



**Town of Cornelius  
Architectural Review Board**

**Agenda  
February 28, 2020  
12:00 PM  
Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
  - A. January 24th, 2020 Minutes**
- 4. Review And Recommendation On Agenda Items**
  - A. REZ 02-20 Bailey Road Flex Site**
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

## REQUEST FOR BOARD ACTION

 [Print](#)

**Date of Meeting:** February 28, 2020

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


**Action Requested:**

Review and Approve

**Manager's Recommendation:**

Approval

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">ARB_Minutes_01242020-Draft.docx</a>	January 24th, 2020 Minutes	Backup Material

---

---

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

January 24<sup>th</sup>, 2020

12:00 pm

**Members Present**

David Eve, Chairman  
Teresa Hawkins  
Joe Harris, Vice Chair  
Rick Kamakaris

**Members Absent**

Megan Hoover  
Recah Harward

**Staff Present**

Aaron Tucker, Assistant Planning Director  
Summer Smigelski, Administrative Assistant  
Catherine McElearney, 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 12:00 p.m. He stated that a quorum was present.

**APPROVAL OF MINUTES**

Mr. Kamakaris made a motion to approve the minutes from August 23<sup>rd</sup>, 2019 with corrections. Ms. Hawkins second. All in favor and motion approved.

**In Favor:** Mr. Harris, Mr. Eve,  
Mr. Kamakaris, Ms. Hawkins,

**Opposed:** None

**SITE 05-19 Fifth Third Bank**

Mr. Tucker presented SITE 05-19 Fifth Third Bank to the board. The property is located at 19212 West Catawba Avenue. The tract is zoned village center (VC) on the zoning map. The land use map also designates it as village center (VC). The applicant is proposing to construct a by-right building at the southern corner of West Catawba and Magnolia Estates. The development will retain the rear access for connectivity.

See presentation

Mr. Tucker opened for discussion.

The board made the following comment:

- To make sure rooftop mechanical equipment is covered

After discussion the board recommended approval.

Mr. Harris made a motion to recommend approval for SITE 05-19 Fifth Third Bank. Ms. Hawkins second. All in favor and motion approved.

**In Favor:** Mr. Harris, Mr. Eve,  
Mr. Kamakaris, Ms. Hawkins,

**Opposed:** None

**Next Meeting**

Friday, February 28, 2020

**ADJOURNMENT**

The meeting ended at 12:19 p.m.

DRAFT



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 28, 2020

To: Architectural Review Board

From: Aaron Tucker – Planning Director




**Action Requested:**

The applicant is proposing to develop five commercial flex space buildings totaling approximately 58,800 sf at 11140 Bailey Road (PID#: 00533102).

**Manager's Recommendation:**

Review proposed building elevations and provide feedback.

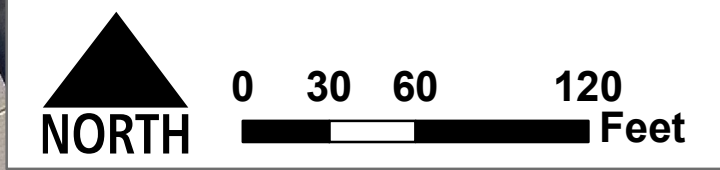
**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">Bailey_Road_Flex_Space_Property.pdf</a>	Property Map	Backup Material
 <a href="#">BAILEY_ROAD_FLEX_SITE_REZONING_Site_Plan.pdf</a>	Site Plan	Backup Material
 <a href="#">Color_Site_Plan.PDF</a>	Color Site Plan	Backup Material
 <a href="#">BaileyRd-Renderings1.pdf</a>	Elevations	Backup Material

