



TOWN OF CORNELIUS

Cornelius Town Hall

BOARD OF COMMISSIONERS

October 21, 2019

Agenda

PRE-MEETING - 5:45 PM

- **Closed Session - Contractual Matters Under Attorney-Client Privilege**
- **Agenda Review**

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. **2019 NC State Wrestling Champion**
8. **PUBLIC HEARING**
 - A. **REZ 07-19 LKNCJDR Community Charity - Public Hearing #1**
9. **PUBLIC HEARING AND CONSIDERATION OF APPROVAL**
 - A. **Pine Street (portion) Right-of-Way Abandonment**
10. **CONSIDERATION OF APPROVAL**
 - A. **Resolution Declaring Surplus Property**
11. **CONSENT AGENDA**
 - A. **Approve Minutes - Regular Meeting**
 - B. **Approve Minutes - Closed Session**
 - C. **Tax Refunds**
12. **OLD BUSINESS**
 - A. **Code of Ordinances, Title 9, Section 92.27 Sound at Public Places of Entertainment**
13. **COMMISSIONER CONCERNS**
14. **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: October 21, 2019

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

Hold a Closed Session to discuss 2 contract matters under attorney-client privilege.

Manager's Recommendation:

Hold a Closed Session.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

Richard Trainor is a student at Hough High, the oldest of 4 kids and lives in Antiquity. He holds a 3.9 GPA in honors and AP classes.

His wrestling accomplishments include being a 5x High School All-American and now a 4x Fargo All-American, ranking him among the most successful wrestlers in North Carolina history.

Manager's Recommendation:

Recognize Richard Trainor as the 2019 NCHSAA 4A Individual Wrestling Champion of the 106 Pound Division.

ATTACHMENTS:

Name:

Description:

Type:

No Attachments Available

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Aaron Tucker, Assistant Planning Director










Action Requested:

The applicants, Jack & Robin Salzman, are requesting conditional zoning to utilize the 8.201 acres at 20310 Chartwell Center Dr. (former Waltrip Racing bldg.) for automotive uses including administrative space, auto retail accessory sales, vehicle service and detailing, storing automobile inventory. The uses will not include automotive sales. The site will also be used for community and meeting space for charitable organizations.

Manager's Recommendation:

Conduct Public Hearing #1

ATTACHMENTS:

Name:	Description:	Type:
 Application.pdf	Application	Cover Memo
 Letter.pdf	Summary of Request	Cover Memo
 MWR_ZONING.jpg	Zoning Map	Cover Memo
 MWR_LU.jpg	Future Land Use Map	Cover Memo
 MWR_ORTHO.jpg	Vicinity Map	Cover Memo
 MWR_PROP.jpg	Property Map	Cover Memo
 Site_Plan.pdf	Site Plan	Cover Memo
 REZ_07-19_LKNCDJR.pdf	Staff Presentation	Presentation
 Salzman_LAST_FINAL_PRESENTATION_1_(2).pdf	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: 9/13/19

Rec'd by:

Case #: REZ 00-19

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> \$625.00
• 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: _____	<input type="checkbox"/> _____
Fee Total:				\$625.00

2. Project Information

Date of Application: 9/13/2019 Name of Project: CZ LKNCDJR Commerce, Charity & Community Project
Location: 20310 Chartwell Center Drive Property Size (acres): 8.201 # of Units/Lots: _____
Current Zoning: CZ-19390 Liverpool & 20310 Chartwell Proposed Zoning: CZ LKNCDJR Commerce, Charity & Community Project
Current Land Use: Commercial Proposed Land Use: Commercial-Automotive
Tax Parcel Number(s): 005-27-304

3. Contact Information

Jack and Robin Salzman
Owner, Applicant, or Developer
19123 Serenity Point Lane
Address
Cornelius, NC 28031
City, State Zip

Telephone _____ Fax _____
Signature: Jack Salzman Print Name: Jack Salzman Date: 9/13/19
Email: _____

Robert McIntosh & Larry Shaheen
Agent(s) (Engineer, Architect, Etc.)
209 Delburg Street, #203
Address
Davidson, NC 28036
City, State Zip

704-892-1699 704-892-8664
Telephone _____ Fax _____
Signature: Robert Shaheen Print Name: Robert Shaheen Date: 9/13
Email: Larry@McIntoshLawFirm.com

4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

- | | |
|---|---|
| <input type="checkbox"/> Signed "Original" application | <input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above |
| <input type="checkbox"/> Project Fee(s) - See Fee Schedule | <input type="checkbox"/> Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS). |
| <input 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 type="checkbox"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW. |
| <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 type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples |
| <input 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 | <input type="checkbox"/> Digital Files of all items listed above |

THE MCINTOSH LAW FIRM, P.C.

-ATTORNEYS AT LAW-

POST OFFICE BOX 2270

209 DELBURG STREET, SUITE 203

DAVIDSON, NORTH CAROLINA 28036-2270

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TED F. MITCHELL † ♦
CHRISTOPHER P. GELWICKS ♦ †
LARRY J. SHAHEEN, JR.
JEFFREY E. GRAY
PHILIP R. KUHN

August 19, 2019

OF COUNSEL
JENNIFER AHLERS CONE
GEORGE G. CUNNINGHAM † Ω
JOEL M. BONDURANT, JR. ♦

SPECIAL COUNSEL
GAITHER M. KEENER

NCDRC Certified Mediator - Superior Court †
Also licensed in Florida Ω
NCDRC Certified Mediator - Clerk & Family Financial Ω
Also licensed in South Carolina ♦
Also licensed in Maryland †

Land Development Advisory Board
Attn: Cheryl Crawford, Chair
Address

Re: LDACB Meeting August 26 and Lake Norman Chrysler Dodge Jeep Ram

Dear Cheryl,

The purpose of this letter is to request to be placed on the agenda for the Quarterly Meeting of the Code Advisory Committee (LDACB) on August 26th.

Lake Norman Chrysler Dodge Jeep Ram wishes to expand their business and, in the process, desires to consolidate their current business footprint from four (including a leased space on Bailey Road) to two locations that would offer synergy and cohesiveness for the Town of Cornelius. Currently they are operating one location on Torrence Chapel Road and three locations on Highway 21. The Salzmans would be selling the Highway 21 locations as a part of the consolidation. This consolidation plan would create more employment opportunities, a more aesthetically pleasing structure and reduce traffic congestion surrounding the diverging diamond and outlying areas. Jack and Robin Salzman are longstanding Cornelius residents, community contributors as well as owners of the franchise dealership. The Salzmans are recognized in the auto industry as evidenced by numerous awards for volume, growth, business and community partnerships. They are excited about working with the Town of Cornelius on this proposed project. Below are considerations that should bring clarity for the intended direction of the Salzman's venture and business plan.

trips daily. Typically, there are 300-400 cars on the Highway 21 lots at all times, in addition to 5 mobile mini-storage units.

- The consolidation to Waltrip Building would have a positive impact on West Catawba by reducing traffic between the dealership and existing Highway 21 locations. Currently, employees must travel from the dealership through the diverging diamond which consists of four traffic lights. This move would reduce existing traffic on West Catawba, Highway 21 and at the traffic lights. Further, the impact will assist with the congestion anticipated with the purposed construction for Hwy 21.
- Financial Impact
 - Maintaining three offsite locations on Highway 21 has proved to be incredibly inefficient. It is believed that productivity would increase by more than 15%, resulting in increased sales. Streamlining the logistics/traffic pattern for the dealership would benefit the Cornelius infrastructure.
 - Anticipated dealership growth would provide 30-40 immediate new employment opportunities and potentially more than 50 over time.
 - The Waltrip Building has been vacant for many years. The purchase of this additional space takes it off the market, thus lowering inventory and increasing the demand for other space in Cornelius thereby creating more revenue for the town.
 - It is anticipated the building would become a regional anchor by generating a wide range of consumers with use of the retail, service and charity/non-profit space. This could be a catalyst for further development of the neglected parcels along Old Jetton Road while also providing more opportunity for use of the vacant restaurant space on Liverpool Road.
 - Overall, the new venture would increase revenues and sales taxes with the use of local businesses such as restaurants, grocery stores, salons, coffee shops, retail, etc.
- Community Contributions
 - This new facility would provide the opportunity for the Salzmans to expand and grow their philanthropic efforts to give back to the community. Their vision has not been fully realized due to lack of space.
 - Currently the Salzmans support the efforts of over 20 non-profit organizations that require assistance with financial donations, transportation, meeting space, event space, etc. in order to grow their charities. The Salzmans would be able to support these groups better with this facility and further their vision. These are some of the groups they currently support in our community.
 - Backpacks for foster kids
 - Lake Norman Hospice
 - Cornelius Elementary donors for laptops
 - Hollys Hope
 - Little Smiles
 - Pinky Swear
 - Spay it Forward

- Hope House
- Make-a-Wish
- Wish Society
- Humane Society of Charlotte
- Pat's Place
- Kids First of the Carolina's
- Levine's Children Hospital
- Mooresville Soup Kitchen
- Lake Norman Humane Society
- Cornelius Animal Shelter
- HATS (Helping Animals to Survive)
- Catawba Humane Society
- Veterans & Military outreach
- Walk for PKD (Polycystic Kidney Disease)
- Lake Norman Lucky Cat
- Big Day at the Lake
- Ada Jenkins
- American Red Cross
- Dove House
- Various disaster relief efforts

In Summary, our intended uses for the property are as follows:

- Move and expand their accessory retail company, Carolina Custom Wheels, Tires and Accessories to the new building. The company currently employees six individuals and with the additional space intend on tripling the employee count.
- Move their accounting and administrative staff and offices from the dealership to the new location.
- Provide a designated community space for Robin and her team's charity work in the community.
- Operate our new and used vehicle prep and reconditioning center, that serve the dealership and their expanding internet operations.

We appreciate you taking the time to consider this proposed agenda item and look forward to preparing a more detailed presentation and analysis to present at the August 26th meeting.

Thank you for your time and consideration.

Sincerely,

THE MCINTOSH LAW FIRM, P.C.


