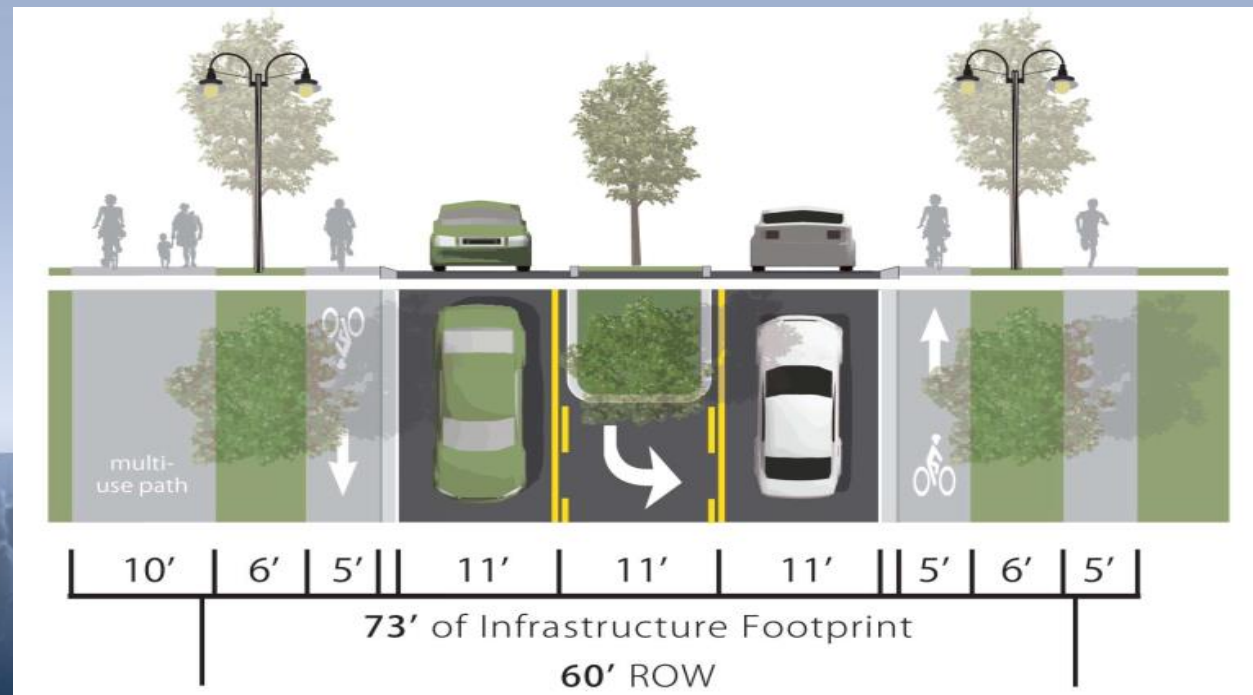
# PUBLIC MEETING





# ADVANCING ALTERNATIVES

- Two alternatives were advanced for further study
  - Alternative A: Three Lane Section
  - Alternative B: Two-way Pair





# ADVANCING ALTERNATIVES

## Update Traffic Analysis

- Added center turn lane on NC 115
- Incorporated NC 115/Potts/Davidson RAB
- Analysis for both Alternatives A and B

## Develop Conceptual Drawings

- Conceptual drawings for both Alternatives A and B

## Develop Conceptual Cost Estimate

- Developed cost for Alternatives A and B, plus a combined cost





# CONCEPT DESIGNS



Roadway Construction		\$
Roadway Sub-Total:		\$4,420,000
Structures Sub-Total:	\$	-
Construction Sub-Total:	\$	4,420,000.00
Construction Administration (5%):	\$	221,000.00
<b>Total Construction Cost:</b>	<b>\$</b>	<b>4,641,000.00</b>
Planning & Design		\$
Planning (10%):	\$	442,000.00
Design (15%):	\$	663,000.00
<b>Total Planning &amp; Design Cost:</b>	<b>\$</b>	<b>1,105,000.00</b>
Right-of-Way		\$
Right-of-Way Sub-Total:	\$	2,319,500.00
Inflation (0% for 0 years)	\$	-
Contingency (10%):	\$	231,950.00
<b>Total Right-of-Way Cost:</b>	<b>\$</b>	<b>2,552,000.00</b>
Special Items (Ped Countdowns, Utilities, Landscaping, etc.)		\$
Special Items Subtotal Cost:	\$	1,730,050.00
Contingency (10%):	\$	173,005.00
<b>Total Special Items Cost:</b>	<b>\$</b>	<b>1,904,000.00</b>
<b>TOTAL PROJECT COST:</b>	<b>\$</b>	<b>10,202,000.00</b>
<b>SAY \$ 10,300,000.00</b>		





# Alt A: Three-Lane Section

## Alternative Highlights



End-to-end travel time is anticipated to reduce by 20%.