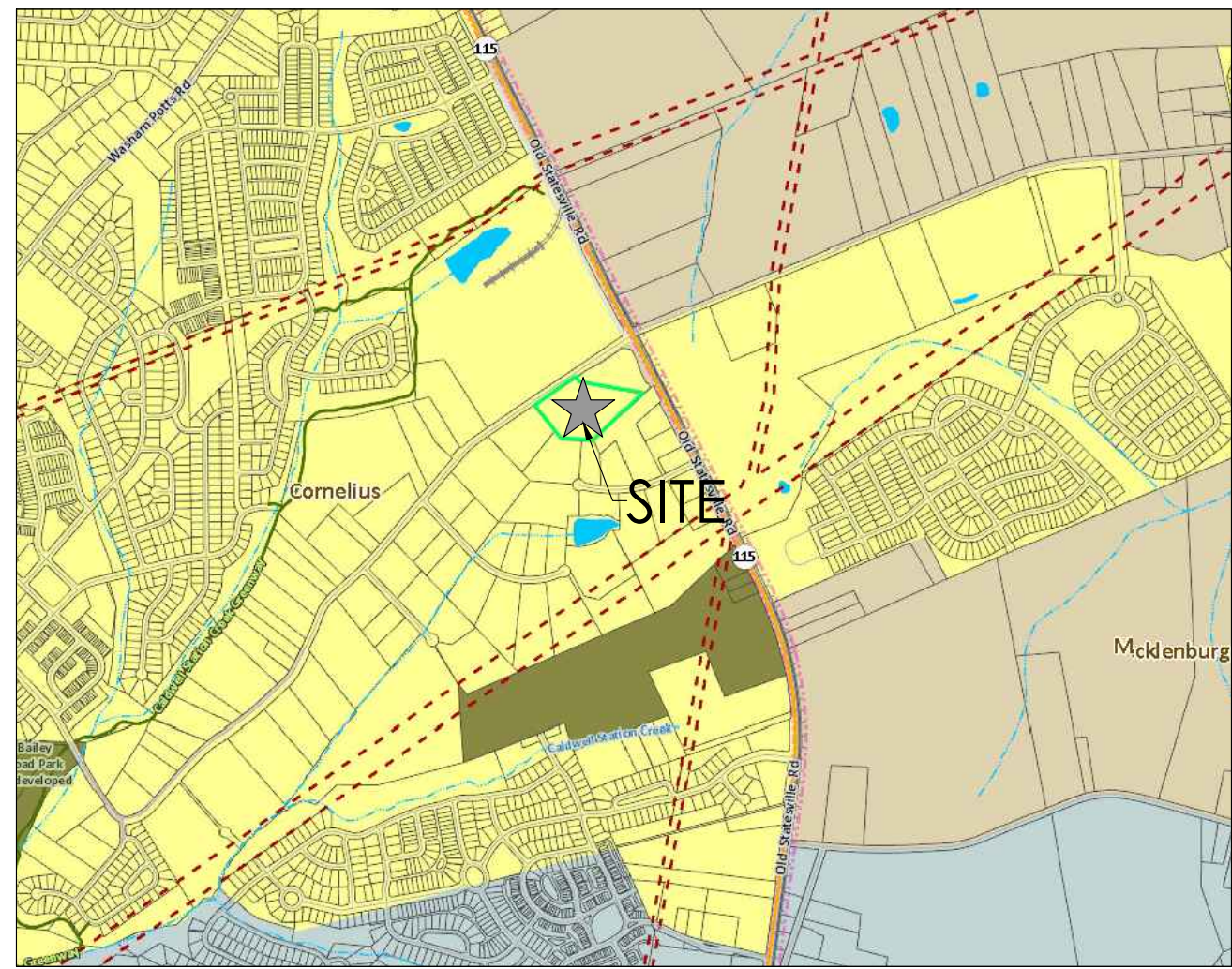
---



Bailey Rd







## VICINITY MAP

SCALE: N.T.S.

**LANDSCAPE REQUIREMENTS**

**TYPE F (PARKWAY BUFFER)**

- MIN. 25' WIDE BUFFER LOCATED BETWEEN BUILDING AND ROW
- A MIX OF LARGE CANOPY TREES, SMALL CANOPY TREES, DECIDUOUS SHRUBS AND EVERGREEN SHRUBS WILL BE USED

**TYPE C**

**INTERIOR OF PARKING AREAS:**

- NO PARKING SPACE TO BE MORE THAN SIXTY FEET (60') FROM THE BASE OF A CANOPY TREE

**PARKING AREA PERIMETER:**

- MIN. 10' WIDE BUFFER OFFSET FROM BACK UP CURB
- SHRUB PLANTINGS SHALL HAVE NO UNOBSTRUCTED OPENINGS WIDER THAN 4". AT LEAST 75% OF THE REQUIRED SHRUBS SHALL BE EVERGREEN SPECIES LOCALLY ADAPTED TO THE AREA.

**TYPE D**

- TREES SHALL RUN PARALLEL TO THE STREET WITHIN A PLANTING STRIP OF CONSISTENT WIDTH LOCATED BETWEEN THE CURB AND SIDEWALK.
- LARGE CANOPY TREES SHALL BE PLACED 40' O.C.