ROBERT G. MCINTOSH

Attorney at Law

RGM/egs

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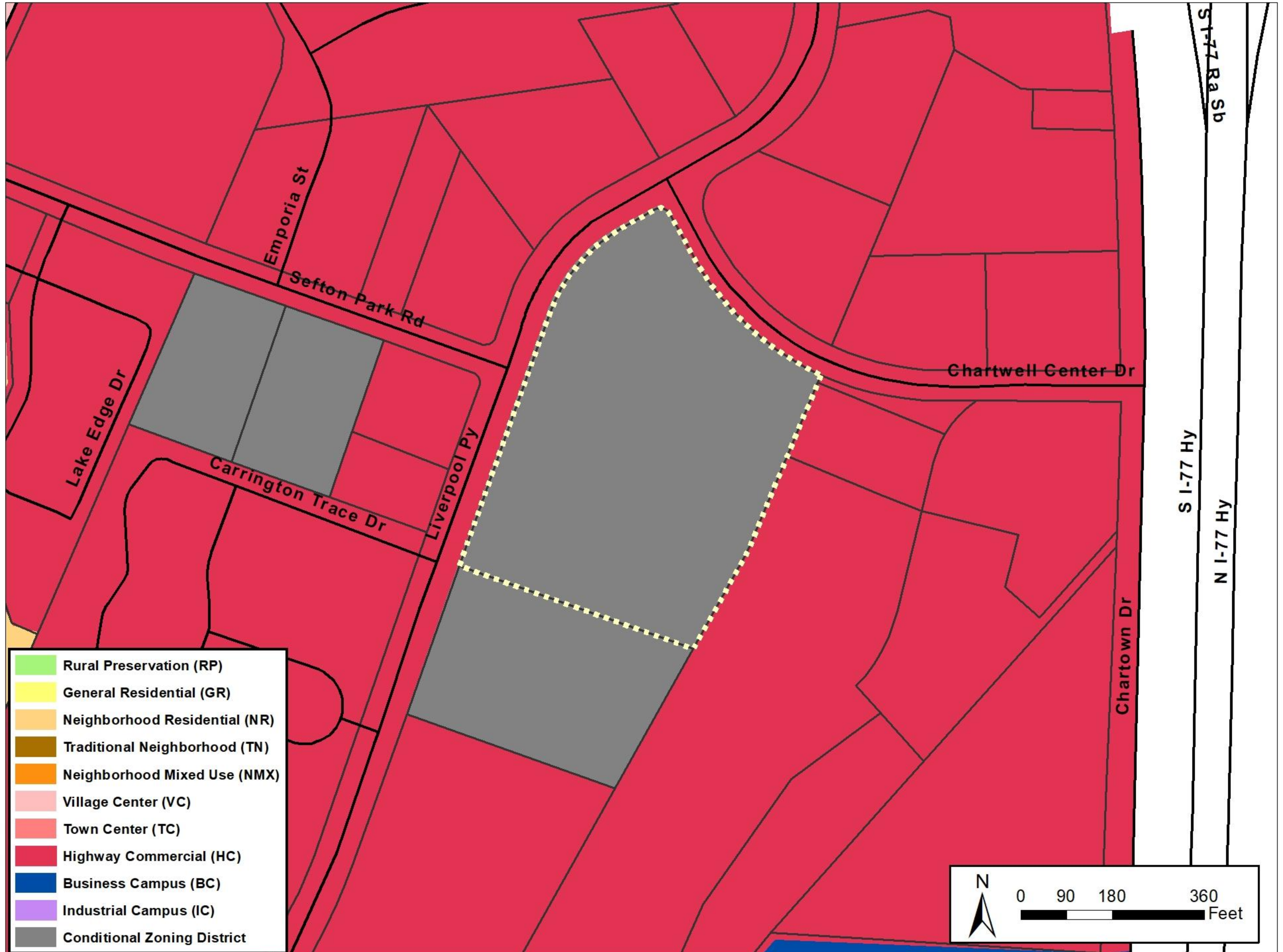
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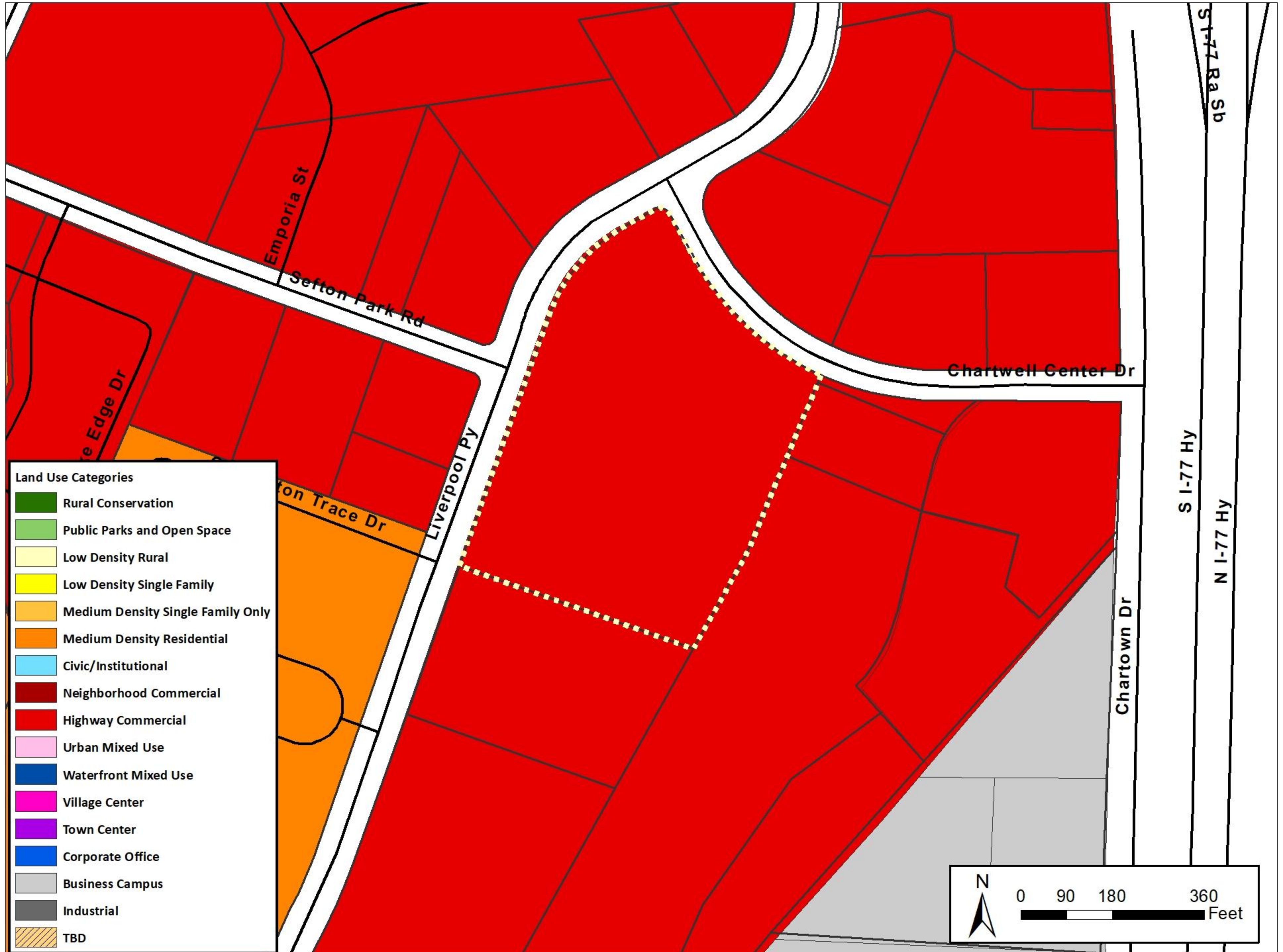
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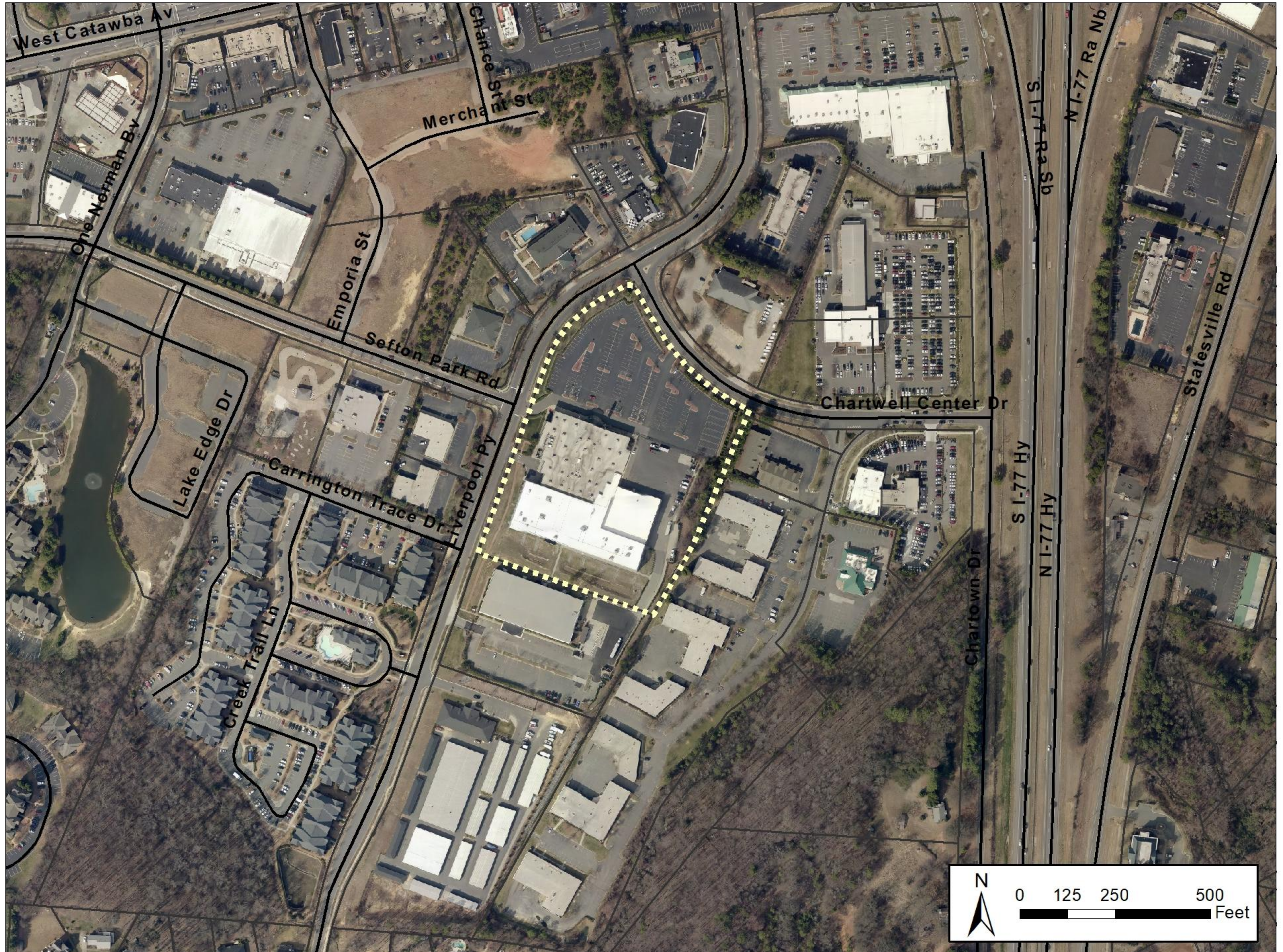
MWR Property



MWR Property



MWR Property



MWR Property



CONDITIONAL ZONING MAP FOR LKNCDJR COMMERCE, CHARITY & COMMUNITY PROJECT

LEGEND:

BEP - BACKFLOW PREVENTOR
CAT - CABLE TV BOX
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
DB - DEAD BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUT WIRE
H/VAC - HEATING, VENTILATION, AIR COND
ICV - IRRIGATION CONTROL VALVE
JCB - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
M - MEASURED
MB - MAP BOOK
NGS - NATIONAL GEODETIC SURVEY
NR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R - RECORDED
RD - ROOF DRAIN
R/W - RIGHT OF WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
T - TOTAL
TB - TELEPHONE BOX
TER - TERRACOTTA PIPE
TMB - TELEPHONE MANHOLE
UTB - UTILITY BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

LINE LEGEND:

EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE > 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

PARKING:

REGULAR PARKING SPACES - 211
REGULAR PARKING SPACES (PAVED) - 40
HANDICAPPED PARKING SPACES - 9
TOTAL PARKING SPACES - 260

SURVEYOR'S DESCRIPTION:

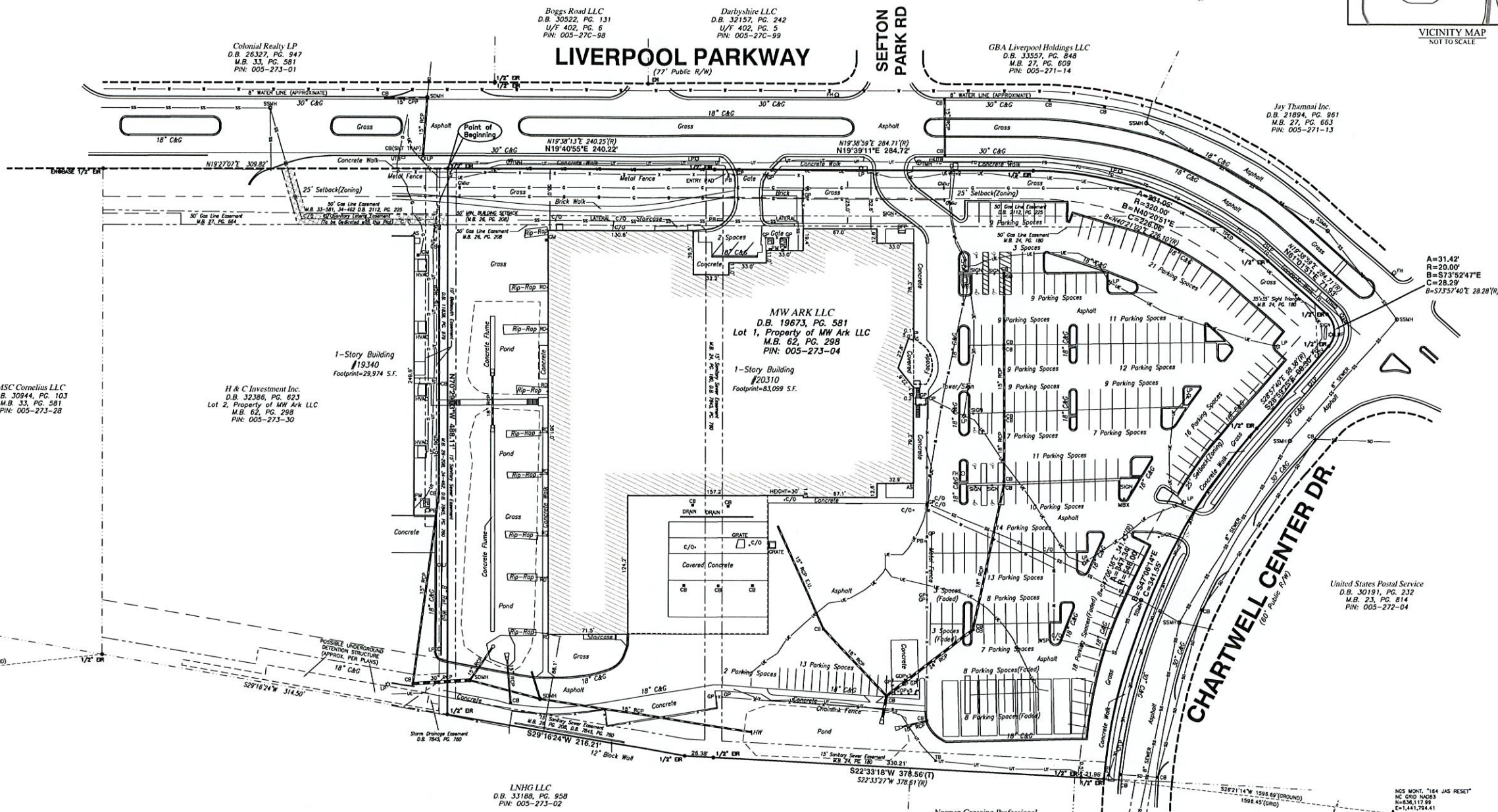
That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina, being all of Lot 1, Plan of Property of MW Ark LLC, as recorded in Map Book 62, Page 298 in the Mecklenburg County Public Registry, and being more particularly described as follows:

BEGINNING at an existing 1/2 inch iron rod on the southeast right-of-way margin of Liverpool Parkway (77' Public R/W), said point also being the northeast corner of Lot 2, aforesaid Plat of Property of MW Ark LLC. Thence with and along said southeast right-of-way margin of Liverpool Parkway for the following five (5) courses and distances: 1) N 19°40'35" E a distance of 240.22 feet to an existing 1/2 inch iron rod; 2) N 19°39'11" E a distance of 284.72 feet to an existing 1/2 inch iron rod; 3) with a curve turning to the right having a radius of 320.00 feet and an arc length of 331.05 feet (chord bearing of N 40°20'31" E and a chord length of 226.66 feet) to an existing 1/2 inch iron rod; 4) N 61°01'31" E a distance of 71.93 feet to an existing 1/2 inch iron rod; 5) with a curve turning to the right having a radius of 26.00 feet and an arc length of 31.42 feet (chord bearing of S 73°52'47" E and a chord length of 28.29 feet) to an existing 1/2 inch iron rod on the southwesterly right-of-way margin of Chartwell Center Drive (60' Public R/W); Thence with and along said southwesterly right-of-way margin of Chartwell Center Drive for the following two (2) courses and distances: 1) S 29°52'25" E a distance of 98.30 feet to an existing 1/2 inch iron rod; 2) with a curve turning to the left having a radius of 548.00 feet and an arc length of 347.34 feet (chord bearing of S 47°06'14" E and a chord length of 141.35 feet) to an existing 1/2 inch iron rod, said point being the northeast corner of the property of Norman Crossing Professional Center Condominium Association Inc. (now or formerly) as described in Deed Book 20432, Page 613 in said Registry; Thence leaving said southwesterly right-of-way margin of Chartwell Center Drive and along the easterly boundary of said property of Norman Crossing Professional Center Condominium Association Inc. and continuing with the westerly boundary of the Norman Crossing Professional Center Condominium (now or formerly) as recorded in Unit File 421 in said Registry and the westerly boundary of the property of LNHG LLC (now or formerly) as described in Deed Book 33188, Page 958 in said Registry S 22°33'18" W (passing an existing 1/2 inch iron rod at 21.56 feet and 332.17 feet to a total distance of 378.56 feet to an existing 1/2 inch iron rod. Thence continuing with aforesaid westerly boundary of the property of LNHG LLC S 29°16'24" W a distance of 216.21 feet to an existing 1/2 inch iron rod, said iron being the northeast corner of Lot 2, aforesaid Plat of Property of MW Ark LLC. Thence with and along the northerly boundary of aforesaid Lot 2 N 70°29'03" W a distance of 488.11 feet to the POINT OF BEGINNING;

Having an area of 357,248 square feet or 8.2013 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 22, 2017 (File No. H-5408).

CURRENT ZONING TABLE:

CURRENT ZONING: CZ. ALL ZONING STANDARDS AND REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE APPROVED ZONING PLAN FOR REZ-07-17 19340 LIVERPOOL PARKWAY AND 10319 CHARTWELL CENTER DRIVE, AND ANY SUBSEQUENT AMENDMENT(S) THAT MAY BE APPROVED BY THE TOWN OF CORNELIUS.



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.

2. ALL CORNERS MONUMENTED AS SHOWN.

3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON SHEET C-400 GRADING & STORM DRAINAGE SHEET AND SHEET C-400 UTILITY SHEET, AS SHOWN IN SET-UP PLANS PREPARED BY MEADE GUNNELL ENGINEERING & SURVEYING, P.C. FOR WALTRIP RACING WORLD, DATED 05/18/2006 (JOB NO. 448.70). UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.

4. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.

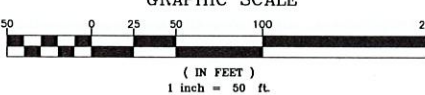
5. LIVERPOOL PARKWAY IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MEETS OR EXCEEDS THE FUTURE RIGHT-OF-WAY OF 17' FROM CENTERLINE.

6. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

7. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

8. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.

GRAPHIC SCALE



REVISIONS

9/12/18 - TO SHOW CURRENT ZONING AND TO MODIFY FOR CONDITIONAL ZONING REQUEST.

CREW: EH
DRAWN: NM
REVISED:

LOT 1
AREA: 357,248 SQ. FT. 8.2013 ACRES

SITE PLAN PREPARED FOR:
MW ARK LLC
20310 CHARTWELL CENTER DRIVE
TOWN OF CORNELIUS, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: BOOK 19673, PAGE 581
LOT 1, PROPERTY OF MW ARK LLC
MAP REFERENCE: BOOK 62, PAGE 298
TAX PARCEL NO: 005-273-04

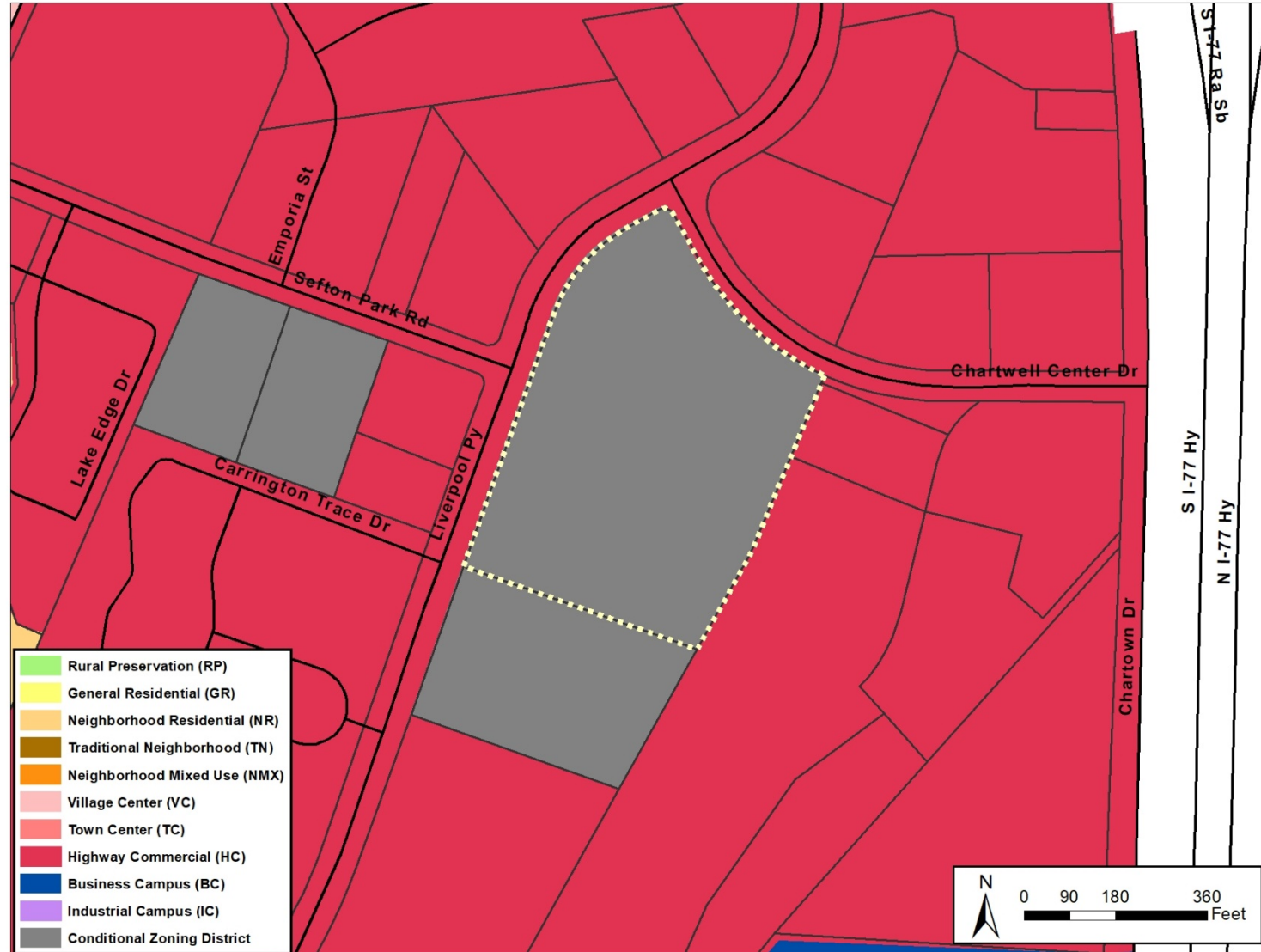
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204
TEL (704) 378-2186