Advances complete street concepts and provides facilities for multiple modes.



Construction is estimated to cost approximately \$10.3 Million.



Integration provides an opportunity for decorative lights, street trees, and other aesthetic improvements.



Right-of-way and property impacts are expected to accommodate widened cross-section.





# CONCEPT DESIGNS



Roadway Construction		\$
Roadway Sub-Total:		\$2,180,000
Structures Sub-Total:	\$	-
Construction Sub-Total:	\$	2,180,000.00
Construction Administration (5%):	\$	109,000.00
Total Construction Cost:	\$	2,289,000.00
Planning & Design		\$
Planning (10%)	\$	218,000.00
Design (15%)	\$	327,000.00
Total Planning & Design Cost:	\$	545,000.00
Right-of-Way		\$
Right-of-Way Sub-Total:	\$	498,700.00
Inflation (0% for 0 years)	\$	-
Contingency (10%)	\$	49,870.00
Total Right-of-Way Cost:	\$	549,000.00
Special Items (Ped Countdowns, Utilities, Landscaping, etc.)		\$
Special Items Subtotal Cost:	\$	560,308.71
Contingency (10%):	\$	56,030.87
Total Special Items Cost:	\$	617,000.00
TOTAL PROJECT COST:		\$ 4,000,000.00
SAY \$		4,000,000.00

DT 175 STREET FIVE





# Alt B: Two-Way Pair

## Alternative Highlights



End-to-end travel time is anticipated to reduce by 40%.



Multi-modal facilities on Main Street are not addressed with this alternative.



Construction is estimated to cost approximately \$4 Million.



There is not an opportunity to improve corridor aesthetics on Main Street.



Implementation would be less impactful to property and commercial buildings along Main Street.





# Both Alternatives

## Highlights for Combined Alternatives



End-to-end travel time is anticipated to reduce by 55%.



Integration provides an opportunity to improve corridor aesthetics on Main Street.



Advances complete streets concepts and provides facilities for multiple modes.



Implementation would impact property along Main Street to accommodate the widened cross-section.



Combined construction is estimated to cost approximately \$14.3 Million.





# STAKEHOLDER FEEDBACK

- Preferred **Alt A: Three-Lane Section** with center turn lane
  - ✓ Improves bike/ped facilities
  - ✓ Improves corridor aesthetics
  - ✓ Reduces traffic congestion
- Supported **Alt B: Two-Way Pair** if implemented with **Alt A: Three-Lane Section**

Balancing Goals:

Improve Traffic Operations

Improve / Provide Multimodal Facilities

Improve Corridor Aesthetics

Minimize Construction Costs

Minimize Right-of-Way, Railroad, and Historic Impacts





# NEXT STEPS

- Town Board considers adoption of plan
- Propose project for inclusion in the CRTPO Metropolitan Transportation Plan (MTP) 2020
- Seek funding through the NCDOT STI Program (STI P7.0 or P8.0)
- Seek funding through CRTPO Discretionary Funding Program (Fall 2020)





**Thank you for  
your time!**

**Questions?**





## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager


**Action Requested:**

The members of the Cornelius Library Endowment Committee would like to appoint Theresa Hawkins and Leah Shaw to the Endowment Committee.

**Manager's Recommendation:**

Approve appointments.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Bylaws.pdf</a>	Endowment Bylaws	Backup Material
 <a href="#">Cornelius Library Endowment Committee - July 2019.docx</a>	Endowment Committee Roster	Backup Material

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BYLAWS  
OF  
THE CORNELIUS LIBRARY ENDOWMENT COMMITTEE

ARTICLE I  
Name and Location

The Cornelius Library Endowment Committee is an unincorporated association, (the "Committee"). The principal office of the Committee shall be located at such place as the Board of Directors may deem convenient.

ARTICLE II  
History

In 1997 the Town of Cornelius, Mecklenburg County, and the Charlotte-Mecklenburg Public Library joined forces to begin the process of constructing a new public library building in Cornelius. One of the tasks assigned to the Town was to undertake a fund-raising effort to help pay for the books and furnishings in the new building. The funds raised by the Town exceeded the cost of books and furnishings, and the Town elected to create an endowment (the "Endowment") to provide on-going financial assistance for public library services. The Town has delegated to the Committee the responsibility and the authority to direct through the Town Manager of Cornelius the expenditure of the income and principal of the Endowment and such other powers as specified in Section 1 of Article V herein.

ARTICLE III  
Purpose

The purpose of the Committee is to support public library services for the residents of the Town of Cornelius.

