



**Town of Cornelius
Architectural Review Board**

**Agenda
January 24, 2020
12:00 PM
Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
 - A. December 6th, 2019 Minutes**
- 4. Review And Recommendation On Agenda Items**
 - A. SITE 05-19 Fifth Third Bank**
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 24, 2020

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


Action Requested:

Review and Approve

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 ARB_Minutes_12062019-Draft.docx	December 6th, 2019 Minutes	Backup Material

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

December 6th, 2019

12:00 pm

Members Present

Megan Hoover
David Eve, Chairman
Teresa Hawkins
Recah Harward
Joe Harris, Vice Chair
Rick Kamakaris
Mark Hoidas

Members Absent

Staff Present

Aaron Tucker, Assistant Planning Director
Summer Smigelski, Administrative Assistant
Catherine McElearney, Planner
Gary Fournier, Planner

VISITORS

See Sign in Sheet

DETERMINATION OF QUORUM

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

APPROVAL OF MINUTES

Mr. Hoidas made a motion to approve the minutes from August 23rd, 2019 with corrections. Mr. Kamakaris second. All in favor and motion approved.

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

Opposed: None

REZ 11-19 O'Reilly Auto Part Store

Mr. Tucker presented REZ 11-19 O'Reilly Auto Part Store to the board. The property is located at 19425 Statesville Road. The tract is zoned highway commercial (HC) on the zoning map. The land use map also designates it as highway commercial (HC). The applicant is proposing to develop the property with a 7,200-sf commercial building for retail auto part sales.

See attached elevations.

Mr. Tucker opened for discussion.

The board made the following comments:

- Need a door on Statesville Road elevation.
- Add clear glass on Statesville Road elevation.
- Move interior retail component to Statesville Road elevation.
- Dress up the north elevation, as it can be seen from Statesville Road.

After discussion the board asked that the applicant rework plans and submit electronically to the board.

MV2 investments, LLC

Mr. Tucker presented MV2 Investments to the board. The property is located at 10100 Bailey Road. The tract is zoned industrial campus (IC) on the zoning map. The land use map designates it as industrial. The applicant is proposing to develop the property with a two-commercial building approximately 44,000-sf for flex space use.

See attached elevations.

Mr. Tucker opened for discussion.

The board made the following comments

- Less brackets under the eaves.
- Transition windows to both sides.
- Parapet wall on rear building needs to be brick.

After discussion the board asked that the applicant rework plans and bring back to the board.

Next Meeting

Friday, January 24, 2019

ADJOURNMENT

The meeting ended at 12:57 p.m.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 24, 2020

To: Architectural Review Committee

From: Aaron Tucker, Planning Director








Action Requested:

Fifth Third Bank proposes constructing a by-right building at the southern corner of West Catawba and Magnolia Estates on parcel 00524388. This development will retain the rear access alley for connectivity.

Manager's Recommendation:

Please review and provide feedback on proposed elevations.

ATTACHMENTS:

Name:	Description:	Type:
 19212_West_Catawba_Vicinity.pdf	SITE 05-19 vicinity map	Exhibit
 19212_West_Catawba_Property.pdf	SITE 05-19 property map	Exhibit
 ARB_site_plan_snip.JPG	SITE 05-19 site plan - b&w	Exhibit
 Magnolia_Plaza_-_Colored_Site_Plan.pdf	SITE 05-19 site plan - color	Exhibit
 ARB_Elevations_snip.JPG	SITE 05-19 elevations	Exhibit
 FIFTH_THIRD_FLOWER_STAND_-_VIEW_-1A.pdf	SITE 05-19 view	Exhibit
 Material_Board_-_Magnolia_Plaza.pdf	SITE 05-19 material board	Exhibit



Jetton Rd

Publix

Magnolia Estates

Magnolia Estate Dr

West Catawba Av

Balboa Dr

Harbor View Dr

Amy Lee Dr

Seahorn Pl



0 65 130 260 Feet



West Catawba Av

Magnolia Estates Dr



NORTH

0 20 40 80 Feet

PUBLIC RIGHT-OF-WAY VARIES
PER M.B. 54, PG. 888

PUBLIC RIGHT-OF-WAY VARIES
PER M.B. 54 PG. 333

PROPOSED DRAINAGE CONSTRUCTION
& UTILITY EXHUMMENT

25 BUILDING

FUTURE R.O.W. LINE
PROPOSED R.O.W.
LOCATION

FRONT ACCESS EASEMENT
PER EXCEPTION 1

FIFTH THIRD
2,400 SF
BANK

R = 261.83'
L = 67.34'
CHORD
578°30'34"E
67.16'

15" SEWER LATERAL
— 6" SMC MOUNT PER IN.