SCALE: 1" = 50'
DATE: AUG 22, 2017
JOB NO. 90540

**REZ 07-19 LKNCDJR
COMMERCE, CHARITY &
COMMUNITY PROJECT**

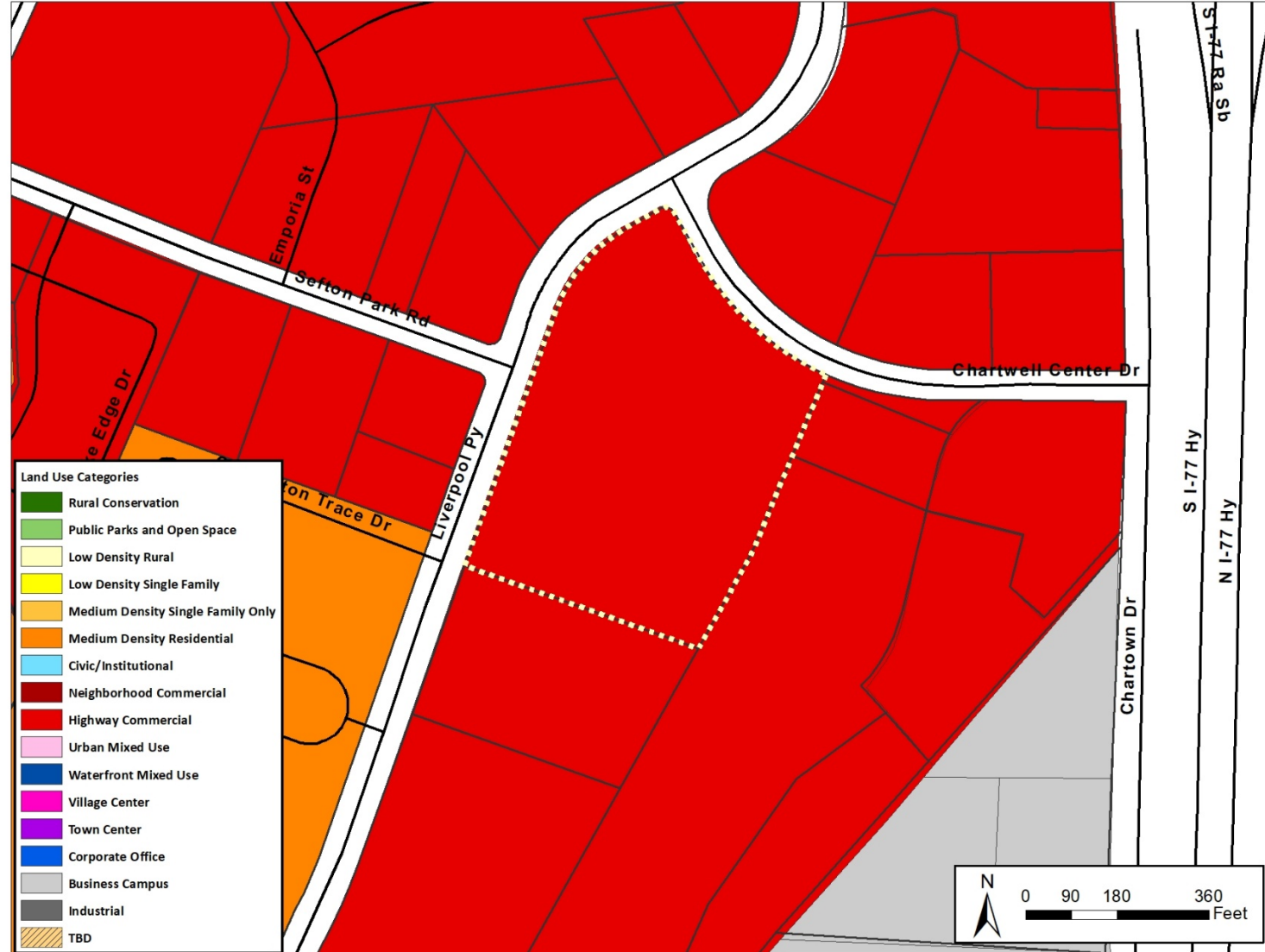
MICHAEL WALTRIP BUILDING ZONING

MWR Property



MICHAEL WALTRIP BUILDING LAND USE

MWR Property



MICHAEL WALTRIP BUILDING VICINITY

MWR Property



MICHAEL WALTRIP BUILDING PROPERTY

MWR Property







- Cornelius currently prohibits auto related uses, except within the US 21 overlay district.
- Existing auto uses are grandfathered.
- The existing Waltrip conditional zoning did not allow for auto uses
- Sprizzi was approved to locate in Waltrip and has since decided not to move forward
- Lake Norman Chrysler Jeep Dodge Ram has expressed interest in locating in Waltrip
- LKNCJDR appeared before the LDCAB in August to request consideration of a Code amendment to allow for an application to be filed for a conditional zoning.
- LDCAB recommended approval of a new overlay district that would allow LKNCJDR to file an application

PROPOSED USES

- Auto accessory retail (Carolina Custom Wheels, Tires, and Accessories)
- Office uses related to an automotive dealership (no sales) and other charity related work
- New and used vehicle prep space
- Storage of vehicles

CURRENT SCHEDULE

- Community Meeting: held on October 10th
- Transportation Advisory Board: November Meeting (Date TBD)
- Town Board Public Hearing #1: October 21st
- Planning Board: November 12th
- Town Board Public Hearing #2: December 2nd

LAKE NORMAN

CHRYSLER | DODGE | JEEP | RAM

Consolidation Plan
A Multi-faceted Facility

20310 Chartwell Center Drive, Cornelius NC 28031

Multi-faceted Expansion - *Retail, Charity, Prep shop, Overflow*

LAKE NORMAN
CHRYSLER | DODGE | JEEP | RAM

EST. MMXIV
CAROLINA CUSTOM
WHEELS × ACCESSORIES × TIRES



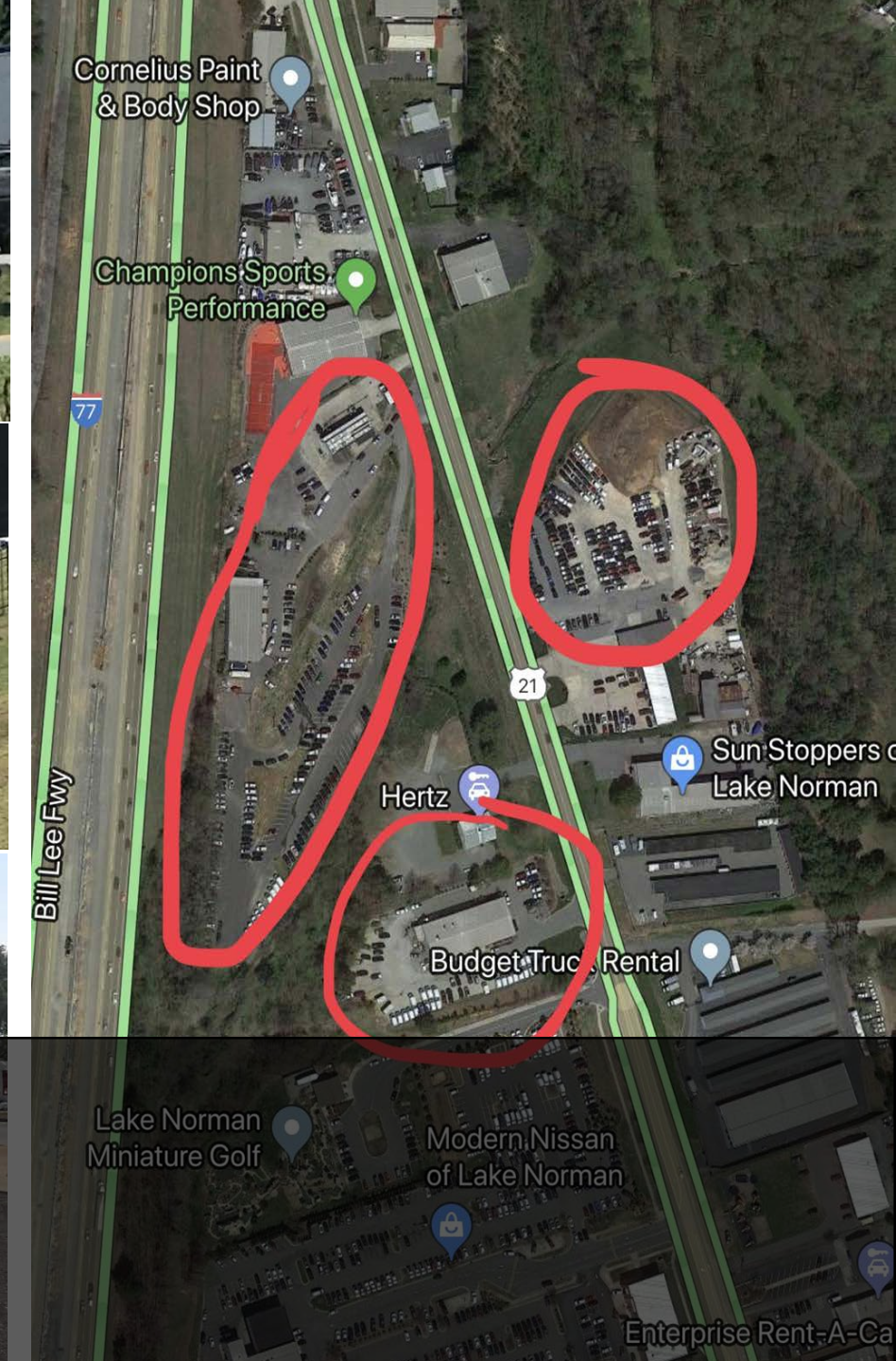
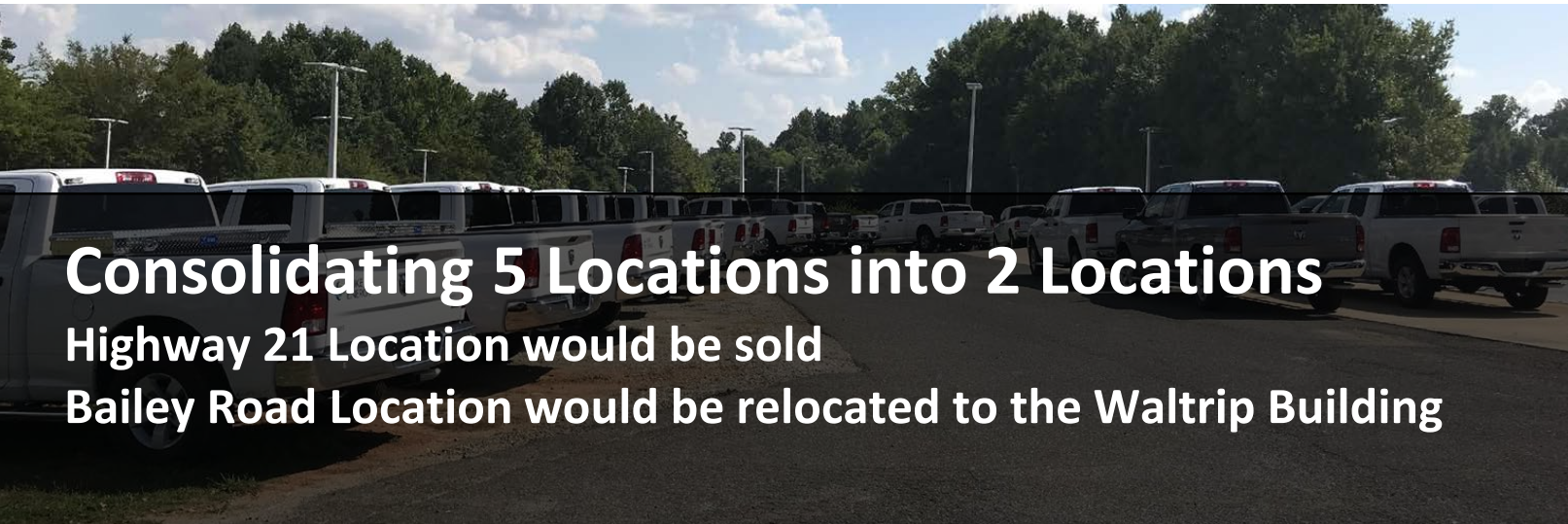
**Giving Back
to the
Community**