**SITE PLAN NOTES**

1. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE APPROVED PLAN IN ACCORDANCE WITH SECTION 9.9.3 OF THE TOWN OF CORNELIUS.
2. SITE LIGHTING WILL BE SUBMITTED AND APPROVED AT TIME OF SITE PLAN REVIEW.
3. SIGN PERMITS WILL BE PER SEPARATE SUBMITTAL.
4. ARCHITECTURAL FOOTPRINT IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTS PLANS FOR FINAL LAYOUT AND DIMENSIONS.
5. DUMPSTERS WILL BE PLACED AT REAR OF PROPERTY. SCREENING PROVIDED.
6. DUE TO THE NATURE OF A FLEX SPACE, SOME AREAS DELINEATED AS PARKING MAY BE DESIGNATED AS SERVICE AREA, AND SOME SERVICE AREA MAY BE DESIGNATED AS PARKING.

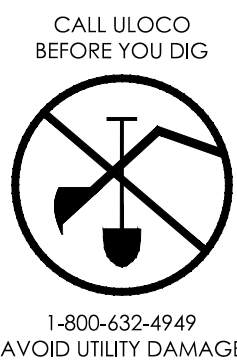
SITE DATA	
LOCATION:	11140 BAILEY ROAD PARCEL 005-331-02 CORNELIUS, MECKLENBURG COUNTY 28031
ZONING:	CONDITIONAL ZONING DISTRICT
USE:	VACANT
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615
ITEM	PROVIDED
SITE ACREAGE	6.150 AC
TOTAL BUILDINGS	5
TOTAL SQ. FT. - BUILDINGS	58,800 SF
SOIL TYPE	HeB, MO, CeB2
FEMA MAP NUMBER	3710464200K
FEMA EFFECTIVE DATE	09/02/2015
WATERSHED	MCDOWELL
REQ. PARKING	27/1000 SQ FT MIN TO 4/1000 SQ FT MAX 125 MIN/ 250 MX
REQ. ADA PARKING	9 REQUIRED
PARKING TOTAL PROVIDED	154 SPACES
ADA PARKING PROVIDED	11 SPACES
MIN. DRIVE AISLE WIDTH	AS NOTED
MIN. DRIVEWAY RADIUS	AS NOTED

IMPERVIOUS SUMMARY			
ITEM	SQUARE FOOT	ACRES	PERCENTAGE OF TOTAL SITE
TOTAL SITE AREA	267988	6.15	N/A
EXISTING IMPERVIOUS	0	0.00 AC	0.00 %
PROPOSED BUILDINGS (BUA)	58,800 SF	1.35 AC	21.94 %
PROPOSED CONCRETE (BUA)	23,774 SF	0.55 AC	8.87 %
PROPOSED ASPHALT (BUA)	98,722 SF	2.27 AC	36.84 %
TOTAL BUA ON SITE	181,296 SF	4.16 AC	67.65 %
TOTAL PERVIOUS	86,692.00 SF	1.99 AC	32.35 %

N/F  
TOYBOX PROPERTIES, LLC  
PIN # 005-331-33  
DB 26893 PG 789  
LOT 23, MB 35 PG 9  
ZONED: IC

N/F  
TREYNORTH PROPERTIES LLC  
PIN # 005-331-33  
DB 30459 PG 515  
LOT 22, MB 35 PG 9  
ZONED: IC

N/F  
GGG&B LLC  
C/O STEVE GENTRY  
PIN # 005-331-05  
DB 21063 PG 676  
MB 47 PG 663  
ZONED: IC(CD)



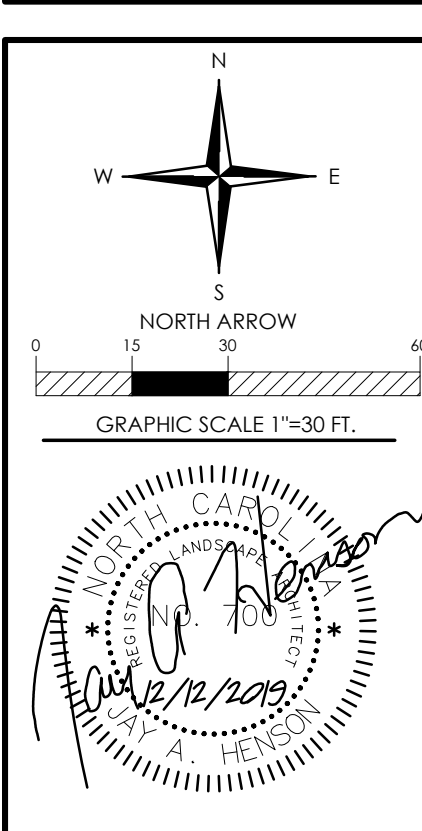
1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE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

Z03 SITE PLAN.DWG	
PROJECT NUMBER:	219051
DATE: 11/01/2019	DRAWN BY: MM
SHEET	Z03 OF 04

REVISIONS:	

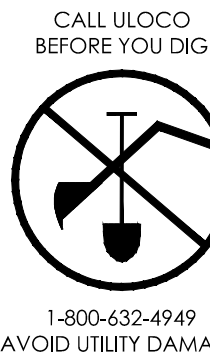
**BAILEY ROAD FLEX**  
PIN #005-331-02  
11140 BAILEY ROAD, TOWN OF CORNELIUS, DEWEES TOWNSHIP, NC 28031

**SITE PLAN**



**HensonFoley**  
Landscape Architecture Civil Engineering  
8712 Lincham Dr Suite 202A, Huntersville, NC 28078  
p: 704.875.1615 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE #: C-3781  
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399





CALL ULOCO  
BEFORE YOU DIG  
1-800-632-4949  
AVOID UTILITY DAMAGE

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

REVISIONS:


203 SITE PLAN.DWG	
PROJECT NUMBER:	219051
DATE: 11/01/2019	DRAWN BY: MM
SHEET	R01 OF 04

BAILEY ROAD FLEX

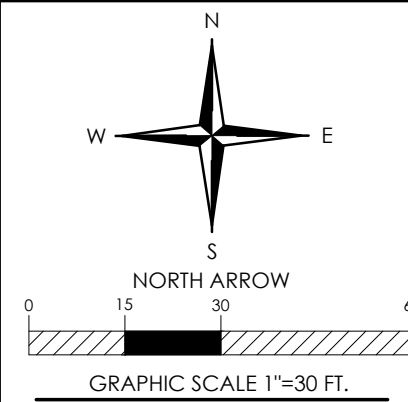
PIN #005-331-02

11140 BAILEY ROAD, TOWN OF CORNELIUS, DEWEES TOWNSHIP, NC 28031

RENDERED SITE PLAN

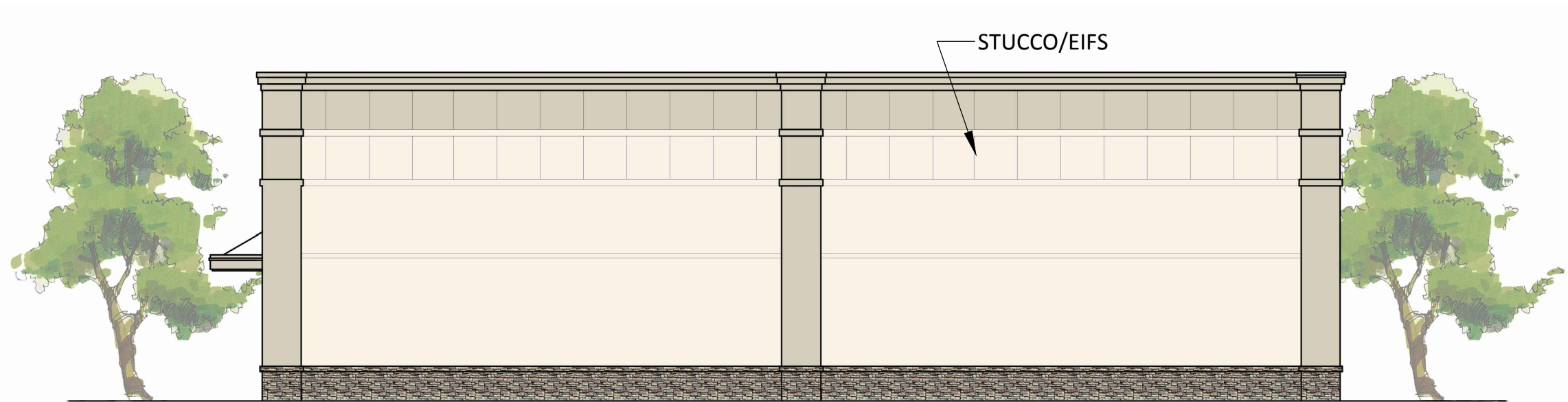


HensonFoley  
Landscape Architecture Civil Engineering  
8712 Lincham Dr Suite 202A, Huntersville NC 28078  
p: 704.875.1615 | f: 704.875.0959 | www.hensonfoley.com  
NC ENGINEERING BOARD LICENSE #: C3781  
NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399

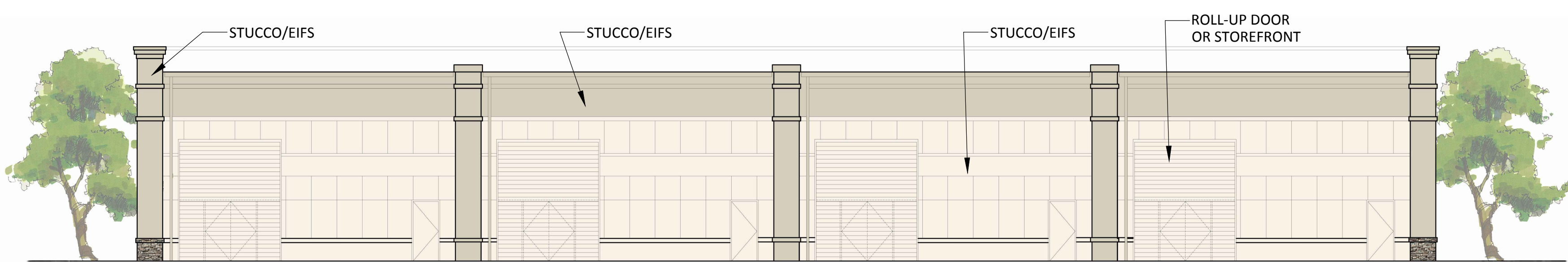




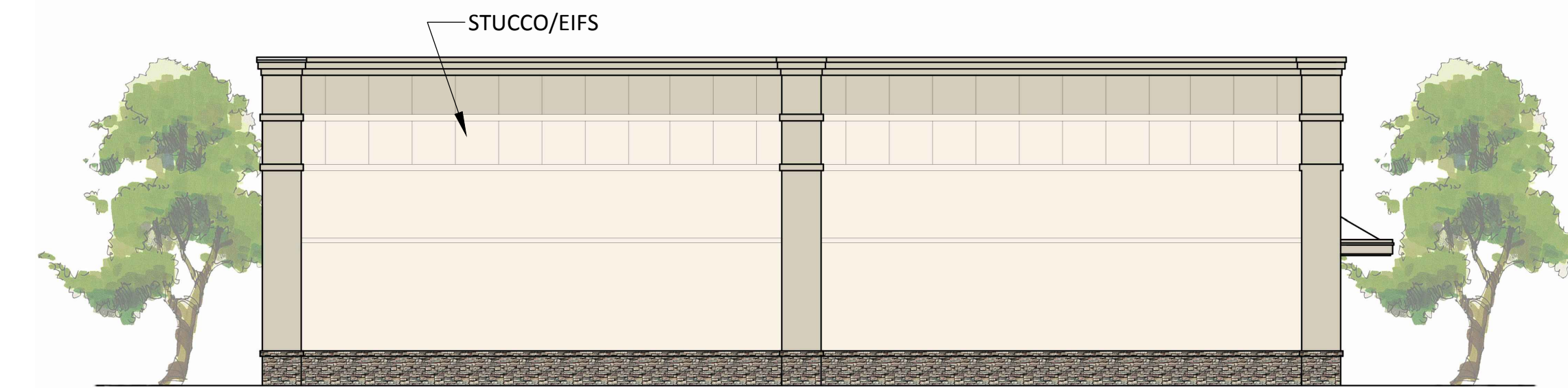
Copyright 2016, 161 Architecture, PLLC. This drawing and the design and specifications thereon are the property of 161 Architecture, PLLC. The reproduction or distribution of this drawing without written consent of 161 Architecture, PLLC is prohibited and subject to legal action. Possession of this document in any form indicates acceptance of these conditions.