REAR EMBLEM
FOR CYCLOPS 2

501°43'18" W 161.50°

501°23'18" W 162°00'(T.E.)

LDV 2
M.D. 54, P. 100

NOW OR FORMERLY
CORNUCCI SEVEN POOL, LLC
C/O 30415, P.O. BOX
P.O. 000000
JOINED: VC

ONE STORY
STUCCO SIDING BUILDING
F.F.E. 823.71' (NAVD 88)
BUILDING HEIGHT: 12.0'

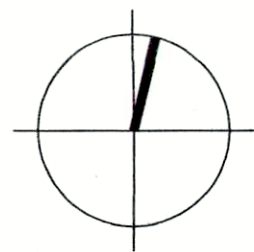


S 01°43'18" W 161.58'

PLAN VIEW

SCALE
1" = 20'

SCALE



bdg
architects

201 South Tryon St.
Suite 525
Charlotte, NC 28202

P: 205 - 252 - 8222
A: 205 - 252 - 8899
www.bdgllp.com



FIFTH THIRD BANK
MAGNOLIA PLAZA
SEC OF W CATAWBA AVE &
MAGNOLIA ESTATES DR.
CORNELIUS, NC 28031

FOR REFERENCE ONLY

SEAL

ISSUE/BY	DATE	DESCRIPTION

PROJECT INFORMATION BLOCK	
JOB #:	183495
DATE:	11/14/2019
DRAWN BY:	PV
CHECKED BY:	MS

SHEET TITLE
COLOR
LANDSCAPE PLAN

SHEET NUMBER

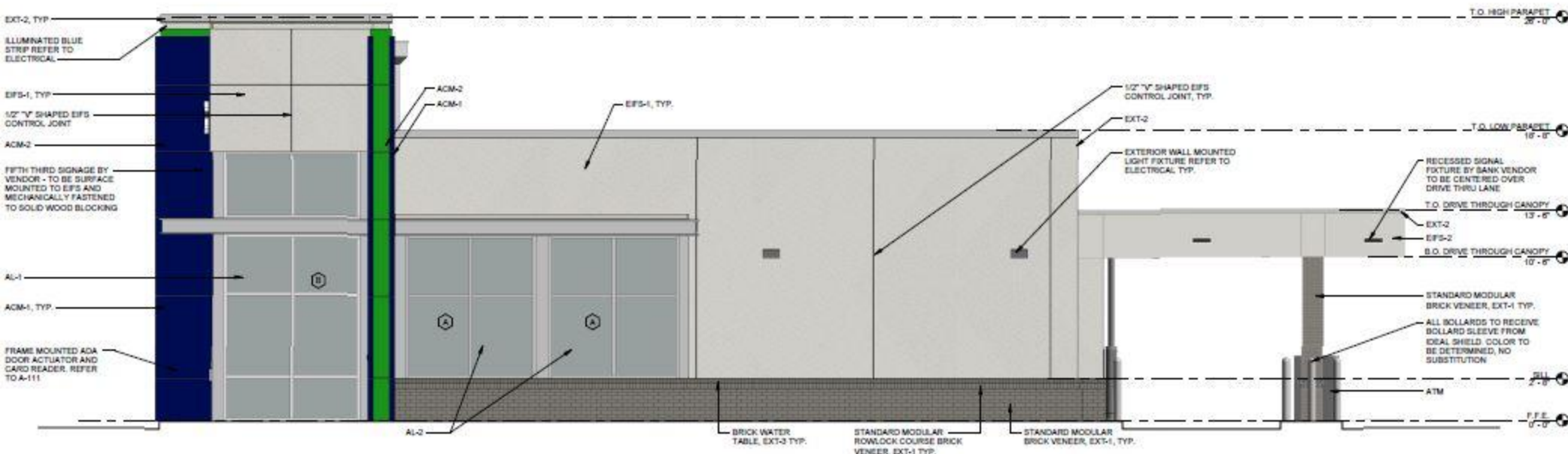
L01.01



EXTERIOR ELEVATIONS

1/4" = 1'-0"

1



EXTERIOR ELEVATIONS

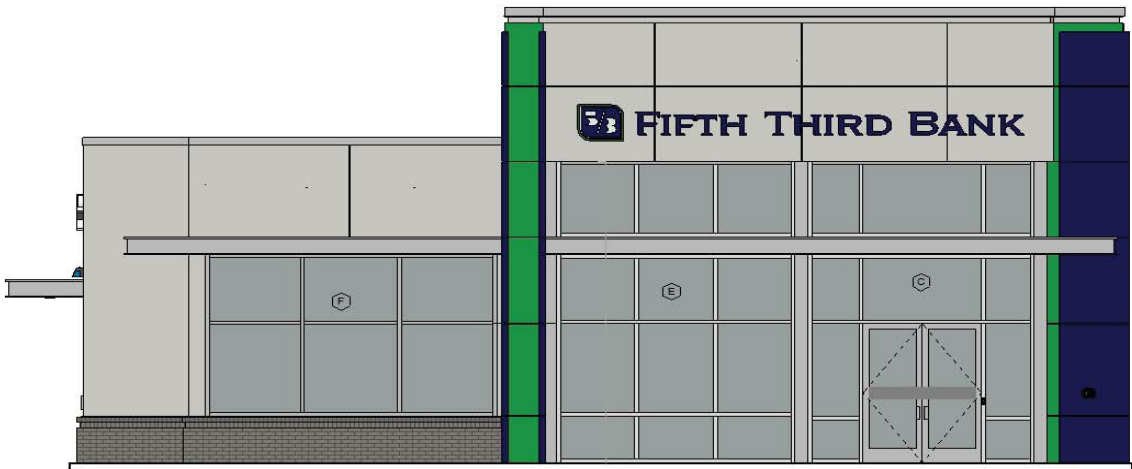
1/4" = 1'-0"

2





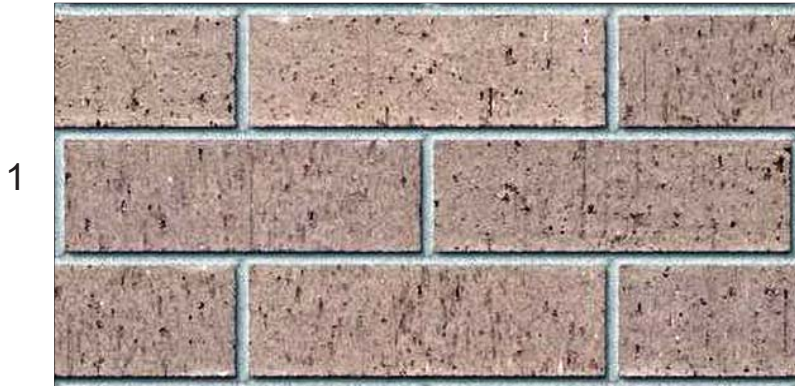
FIFTH THIRD BANK - MAGNOLIA PLAZA
19212 WEST CATAWBA AVENUE
CORNELIUS, NC 28031



SOUTH ELEVATION



WEST ELEVATION



1. ACME BRICK - SLATE GRAY
2. ALUMINUM COPOSITE METAL PANEL - ALCOA ARCHITECTURAL REYNOBOND - CUSTOM FIFTH THIRD GREEN
3. ALUMINUM COPOSITE METAL PANEL - ALCOA ARCHITECTURAL REYNOBOND - CUSTOM FIFTH THIRD BLUE
4. KAWNEER STOREFRONT CLEAR ANODIZED ALUMINUM
5. PAREX EIFS
6. SHERWIN WILLIAMS PAPERWHITE SW7105
7. PAC-CLAD METAL COPING ANODIC CLEAR