Lake Norman Jeep Chrysler Overflow Parking

3 Locations, 2 Large Lots for overflow &
1 Smaller Lot with multi bay preparation shop

Also, additional inventory location on Bailey
Road to be moved to the Waltrip Building

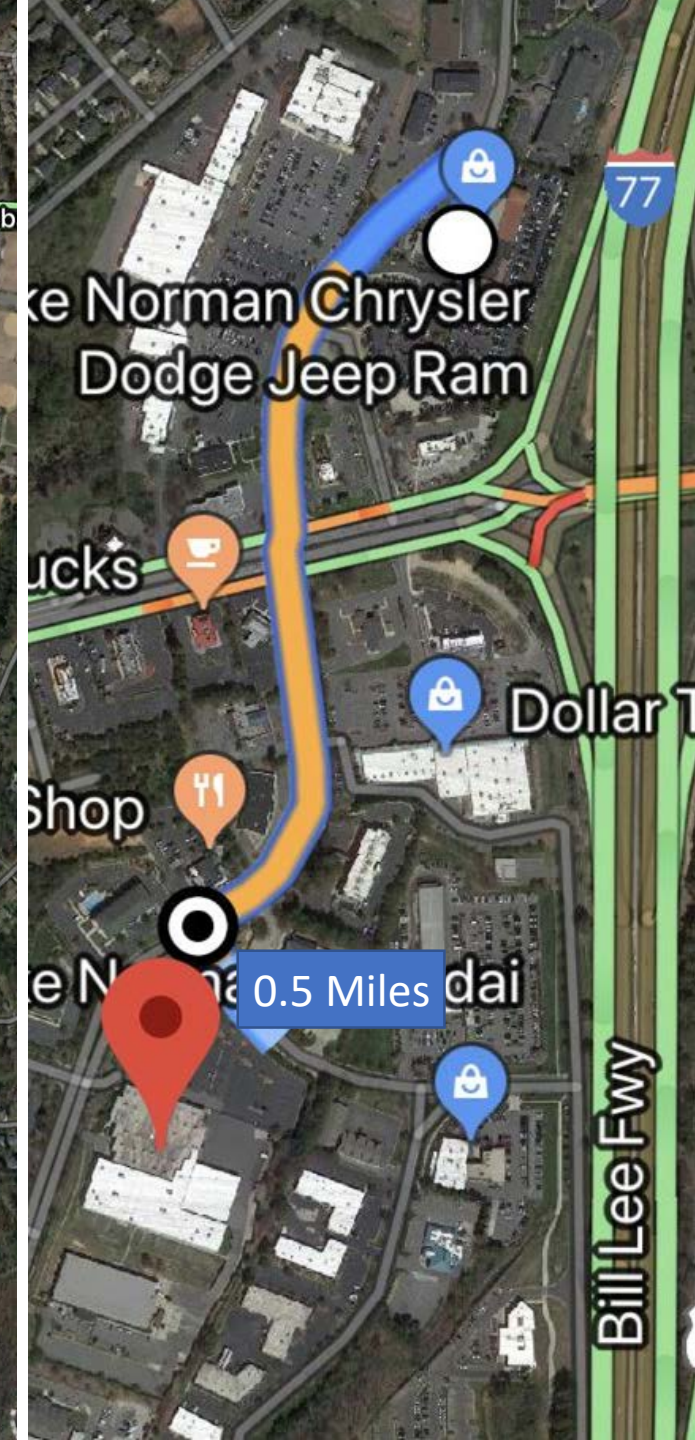
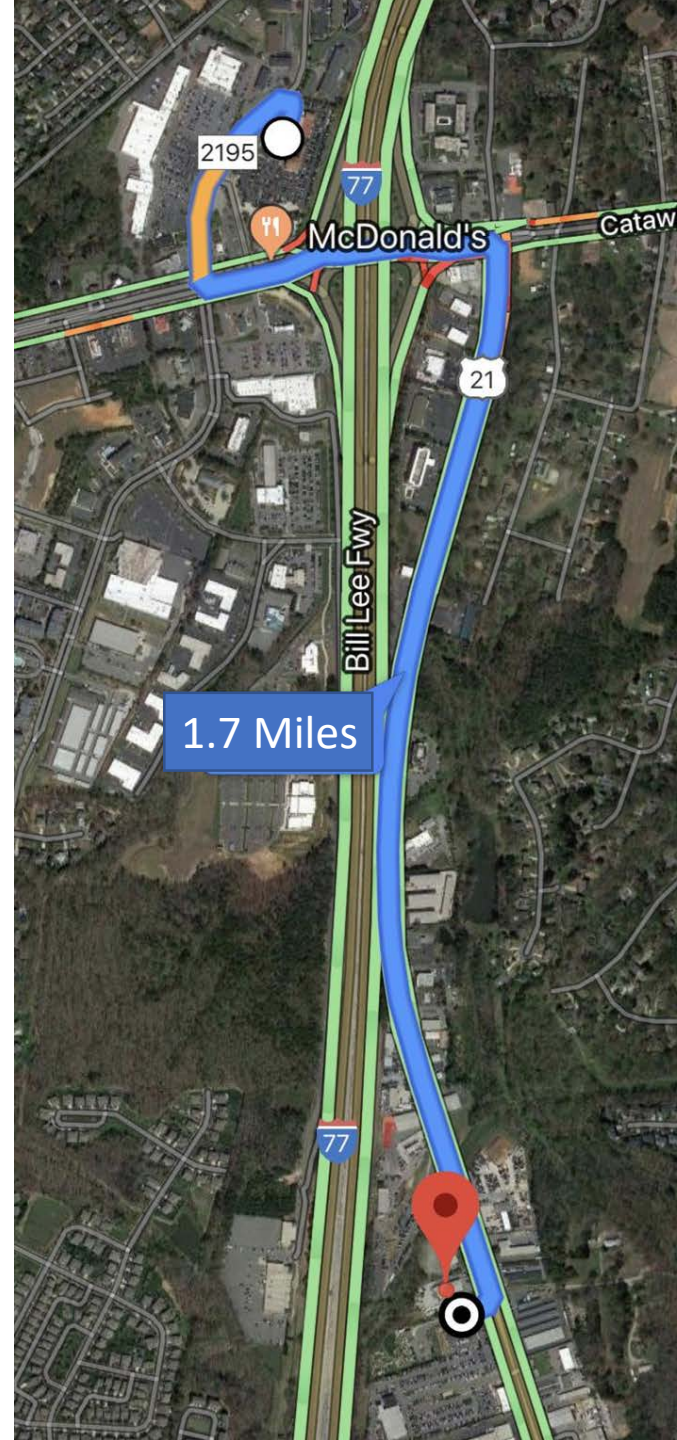


Current Traffic Impact -

- 150+ Trips per day
- 1.7 miles one way x 150 trips = 255 miles
- 150+ cars on the Diverging Diamond and Hwy 21 per day

Traffic benefit reducing 5 locations to 2 locations -

- Reduces daily travel by 1.2 miles x 150 = 180 miles
- Reduces 150 vehicles from highway 21 and the diverging diamond overpass on a daily basis.
- Daily vehicle trips can also use Knox Road to access the new facility to further reduce high impact traffic zones.



Exit 28 Diverging Diamond – Reduced traffic

Over 150+ daily trips between the dealership and Highway 21 location.
Sales Associates, Technicians and Assistant Staff



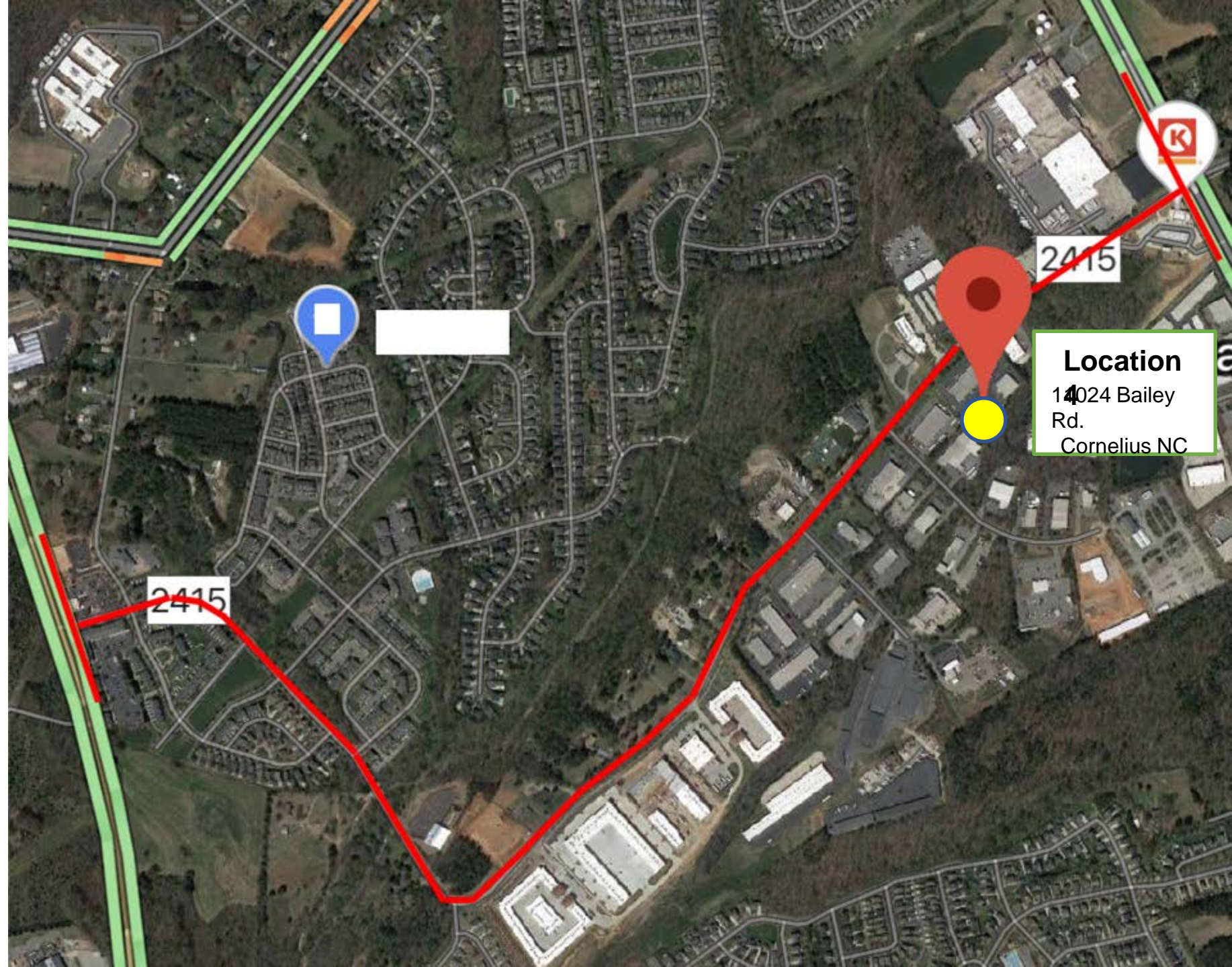
Benefits of New Location

- Complete visual landscape buffer
- Parking lot designed to hold vehicles for the overflow
- Decrease impact on traffic
- 30 – 40 additional high paying jobs to our community
- Internet
- Storage solved
- Increase Giving Back to Community/Events
- Customers & employees utilizing restaurants, shopping, etc.