ARTICLE IV  
Board of Directors

Section 1. The business and affairs of the Committee shall be managed by a Board of Directors (the "Board"). The Board shall consist of five (5) persons, two of whom shall be appointed by the Cornelius Library Committee, two of whom shall be appointed by the Town Board of Cornelius, and one of whom shall be appointed by the Principal of the Cornelius Elementary School. The appointments by the Cornelius Library Committee shall be for the initial Board only. Succeeding appointments to these two positions shall be assumed by the Town Board of Cornelius. All members of the Board must reside within the Town of Cornelius or its zoning jurisdiction.

Section 2. The members of the initial Board shall serve the following terms: Principal of the Cornelius Elementary School appointee: one year; Cornelius Library Committee appointees: two years as to one appointee and three years as the other appointee; Town of Cornelius appointees: two years as to one appointee and three years



as the other appointee. Thereafter, each member of the Board shall serve for a term of three years. If any member of the Board is unable or unwilling to complete his or her term, a successor shall be appointed to complete the unexpired term by the applicable person within the institution that appointed such director. No person may serve more than two consecutive 3-year terms as a director.

Section 3. The directors shall act only as a board, and the individual directors shall have no power as such. A majority of the directors in office shall constitute a quorum for the transaction of business, but a majority of those present at the time and place of any regular or special meeting, although less than a quorum, may adjourn the same from time to time without notice until a quorum be at hand. Unless a greater number is required elsewhere in these Bylaws, the act of a majority of directors present at any time at which there is a quorum shall be the act of the Board.

Section 4. The Board may create such subcommittees which it may deem necessary and advisable in the efficient operation of the Committee. Members of these subcommittees shall be appointed by the Board from persons who reside in the Town of Cornelius or its zoning jurisdiction to serve in such capacity as the directors may specify.

Section 5. The Board shall meet for the transaction of business at such time and place as may be designated from time to time by resolution of the Board. Scheduled meetings of the Board may be held without notice. Special meetings of the Board may be called by any two (2) members of the Board for any time and place, provided proper notice of such meetings shall be given to each member of the Board before the time appointed for such meeting. The attendance by a director at a meeting shall constitute a waiver of notice of such meeting except where a director attends a meeting and objects to the transaction of any business because the meeting is not lawfully called or convened.

Section 6. The Board may from time to time determine the order of business at its meetings. At all meeting of the Board the Chairman chosen each year by the directors shall preside.

Section 7. At all meetings of the Board the head librarian (or other person in the top management position of the public library facilities in the Town of Cornelius) shall be invited to attend, ex officio, without vote, but may be excluded from any portion of a meeting by the unanimous consent of all directors present at the meeting.

Section 8. Subsequent to his or her appointment, any director may be removed from the Board, with or without cause, by the institution which appointed such director.

Section 9. No director shall receive compensation for any service he or she may render to the Committee; provided, however, all directors shall be reimbursed for actual expenses incurred in the performance of their duties.

Section 10. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the



directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

Article V  
Powers and Duties of the Board of Director

Section 1. It shall be the duty of the Board to:

- (a) solicit and receive gifts of cash and/or property and to add those funds to the Endowment for the purpose of promoting and improving the Cornelius Library;
- (b) become and remain informed about the quality of public library services which are being provided to the residents of the Town of Cornelius and whether or not the quality of such services can be improved; and provide such information to the Town Board and Public Library of Charlotte and Mecklenburg County as needed; and
- (c) deliver to the Town of Cornelius and the principal of the public elementary school located in the Town of Cornelius (i) copies of the minutes of all meetings of the Board and all subcommittees (ii) reports from the Endowment showing at a minimum the principal balance, income earned for the reporting period and the purposes for which funds were distributed from the Endowment.

Section 2. The Board shall have the power to:

- (a) subject to any prior agreement with a community fund or similar charitable organization which holds the Endowment, direct the expenditure of the distributions from the Endowment in such a manner as is consistent with the purpose stated in Article III;
- (b) enter into contracts and agreements and do all other things which are consistent with the purpose set out in Article III.

ARTICLE VI  
Termination

The Committee shall terminate when all of the Endowment has been expended or sooner upon the consent of the Mayor of the Town of Cornelius, Town Board of Cornelius and the Principal of the Cornelius Elementary School. Upon such termination,



any remaining funds shall be donated to the Public Library of Charlotte and Mecklenburg County for the specific use of the Cornelius Public Library.

## ARTICLE VII Indemnification of Directors

The Committee shall indemnify any and all persons who may serve or who have served at any time as directors of the Committee against any and all expenses, including amounts paid upon judgements, counsel fees and amounts paid in settlement (before or after suit is commenced), actually and necessarily incurred by such persons in connection with the defense or settlement of any claim, action, suit or proceeding in which they, or any of them, are made parties, or a party, which may be asserted against them or any of them, by reason of being or having been directors or a director of the Committee, except this indemnification shall not operate with respect to a director or officer or person who has been adjudged in any action, suit, or proceeding guilty of willful and intentional misconduct in the performance of his duties to the Committee.