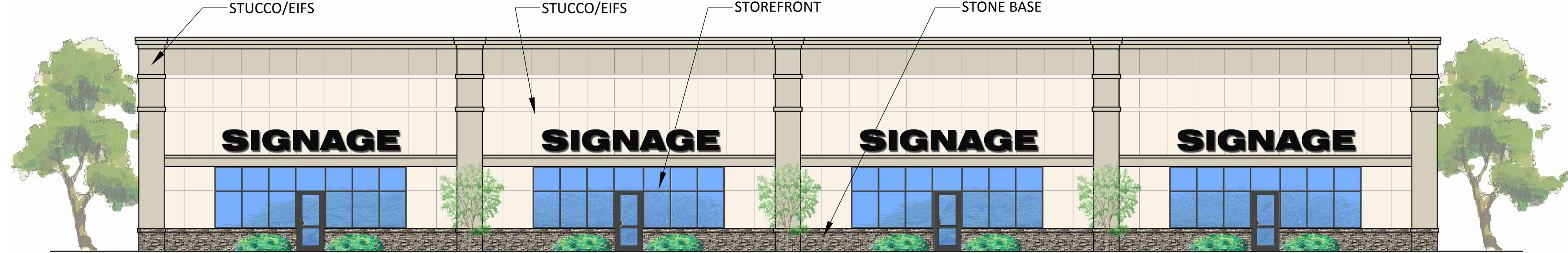
7 Right Elevation (4-Tenant Bldg)  
Scale: 1/8"=1'-0"



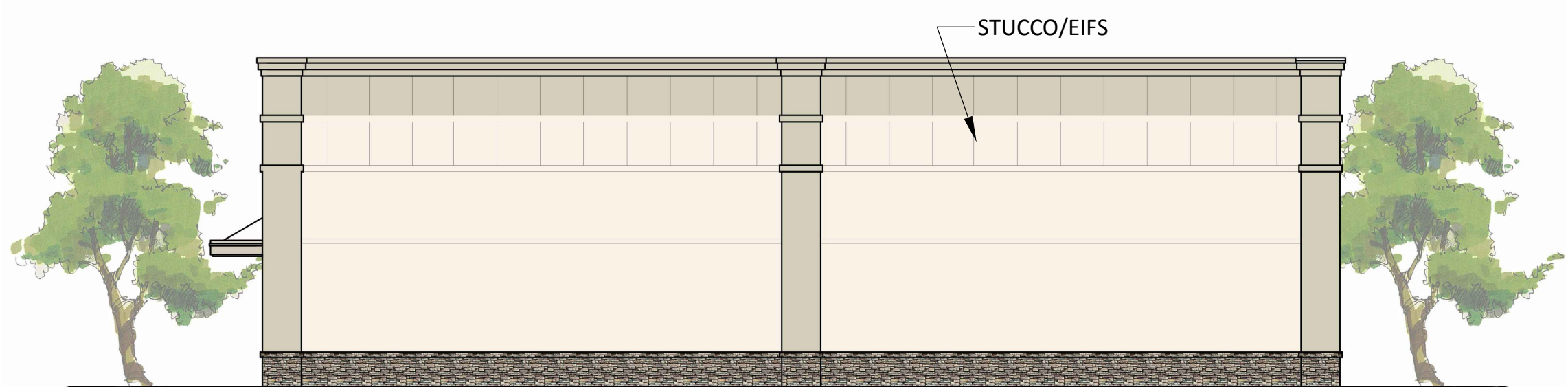
8 Rear Elevation (4-Tenant Bldg)  
Scale: 1/8"=1'-0"



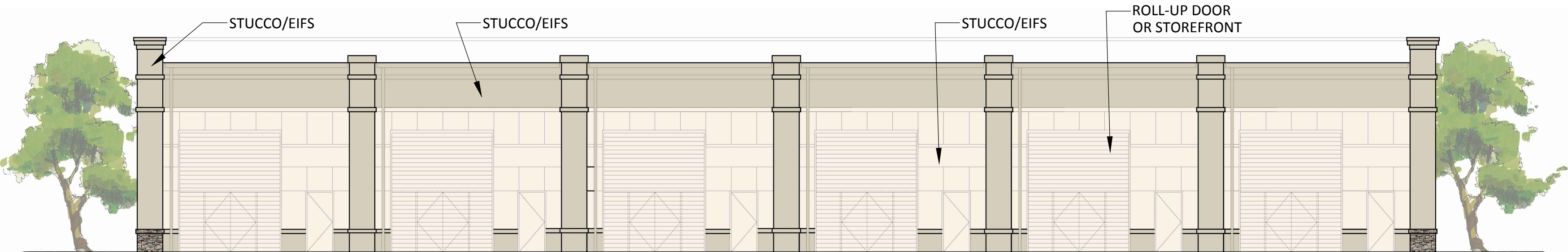
6 Left Elevation (4-Tenant Bldg)  
Scale: 1/8"=1'-0"



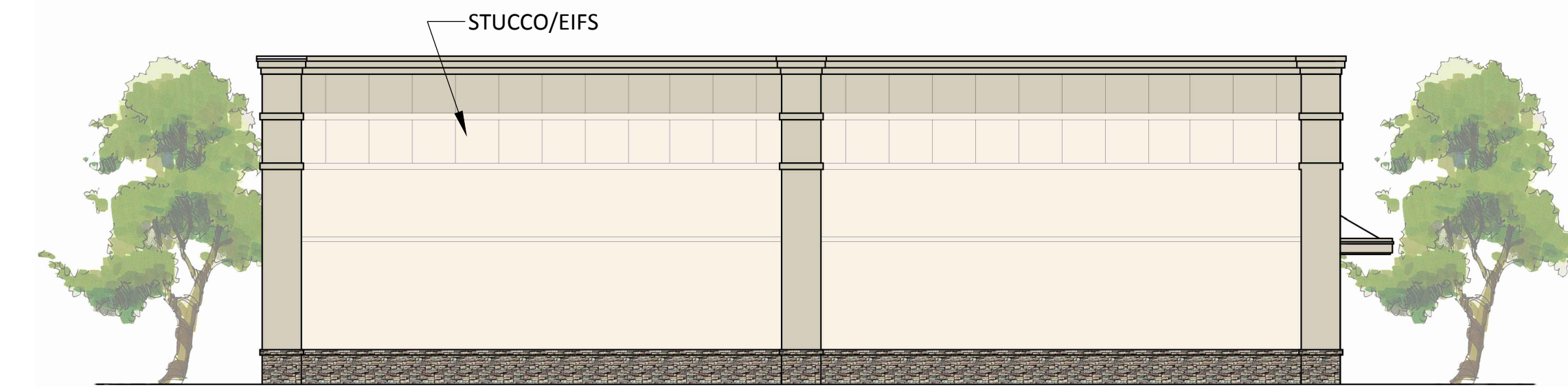
5 Front Elevation (4-Tenant Bldg)  
Scale: 1/8"=1'-0"



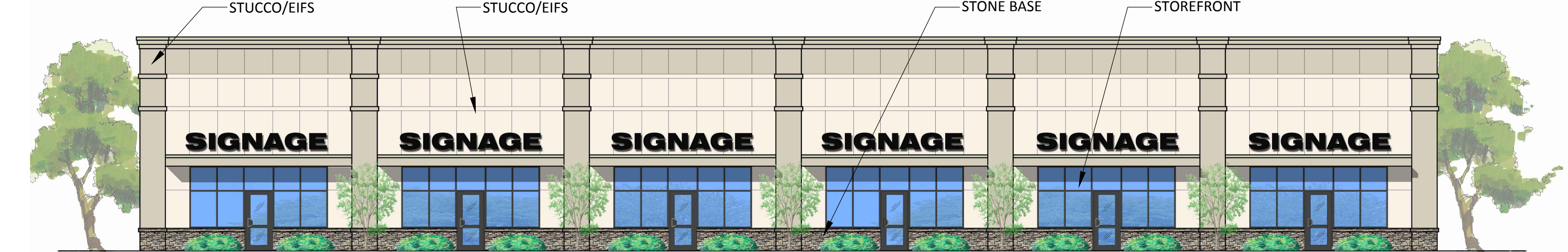
3 Right Elevation (6-Tenant Bldg)  
Scale: 1/8"=1'-0"



4 Rear Elevation (6-Tenant Bldg)  
Scale: 1/8"=1'-0"



2 Left Elevation (6-Tenant Bldg)  
Scale: 1/8"=1'-0"



1 Front Elevation (6-Tenant Bldg)  
Scale: 1/8"=1'-0"

Architect



Professional Seals

Project Number

Set Version

Revision Record

# Date Description

Project Name

**Bailey Rd. Flex Buildings**  
by Sitefec, Inc.  
Huntersville, NC

Sheet Title

Elevation  
Renderings

Sheet Number

**A200**