Bailey Road Location

- This inventory location would be moved to the Waltrip Building consolidating all of the business to 2 locations.
- Reducing the pressure at both intersections of Hwy 21 and 115.
- The configuration now causes employees to have to run between locations making multiple trips.



Community Leaders in Employment

Awarded Champion of Diversity Award
by Lake Norman Chamber of Commerce

The Salzmans have proudly set a
\$15 minimum wage for their workforce

The average of their salaries for
their employees is \$55k annually

Robin Salzman recognized as a
minority owner in the automotive industry
article "Women in Automotive"





Complete Visual Landscape Buffer

New location parking allows for a much more organized and consolidated overflow.



EST. MMXIV

CAROLINA CUSTOM

WHEELS × ACCESSORIES × TIRES

Expand accessories division to a 5,000 square foot accessory retail location.

- \$40B Industry
- Attracting customers from across the entire Southeast region of the US
- Customers will have a designated vehicle to explore Cornelius to enjoy our local restaurants and shopping



Expanding Business Model Internet Sales | Parts & Vehicles



Vision for Expanding Charity/Non-profit Support

The Salzmans love our local charities and have been incredible supporters. Their vision is to provide a place for local charities and non-profits to utilize.

- 10,000 sqft of space
- Fundraising/Event space
- Community Room
- Community drives
- And, so much more



LKNW FEATURE *Leading The Way*

As we rise into leadership roles, it's not always easy to navigate the leadership path. After all, there are as many leadership traits as there are leaders. *LKNW Woman* talks to area leaders in the hope that we can learn from each other's successes and failures in confronting leadership challenges.



>> ROBIN SMITH SALZMAN, Owner/Marketing Director, Lake Norman Chrysler Dodge Jeep Ram

The oldest of five children, leadership came fairly naturally to Robin Smith Salzman. Teachers described her early on as dependable, kind, hard-working, willing to step up and take the lead, yet quiet and unassuming at the same time.

"My leadership role model," Robin explains, "was no one in particular. Within my own family, for as long as I can remember, I was the leader. This carried over to my career where it has always come naturally for me to organize and lead ... always focused on just getting the job done."

Robin says her leadership style is "firm but fair." A great listener who truly cares about others, it is important to her that her employees know that they are all treated fairly and that she empathizes and will support them with their individual challenges and goals.

One of her leadership roles within the dealership is handling sensitive personnel issues as well as overseeing all marketing aspects of the business. "We love this area," Robin smiles. "The individual communities and the amazing people make this such an incredible place to work and live."

With that said, another important element of good leadership is giving back to the community. Locally owned and operated, the business has strong roots in the Lake Norman and surrounding areas, and it is their goal to give back to local organizations and non-profit groups that improve the lives of the residents here.

"My leadership role within the community is to encourage other business owners to join in the effort of giving back," Robin says. "This allows us to have a healthy business and to be able to fulfill hundreds of requests for help each year. My hope is that many other businesses will see our efforts and join in because nothing is better than knowing we are making our community a better place to live for everyone."



FIRST JOB: Publix, grocery store bagger, age 14

BEST CAREER ADVICE: Hire great people!

COMFORT FOOD: Mashed potatoes

TIME SAVER: Multitasking

LIFE/WORK MANTRA: Seek balance

PET PEEVE: People who say, "That's not my job."

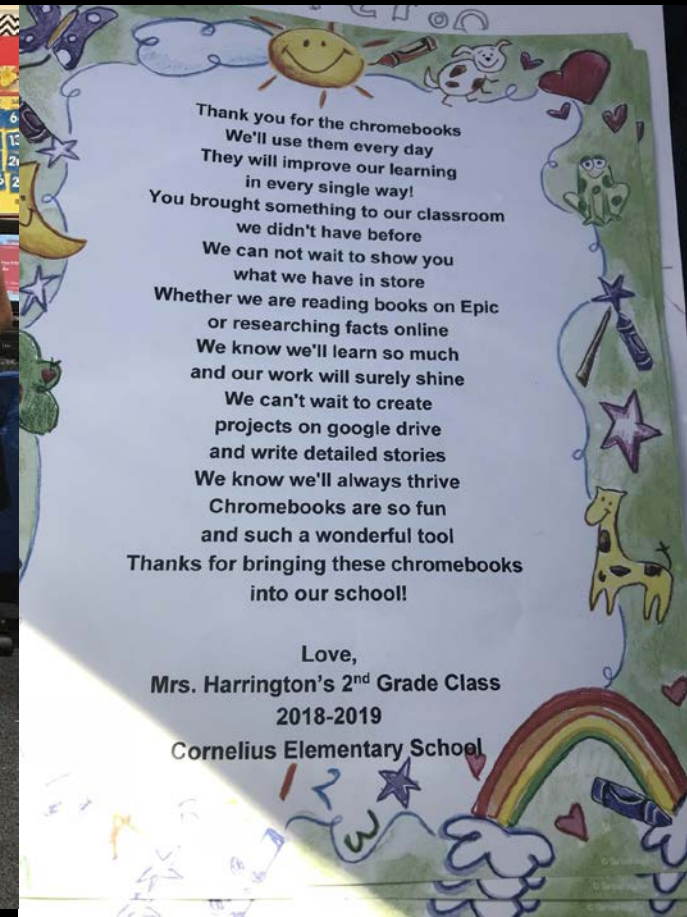
FAVORITE SNACK: Cereal

I WISH I HAD MORE: Hours in the day

LAST RESEARCH ON INTERNET: Louisiana State Museum (girls weekend in New Orleans!)

CAREER HIGHLIGHT: I was named "Market Manager of the Year" for Radio & Records when I lived in Orlando, managing three radio stations for CBS Broadcasting.

Cornelius Elementary School Provided Laptops for Cornelius Children






Giving Back



Helping our Local Community

- 
- A Big Day at the Lake with Big Brothers Big Sisters Charlotte
 - Ada Jenkins Center
 - American Cancer Society
 - American Heart Association
 - Amy's House
 - Angels of '97
 - Barium Springs Home for Children
 - Classroom Central
 - Community Blood Center of the Carolinas
 - Cookies for a Cause
 - Cornelius Elementary
 - Cornelius-Lemley Fire & Rescue
 - Cornelius Police Department
 - Dove House Children's Advocacy Center
 - Friends of the Animals
 - FurBabies Animal Rescue
 - Greg Biffle Foundation
 - Holly'z Hope
 - Hope House
 - Hospice Lake Norman
 - Hough High Huskies
 - Humane Society of Charlotte
 - Lake Norman Chamber of Commerce
 - Lake Norman Kiwanis
 - Lake Norman Lucky Cat
 - Lake Norman Orchestra
 - Lake Norman Rescue
 - Lincoln County Humane Society
 - Little Smiles
 - Loaves & Fishes
 - Make-a-Wish of Central & Western North Carolina
 - Our Towns Habitat for Humanity
 - Pat's Place
 - Pinky Swear Foundation
 - Rotary Club of North Mecklenburg County
 - Second Chance Rescue
 - Second Harvest Food Bank
 - Serenity House
 - Spay It Forward
 - Spay Neuter Charlotte
 - Stanly Humane Society
 - Susan G. Komen Foundation
 - Swim MAC
 - The African Children's Project
 - Town of Cornelius
 - Triple Cross Ranch
 - United Way of Central Carolinas
 - USO North Carolina
 - YMCA



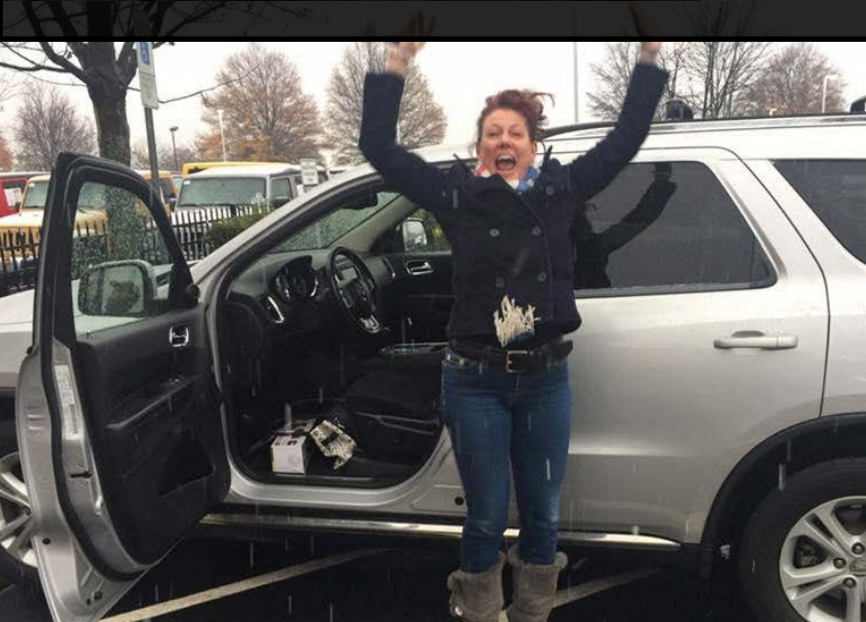
Holly Davis
Holly's Hope Founder

LAKE NORMAN

CHRYSLER | DODGE | JEEP | RAM



Holly'z Hope



LAKE NORMAN

CHRYSLER | DODGE | JEEP | RAM

- Current location for 13+ years
- Award winning dealership in sales & community
- Expanding business model
- Consolidating 5 locations to 2 locations
- Adding 30-40 professional jobs
- Multi-faceted site to further enhance the community



Zoning Highway Commercial

There will not be any physical auto sales at the new location

Salzmans Chrysler franchise agreement prevents them from selling vehicles anywhere other than the Torrence Chapel Road location

The current zoning is proper for their intended use. No auto sales will be



Thank you

LAKE NORMAN

CHRYSLER | DODGE | JEEP | RAM

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Becky Partin, Senior Planner



Action Requested:

Consider approval of an ordinance for the proposed abandonment of a portion of dedicated and established street right-of-way named Pine Street. This right-of-way abandonment is associated with the REZ 02-18 Mulberry Townhomes land development project approved by the Town Board on April 1, 2019.

Manager's Recommendation:

Hold a public hearing and consider approving an Ordinance to abandon a portion of dedicated & established street right-of-way named Pine Street.

ATTACHMENTS:

Name:	Description:	Type:
 ORD-Pine_Street_ROW_closure.docx	ORD Pine Street R-O-W Closure	Ordinance
 Pine_Street_ROW.pdf	Staff Presentation	Presentation

**AN ORDER TO ABANDON A PORTION OF A DEDICATED AND
ESTABLISHED STREET RIGHT-OF-WAY NAMED PINE STREET**

WHEREAS, the Town of Cornelius has a portion of a dedicated and established street right-of-way named Pine Street that is within the Mulberry Townhomes conditional rezoning development approved by the Town of Cornelius Board of Commissioners on April 1, 2019; and

WHEREAS, a portion of the dedicated and established Pine Street right-of-way will no longer be used; and

WHEREAS, the authority of a municipality to permanently close a street or alley is granted under Section 160A-299 of the North Carolina General Statutes; and

WHEREAS, the McAdams Company of the Carolinas, LLC, as property owner along this right-of-way has requested that a portion of the dedicated and established Pine Street right-of-way as illustrated in Exhibit A, Town of Cornelius Abandonment of a Portion of Dedicated & Established Street Right-of-Way Named Pine Street, be abandoned and all right, title, and interest in the right-of-way be conclusively presumed to be vested in those persons owning lots or parcels of land adjacent to the streets and the title of such adjoining landowners, for the width of the abutting land owned by them, shall extend to the centerline of the street; and

WHEREAS, the public hearing required by statute was held on October 21, 2019 and it appears that abandoning the right-of-way is not contrary to the public interest and no person will be deprived of reasonable ingress and egress.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Cornelius that a portion of a dedicated and established street right-of-way named Pine Street as noted on Exhibit A be and hereby abandoned and a copy of this Order shall be filed with the Register of Deeds.