In the event of death of a director, the provisions hereof shall extend to his or her legal heirs, representatives, successors and assigns. The foregoing rights shall be available whether or not such person or persons were in fact directors at the time of incurring or becoming subject to such expenses, and whether or not the proceeding, claim, suit or action is based on matters which antedate the adoption of this Bylaw.

The invalidity or unenforceability of any provision of these Bylaws shall not affect the validity or enforceability of any other provision hereof.

## ARTICLE VIII Books and Records

The books, records and papers of the Committee shall at all times be subject to inspection by the public during reasonable business hours. The Bylaws of the Committee shall be available for inspection by the public at the principal office of the Committee.

## ARTICLE IX Notice

Any notice required to be given by these Bylaws may be waived by the person entitled thereto before or after the time stated therein. Unless otherwise provided, whenever a notice shall be required by these Bylaws, such notice shall be given in writing, and addressed to the person entitled thereto at his address as the same appears on the books of the Committee, the time when such notice is mailed being deemed the time of the giving of such notice.



ARTICLE X  
Amendments

These Bylaws may be amended at a regular or special meeting of the Board by a unanimous vote of all the members of the Board.

These Bylaws are adopted this 28 day of June, 1997.

Winton Peck  
Mayor, Town of Cornelius

Janet Quase  
Chairman, Cornelius Library Committee

Gayle C. Roberts  
Principal, Cornelius Elementary School



Cornelius Library Endowment Committee – July 2019

Gabriella Alberdi August 2019

17404 Pennington Dr.

704-439-7992 [gabriellaalberdi@gmail.com](mailto:gabriellaalberdi@gmail.com)

Erin Bauer (Cornelius Elementary Rep.) August 2021\*

22002 Satilla Dr.

704-920-9473 [bauer.erin19@gmail.com](mailto:bauer.erin19@gmail.com)

Frieda F. Brown August 2020\*

18100 Watercraft Place

704-895-2242 cell:704-577-6222 [farfour@bellsouth.net](mailto:farfour@bellsouth.net)

Beth Gregory August 2020

20128 Beard St.

704-677-2120 [hatladybg@hotmail.com](mailto:hatladybg@hotmail.com)

Teresa Hawkins

21236 Bethel Church Rd.

704-657-3838 [teresa\\_hawkins@att.net](mailto:teresa_hawkins@att.net)

Royce Kimbrough August 2019

19529 Weaver's Circle

704-892-3683 [rkimbrough@mi-connection.com](mailto:rkimbrough@mi-connection.com)

Leah Shaw

19120 Peninsula Club Dr.

704-877-8850 [lmshaw00@gmail.com](mailto:lmshaw00@gmail.com)



Angela Arnold (Cornelius Library)\*\*\*

21105 Catawba Ave.

Cornelius Library: 704-416-3800 Fax: 704-416-3900 [aarnold@cmlibrary.org](mailto:aarnold@cmlibrary.org)

\*May serve a second 3-year term.

\*\*\*Non-voting ex officio



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP- Planning Director/ Deputy Town Manager

**Action Requested:**

Kathryn McClelland, HPC Chair, and Monterai Adams interviewed each candidate and the Chair recommends that all three be appointed.





- Seat # 1: Kyle Scharf
- Seat # 2: Walter Burgess
- Seat # 4: Cindi Ferguson

The Town will continue to advertise and seek qualified persons to fill seat #3.

**Manager's Recommendation:**

Approve the HPC appointments of Kyle Scharf, Walter Burgess, and Cindi Ferguson for a two year term that will expire in July, 2021.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">2019_Member_List.pdf</a>	2019 Member List	Backup Material
 <a href="#">Kyle_Scharf_Application.pdf</a>	Seat 1 Kyle Scharf Application	Backup Material
 <a href="#">Walter_Burgess_Application.pdf</a>	Seat 2 Walter Burgess Application	Backup Material
 <a href="#">Cindi_Ferguson_Application.pdf</a>	Seat 4 Cindi Ferguson Application	Backup Material





## Historic Preservation Committee Member List 2019

Seat #	Name	Term	Address	Phone #	Email	Officers
1	Kyle Scharf	7/19-7/21	14309 Maclauren Lane	704-699-9554	<a href="mailto:kyle@kylescharf.com">kyle@kylescharf.com</a>	
2	Walter Burgess	7/19-7/21	21204 Millard St	704-340-6535	<a href="mailto:sonny.burgess2@hotmail.com">sonny.burgess2@hotmail.com</a>	
3	Vacant	7/19-7/21				
4	Cindi Ferguson	7/19-7/21	18326 Mainsail Point Drive	704-987-3064	<a href="mailto:brettandcindi@bellsouth.net">brettandcindi@bellsouth.net</a>	
5	Jessica Boye	7/18-7/20	19825 Floral Lane	980-208-8933	<a href="mailto:jboye@bellalove.org">jboye@bellalove.org</a>	Vice-Chair
6	Kathryn McClelland	7/18-7/20	17828 Largo Place	704-996-0997	<a href="mailto:kathrynlmcclelland@gmail.com">kathrynlmcclelland@gmail.com</a>	Chair
7	Julie Miller	7/18-7/20	19512 Meridian Street	704-609-7452	<a href="mailto:dotrain4u@yahoo.com">dotrain4u@yahoo.com</a>	
8	Joe Purdy	7/18-7/20	19626 Bustle Rd.	704-929-9054	<a href="mailto:Joe_purdy@yahoo.com">Joe_purdy@yahoo.com</a>	
9	David Stockwell	7/18-7/20	20339 Christofle Drive	336-253-7782	<a href="mailto:dstockwell@stockwellrec.com">dstockwell@stockwellrec.com</a>	



**From:** noreply@civicplus.com  
**Sent:** Friday, December 7, 2018 9:15 PM  
**To:** Lori Harrell  
**Subject:** Online Form Submittal: Committee Appointment Form

## Committee Appointment Form

### Contact Information

First Name	Kyle
Last Name	Scharf
Residence Address	14309 Maclauren Lane, Huntersville, NC
Mailing Address (if different from above)	Field not completed.
Contact Number	(704) 699-9554
Description	Home, Work, Cell
Email Address	kyle@kylescharf.com
I Live:	Outside the Town of Cornelius
I Am Interested In Serving On The Following Board(s)	Historic Preservation Committee

Please list qualifications and/or reasons why you would like to serve.	Bachelor's of Arts in Anthropology from the University of South Florida with a focus in archaeology and historic preservation. I am creating a project called Preserving Spaces, which will focus on historic buildings in the Lake Norman region. The project will produce 3d scans of the buildings and virtual reality tours coupled with audio interviews published as a podcast to popular podcasting platforms like iTunes and Spotify. It will be available not just in our region, but around the world and will serve as a digital means of preservation for spaces which may not otherwise receive such treatment. With this project, and any other efforts I can contribute, I hope to serve on the Cornelius Historic Preservation Committee in an appropriate capacity. My family and I live in Huntersville, just a couple miles from Cornelius, and hope to buy a home in Huntersville or Cornelius in the next couple years. Preserving Spaces should provide an outlet where I am able to combine all my passions,
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## Summer Smigelski

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**From:** Lori Harrell  
**Sent:** Monday, March 11, 2019 10:26 AM  
**To:** Summer Smigelski  
**Subject:** FW: Online Form Submittal: Committee Appointment Form

HPC application.

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**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Saturday, March 9, 2019 10:59 AM  
**To:** Lori Harrell <lharrell@cornelius.org>  
**Subject:** Online Form Submittal: Committee Appointment Form

### Committee Appointment Form

#### Contact Information

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1

First Name	Walter
Last Name	Burgess
Residence Address	21204 Millard St
Mailing Address (if different from above)	<i>Field not completed.</i>
Contact Number	704-340-6535
Description	Cell
Email Address	<u><a href="mailto:sonny.burgess2@hotmail.com">sonny.burgess2@hotmail.com</a></u>
I Live:	Inside the Town of Cornelius
I Am Interested In Serving On The Following Board(s)	Historic Preservation Committee

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2



Please list qualifications or reasons you would like to serve.

I have a minor in History from ECU and would just like to know more about my town and perserving the history of this great town.I want to do my part as a citizen of Cornelius.

Resume and/or  
Additional Information  
(\*optional)

*Field not completed.*

Date

03092019

Signature

W Burgess

**Note:**

*You may fax this form to the Town Clerk at 704-896-2462 or mail to PO Box 399, Cornelius, NC 28031*

Email not displaying correctly? [View it in your browser.](#)



## Lori Harrell

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**From:** noreply@civicplus.com  
**Sent:** Saturday, September 08, 2018 12:54 PM  
**To:** Lori Harrell  
**Subject:** Online Form Submittal: Committee Appointment Form

### Committee Appointment Form

#### Contact Information

First Name	Cindi
Last Name	Ferguson
Residence Address	18326 Mainsail Pointe Drive, Cornelius, NC 28031
Mailing Address (if different from above)	<i>Field not completed.</i>
Contact Number	704-987-3064
Description	Home
Email Address	brettandcindi@bellsouth.net
I Live:	Inside the Town of Cornelius
I Am Interested In Serving On The Following Board(s)	Historic Preservation Committee
Please list qualifications and/or reasons why you would like to serve.	I would like to become more active in my community and have previous board experience. I was on the board of the Ada Jenkins Center and was events chair. I would like to see more historical events, markers, tours etc. in our town.
Additional Information (*optional)	<i>Field not completed.</i>
Date	09/08/18
Signature	C. Ferguson

#### Note:

You may fax this form to the Town Clerk at 704-896-2462 or mail to PO Box 399, Cornelius, NC 28031

Email not displaying correctly? [View it in your browser.](#)



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

**To:** Mayor and Board of Commissioners

**From:** Lori Harrell, Town Clerk

**Action Requested:**

Review the minutes from the July 15th Closed Session meeting.

**Manager's Recommendation:**

Approve minutes.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">07-15-19_Closed_Session.docx</a>	Closed Session Minutes	Backup Material

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## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk

**Action Requested:**

Review the minutes from the July 15th Regular Meeting.

**Manager's Recommendation:**

Approve minutes.

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">07-15-19_Regular_Meeting_draft.docx</a>	Regular Meeting Minutes	Backup Material

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## BOARD OF COMMISSIONERS

July 15, 2019  
MINUTES

### PRE-MEETING – 5:45PM

#### ❖ Closed Session

Mayor Washam called the Pre-meeting to order at 5:55PM. He called for a motion to go into Closed Session to consult with the Town Attorney and discuss a personnel matter.

*Commissioner Miltich made a motion to go into Closed Session. Commissioner Bilodeau seconded the motion and it passed unanimously, 4-0. (Commissioner Gilroy had not arrived yet).*

*Upon return from Closed Session, Commissioner Miltich made a motion to approve a 3.25% salary increase and a \$5,450 one-time bonus for Manager Grant after completing his evaluation. Commissioner Ross seconded the motion and it passed 4-1, Commissioner Gilroy was opposed.*

### REGULAR MEETING – 7:00PM

#### 1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:06PM.

#### 2. DETERMINATION OF QUORUM

All commissioners were present for the meeting.

#### 3. APPROVAL OF AGENDA

*Commissioner Miltich made a motion to approve the agenda as presented. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

#### 4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Joe Dean led the pledge after a moment of silence was observed.

#### 5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Bilodeau reported on the following:

- PARC events – Park in the Dark will be held on July 19<sup>th</sup> at Robbins Park (8PM-10PM); Outdoor Cinema Series featuring How to Train your Dragon on July 27<sup>th</sup> at Ramsey Creek Park (8:30PM)
- VLN - Attended the Visit Lake Norman Board meeting on July 15<sup>th</sup>; the Top Gun Softball Summer World Series tournament was held at Westmoreland Athletic Complex on July 12<sup>th</sup> with 11 teams participating

Commissioner Ross reported on the following:

- Chamber events – Focus Friday, featuring Rep. Christy Clark and Sen. Natasha Marcus will be held on July 19<sup>th</sup> (8:30AM); Business Expo sponsors are needed



Commissioner Miltich reported on the following:

- Attended the CRTPO meeting on June 19<sup>th</sup> and they will vote on hardening the shoulders of I-77 on July 17<sup>th</sup>
- LDCAB continues its study of the Noise Ordinance and changeable copy signs
- Attended the Lake Norman Marine Commission meeting
- Attended the NCDOT meeting on the Sam Furr Road widening project
- Attended the Pre-Development Review Committee meeting

Manager Grant reported on the following:

- Connecting Cornelius morning event featuring the PARC Department will be held on Aug. 5<sup>th</sup> at Harvey's (8:30AM-9:30AM)
- Alexander Farms proposed development will host a community meeting on July 17<sup>th</sup> at Town Hall (6:00PM-7:30PM)
- Recognized CPD promotions of Officer Robert Russell and Officer Graham Smith to rank of Corporal and Daniel Little's promotion to 9-1-1 Communications Supervisor

Mayor Washam reported on the following:

- Attended the Metro Mayors Coalition meeting in Raleigh

#### 6. CITIZEN CONCERNS/COMMENTS

No comments were expressed.

#### 7. CONSIDER OF APPROVAL

##### A. Planning Board Appointments

Deputy Manager Herron gave an overview of the Planning Board members and their desire to be reappointed for another 2-yr term.

*Commissioner Miltich made a motion to approve the reappointments of Danielle Miller, Lee Peterson, Keith Eicher and Ed Marxen to the Planning Board for another term. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

##### B. NC115 South Corridor Feasibility Study

Deputy Manager Herron recapped the presentation that was given at the June 17<sup>th</sup> meeting and highlighted the road sections proposed within the south corridor study. Commissioner Naas expressed his concern with the proposed Zion Connector being a bicycle/pedestrian connector with a road amenity and stressed the importance of having a viable vehicle option for connectivity. Mayor Washam stated that the study is like the Town's "wish list" and certainly subject to change if the connector were to come to fruition.

*Commissioner Miltich made a motion approve the NC115 South Corridor Feasibility Study as presented. Commissioner Gilroy seconded the motion and it passed unanimously, 5-0.*



C. Electric Rate Economic Development Rider to the Fee Schedule

Manager Grant explained that the Rider structure is to entice new economic development. Don Mitchell with ElectricCities stated that it is a tool to use in recruiting new electric customers that may have different electric utility options.

*Commissioner Miltich made a motion to approve the Electric Rate Rider and include it in the Town's fees schedule. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

D. Schedule of Fees Changes

*Commissioner Miltich made a motion to amend the Schedule of Fees to include the Electric Rate Economic Development Rider. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

E. Tripartite Agreement – Plum Creek Greenway

PARC Director Fitzsimmons gave an overview of the partnership agreement between the County and the Towns of Cornelius and Davidson that will complete 7.5 miles of contiguous greenway that is part of the Town's "Emerald Necklace".

*Commissioner Miltich made a motion to approve the Tripartite Agreement between Mecklenburg County and the towns of Cornelius and Davidson for the development of the Plum Creek-South Bailey Road Greenway. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

F. Memorandum of Agreement – Caldwell Station Creek Greenway

PARC Director Fitzsimmons explained that the agreement formalizes that Mecklenburg County will operate and maintain the Caldwell Station Creek Greenway now that it is complete.

*Commissioner Miltich made a motion to approve a Memorandum of Agreement between the Town of Cornelius and Mecklenburg County to operate and maintain the Caldwell Station Creek Greenway. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

G. FY20 Operating Budget Amendment

Manager Grant explained that the FY20 budget amendment is to complete the FY19 street resurfacing that was not finished by the end of FY19. Finance Director Niswonger stated that the amendment amount is \$218,359.

*Commissioner Ross made a motion to approve Ordinance #2019-00712 to amend the FY20 operating budget in the amount of \$218,359 to complete the FY19 Resurfacing Program. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2019-00712 is hereby made part of the minutes by reference.**



H. Resolution Authorizing the Sale of Certain Real Property

Manager Grant explained that the three Hyde Park storage units once used for police department storage are now emptied and ready for sale. He explained that the Town has received an offer to purchase that is at the appraised value. He outlined the upset bid process the Town must go through to complete the sale. Manager Grant recommended that the Board accept the offer to purchase and begin the upset bid process.

*Commissioner Miltich made a motion approve Resolution #2019-00935 authorizing the sale of units B7, B8 and B9 of Building B in Hyde Park Storage Suites and Condominiums and to start the upset bid process. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

**Resolution #2019-00935 is hereby made part of the minutes by reference.**

8. CONSENT AGENDA

- A. Approve Minutes – Closed Session (June 17<sup>th</sup>) (Approved 5-0)  
B. Approve Minutes – Regular Meeting (June 17<sup>th</sup>) (Approved 5-0)

*Commissioner Ross made a motion to approve the Consent Agenda as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

9. COMMISSIONER CONCERNS

A. 2019 State Legislature Session

Mayor Washam stated that during his Metro Mayors Coalition meeting he learned of State bills that were being considered that could impact Cornelius (i.e. vacation rentals). He thanked the Board for reaching out to the NC Delegation expressing their concerns and said he would keep a close eye on things and keep the Board informed.

10. ADJOURNMENT

*There being no further business to discuss, Commissioner Miltich made a motion to adjourn at 8:12PM. Commissioner Ross seconded the motion and it passed unanimously, 5-0.*

Approved this 5<sup>th</sup> day of August, 2019.

ATTEST:

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Lori A Harrell, Town Clerk

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Woody Washam, Mayor



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: August 5, 2019

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

**Action Requested:**



NC General Statutes require that the Board receive an "Annual Settlement of the Tax Collector." The Town Board minutes are required to reflect the attached spreadsheet which documents to the Board the annual tax collection percentages of the current year levied taxes. As the report suggests, collection of real property taxes in the initial year of levy remain over 99.74%.

NC General Statute 105-321(b) states: Before delivering the tax receipts to the Tax Collector in any given year, the Board shall adopt and enter into the minutes an order directing the Tax Collector to collect taxes charged in the tax records and receipts.

**Manager's Recommendation:**

Accept the 2019 Annual Settlement report and approve the Order of Collection for tax year 2019 (FY2020).

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Tax_Collectors_Settlement_FY2019.pdf</a>	Tax Collector Settlement Report	Backup Material
 <a href="#">Order_of_Collection_Tax_Year_2020.pdf</a>	Order of Collection FY20	Backup Material





## MECKLENBURG COUNTY

### Office of the Tax Collector

**To:** Andrew Grant, Cornelius Town Manager  
**From:** Neal L. Dixon, Director/Tax Collector  
**Date:** July 19, 2019  
**Subject:** Tax Collector's Settlement for Fiscal Year 2019

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Cornelius Town Commission for Fiscal Year 2019 (tax year 2018).

The total FY 2019 Real Estate, Personal Property, and Registered Motor Vehicle Tax charged to the Tax Collector for collection was \$13,101,189.50.

<u>Net Levy</u>	<u>Collected</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
\$13,101,189.50	\$13,066,154.64	\$55,157.08	99.73%

At the end of FY 2019 there was 1 tax bill totaling \$51.21 under formal appeal with the Board of Equalization and Review or the Property Tax Commission; consequently, the Tax Collector was barred from pursuing collection for this tax bill. Additionally, the Tax Collector was barred by the U.S. Bankruptcy Court from collecting 6 real estate, personal property, and registered motor vehicle tax bills totaling \$1,032.66. When the aforementioned totals are removed from the net levy calculation, the collection percentage increases to 99.74%.

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning real property and personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

**PEOPLE • PRIDE • PROGRESS • PARTNERSHIPS**



Prior Year Collections

During FY 2019, the Tax Collector pursued collection of delinquent prior year taxes.

## Real Estate and Personal Property Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2019</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2008	\$ 9,552,011.16	\$ 304.44	\$36,073.36	99.62%
2009	\$ 9,856,613.02	\$ 425.98	\$34,016.35	99.65%
2010	\$ 9,953,876.43	\$ 479.11	\$35,774.57	99.64%
2011	\$11,194,450.21	\$ 601.65	\$21,095.67	99.81%
2012	\$10,855,425.82	\$ 844.07	\$20,881.92	99.81%
2013	\$10,935,693.27	\$ 833.00	\$21,178.61	99.81%
2014	\$11,159,253.92	\$ 743.05	\$19,637.43	99.82%
2015	\$11,560,459.52	\$ 1,812.62	\$17,034.30	99.85%
2016	\$12,496,128.50	\$ 5,191.06	\$30,089.04	99.76%
2017	\$12,779,259.23	\$20,962.44	\$23,906.01	99.81%

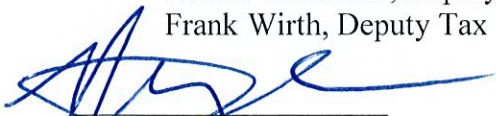
## Registered Motor Vehicle Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY 2019</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2015	\$ 0.00	\$0.00	\$ 0.00	0.00%
2016	\$ 0.00	\$0.00	\$ 0.00	0.00%
2017	\$30.15	\$0.00	\$30.15	0.00%

Please contact me at [Neal.Dixon@MecklenburgCountyNC.gov](mailto:Neal.Dixon@MecklenburgCountyNC.gov) or 980-314-4488 if you have any questions or comments regarding this settlement report.

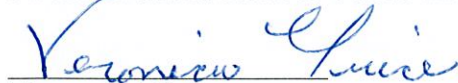
North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.

cc: Julie Niswonger, Town of Cornelius Finance Director  
 Julissa Fernández, Deputy Tax Director  
 Frank Wirth, Deputy Tax Director

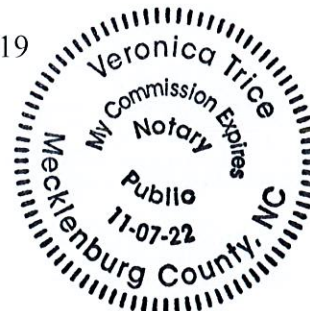
  
 Tax Collector

July 19, 2019  
 Date

Sworn to and subscribed before me this 19 day of July, 2019

  
 Notary Public

My commission expires: 11-07-22  
 Date





ORDER OF COLLECTION

NORTH CAROLINA, CORNELIUS

TO THE TAX COLLECTOR OF MECKLENBURG COUNTY

GENERAL STATUTE 105-321(b)

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the tax records, filed in the Office of the Tax Assessor and the tax receipts herewith delivered to you, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien upon all real property of the respective taxpayers in Cornelius and this order shall be a full and sufficient authority to direct, require and enable you to levy on and sell any real and personal property of such taxpayers, for and on account thereof, in accordance with law.

Witness my hand official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Mayor of Cornelius (SEAL)

Attest:

\_\_\_\_\_  
Clerk to the Board