Adopted this 21st day of October, 2019.

Woody Washam, Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

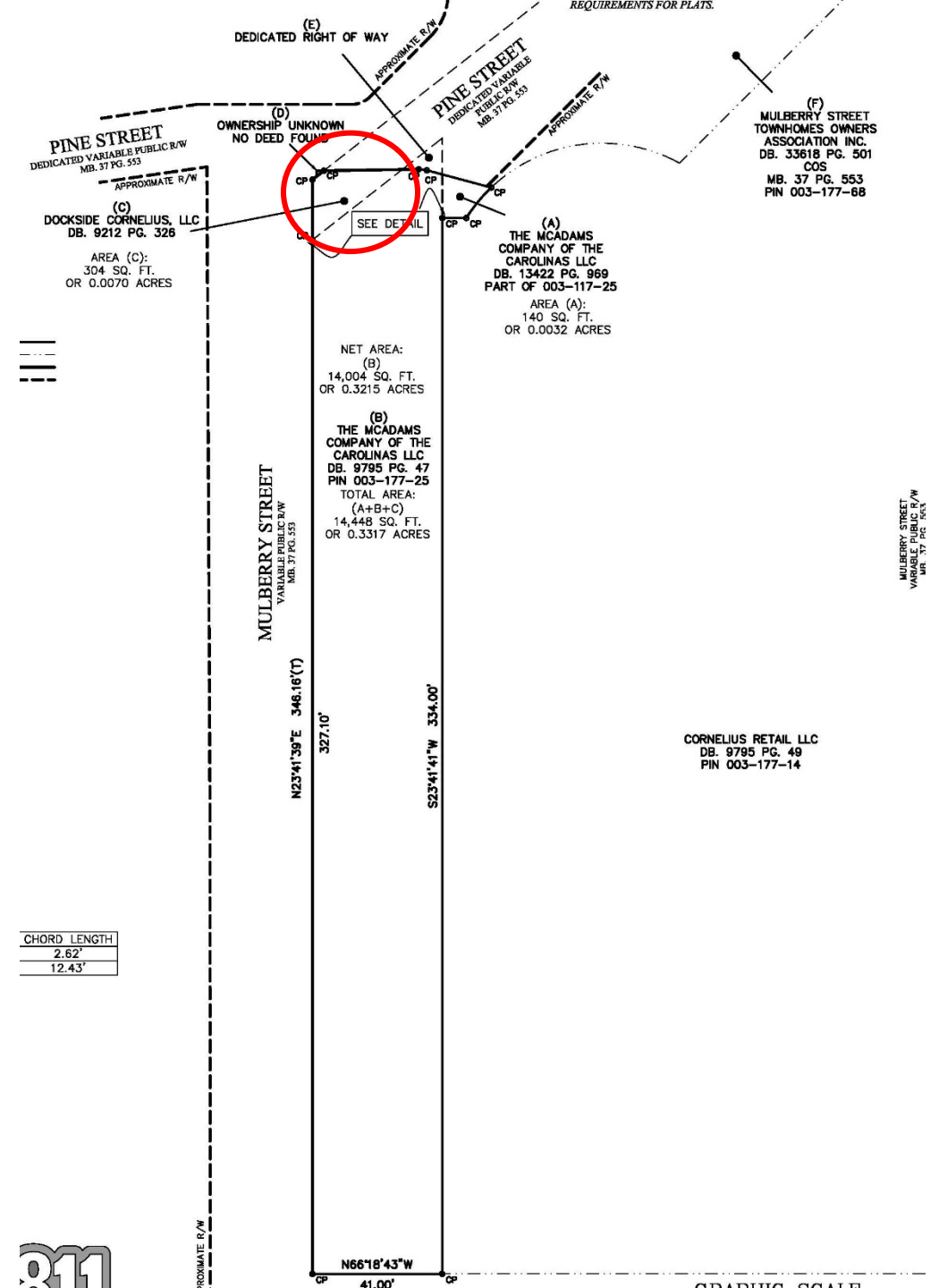
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Public Hearing & Consideration of Approval Pine Street R-O-W Abandonment



- The parcel for the Mulberry Townhomes conditional rezoning approved by the Town Board on April 1, 2019 includes a small piece of dedicated and established street right-of-way for Pine Street.

- This R-O-W will not be used & the property owner, the McAdams Co., has requested the Town abandon it for the Mulberry Townhome project to proceed.



AN ORDER TO ABANDON A PORTION OF A DEDICATED AND ESTABLISHED STREET RIGHT-OF-WAY NAMED PINE STREET

WHEREAS, the Town of Cornelius has a portion of a dedicated and established street right-of-way named Pine Street that is within the Mulberry Townhomes conditional rezoning development approved by the Town of Cornelius Board of Commissioners on April 1, 2019; and

WHEREAS, a portion of the dedicated and established Pine Street right-of-way will no longer be used; and

WHEREAS, the authority of a municipality to permanently close a street or alley is granted under Section 160A-299 of the North Carolina General Statutes; and

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WHEREAS, the public hearing required by statute was held on October 21, 2019 and it appears that abandoning the right-of-way is not contrary to the public interest and no person will be deprived of reasonable ingress and egress.

NOW, THEREFORE, BE IT ORDERED by the Board of Commissioners of the Town of Cornelius that a portion of a dedicated and established street right-of-way named Pine Street as noted on Exhibit A be and hereby abandoned and a copy of this Order shall be filed with the Register of Deeds.

Adopted this 21st day of October, 2019.

Woody Washam, Jr., Mayor

SEAL

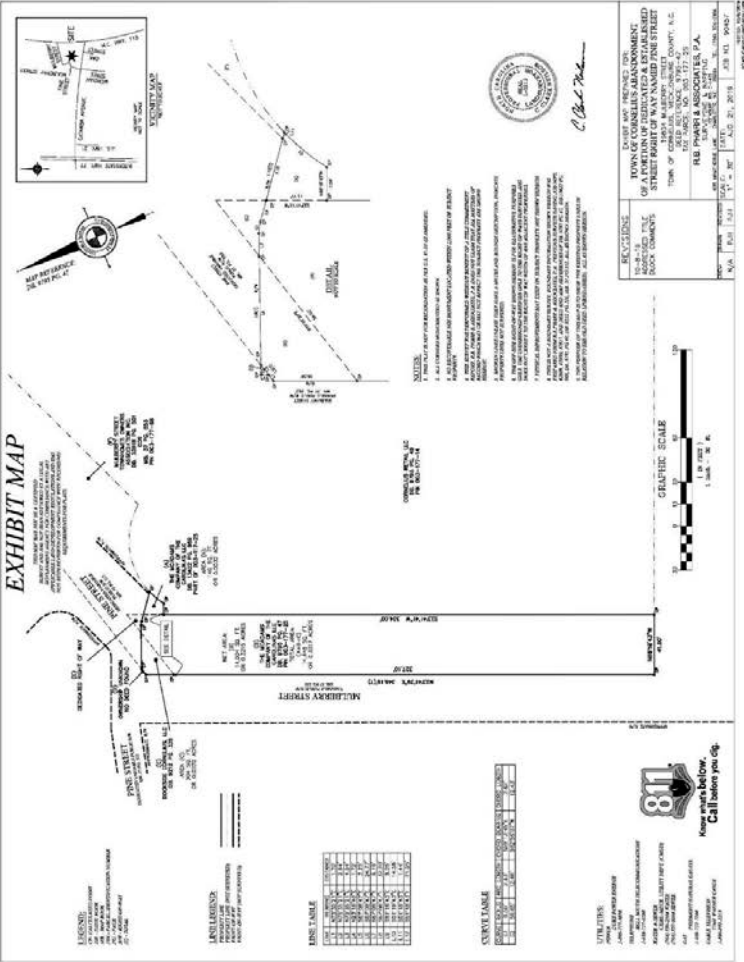
ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

EXHIBIT A



REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Tyler Beardsley, Assistant Town Manager/Public Works Director

Action Requested:

North Carolina General Statute requires that Town owned property that is no longer used, in need of repair, or dilapidated can be declared surplus. Once declared surplus, these items will be placed on the online auction website, GovDeals.com, to be sold to the highest bidder.

Manager's Recommendation:

Approve a resolution declaring various vehicles and equipment as surplus property.

ATTACHMENTS:

Name:	Description:	Type:
 RES-Surplus_Property_10.21.19.pdf	Surplus Property	Resolution Letter

A RESOLUTION DECLARING SURPLUS PROPERTY

WHEREAS, it has been determined by the Board of Commissioners that certain property owned by the Town of Cornelius is dilapidated and in need of repair or replacement; and

WHEREAS, it has been determined that the cost of repair is beyond the value of the piece of equipment; and

WHEREAS, the Board of Commissioners is desirous of disposing of the property; and

WHEREAS, North Carolina General Statute 160a-270(c) enables municipalities to conduct auctions of real or personal property electronically by authorizing the establishment of an electronic auction services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Cornelius that the attached as Exhibit A of property shall be declared surplus property and sold via GovDeals online auction service:

NOW, THEREFORE, IT IS FURTHER RESOLVED that the Town Manager is hereby authorized to dispose of said items in accordance with law.

Adopted this 21st day of October, 2019.

SEAL

Woody Washam Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

VEHICLES:

Year	Make	Model	VIN	Mileage	Issue
2006	Ford	CVPI	2FAFP71W36X110302	87000	Major mechanical error
2011	Ford	CVPI	2FABP7BV6BX121793	100600	Mileaged out
2011	Ford	CVPI	2FABP7BV8BX121794	118000	Transmission gone
2011	Ford	CVPI	2FABP7BVXBX121795	112845	Mileaged out
2011	Ford	CVPI	2FAB7BV8BX166458	114000	Mileaged out
2013	Ford	Intercept Sedan	1FAHP2M84DG157852	103400	Mileaged out
2013	Ford	Intercept Sedan	1FAHP2M82DG157851	101318	Mileaged out
2013	Ford	Explorer	1FM5K7AR2DGB28271	115225	Mileaged out
2010	Ford	CVPI	2FABP7BV4AX114520	101120	Mileaged out

OTHER EQUIPMENT

Miscellaneous equipment

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk


Action Requested:

Review the minutes from the Oct. 7th Regular Meeting.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 10-07-19_Regular_Meeting_draft.pdf	Regular Minutes	Backup Material



BOARD OF COMMISSIONERS

October 7, 2019
MINUTES

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:04PM.

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 Bilodeau seconded the motion and it passed unanimously, 5-0.

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mickey Potts led the pledge after a moment of silence was observed.

5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Bilodeau reported on the following:

- Attended the candidates forums held on Sept. 24th and Oct. 1st
- Attended the Antiquity Greenway grand opening on Sept. 28th
- Attended T'awba Walk on Sept. 28th
- Attended the PARC Commission meeting on Oct. 3rd
- Attended the Old Town Revival event on Oct. 5th
- Laktoberfest will be held on Oct. 12th at Bailey Road Park (4PM-9PM)

Commissioner Ross reported on the following:

- Attended the Antiquity Greenway grand opening on Sept. 28th
- Attended T'awba Walk on Sept. 28th
- Chamber events – Lake Norman Business Expo will be held on Oct. 10th at the Huntersville Recreation Center (11AM-5PM); Public Safety Officer luncheon will be held on Oct. 17th at Northstone Country Club; and Focus Friday will be held on Oct. 18th

Commissioner Miltich reported on the following:

- Attended the PDRC meeting on Sept. 17th
- Attended the CRTPO meeting on Sept. 18th
- Attended the Newsmaker Breakfast on Sept. 19th
- Attended the MEAC meeting on Sept. 19th
- Attended the Town Hall meeting held by Sen. Marcus and Rep. Clark on Sept. 19th
- Attended the Chamber Focus Friday on Sept. 20th
- Attended the LDCAB meeting on Sept. 23rd
- Attended the Griffin Brothers ribbon cutting on Sept. 25th
- Attended the Antiquity Greenway grand opening on Sept. 28th
- Attended the TAB meeting on Oct. 1st
- Attended the CRTPO Staffing And Resources Subcommittee meeting on Oct. 2nd

- Attended the All-American Dog Show on Oct. 5th
- Attended the Old Town Revival event on Oct. 5th
- Attended the morning Coffee Chat at Harvey's

Commissioner Naas reported on the following:

- He explained that the Transportation Advisory Board (TAB) is composed of citizens that are working on small scale transportation related improvements throughout Cornelius. TAB has created an interactive map called Street Smarts on the Town's website www.cornelius.org/streetsmarts that allows an issue to be pin pointed and then addressed by the Town. Bus transit stop improvements are also being looked at.

Manager Grant reported on the following:

- Commended PARC staff and the PARC Commission for their efforts in making the Antiquity Greenway a reality
- Recognized CPD Corporal Sapp and Corporal Smith on receiving their Intermediate Law Enforcement Certificates and Lt. Quattlebaum for earning his Master's Degree in Criminal Justice

Mayor Washam reported on the following:

- Attended the Griffin Brothers ribbon cutting on Sept. 25th
- Attended the 192nd anniversary service at Mt. Zion United Methodist Church
- Attended the Antiquity Greenway grand opening on Sept. 28th
- Attended the Old Town Revival event on Oct. 5th
- Held the Connecting Cornelius morning event featuring Deputy Manager Herron's update on the Town's development and transportation projects
- Connecting Cornelius evening event will be held on Oct. 24th at Barley Market (6:30PM-7:30PM)

6. CITIZEN CONCERNS/COMMENTS

There were no public comments or concerns expressed.

7. MAYORAL PROCLAMATIONS

A. Torrence Chapel AME Zion Church Anniversary

Mayor Washam invited the members of the Torrence Chapel AME Zion Church who were present to come forward as he read the Proclamation recognizing the church's 150th anniversary. He stated that he would officially present the Proclamation during the Anniversary Gala being held on Oct. 19th.

8. PRESENTATIONS

A. 2019 NCRPA Innovative Programs Award

PARC Director Troy Fitzsimmons explained that the NCRPA Innovative Program Award recognizes a program or special event that is beneficial to individuals, communities, the economy and environment. He stated that the PARC Department has received its third award with the 2019 recognition of Laketoberfest.

Mayor Washam thanked Mr. Fitzsimmons and the entire PARC Department for the continuous hard work in providing amazing programs and events for Cornelius. He presented PARC Commission chairman, Scott Higgins with a Town of Cornelius coin as a token of his appreciation for Mr. Higgins' commitment and dedication to Cornelius.

9. CONSIDER OF APPROVAL

A. Code of Ordinances – Title 9, Section 92.27 Noise Amendment

Deputy Manager Wayne Herron gave an overview of the current Code of Ordinances regarding sound at places of public entertainment. He explained that staff and members of LDCAB continue to discuss how to best measure sound levels and enforce violations. Staff recommended lowering the maximum decibel limit from 100db to 85db. LDCAB unanimously voted to leave the decibel limit at 100db but recommends amending Section 92.27 to account for noise mitigation efforts and allow the Town the opportunity to waive a penalty if permanent improvements or modifications are made to the establishment.

Commissioner Miltich stated that as a member of the LDCAB, they have discussed the outside noise issues at length and feel this is the next logical step; however, he does not believe this is the “be all-end all” for the situation.

Commissioner Naas expressed his concerns with not lowering the decibel level as recommended by staff. Commissioner Miltich stated that the ambient sound that has been measured has not exceeded the 100db but it is certainly a weird phenomenon as to what can be heard from miles away, to next door, to across the street. He anticipates the issue to be discussed and revised but is in favor of adding the language to allow the Town the opportunity to work on mitigation efforts rather than just issuing penalties.

Commissioner Gilroy made a motion to approve Ordinance #2019-00714 to amend the Code of Ordinances – Title 9, Section 27.27 as presented. Commissioner Miltich seconded the motion and it passed, 4-1 (Commissioner Naas was opposed).

Ordinance #2019-00714 is hereby made part of the minutes by reference.

B. Street Acceptance – Caldwell Station Phase 2B

Senior Planner Becky Partin gave an overview of the Caldwell Station street acceptance request for the Board to consider approving.

Commissioner Miltich made a motion to approve Resolution #2019-00937 accepting a portion of Caldwell Track Drive and a portion of Train Station Drive in Caldwell Station, Phase 2B for Town maintenance. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Resolution #2019-00937 is hereby made part of the minutes by reference.

C. Street Acceptance – Alexander Chase

Senior Planner Becky Partin gave give an overview of the Alexander Chase street acceptance request for the Board to consider approving.

Commissioner Naas made a motion to approve Resolution #2019-00938 accepting the remaining streets in Alexander Chase as identified on Maps 1, 4 and 5 for Town maintenance. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.

Resolution #2019-00938 is hereby made part of the minutes by reference.

10. CONSENT AGENDA

- A. Approve Minutes – Closed Session (Sept. 16th) (Approved 5-0)
- B. Approve Minutes – Regular Meeting (Sept. 16th) (Approved 5-0)
- C. Tax Refunds = \$121.28 (Approved 5-0)
Commissioner Miltich made a motion to approve the Consent Agenda as presented.
Commissioner Ross seconded the motion and it passed unanimously, 5-0.

11. COMMISSIONER CONCERNS

- A. Huntersville Resolution to Continue the HEOSC
Commissioner Naas stated that the Town of Huntersville was scheduled to consider a Resolution to continue its education study commission; however, it was pulled from the agenda. He expressed concern with there not being a solution or direction for the school overcrowding of north Mecklenburg schools in the next 10-15 years.

12. CLOSED SESSION

- A. Contractual Matter Under Attorney-Client Privilege
- B. Real Estate Acquisition Matter
- C. Violette vs. Town of Cornelius Litigation Matter Under Attorney-Client Privilege

Mayor Washam called for a motion to go into Closed Session to discuss a contractual matter under attorney-client privilege, a real estate acquisition matter, and litigation matter under attorney-client privilege.

Commissioner Miltich made a motion to go into Closed Session at 8:21PM. Commissioner Naas seconded the motion and it passed unanimously, 5-0.

13. ADJOURNMENT

Upon return from Closed Session and there being no further business to discuss, Commissioner Miltich made a motion to adjourn the meeting at 8:44PM. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.

Approved this 21st day of October, 2019.

ATTEST:

Lori A Harrell, Town Clerk

Woody Washam, Mayor

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk

Action Requested:

Review the minutes from the Oct. 7th Closed Session meeting.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 10-07-19_Closed_Session.docx	Closed Session Minutes	Backup Material

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:


Please find the attached proposed refund based upon the information received from the County Assessor.

The refund is necessary as a result of value adjustments as performed by the Mecklenburg County Assessor and/or Board of Equalization and Review and corrections as determined by the Mecklenburg County Assessor. This refund totals = \$15.81 (tax) + \$0.00 (interest) = \$15.81. As required by Statute, please approve the refund. This refund is not to a Board member.

Manager's Recommendation:

Approve tax refund.

ATTACHMENTS:

Name:	Description:	Type:
 102219T1_Cornelius_Refund_no_interest_2019_09_15.pdf	Tax Refund #1	Cover Memo

CORNELIUS Refunds

Tax Year	Bill Number	Property	Source Type	Adj #	Adj Reason	Refund Recipient Name	Refund Amount
2019	0007820599-2019-2019-0000-00	2003 Sea Ray 204 Bow Rider	IND	578111	Business Correction	BENNETT, DARIN PATRICK	15.81
							15.81

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: October 21, 2019

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager


Action Requested:

Conduct a follow up discussion on Code of Ordinances, Title 9, Section 92.27 Sound at Public Places of Entertainment.

Manager's Recommendation:

Hold a discussion on Code of Ordinances, Title 9, Section 92.27.

ATTACHMENTS:

Name:	Description:	Type:
 Noise_Ordinance_Amendment.pdf	Noise Ordinance Amendment	Backup Material

Noise Ordinance

Reduce maximum to 85 dB (A)

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS CODE OF ORDINANCES

WHEREAS, it has become necessary for the Town to update specific Titles within the Town's Code of Ordinances; and

WHEREAS, this change represents a revised Code provision.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius that the Code of Ordinances, Title 9, Section 92 is hereby amended as follows:

MODIFY Section 92.27, **SOUND AT PLACES OF PUBLIC ENTERTAINMENT**

(B) Restriction on Decibel Level

(1) A person may not operate sound equipment at a Place of Public Entertainment in the Designated Area that produces sound in excess of the following decibel limits:

- ~~100-85~~ dB(A) Sunday – Thursday between 10 AM – 9 PM ;
- 75 dB(A) Sunday – Thursday between 9 PM and 10 AM the following day;
- ~~100-85~~ dB(A) Friday or Saturday between 10 AM and 11 PM;
- 75 dB(A) Friday or Saturday between 11 PM and 10 AM the following day;

On the following days and times, the ~~100-85~~ dB(A) maximum shall become effective:

- (1) New Year's Eve (December 31) at 12:30 AM on New Year's Day (January 1);
- (2) Saint Patrick's Day (March 17) at 11 PM;
- (3) Independence Day (July 4) at 11 PM;
- (4) The Sunday immediately preceding Memorial Day (last Monday of May) at 11 PM;
- (5) The Sunday immediately preceding Labor Day (first Monday of September) at 11 PM.

Adopted this _____ day of October, 2019.

Woody T. Washam, Jr. Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

Noise Ordinance

Reduce maximum to 90 dB (A)

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS CODE OF ORDINANCES

WHEREAS, it has become necessary for the Town to update specific Titles within the Town's Code of Ordinances; and

WHEREAS, this change represents a revised Code provision.

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius that the Code of Ordinances, Title 9, Section 92 is hereby amended as follows:

MODIFY Section 92.27, **SOUND AT PLACES OF PUBLIC ENTERTAINMENT**

(B) Restriction on Decibel Level

(1) A person may not operate sound equipment at a Place of Public Entertainment in the Designated Area that produces sound in excess of the following decibel limits:

- ~~100-90~~ dB(A) Sunday – Thursday between 10 AM – 9 PM ;
- 75 dB(A) Sunday – Thursday between 9 PM and 10 AM the following day;
- ~~100-90~~ dB(A) Friday or Saturday between 10 AM and 11 PM;
- 75 dB(A) Friday or Saturday between 11 PM and 10 AM the following day;

On the following days and times, the ~~100-90~~ dB(A) maximum shall become effective:

- (1) New Year's Eve (December 31) at 12:30 AM on New Year's Day (January 1);
- (2) Saint Patrick's Day (March 17) at 11 PM;
- (3) Independence Day (July 4) at 11 PM;
- (4) The Sunday immediately preceding Memorial Day (last Monday of May) at 11 PM;
- (5) The Sunday immediately preceding Labor Day (first Monday of September) at 11 PM.

Adopted this _____ day of October, 2019.

Woody T. Washam, Jr. Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney