



TOWN OF CORNELIUS

Cornelius Town Hall

BOARD OF COMMISSIONERS

July 20, 2020

Agenda

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. Lake Norman Economic Development Commission - Rose Associates Real Estate Market Analysis and Development Strategy**
- 8. CONSIDERATION OF APPROVAL**
 - A. FY21 Operating Budget Amendment**
 - B. Street Acceptance - Bailey's Glen**
 - C. Street Acceptance - Jetton Place**
 - D. ANNEX 01-20 Mt. Zion Senior Center**
 - E. Resolution Authorizing the Sale of Certain Real Property**
- 9. CONSENT AGENDA**
 - A. Approve Minutes - Regular Meeting**
 - B. Approve Minutes - Special Meeting**
 - C. Tax Refunds**
- 10. COMMISSIONER CONCERNS**
- 11. CLOSED SESSION**
 - A. Closed Session Pursuant to NCGS 143-318.11(a)(6)**
- 12. ADJOURNMENT**

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners
From: Wayne Herron, AICP
Deputy Town Manager

Action Requested:

Property owners and developers have discussed with Town Staff the possibility of exploring alternate concepts for land use on the west side in the West Catawba/Sefton Park areas. The Town has made it known that it is our intent to update the 2014 Land Use Plan over the course of the next year. There was some discussion that the additional market and land use information may be helpful for the Town in considering land use updates in these areas.

The Lake Norman Economic Development Commission (LNEDC) was approached and asked about the possibility of a market study for the West Catawba/Sefton Park areas. LNEDC engaged Rose Associates to prepare the attached market and land use analysis.

The plan is conceptual and maps are not to be applied in any literal fashion, but the primary takeaways would be as follows:

- Town should consider expanding the Village Center into the Sefton Park area, rather than having the existing Highway Commercial
- Town should consider more intense mixed uses that include residential
- Maintain requirements for walkability, bicycles and open space to create lifestyle communities that complement who and what Cornelius is and plans to be.

Town Staff does intend to utilize the document as part of the Land Use Plan update and has asked the LNEDC to present the plan for the Town Board's information.

Ryan McDaniels will introduce the plan from LNEDC and Kathleen Rose will present a plan overview and answer any questions.

Manager's Recommendation:

Hear Presentation.

ATTACHMENTS:

Name:	Description:	Type:
 4703_Cornelius_Economic_Development_Report.DRAFT.pdf	LNEDC - Rose Plan	Backup Material

Town of Cornelius, NC

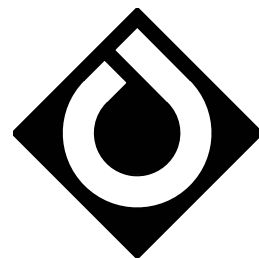
**Lake Norman Economic Development Corporation
Catawba Avenue Corridor Parcels**

Real Estate Market Analysis & Development Strategy

April 2020



ROSE
ASSOCIATES



**ColeJenest
& Stone**

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The conclusions set forth are based upon information provided by public records, municipal officials, business owners, market and demographic data obtained by Rose & Associates Southeast, Inc. Neither an appraisal nor title search were performed for the Study Area or any specific property in preparing this report. While the information included herein is believed to be accurate, no warranty or representation, expressed or implied, is made as to the information contained herein, and is submitted subject to omission, change of market conditions, or other factors outside the scope of this report or the author's control. This report is the property of Rose & Associates Southeast Inc. and the Lake Norman Economic Development Cooperation, and shall not be duplicated in whole or in part, without express written permission, all rights reserved, 2020.
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I. Introduction

Market Analysis Introduction

Rose & Associates was engaged, together with Cole Jenest & Stone, to conduct a series of analysis to determine the highest and best use of two catalyst sites along the West Catawba Avenue corridor. This corridor is the primary commercial route through Cornelius, NC, transversing from the downtown west across Interstate 77 to the edge of Lake Norman. The goals for the market analysis and development strategy include improved mobility through multimodal transportation, linkages through circulation, and expanded economic development opportunity to assist in balancing the Town's tax base.

Our work was completed in two phases:

Phase I - Market Analysis. The team toured the corridor and site locations. Interviews were conducted with the client team (Town and Lake Norman Economic Development Corporation staff) and stakeholders. We collected demographic, economic, and real estate data from both public and proprietary sources at various geographic levels. The market analysis builds upon prior studies produced by the Town, including but not limited to:

- Navigate Cornelius 2012 Comprehensive Master Plan
- Cornelius 2014 Land Use Plan Update
- Lynx System Update North Corridor/Red Line 2019 Final Report
- 2018 North Mecklenburg Demographic and Housing Assessment

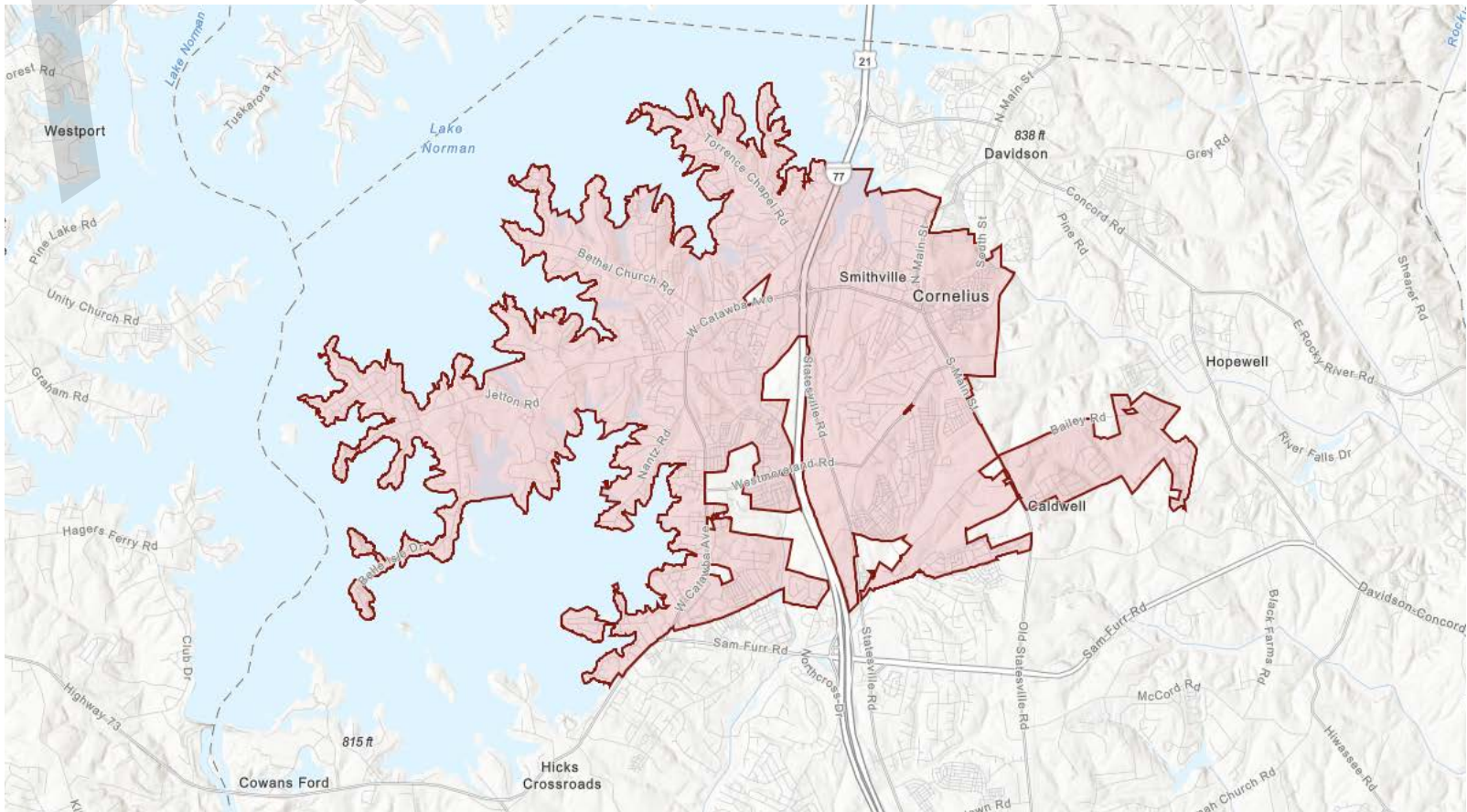
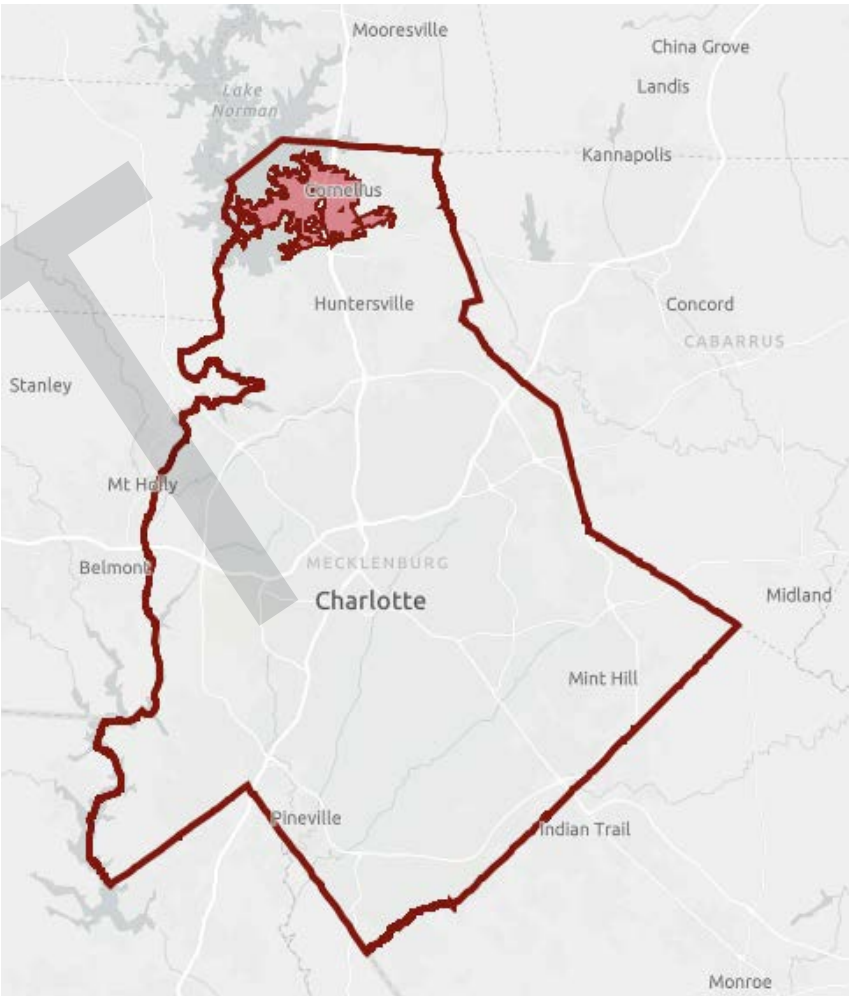
Phase II – Development Strategy. The outcome of Phase I work leads us to key indicators which determine land uses and programmatic themes. The analysis assists in framing a plan that is market driven, applicable to current and future development, and consistent with the principles of “Highest and Best Use” to determine product types. This includes recommendations for future policies, programs, and partnerships for economic development.

“Highest & Best Use” is used to determine the most appropriate use of land, given the underlying economic base. It is site specific. Highest & Best Use, as defined in The Dictionary of Real Estate Appraisal, is:

The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the Highest & Best Use must meet are legal permissibility, physical possibility, financial feasibility and maximum profitability.

Using the Highest & Best Use concept a site is analyzed “As if Vacant.” The premise of the concept is that an analysis of all reasonable alternative uses will identify the use that yields the highest present land value, after payments are made for labor, capital, and coordination, and, therefore, is the Highest & Best Use.

- Legally Permissible - e.g. zoning
- Physically Permissible - e.g. existing conditions, constraints
- Financially Feasible - e.g. funding; rates of return
- Maximum Productivity - e.g. developer profit/town tax revenue



Subject Sites - Site #1: Sefton Park

This site includes four parcels surrounding Sefton Park Rd. and Emporia St. (accessed also by W. Catawba Avenue), consisting of 3 vacant parcels totaling 9.20 acres, owned by Mr. Jack E. Shaw, and an adjacent shopping center (Lucky Realty), totaling 42,700 square feet (built in 1993) on 5.69 acres. The site area totals 14.89+/- acres just west of the I-77 interchange at Exit 28.

Existing Conditions

The site is part of a master planned development (circa 1990) – The Development at Liverpool, located in and around Liverpool Parkway, which extends from W. Catawba south to the Magnolia Estates single family subdivision. As part of the original master plan, several outparcels were sold along W. Catawba Avenue – now home to several fast food restaurants and a newly constructed Starbucks. The subject site is part of the Liverpool Owners Association, guided by declarations and covenants.

Traffic Counts: 28,000 ADT

The site is in the Mt Island Protected Watershed PA: Protected Area, built upon area <24% Low Density; <50% High Density.

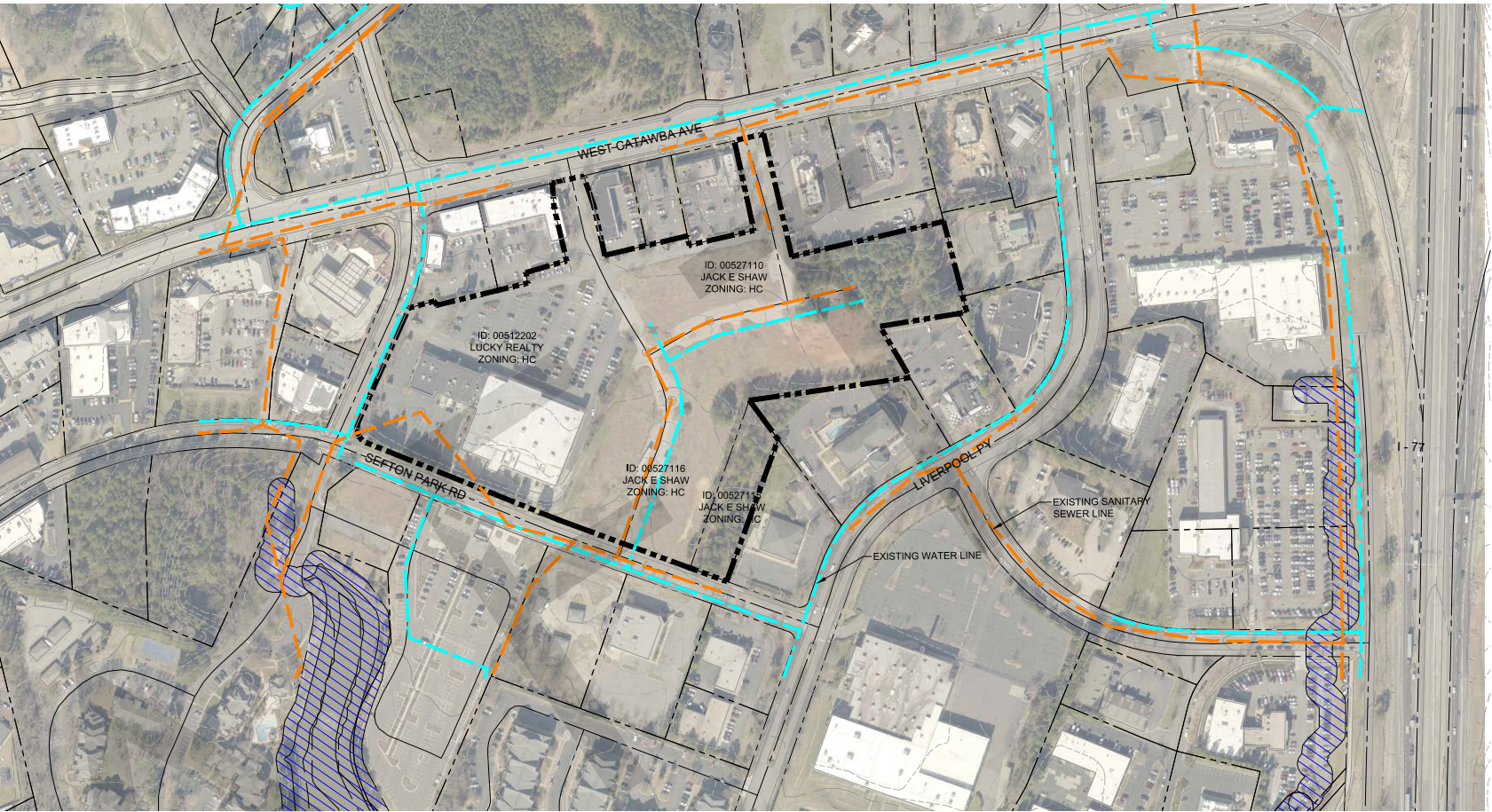
The vacant portions of this site are currently cleared and have mostly level topography. It is currently zoned Highway Commercial and is surrounded entirely by commercial uses, including retail, fast food restaurants, offices, and a hotel. It is served by City water and sewer (CLTW). The original developer created the existing infrastructure and roadway network, including Emporia St. which is deteriorating and does not meet current road standards for public acceptance.

WalkScore® is an index which rates public access on a scale of 1 – 100. The Sefton Park Rd. site has a WalkScore of 55 . The site is immediately adjacent to the CATS (Charlotte Area Transit System) Park and Ride facility, which is the subject of a future study to integrate with NCDOT, as part of its overall transportation network. This includes the newly expanded Bus Rapid Transit (BRT) network. West Catawba has been improved in this area as a “Super Street” – part of the NCDOT Transportation Improvement Plan (TIP) which limits access along W. Catawba and created the diverging diamond interchange at Exit 28 off I-77. The final phase of this plan includes further improvements at the W. Catawba intersection with Torrence Chapel Rd. (slated to be restricted to right turns only) and Liverpool Parkway.

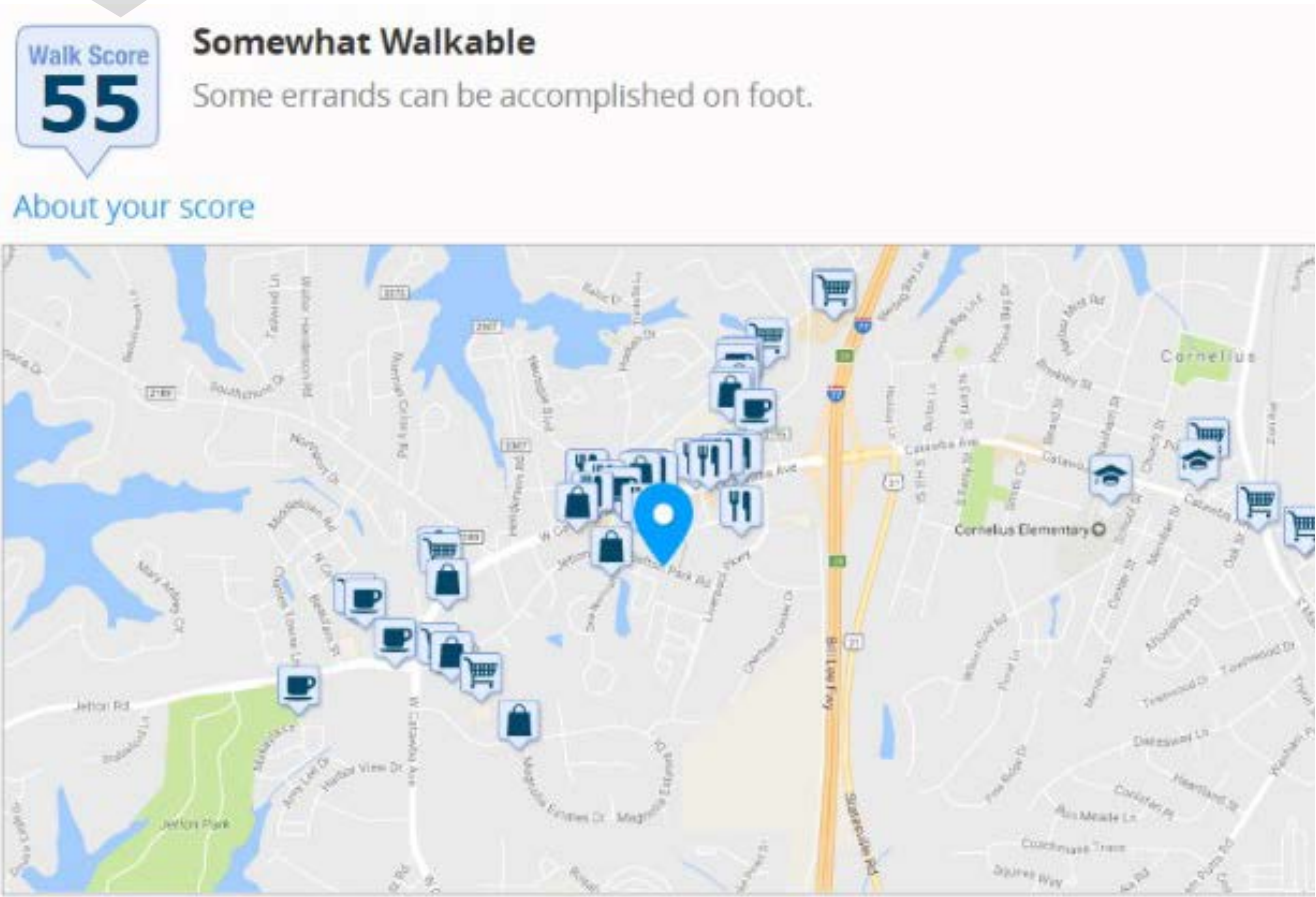
“We believe that walkable neighborhoods with access to public transit, better commutes, and proximity to the people and places you love are the key to a happier, healthier and more sustainable lifestyle.”

~ WalkScore

1: WalkScore® is a large-scale, public access walkability index that assigns a numerical walkability score to any address in the United States, Canada, and Australia. <https://www.walkscore.com/methodology.shtml>



Existing Conditions - Sefton Park Rd



Subject Sites - Site #2: Harbor View

This site includes three vacant parcels at W. Catawba Avenue, with frontage along Harbor View and H.M. Junker Drives. Totalling approximately 11.80 acres, controlled by the Griffin and Junker families, and was part of a master planned development of 44.7 acres (Norman Junker Property), with a vesting plan dated in 1998 (see below). The plan contemplated a mixed-use development of 3 story residential townhomes and mixed-use buildings in the rear of the property, with 2 story commercial fronting W. Catawba Ave. ranging from ~5,000 s.f. to ~10,000 s.f. footprints.

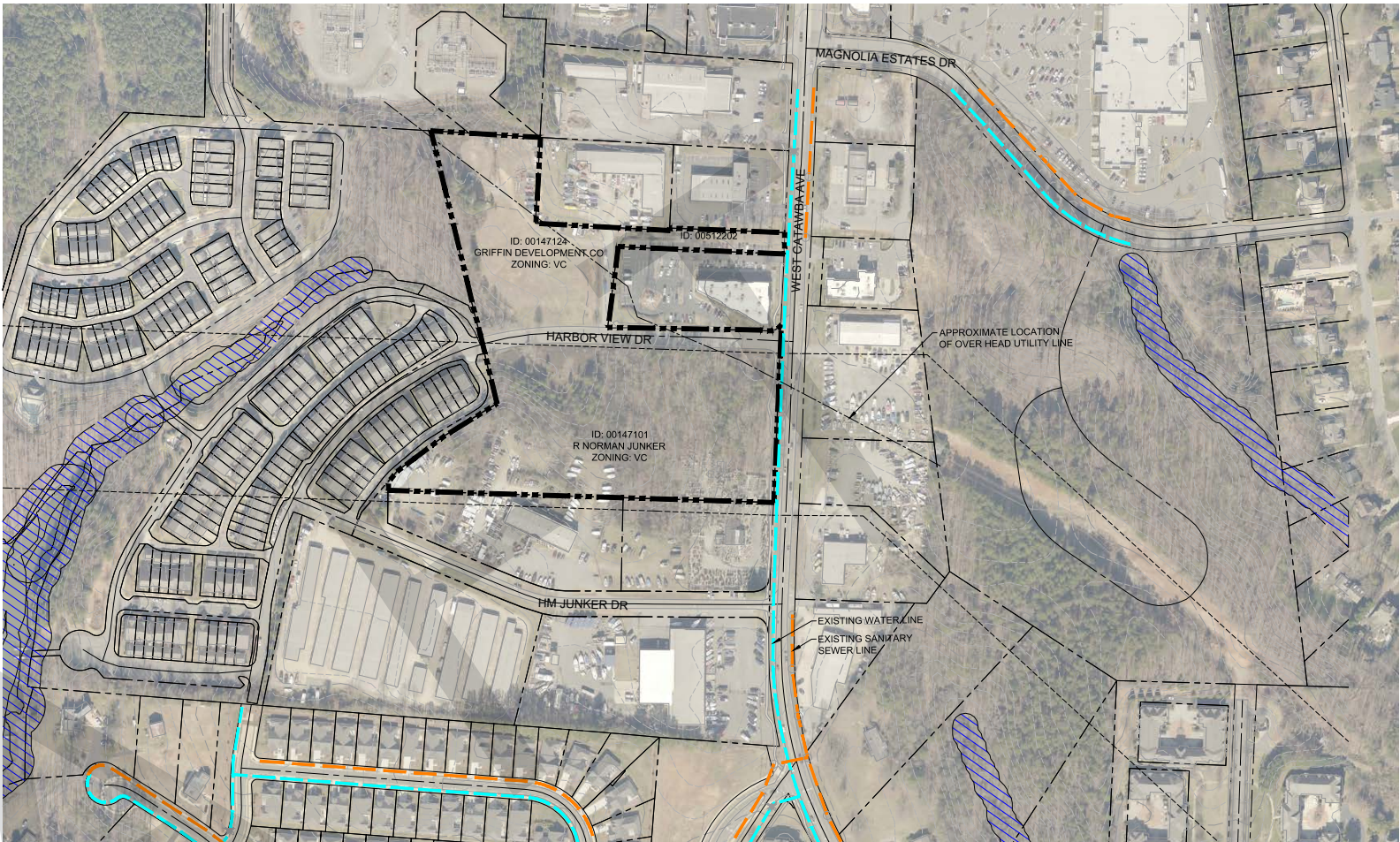
Adjacent properties to the south of the site along H.M. Junker Drive are also currently listed for sale, and available likely for redevelopment.

Existing Conditions

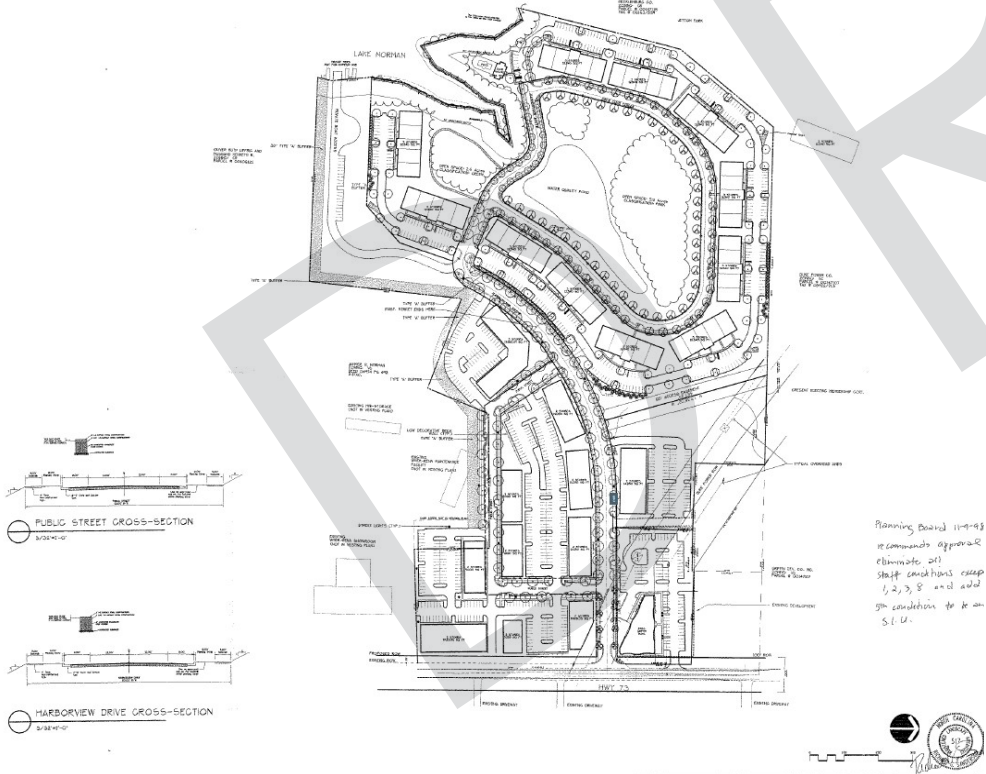
This site is wooded and is currently zoned Village Center (VC). It is served by City water and sewer (CLTW). Site constraints include a Duke Power Easement along its northern edge and Watershed Protection Area. This site is in the Lake Norman CA: Critical Area, built upon area <24% Low Density; <50% High Density.

Traffic Counts: 25,000 ADT.

Adjacent uses include an office building, automotive/boat sales and services, self-storage, and a rear townhome development (part of original plan), accessed through Harbor View and H.M. Junker Drives. Traffic Counts: 25,000 ADT. The H.M. Junker site has a WalkScore of 45 and a BikeScore of 31. There are two CATS bus stops, one north and one south of the site. Information from CATS suggests that these stops are not as active and are underutilized, not meeting peak express service. This section of the W. Catawba corridor is pending expansion of the "Super Street" as completion of the NCDOT plan. This will create limited access in this area of W. Catawba with a turnabout/bulb at the site's frontage.



Existing Conditions - H.M. Junker Dr



Walk Score

45

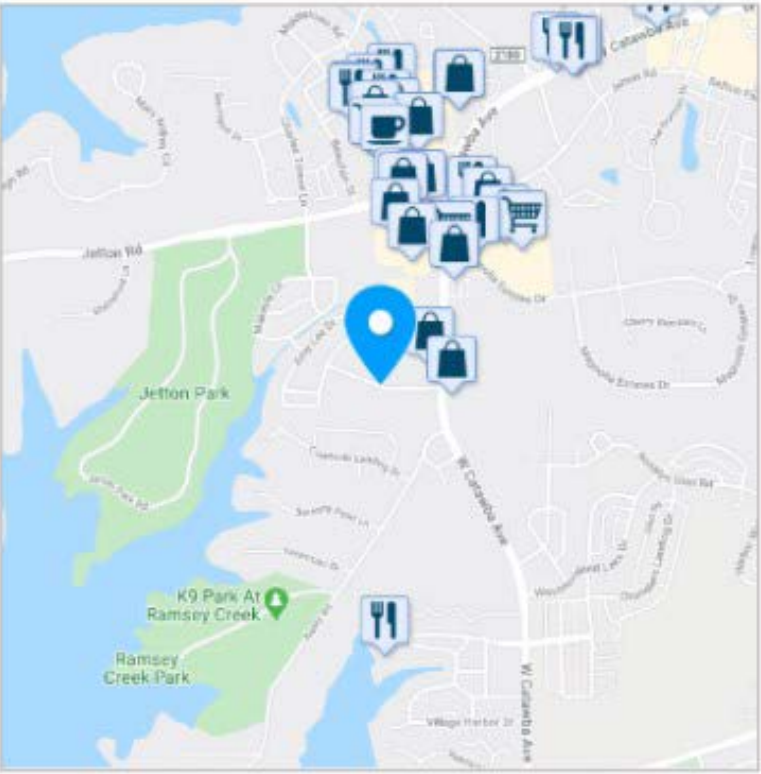
Car-Dependent
Most errands require a car.

Bike Score

31

Somewhat Bikeable
Minimal bike infrastructure.

About your score
Add scores to your site



II. Overview

The Town of Cornelius is located in the greater Charlotte Metropolitan Area (MSA) and is one of three North Mecklenburg communities situated along Interstate 77 and adjacent to Lake Norman. Its town limits are bifurcated by the interstate and is served by one exit – Exit 28. NC Highways 21 and 115 are the primary north/south commercial corridors, while Catawba Avenue runs east and west throughout the community. These are the connection points to a network of neighborhoods – both old and new, affluent, and affordable. The government center and downtown area is situated on E. Catawba Avenue, east of the interstate, and shopping is predominately situated on W. Catawba Avenue, west of the interstate. Catawba Avenue and Westmoreland Rd. are the only two east-west connections across the interstate.

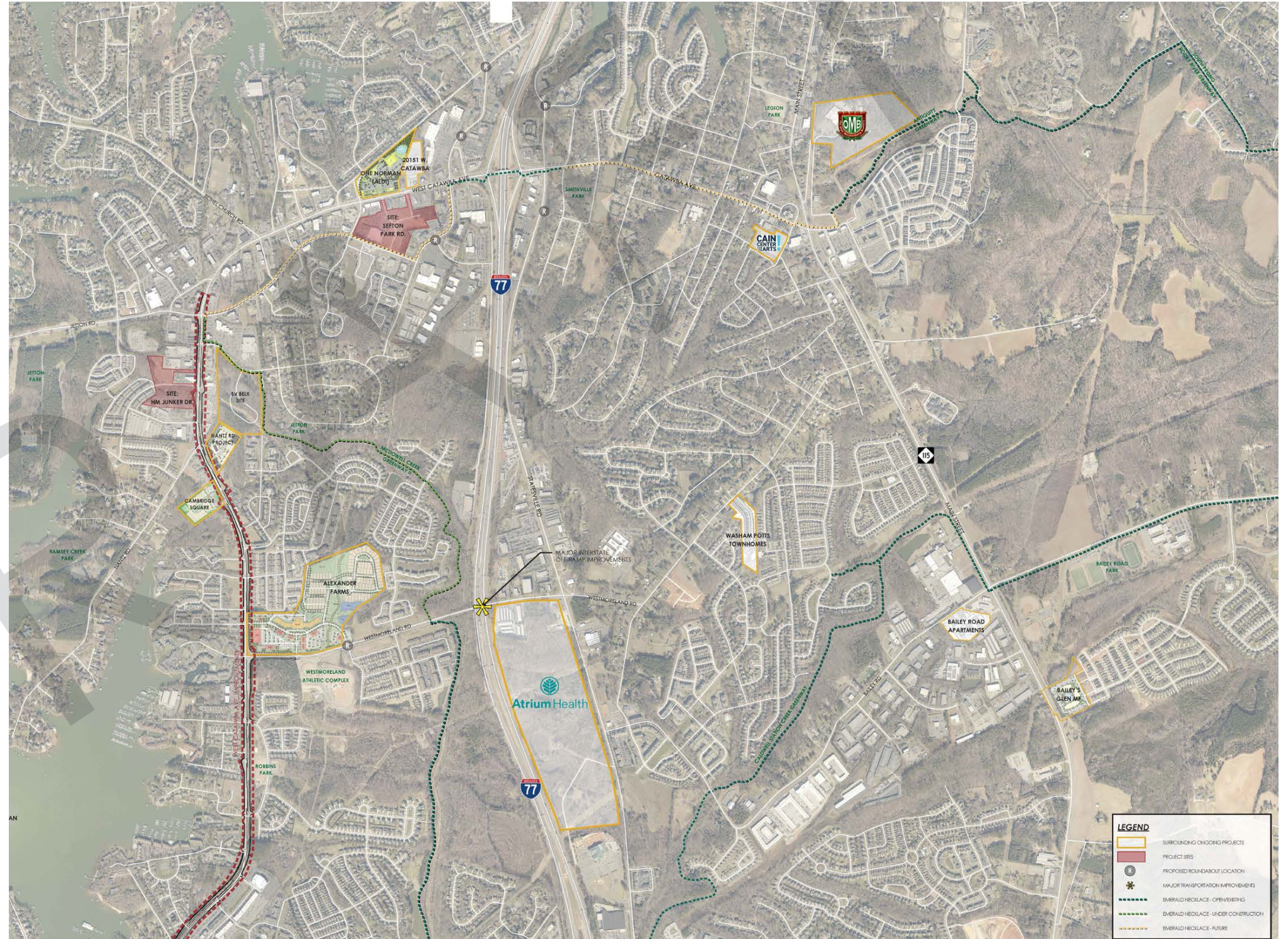
Community Assets

Based upon the site tour and interviews, the following community assets were noted :

- Cain Center for the Arts (Proposed)
- Atrium Health Campus (Proposed)
- Bailey Road Industrial Park
- Lake Norman & Waterfront
- Jetton Park & Recreation Areas
- The “Emerald Necklace” Greenway
- CATS Park & Ride Facility

Summary

- Cornelius has limited annexation/capability and few remaining sites/areas for economic development - particularly on the west side of Interstate 77 ;
- There is no definable “place” that serves as a gathering place for the west side ;
- Exist 28 is changing - with limited movements from Torrence Chapel Rd ;
- West Catawba Avenue is changing - NCDOT project impacting transportation & linkages ;
- The CATS Park & Ride is an underutilized asset with capacity to become a multimodal facility ;
- Two large proposed projects will influence the market dynamics:
 - Atrium Hospital
 - Cain Center for Arts

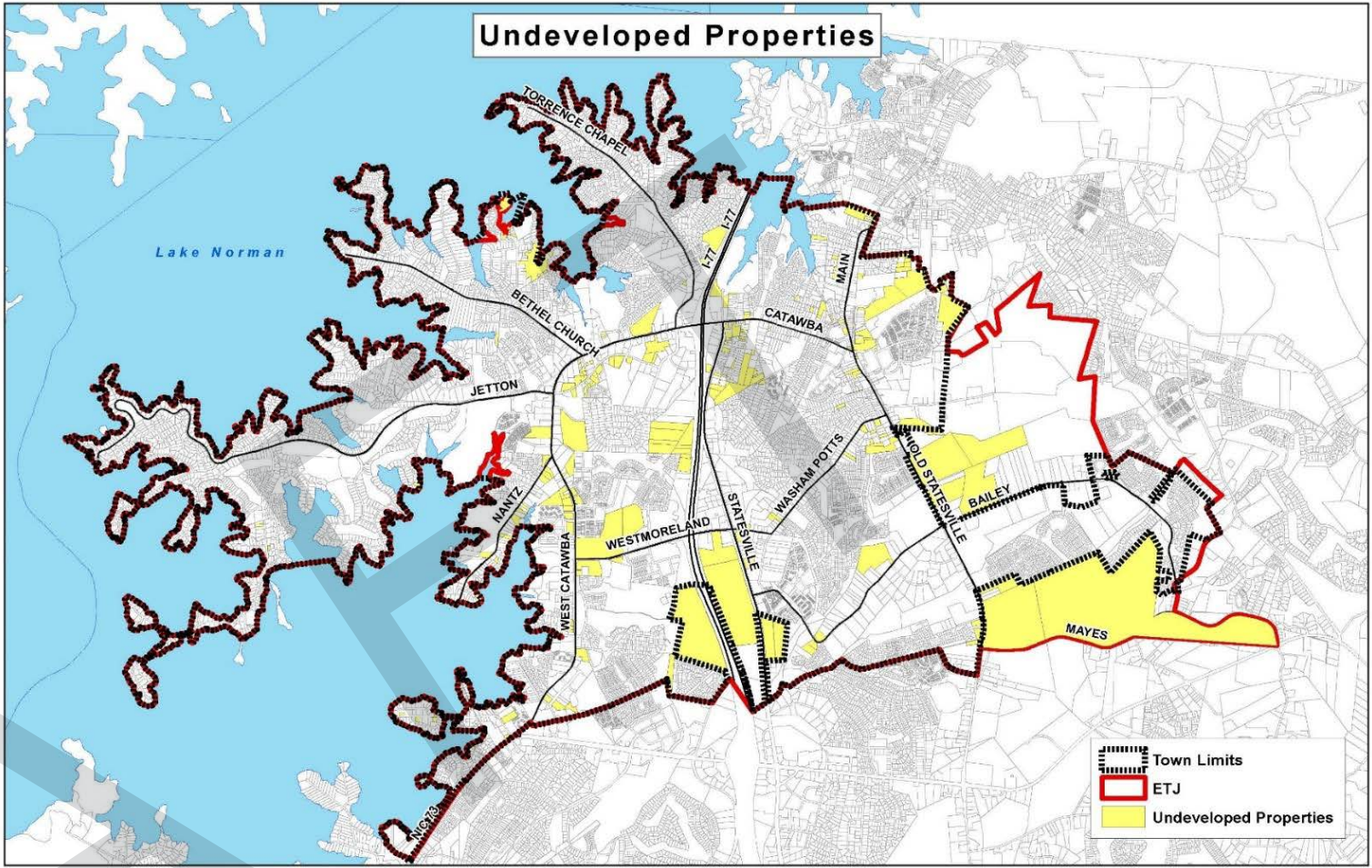
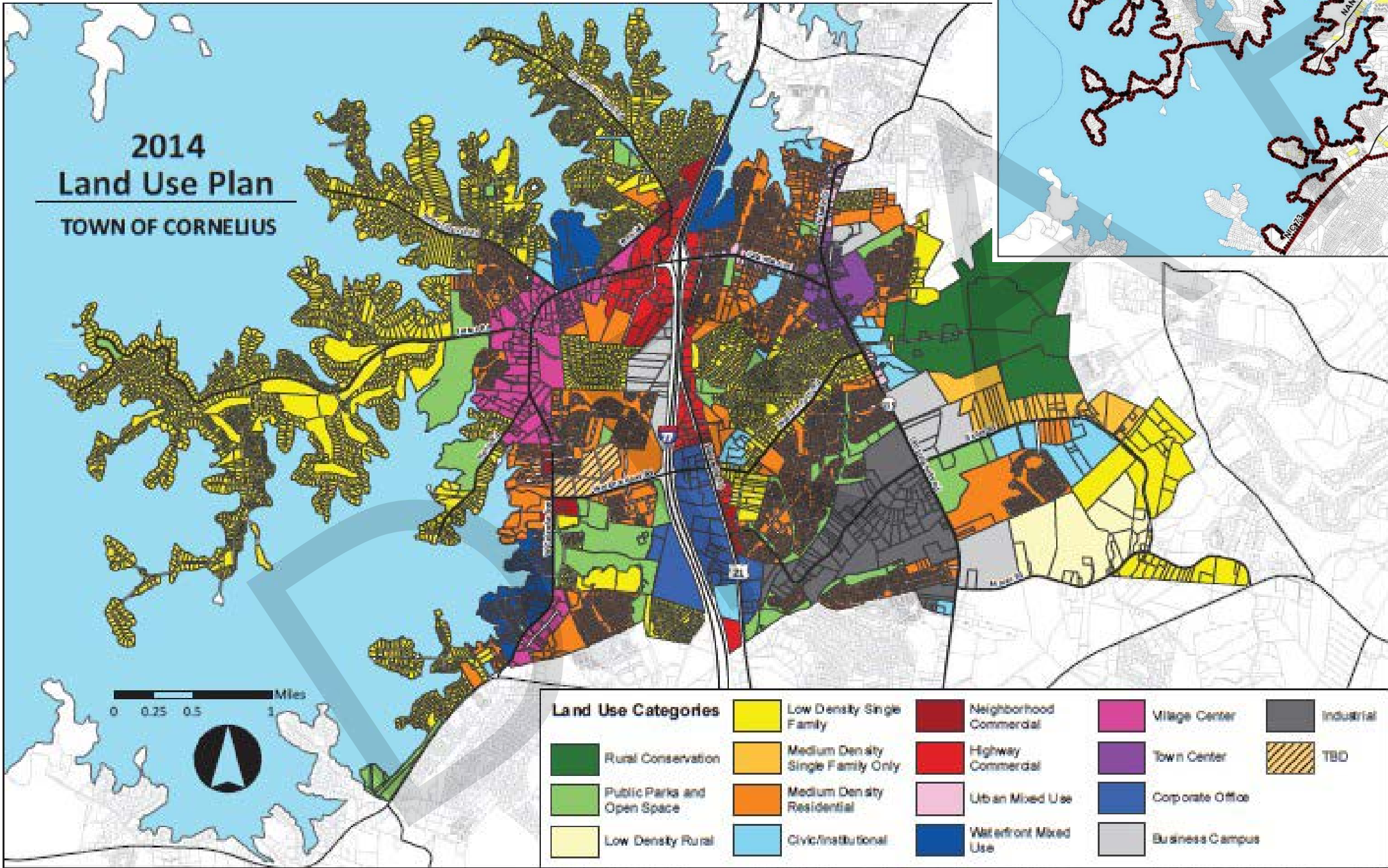


Context Map - Cornelius

Summary cont.

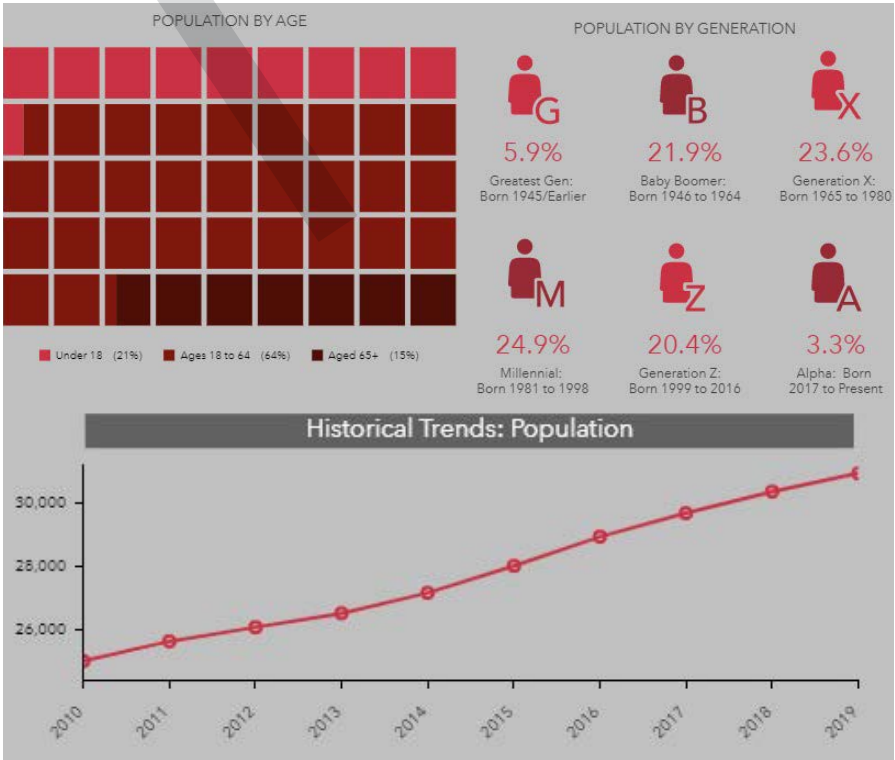
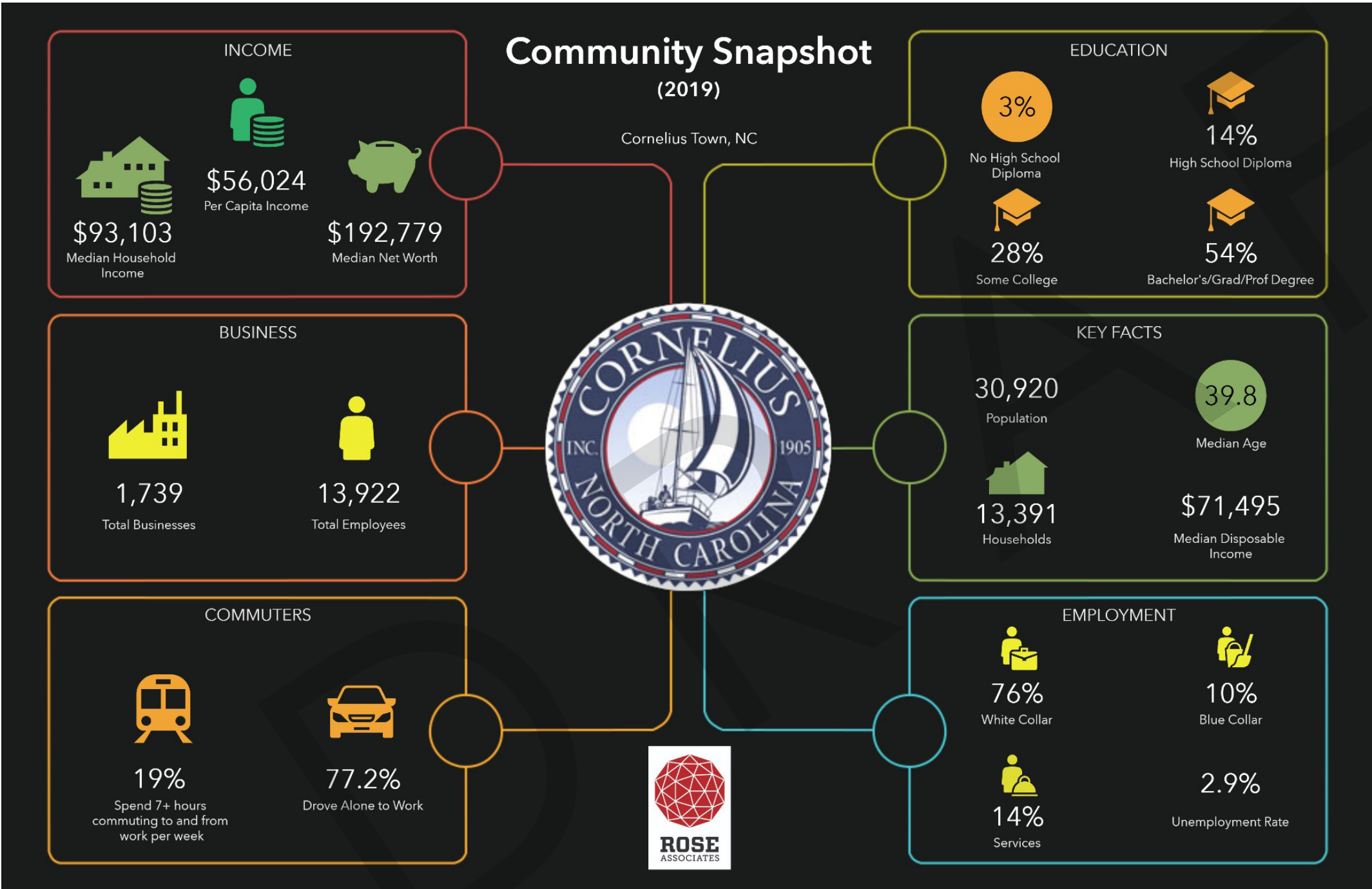
The town limits highlight the development pattern, which is predominately single-family residential neighborhoods, with a limited amount of undeveloped properties for future growth. However, large parcels within the town's ETJ provide significant opportunities for future development. The challenge for Cornelius is to determine if and how these areas should grow, given the development pressures within the region – for both housing and economic development.

Current zoning provides for a variety of commercial uses along the W. Catawba corridor, linked with a four-lane limited access “super street” to Nantz Road. Current plans by NCDOT include expansion of this super street along the remainder of the corridor to its terminus at NC Highway 73 (Sam Furr Rd.) at the town's southern boundary.

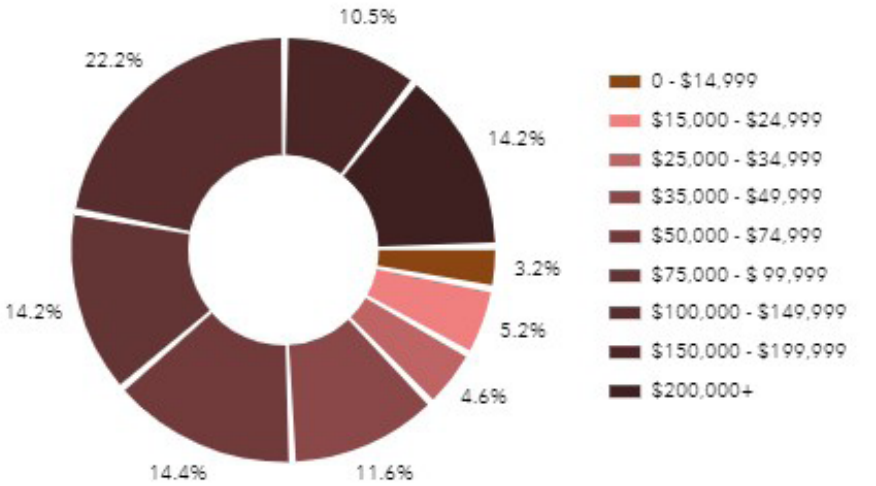


III. Demographic & Economic Analysis

The Community Snapshot below provides an overview of the demographic and economic dynamics of Cornelius. It is an affluent bedroom community comprised of highly educated working professionals, with 76% of the working population in white collar professions. The allure of the quality of life this community provides, with its proximity to a major metro as well as Lake Norman, attracts both younger working families and empty nesters. This is reflected by the 25% increase in population since 2010. Notable is the number of businesses and employees as compared to the overall households and population.



2019 Household Incomes



When compared to the larger region and its neighbors to the north and south, some clear distinctions emerge:

- Cornelius is the **second largest in population** and land area (15 sq. miles) among the North Mecklenburg towns. Note: the North Carolina Office of State Budget and Management reports a higher population estimate for the town for 2018.
- Cornelius has the **smallest household size** and the **second largest average household** income when compared to these other geographies.

2019	Charlotte MSA	Mecklenburg County	Town of Cornelius	Town of Davidson	Town of Huntersville
Population	2,616,243	1,105,960	30,920	13,709	59,743
Annual Population Growth 2019-2024 (Estimate)	1.74%	1.93%	1.86%	2.05%	2.29%
Median Age	37.7	35.6	39.8	37.7	36.9
Average Household Size	2.58	2.5	2.31	2.52	2.68
Average HH Income	\$88,460	\$97,227	\$126,677	\$169,609	\$122,674
Bachelors or Graduate Degree (Age 25+ of Population)	36.10%	46.90%	53.50%	67.80%	57.70%
Unemployment Rate	4.20%	4.10%	2.90%	2.60%	2.30%

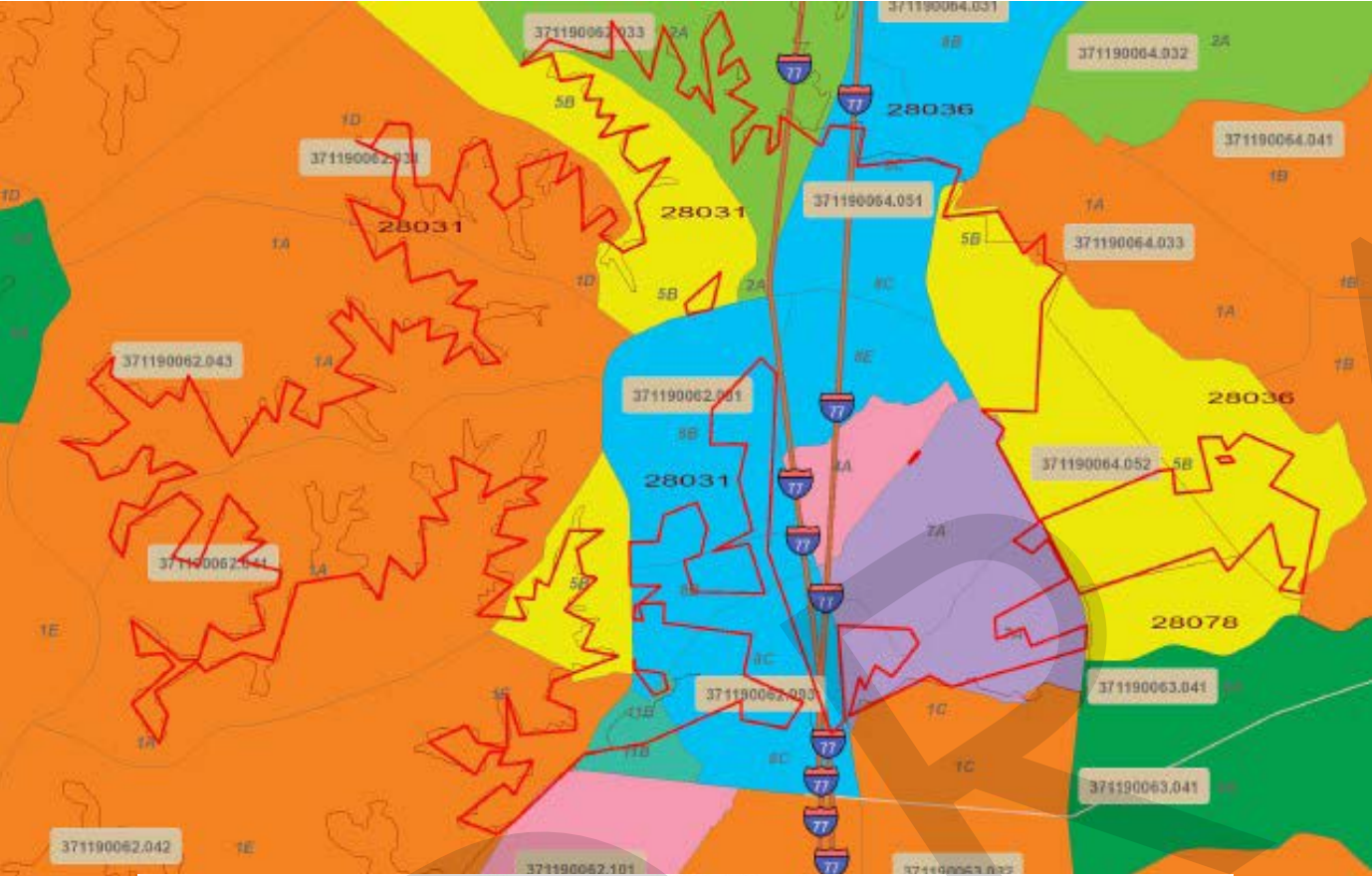
Additional demographic information on Mecklenburg County and the Town of Cornelius can be found in the Appendix.

2: https://files.nc.gov/ncosbm/demog/muniestbymuni_2018.html

Lifestyle Segmentation

Lifestyle Segmentation, as defined by ESRI's Tapestry®, combines demographic and socio-economic data to further understand community culture and lifestyle characteristics including housing, consumer, and entertainment preferences. The entire U.S. population is categorized within 14 Tapestry LifeMode groups, from which 65 Lifestyle Segments can be identified, grouped from rural to urban center populations.

Cornelius contains 7 of the 14 LifeMode groups, exhibiting a socioeconomic diverse population. These LifeMode groups, in order of largest percentage of households within the town limits, include: Middle Ground, GenXurban, Affluent Estates, Ethnic Enclaves, Midtown Singles, Upscale Avenues and Family Landscapes. Further defined by Tapestry Segments within each of these LifeMode groups, these segments highlight more specific lifestyle characteristics. This assists in understanding housing, shopping, and entertainment preferences. For the purpose of this study we focus on the top five Tapestry Segments, which together comprise 75% of all the households in Cornelius. A brief snapshot of each of these top segments are displayed below.



- L1: Affluent Estates

L2: Upscale Avenues

L3: Uptown Individuals

L4: Family Landscapes

L5: GenXurban

L6: Cozy Country

L7: Ethnic Enclaves
- L8: Middle Ground

L9: Senior Styles

L10: Rustic Outposts

L11: Midtown Singles

L12: Hometown

L13: Next Wave

L14: Scholars and Patriots

	Tapestry Segment (LifeMode)	Housing Type	Household Type	Employment	Education	Percentage of Households
	In Style (GenXurban)	Single Family; Mostly Own	Married Couples w/ No Kids	Professional; Management	College Degree	23.5%
	Emerald City (Middle Ground)	Single Family Multi Units; Over Half Rent	Singles	Professional; Management	College Degree	14.6%
	Top Tier (Affluent Estates)	Single Family; Mostly Own	Older Married Couples	Professional; Management	College Degree	13.8%
	Up and Coming Families (Ethnic Enclaves)	Single Family; Mostly Own	Young Family	Professional; Administration	College Degree	13.6%
	Bright Young Professionals (Middle Ground)	Multi Units Single Family; Mostly Rent	Singles; Young Couples	Professional	College Degree	10.0%

Additional information on Tapestry Segments can be found in the Appendix.

Economy

North Carolina continues to boast one of the strongest economies in the US, with gross domestic product (GDP) in all industries increasing 4.70% in 2018 and 11.93% from 2015 to 2018 according to figures from the Bureau of Economic Analysis. Mecklenburg County, with 4.89% and 13.93% growth for the same periods respectively, is the highest GDP producing county in North Carolina. At just over \$114.5 billion for 2018, it contributed 20.3% of the state’s total GDP for 2018.

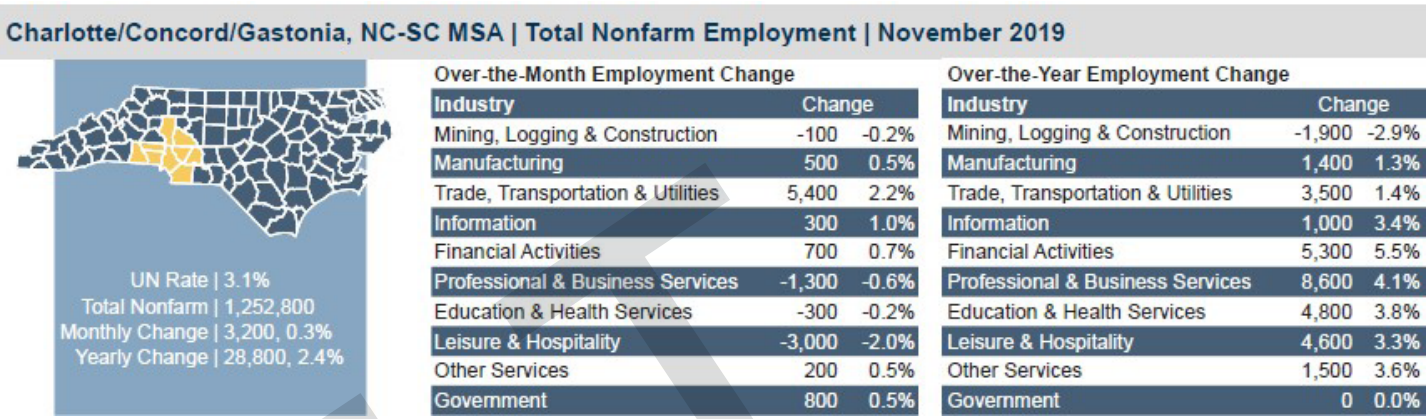


Local economies are driven by employment. Multiple data points are used to assess local employment, including educational attainment for job readiness and the employed population. Often the percentage of civilian population aged 16 or higher that are employed or seeking employment is defined as the labor force participation rate. However, these figures do not consider those that are unemployable due to lack of skills or minimum educational attainment and the unemployed, including retirees.

According to the 2018 North Carolina Annual Economic Report³ job growth in North Carolina’s large metro areas (the Raleigh and Charlotte MSAs) is far outpacing that of our nonmetro areas. But the success of our state’s large MSAs is perhaps better understood when comparing them to other large MSAs (MSAs with over 1 million in population) around the country. Nationally, jobs have grown most rapidly in large cities, having increased about 10% in aggregate compared to 2007. In North Carolina, our large MSAs have grown by nearly 20%. On the other hand, our state’s mid-size MSAs (MSAs with less 1 million in population) and our nonmetro areas have underperformed their national counterparts in job growth.

Data collected by the North Carolina Department of Commerce reveals the Charlotte/Concord/Gastonia MSA total non-seasonally adjusted nonfarm employment grew by 3,200 net jobs in November 2019, a 0.3% increase from revised October numbers and 2.4% increase one year ago, adding 28,800 nonfarm jobs year over year (YoY) totaling 28,800. Seven of ten sectors reported gains for the month, with Trade, Transportation & Utilities exhibiting explosive growth (+5,400) and climbing at a fast rate since September 2019. Notable net gains in other sectors include Financial Activities (+700) which has seen strong steady growth since September 2019, coming out on top YoY with 5.5 percent growth, and Government (+800), which although performed strong this month, has a net 0.0% growth YoY. Information and Manufacturing have seen consistent, albeit slight, growth since September 2019 and have performed well for the year. Educational & Health Services, with a 3.8% increase YoY, has seen growth begin to dwindle since September 2019, coming in at a 0.2% decrease for November. Both Professional & Business Services and Leisure & Hospitality have seen growth fluctuate over the past three months, and though both exhibiting a decline in growth rates for November, have performed well YoY. Mining, Logging & Construction has seen the largest decline, -0.2% for November and -2.9% YoY.

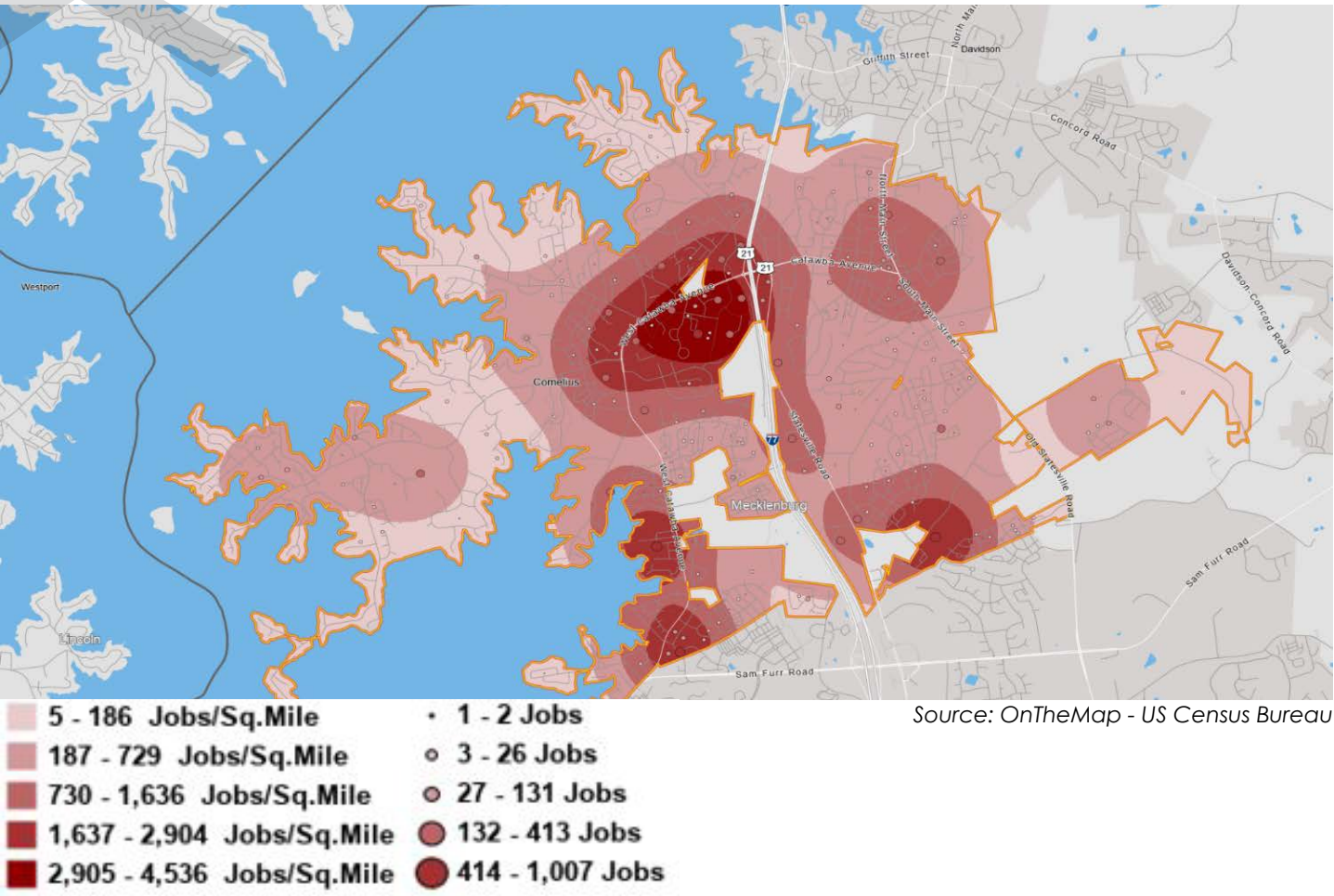
3: <https://files.nc.gov/nccommerce/documents/LEAD/Annual-Economic-Report/NC-2018-Economic-Report.pdf>



Summary:
The MSA has exhibited most notable employment growth in professional white-collar jobs for the last quarter of 2019 and YoY overall.

The image below from the United States Census Bureau “OnTheMap” is comprised of data points for all 50 states taken in a 16-year period using census data and state partnerships to provide a visual representation of job location and densities in each area. The densest employment cluster in Cornelius lies on the western side of Interstate 77 along the West Catawba Corridor.

Town of Cornelius Job Density Heat Map (2017)



Economic Base

Economic Base Analysis is used to determine what industry sectors drive the local economy and determine real estate demand. **The underlying theme suggests that jobs drive demand for real estate.** In other words, for every base industry job that is created, a multiplier effect increases overall employment, increasing both population and household income. There are two types of jobs: those which export goods and services outside the community (also referred to as basic employment), and those which service the local community (otherwise referred to as non-basic or service employment). These directly correlate to wages when comparing high wage versus low wage employment, often found in service industries.

The ratio of the county percentage of employment as compared to U.S. employment, or location quotient ("LQ") identifies which basic industry sectors contribute the greatest local economic growth. The sectors with an LQ greater than 1.00 demonstrate higher than U.S. averages and are the primary drivers of the local economy. The table shown includes only those sectors whose LQ is greater than 1.00. Leading industries based on LQ may vary from those industries providing the highest percentages of employment.

Mecklenburg County Economic Base as ranked from highest to lowest:

Economic Base - Drivers by LQ

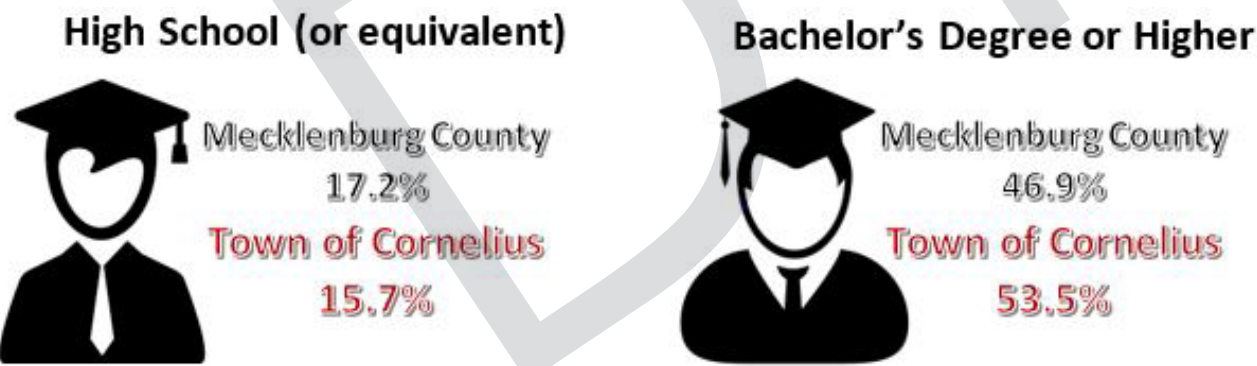
- 1) Management of Companies and Enterprises [55]
- 2) Finance and Insurance [52]
- 3) Information [51]
- 4) Real Estate & Rental/Leasing [53]

Employment - Percentage (%) of Population

- 1) Finance and Insurance [52]
- 2) Administrative and Waster Services [56]
- 3) Accommodation and Food Services [72]
- 4) Health Care and Social Assistance [62]

Workforce

One of the most important criteria in site selection by companies seeking to relocate is talent. Therefore, workforce development is an important strategy in attracting jobs and investment. The key determining factor for workforce development is educational attainment. Correlation between education, employment, and income is impacted by job readiness.



Economic Base Industry Key Sectors (NAICS)				
Mecklenburg County	2018	LQ	% Employment	Product Type
Total Annual Average Employment: 619,988				
Construction (23)				
Construction of buildings (236)		1.08	1.34%	Industrial
Manufacturing (31-33)				
Textile mills (313)		1.17	0.10%	Industrial
Printing and related support activities (323)		1.07	0.35%	Industrial
Plastics and rubber product manufacturing (326)		1.06	0.59%	Industrial
Machinery manufacturing (333)		1.33	1.13%	Industrial
Wholesale Trade (42)				
Merchant wholesalers, durable goods (423)		1.29	5.79%	Industrial
Electronic markets and agents and brokers (425)		1.50	3.62%	Industrial
Retail Trade (44-45)				
Furniture & home furnishings stores (442)		1.22	0.51%	Industrial
Electronics and appliance stores (443)		1.34	0.49%	Retail
Clothing and clothing accessories stores (448)		1.57	0.59%	Retail
Miscellaneous store retailers (453)		1.14	1.18%	Retail
Transportation and Warehousing (48-49)				
Support activities for transportation (488)		1.13	0.72%	Retail
Couriers and messengers (492)		1.39	5.55%	Industrial
Information (51)				
Publishing industries, except internet (511)		1.30	0.71%	Industrial
Broadcasting, except internet (515)		1.17	0.65%	Office
Telecommunications (517)		2.00	4.63%	Office
Data processing, hosting & related services (518)		1.16	0.65%	Office
Finance and Insurance (52)				
Credit intermediation and related activities (522)		3.42	0.71%	Office
Securities, commodity contracts, investments (523)		1.82	1.05%	Office
Insurance carriers and related activities (524)		4.79	1.23%	Office
Real Estate & Rental/Leasing (53)				
Real estate (531)		2.28	10.57%	Office
Rental & leasing services (532)		3.01	6.08%	Office
Lessors of nonfinancial intangible assets (533)		2.64	1.91%	Office
Professional & Technical Services (54)				
Professional & technical services (54)		1.32	2.38%	Office
Management of Companies and Enterprises (55)				
Administrative and waste services (56)		1.25	8.92%	Office
Administrative & support services (561)		2.76	4.98%	Office
Waste management and remediation services (562)		1.43	10.12%	Office
Arts, Entertainment and Recreation (71)				
Performing arts and spectator sports (711)		1.42	10.08%	Office
Amusements, gambling & recreation (713)		1.08	0.36%	Office
NOTE: While Health care and social assistance (62) and Accommodation and food service (72) were not primary drivers, their employment figures are 19% of the average annual employment for 2018.				

IV. Real Estate Market

Real estate market data represents both a snapshot in real time and prevailing economic cycles and real estate trends. Current and proposed future land use strategies are benchmarked against these trends as demand for space is driven by several factors including, but not limited to, the local economy and job growth, transportation, infrastructure, land entitlements and quality of life.

Trade Areas

Trade areas are defined by the distance in which a location may attract employees or consumers. Within each trade area thresholds are measured to determine adequate capacity, or demand, for a particular use. Often trade areas are defined by a radius distance around a site in terms of miles. While a useful benchmark, trade areas are more accurately defined based upon drive-time indicated by traffic volume, convenience, and the number of alternative options within the trade area.

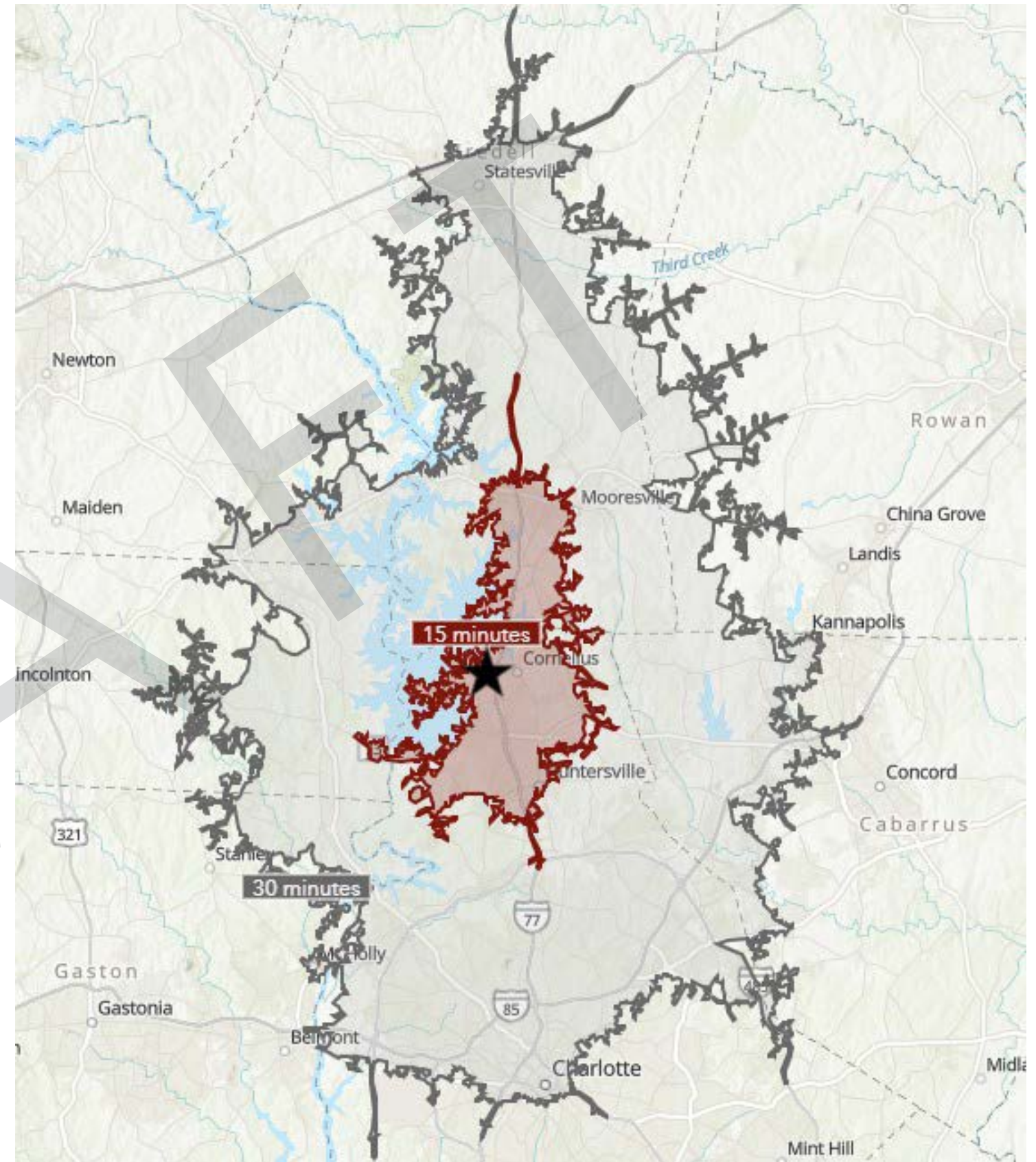
Larger **destination-oriented** uses such as major employers, colleges/universities, hospitals and major retail centers for furniture, clothing, specialty items and automobiles have a larger trade area, or distance that a consumer would be willing to drive - generally 30+ minutes or more.

Local employment and small service businesses that support purchases made for daily living, such as gas, food, drugs, grocery and household items, and local services draw from a smaller, more **convenience-oriented**, trade area. The average consumer will generally not travel more than 15+/- minutes for these purchases and services.

The location of the Sites and commuting patterns found throughout the county indicate that the primary trade area be defined within a 15-minute drive time. The secondary trade area includes a 30-minute drive time surrounding the site, providing access to major employers and assets in the region. These highlight opportunities for both convenience-oriented and destination-oriented uses at each site location.

Real Estate Market

Real estate data is tracked by product type and submarkets, which may include specific geographic areas such as counties, cities, or census tracts. These are important elements when determining local market capture in the context of the larger regional marketplace. CoStar, a national commercial real estate data provider, tracks, and reports product supply data within the region by major metropolitan areas (MSA) and its various submarkets. Cornelius is within the Charlotte MSA which consists of multiple submarkets. The data includes the total square footage of space for each product category, as well as available space (vacant space and vacancy rate), absorption of vacant space, and average rental rates. Industry standards suggest that low vacancy rates of 5% or below indicate full occupancy or market equilibrium, while high vacancy rates (10% or above) suggest product oversupply.



Source: ESRI ; Rose Associates - Trade Area Map

Workspace Demand

The successful recruitment of new business generally results in demand in the form of workspace, such as office and industrial buildings. The next generation of space reflects the behaviors and attitudes of a changing workforce and impacts the design of traditional office and industrial space. New work environments are less formal structures that are flexible and offer open spaces where workers can collaborate or perhaps be used for light assembly. These structures may look more like a brewery or coffee house than a traditional office or industrial building, as the workspace environment has now become a recruiting tool.

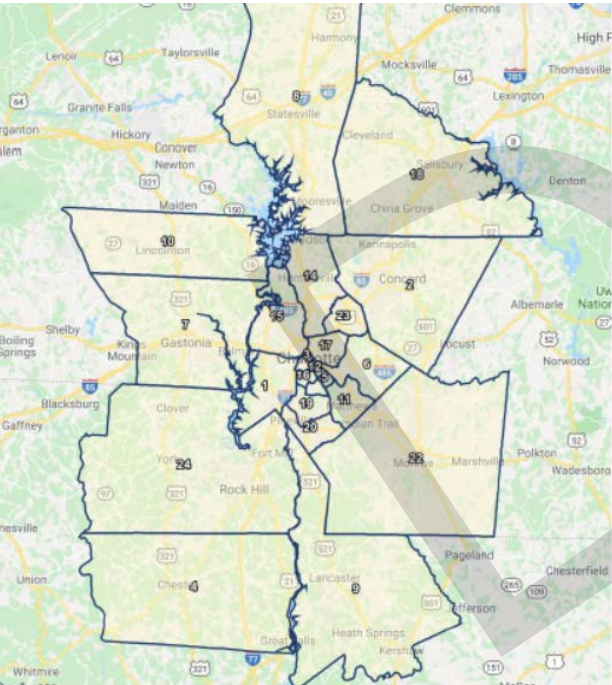
The emphasis on business attraction and expansion for the basic industries (those noted above with LQ substantially higher than 1.0) suggest that of the 15,439 average new jobs in Mecklenburg County from 2017 to 2018, 55.11% of its employment is basic, or exporting their goods and services outside of the market. Based upon the County's basic employment and the Cornelius population of workers, this points primarily to office uses in Cornelius. However, other high employing industries such as Healthcare and social assistance (62) and Accommodation and food services (72) may diversify the landscape and drive demand for institutional space where other amenities and complementary uses exist. The Sefton Park Rd. location and adjacencies to major transportation networks and other regional assets make it well positioned to drive additional employment in Cornelius. Based on annual county job growth and an estimated capture rate for Cornelius, annual square footage demand estimates can be projected using the county's percentage of employment sectors that correlate with office uses. Given the existing submarket supply absorption data, conservative capture rates for each product type as it relates to job growth is estimated. Based upon current estimates of space demand per employee, the results in total demand are:



Workspace Supply

CoStar, a global leader in real estate analytics, defines office space quality using a highly recognized 5 Star scale, with 5 Star being state-of-the-art and highest quality construction. Within the industry, new construction is often defined as Class A while older or more obsolete space is rated B or C (1-4 Stars under the CoStar rating system). Cornelius is located within the CoStar Northeast/I-77 office submarket. According to 3rd Quarter 2019 reports, this submarket accounts for 4.7% of the overall market inventory and ranks 18th in terms of vacancy (8.0%) among the 24 regional office submarkets. Existing buildings in the submarket are smaller, 14,044 s.f., ranking 9th of the 10 reporting submarkets on building size.

Charlotte Submarkets - Map



Submarkets Inventory

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Airport	351	13,958	11.7%	2	5	301	2.2%	4	2	119	0.8%	8
2	Cabarrus County	511	4,447	3.7%	10	0	0	0%	-	0	-	-	-
3	CBD	122	23,362	19.0%	1	1	841	3.6%	2	5	1,746	7.5%	1
4	Chester County	31	95	0.1%	24	0	0	0%	-	0	-	-	-
5	Cotswold	37	505	0.4%	23	0	0	0%	-	0	-	-	-
6	East Charlotte	324	3,279	2.7%	12	2	34	1.0%	9	2	9	0.3%	15
7	Gaston County	724	4,232	3.5%	11	0	0	0%	-	0	-	-	-
8	Iredell County	477	4,835	4.0%	9	2	74	1.5%	8	3	82	1.7%	8
9	Lancaster County	129	2,509	2.1%	17	1	6	0.2%	15	4	117	4.7%	7
10	Lincoln County	210	1,050	0.9%	22	2	13	1.2%	11	1	19	1.8%	13
11	Matthews	242	2,840	2.4%	14	0	0	0%	-	2	23	0.8%	11
12	Midtown/Randolph	218	2,892	2.4%	13	1	8	0.3%	14	1	42	1.5%	9
13	Midtown/Southend	447	7,772	6.5%	4	10	967	12.4%	1	6	843	10.8%	2
14	Northeast/I-77	398	5,589	4.7%	8	2	8	0.1%	13	1	28	0.5%	10
15	Northwest Charlotte	199	1,894	1.6%	20	2	190	10.0%	6	1	18	0.9%	14
16	Park Road	85	1,235	1.0%	21	0	0	0%	-	0	-	-	-
17	Plaza Midwood/NoDa	290	2,457	2.1%	18	4	288	11.7%	5	7	687	27.9%	3
18	Rowan County	338	2,145	1.8%	19	1	2	0.1%	16	0	-	-	-
19	South Charlotte	173	2,802	2.3%	15	0	0	0%	-	0	-	-	-
20	South/485	183	7,196	6.0%	6	6	399	5.5%	3	2	343	4.8%	4
21	SouthPark	100	5,710	4.8%	7	0	0	0%	-	0	-	-	-
22	Union County	410	2,571	2.2%	16	2	21	0.8%	10	0	-	-	-
23	University	157	8,668	7.3%	3	1	10	0.1%	12	3	23	0.3%	12
24	York County	602	7,360	6.2%	5	6	84	1.1%	7	4	193	2.6%	5

Submarkets Vacancy & Net Absorption

No.	Submarket	Vacancy			12 Month Net Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construct. Ratio
1	Airport	1,719,246	12.3%	22	161,559	1.2%	5	1.5
2	Cabarrus County	224,205	5.0%	11	9,204	0.2%	16	-
3	CBD	1,564,117	6.7%	15	1,265,641	5.4%	1	0.6
4	Chester County	1,211	1.3%	2	0	0%	-	-
5	Cotswold	6,382	1.3%	1	(3,981)	-0.8%	19	-
6	East Charlotte	253,851	7.7%	17	(4,893)	-0.1%	20	-
7	Gaston County	125,975	3.0%	5	114,735	2.7%	6	-
8	Iredell County	230,238	4.8%	9	88,526	1.8%	8	0.8
9	Lancaster County	88,099	3.5%	6	89,063	3.5%	7	0.1
10	Lincoln County	52,229	5.0%	10	(18,377)	-1.7%	21	-
11	Matthews	339,922	12.0%	21	(59,122)	-2.1%	23	-
12	Midtown/Randolph	134,627	4.7%	8	(21,530)	-0.7%	22	-
13	Midtown/Southend	504,166	6.5%	14	679,681	8.7%	2	1.4
14	Northeast/I-77	445,212	8.0%	18	10,851	0.2%	15	0.5
15	Northwest Charlotte	40,260	2.1%	4	183,530	9.7%	4	1.0
16	Park Road	242,661	19.7%	24	(154,929)	-12.5%	24	-
17	Plaza Midwood/NoDa	338,860	13.8%	23	24,656	1.0%	13	11.7
18	Rowan County	31,919	1.5%	3	54,354	2.5%	11	-
19	South Charlotte	156,209	5.6%	12	1,129	0%	17	-
20	South/485	812,032	11.3%	20	74,713	1.0%	10	5.3
21	SouthPark	415,830	7.3%	16	210,663	3.7%	3	-
22	Union County	113,530	4.4%	7	39,319	1.5%	12	0.4
23	University	703,692	8.1%	19	79,905	0.9%	9	0.1
24	York County	434,869	5.9%	13	21,655	0.3%	14	3.9

Source: CoStar

Information from the Cornelius Planning department revealed several office/mixed-use projects in the pipeline that will influence the office supply. Currently there are seven proposed projects that will add approximately 101, 435 s.f. office space to the available inventory. This new (4-5 star) product is a collection of smaller buildings generally <5,000 s.f. footprints. However, two proposed projects will include footprints in excess of 10,000 s.f., including:

- Nantz Rd & West Catawba Ave. – in November 2019, the Town approved a plan by Convenience Development Partners for a mixed-use retail/office development for a convenience store and carwash, with outparcel retail. The project includes a 45,000 multistory office building.
- Statesville Rd & Westmoreland – Atrium health purchased the 100+ acre site formerly known as Augusta Lee for a new hospital facility and medical office campus. While plans have not yet been submitted/approved, it is anticipated that this project will include a significant amount of medical/office space and ancillary retail uses.

Workspace Summary

To date, the focus of regional and local economic development organizations has been on attraction and expansion of the existing base industry sectors. New companies to the Lake Norman region, such as Yokohama R&D Center and KURZ have provided insight into how companies will select sites for relocation and expansion. These include amenities and quality of life components that attract talent. More than ever, the talent equation leads to communities who intentionally curate these quality of life components, such as transportation (e.g. public transportation), recreation (e.g. parks and greenways), shopping and entertainment, and a variety of housing choices. Therefore, a mixed-use environment focused on employment, particularly office uses (higher wage jobs), can serve to create a market in Cornelius to³ meet changing dynamics and remain competitive within the region. There is an opportunity within each site area to provide innovative workspace within an environment that meets the experiential and lifestyle demands that employers and workers are seeking. The Sefton Park site provides the greatest opportunity for a mixed-use development focused on larger footprint office uses, with immediate access to I-77 and the CATS park and ride facility.

“Fundamentals are on solid ground in Charlotte’s Northeast/I-77 corridor. Vacancies have generally compressed following the recession as the result of a favorable absorption trend. Construction has also slowed in recent quarters, allowing for further compression. Rents have appreciated by roughly 5.7% over the past year and currently average around \$25.00/SF. Investment has increased, as well, climbing from less than \$25 million in most years prior to this cycle to more than \$110 million in 2018. The bulk of office space in Northeast Charlotte is mid-end space, and most buildings are smaller. Assets in the market have appreciated well according to transaction data, and value per SF has doubled this cycle.”

~ Costar 3Q2019 Submarket Report

Shopping and Entertainment Dynamics

The retail industry is dramatically changing and exercising caution as it focuses on profitability over expansion through new store openings. Online shopping has disrupted this segment of the market. Retail formats are shifting from traditional malls and shopping centers to mixed-use and urban Main Street formats, with impressionable spaces that offer customers an interactive experience that includes social media, technology, and bricks and mortar integration. Local consumers want expanded options for this type of shopping, dining, and entertainment. The Lake Norman area includes substantial regional shopping options, including the popular Birkdale village mixed-use center. However, there are opportunities to provide new recreation and entertainment environments in Cornelius that are within walking/biking distance and appeal to residents and local employees, as well as visitors traveling to and through the area.

Retail Demand

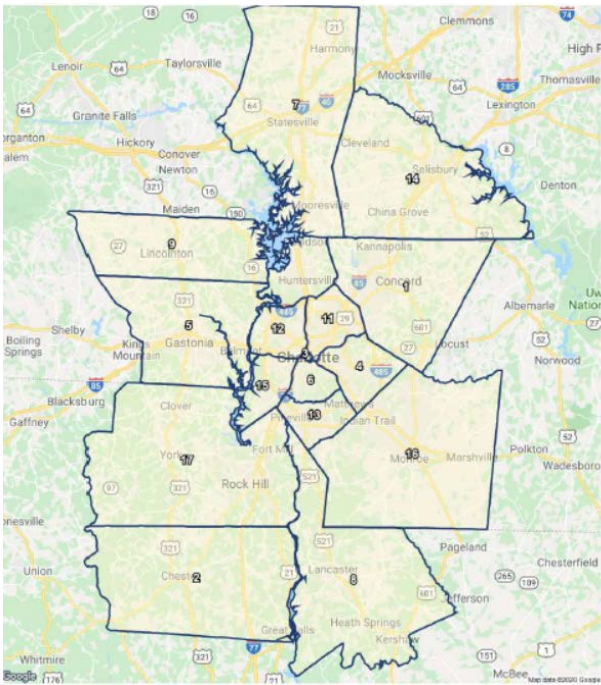
The demand dynamics for retail differ from office and industrial uses, as demand comes primarily from population, household, and income growth, most often attributed to job growth. Income levels within the primary and secondary trade areas (shown on page 13) around the catalyst site areas are healthy and support the regional retail that currently exists. Retail Trade and Accommodation and Food Services are key sectors for Mecklenburg County making up 20.6% of average annual county employment in 2018. However, these service sector jobs rank lowest among wage earners, therefore a strategy which provides retail as an amenity rather than the primary focus is recommended.



Retail Supply

CoStar, a global leader in real estate analytics, defines office space quality using a highly recognized 5 Star scale, with 5 Star being state-of-the-art and highest quality construction. Within the industry, new construction is often defined as Class A while older or more obsolete space is rated B or C (1-4 Stars under the CoStar rating system). Cornelius is located within the CoStar Northeast/I-77 office submarket. According to 3rd Quarter 2019 reports, this submarket accounts for 4.7% of the overall market inventory and ranks 18th in terms of vacancy (8.0%) among the 24 regional office submarkets. Existing buildings in the submarket are smaller, 14,044 s.f., ranking 9th of the 10 reporting submarkets on building size.

Charlotte Submarkets - Map



Submarkets Inventory

No.	Submarket	Inventory				12 Month Deliveries				Under Construction			
		Bldgs	SF (000)	% Market	Rank	Bldgs	SF (000)	Percent	Rank	Bldgs	SF (000)	Percent	Rank
1	Cabarrus County	1,084	13,848	9.4%	2	9	65	0.5%	7	4	62	0.5%	5
2	Chester County	145	1,229	0.8%	17	0	0	0%	-	0	-	-	-
3	Downtown	103	1,419	1.0%	16	3	36	2.5%	11	3	43	3.1%	10
4	East	904	13,299	9.1%	3	8	65	0.5%	6	5	60	0.5%	6
5	Gaston County	1,438	13,772	9.4%	1	2	8	0.1%	16	2	15	0.1%	15
6	Inner Southeast	910	11,234	7.7%	8	3	22	0.2%	13	12	360	3.2%	1
7	Iredell County	808	11,648	8.0%	6	4	228	2.0%	1	2	23	0.2%	13
8	Lancaster County	436	4,577	3.1%	13	3	46	1.0%	9	4	31	0.7%	11
9	Lincoln County	494	4,397	3.0%	14	9	41	0.9%	10	3	16	0.4%	14
10	North	451	5,527	3.8%	12	2	9	0.2%	15	5	96	1.7%	3
11	Northeast	926	11,264	7.7%	7	7	157	1.4%	3	5	47	0.4%	8
12	Northwest	642	7,457	5.1%	10	9	135	1.8%	4	5	159	2.1%	2
13	Outer Southeast	601	13,123	9.0%	5	7	55	0.4%	8	3	28	0.2%	12
14	Rowan County	657	5,725	3.9%	11	2	12	0.2%	14	1	9	0.2%	16
15	Southwest	273	3,964	2.7%	15	3	34	0.9%	12	7	49	1.2%	7
16	Union County	980	10,435	7.2%	9	12	197	1.9%	2	7	95	0.9%	4
17	York County	1,272	13,136	9.0%	4	13	118	0.9%	5	3	44	0.3%	9

Submarkets Vacancy & Net Absorption

No.	Submarket	Vacancy			12 Month Net Absorption			
		SF	Percent	Rank	SF	% of Inv	Rank	Construct. Ratio
1	Cabarrus County	420,851	3.1%	5	153,168	1.1%	2	0.4
2	Chester County	44,321	3.6%	7	(30,399)	-2.5%	13	-
3	Downtown	82,008	5.8%	17	14,034	1.0%	10	2.5
4	East	679,943	5.1%	15	(278,319)	-2.1%	17	-
5	Gaston County	510,248	3.7%	8	50,380	0.4%	8	0.2
6	Inner Southeast	370,058	3.3%	6	(133,797)	-1.2%	14	-
7	Iredell County	641,743	5.5%	16	78,867	0.7%	5	2.9
8	Lancaster County	104,581	2.3%	2	63,272	1.4%	7	0.7
9	Lincoln County	107,938	2.5%	3	97,417	2.2%	3	0.3
10	North	157,453	2.8%	4	3,910	0.1%	11	0.1
11	Northeast	446,918	4.0%	10	75,782	0.7%	6	0.3
12	Northwest	302,224	4.1%	11	93,193	1.2%	4	1.3
13	Outer Southeast	608,980	4.6%	12	(181,518)	-1.4%	15	-
14	Rowan County	225,735	3.9%	9	(208,757)	-3.6%	16	-
15	Southwest	69,059	1.7%	1	47,977	1.2%	9	0.3
16	Union County	486,961	4.7%	13	166,225	1.6%	1	1.0
17	York County	664,843	5.1%	14	(11,158)	-0.1%	12	-

Source: CoStar

Much of the new and proposed space inventory is in Cornelius. Information from the Cornelius Planning department revealed several retail/mixed-use projects in the pipeline that will influence the retail supply. Currently there are eleven proposed projects in Cornelius that will add 216,685+/- s.f. retail space to this inventory. This new product is a collection of grocery anchored, strip and convenience- oriented retail. Two of the largest grocery anchored projects include:

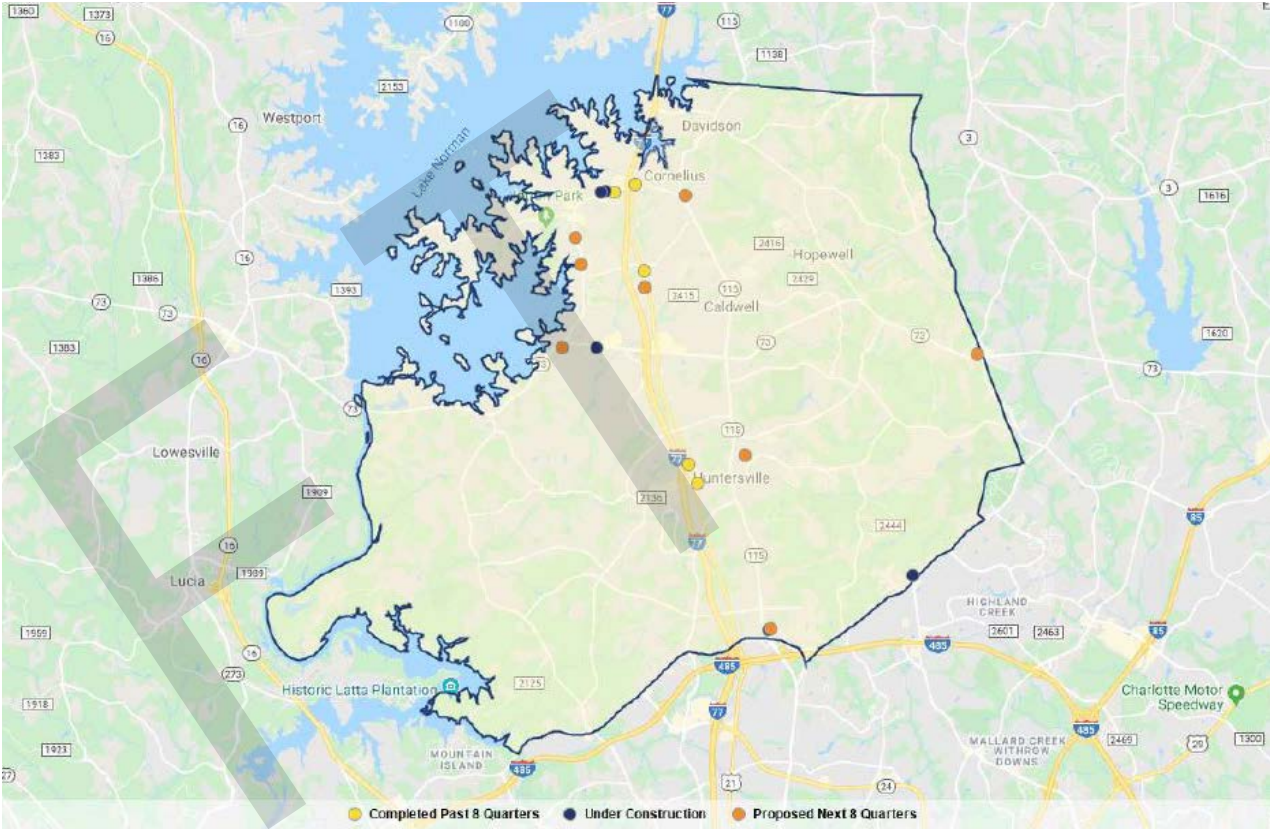
- One Norman – This project on W. Catawba Avenue totals 48,225 s.f. anchored by Aldi Supermarket and a Chick-Fil-A currently under construction, and part of the new submarket space inventory noted above.
- Alexander Farm – This mixed-use project includes 85,000 s.f. of retail space, anchored by Lidl Grocery Store and includes resort style living including senior housing.

Retail Gap=

While supply and demand is defined by employment and square feet, additionally for retail, the actual dollar expenditures within each category are measured against demand within a given trade area. Negative gaps (**surplus**) suggest oversupply or a market where customers are drawn in from outside the area as in destination-oriented retail, while positive gaps (**leakage**) indicate areas of opportunity for additional retail within a given trade area. The table below highlights the negative and positive gaps for both drive times at the Sefton Park site (which overlaps the Harbor View site).

Retail Gap Opportunities for Sefton Park Rd. Trade Areas			
Retail Industry Group	NAICS #	Primary (15 minute drive)	Secondary (30 minute drive)
Motor Vehicles & Parts Dealers	441	(\$382,251,892)	(\$1,209,114,149)
Furniture & Home Furnishings Stores	442	\$2,773,926	(\$108,395,987)
Furniture Stores	4421	\$9,943,264	(\$104,936,649)
Electronics & Appliance Stores	443	(\$28,279,561)	(\$59,376,797)
Bldg Materials, Garden Equip. & Supply Stores	444	(\$81,584,787)	(\$369,753,268)
Lawn & Garden Equip. & Supply Stores	4442	\$3,264,512	\$5,317,077
Food & Beverage Stores	445	(\$62,050,895)	\$139,813,735
Grocery Stores	4451	(\$58,798,643)	\$149,229,047
Specialty Food Stores	4452	\$2,917,792	\$20,238,147
Health & Personal Care Stores	446	(\$5,451,560)	\$63,529,401
Gasoline Stations	447	\$81,047,046	\$239,614,816
Clothing & Clothing Accessories Stores	448	\$12,683,851	(\$44,904,045)
Shoe Stores	4482	\$8,589,177	(\$2,485,428)
Jewelry, Luggage & Leather Goods Stores	4483	\$5,268,240	\$38,792,387
Sporting Goods, Hobby, Book & Music Stores	451	(\$12,113,100)	(\$10,877,980)
General Merchandise Stores	452	(\$46,180,032)	(\$19,469,764)
Department Stores Excluding Leased Depts.	4521	(\$11,324,589)	\$109,883,060
Miscellaneous Store Retailers	453	(\$807,121)	(\$44,239,631)
Florists	4531	\$1,165,035	(\$1,970,328)
Office Supplies, Stationery & Gift Stores	4532	(\$3,942,898)	\$13,358,478
Other Miscellaneous Store Retailers	4539	\$2,909,855	(\$46,040,609)
Nonstore Retailers	454	(\$24,880,888)	(\$55,906,742)
Vending Machine Operators	4542	\$1,076,194	(\$679,491)
Direct Selling Establishments	4543	\$61,204	\$276,257
Food Services & Drinking Places	722	(\$71,523,130)	(\$314,628,985)
Special Food Services	7223	\$311,480	(\$7,669,247)

Past 8 Quarters - Deliveries, Under Construction, & Proposed



Source: OnTheMap - US Census Bureau

Retail Summary:

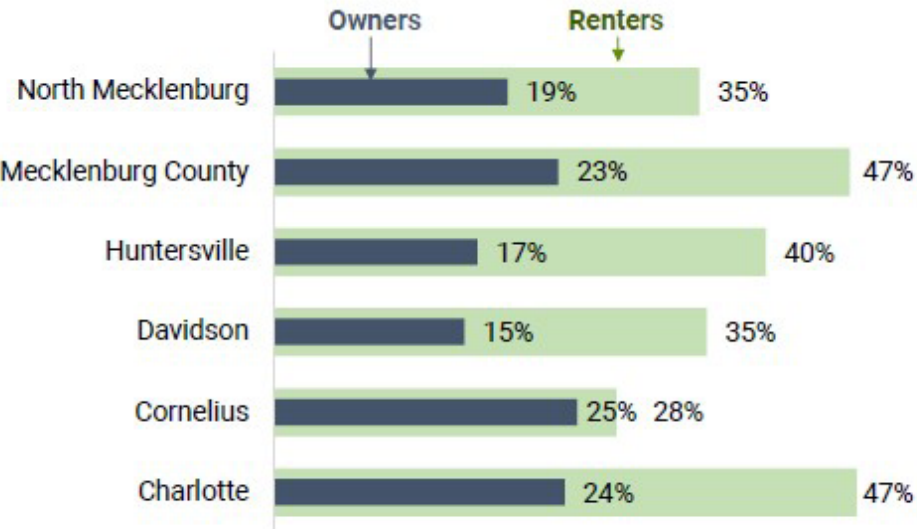
The preponderance of existing and proposed retail in the submarket, together with market trends changing retail dynamics and shrinking footprints, suggests that ancillary or infill retail consisting of small boutique stores and food/beverage related formats may provide opportunities for those seeking to expand into the Lake Norman/North submarket. The largest gap in the market trade areas includes the gasoline station category, which may be an appropriate use, however, this gap will be impacted by the proposed QuickTrip at exit 28 (former Acropolis site) and a gas station and car wash at the Nantz Rd & West Catawba project (with large office building as noted in the Workspace section). Therefore, retail should be a secondary/ancillary use for each site location, rather than a primary or exclusive one. Given Highest and Best Use dynamics, the Sefton Park site was determined to be optimal for Retail Gaps shown.

Housing Demand

Housing demand is driven by two factors: employment growth and population growth, which in turn results in household growth. New residents will continue to be attracted by jobs in the region or those relocating for lifestyle preferences. They may also choose an area based on affordability. The national issue relative to almost everyone from big cities to small towns is affordable – or attainable - housing. In general terms housing is considered attainable if a household does not spend more than 30% of monthly gross income on rent (or mortgage) and utilities. Spending of over 30% is considered a “cost-burdened” household.

A recent study “The 2018 North Mecklenburg Demographic and Housing Assessment” by the UNC Charlotte Urban Institute illustrates the importance of a diverse housing stock in Cornelius. According to the report: “Among the three towns, Huntersville has the highest share of renters that are cost burdened (40%), followed by Davidson (35%). Both have much lower shares of cost-burdened homeowners (15-20%). Cornelius has the lowest share of cost-burdened renters (28%) but the highest share of cost-burdened owners (25%).”

North Mecklenburg households are less cost-burdened than the county overall
Percent of Cost-Burdened Households (2012-2016)



Data source: American Community Survey 2012-2016 (5-year estimates)

An industry benchmark for housing based on employment suggests that for every 100 new jobs, 80 new housing units are needed. Demand based on anticipated annual job growth suggests slightly more demand than population growth over a five-year period. This provides a range of 259-289 housing units per year for Cornelius.

Employment to Resident Housing Summary	Mecklenburg County	Cornelius
Total Businesses:	46,177	1,739
Total Employees:	594,830	13,922
Total Resident Population:	1,105,960	30,920
Employee/Resident Population Ratio:	0.54	0.45
Annual Estimated Average Employment Growth	15,439	361
Annual Estimated Housing Demand	12,351	289

Estimated Population Growth	Mecklenburg County	Cornelius
2019 Total Population	1,105,960	30,920
2024 Estimated Total Population	1,216,791	33,910
Added Population	110,831	2,990
2019 - 2024 Average HH Size	2.5	2.31
Estimated Housing Unit Demand (2019 – 2024)	44,332	1,294
Annual Estimated Housing Demand	8,866	259



Housing Supply

Housing supply includes single family, townhome, condo, and multifamily units (apartments), both for sale and for rent. The existing housing supply in Cornelius is dominated by single family housing, making up 75% of the households according to 2017 ACS estimates. While several hundred apartment units have been built in Antiquity (Highway 115) and on Westmoreland Rd, most of the newly proposed housing units (704+/-) are for owner occupied single- family and townhome units.

2019 Housing Summary



Market data provided by the Charlotte Regional Realtors Association Multiple Listing Service shows robust growth in sales and pricing from 2018 to 2019. The average sales price was the highest among the Lake Norman towns, above Davidson, Huntersville, and Mooresville

Cornelius

North Carolina

Key Metrics	December			Year to Date		
	2018	2019	Percent Change	Thru 12-2018	Thru 12-2019	Percent Change
New Listings	35	38	+ 8.6%	1,113	1,072	- 3.7%
Pending Sales	35	51	+ 45.7%	859	884	+ 2.9%
Closed Sales	60	63	+ 5.0%	873	843	- 3.4%
Median Sales Price*	\$306,110	\$325,000	+ 6.2%	\$294,900	\$306,000	+ 3.8%
Average Sales Price*	\$435,491	\$541,922	+ 24.4%	\$444,866	\$466,883	+ 4.9%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	96.2%	96.0%	- 0.2%
List to Close	109	109	0.0%	90	95	+ 5.6%
Days on Market Until Sale	69	59	- 14.5%	49	52	+ 6.1%
Cumulative Days on Market Until Sale	93	75	- 19.4%	58	61	+ 5.2%
Average List Price	\$491,881	\$431,378	- 12.3%	\$510,901	\$533,520	+ 4.4%
Inventory of Homes for Sale	186	141	- 24.2%	--	--	--
Months Supply of Inventory	2.6	1.9	- 26.9%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

December



Source: Charlotte Regional Realtors Association (2019)

Housing Summary

As suggested by the UNC Charlotte Urban Institute study and most recent data, Cornelius should strive to provide a variety of housing options, at varying price points, for both lease and sale. New proposed developments in Cornelius include not only single family, but senior housing, townhomes and other higher density formats which may assist in driving down developer land costs per unit, while providing a wider range of affordable housing options. This is important for residents who may wish to downsize and age in place, or newcomers seeking job and housing opportunities within the same community or in a reasonable commuting distance.

This may include infill housing at HM Junker to fit into the existing fabric of townhome and patio home development, and higher density housing options within or around the Sefton Park site to take advantage of expanded transit options (e.g. Bus Rapid Transit).

V. Development Strategy - Site One (Sefton Park)

Key Themes

The development strategy for the Sefton Park Site should provide themes and land uses which complement and connect both the developing “arts district” and other demand generating assets. Key Themes for the site include the following:

Employment Focused

As mentioned in Section IV, the dominant use of office at this site will strengthen employment growth in Cornelius. Larger format footprints of 10,000 – 15,000 s.f. would provide product which is currently limited in the market, and provide higher wage growth to support housing costs. With limited land area for future growth and existing investment in infrastructure, employment focused uses will assist in balancing tax base and provide additional daytime population to support existing retail and restaurants. And the growing expansion of breweries together with arts/culture and entertainment at the proposed Cain Arts Center, will provide an amenity rich environment to attract talent and companies seeking to relocate to the Charlotte metro region.

Multimodal (bike/ped/car) Design

Infrastructure and linkages for a variety of transportation modes along both Liverpool Parkway and Sefton Park Rd. will improve connectivity and safe usage. Design should include a linkage to the greenway system, referred to as the “Emerald Necklace”. Smart Growth America released their bi-annual national report, Dangerous By Design, that explores pedestrian and bicycle safety. In their 2020 interim report, North Carolina ranked 12th of the top 20 most dangerous states for pedestrians. Over the years both fatalities and serious injuries for non-motorized users has increased. Through the Highway Safety Improvement Program (HSIP), each state is required to set “safety” targets for the number of deaths and serious injuries on their roadways. In exchange, the federal government provides funding to implement safety projects and programming. Beginning in 2018, states set a target for the number of non-motorized deaths and serious injuries combined, which includes people walking, biking, using wheelchairs, and riding scooters and other nonmotorized vehicles.

The Cornelius Street Smart program launch includes an interactive online tool that allows town citizens to report traffic concerns, used by Transportation Advisory Board to make informed decisions.

<https://www.cornelius.org/StreetSmarts>

This design should also include transit-oriented design in and around the underutilized CATS Park and Ride facility adjacent to the site.

Alternative “Main Street” Boulevard

The expansion of the arts district along East Catawba Avenue terminates at the Exit 28 interchange. I-77 defines the boundary between east and west, with the downtown area, arts district and “Main Street” located on the east side of town, providing a center for municipal government, commerce, and community gatherings. The west side of the corridor includes a variety of commercial uses, including shopping, restaurants, and service-related business. A central “place” centered around employment would provide the missing link between the east

and west centers of activity and anchor the area with a complementary balance of uses. This should include a plaza or green as a public gathering space for multipurpose use, including programming and events to connect to the Cain Center and expand the arts to this side of town.

Housing Alternatives

A key component to the success of the commercial uses is the integration of a variety of housing typologies. Given the site dynamics, this would suggest attached single family housing, such as apartments and condominiums.

Land Uses

The current allowable land uses based upon zoning HC, Highway Commercial uses up to 30,000 SF, conditional use permit required for uses exceeding 30,000 SF. Building heights in this zone are restricted to three stories.

5.1.9: Highway Commercial (HC)

The Highway Commercial district is coded to provide for the location of auto-oriented and auto-dependent uses and/or those uses which have a definable market area which extends beyond the scale of the Neighborhood, Village or Town Center. The intent of these provisions is to facilitate convenient access, minimize traffic congestion and reduce visual clutter along certain designated commercial corridors in the vicinity of the I-77 Exit 28 interchange and Statesville Road (US 21).

Future land uses should take into consideration the 2014 Comprehensive Land Plan and the transect to provide for more dense development (e.g. T4 - General Urban Zone). This includes consideration for building heights of 5-7 stories to provide visibility from the interstate and to Lake Norman, and changing the zoning category from Highway Commercial (HC) to Village Center (VC). Suggested land uses include:

- Mixed-Use: Office / Retail / Residential
- Hospitality / Lodging
- Civic Use: Public / Experiential Realm - Gathering space for multipurpose use



The images on this page help to illustrate the themes previously discussed and land uses. The design team's approach to planning the complex infill development was to develop a phased development that strategically creates job opportunity, shifts municipal infrastructure, and provides a stronger sense of placemaking and diversity.

- Introducing a large-scale deck that will provide flexibility for office capacity and allow CATS to potentially transfer underutilized parking while phasing development.
- Creating smaller-scale office footprints to generate highly visible, street-oriented buildings while focusing complete streets.
- Allowing parking connections to adjacent parcels as well as planning for the future roundabout proposed along Liverpool Parkway in order to create site access.
- Creating civic open space to create a strong sense of arrival at the stormwater pond, which should be treated as a key feature.
- Providing opportunities for attached housing products that can create placemaking and activate the bike/ped corridor along Sefton Park Road.

BIRDS SUMMARY

BIRD #	Owner	Area (Ac)	Zoning	Notes
1	West Catania Ave	0.000000	0.000000	with parking deck
2	West Catania Ave	0.000000	0.000000	with parking deck
3	West Catania Ave	0.000000	0.000000	with parking deck
4	West Catania Ave	0.000000	0.000000	with parking deck
5	West Catania Ave	0.000000	0.000000	with parking deck

LEGEND

- DESIGNATION SYMBOLS
- BIRDS AREA
- FORMER DEVELOPMENT
- FORMER VEHICULAR CIRCULATION
- ACCESS EASEMENT
- RECREATION
- VEHICULAR EASEMENT

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1" = 100' 

201ST CATAWBA PROJECT

ONE NORMAN (ALDI) PROJECT

WEST CATAWBA AVE

WAVERPOOL PKWY

SEFTON PARK RD

PARKING DECK
(122' x 300')
330 SPACES
5-STORIES

PARKING DECK
(280' x 300')
750 SPACES
3-STORIES

1 2 3 4 5 6

R

SITE SUMMARY				
BUILDING	USE	TOTAL SQUARE FEET	CHANGING PHASE	
1	OFFICE	180,000 SF	180' x 600'	1
2	OFFICE	180,000 SF	200' x 750'	3
3	OFFICE	180,000 SF	200' x 750'	3
4	OFFICE	180,000 SF	200' x 750'	1
5	OFFICE	180,000 SF	200' x 750'	2
6	OFFICE	180,000 SF	200' x 750'	3
7	APARTMENTS	150,000 SF	180' x 750'	3
8	APARTMENTS	150,000 SF	180' x 750'	3
9	APARTMENTS	150,000 SF	180' x 750'	3

PARKING DECK: 1,080 SPACES
SURFACE PARKING: 840 SPACES

 **Cole Jenest & Stone** | WEST CATAWBA MARKET STUDIES - SEFTON PARK RD CONCEPTUAL SITE PLAN - OPTION 1A
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2011 CATAWBA PROJECT

ONE NORMAN (ALDI) PROJECT

WEST CATAWBA AVE

INVERPOOL PKWY

SEFTON PARK RD

PARKING DECK (280' X 300') 750 SPACES 3-STORIES

R

SITE SUMMARY		BUILDINGS PHASE	
BUILDING	USE	TOTAL SQUARE FEET	NUMBER OF UNITS
1	OFFICE	400,000 SF	100 X 75'
2	OFFICE	400,000 SF	200 X 75'
3	OFFICE	400,000 SF	40 X 100'
4	OFFICE	400,000 SF	200 X 75'
5	OFFICE	400,000 SF	200 X 75'
6	OFFICE	400,000 SF	200 X 75'
7	OFFICE	400,000 SF	100 X 60'
8	OFFICE	400,000 SF	100 X 75'
9	OFFICE	400,000 SF	200 X 75'

PARKING DECK: 8750 SPACES
SURFACE PARKING: 8240 SPACES


WEST CATAWBA MARKET STUDIES - SEFTON PARK RD CONCEPTUAL SITE PLAN - OPTION 1B

4703.00 | 04.10.2020 | ROSE & ASSOCIATES

1" = 100'

0 50 100 200



VI. Development Strategy - Site Two (Harbor View)

Key Themes

The development strategy for the Harbor View (Griffin/Junker) site should provide themes and land uses which complement and integrate the surrounding uses. The site constraints create a variety of physical limitations to large-scale development of the site. Key Themes for this infill site include the following:

Service Oriented

The site is surrounded by residential uses and marine/auto services, which are served by convenience-oriented uses. A continuation of such uses along the frontage on West Catawba may complement the development pattern that has developed along this portion of the corridor.

Infill Housing

This transitional site can serve to expand residential into the existing fabric of townhomes while providing additional housing options with access to the greenway ("Emerald Necklace"). The existing vested plan provides some guidance for the vision of development in this area.

Lifestyle Entertainment Focused

The surrounding area connects to housing, greenways, and limited shopping, particularly on the western edge of Catawba Avenue. Consideration could be given for adaptive reuse of the boat yard site, south of H.M. Junker Drive, for destination entertainment or restaurant uses (e.g.: Brewery).

Land Uses

Zoning: Village Center (VC). Building heights in this zone are restricted to three stories.

5.1.7: Village Center (VC)
The Village Center district is coded to encourage the development of large-scale mixed-use districts that compliment and serve the daily needs of adjoining neighborhoods and are supported by existing and planned transportation networks constructed to support the traffic demands of both the auto and the pedestrian. Building heights ensure proper spatial definition, encourage strong pedestrian spaces and promote mixed use within buildings. Parking requirements may be satisfied using on-street parking, shared rear-lot parking areas or small scale parking lots adjacent to buildings. Buildings in the village center should have similar massing, volume, frontage, scale, and architectural features. Transitions from residential areas should be accomplished through proper street design.

Land uses should take into consideration the transect and provide for more dense development

- Mixed-Use: Office / Retail / Restaurant (frontage)
- Residential: Multi-family / Townhomes (rear)

Conceptual Illustrations

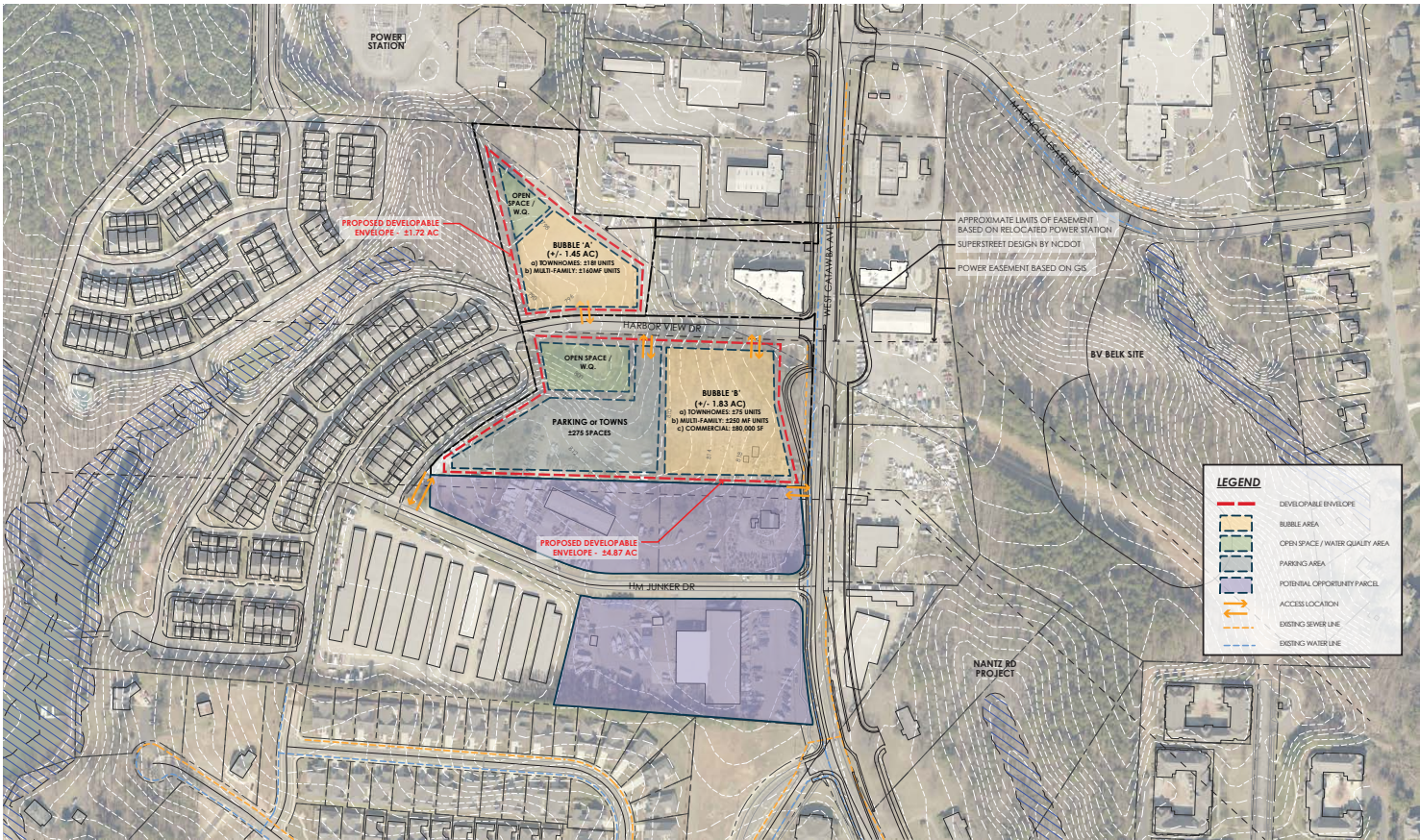
The images on this page help to illustrate the themes previously discussed and land uses. The design team's approach to planning this infill development along a heavily trafficked transportation corridor (future super-street) along West Catawba Avenue was to analyze the surrounding developments and determine which future opportunities would make the most sense for long-term economic growth. Cornelius' housing advantage is that it has a very regionally diverse attached and detached housing market with high quality products and access to the lake. This site is surrounding by existing Townhomes that have a defined character, and would easily compliment another townhome or apartment development.

Another unique advantage of this site is the surrounding retail along the west side of West Catawba Avenue is limited, giving this site an opportunity to include some mixed-use commercial and retail.

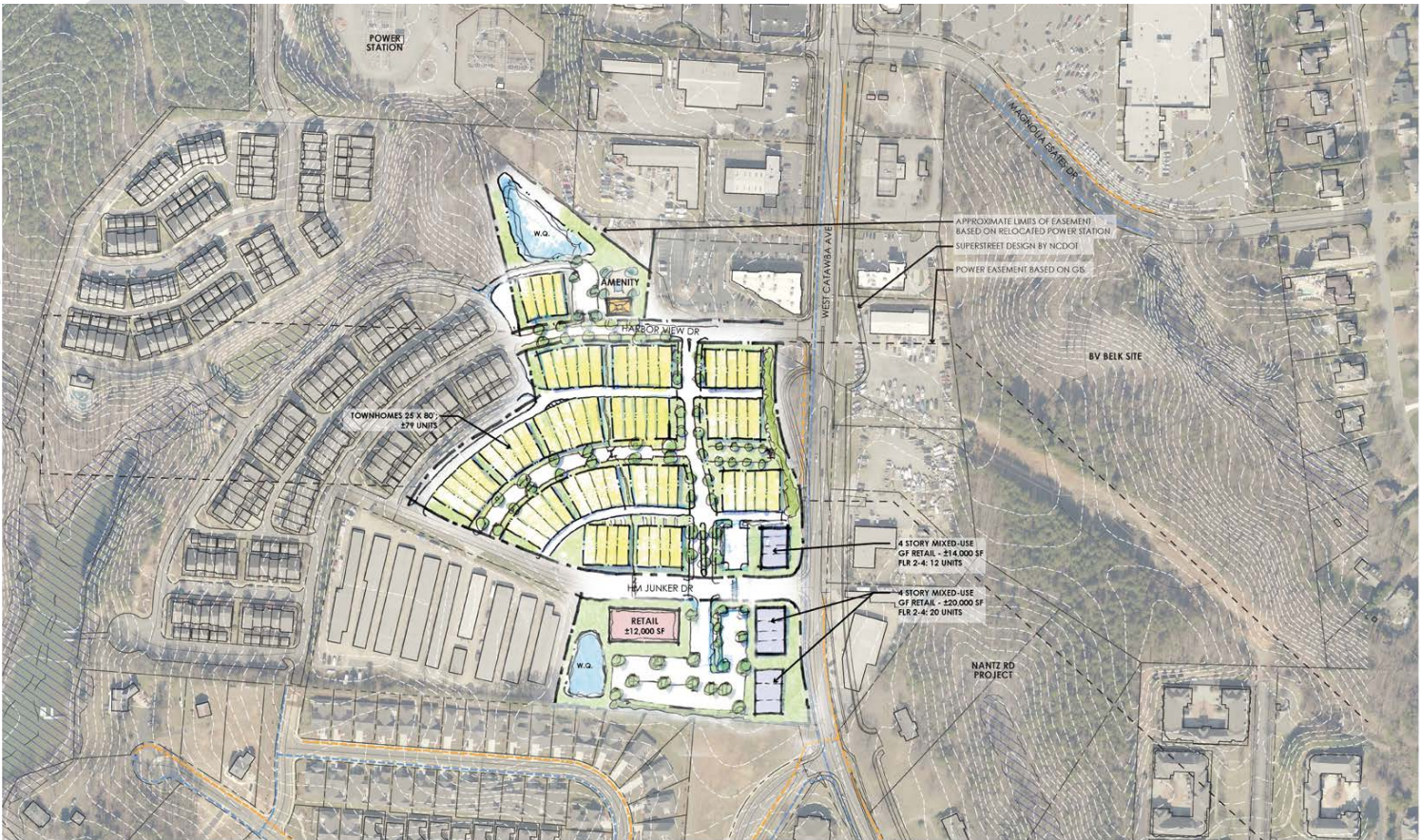
Opportunities of Emphasize Surrounding Development:

- This site is surrounded by existing 3-story townhome development, and is easily accessible to Lake Norman.
- Although overhead utility lines reduce the total developable area, the topography of this site allows for an above grade water quality basin to occupy to most inaccessible portion of the site.
- Improve the surrounding streetscapes of H.M. Junker and Harbor View Drive that have already seen an increase in local traffic.
- Create more usable public open space and walkable mid-block crossings.
- Buffer portions of redevelopment from traffic along W. Catawba that are affected by impacts from NCDOT Superstreet Design.

Harbor View Bubble Diagram



Harbor View Mixed-use Concept



VII. Appendix & References

Assumptions & Limiting Conditions

Purpose and intended users

This study is intended to paint a macro overview of current and possible future demand for various product types and uses for the Client. Although property specific information is provided, no attempt is made to provide property specific valuations. While no study can guarantee success of any individual project, development or community, widely recognized data methodologies and collection techniques have been applied to the data available to arrive at the conclusions in the report.

As part of this Report the following assumptions were made, and I certify that, to the best of our knowledge and belief:

- Statements of fact contained in this report are true and correct.
- Data collected from third parties is assumed to be accurate and reliable, reasonable effort has been made to verify said information however, no responsibility for its accuracy is assumed by the consultant.
- Where performed, direct surveys, focus groups, and interviews were recorded into summary notations for inclusion the study.
- Analysis, opinions, and conclusions were developed using standardized and recognized real estate techniques.
- Demographic information was provided by data provider, ESRI, based upon US Census Data. Engagement in this assignment was not predicated on a predetermined result.
- The payment for this assignment was not predicated on a specific result.

Timing

This study is as of the date specified in the report, and no other. It is based on our evaluation of conditions that to the best of our knowledge existed at that time. The writers cannot be responsible for subsequent occurrences, market disruptions or conditions that could affect market valuations, conditions, or statistics.

Conditions

Our opinions and forecast of trends in the market, income from all sources, expenses, and net income figures are speculative in nature and cannot be guaranteed. If any errors are found the right to revise our calculations, conclusions, or any information contained in the study is reserved. The forecasts, projections, or operating estimates contained herein are based on current market conditions, anticipated supply and demand factors, and a stable economy. These forecasts are therefore subject to changes in future conditions.

Therefore, no part of this study is to be used out of context or by itself alone, or as the evidence upon which a final value judgment is based. This study does not purport to be an all-inclusive list of all the considerations undertaken in order to arrive at our opinion of market conditions. The study is a summary of our findings and does not include all the data considered by the consultant since it would be impractical to present it in its entirety.

This study shall not be used as a basis for a selling or purchase price, or as security for a loan,

or for insurance, taxes, financial statements, or any other purpose. The reader is reminded that our conclusions are estimates and speculative in nature and cannot be guaranteed. No responsibility is assumed by the consultant for the sellers or lenders inability to obtain a purchaser, or dispose of the property at the value estimated nor within the time frame estimated herein. Neither are our conclusions meant to be a recommendation to use the subject as collateral for a loan or to buy, sell or lease, zone or tax any property in the Study Area at any given price.

Methodology

A combination of methodologies is utilized in developing the Real Estate Market Analysis and EDSP. The analyses and forecasting of market data which includes demographic and population estimates, together with real estate, economic and employment estimates, is both art and science. All market research analysts begin with US Census Bureau data – which has limitations as to accuracy and timeliness. Nonetheless, the data provides a benchmark as much for a retrospective look as a prospective one. Therefore, the following methodologies include:

Economic Base Analysis, Highest & Best Use Analysis, Central Place Theory and Qualitative Research. They are described as follows:

Economic Base Analysis is used to understand the regional economy and determine real estate demand. The underlying theme suggests that for every (basic) job that is created, a multiplier effect increases overall employment (both basic and non-basic), thus increasing both population and income within an area benefiting from such job growth. The corresponding growth (or decline) in jobs, population and income correspond to demand for commercial and residential uses of real estate.

Central Place Theory (CPT) is utilized to evaluate commercial feasibility and trade areas. It can be also be used for certain types of non-traditional housing, such as senior or student housing, whose locations are dependent upon central places, such as a university or hospital. The underlying theme of CPT is that the location decision of commercial establishments is driven by rent maximizing forces. That is, providers of goods and services will locate where they believe they can maximize profits. CPT suggests that certain locations are more “desirable” than others, primarily due to the location of existing businesses that are already attracting customers. This means that there are “central places” with varying degrees of magnitude that attract such customers. The fundamental theme of CPT is that commercial locations are spatially interdependent, implying that growth is not random, but ordered and rational. Therefore, CPT relies on three basic concepts:

- Threshold Population
- Higher vs. lower order of goods and services
- Trade area or “range” of goods and services

Threshold population: Businesses need a certain number of customers to break even.

The threshold refers to the number of persons or households of a target customer group. When the population density is known, this can be expressed in terms of a trade or service area. Most employers and retailers know their threshold population and it is common for them to specify minimum site requirements in terms of population, households, and workforce or customer type (by age, income, occupation, etc.) within certain radial or drive-time areas around a site. The trade area for this analysis includes typical benchmarks for determining threshold consumer or employee populations.

Higher vs. lower order of goods and services: Goods and services with low thresholds are called lower order of goods (i.e., gas stations, eating/drinking establishments, beauty salons, etc.), also referred to as convenience-oriented locations. Those with high thresholds are called higher order of goods (i.e., shopping malls, hospitals, office parks, etc.), also referred to as destination-oriented locations. The location of higher order goods and services may influence the location of lower order goods and services. This is often seen where retail/office uses will cluster together around certain centers of influence such as regional malls, large shopping centers, hospitals and business parks or major employment centers.

Trade area or “range” of goods and services: Demand for a good or service is constrained to a limit or “range” (measured in terms of distance or drive time) beyond which customers will not travel to a specific store location. Therefore, demand for most goods/services decreases with distance or travel (drive) time from a retail/commercial location. The existence of competitors diminishes the range and more accurately determines the actual market area for a good or service. The market or trade area will also vary according to street patterns and population density. However, not all businesses seek to maximize distance from competitors, but rather cluster together to attract more customers per business than if they were to distance themselves from each other.

Qualitative Research includes data and anecdotal information obtained through interviews with the client, municipal staff, stakeholders, and other relevant sources. Our research includes phone or in-person conversations with some or all of those provided on a list compiled by the client.

Appendix

- Town of Cornelius Community Profile
- Tapestry Segmentation Reports
- Trade Area Retail Marketplace Profile
- ACS Housing Report



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

Mecklenburg C...	
Population Summary	
2000 Total Population	695,454
2010 Total Population	919,628
2019 Total Population	1,105,960
2019 Group Quarters	16,773
2024 Total Population	1,216,791
2019-2024 Annual Rate	1.93%
2019 Total Daytime Population	1,257,921
Workers	732,122
Residents	525,799
Household Summary	
2000 Households	273,416
2000 Average Household Size	2.49
2010 Households	362,213
2010 Average Household Size	2.49
2019 Households	435,745
2019 Average Household Size	2.50
2024 Households	479,759
2024 Average Household Size	2.50
2019-2024 Annual Rate	1.94%
2010 Families	225,506
2010 Average Family Size	3.13
2019 Families	267,291
2019 Average Family Size	3.16
2024 Families	292,875
2024 Average Family Size	3.17
2019-2024 Annual Rate	1.84%
Housing Unit Summary	
2000 Housing Units	292,780
Owner Occupied Housing Units	58.2%
Renter Occupied Housing Units	35.2%
Vacant Housing Units	6.6%
2010 Housing Units	398,510
Owner Occupied Housing Units	55.1%
Renter Occupied Housing Units	35.8%
Vacant Housing Units	9.1%
2019 Housing Units	471,550
Owner Occupied Housing Units	51.2%
Renter Occupied Housing Units	41.2%
Vacant Housing Units	7.6%
2024 Housing Units	517,208
Owner Occupied Housing Units	51.2%
Renter Occupied Housing Units	41.6%
Vacant Housing Units	7.2%
Median Household Income	
2019	\$66,366
2024	\$76,946
Median Home Value	
2019	\$245,100
2024	\$267,014
Per Capita Income	
2019	\$38,453
2024	\$43,695
Median Age	
2010	33.9
2019	35.6
2024	35.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

Mecklenburg C...	
2019 Households by Income	
Household Income Base	435,744
<\$15,000	7.8%
\$15,000 - \$24,999	7.8%
\$25,000 - \$34,999	8.6%
\$35,000 - \$49,999	12.6%
\$50,000 - \$74,999	17.9%
\$75,000 - \$99,999	12.3%
\$100,000 - \$149,999	15.8%
\$150,000 - \$199,999	7.5%
\$200,000+	9.5%
Average Household Income	\$97,227
2024 Households by Income	
Household Income Base	479,758
<\$15,000	6.2%
\$15,000 - \$24,999	6.6%
\$25,000 - \$34,999	7.3%
\$35,000 - \$49,999	11.4%
\$50,000 - \$74,999	17.3%
\$75,000 - \$99,999	12.7%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	10.0%
\$200,000+	10.8%
Average Household Income	\$110,484
2019 Owner Occupied Housing Units by Value	
Total	241,608
<\$50,000	2.1%
\$50,000 - \$99,999	7.1%
\$100,000 - \$149,999	14.7%
\$150,000 - \$199,999	15.4%
\$200,000 - \$249,999	11.9%
\$250,000 - \$299,999	10.1%
\$300,000 - \$399,999	13.8%
\$400,000 - \$499,999	8.8%
\$500,000 - \$749,999	9.3%
\$750,000 - \$999,999	3.6%
\$1,000,000 - \$1,499,999	2.0%
\$1,500,000 - \$1,999,999	0.7%
\$2,000,000 +	0.5%
Average Home Value	\$333,031
2024 Owner Occupied Housing Units by Value	
Total	264,729
<\$50,000	1.8%
\$50,000 - \$99,999	6.3%
\$100,000 - \$149,999	13.1%
\$150,000 - \$199,999	13.9%
\$200,000 - \$249,999	11.3%
\$250,000 - \$299,999	10.4%
\$300,000 - \$399,999	15.4%
\$400,000 - \$499,999	10.0%
\$500,000 - \$749,999	10.3%
\$750,000 - \$999,999	4.0%
\$1,000,000 - \$1,499,999	2.2%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	0.6%
Average Home Value	\$351,561

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

Mecklenburg C...	
2010 Population by Age	
Total	919,628
0 - 4	7.4%
5 - 9	7.2%
10 - 14	6.8%
15 - 24	13.6%
25 - 34	16.8%
35 - 44	15.8%
45 - 54	13.8%
55 - 64	9.8%
65 - 74	5.0%
75 - 84	2.7%
85 +	1.2%
18 +	74.6%
2019 Population by Age	
Total	1,105,960
0 - 4	6.5%
5 - 9	6.7%
10 - 14	6.7%
15 - 24	13.4%
25 - 34	15.8%
35 - 44	14.6%
45 - 54	13.2%
55 - 64	11.2%
65 - 74	7.3%
75 - 84	3.2%
85 +	1.3%
18 +	76.4%
2024 Population by Age	
Total	1,216,791
0 - 4	6.6%
5 - 9	6.5%
10 - 14	6.5%
15 - 24	13.2%
25 - 34	16.3%
35 - 44	14.5%
45 - 54	12.5%
55 - 64	10.8%
65 - 74	7.9%
75 - 84	4.0%
85 +	1.3%
18 +	76.8%
2010 Population by Sex	
Males	444,881
Females	474,747
2019 Population by Sex	
Males	537,067
Females	568,893
2024 Population by Sex	
Males	591,055
Females	625,736

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

Mecklenburg C...	
2010 Population by Race/Ethnicity	
Total	919,628
White Alone	55.3%
Black Alone	30.8%
American Indian Alone	0.5%
Asian Alone	4.6%
Pacific Islander Alone	0.1%
Some Other Race Alone	6.2%
Two or More Races	2.6%
Hispanic Origin	12.2%
Diversity Index	68.3
2019 Population by Race/Ethnicity	
Total	1,105,960
White Alone	50.9%
Black Alone	32.0%
American Indian Alone	0.5%
Asian Alone	6.5%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.0%
Two or More Races	3.0%
Hispanic Origin	13.7%
Diversity Index	72.1
2024 Population by Race/Ethnicity	
Total	1,216,791
White Alone	48.3%
Black Alone	32.7%
American Indian Alone	0.5%
Asian Alone	7.8%
Pacific Islander Alone	0.1%
Some Other Race Alone	7.3%
Two or More Races	3.4%
Hispanic Origin	14.7%
Diversity Index	74.1
2010 Population by Relationship and Household Type	
Total	919,628
In Households	98.3%
In Family Households	79.0%
Householder	24.5%
Spouse	17.0%
Child	30.7%
Other relative	4.4%
Nonrelative	2.4%
In Nonfamily Households	19.2%
In Group Quarters	1.7%
Institutionalized Population	0.7%
Noninstitutionalized Population	1.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

		Mecklenburg C...
2019 Population 25+ by Educational Attainment		
Total		737,567
Less than 9th Grade		4.0%
9th - 12th Grade, No Diploma		4.9%
High School Graduate		15.1%
GED/Alternative Credential		2.1%
Some College, No Degree		19.3%
Associate Degree		7.7%
Bachelor's Degree		30.9%
Graduate/Professional Degree		16.0%
2019 Population 15+ by Marital Status		
Total		885,723
Never Married		38.3%
Married		47.2%
Widowed		4.1%
Divorced		10.4%
2019 Civilian Population 16+ in Labor Force		
Civilian Employed		95.9%
Civilian Unemployed (Unemployment Rate)		4.1%
2019 Employed Population 16+ by Industry		
Total		589,912
Agriculture/Mining		0.2%
Construction		6.8%
Manufacturing		8.2%
Wholesale Trade		3.1%
Retail Trade		10.3%
Transportation/Utilities		5.9%
Information		2.1%
Finance/Insurance/Real Estate		13.0%
Services		48.5%
Public Administration		2.0%
2019 Employed Population 16+ by Occupation		
Total		589,912
White Collar		66.7%
Management/Business/Financial		19.9%
Professional		22.5%
Sales		12.0%
Administrative Support		12.3%
Services		16.7%
Blue Collar		16.6%
Farming/Forestry/Fishing		0.1%
Construction/Extraction		4.8%
Installation/Maintenance/Repair		2.3%
Production		3.9%
Transportation/Material Moving		5.5%
2010 Population By Urban/ Rural Status		
Total Population		919,628
Population Inside Urbanized Area		98.9%
Population Inside Urbanized Cluster		0.0%
Rural Population		1.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

		Mecklenburg C...
2010 Households by Type		
Total		362,213
Households with 1 Person		29.2%
Households with 2+ People		70.8%
Family Households		62.3%
Husband-wife Families		43.2%
With Related Children		21.6%
Other Family (No Spouse Present)		19.1%
Other Family with Male Householder		4.5%
With Related Children		2.6%
Other Family with Female Householder		14.6%
With Related Children		10.2%
Nonfamily Households		8.6%
All Households with Children		34.8%
Multigenerational Households		3.7%
Unmarried Partner Households		6.8%
Male-female		5.9%
Same-sex		0.9%
2010 Households by Size		
Total		362,213
1 Person Household		29.2%
2 Person Household		31.4%
3 Person Household		16.2%
4 Person Household		13.5%
5 Person Household		6.1%
6 Person Household		2.2%
7 + Person Household		1.4%
2010 Households by Tenure and Mortgage Status		
Total		362,213
Owner Occupied		60.6%
Owned with a Mortgage/Loan		51.1%
Owned Free and Clear		9.6%
Renter Occupied		39.4%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units		398,510
Housing Units Inside Urbanized Area		98.9%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		1.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Mecklenburg County, NC
Mecklenburg County, NC (37119)
Geography: County

Prepared by Esri

Mecklenburg C...	
Top 3 Tapestry Segments	
1.	Up and Coming Families (7A)
2.	Young and Restless (11B)
3.	Metro Renters (3B)
2019 Consumer Spending	
Apparel & Services: Total \$	\$1,074,594,018
Average Spent	\$2,466.11
Spending Potential Index	115
Education: Total \$	\$757,852,270
Average Spent	\$1,739.21
Spending Potential Index	109
Entertainment/Recreation: Total \$	\$1,560,804,748
Average Spent	\$3,581.92
Spending Potential Index	110
Food at Home: Total \$	\$2,522,003,437
Average Spent	\$5,787.80
Spending Potential Index	112
Food Away from Home: Total \$	\$1,844,253,019
Average Spent	\$4,232.41
Spending Potential Index	115
Health Care: Total \$	\$2,771,284,625
Average Spent	\$6,359.88
Spending Potential Index	107
HH Furnishings & Equipment: Total \$	\$1,051,491,831
Average Spent	\$2,413.09
Spending Potential Index	113
Personal Care Products & Services: Total \$	\$443,859,043
Average Spent	\$1,018.62
Spending Potential Index	115
Shelter: Total \$	\$9,092,327,817
Average Spent	\$20,866.17
Spending Potential Index	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,175,289,191
Average Spent	\$2,697.19
Spending Potential Index	109
Travel: Total \$	\$1,074,029,196
Average Spent	\$2,464.81
Spending Potential Index	110
Vehicle Maintenance & Repairs: Total \$	\$562,971,485
Average Spent	\$1,291.97
Spending Potential Index	113

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics, Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 01, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

Cornelius tow...	
Population Summary	
2000 Total Population	14,123
2010 Total Population	24,749
2019 Total Population	30,920
2019 Group Quarters	5
2024 Total Population	33,910
2019-2024 Annual Rate	1.86%
2019 Total Daytime Population	31,540
Workers	17,199
Residents	14,341
Household Summary	
2000 Households	5,980
2000 Average Household Size	2.36
2010 Households	10,721
2010 Average Household Size	2.31
2019 Households	13,391
2019 Average Household Size	2.31
2024 Households	14,656
2024 Average Household Size	2.31
2019-2024 Annual Rate	1.82%
2010 Families	6,549
2010 Average Family Size	2.92
2019 Families	7,817
2019 Average Family Size	2.97
2024 Families	8,529
2024 Average Family Size	2.98
2019-2024 Annual Rate	1.76%
Housing Unit Summary	
2000 Housing Units	6,683
Owner Occupied Housing Units	68.5%
Renter Occupied Housing Units	21.0%
Vacant Housing Units	10.5%
2010 Housing Units	11,890
Owner Occupied Housing Units	64.1%
Renter Occupied Housing Units	26.1%
Vacant Housing Units	9.8%
2019 Housing Units	14,550
Owner Occupied Housing Units	60.3%
Renter Occupied Housing Units	31.8%
Vacant Housing Units	8.0%
2024 Housing Units	15,901
Owner Occupied Housing Units	61.3%
Renter Occupied Housing Units	30.8%
Vacant Housing Units	7.8%
Median Household Income	
2019	\$93,103
2024	\$103,598
Median Home Value	
2019	\$338,328
2024	\$358,498
Per Capita Income	
2019	\$56,024
2024	\$61,564
Median Age	
2010	37.6
2019	39.8
2024	40.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 30, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

Cornelius tow...	
2019 Households by Income	
Household Income Base	13,391
<\$15,000	3.2%
\$15,000 - \$24,999	5.2%
\$25,000 - \$34,999	4.6%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	14.4%
\$75,000 - \$99,999	14.2%
\$100,000 - \$149,999	22.2%
\$150,000 - \$199,999	10.5%
\$200,000+	14.2%
Average Household Income	\$126,677
2024 Households by Income	
Household Income Base	14,655
<\$15,000	2.4%
\$15,000 - \$24,999	4.2%
\$25,000 - \$34,999	3.7%
\$35,000 - \$49,999	9.6%
\$50,000 - \$74,999	13.3%
\$75,000 - \$99,999	13.9%
\$100,000 - \$149,999	24.7%
\$150,000 - \$199,999	13.0%
\$200,000+	15.1%
Average Household Income	\$139,523
2019 Owner Occupied Housing Units by Value	
Total	8,770
<\$50,000	0.8%
\$50,000 - \$99,999	1.1%
\$100,000 - \$149,999	7.6%
\$150,000 - \$199,999	10.4%
\$200,000 - \$249,999	11.1%
\$250,000 - \$299,999	12.3%
\$300,000 - \$399,999	17.0%
\$400,000 - \$499,999	10.6%
\$500,000 - \$749,999	10.8%
\$750,000 - \$999,999	6.6%
\$1,000,000 - \$1,499,999	6.6%
\$1,500,000 - \$1,999,999	3.5%
\$2,000,000 +	1.4%
Average Home Value	\$495,228
2024 Owner Occupied Housing Units by Value	
Total	9,752
<\$50,000	0.6%
\$50,000 - \$99,999	0.8%
\$100,000 - \$149,999	6.2%
\$150,000 - \$199,999	8.5%
\$200,000 - \$249,999	10.1%
\$250,000 - \$299,999	12.5%
\$300,000 - \$399,999	19.2%
\$400,000 - \$499,999	11.8%
\$500,000 - \$749,999	11.7%
\$750,000 - \$999,999	6.9%
\$1,000,000 - \$1,499,999	6.6%
\$1,500,000 - \$1,999,999	3.5%
\$2,000,000 +	1.4%
Average Home Value	\$510,823

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 30, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

Cornelius tow...	
2010 Population by Age	
Total	24,749
0 - 4	6.5%
5 - 9	6.8%
10 - 14	6.3%
15 - 24	9.5%
25 - 34	16.1%
35 - 44	17.5%
45 - 54	15.5%
55 - 64	11.7%
65 - 74	6.6%
75 - 84	2.7%
85 +	0.7%
18 +	77.1%
2019 Population by Age	
Total	30,922
0 - 4	5.6%
5 - 9	6.0%
10 - 14	6.0%
15 - 24	10.3%
25 - 34	13.8%
35 - 44	16.2%
45 - 54	14.3%
55 - 64	13.2%
65 - 74	9.4%
75 - 84	4.0%
85 +	1.2%
18 +	79.1%
2024 Population by Age	
Total	33,906
0 - 4	5.6%
5 - 9	5.8%
10 - 14	5.9%
15 - 24	10.6%
25 - 34	14.0%
35 - 44	15.3%
45 - 54	13.9%
55 - 64	12.6%
65 - 74	10.0%
75 - 84	5.1%
85 +	1.4%
18 +	79.4%
2010 Population by Sex	
Males	12,118
Females	12,631
2019 Population by Sex	
Males	15,169
Females	15,753
2024 Population by Sex	
Males	16,633
Females	17,273

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 30, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

Cornelius tow...	
2010 Population by Race/Ethnicity	
Total	24,749
White Alone	88.2%
Black Alone	5.9%
American Indian Alone	0.3%
Asian Alone	2.3%
Pacific Islander Alone	0.0%
Some Other Race Alone	1.8%
Two or More Races	1.5%
Hispanic Origin	5.3%
Diversity Index	29.7
2019 Population by Race/Ethnicity	
Total	30,919
White Alone	84.6%
Black Alone	7.1%
American Indian Alone	0.3%
Asian Alone	3.5%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.2%
Two or More Races	2.2%
Hispanic Origin	6.5%
Diversity Index	36.6
2024 Population by Race/Ethnicity	
Total	33,910
White Alone	82.4%
Black Alone	7.7%
American Indian Alone	0.4%
Asian Alone	4.4%
Pacific Islander Alone	0.0%
Some Other Race Alone	2.5%
Two or More Races	2.6%
Hispanic Origin	7.5%
Diversity Index	40.9
2010 Population by Relationship and Household Type	
Total	24,749
In Households	100.0%
In Family Households	78.7%
Householder	26.5%
Spouse	21.6%
Child	26.9%
Other relative	2.3%
Nonrelative	1.4%
In Nonfamily Households	21.3%
In Group Quarters	0.0%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 30, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

Cornelius tow...	
2019 Population 25+ by Educational Attainment	
Total	22,291
Less than 9th Grade	1.2%
9th - 12th Grade, No Diploma	1.8%
High School Graduate	14.2%
GED/Alternative Credential	1.5%
Some College, No Degree	16.5%
Associate Degree	11.2%
Bachelor's Degree	35.7%
Graduate/Professional Degree	17.8%
2019 Population 15+ by Marital Status	
Total	25,482
Never Married	27.8%
Married	52.5%
Widowed	4.3%
Divorced	15.5%
2019 Civilian Population 16+ in Labor Force	
Civilian Employed	97.1%
Civilian Unemployed (Unemployment Rate)	2.9%
2019 Employed Population 16+ by Industry	
Total	16,844
Agriculture/Mining	0.8%
Construction	6.9%
Manufacturing	8.2%
Wholesale Trade	3.2%
Retail Trade	13.7%
Transportation/Utilities	5.8%
Information	1.8%
Finance/Insurance/Real Estate	12.1%
Services	46.1%
Public Administration	1.4%
2019 Employed Population 16+ by Occupation	
Total	16,844
White Collar	74.7%
Management/Business/Financial	23.0%
Professional	24.3%
Sales	17.4%
Administrative Support	9.9%
Services	15.1%
Blue Collar	10.2%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	2.6%
Installation/Maintenance/Repair	1.4%
Production	2.3%
Transportation/Material Moving	3.7%
2010 Population By Urban/ Rural Status	
Total Population	24,749
Population Inside Urbanized Area	99.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

October 30, 2019



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

		Cornelius tow...
2010 Households by Type		
Total		10,721
Households with 1 Person		29.9%
Households with 2+ People		70.1%
Family Households		61.1%
Husband-wife Families		49.9%
With Related Children		22.1%
Other Family (No Spouse Present)		11.2%
Other Family with Male Householder		3.1%
With Related Children		1.9%
Other Family with Female Householder		8.0%
With Related Children		5.4%
Nonfamily Households		9.0%
All Households with Children		29.7%
Multigenerational Households		1.5%
Unmarried Partner Households		6.6%
Male-female		5.8%
Same-sex		0.8%
2010 Households by Size		
Total		10,721
1 Person Household		29.9%
2 Person Household		36.9%
3 Person Household		14.5%
4 Person Household		12.3%
5 Person Household		4.4%
6 Person Household		1.3%
7 + Person Household		0.6%
2010 Households by Tenure and Mortgage Status		
Total		10,721
Owner Occupied		71.1%
Owned with a Mortgage/Loan		60.4%
Owned Free and Clear		10.6%
Renter Occupied		28.9%
2010 Housing Units By Urban/ Rural Status		
Total Housing Units		11,890
Housing Units Inside Urbanized Area		99.9%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



Community Profile

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

		Cornelius tow...
Top 3 Tapestry Segments		
1.	In Style (5%	
2.	Emerald City (8%	
3.	Top Tier (1%	
2019 Consumer Spending		
Apparel & Services: Total \$		\$41,367,32
Average Spent		\$3,089.1
Spending Potential Index		14
Education: Total \$		\$31,282,31
Average Spent		\$2,336.0
Spending Potential Index		14
Entertainment/Recreation: Total \$		\$62,658,21
Average Spent		\$4,679.1
Spending Potential Index		14
Food at Home: Total \$		\$97,401,56
Average Spent		\$7,273.6
Spending Potential Index		14
Food Away from Home: Total \$		\$71,169,06
Average Spent		\$5,314.6
Spending Potential Index		14
Health Care: Total \$		\$111,604,03
Average Spent		\$8,334.2
Spending Potential Index		14
HH Furnishings & Equipment: Total \$		\$41,942,92
Average Spent		\$3,132.1
Spending Potential Index		14
Personal Care Products & Services: Total \$		\$17,482,16
Average Spent		\$1,305.5
Spending Potential Index		14
Shelter: Total \$		\$357,676,47
Average Spent		\$26,710.2
Spending Potential Index		14
Support Payments/Cash Contributions/Gifts in Kind: Total \$		\$48,995,02
Average Spent		\$3,658.6
Spending Potential Index		14
Travel: Total \$		\$44,565,15
Average Spent		\$3,328.0
Spending Potential Index		14
Vehicle Maintenance & Repairs: Total \$		\$22,672,36
Average Spent		\$1,693.1
Spending Potential Index		14

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



LifeMode Group: GenXurban

In Style

5B

Households: 2,764,500

Average Household Size: 2.35

Median Age: 42.0

Median Household Income: \$73,000

WHO ARE WE?

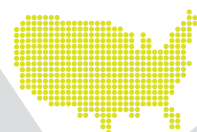
In Style denizens embrace an urbane lifestyle that includes support of the arts, travel, and extensive reading. They are connected and make full use of the advantages of mobile devices. Professional couples or single households without children, they have the time to focus on their homes and their interests. The population is slightly older and already planning for their retirement.

OUR NEIGHBORHOOD

- City dwellers of large metropolitan areas.
- Married couples, primarily with no children (Index 112) or single households (Index 109); average household size at 2.35.
- Home ownership average at 68% (Index 108); nearly half, 47%, mortgaged (Index 114).
- Primarily single-family homes, in older neighborhoods (built before 1980), with a mix of town homes (Index 132) and smaller (5–19 units) apartment buildings (Index 110).
- Median home value at \$243,900.
- Vacant housing units at 8.6%.

SOCIOECONOMIC TRAITS

- College educated: 48% are graduates (Index 155); 77% with some college education.
- Low unemployment is at 3.6% (Index 66); higher labor force participation rate is at 67% (Index 108) with proportionately more 2-worker households (Index 110).
- Median household income of \$73,000 reveals an affluent market with income supplemented by investments (Index 142) and a substantial net worth (Index 178).
- Connected and knowledgeable, they carry smartphones and use many of the features.
- Attentive to price, they use coupons, especially mobile coupons.



TAPESTRY
SEGMENTATION
esri.com/tapestry

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: GenXurban

In Style



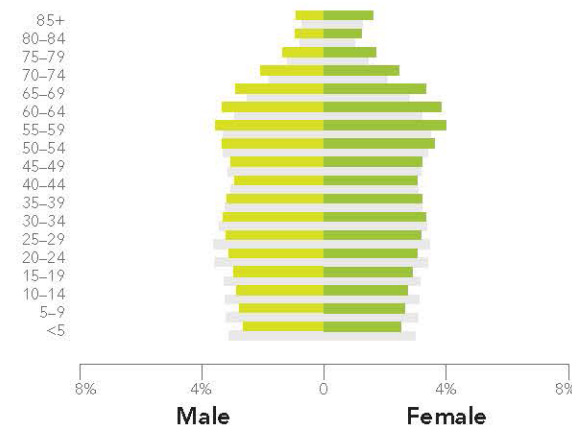
TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX

(Esri data)

Median Age: **42.0** US: 38.2

■ Indicates US

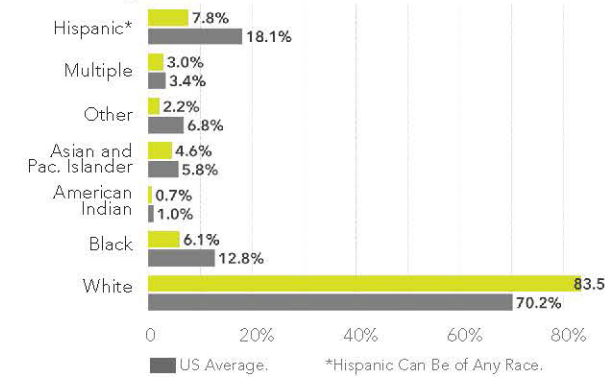


RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **39.8** US: 64.0



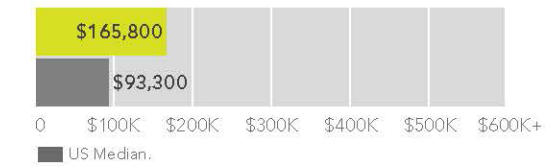
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards). Household income and net worth are estimated by Esri.

Median Household Income

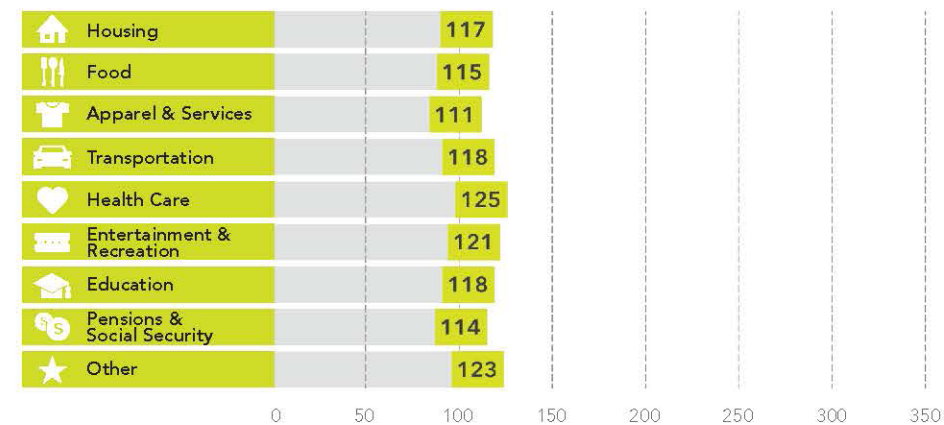


Median Net Worth



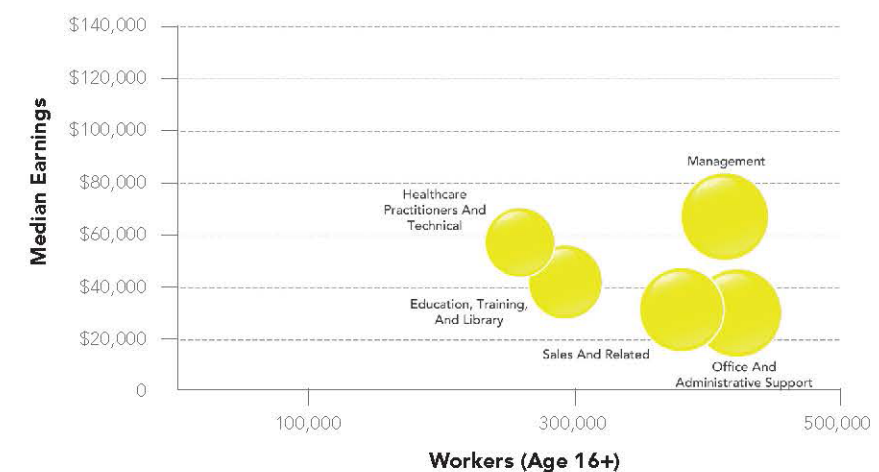
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average. Consumer expenditures are estimated by Esri.



OCCUPATION BY EARNINGS

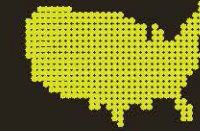
The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: GenXurban

In Style



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MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Partial to late model SUVs: compact SUVs are gaining popularity.
- Homes integral part of their style; invest in home remodeling/maintenance, DIY or contractors; housekeeping hired.
- Prefer organic foods, including growing their own vegetables.
- Financially active, own a variety of investments often managed by a financial planner.
- Meticulous planners, both well insured and well invested in retirement savings.
- Generous with support of various charities and causes.
- Actively support the arts, theater, concerts, and museums.

HOUSING

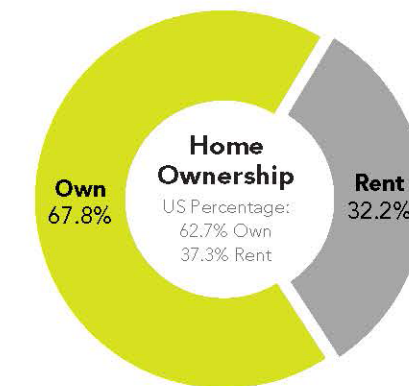
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family

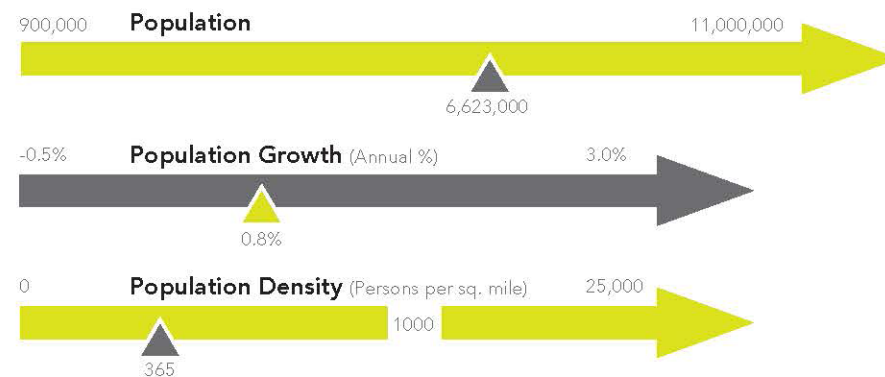
Median Value:
\$243,900

US Median: \$207,300



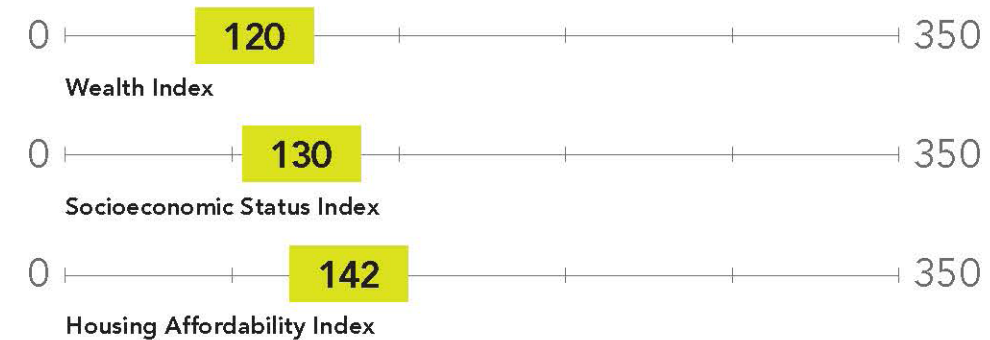
POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





LifeMode Group: Middle Ground

Emerald City

8B

Households: 1,748,600

Average Household Size: 2.06

Median Age: 37.4

Median Household Income: \$59,200

WHO ARE WE?

Emerald City's denizens live in lower-density neighborhoods of urban areas throughout the country. Young and mobile, they are more likely to rent. Well educated and well employed, half have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment. This group is highly connected, using the Internet for entertainment and making environmentally friendly purchases. Long hours on the Internet are balanced with time at the gym. Many embrace the "foodie" culture and enjoy cooking adventurous meals using local and organic foods. Music and art are major sources of enjoyment. They travel frequently, both abroad and domestically.

OUR NEIGHBORHOOD

- There are mostly older, established neighborhoods with homes built before 1960; around 30% built before 1940.
- Just over half of all homes are renter occupied.
- Single-person and nonfamily types make up over half of all households.
- Median home value and average rent are slightly above the US levels; around half of owned homes are worth \$150,000–\$300,000.

SOCIOECONOMIC TRAITS

- Well educated, these consumers research products carefully before making purchases.
- They buy natural, green, and environmentally friendly products.
- Very conscious of nutrition, they regularly buy and eat organic foods.
- Cell phones and text messaging are a huge part of everyday life.
- They place importance on learning new things to keep life fresh and variable.
- They are interested in the fine arts and especially enjoy listening to music.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Middle Ground Emerald City



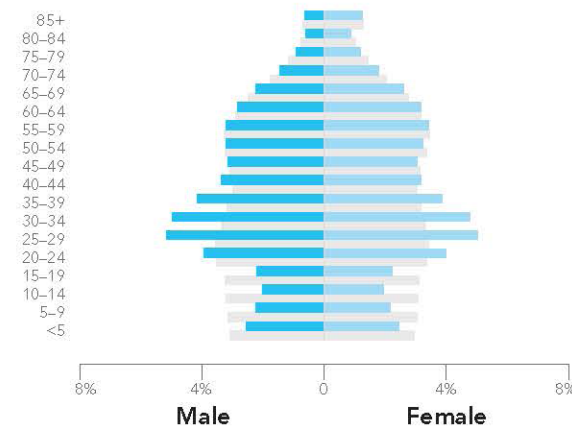
TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX

(Esri data)

Median Age: **37.4** US: 38.2

■ Indicates US

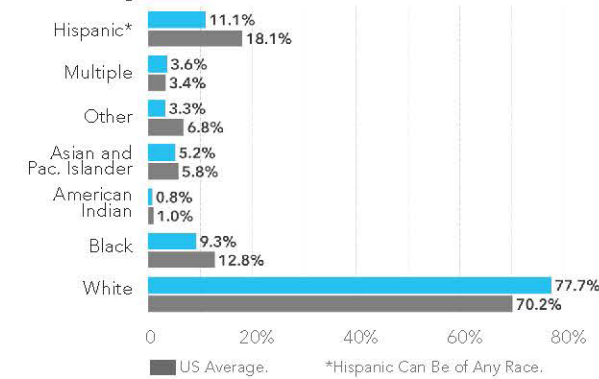


RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **50.6** US: 64.0



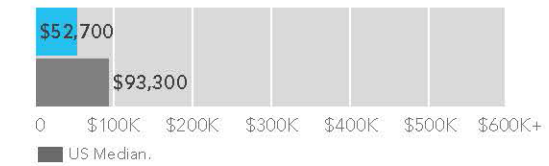
INCOME AND NET WORTH

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Median Household Income

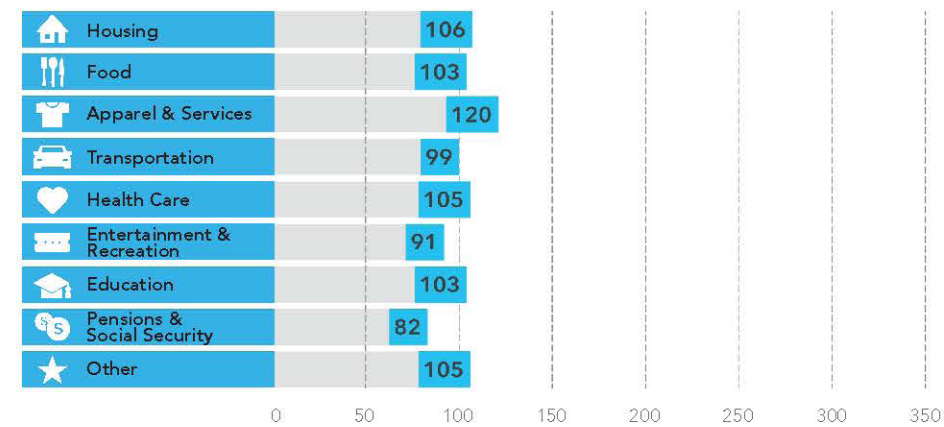


Median Net Worth



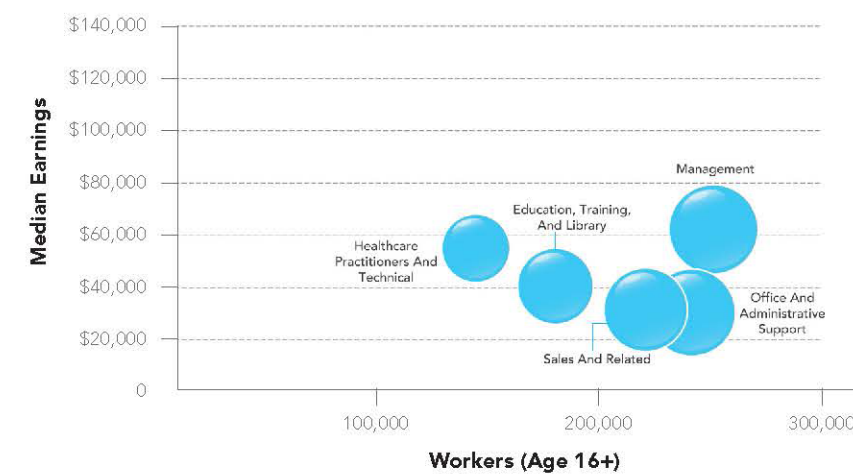
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: Middle Ground Emerald City



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MARKET PROFILE (Consumer preferences are estimated from data by GfK MRI)

- Liberal segment that contributes to NPR and PBS.
- Shop at Trader Joe's and Whole Foods.
- Budget time—utilize home cleaning services so there's time for yoga.
- Use the web for professional networking, blogging, making travel plans, shopping, and sports news.
- Read magazines and books on a tablet, sometimes while exercising at home.
- Attend venues like art galleries, museums, and concerts. At home they like to cook and bake.

HOUSING

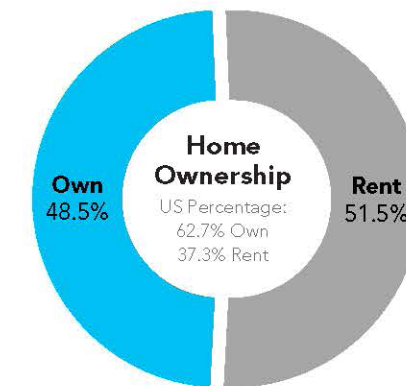
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multi-Units

Average Rent:
\$1,087

US Average: \$1,038



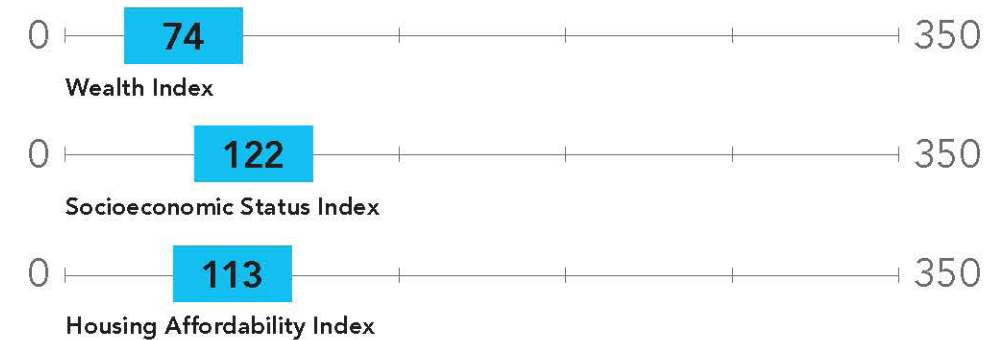
POPULATION CHARACTERISTICS

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ESRI INDEXES

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LifeMode Group: Affluent Estates

Top Tier

1A

Households: 2,113,000

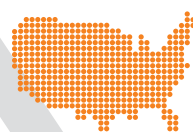
Average Household Size: 2.84

Median Age: 47.3

Median Household Income: \$173,200

WHO ARE WE?

The residents of the wealthiest Tapestry market, *Top Tier*, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 3 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.



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OUR NEIGHBORHOOD

- Married couples without children or married couples with older children dominate this market.
- Housing units are owner occupied with the highest home values—and above average use of mortgages.
- Neighborhoods are older and located in the suburban periphery of the largest metropolitan areas, especially along the coasts.

SOCIOECONOMIC TRAITS

- *Top Tier* is a highly educated, successful consumer market: more than one in three residents has a postgraduate degree.
- Annually, they earn more than three times the US median household income, primarily from wages and salary, but also self-employment income (Index 177) and investments (Index 251).
- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.
- Socially responsible consumers who aim for a balanced lifestyle, they are goal oriented and hardworking but make time for their kids or grandkids and maintain a close-knit group of friends.
- These busy consumers seek variety in life. They take an interest in the fine arts; read to expand their knowledge; and consider the Internet, radio, and newspapers as key media sources.
- They regularly cook their meals at home, attentive to good nutrition and fresh organic foods.

Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100.
Consumer preferences are estimated from data by GfK MRI.

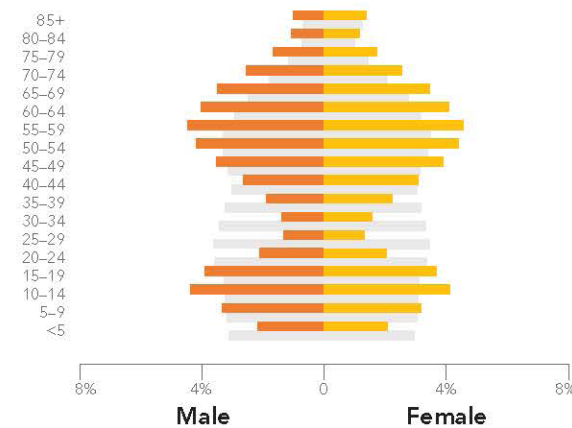
1A LifeMode Group: Affluent Estates Top Tier



AGE BY SEX (Esri data)

Median Age: **47.3** US: 38.2

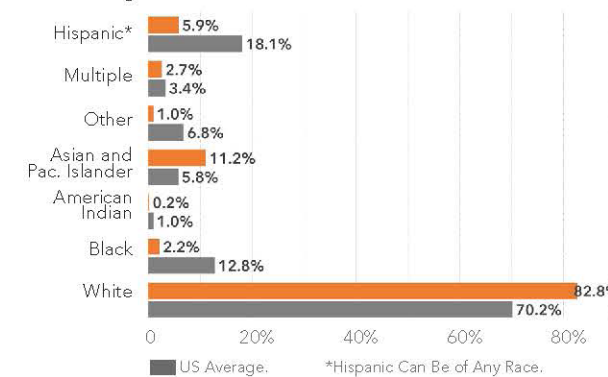
■ Indicates US



RACE AND ETHNICITY (Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **37.9** US: 64.0



INCOME AND NET WORTH

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Median Household Income

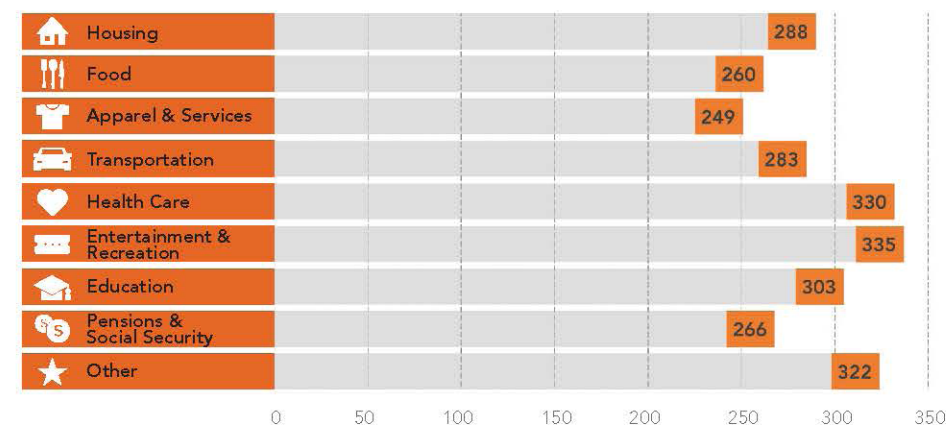


Median Net Worth



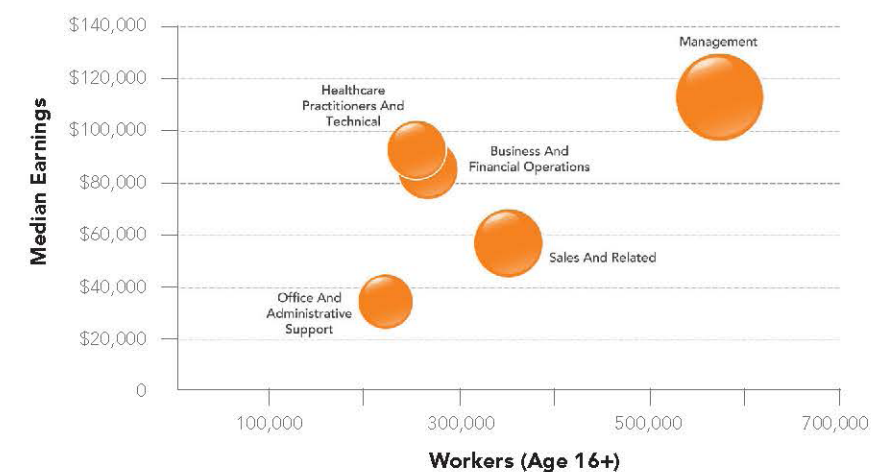
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.



1A LifeMode Group: Affluent Estates Top Tier

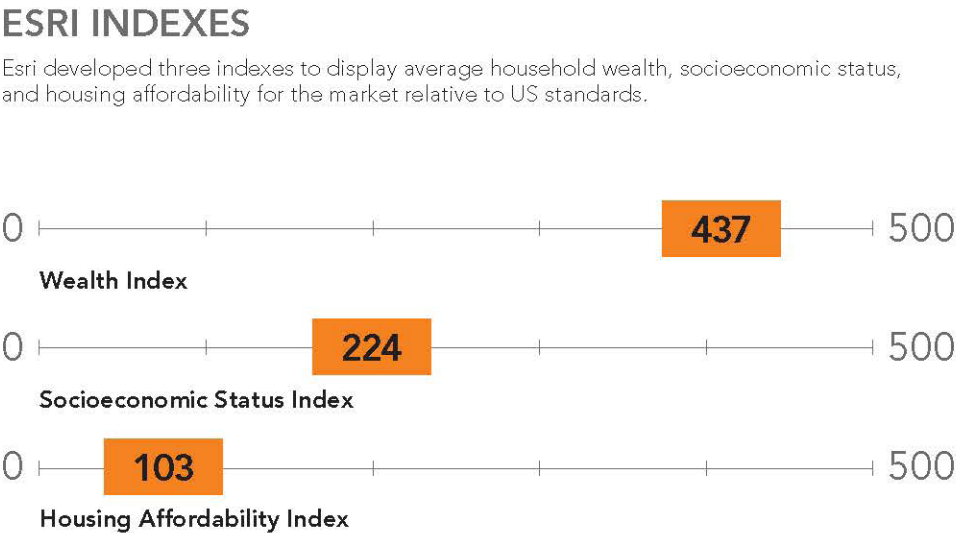
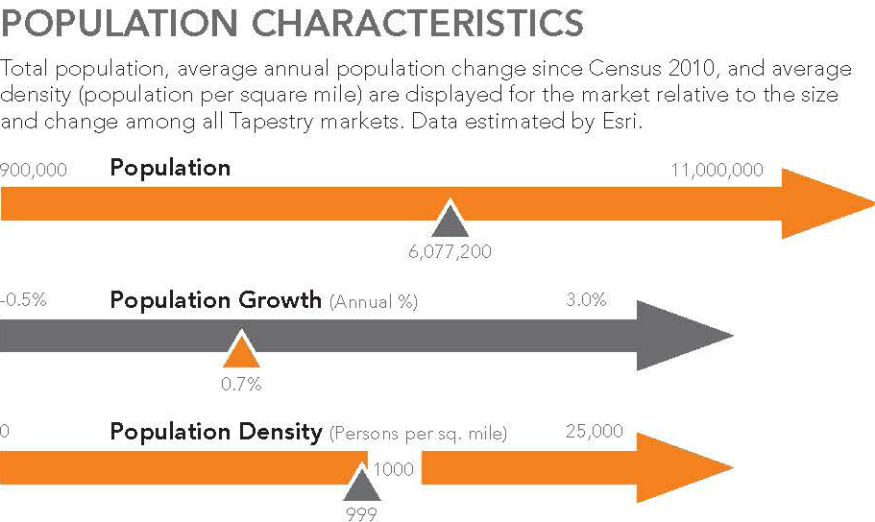
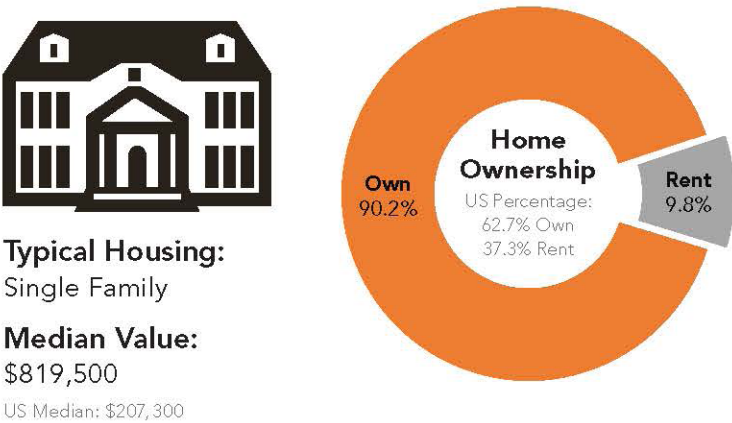


- MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)
- They purchase or lease luxury cars with the latest trim, preferably imports.
 - They contribute to arts/cultural organizations, educational and social groups, as well as NPR and PBS.
 - *Top Tier* residents farm out their household chores—every service from property and garden maintenance and professional housekeeping to contracting for home improvement or maintenance projects.
 - Consumers spend money on themselves; they frequently visit day spas and salons, use dry cleaning services, and exercise at exclusive clubs.
 - Near or far, downtown or at the beach, they regularly visit their lavish vacation homes.
 - When at home, their schedules are packed with lunch dates, book club meetings, charity dinners, classical music concerts, opera shows, and visits to local art galleries.
 - *Top Tier* consumers are shoppers. They shop at high-end retailers such as Nordstrom (readily paying full price), as well as Target, Kohl's, Macy's, and Bed Bath & Beyond, and online at Amazon.com.
 - At their level of spending, it makes sense to own an airline credit card. They make several domestic and foreign trips a year for leisure and pay for every luxury along the way—a room with a view, limousines, and rental cars are part of the package.

HOUSING

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.





LifeMode Group: Ethnic Enclaves

Up and Coming Families

7A

Households: 2,901,200

Average Household Size: 3.12

Median Age: 31.4

Median Household Income: \$72,000

WHO ARE WE?

Up and Coming Families is a market in transition—residents are younger and more mobile and ethnically diverse than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

OUR NEIGHBORHOOD

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of \$194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times (Index 217).

SOCIOECONOMIC TRAITS

- Education: 67% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71% (Index 114) and low unemployment at 4.6% (Index 84).
- Most households (61%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

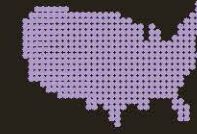


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LifeMode Group: Ethnic Enclaves

Up and Coming Families



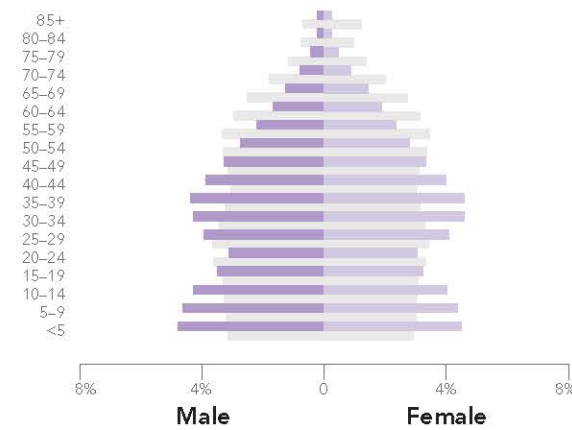
TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX

(Esri data)

Median Age: **31.4** US: 38.2

■ Indicates US

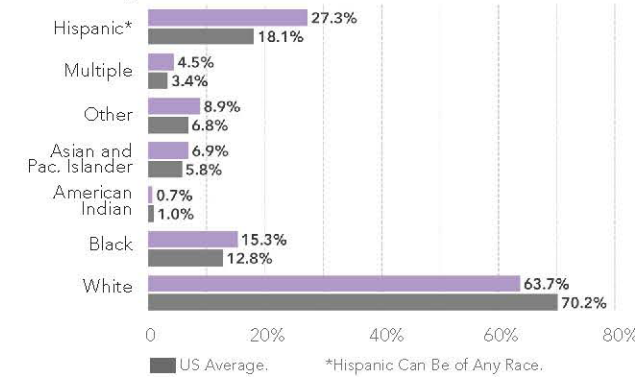


RACE AND ETHNICITY

(Esri data)

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Diversity Index: **73.9** US: 64.0



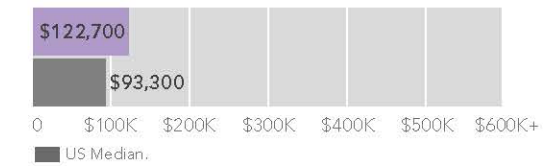
INCOME AND NET WORTH

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Median Household Income

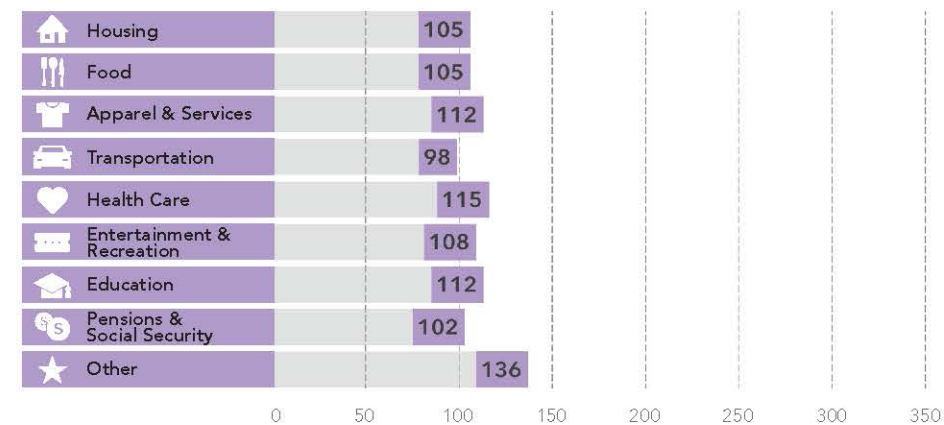


Median Net Worth



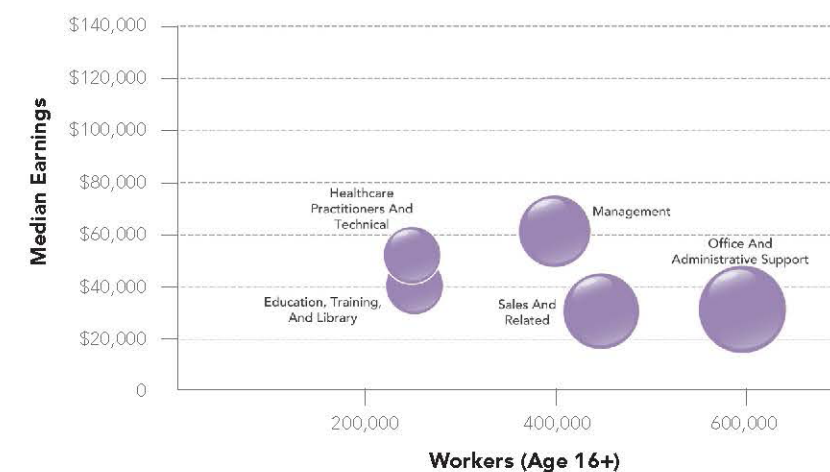
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OCCUPATION BY EARNINGS

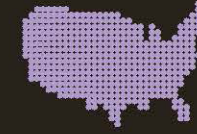
The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: Ethnic Enclaves

Up and Coming Families



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MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

HOUSING

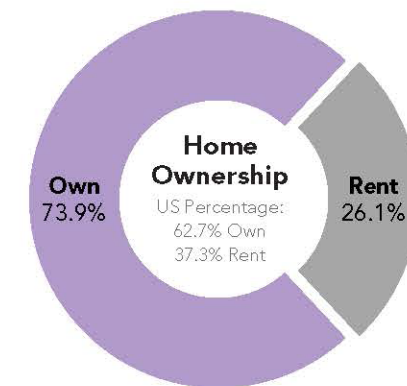
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Typical Housing:
Single Family

Median Value:
\$194,400

US Median: \$207,300



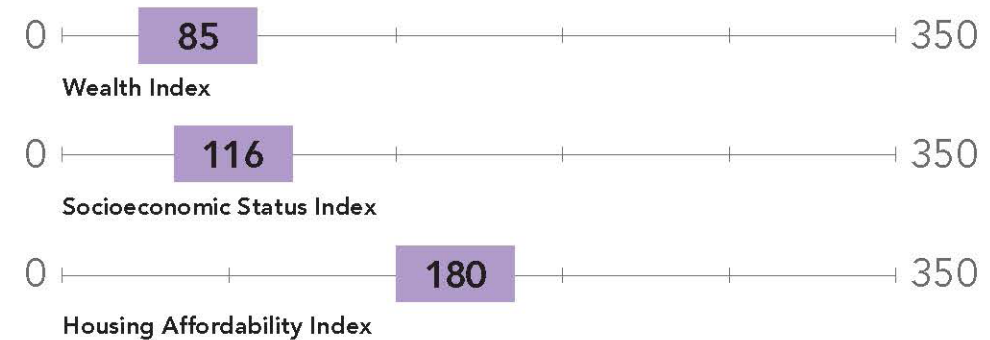
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ESRI INDEXES

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LifeMode Group: Middle Ground

Bright Young Professionals

8C

Households: 2,750,200

Average Household Size: 2.41

Median Age: 33.0

Median Household Income: \$54,000

WHO ARE WE?

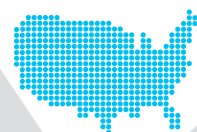
Bright Young Professionals is a large market, primarily located in urban outskirts of large metropolitan areas. These communities are home to young, educated, working professionals. More than one out of three householders is under the age of 35. Slightly more diverse couples dominate this market, with more renters than homeowners. More than two-fifths of the households live in single-family homes; over a third live in 5+ unit buildings. Labor force participation is high, generally white-collar work, with a mix of food service and part-time jobs (among the college students). Median household income, median home value, and average rent are close to the US values. Residents of this segment are physically active and up on the latest technology.

OUR NEIGHBORHOOD

- Approximately 57% of the households rent; 43% own their homes.
- Household type is primarily couples, married (or unmarried), with above average concentrations of both single-parent (Index 125) and single-person (Index 115) households.
- Multiunit buildings or row housing make up 56% of the housing stock (row housing (Index 178), buildings with 5–19 units (Index 275)); 43% built 1980–99.
- Average rent mirrors the US (Index 100).
- Lower vacancy rate is at 8.2%.

SOCIOECONOMIC TRAITS

- Education completed: 35% with some college or an associate's degree, 33% with a bachelor's degree or higher.
- Unemployment rate is lower at 4.7%, and labor force participation rate of 72% is higher than the US rate.
- These consumers are up on the latest technology.
- They get most of their information from the Internet.
- Concern about the environment, impacts their purchasing decisions.



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Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.



LifeMode Group: Middle Ground

Bright Young Professionals



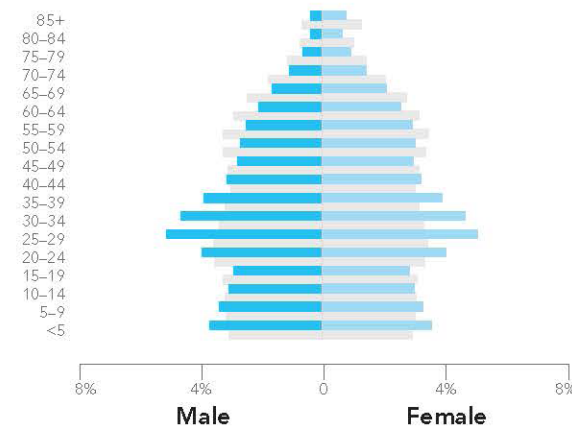
TAPESTRY
SEGMENTATION
esri.com/tapestry

AGE BY SEX

(Esri data)

Median Age: **33.0** US: 38.2

■ Indicates US

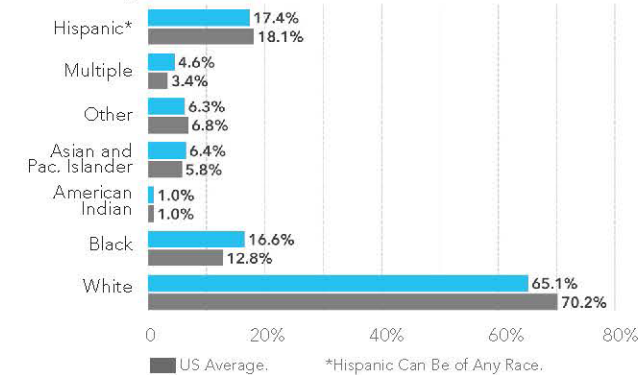


RACE AND ETHNICITY

(Esri data)

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Diversity Index: **67.5** US: 64.0



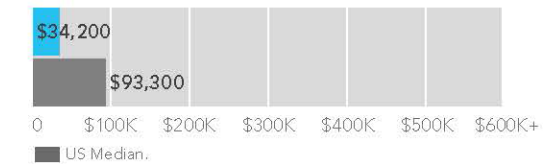
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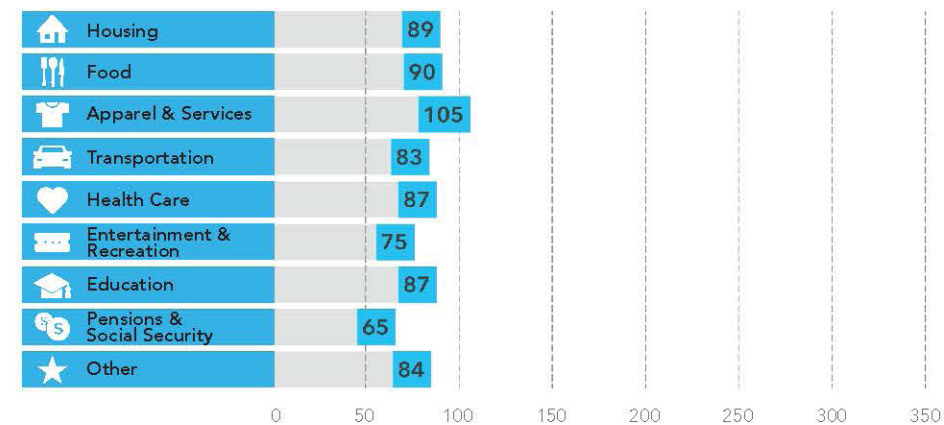


Median Net Worth



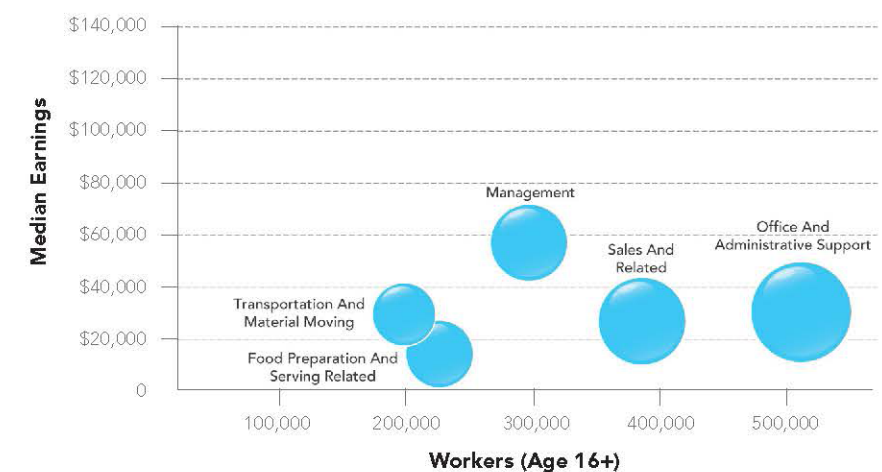
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OCCUPATION BY EARNINGS

The five occupations with the highest number of workers in the market are displayed by median earnings. Data from the Census Bureau's American Community Survey.





LifeMode Group: Middle Ground

Bright Young Professionals



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SEGMENTATION
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MARKET PROFILE

(Consumer preferences are estimated from data by GfK MRI)

- Own retirement savings and student loans.
- Own newer computers (desktop, laptop, or both), iPods, and 2+ TVs.
- Go online and use mobile devices for banking, access YouTube or Facebook, visit blogs, download movies, and play games.
- Use cell phones to text, redeem mobile coupons, listen to music, and check for news and financial information.
- Find leisure going to bars/clubs, attending concerts, going to the beach, and renting DVDs from Redbox or Netflix.
- Enjoy a variety of sports, including backpacking, rock climbing, football, Pilates, running, and yoga.
- Eat out often at fast-food and family restaurants.

HOUSING

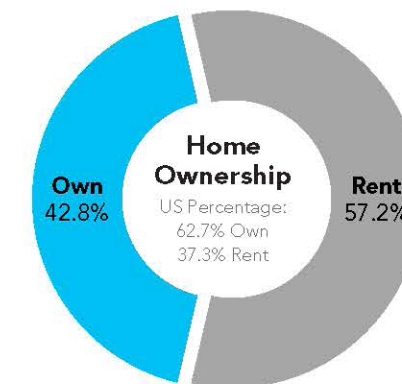
Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



Typical Housing:
Single Family;
Multi-Units

Average Rent:
\$1,042

US Average: \$1,038



POPULATION CHARACTERISTICS

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



ESRI INDEXES

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.





Retail MarketPlace Profile

Sefton Park Rd, Cornelius, North Carolina, 28031
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 35.48035
Longitude: -80.88287

Summary Demographics

2019 Population	103,184
2019 Households	41,068
2019 Median Disposable Income	\$71,307
2019 Per Capita Income	\$48,645

2017 Industry Summary

Total Retail Trade and Food & Drink	44-45,722	\$1,978,828,655	\$2,597,446,797	-\$618,618,142	-13.5	1,042
Total Retail Trade	44-45	\$1,777,572,653	\$2,324,667,666	-\$547,095,013	-13.3	711
Total Food & Drink	722	\$201,256,002	\$272,779,132	-\$71,523,130	-15.1	332

2017 Industry Group

Motor Vehicle & Parts Dealers	441	\$375,963,733	\$758,215,625	-\$382,251,892	-33.7	113
Automobile Dealers	4411	\$307,945,722	\$639,937,220	-\$331,991,498	-35.0	41
Other Motor Vehicle Dealers	4412	\$30,120,379	\$52,090,046	-\$21,969,667	-26.7	24
Auto Parts, Accessories & Tire Stores	4413	\$37,897,632	\$66,188,358	-\$28,290,726	-27.2	49
Furniture & Home Furnishings Stores	442	\$72,494,568	\$69,720,642	\$2,773,926	2.0	63
Furniture Stores	4421	\$44,005,820	\$34,062,556	\$9,943,264	12.7	36
Home Furnishings Stores	4422	\$28,488,748	\$35,658,086	-\$7,169,338	-11.2	27
Electronics & Appliance Stores	443	\$56,288,868	\$84,568,429	-\$28,279,561	-20.1	36
Bldg Materials, Garden Equip. & Supply Stores	444	\$126,610,207	\$208,194,994	-\$81,584,787	-24.4	70
Bldg Material & Supplies Dealers	4441	\$118,970,059	\$203,819,359	-\$84,849,300	-26.3	59
Lawn & Garden Equip & Supply Stores	4442	\$7,640,147	\$4,375,635	\$3,264,512	27.2	11
Food & Beverage Stores	445	\$306,837,990	\$368,888,885	-\$62,050,895	-9.2	66
Grocery Stores	4451	\$283,967,410	\$342,766,053	-\$58,798,643	-9.4	42
Specialty Food Stores	4452	\$11,221,180	\$8,303,388	\$2,917,792	14.9	16
Beer, Wine & Liquor Stores	4453	\$11,649,401	\$17,819,444	-\$6,170,043	-20.9	8
Health & Personal Care Stores	446,4461	\$107,323,331	\$112,774,891	-\$5,451,560	-2.5	60
Gasoline Stations	447,4471	\$184,623,339	\$103,576,293	\$81,047,046	28.1	29
Clothing & Clothing Accessories Stores	448	\$90,973,556	\$78,289,705	\$12,683,851	7.5	81
Clothing Stores	4481	\$58,785,217	\$59,958,783	-\$1,173,566	-1.0	63
Shoe Stores	4482	\$14,328,806	\$5,739,629	\$8,589,177	42.8	7
Jewelry, Luggage & Leather Goods Stores	4483	\$17,859,533	\$12,591,293	\$5,268,240	17.3	11
Sporting Goods, Hobby, Book & Music Stores	451	\$49,396,702	\$61,509,802	-\$12,113,100	-10.9	51
Sporting Goods/Hobby/Musical Instr Stores	4511	\$41,622,550	\$52,654,723	-\$11,032,173	-11.7	48
Book, Periodical & Music Stores	4512	\$7,774,151	\$8,855,079	-\$1,080,928	-6.5	3
General Merchandise Stores	452	\$302,249,978	\$348,430,010	-\$46,180,032	-7.1	27
Department Stores Excluding Leased Depts.	4521	\$220,916,678	\$232,241,267	-\$11,324,589	-2.5	10
Other General Merchandise Stores	4529	\$81,333,300	\$116,188,743	-\$34,855,443	-17.6	17
Miscellaneous Store Retailers	453	\$74,744,098	\$75,551,219	-\$807,121	-0.5	105
Florists	4531	\$2,790,834	\$1,625,799	\$1,165,035	26.4	6
Office Supplies, Stationery & Gift Stores	4532	\$16,857,416	\$20,800,314	-\$3,942,898	-10.5	21
Used Merchandise Stores	4533	\$9,643,419	\$10,582,532	-\$939,113	-4.6	20
Other Miscellaneous Store Retailers	4539	\$45,452,429	\$42,542,574	\$2,909,855	3.3	58
Nonstore Retailers	454	\$30,066,283	\$54,947,171	-\$24,880,888	-29.3	11
Electronic Shopping & Mail-Order Houses	4541	\$22,269,455	\$48,287,741	-\$26,018,286	-36.9	6
Vending Machine Operators	4542	\$1,683,171	\$606,977	\$1,076,194	47.0	1
Direct Selling Establishments	4543	\$6,113,657	\$6,052,453	\$61,204	0.5	4
Food Services & Drinking Places	722	\$201,256,002	\$272,779,132	-\$71,523,130	-15.1	332
Special Food Services	7223	\$1,828,081	\$1,516,601	\$311,480	9.3	7
Drinking Places - Alcoholic Beverages	7224	\$14,697,920	\$22,450,913	-\$7,752,993	-20.9	24
Restaurants/Other Eating Places	7225	\$184,730,001	\$248,811,618	-\$64,081,617	-14.8	301

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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February 25, 2020

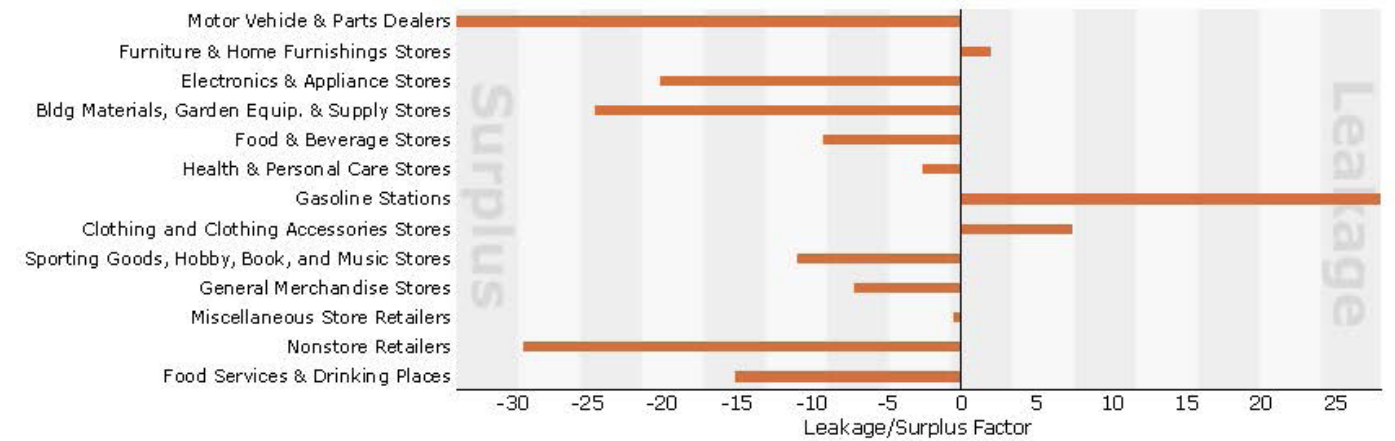


Retail MarketPlace Profile

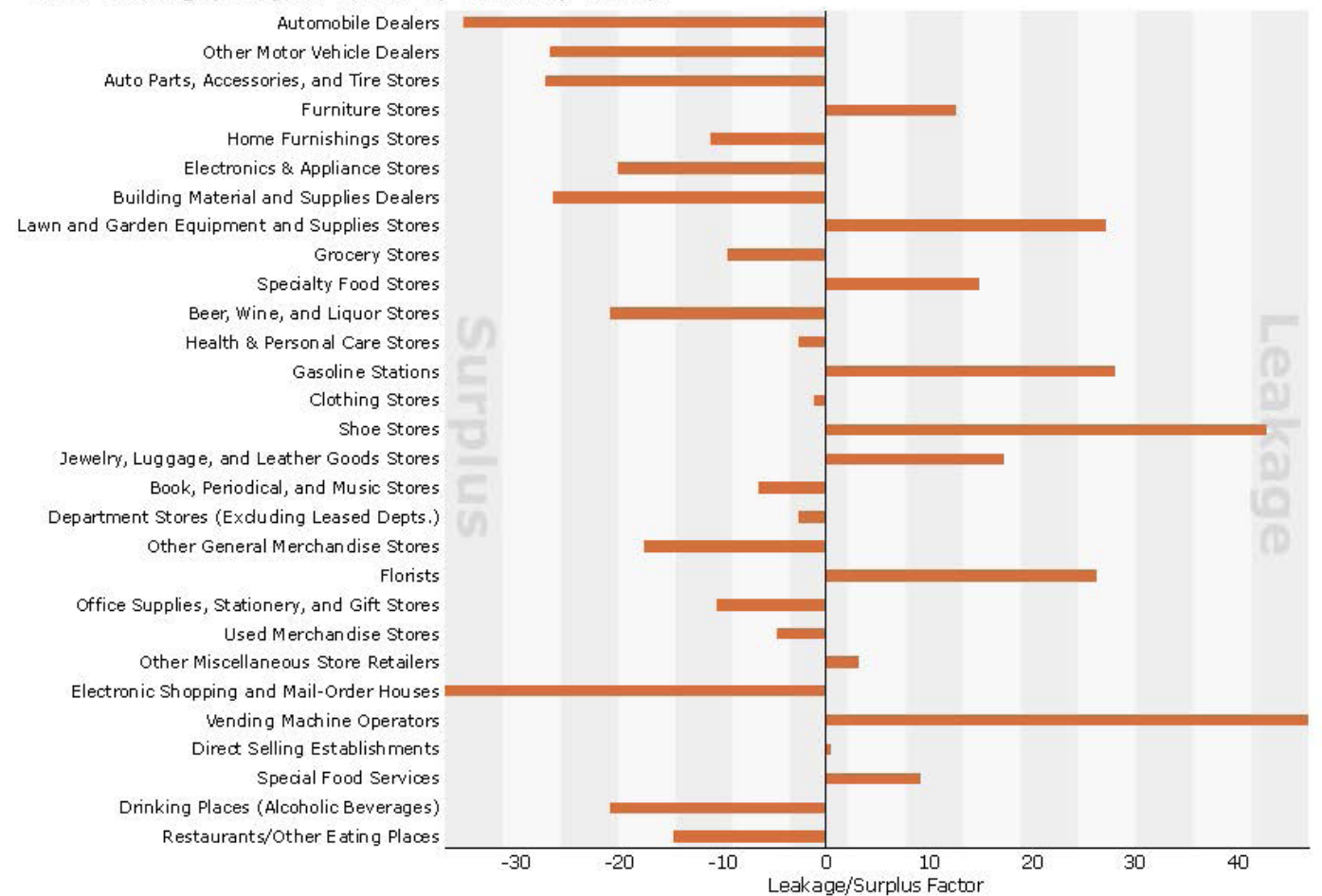
Sefton Park Rd, Cornelius, North Carolina, 28031
Drive Time: 15 minute radius

Prepared by Esri
Latitude: 35.48035
Longitude: -80.88287

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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February 25, 2020



Retail MarketPlace Profile

Sefton Park Rd, Cornelius, North Carolina, 28031
Drive Time: 30 minute radius

Prepared by Esri
Latitude: 35.48035
Longitude: -80.88287

Summary Demographics

2019 Population	668,131
2019 Households	255,601
2019 Median Disposable Income	\$52,940
2019 Per Capita Income	\$35,445

2017 Industry Summary

Total Retail Trade and Food & Drink	44-45,722	\$9,385,631,505	\$11,179,340,900	-\$1,793,709,395	-8.7	4,760
Total Retail Trade	44-45	\$8,441,196,017	\$9,920,276,427	-\$1,479,080,410	-8.1	3,263
Total Food & Drink	722	\$944,435,488	\$1,259,064,473	-\$314,628,985	-14.3	1,496

2017 Industry Group

Motor Vehicle & Parts Dealers	441	\$1,798,356,529	\$3,007,470,678	-\$1,209,114,149	-25.2	530
Automobile Dealers	4411	\$1,475,775,766	\$2,484,997,962	-\$1,009,222,196	-25.5	224
Other Motor Vehicle Dealers	4412	\$143,539,750	\$243,756,154	-\$100,216,404	-25.9	91
Auto Parts, Accessories & Tire Stores	4413	\$179,041,013	\$278,716,562	-\$99,675,549	-21.8	216
Furniture & Home Furnishings Stores	442	\$338,358,503	\$446,754,490	-\$108,395,987	-13.8	226
Furniture Stores	4421	\$207,085,512	\$312,022,161	-\$104,936,649	-20.2	121
Home Furnishings Stores	4422	\$131,272,991	\$134,732,330	-\$3,459,339	-1.3	104
Electronics & Appliance Stores	443	\$262,995,258	\$322,372,055	-\$59,376,797	-10.1	146
Bldg Materials, Garden Equip. & Supply Stores	444	\$587,345,810	\$957,099,078	-\$369,753,268	-23.9	319
Bldg Material & Supplies Dealers	4441	\$552,498,645	\$927,568,991	-\$375,070,346	-25.3	269
Lawn & Garden Equip & Supply Stores	4442	\$34,847,165	\$29,530,088	\$5,317,077	8.3	50
Food & Beverage Stores	445	\$1,466,990,789	\$1,327,177,054	\$139,813,735	5.0	388
Grocery Stores	4451	\$1,359,704,523	\$1,210,475,476	\$149,229,047	5.8	280
Specialty Food Stores	4452	\$53,724,699	\$33,486,552	\$20,238,147	23.2	72
Beer, Wine & Liquor Stores	4453	\$53,561,567	\$83,215,025	-\$29,653,458	-21.7	36
Health & Personal Care Stores	446,4461	\$509,835,492	\$446,306,091	\$63,529,401	6.6	237
Gasoline Stations	447,4471	\$894,376,131	\$654,761,315	\$239,614,816	15.5	182
Clothing & Clothing Accessories Stores	448	\$422,768,197	\$467,672,242	-\$44,904,045	-5.0	394
Clothing Stores	4481	\$274,786,291	\$355,997,293	-\$81,211,002	-12.9	283
Shoe Stores	4482	\$67,455,427	\$69,940,855	-\$2,485,428	-1.8	57
Jewelry, Luggage & Leather Goods Stores	4483	\$80,526,480	\$41,734,093	\$38,792,387	31.7	54
Sporting Goods, Hobby, Book & Music Stores	451	\$231,656,744	\$242,534,724	-\$10,877,980	-2.3	161
Sporting Goods/Hobby/Musical Instr Stores	4511	\$194,902,351	\$204,227,603	-\$9,325,252	-2.3	135
Book, Periodical & Music Stores	4512	\$36,754,393	\$38,307,122	-\$1,552,729	-2.1	25
General Merchandise Stores	452	\$1,429,853,578	\$1,449,323,342	-\$19,469,764	-0.7	176
Department Stores Excluding Leased Depts.	4521	\$1,040,723,306	\$930,840,246	\$109,883,060	5.6	50
Other General Merchandise Stores	4529	\$389,130,272	\$518,483,096	-\$129,352,824	-14.3	126
Miscellaneous Store Retailers	453	\$358,083,482	\$402,323,113	-\$44,239,631	-5.8	439
Florists	4531	\$12,299,799	\$14,270,127	-\$1,970,328	-7.4	50
Office Supplies, Stationery & Gift Stores	4532	\$79,137,494	\$65,779,016	\$13,358,478	9.2	85
Used Merchandise Stores	4533	\$45,236,731	\$54,823,904	-\$9,587,173	-9.6	72
Other Miscellaneous Store Retailers	4539	\$221,409,458	\$267,450,067	-\$46,040,609	-9.4	232
Nonstore Retailers	454	\$140,575,503	\$196,482,245	-\$55,906,742	-16.6	66
Electronic Shopping & Mail-Order Houses	4541	\$104,243,549	\$159,747,058	-\$55,503,509	-21.0	29
Vending Machine Operators	4542	\$8,055,602	\$8,735,093	-\$679,491	-4.0	12
Direct Selling Establishments	4543	\$28,276,351	\$28,000,094	\$276,257	0.5	26
Food Services & Drinking Places	722	\$944,435,488	\$1,259,064,473	-\$314,628,985	-14.3	1,496
Special Food Services	7223	\$8,596,282	\$16,265,529	-\$7,669,247	-30.8	41
Drinking Places - Alcoholic Beverages	7224	\$66,385,085	\$101,632,439	-\$35,247,354	-21.0	122
Restaurants/Other Eating Places	7225	\$869,454,121	\$1,141,166,505	-\$271,712,384	-13.5	1,334

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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February 25, 2020

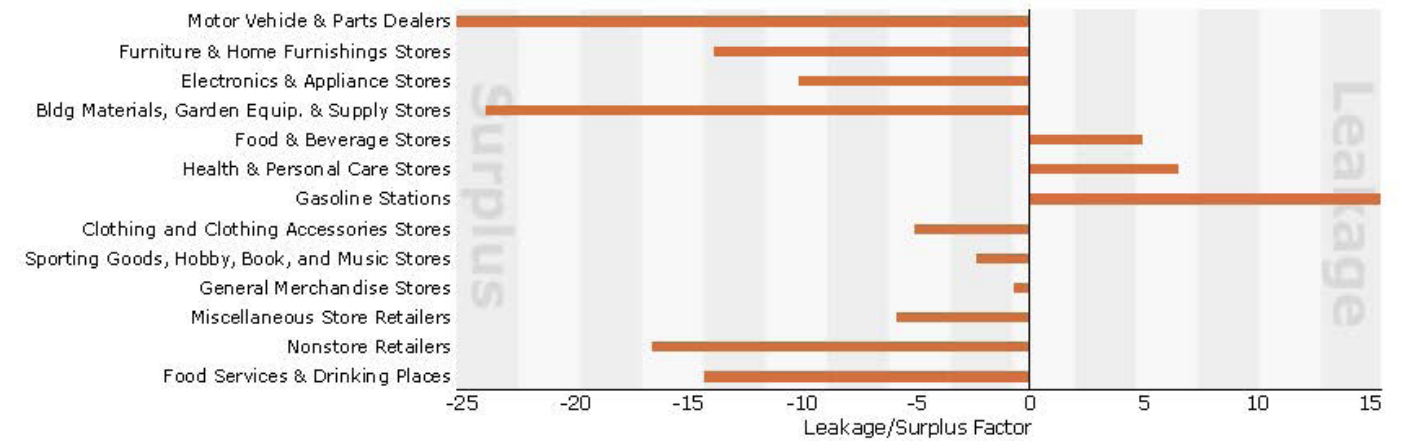


Retail MarketPlace Profile

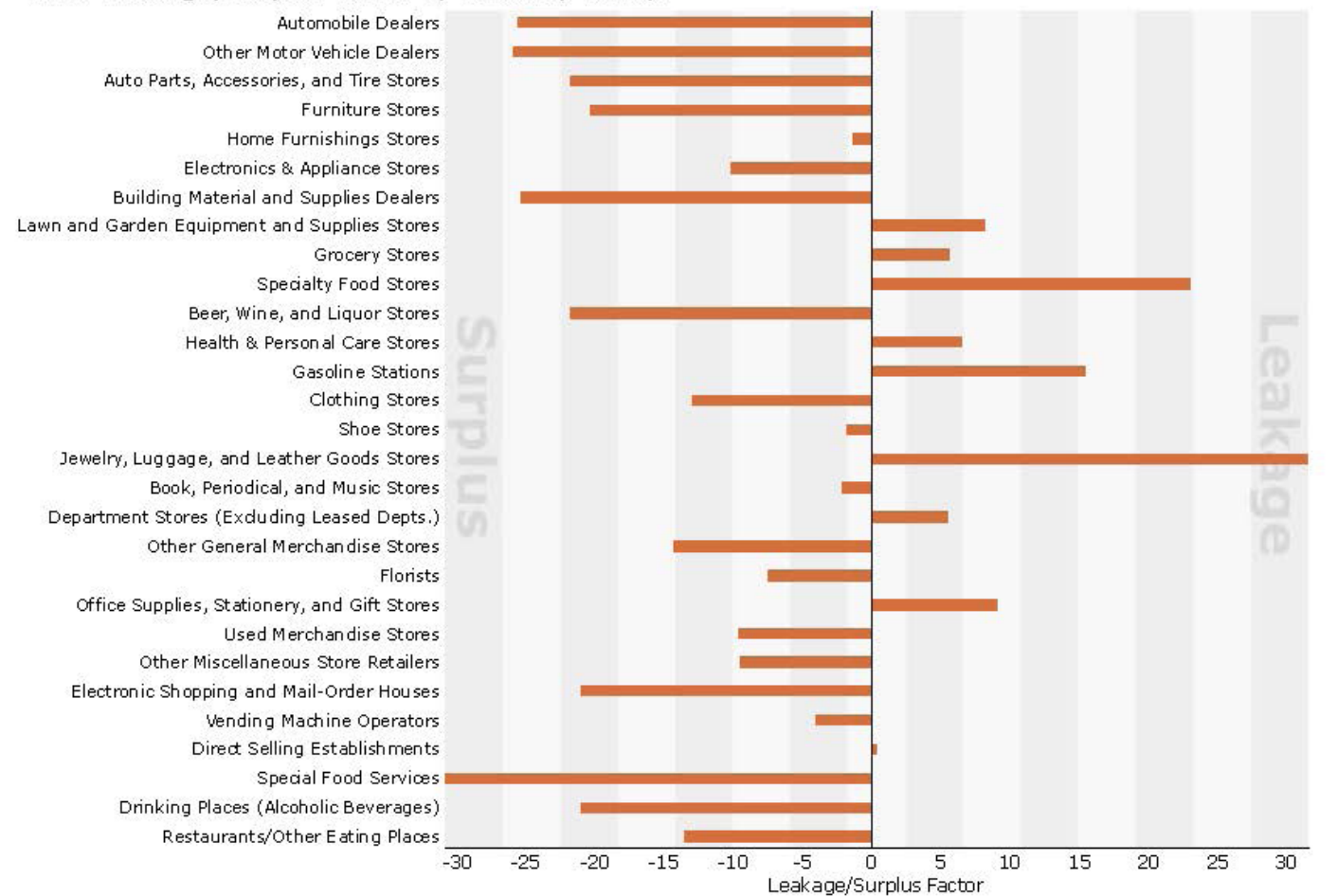
Sefton Park Rd, Cornelius, North Carolina, 28031
Drive Time: 30 minute radius

Prepared by Esri
Latitude: 35.48035
Longitude: -80.88287

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



Source: Esri and Infogroup. Esri 2019 Updated Demographics. Esri 2017 Retail MarketPlace. Copyright 2019 Esri. Copyright 2017 Infogroup, Inc. All rights reserved.

February 25, 2020



ACS Housing Summary

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

	2013-2017 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	28,052		36	High
Total Households	11,982		401	High
Total Housing Units	13,026		463	High
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS				
Total	8,300	100.0%	463	High
Housing units with a mortgage/contract to purchase/similar debt	6,138	74.0%	461	High
Second mortgage only	113	1.4%	55	Medium
Home equity loan only	1,183	14.3%	229	High
Both second mortgage and home equity loan	5	0.1%	9	Low
No second mortgage and no home equity loan	4,837	58.3%	449	High
Housing units without a mortgage	2,162	26.0%	309	High
AVERAGE VALUE BY MORTGAGE STATUS				
Housing units with a mortgage	\$385,994		\$47,595	High
Housing units without a mortgage	\$449,922		\$106,404	Medium
OWNER-OCCUPIED HOUSING UNITS BY MORTGAGE STATUS & SELECTED MONTHLY OWNER COSTS				
Total	8,300	100.0%	463	High
With a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	583	7.0%	170	Medium
10.0 to 14.9 percent	1,379	16.6%	280	Medium
15.0 to 19.9 percent	1,151	13.9%	252	Medium
20.0 to 24.9 percent	842	10.1%	174	Medium
25.0 to 29.9 percent	399	4.8%	112	Medium
30.0 to 34.9 percent	385	4.6%	118	Medium
35.0 to 39.9 percent	292	3.5%	114	Medium
40.0 to 49.9 percent	170	2.0%	88	Medium
50.0 percent or more	841	10.1%	253	Medium
Not computed	96	1.2%	77	Low
Without a mortgage: Monthly owner costs as a percentage of household income in past 12 months				
Less than 10.0 percent	911	11.0%	174	High
10.0 to 14.9 percent	388	4.7%	154	Medium
15.0 to 19.9 percent	328	4.0%	150	Medium
20.0 to 24.9 percent	124	1.5%	68	Medium
25.0 to 29.9 percent	42	0.5%	34	Low
30.0 to 34.9 percent	25	0.3%	29	Low
35.0 to 39.9 percent	136	1.6%	98	Low
40.0 to 49.9 percent	43	0.5%	34	Low
50.0 percent or more	147	1.8%	73	Medium
Not computed	18	0.2%	28	Low

Source: U.S. Census Bureau, 2013-2017 American Community Survey

Reliability: High Medium Low

October 30, 2019



ACS Housing Summary

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

	2013-2017 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	3,682	100.0%	391	High
With cash rent	3,523	95.7%	388	High
Less than \$100	0	0.0%	22	High
\$100 to \$149	0	0.0%	22	High
\$150 to \$199	8	0.2%	13	Low
\$200 to \$249	0	0.0%	22	High
\$250 to \$299	0	0.0%	22	High
\$300 to \$349	30	0.8%	37	Low
\$350 to \$399	12	0.3%	18	Low
\$400 to \$449	45	1.2%	42	Low
\$450 to \$499	9	0.2%	14	Low
\$500 to \$549	30	0.8%	43	Low
\$550 to \$599	13	0.4%	22	Low
\$600 to \$649	11	0.3%	20	Low
\$650 to \$699	116	3.2%	94	Low
\$700 to \$749	85	2.3%	69	Low
\$750 to \$799	242	6.6%	124	Medium
\$800 to \$899	579	15.7%	171	Medium
\$900 to \$999	245	6.7%	107	Medium
\$1,000 to \$1,249	1,093	29.7%	251	Medium
\$1,250 to \$1,499	378	10.3%	133	Medium
\$1,500 to \$1,999	487	13.2%	158	Medium
\$2,000 to \$2,499	120	3.3%	108	Low
\$2,500 to \$2,999	0	0.0%	22	High
\$3,000 to \$3,499	20	0.5%	25	Low
\$3,500 or more	0	0.0%	22	High
No cash rent	159	4.3%	105	Low
Median Contract Rent	\$1,077		\$47	High
Average Contract Rent	\$1,122		\$181	High
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	3,682	100.0%	391	High
Pay extra for one or more utilities	3,639	98.8%	389	High
No extra payment for any utilities	43	1.2%	41	Low

Source: U.S. Census Bureau, 2013-2017 American Community Survey

Reliability: High Medium Low

October 30, 2019



ACS Housing Summary

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

	2013-2017 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY GROSS RENT				
Total:	3,682	100.0%	391	High
With cash rent:	3,523	95.7%	388	High
Less than \$100	0	0.0%	22	
\$100 to \$149	0	0.0%	22	
\$150 to \$199	0	0.0%	22	
\$200 to \$249	0	0.0%	22	
\$250 to \$299	0	0.0%	22	
\$300 to \$349	23	0.6%	35	Low
\$350 to \$399	0	0.0%	22	
\$400 to \$449	8	0.2%	13	Low
\$450 to \$499	0	0.0%	22	
\$500 to \$549	31	0.8%	37	Low
\$550 to \$599	30	0.8%	43	Low
\$600 to \$649	16	0.4%	18	Low
\$650 to \$699	20	0.5%	25	Low
\$700 to \$749	44	1.2%	47	Low
\$750 to \$799	95	2.6%	92	Low
\$800 to \$899	163	4.4%	101	Medium
\$900 to \$999	588	16.0%	192	
\$1,000 to \$1,249	1,022	27.8%	237	
\$1,250 to \$1,499	668	18.1%	180	
\$1,500 to \$1,999	585	15.9%	183	Medium
\$2,000 to \$2,499	193	5.2%	127	Low
\$2,500 to \$2,999	17	0.5%	26	Low
\$3,000 to \$3,499	0	0.0%	22	
\$3,500 or more	20	0.5%	25	Low
No cash rent	159	4.3%	105	Low
Median Gross Rent	\$1,182		\$53	High
Average Gross Rent	\$1,273		\$206	High



ACS Housing Summary

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

	2013-2017 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	13,026	100.0%	463	High
1, detached	7,928	60.9%	391	High
1, attached	1,856	14.2%	273	High
2	59	0.5%	65	Low
3 or 4	326	2.5%	132	Medium
5 to 9	660	5.1%	172	Medium
10 to 19	1,335	10.2%	268	Medium
20 to 49	540	4.1%	189	Medium
50 or more	262	2.0%	103	Medium
Mobile home	60	0.5%	51	Low
Boat, RV, van, etc.	0	0.0%	22	
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	13,026	100.0%	463	High
Built 2014 or later	297	2.3%	114	Medium
Built 2010 to 2013	676	5.2%	147	Medium
Built 2000 to 2009	4,969	38.1%	401	High
Built 1990 to 1999	4,041	31.0%	350	High
Built 1980 to 1989	1,775	13.6%	319	High
Built 1970 to 1979	701	5.4%	175	Medium
Built 1960 to 1969	218	1.7%	108	Medium
Built 1950 to 1959	108	0.8%	78	Low
Built 1940 to 1949	54	0.4%	41	Low
Built 1939 or earlier	187	1.4%	124	Low
Median Year Structure Built	1999		2	High
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	11,982	100.0%	401	High
Owner occupied				
Moved in 2015 or later	607	5.1%	187	Medium
Moved in 2010 to 2014	2,633	22.0%	356	High
Moved in 2000 to 2009	3,335	27.8%	380	High
Moved in 1990 to 1999	1,226	10.2%	217	High
Moved in 1980 to 1989	318	2.7%	119	Medium
Moved in 1979 or earlier	181	1.5%	114	Medium
Renter occupied				
Moved in 2015 or later	686	5.7%	204	Medium
Moved in 2010 to 2014	2,641	22.0%	324	High
Moved in 2000 to 2009	265	2.2%	133	Medium
Moved in 1990 to 1999	48	0.4%	51	Low
Moved in 1980 to 1989	35	0.3%	57	Low
Moved in 1979 or earlier	7	0.1%	13	Low
Median Year Householder Moved Into Unit	2011		2	High



ACS Housing Summary

Cornelius Town, NC
Cornelius Town, NC (3714700)
Geography: Place

Prepared by Esri

	2013-2017 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	11,982	100.0%	401	High
Utility gas	7,239	60.4%	412	High
Bottled, tank, or LP gas	181	1.5%	87	Medium
Electricity	4,519	37.7%	345	High
Fuel oil, kerosene, etc.	38	0.3%	41	Low
Coal or coke	0	0.0%	22	
Wood	5	0.0%	8	Low
Solar energy	0	0.0%	22	
Other fuel	0	0.0%	22	
No fuel used	0	0.0%	22	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	11,982	100.0%	401	High
Owner occupied				
No vehicle available	105	0.9%	84	Low
1 vehicle available	2,465	20.6%	368	High
2 vehicles available	4,064	33.9%	383	High
3 vehicles available	1,439	12.0%	238	High
4 vehicles available	141	1.2%	73	Medium
5 or more vehicles available	86	0.7%	77	Low
Renter occupied				
No vehicle available	64	0.5%	50	Low
1 vehicle available	1,723	14.4%	345	Medium
2 vehicles available	1,390	11.6%	259	High
3 vehicles available	339	2.8%	189	Medium
4 vehicles available	166	1.4%	104	Medium
5 or more vehicles available	0	0.0%	22	
Average Number of Vehicles Available	1.8		0.1	High

Data Note: N/A means not available.

2013-2017 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2013-2017 ACS estimates, five-year period data collected monthly from January 1, 2011 through December 31, 2015. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2013-2017 American Community Survey

Reliability: High medium low

October 30, 2019

DRAFT

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:

On tonight's budget amendment, we have an item to amend the asset forfeiture fund in the amount of \$158,452. The expenditures include the following:


- 2 - 2020 Ford Police SUVs and related vehicle equipment \$120,752
- Crowd Management Equipment \$17,000
- Truck Vault for SWAT Commander Truck \$3,000
- New Badges \$11,500 (all sworn staff, animal control officers, K-9s, and Honor Guard members)
- Fabrication for Crowd Management Vehicles \$6,200

Please note that a portion of this amendment (\$17,000) for Crowd Management Equipment was budgeted to be spent with FY 20 asset forfeiture funds. Due to delays in receiving the previously ordered equipment, these funds need to be reallocated in FY 21.

Manager's Recommendation:

Approve an Ordinance to amend the FY21 operating budget.

ATTACHMENTS:

Name:	Description:	Type:
 FY21_Asset_Forfeiture_Expenditure_Request_(Budget_Ammendment).pdf	Asset Forfeiture	Presentation
 Amend_FY21_#1.pdf	FY 21 Asset Forfeiture Amendment	Ordinance



FY21 Asset Forfeiture Expenditure Request

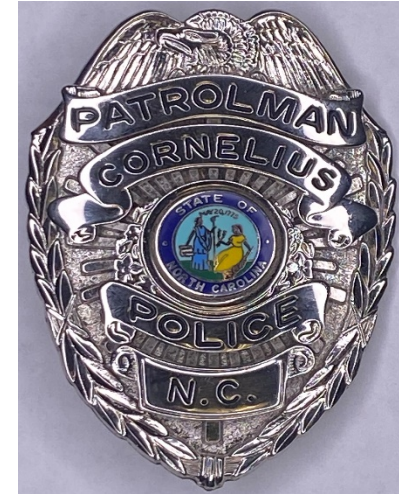


2021 Expenditure Requests

The police department is requesting approval to utilize asset forfeiture funds to purchase the following items:

❖ Police Badge Redesign Project

- Current Badge is a generic design
- It has not changed in 26 plus years



- Modern Design
- Reflective of our Community
- Incorporates Town Seal



2021 Expenditure Requests



❖ Police Personnel Transport Platform

- Attaches to existing vehicle(s) in the Town's Fleet
- Ability to effectively deploy resources from staging location(s)
- Removable when not in use

❖ Tuck Vault

- Secure, waterproof storage solution.
- Installs in bed of vehicle
- Load bearing - giving the user the ability transport additional items





2021 Expenditure Requests

- ❖ (2) Ford SUV Marked Police vehicles – Fully equipped for police service.
- ❖ Crowd Control Equipment – This a carry over item from the FY20 Asset Forfeiture Amendment.



Total Requested Expenditure - \$158,451.40



Questions?

TOWN OF CORNELIUS
AN ORDINANCE AMENDING
THE OPERATING BUDGET FOR
FISCAL YEAR 2020-2021

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF
COMMISSIONERS OF THE TOWN OF CORNELIUS:**

SECTION 1. The following amounts are hereby authorized for all appropriations, expenditures and inter-fund transfers necessary for the administration and operation of the Town of Cornelius for the fiscal year beginning July 1, 2020 and ending June 30, 2021 in accordance with the following schedule of accounts heretofore established for this Town:

SCHEDULE A: GENERAL FUND

	Original Budget	This Amendment 7/20/2020	Change
General Fund Revenues			
Ad Valorem Taxes	\$ 16,596,119	\$ 16,596,119	
Local Option Sales Tax	3,168,019	\$ 3,168,019	
Utility Franchise Tax	1,694,776	\$ 1,694,776	
Powell Bill Allocation	583,252	\$ 583,252	
Other Taxes and Licenses	328,326	\$ 328,326	
Unrestricted Intergovernmental	1,152,255	\$ 1,152,255	
Restricted Intergovernmental	746,220	\$ 746,220	
Permits and Fees	809,700	\$ 809,700	
Sales and Services	120,000	\$ 120,000	
Investment earnings	93,600	\$ 93,600	
Donations	20,000	\$ 20,000	
Micellaneous	20,000	\$ 20,000	
Debt Issued	1,470,000	\$ 1,470,000	
Appropriated Fund Balance	(269,459)	\$ (111,007)	158,452
Total General Fund Revenues	\$26,532,808	\$26,691,260	\$158,452
General Fund Expenditures			
Governing Board	\$ 82,128	\$ 82,128	
General Government	1,804,115	\$ 1,804,115	
General Services	330,506	\$ 330,506	
Police	7,487,615	\$ 7,646,067	158,452
Communications	749,254	\$ 749,254	
Fire Operations	2,782,095	\$ 2,782,095	
Animal Control	216,180	\$ 216,180	
Public Works	1,206,269	\$ 1,206,269	
Powell Bill	1,018,000	\$ 1,018,000	
Solid Waste/Recycling	2,099,390	\$ 2,099,390	
Stormwater	540,000	\$ 540,000	
Planning / Land Development	630,185	\$ 630,185	
Tourism	460,640	\$ 460,640	
Art Center	592,998	\$ 592,998	
Parks, Arts, Recreation, and Culture	2,815,406	\$ 2,815,406	
Transfer to Capital Project Funds/ 911 Fund	1,099,967	\$ 1,099,967	
Debt Service	2,618,060	\$ 2,618,060	
Total General Fund Expenditures	\$26,532,808	\$26,691,260	\$158,452

SCHEDULE B: ELECTRIC FUND

Electric Fund Revenues

	Original Budget	This Amendment 7/20/2020	Change
Sales and Services	\$ 7,787,380	\$ 7,787,380	
Fund Balance	(231,590)	\$ (231,590)	
Miscellaneous	10,000	\$ 10,000	
Total Electric Fund Revenues	\$ 7,565,790	\$ 7,565,790	\$ -

Electric Fund Expenditures

Electric Department	\$7,565,790	\$7,565,790	
Total Electric Fund Expenditures	\$ 7,565,790	\$ 7,565,790	\$ -

SCHEDULE C: 911 FUND

911 Fund Revenues:

911 Fee Revenue	\$135,042	\$135,042	
Fund Interest Earnings	\$1,790	\$1,790	
911 Appropriated Fund Balance	\$0	\$0	
Total 911 Fund Revenues	\$ 136,832	\$ 136,832	\$ -

911 Fund Expenditures:

911 Department	\$136,832	\$136,832	
Total 911 Fund Expenditures	\$ 136,832	\$ 136,832	\$ -

SECTION 2. An ad valorem tax rate of \$.222 per \$100 of assessed valuation is hereby established as the official tax rate for the Town of Cornelius for the fiscal year 2020-21. This rate is based on an estimated valuation of \$7,530,530,059 and an estimated 97.25% percent collection rate, which is at least the collection rate expected during the 2019-20 fiscal year.

SECTION 3. In accordance with G.S. §159-9 and G.S. §159-15, the Town Manager shall serve as the budget officer and is hereby authorized to reallocate appropriations among the objects of expenditure under the following conditions:

- a. The Town Manager may transfer amounts between line-item expenditures even among departments as believed to be necessary and prudent.
- b. He may not transfer any amounts between funds, except as approved by the Board of Commissioners in the Budget Ordinance as amended.

Adopted this the 20th day of July, 2020.

Woody T. Washam Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Becky Partin, Senior Planner

Action Requested:

Adopt a Resolution accepting the following streets for Town maintenance in the Bailey's Glen subdivision:






- A portion of Meetinghouse Drive (Phase 1, Map 3 and Phase 2, Map 1)
- Neville Avenue (Phase 1, Map 3)
- Glenealy Drive (Phase 2, Map 1)

Each street meets the requirements established in Section 94.17 - Requirements for Adoption of Street Acceptance Resolution.

Manager's Recommendation:

Adopt a Resolution accepting Meetinghouse Drive (a portion of), Neville Avenue, and Glenealy Drive in the Bailey's Glen subdivision.

ATTACHMENTS:

Name:	Description:	Type:
 Resolution.docx	RES - Bailey's Glen Street Acceptance	Resolution Letter
 Meetinghouse.pdf	Exhibit 1 - Bailey's Glen Street Acceptance Map	Backup Material
 1.22.20 Ltr to Andrew Grant for street acceptance.pdf	Exhibit 2 - Bailey's Glen Street Acceptance Letter	Backup Material
 51-923.pdf	Plat 51-923 - Bailey's Glen	Backup Material
 53-480.pdf	Plat 53-480 - Bailey's Glen	Backup Material

**TOWN OF CORNELIUS
RESOLUTION TO ADOPT CERTAIN
STREETS FOR MAINTENANCE**

WHEREAS, Cornelius is a rapidly growing community and is desirous of providing the most effective and efficient governmental services to its residents; and

WHEREAS, Cornelius has been requested by Jake Palillo to accept Neville Avenue, Glenealy Drive, and a portion of Meetinghouse Drive that are currently maintained by said developer in the Bailey's Glen subdivision; and

WHEREAS, the streets are identified in the attached Exhibit #1 map and a request by the developer, Jake Palillo, is attached as Exhibit #2; and

WHEREAS, the Town of Cornelius is desirous of accepting said streets for maintenance.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS that the Town of Cornelius does hereby accept for maintenance Neville Avenue, Glenealy Drive, and a portion of Meetinghouse Drive.

Adopted this 20th day of July, 2020.

Woody T. Washam, Jr., Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit #1



Exhibit #2

January 22, 2020

Andrew Grant
Town Manager
Town of Cornelius
P. O. Box 399
Cornelius, NC 28031

Re: Application for Street Acceptance

Dear Mr. Grant:

I hereby certify, as the owner, that to the best of my knowledge the improvements in BAILEY'S GLEN SUBDIVISION have been constructed in accordance with the construction documents and are shown on a record map filed in the Mecklenburg County Register of Deeds Office MAP BOOK # 53, PAGE # 480 and MAP BOOK 51 PAGE # 923. All work must conform to the construction standards as identified in the Charlotte-Mecklenburg Land Development Standards Manual and Town of Cornelius Land Development Code.

I, therefore, request that the following streets in BAILEY'S GLEN SUBDIVISION be considered for maintenance acceptance by the Town of Cornelius. I understand that acceptance of said streets shall be made only by the Town of Cornelius Board of Commissioners in accordance with the Town's street acceptance policy.

Street Name	From	to	Length (in feet)
Meetinghouse Drive	Meetinghouse Drive	Meetinghouse Drive	4500
Neville Avenue	Meetinghouse Drive	Meetinghouse Drive	729
Glenealy Drive	Meetinghouse Drive	Meetinghouse Drive	666

Signature of Owner

jpallilo@aol.com
E-mail Address

704-895-0606
Phone number

18611 Starcreek Dr., Cornelius, NC 28031

Mailing Address (street number, street name city, state, zip)

2009124671

MAP BOOK

51

PAGE

923

PURPOSE:

THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE MADE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.

NOTES:

- IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
- ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
- TOTAL LOTS FOR PHASE 1, MAP 3 = 51.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. MAINTENANCE OF ALL SDE'S AS SHOWN ON THE PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREAS IS SUBJECT TO THE RESTRICTIONS IMPOSED OF THE FLOODWAY REGULATIONS.
- TAX PARCEL: A PORTION OF 007-131-05.
- ZONED NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CO).
- COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AT THE TIME OF SURVEY, THE SURVEYOR IS UNAWARE OF ANY STUMPS/POLES OR BURIAL PITS.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY AS SHOWN.
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009, FEMA PANEL 371045200J.
- SETBACKS:
61' LOT YARD REQUIREMENTS: (73-78, 80-90 & 94-99)
PRINCIPAL STRUCTURES:
SETBACK (FRONT): 10' (MIN)-25' (MAX) NUMBER OF LOTS: 23
SIDE YARD (L): 5' SIDE YARD (R) 8'
REAR YARD:
ACCESSORY STRUCTURES:
SIDE YARD: 5'
REAR YARD: 5'
- 66' LOT YARD REQUIREMENTS: (1-12, 35-44, 72, 79, 91-93 & 100)
PRINCIPAL STRUCTURES:
SETBACK (FRONT): 10' (MIN)-25' (MAX) NUMBER OF LOTS: 28
SIDE YARD (L): 8' SIDE YARD (R) 8'
REAR YARD:
ACCESSORY STRUCTURES:
SIDE YARD: 25'
REAR YARD: 5'
- MAXIMUM 50% IMPERVIOUS AREA COVER PER LOT.
- EACH SINGLE FAMILY RESIDENTIAL LOT SHALL COMPLY WITH TYPE "E" LANDSCAPING REQUIREMENTS IN CHAPTER 9 OF THE LDC.
- TOTAL ACREAGE OF PROJECT IS 151.24 ACRES
PLATTED ACREAGE OF DWELLING UNITS IS 10.90 ACRES
PLATTED ACREAGE OF NEW RIGHT-OF-WAY IS 3.16 ACRES
PLATTED ACREAGE OF OPEN SPACE IS 1.11 ACRES
TOTAL PLATTED AREA IS 15.17 ACRES
- THE BUILDING RESTRICTION FLOODLINE HAS BEEN LOCATED FROM A FIELD SURVEY.
- FLOOD PROTECTION INFORMATION SHOWN PER PLANS PROVIDED BY THE ENGINEERING FIRM, COLE JENST AND STONE.
- THE LOTS SHOWN WITHIN THE BUILDING RESTRICTION FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.

I, Craig L. Long, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 23291, Page 891, of the Mecklenburg County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from deed descriptions as noted; that the ratio of precision as calculated is 1:10,000+; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 31st day of August, 2009.

Professional Land Surveyor
Registration Number 1-2993

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

DEDICATION OF COMMON OPEN SPACE

Bluestream Partners, LLC in recording this plat as a portion of Bailey's Glen has designated certain parts as "Common Open Space" for the use by the homeowners or tenants of Bailey's Glen not for use by the general public but for parking, recreational, and other related activities as more fully provided in the declaration of covenants, conditions and restrictions applicable to Bailey's Glen, which declarations will be recorded in the Mecklenburg County Register of Deeds before any lots are sold and which said declaration is hereby made a part of this plat and incorporated herein.

WATERSHED CERTIFICATE

Certificate of Approval for Recording. I certify that this plat is not within a designated Public Water Supply Watershed.

Watershed Administrator, Town of Cornelius

8/31/09

RECORD PLAT SHOWING
Bailey's Glen, Phase 1, Map 3

OWNER -
Bluestream Partners, LLC
19520 West Catawba Avenue Suite 313, Cornelius, N.C. 28031
SITE ADDRESS -
18200 Old Statesville Road
Cornelius, Lemley Township, Mecklenburg County, North Carolina
TAX PARCEL: 007-131-05
PLAT DATE: August 24th, 2009
SCALE: 1"=60' ON 24" x 36" SHEET SIZE

SURVEY BY:
Professional Property Services Inc.
1406 North Main Street
Mooresville, N.C. 28115
704-799-2292 Phone/Fax

FUTURE BAILEY'S GLEN
PHASE 1, MAP 2
BLUESTREAM PARTNERS, LLC
007-131-05
D.B. 23291 PG. 891

EXISTING WETLANDS TO REMAIN
UNDISTURBED PER US ARMY CORP
OF ENGINEERS PERMIT

FUTURE BAILEY'S GLEN
PHASE 2
BLUESTREAM PARTNERS, LLC
007-131-05
D.B. 23291 PG. 891CERTIFICATE OF APPROVAL OF THIS DESIGN AND INSTALLATION
OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities, and other required improvements have been installed in an acceptable manner and according to town specifications and standards or that guarantees to the installation of the required improvements in an amount and manner satisfactory to the Town of Cornelius has been received.

8/31/09
County Engineering Staff, Mecklenburg County

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision jurisdiction of the Town of Cornelius and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches in diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, parks, and other sites and easements, to public or private use as noted. Furthermore, I dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Cornelius and the Charlotte-Mecklenburg Utility Department.

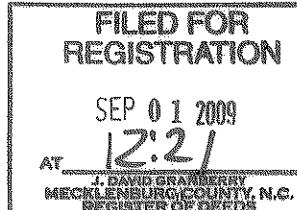
Bluestream Partners, LLC

By:
Its Manager

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Code for Cornelius, North Carolina, and that this plat has been approved by the Town of Cornelius for recording in the Office of the Register of Deeds of Mecklenburg County. I further certify that the Board of Commissioners only occupies the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Cornelius, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest to do so.

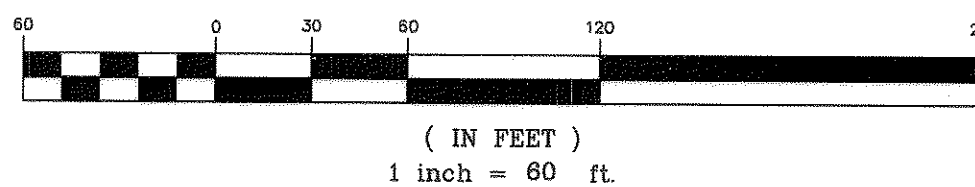
8/31/09
Planning Director, Cornelius, North Carolina

FUTURE BAILEY'S GLEN
COMMON OPEN SPACE
BLUESTREAM PARTNERS, LLC
007-131-05
D.B. 23291 PG. 891

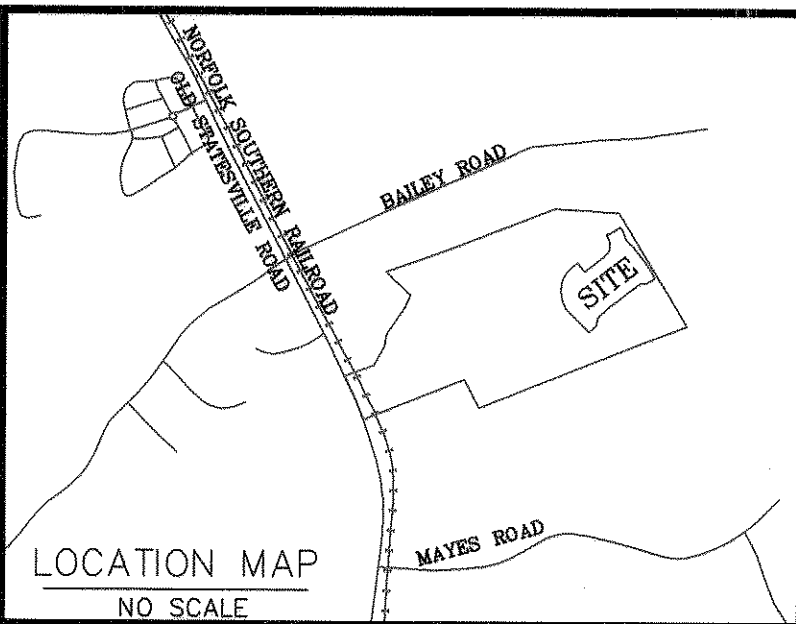
LEGEND:

- #4 REBAR SET OR FOUND AS DESCRIBED
- CONCRETE CONTROL MONUMENT
- SANITARY SEWER MANHOLE
- TRANSMISSION TOWER
- SANITARY SEWER EASEMENT
- STORM DRAINAGE EASEMENT
- COMMON OPEN SPACE
- IMPERVIOUS AREA PER LOT
- FLOOD PROTECTION ELEVATION (100+3)
- FLOOD PROTECTION AREA
- LINE NOT SURVEYED
- SETBACK LINES
- STORM DRAINAGE EASEMENT
- SWIM BUFFER BOUNDARY
- TOP OF CREEK BANK
- STREAMSIDE ZONE BUFFER
- EXISTING SEWER R/W
- NEW SEWER R/W
- DUKE POWER R/W
- RIGHT-OF-WAY LINE

GRAPHIC SCALE

LOT 400
PHASE 1, MAP 1
CLUBHOUSE AND
FUTURE AMENITY AREA
BLUESTREAM PARTNERS, LLC
007-132-92
D.B. 23291 PG. 891

C.O.S. PUBLIC R/W VARIES

NORTH PER NAD
83/2001 ADJUSTMENT

C.O.S. PUBLIC R/W VARIES

CURVE	LENGTH	RADIUS	CHORD	ARC
C1	68.01	1027.50	65.99	N35°27'02"W
C2	24.07	1027.50	24.07	N38°17'43"W
C3	64.87	366.91	64.78	N42°36'59"W
C4	64.01	366.91	63.93	N52°40'44"W
C5	87.55	366.91	87.34	N64°30'46"W
C6	13.72	15.00	13.24	S45°44'56"E
C7	6.78	15.00	6.72	S08°36'13"E
C8	118.51	227.45	117.17	N07°51'38"W
C9	64.59	227.45	64.38	N30°57'04"W
C10	31.42	20.00	28.28	S01°44'30"E
C11	34.36	674.00	34.36	S44°43'09"W
C12	48.96	674.00	48.94	S48°15'38"W
C13	32.15	20.00	28.80	N83°36'47"W
C14	53.37	227.50	53.25	N43°19'30"E
C15	63.56	227.50	63.50	S28°12'07"W
C16	63.37	227.50	63.16	S12°13'08"W
C17	63.33	227.50	63.12	S03°44'08"E
C18	64.48	227.50	64.26	S19°49'42"E
C19	64.20	227.50	63.99	S36°01'56"E
C20	10.42	227.50	10.42	S45°25'45"E
C21	17.30	20.00	28.28	N89°53'30"E
C22	118.74	172.50	116.41	S27°01'17"E
C23	129.90	172.50	126.85	S14°16'20"W
C24	41.55	172.50	41.45	S42°44'48"E
C25	57.41	227.50	57.45	N42°25'04"E
C26	27.79	227.50	27.77	N31°41'21"E
C27	9.92	20.00	26.18	S69°04'24"W
C28	146.15	312.50	144.82	N52°38'43"W
C29	30.98	312.50	30.96	N42°25'04"E
C30	30.69	20.00	27.76	N06°21'31"E
C31	52.31	726.00	52.30	S48°16'38"W
C32	37.44	726.00	37.43	S44°44'08"W
C33	285.43	172.47	253.95	N02°14'29"E

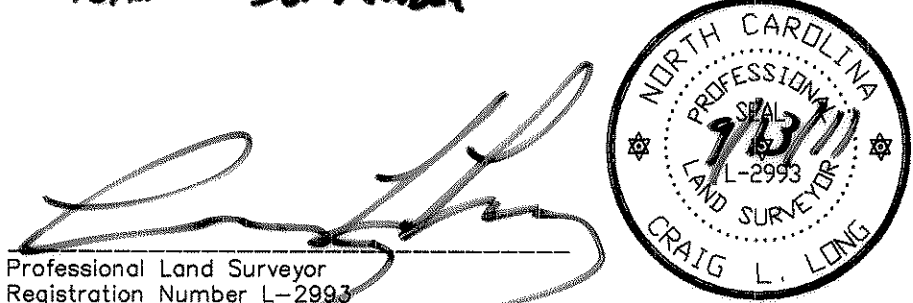
PURPOSE:

THE PURPOSE OF THE FINAL PLAT IS TO SUBDIVIDE THE PROPERTY AS SHOWN AND INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE MADE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.

NOTES:

- IRON PINS FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- ALL AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE COMPUTATION METHOD.
- PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY THAT MAY BE OF RECORD.
- ALL DISTANCES SHOWN ARE SURFACE HORIZONTAL DISTANCES.
- TOTAL LOTS FOR PHASE 2, MAP 1 = 47.
- THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED. MAINTENANCE OF ALL SDE'S AS SHOWN ON THE PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREAS IS SUBJECT TO THE RESTRICTIONS IMPOSED OF THE FLOODWAY REGULATIONS.
- TAX PARCEL: A PORTION OF 007-132-99.
- ZONED NEIGHBORHOOD RESIDENTIAL CONDITIONAL DISTRICT (NR-CD)
- COMMON OPEN SPACE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- AT THE TIME OF SURVEY, THE SURVEYOR IS UNAWARE OF ANY STUMPHOLES OR BURIAL PITS.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY AS SHOWN.
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009, FEMA PANEL 3710465200J.
- SETBACKS:
61' LOT YARD REQUIREMENTS: (LOTS 47-71)
PRINCIPAL STRUCTURES:
SETBACK (FRONT): 10' (MIN)-25' (MAX) NUMBER OF LOTS: 25
SIDE YARD (L): 8' SIDE YARD (R) 8'
REAR YARD: 25'
ACCESSORY STRUCTURES:
SIDE YARD: 5'
REAR YARD: 5'
66' LOT YARD REQUIREMENTS: (LOTS 13-34)
PRINCIPAL STRUCTURES:
SETBACK (FRONT): 10' (MIN)-25' (MAX) NUMBER OF LOTS: 22
SIDE YARD (L): 8' SIDE YARD (R) 8'
REAR YARD: 25'
ACCESSORY STRUCTURES:
SIDE YARD: 5'
REAR YARD: 5'
- MAXIMUM 50% IMPERVIOUS AREA COVER PER LOT.
- EACH SINGLE FAMILY RESIDENTIAL LOT SHALL COMPLY WITH TYPE "E" LANDSCAPING REQUIREMENTS IN CHAPTER 9 OF THE LDC.
- TOTAL ACREAGE OF PROJECT IS 151.24 ACRES±
PLATTED ACREAGE OF DWELLING UNITS IS 10.34 ACRES±
PLATTED ACREAGE OF NEW RIGHT-OF-WAY IS 2.52 ACRES±
PLATTED ACREAGE OF OPEN SPACE IS 2.35 ACRES±
TOTAL PLATTED AREA IS 15.21 ACRES
- THE BUILDING RESTRICTION FLOODLINE HAS BEEN LOCATED FROM A FIELD SURVEY.
- FLOOD PROTECTION INFORMATION SHOWN PER PLANS PROVIDED BY THE ENGINEERING FIRM, COLE JENEST AND STONE.
- THE LOTS SHOWN WITHIN THE BUILDING RESTRICTION FLOODLINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE FLOOD PROTECTION ELEVATION IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE MECKLENBURG COUNTY SUBDIVISION ORDINANCE.

I, Craig L. Long, certify that this plat was drawn under my supervision from an actual survey made under my supervision (description recorded in Book 23291, Page 891, of the Mecklenburg County Public Registry); that the boundaries not surveyed are clearly indicated as drawn from deed descriptions as noted; that the ratio of precision as calculated is 1:10,000±; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 3rd day of September 2011.



This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

DEDICATION OF COMMON OPEN SPACE

Bluestream Partners, LLC in recording this plat as a portion of Bailey's Glen has designated certain parts as "Common Open Space" for the use by the homeowners or tenants of Bailey's Glen not for use by the general public but for parking, recreational, and other related activities as more fully provided in the declaration of covenants, conditions and restrictions applicable to Bailey's Glen, which declaration will be recorded in the Mecklenburg County Register of Deeds before any lots are sold and which said declaration is hereby made a part of this plat and incorporated herein.

WATERSHED CERTIFICATE

Certificate of Approval for Recording. I certify that this plat is not within a designated Public Water Supply Watershed.

Karen W. Floyd
Watershed Administrator, Town of Cornelius

9/15/11
Date

RECORD PLAT SHOWING
Bailey's Glen, Phase 2, Map 1

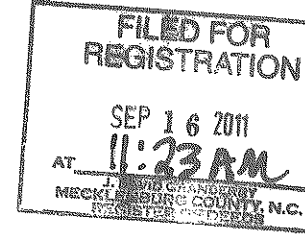
— OWNER —
Bluestream Partners, LLC
19520 West Catawba Avenue Suite 313, Cornelius, N.C. 28031
— SITE ADDRESS —
Meetinghouse Drive
Cornelius, Lemley Township, Mecklenburg County, North Carolina
TAX PARCEL: 007-132-99
PLAT DATE: September 13th, 2011
SCALE: 1"=60' ON 24" X 36" SHEET SIZE

SURVEY BY:

Professional Property Surveyors Inc. 18335 Old Statesville Rd. Ste. A
Cornelius, N.C. 28031
704-765-5134 Phone/Fax

REVISIONS

1. 5/31/11 — PLANNING COMMENTS



CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BRG	
C1	37.57	227.50	37.53	S51°28'22"E	
C2	64.95	227.50	64.73	S64°23'01"E	
C3	64.93	227.50	64.71	S80°44'23"E	
C4	66.78	227.50	66.54	N82°40'27"E	
C5	64.82	227.50	64.61	N66°06'07"E	
C6	21.06	227.50	21.05	N55°17'13"E	
C7	32.62	117.50	32.51	N44°04'57"E	
C8	60.77	117.50	60.10	N21°54'44"E	
C9	61.11	117.50	60.42	N07°48'18"W	
C10	21.49	117.50	21.46	N27°56'40"W	
C11	13.64	1027.50	13.64	N33°30'41"W	
C12	43.02	972.50	43.02	N34°27'06"W	
C13	30.14	20.00	27.37	N09°59'01"E	
C14	56.57	526.00	56.55	S50°04'13"W	
C15	34.25	526.00	34.24	S45°07'25"W	
C16	31.42	20.00	28.28	N88°15'30"E	
C17	31.42	20.00	28.28	S01°44'30"E	
C18	59.92	474.00	59.88	S46°52'48"W	
C19	21.92	474.00	21.92	S51°42'36"W	
C20	32.70	20.00	29.17	N80°06'59"W	
C21	93.61	62.50	85.11	N09°43'31"E	
C22	20.60	172.50	20.59	N56°03'22"E	
C23	155.53	172.50	150.32	N85°18'27"E	
C24	66.60	172.50	66.19	S57°48'07"E	

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.78	S43°15'30"W
L2	2.73	S53°09'05"W
L3	23.99	N44°03'26"E
L4	10.03	S35°15'51"E
L5	26.61	N22°55'02"W
L6	40.45	S25°39'23"E
L7	29.14	S06°15'05"W
L8	31.26	N06°00'29"E
L9	41.41	S36°01'54"W
L10	24.98	N35°08'02"E
L11	19.13	N52°50'47"E
L12	21.15	S71°42'00"W
L13	23.26	S71°42'00"W
L14	27.60	N88°53'31"E
L15	24.72	S71°40'30"E
L16	24.28	S71°40'30"E
L17	17.49	S47°26'00"E
L18	32.76	S52°38'06"W
L19	32.95	S39°59'19"W
L20	23.00	S41°05'59"W
L21	21.41	S61°04'45"E
L22	27.27	S23°09'59"E
L23	20.09	N56°48'57"E

BAILEY'S GLEN
PHASE 1, MAP 3
MAP BOOK 51, PAGE 923

NORTH PER NAD
83/2001 ADJUSTMENT

LEGEND:

#4 REBAR SET OR FOUND AS DESCRIBED ●

CONCRETE CONTROL MONUMENT □

SANITARY SEWER MANHOLE ⊙

TRANSMISSION TOWER ⊕

SANITARY SEWER EASEMENT SSE

STORM DRAINAGE EASEMENT SDE

COMMON OPEN SPACE C.O.S

IMPERVIOUS AREA PER LOT 4350

FLOOD PROTECTION ELEVATION (100+3) FPE

FLOOD PROTECTION AREA

INES NOT SURVEYED

SETBACK LINES

STORM DRAINAGE EASEMENT

SWIM BUFFER BOUNDARY

TOP OF CREEK BANK

STREAMSIDE ZONE BUFFER

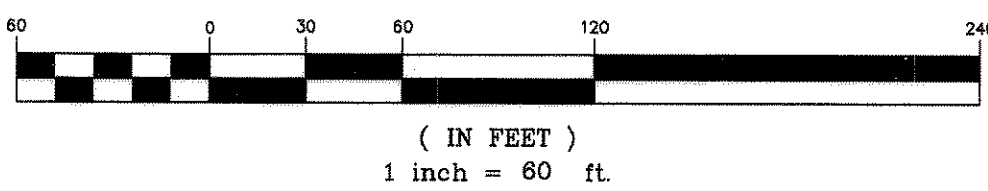
EXISTING SEWER R/W

NEW SEWER R/W

DUKE POWER R/W

RIGHT-OF-WAY LINE

GRAPHIC SCALE



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, *J. W. P. [Signature]*, review officer of Mecklenburg County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

9/15/11
Date

CERTIFICATE OF APPROVAL OF THE DESIGN AND INSTALLATION
OF STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS

I hereby certify that all streets, utilities, and other required improvements have been installed in an acceptable manner and according to town specifications and standards or that guarantees to the installation of the required improvements in an amount and manner satisfactory to the Town of Cornelius has been received.

Karen W. Floyd
County Engineering Staff, Mecklenburg County

CERTIFICATE OF OWNERSHIP AND DEDICATION

I hereby certify that I am the owner of the property shown and described herein, which is located in the subdivision Jurisdiction of the Town of Cornelius and that I hereby adopt this plan of subdivision with my free consent, establish minimum building setback lines, preserve and protect all significant trees over 18 inches in diameter in the tree and root protection area, plant supplementary trees if required, and dedicate all streets, alleys, walks, paths, and other sites and easements, to public or private use as noted. Furthermore, I dedicate all sanitary sewer, storm sewer, and water lines that are located in public utility easements or rights-of-way to the Town of Cornelius and the Charlotte-Mecklenburg Utility Department.

Bluestream Partners, LLC

By:
Its: Manager

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plat shown hereon has been found to comply with the Land Development Code for Cornelius, North Carolina, and that this plat has been approved by the Town of Cornelius for recording in the Office of the Register of Deeds of Mecklenburg County. I further certify that the Board of Commissioners only accepts the dedication of the public parks shown thereon, if such parks are located within the corporate limits of Cornelius, but assumes no responsibility to open or maintain the same until, in the opinion of the Board of Commissioners, it is in the public interest to do so.

Karen W. Floyd
Planning Director, Cornelius, North Carolina

9/15/11
Date

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Becky Partin, Senior Planner





Action Requested:

Adopt a Resolution accepting Autumn Meadow Lane for Town maintenance in the Jetton Place subdivision.
The street meets the requirements established in Section 94.17 - Requirements for Adoption of Street Acceptance Resolution.

Manager's Recommendation:

Adopt a Resolution accepting Autumn Meadow Lane.

ATTACHMENTS:

Name:	Description:	Type:
 Resolution.docx	RES - Jetton Place Street Acceptance	Resolution Letter
 JettonPlace_AutumnMeadowLn_ROW.pdf	Exhibit 1 - Jetton Place Map	Backup Material
 Jetton_Place_Street_Acceptance_Request_Letter.pdf	Exhibit 2 - Jetton Place Street Acceptance Letter	Backup Material
 Jetton_recorded_plat_12-7-2016_MB_60_PG_334.pdf	Plat 60-334 Jetton Place	Backup Material

**TOWN OF CORNELIUS
RESOLUTION TO ADOPT CERTAIN
STREETS FOR MAINTENANCE**

WHEREAS, Cornelius is a rapidly growing community and is desirous of providing the most effective and efficient governmental services to its residents; and

WHEREAS, Cornelius has been requested by Classica Homes to accept Autumn Meadow Lane which is currently maintained by said developer in the Jetton Place subdivision; and

WHEREAS, the street is identified in the attached Exhibit #1 map and a request by the developer, Classica Homes, is attached as Exhibit #2; and

WHEREAS, the Town of Cornelius is desirous of accepting said street for maintenance.

NOW, THEREFORE, BE IT RESOLVED, BY THE BOARD OF COMMISSIONERS that the Town of Cornelius does hereby accept for maintenance Autumn Meadow Lane.

Adopted this 20th day of July, 2020.

Woody T. Washam, Jr., Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Jetton Place Street Acceptance

July 20, 2020
Exhibit #1

AUTUMN MEADOW

JETTON GREEN

BERKELEY COMMONS

CHARLES TOWNE

Harris Teeter

BEAUFAIN

JETTON

- Street Centerline
- Autumn Meadow Ln
- NorthMeckParcels_NoData

Exhibit #2

May 29, 2020

Andrew Grant
Town Manager
Town of Cornelius
P.O. Box 399
Cornelius, NC 28031

Re: Application for Street Acceptance

Dear Mr. Grant:

I hereby certify, as the owner, that to the best of my knowledge the improvements in Jetton Place Map 1 have been constructed in accordance with the construction documents and are shown on a record map filed in the Mecklenburg County Register of Deeds Office in map book 60, page 334. All work must conform to the construction standards as identified in the Charlotte-Mecklenburg Land Development Standards Manual and the Town of Cornelius Land Development Code.

I, therefore, request that the following streets in Jetton Place be considered for maintenance acceptance by the Town of Cornelius. I understand that acceptance of said streets shall be made only by the Town of Cornelius Board of Commissioners in accordance with the Town's street acceptance policy.

Street Name	From	To	Length (in feet)
Autumn Meadow Lane	Beaufain Street	Charles Towne Lane	420

(if additional space is required, continue on back)


Signature of Owner
BSaint@Classica Homes.com

704-940-3918

E-mail Address
2215 Ayrsley Town Blvd, Suite G, Charlotte, NC 28273

Phone Number

Mailing Address (street number, street name, city, state, zip)

GENERAL NOTES:

- BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN FIELD ON DATE(S) OF SURVEY.
- NORTH ORIENTATION IS BASED ON NORTH CAROLINA STATE PLANE GRID COORDINATE SYSTEM (NAD-83). ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREAS WERE CALCULATED USING THE COORDINATE METHOD.
- THE LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND VISIBLE APPURTENANCES.
- ALL CORNERS ARE MARKED BY #4 REBAR UNLESS NOTED OTHERWISE.
- THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED BY THE CITY OF CHARLOTTE POST-CONSTRUCTION STORM WATER ORDINANCE.
- NO DEMOLITION LANDFILL OR DEVELOPMENTAL STUMP HOLES WERE DESIGNED OR OBSERVED ON THE SUBJECT TRACT.
- THE SUBDIVIDED PROPERTY IS CONSIDERED A LARGER COMMON PLAN OF THE DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF CORNELIUS POST-CONSTRUCTION STORM WATER ORDINANCE DURING DEVELOPMENT (INCLUDING EXPANSION).
- COMPLIANCE WITH THE POST-CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.
- THE PURPOSE OF THE BMP IS TO TREAT/REDUCE THE POLLUTANTS ASSOCIATED WITH STORM WATER RUNOFF IN ORDER TO MINIMIZE NEGATIVE EFFECTS TO DOWNSTREAM RECEIVING WATERS. THE REMOVAL OF PLANTS OR DISTURBANCE OF THE BMP FOR REASONS OTHER THAN MAINTENANCE IS STRICTLY PROHIBITED. THE EASEMENT AROUND THE BMP IS TO ALLOW STORM WATER CONVEYANCE AND SYSTEM MAINTENANCE. ANY BUILDINGS AND/OR OBSTRUCTIONS WHICH IMPEDE STORM WATER FLOW OR MAINTENANCE ARE PROHIBITED.
- THE MAINTENANCE ACCESS MUST EXTEND TO THE FOREBAY, SAFETY BENCH, RISER, AND OUTLET AND, TO THE EXTENT FEASIBLE, ALLOW VEHICLES TO TURN AROUND.
- THE PROPERTY CONTAINS WATER QUALITY FEATURES THAT MUST BE MAINTAINED ACCORDING TO THE PDES AND MAINTENANCE AGREEMENT AND PLAN RECORDED IN DEED BOOK 30712 AND PAGE 133-137.
- COMMON OPEN SPACE IN THE DEVELOPMENT SHALL BE OWNED BY AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ASSIGNS.
- MAINTENANCE OF ALL SDES AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.
- NO NORTH CAROLINA STATE PLANE GRID CONTROL LOCATED WITHIN 2000 FEET OF SUBJECT PROPERTY.
- SUBJECT PROPERTY IS WITHIN A WATERSHED AREA (LAKE NORMAN - CA).

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF CORNELIUS AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, PRESERVE AND PROTECT ALL SIGNIFICANT TREES OVER 18 INCHES IN DIAMETER IN THE TREE AND ROOT PROTECTION AREA, PLANT SUPPLEMENTARY TREES IF REQUIRED AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USES AS NOTED. FURTHERMORE, I HEREBY DEDICATE ALL SANITARY SEWER, STORM SEWER AND WATER LINES THAT ARE LOCATED IN PUBLIC UTILITY EASEMENTS OR RIGHTS-OF-WAY TO THE TOWN OF CORNELIUS AND THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT.

DATE 12-6-16 OWNER

BUA SUMMARY TABLE

PER LOT ALLOWABLE BUA SUMMARY			
	ALLOWABLE BUA	RESERVE BUA	ALLOWABLE BUA
1	3,665	0	3,665
2	3,665	0	3,665
3	3,665	0	3,665
4	3,665	0	3,665
5	3,665	0	3,665
6	3,665	0	3,665
7	3,665	0	3,665
8	3,665	0	3,665
9	3,665	0	3,665
10	3,665	0	3,665
11	3,665	0	3,665
12	3,665	0	3,665
13	3,665	0	3,665
14	3,665	0	3,665
15	3,665	0	3,665
16	3,665	0	3,665
17	3,665	0	3,665
18	3,665	0	3,665
19	3,665	0	3,665
20	3,665	0	3,665
MAX. LOT BUA			73,300
RIGHT OF WAY ALLOWABLE BUA SUMMARY			
ROADS			31,910
GUTTER			4,515
SIDEWALK			4,517
SCREEN WALL			2,340
COMMON OPEN SPACE			60
TOTAL MAX. RIGHT-OF-WAY BUA			41,542
TOTAL SITE ALLOWABLE BUA SUMMARY			
SITE AREA			230,143
TOTAL MAXIMUM LOT BUA			73,300
TOTAL MAXIMUM RIGHT-OF-WAY BUA			41,542
TOTAL MAXIMUM BUA			114,842
PERCENTAGE OF TOTAL AREA			49.90%
SITE / BMP ALLOWABLE BUA SUMMARY			
BMP #1			114,842
TOTAL ALLOWABLE BMP BUA			114,842

SITE DATA:
SITE AREA: ±5.7 Acres (Gross, to CL of Beaufain St)
±5.2 Acres (Net, after R/W Dedication)
00110130, 00110132
EXIST. ZONING: VC-C2, Cornelius
UNITS PROPOSED: 20 DETACHED HOMES
TYPICAL UNIT SIZE: 40' x 80'
MIN. LOT SIZE: 46' x 116'
BLDG TYPE: "Single Family detached"
MAX. HEIGHT: 2 STORIES
FRONT YARD: 10' MIN. REQ'D, 25' Max. Required
MIN. SIDE YARD: 3'
MIN. REAR YARD: 10' REQ'D (with alley; but garages must be set back 20' min. from edge of private alley)
IMPERVIOUS CALC.: Per BUA Summary Table
PARKING PROVIDED: 119 Total - 4 per lot = 80
Plus 8 spaces on private alleys, plus an additional 31 spaces on public roads
REQ'D OPEN SPACE: 413 S.F. per bedroom x 3 bedrooms/unit x 20 units = 24,780 (open space based on existing Jetton Park within 1/2 mile)
OPEN SPACE PROVIDED: O.S. #1 (GREEN): ±23,012 S.F.
O.S. #2 (GREEN): ±3,075 S.F.
O.S. #3 (GREEN): ±1,410 S.F.
TOTAL ON SITE: ±27,497 S.F.

JETTON COVE COMMUNITY ASSOCIATION
DB 16408 PG 772
MB 39 PG 351
(COMMON OPEN SPACE)
TAX PARCEL 001-101-31
ZONING: NR

30' POST CONSTRUCTION BUFFER (APPROX. MECH. CO. GIS LOCATION)

TOWN OF CORNELIUS
DB 11127 PG 917
MB 31 PG 133
TAX PARCEL 001-101-33

CHARLES TOWNE LANE
(VARIABLE WIDTH PUBLIC R/W) (MB 29 PG 174)

BERKLEY COMMONS DRIVE

JETTON ROAD (VARIABLE WIDTH PUBLIC R/W)
(MB 25 PG 304)

LEGEND

IPS	IRON PIN SET	---	SANITARY SEWER LINE
UP	UTILITY POLE	---	OVERHEAD ELECTRIC
WM	STORM MANHOLE	---	WATER METER
CT	CATCH BASIN	---	WATER METER
WB	WATER VALVE	---	WATER METER
SB	TELEPHONE PEDESTAL	---	WATER METER
ET	ELECTRICAL TRANSFORMER	---	WATER METER
EM	ROAD SIGN	---	WATER METER
HDPE	UNDERGROUND TELEPHONE	---	WATER METER
SD	STORM DRAIN INLET	---	WATER METER
PSDE	EXISTING MAG NAIL	---	WATER METER
	PHYSICAL ADDRESS	---	WATER METER

CERTIFICATIONS

I, EDWIN S. GODSEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FROM DEED BOOK AS SHOWN, PAGE AS SHOWN, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK AS SHOWN, PAGE AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000, THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DAY OF NOVEMBER, A.D., 2016.

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

Edwin S. Godsey
EDWIN S. GODSEY, PLS - L3470
LANDTEC



JETTON VILLAGE 1672, LP
DB 26910 PG 92
MB 55 PG 502
TAX PARCEL 001-101-329
ZONING: VC

LINE TABLE

LINE	BEARING	ARC LENGTH	DISTANCE
L1	S 73°02'50" W	55.64'	
L2	S 72°54'18" W	28.79'	
L3	N 08°24'46" W	21.15'	
L4	N 80°51'35" E	0.90'	
L5	S 33°35'04" E	15.69'	
L6	S 17°03'42" E	36.33'	
L7	N 45°44'10" E	9.95'	
L8	N 45°44'10" E	1.24'	
L9	N 17°38'18" W	14.14'	
L10	N 66°39'04" E	22.00'	
L11	S 23°20'56" E	4.83'	
L12	S 09°29'36" E	22.00'	
L13	S 80°30'24" W	3.83'	
L14	S 26°12'41" E	10.01'	
L15	S 21°39'04" W	3.93'	
L16	S 68°20'56" E	3.93'	
L17	S 23°20'56" E	6.23'	
L18	N 09°29'36" W	6.58'	
L19	N 35°30'24" E	3.93'	
L20	N 54°29'36" W	3.93'	
L21	N 05°37'52" W	10.01'	
L22	S 18°01'27" E	4.35'	
L23	S 09°29'36" E	12.70'	
L24	S 17°04'02" E	2.37'	
L25	S 17°04'02" E	3.68'	
L26	S 33°35'08" E	15.02'	
L27	S 18°12'32" E	29.63'	
L28	S 10°09'08" W	18.03'	
L29	S 41°13'40" E	7.09'	
L30	N 54°01'53" E	26.94'	
L31	N 70°22'53" E	30.35'	
L32	N 12°05'43" W	40.27'	
L33	N 19°14'15" W	33.36'	
L34	N 26°31'33" W	39.96'	
L35	N 60°42'16" E	12.48'	
L36	S 09°36'10" E	25.59'	

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1170.77'	103.70'	103.66'	N 75°28'37" E
C2	1170.77'	45.18'	45.18'	N 78°07'12" E
C3	1170.77'	26.91'	26.91'	N 80°53'01" E
C4	35.00'	48.91'	45.03'	S 47°40'26" E
C5	220.00'	21.90'	21.89'	S 04°04'38" E
C6	630.00'	19.60'	19.60'	N 02°07'02" W
C7	630.00'	46.15'	46.14'	N 05°06'24" W
C8	630.00'	13.30'	13.30'	N 07°48'55" W
C9	30.00'	40.31'	37.34'	S 61°00'13" E
C10	74.00'	43.82'	42.99'	N 63°37'17" E
C11	117.50'	44.65'	44.38'	S 57°37'04" W
C12	30.00'	41.35'	38.16'	N 29°00'57" E
C13	322.50'	130.09'	129.21'	N 22°01'45" W
C14	350.00'	146.50'	145.43'	N 21°35'40" W
C15	300.00'	71.89'	71.72'	S 16°28'05" E
C16	247.49'	26.79'	26.78'	N 26°14'00" W
C17	30.00'	41.35'	41.25'	N 26°21'32" W
C18	220.00'	23.99'	23.97'	N 20°12'34" W
C19	327.50'	13.80'	13.50'	S 22°05'08" E
C20	327.50'	46.33'	46.29'	S 16°55'08" E
C21	327.50'	18.65'	18.65'	S 11°14'04" E
C22	30.00'	2.96'	2.96'	N 12°25'59" W
C23	30.00'	61.79'	51.43'	N 74°15'49" W
C24	124.00'	54.30'	54.49'	N 67°48'55" E
C25	30.00'	27.60'	27.60'	S 55°06'56" W
C26	30.00'	18.92'	18.61'	S 07°39'21" W
C27	124.00'	18.15'	18.14'	N 50°55'47" E
C28	20.00'	25.45'	23.76'	N 63°02'46" W
C29	20.00'	12.54'	12.33'	N 08°28'04" E
C30	20.00'	18.72'	18.05'	N 53°15'13" E
C31	7.00'	5.50'	5.36'	N 00°50'56" W
C32	4.00'	3.14'	3.06'	S 00°50'56" E
C33	4.00'	3.14'	3.06'	S 45°50'56" E
C34	7.00'	5.50'	5.36'	N 45°50'56" W
C35	29.50'	53.47'	46.45'	N 28°34'44" E
C36	29.50'	46.34'	41.72'	S 54°29'36" E
C37	7.00'	5.50'	5.36'	S 13°00'24" W
C38	4.00'	3.14'	3.06'	S 13°00'24" E
C39	4.00'	3.14'	3.06'	N 37°59'36" W
C40	7.00'	5.50'	5.36'	S 31°59'36" E
C41	322.50'	19.28'	19.28'	N 31°00'30" W

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT CODE FOR CORNELIUS NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF CORNELIUS FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY. I FURTHER CERTIFY THAT THE BOARD OF COMMISSIONERS ONLY ACCEPTS THE DEDICATION OF THE PUBLIC PARKS SHOWN THEREON, IF SUCH PARKS ARE LOCATED WITHIN THE CORPORATE LIMITS OF CORNELIUS, BUT ASSUMES NO RESPONSIBILITY TO OPEN OR MAINTAIN THE SAME UNTIL, IN THE OPINION OF THE BOARD OF COMMISSIONERS, IT IS IN THE PUBLIC INTEREST TO DO SO.

12-8-16
DATE
PLANNING DIRECTOR
TOWN OF CORNELIUS, N.C.

CERTIFICATE OF APPROVAL FOR RECORDING THIS PROPERTY IS LOCATED WITHIN A PUBLIC WATER SUPPLY WATERSHED. DEVELOPMENT RESTRICTIONS MAY APPLY. I CERTIFY THAT THE PLAT SHOWN HEREON COMPLIES WITH THE WATERSHED PROTECTION ORDINANCE AND IS APPROVED BY THE TOWN OF CORNELIUS FOR RECORDING AT THE MECKLENBURG COUNTY REGISTER OF DEEDS OFFICE.

12-8-16
DATE
WATERSHED ADMINISTRATOR
TOWN OF CORNELIUS

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Jason T. Parling, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

12-8-16
DATE
REVIEW OFFICER

I HEREBY CERTIFY THAT ALL STREETS, UTILITIES, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO TOWN SPECIFICATIONS AND STANDARDS OR THAT GUARANTEES OF THE INSTALLATION OF THE REQUIRED IMPROVEMENTS IN AN AMOUNT AND MANNER SATISFACTORY TO THE TOWN OF CORNELIUS HAS BEEN RECEIVED.

12-7-16
DATE
COUNTY STAFF, MECKLENBURG CO.

0 20 40 80 160

TOWN OF CORNELIUS
MECKLENBURG COUNTY, NORTH CAROLINA
FINAL PLAT FOR:
JETTON PLACE MAP 1
FORMERLY KNOWN AS JETTON COVE AT
CHARLES TOWNE LANE

SURVEYED BY:	SURVEY DATES:	PROJECT NUMBER:
MB	10-16	15035
DRAWN BY:	PLAT DATE:	DRAWING NAME:
EG	11-16	16035
CHECKED BY:	DRAWING SCALE:	FILED BOOK:
EG	1"=40'	1-15

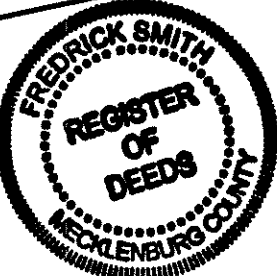
LANDTEC
SURVEYING & MAPPING
137 CROSS CENTER RD #253
DENVER, CO 80207
OFFICE 706-483-3201
FAX 706-483-3202

FILED FOR
REGISTRATION
DEC 08 2016
AT 2:49 PM
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

PLAT PURPOSE

THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.

(OWNER/DEVELOPER: CRDLC, LLC)
2215 AYRSLEY TOWN BLVD STE G
CHARLOTTE, NC 28273
DEED BOOK 30635, PAGE 693
TAX PARCELS 001-101-30, 32



CERTIFIED TO BE TRUE AND CORRECT COPY
OF THE ORIGINAL MAP RECORDED
DATE 12-8-16
FREDERICK SMITH, REGISTER OF DEEDS
By: L. McClure DEPUTY

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Aaron Tucker, Planning Director

Action Requested:

Cornelius Woods, formerly known as Mt. Zion Senior Center, has petitioned the Town of Cornelius to voluntarily annex 15.29 acres of property located on Mt. Zion Parkway.




At this time, the following are required to be approved by the Town Board, if you choose to consider the requested annexation:

1. Resolution directing the Clerk to investigate the sufficiency of the Petition; and
2. Resolution setting the date for Public Hearing on August 17th, 2020.

Manager's Recommendation:

Approve a Resolution authorizing the Town Clerk to investigate the sufficiency of a voluntary annexation ANNEX 01-20 and a Resolution setting the date for a public hearing on August 17, 2020.

ATTACHMENTS:

Name:	Description:	Type:
 ANNEX_01-20_RESOLUTION_DIRECTING_THE_CLERK_TO_INVESTIGATE_SUFFICIENCY.pdf	Resolution Directing the Clerk to Investigate Sufficiency	Resolution Letter
 RESOLUTION_ON_FIXING_DATE_OF_PUBLIC_HEARING_ON_QUESTION_OF_ANNEXATION_ANNEX_01-20.pdf	Resolution on Fixing Date of Public Hearing on Question of Annexation	Resolution Letter
 Annexation_Area.pdf	Annexation Area Map	Cover Memo

RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31

ANNEX 01-20: MOUNT ZION SENIOR CENTER PROPERTIES

WHEREAS, a petition requesting annexation of an area described in said petition was received on May 13, 2020, by the Board of Commissioners; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Commissioners of the Town of Cornelius deem it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Cornelius that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Board of Commissioners the result of her investigation.

Adopted this 20th day of July 2020.

Woody Washam, Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney

**RESOLUTION ON FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

ANNEX 01-20: Mount Zion Senior Center

WHEREAS, a petition requesting annexation of the areas referenced above and described herein has been received; and

WHEREAS, the Board of Commissioners has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Town of Cornelius that:

Section I. A public hearing on the question of annexation of the areas described herein will be held at Town Hall at 7:00 PM on Monday, August 17, 2020.

Section II. The proposed areas for annexation are described as follows:

MT. ZION SENIOR CENTER PROPERTIES

Parcel 007-101-11B

Lying and being in Town of Cornelius, Deweese Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a point being the common northwest corner of Mary Wally Atwell property (recorded in deed book 1858 page 517) thence N. 63-09-00 E. 57.14 feet to a point on Mt. Zion Parkway; thence with said road (3) three calls as follows 1) N. 63-09-00 E. 14.60 feet 2) with a circular curve to the left having a radius of 68.66 feet and an arc length of 45.67 feet (chord bearing N. 43-31-43 E. 44.83 feet) 3) N. 26-37-04 E. 26.48 feet to a point; thence leaving said road S. 86-53-04 E. 219.31 feet to a point; thence with the common line of NC Homes Associates LLC (35) thirty-five calls as follows: 1) S 51-32-42 E 32.70 feet 2) S 65-36-11 E 33.95 feet 3) S 24-02-56 E 48.29 feet 4) S 61-20-50 E 10.98 feet 5) N 44-49-19 E 45.74 feet 6) N 77-48 -19 E 14.22 feet 7) S 42-12-41 E 20.37 feet 8) N 75-55-32 E 38.26 feet 9) S 49-19-23 E 42.89 feet 10) N 53-18-29 E 24.54 feet 11) S 63-49-04 E 31.47 feet 12) S 16-03-56 E 17.25 feet 13) N 73-48-13 E 19.91 feet 14) S 16-31-23 E 27.98 feet 15) S 71-22-53 E 39.55 feet 16) S 14-33-05 W 21.02 feet 17) S 73-20-20 E 11.52 feet 18) N 57-12-17 E 15.14 feet 19) S 83-21-33 E 20.44 feet 20) S 42-

02-40 E 88.74 feet 21) S 69-28-43 E 26.35 feet 22) N 27-43-02 E 17.27 feet 23) S 66-38-16 E 50.30 feet 24) S 89-53-44 E 51.58 feet 25) N 48-38-26 E 51.55 feet 26) S 79-57-42 E 62.21 feet 27) S 57-01-43 E 38.86 feet 28) N 71-19-04 E 56.60 feet 29) S 78-23-42 E 103.28 feet 30) S 60-02-15 E 36.90 feet 31) N 02-14-25 W 15.28 feet 32) N 64-30-36 E 62.48 feet 33) S 66-09-37 E 18.03 feet 34) S 86-49-21 E 30.59 feet 35) S 56-34-41 E 35.06 feet to a point; thence along the common line of CDB of Charlotte LLC property (recorded in deed book 14791 page 824) S. 61-05-32 W. 1,219.18 feet to a point; thence N. 27-27-48 W. 272.34 feet; thence N. 61-09-42 E. 100.16 feet; thence N. 26-57-00 W. 313.61 feet; thence N. 27- 07-39 W. 199.74 feet to the point and place of Beginning containing 11.60 acres more or less according to a survey by Don Allen & Associates, PA, dated February 28th, 2020.

Parcel 007-101-25

Lying and being in Town of Cornelius, Deweese Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a point located in the eastern right-of-way of Zion Avenue, point being the northwest corner of Mary Wally Atwell Property (recorded in deed book 1858 page 517); thence with said right-of-way N. 26-19-44 W. 38.61 feet to a point; thence leaving said Zion Avenue with the southern right-of-way Mt. Zion Parkway (8) eight calls as follows: 1) N. 63-31-37 E. 16.67 feet 2) with a circular curve to the left having a radius of 267.59 feet and an arc length of 29.03 feet (chord bearing N. 60-25-08 E. 29.02 feet) 3) N. 57-16-48 E. 22.88 feet 4) with a circular curve to the right having a radius of 235.00 feet and an arc length of 25.75 feet (chord bearing N. 60-25-08 E. 25.73 feet) 5) N. 63-33-27 E. 136.06 feet 6) with a circular curve to the right having a radius of 35.00 feet and an arc length of 31.35 feet (chord bearing of N. 89-12-59 E. 30.31 feet) 7) with a circular curve to the left having a radius of 65.00 feet and an arc length of 30.32 feet (chord bearing S. 78-29-18 R 30.05 feet) 8) with a circular curve to the right having a radius of 35.00 feet and an arc length of 20.50 feet (chord bearing S. 75-04-25 E. 20.21 feet) to a point; thence S. 63-43-10 W. 296.40 feet to the place of Beginning containing 0.27 acres more or less according to a survey by Don Allen & Associates, PA, dated February 28th, 2020.

Parcel 007-101-19B

Lying and being in Town of Cornelius, Deweese Township, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at an existing iron pin located on the eastern right-of-way of Zion Avenue, point being the common corner of Mt. Zion Senior Housing LLC (recorded in deed book 30170 page 855) thence along said right-of-way (2) two calls as follows 1) N. 26-29-31 W. 44.41 feet to a point 2) N. 26-23-59 W. 54.23 feet to a point; thence leaving said right-of-ways. 86-53-04 E. 137.38 feet; thence S. 26-26-13 E. 20.00 feet to an iron pin; thence S. 58-21-40 W. 120.00 feet to the point and place of Beginning containing 0.16 acres more or less

according to a survey by Don Allen & Associates, PA, dated February 27th, 2020.

Section III. Notice of the public hearing shall be published in The Charlotte Observer, a newspaper having general circulation in the Town of Cornelius, at least ten (10) days prior to the date of the public hearing.

Adopted this 20th day of July, 2020.

Woody Washam, Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Karen Wolter, Town Attorney



REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners
From: Tyler Beardsley, Assistant Town Manager

Action Requested:

The Town Board declared Town-owned property located at 18520 Starcreek (old Public Works building) as surplus in September 2018. The Town has received an offer of \$620,000 for the property.



Approving the attached Resolution will start the upset bid process, which will allow other offers to be submitted to the Town for a 10 day period. If no other offers are submitted, the original offer is accepted and the sale can proceed to closing.

Any new upset bid offers are required to be 10% higher for the 1st \$1,000 and 5% higher for the remainder than the previous offer. If another offer is received, a new 10 day period will start. This process shall be repeated until no further upset bids are received.

Manager's Recommendation:

Approve Resolution accepting the offer to purchase and start the upset bid process.

ATTACHMENTS:

Name:	Description:	Type:
 Old_PW_Bid_round_2_offer_1.pdf	Offer to Purchase Contract	Cover Memo
 RES-18520_Starcreek_Drive_Bid_Process_V2.pdf	Resolution Authorizing Sale of Real Property	Resolution Letter

OFFER TO PURCHASE AND CONTRACT

[Consult "Guidelines" (form 12G) for guidance in completing this form]

For valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Buyer offers to purchase and Seller upon acceptance agrees to sell and convey the Property on the terms and conditions of this Offer To Purchase and Contract and any addendum or modification made in accordance with its terms (together the "Contract").

1. **TERMS AND DEFINITIONS:** The terms listed below shall have the respective meaning given them as set forth adjacent to each term.

(a) **"Seller":** Town of Cornelius

(b) **"Buyer":** Michael L Crum

(c) **"Property":** The Property shall include all that real estate described below together with all appurtenances thereto including the improvements located thereon:

Mecklenburg County Tax Parcel ID# 00533114, consisting of approximately 1.29 acres located at 18520 Starcreek Drive, Cornelius, NC, 28031.

(d) **"Purchase Price":**

\$ 620,000.00

\$ N/A

\$ 33,553.00

\$ N/A

\$ N/A

\$ N/A

\$586,447.00

paid in U.S. Dollars upon the following terms:

BY DUE DILIGENCE FEE made payable to Seller by the Effective Date

BY INITIAL EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) X with this offer OR ☐ delivered within five (5) days of the Effective Date of this Contract by ☐ cash X personal check ☐ official bank check ☐ wire transfer

BY (ADDITIONAL) EARNEST MONEY DEPOSIT made payable to Escrow Agent named in Paragraph 1(f) by cash or immediately available funds such as official bank check or wire transfer to be delivered to Escrow Agent no later than _____, **TIME**

BEING OF THE ESSENCE with regard to said date.

BY ASSUMPTION of the unpaid principal balance and all obligations of Seller on the existing loan(s) secured by a deed of trust on the Property in accordance with the attached Loan Assumption Addendum (Standard Form 2A6-T).

BY SELLER FINANCING in accordance with the attached Seller Financing Addendum (Standard Form 2A5-T).

BALANCE of the Purchase Price in cash at Settlement (some or all of which may be paid with the proceeds of a new loan)

Should Buyer fail to deliver either the Due Diligence Fee or any Initial Earnest Money Deposit by their due dates, or should any check or other funds paid by Buyer be dishonored, for any reason, by the institution upon which the payment is drawn, Buyer shall have one (1) banking day after written notice to deliver cash or immediately available funds to the payee. In the event Buyer does not timely deliver cash or immediately available funds, Seller shall have the right to terminate this Contract upon written notice to Buyer.

(e) **"Earnest Money Deposit":** The Initial Earnest Money Deposit, the Additional Earnest Money Deposit and any other earnest monies paid in connection with this transaction, hereinafter collectively referred to as "Earnest Money Deposit", shall be deposited and held in escrow by Escrow Agent until Closing, at which time it will be credited to Buyer, or until this Contract is otherwise terminated. In the event: (1) this offer is not accepted; or (2) a condition of any resulting contract is not satisfied, then the Earnest Money Deposit shall be refunded to Buyer. In the event of breach of this Contract by Seller, the Earnest Money Deposit shall be refunded to Buyer upon Buyer's request, but such return shall not affect any other remedies available to Buyer for such breach. In the event of breach of this Contract by Buyer, the Earnest Money Deposit shall be paid to Seller upon Seller's request as liquidated damages and as Seller's sole and exclusive remedy for such breach, but without limiting Seller's rights under Paragraphs 2(c) and 2(d) for damage to the Property or Seller's right to retain the Due Diligence Fee. It is acknowledged by the parties that payment of the Earnest Money Deposit to Seller in the event of a breach of this Contract by Buyer is compensatory and not punitive, such amount being a reasonable estimation of the actual loss that Seller would incur as a result of such breach. The payment of the Earnest Money Deposit to Seller shall not constitute a penalty or forfeiture but actual compensation for Seller's anticipated loss, both parties acknowledging the difficulty determining Seller's actual damages for such breach. If legal proceedings are brought by Buyer or Seller against the other to recover the Earnest Money Deposit, the prevailing party in the proceeding shall be entitled to recover from the non-prevailing party reasonable attorney fees and court costs incurred in connection with the proceeding.

(f) **"Escrow Agent"** (insert name): Clerk to Town or Designee.

NOTE: In the event of a dispute between Seller and Buyer over the disposition of the Earnest Money Deposit held in escrow, a licensed real estate broker ("Broker") is required by state law (and Escrow Agent, if not a Broker, hereby agrees) to retain the Earnest Money Deposit in the Escrow Agent's trust or escrow account until Escrow Agent has obtained a written release from the parties consenting to its disposition or until disbursement is ordered by a court of competent jurisdiction. Alternatively, if a Broker or an attorney licensed to practice law in North Carolina ("Attorney") is holding the Earnest Money Deposit, the Broker or Attorney may deposit the disputed monies with the appropriate clerk of court in accordance with the provisions of N.C.G.S. §93A-12.

THE PARTIES AGREE THAT A REAL ESTATE BROKERAGE FIRM ACTING AS ESCROW AGENT MAY PLACE THE EARNEST MONEY DEPOSIT IN AN INTEREST BEARING TRUST ACCOUNT AND THAT ANY INTEREST EARNED THEREON SHALL BE DISBURSED TO THE ESCROW AGENT MONTHLY IN CONSIDERATION OF THE EXPENSES INCURRED BY MAINTAINING SUCH ACCOUNT AND RECORDS ASSOCIATED THEREWITH.

(g) **"Effective Date"**: _____ [Date of Final Town of Cornelius Board of Commissioners Approval]

(h) **"Due Diligence"**: Buyer's opportunity during the Due Diligence Period to investigate the Property and the transaction contemplated by this Contract, including but not necessarily limited to the matters described in Paragraph 2 below, to decide whether Buyer, in Buyer's sole discretion, will proceed with or terminate the transaction.

(i) **"Due Diligence Fee"**: A negotiated amount, if any, paid by Buyer to Seller with this Contract for Buyer's right to conduct Due Diligence during the Due Diligence Period. It shall be the property of Seller upon the Effective Date and shall be a credit to Buyer at Closing. The Due Diligence Fee shall be non-refundable except in the event of a material breach of this Contract by Seller, or if this Contract is terminated under Paragraph 6(l) or Paragraph 9, or as otherwise provided in any addendum hereto. Buyer and Seller each expressly waive any right that they may have to deny the right to conduct Due Diligence or to assert any defense as to the enforceability of this Contract based on the absence or alleged insufficiency of any Due Diligence Fee, it being the intent of the parties to create a legally binding contract for the purchase and sale of the Property without regard to the existence or amount of any Due Diligence Fee.

(j) **"Due Diligence Period"**: The period beginning on the Effective Date and extending through 5:00 p.m. on **[90 days from Effective Date]**. *TIME BEING OF THE ESSENCE* with regard to said date.

(k) **"Settlement"**: The proper execution and delivery to the closing attorney of all documents necessary to complete the transaction contemplated by this Contract, including the deed, settlement statement, deed of trust and other loan or conveyance documents, and the closing attorney's receipt of all funds necessary to complete such transaction.

(l) **"Settlement Date"**: The parties agree that Settlement will take place on **[100 days from Effective Date]** (the "Settlement Date"), unless otherwise agreed in writing, at a time and place designated by Buyer.

(m) **"Closing"**: The completion of the legal process which results in the transfer of title to the Property from Seller to Buyer, which includes the following steps: (1) the Settlement (defined above); (2) the completion of a satisfactory title update to the Property following the Settlement; (3) the closing attorney's receipt of authorization to disburse all necessary funds; and (4) recordation in the appropriate county registry of the deed(s) and deed(s) of trust, if any, which shall take place as soon as reasonably possible for the closing attorney after Settlement. Upon Closing, the proceeds of sale shall be disbursed by the closing attorney in accordance with the settlement statement and the provisions of Chapter 45A of the North Carolina General Statutes. If the title update should reveal unexpected liens, encumbrances or other title defects, or if the closing attorney is not authorized to disburse all necessary funds, then the Closing shall be suspended and the Settlement deemed delayed under Paragraph 13 (Delay in Settlement/Closing).

(n) **"Special Assessments"**: A charge against the Property by a governmental authority in addition to ad valorem taxes and recurring governmental service fees levied with such taxes, or by an owners' association in addition to any regular assessment (dues), either of which may be a lien against the Property. A Special Assessment may be either proposed or confirmed.

"Proposed Special Assessment": A Special Assessment that is under formal consideration but which has not been approved prior to Settlement.

"Confirmed Special Assessment": A Special Assessment that has been approved prior to Settlement whether or not it is fully payable at time of Settlement.

2. **BUYER'S DUE DILIGENCE PROCESS:**

(a) **Loan**: During the Due Diligence Period, Buyer, at Buyer's expense, shall be entitled to pursue qualification for and approval of the Loan if any.

(b) **Property Investigation:** During the Due Diligence Period, Buyer or Buyer's agents or representatives, at Buyer's expense, shall be entitled to conduct all desired tests, surveys, appraisals, investigations, examinations and inspections of the Property as Buyer deems appropriate, including but NOT limited to the following:

- (i) **Soil and Environmental:** Reports to determine whether the soil is suitable for Buyer's intended use and whether there is any environmental contamination, law, rule or regulation that may prohibit, restrict or limit Buyer's intended use.
- (ii) **Septic/Sewer System:** Any applicable investigation(s) to determine: (1) the condition of an existing sewage system, (2) the costs and expenses to install a sewage system approved by an existing Improvement Permit, (3) the availability and expense to connect to a public or community sewer system, and/or (4) whether an Improvement Permit or written evaluation may be obtained from the County Health Department for a suitable ground absorption sewage system.
- (iii) **Water:** Any applicable investigation(s) to determine: (1) the condition of an existing private drinking water well, (2) the costs and expenses to install a private drinking water well approved by an existing Construction Permit, (3) the availability, costs and expenses to connect to a public or community water system, or a shared private well, and/or (4) whether a Construction Permit may be obtained from the County Health Department for a private drinking water well.
- (iv) **Review of Documents:** Review of the Declaration of Restrictive Covenants, Bylaws, Articles of Incorporation, Rules and Regulations, and other governing documents of any applicable owners' association and/or subdivision. If the Property is subject to regulation by an owners' association, it is recommended that Buyer review the completed Owners' Association And Addendum (Standard Form 2A12-T) provided by Seller prior to signing this offer.
- (v) **Appraisals:** An appraisal of the Property.
- (vi) **Survey:** A survey to determine whether the property is suitable for Buyer's intended use and the location of easements, setbacks, property boundaries and other issues which may or may not constitute title defects.
- (vii) **Zoning and Governmental Regulation:** Investigation of current or proposed zoning or other governmental regulation that may affect Buyer's intended use of the Property, adjacent land uses, planned or proposed road construction, and school attendance zones.
- (viii) **Flood Hazard:** Investigation of potential flood hazards on the Property, and/or any requirement to purchase flood insurance in order to obtain the Loan.
- (ix) **Utilities and Access:** Availability, quality, and obligations for maintenance of roads and utilities including electric, gas, communication services, stormwater management, and means of access to the Property and amenities.

(c) **Buyer's Obligation to Repair Damage:** Buyer shall, at Buyer's expense, promptly repair any damage to the Property resulting from any activities of Buyer and Buyer's agents and contractors, but Buyer shall not be responsible for any damage caused by accepted practices applicable to any N.C. licensed professional performing reasonable appraisals, tests, surveys, examinations and inspections of the Property. This repair obligation shall survive any termination of this Contract.

(d) **Indemnity:** Buyer will indemnify and hold Seller harmless from all loss, damage, claims, suits or costs, which shall arise out of any contract, agreement, or injury to any person or property as a result of any activities of Buyer and Buyer's agents and contractors relating to the Property except for any loss, damage, claim, suit or cost arising out of pre-existing conditions of the Property and/or out of Seller's negligence or willful acts or omissions. This indemnity shall survive this Contract and any termination hereof.

(e) **Buyer's Right to Terminate:** Buyer shall have the right to terminate this Contract for any reason or no reason, by delivering to Seller written notice of termination (the "Termination Notice") during the Due Diligence Period (or any agreed-upon written extension of the Due Diligence Period), **TIME BEING OF THE ESSENCE**. If Buyer timely delivers the Termination Notice, this Contract shall be terminated and the Earnest Money Deposit shall be refunded to Buyer.

WARNING: If Buyer is not satisfied with the results or progress of Buyer's Due Diligence, Buyer should terminate this Contract, *prior to the expiration of the Due Diligence Period*, unless Buyer can obtain a written extension from Seller. SELLER IS NOT OBLIGATED TO GRANT AN EXTENSION. Although Buyer may continue to investigate the Property following the expiration of the Due Diligence Period, Buyer's failure to deliver a Termination Notice to Seller prior to the expiration of the Due Diligence Period shall constitute a waiver by Buyer of any right to terminate this Contract based on any matter relating to Buyer's Due Diligence. Provided however, following the Due Diligence Period, Buyer may still exercise a right to terminate if Seller fails to materially comply with any of Seller's obligations under paragraph 6 of this Contract or for any other reason permitted under the terms of this Contract or North Carolina law.

(f) **CLOSING SHALL CONSTITUTE ACCEPTANCE OF THE PROPERTY IN ITS THEN EXISTING CONDITION UNLESS PROVISION IS OTHERWISE MADE IN WRITING.**

AT OR BEFORE THE EXPIRATION OF THE DUE DILIGENCE PERIOD, BUYER WILL HAVE APPROVED THE PHYSICAL AND ENVIRONMENTAL CHARACTERISTICS AND CONDITION OF THE PROPERTY, AS WELL AS THE ECONOMIC CHARACTERISTICS OF THE PROPERTY. EXCEPT AS OTHERWISE SET FORTH IN THIS CONTRACT, IF BUYER DOES NOT TERMINATE THIS CONTRACT PURSUANT TO THE TERMS OF THIS CONTRACT ON OR PRIOR TO THE EXPIRATION OF THE FEASIBILITY STUDY PERIOD, BUYER SHALL BE DEEMED TO HAVE WAIVED ANY

AND ALL DEFECTS IN THE PHYSICAL, ENVIRONMENTAL AND ECONOMIC CHARACTERISTICS AND CONDITION OF THE PROPERTY WHICH WOULD BE DISCLOSED BY ANY INSPECTION OF THE PROPERTY. BUYER FURTHER ACKNOWLEDGES THAT NEITHER SELLER NOR ANY OF SELLER'S BOARD MEMBERS, , EMPLOYEES, AGENTS, ATTORNEYS, REPRESENTATIVES, SUCCESSORS AND ASSIGNS OR ANY OTHER PERSON OR ENTITY ACTING ON BEHALF OF SELLER, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED HEREIN, HAVE MADE ANY REPRESENTATIONS, WARRANTIES OR AGREEMENTS (EXPRESS OR IMPLIED) BY OR ON BEHALF OF SELLER AS TO ANY MATTERS CONCERNING THE PROPERTY, THE ECONOMIC RESULTS TO BE OBTAINED OR PREDICTED, OR THE PRESENT USE THEREOF OR THE SUITABILITY FOR BUYER'S INTENDED USE OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING: SUITABILITY OF THE TOPOGRAPHY; THE AVAILABILITY OF WATER RIGHTS OR UTILITIES; THE PRESENT AND FUTURE ZONING, BUILDING CODE, SUBDIVISION AND ANY AND ALL OTHER LAND USE MATTERS; THE CONDITION OF THE SOIL, SUBSOIL, OR GROUNDWATER; ENVIRONMENTAL MATTERS INCLUDING WITHOUT LIMITATION THE PRESENCE OR ABSENCE OF HAZARDOUS SUBSTANCES OR ANY VIOLATION OF ENVIRONMENTAL LAWS; THE PURPOSE(S) TO WHICH THE PROPERTY IS SUITED; DRAINAGE; FLOODING; ACCESS TO PUBLIC ROADS; OR PROPOSED ROUTES OF ROADS OR EXTENSIONS THEREOF. BUYER FURTHER ACKNOWLEDGES AND AGREES THAT THE PROPERTY IS TO BE PURCHASED, CONVEYED AND ACCEPTED BY BUYER IN ITS PRESENT CONDITION, "AS IS", "WHERE IS," AND "WITH ALL FAULTS".

EXCEPT AS OTHERWISE SET FORTH IN THIS CONTRACT, ANY DOCUMENTS FURNISHED TO BUYER BY SELLER RELATING TO THE PROPERTY , SHALL BE DEEMED FURNISHED AS A COURTESY TO BUYER BUT WITHOUT WARRANTY FROM SELLER UNLESS OTHERWISE SPECIFICALLY STATED IN THIS CONTRACT. BUYER IS A SOPHISTICATED BUYER THAT IS FAMILIAR WITH THE OWNERSHIP AND OPERATION OF REAL ESTATE PROJECTS SIMILAR TO THE PROPERTY AND THAT BUYER HAS OR WILL HAVE ADEQUATE OPPORTUNITY TO COMPLETE ALL PHYSICAL AND FINANCIAL EXAMINATIONS (INCLUDING ALL OF THE EXAMINATIONS, REVIEWS AND INVESTIGATIONS REFERRED TO IN SECTION 2) RELATING TO THE ACQUISITION OF THE PROPERTY HEREUNDER THAT BUYER DEEMS NECESSARY, AND WILL ACQUIRE THE SAME SOLELY ON THE BASIS OF AND IN RELIANCE UPON SUCH EXAMINATIONS AND THE TITLE INSURANCE PROTECTION AFFORDED BY THE OWNER'S POLICY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY SELLER (OTHER THAN AS EXPRESSLY PROVIDED HEREIN). ALL WORK DONE IN CONNECTION WITH PREPARING THE PROPERTY FOR THE USES INTENDED BY BUYER INCLUDING ANY AND ALL FEES, STUDIES, REPORTS, APPROVALS, PLANS, SURVEYS, PERMITS, AND ANY EXPENSES WHATSOEVER NECESSARY OR DESIRABLE IN CONNECTION WITH BUYER'S ACQUIRING, DEVELOPING, USING AND/OR OPERATING THE PROPERTY SHALL BE OBTAINED AND PAID FOR BY, AND SHALL BE THE SOLE RESPONSIBILITY OF BUYER. BUYER HAS INVESTIGATED AND HAS KNOWLEDGE OF OPERATIVE OR PROPOSED GOVERNMENTAL LAWS AND REGULATIONS INCLUDING LAND USE LAWS AND REGULATIONS TO WHICH THE PROPERTY MAY BE SUBJECT AND SHALL ACQUIRE THE PROPERTY UPON THE BASIS OF ITS REVIEW AND DETERMINATION OF THE APPLICABILITY AND EFFECT OF SUCH LAWS AND REGULATIONS. BUYER HAS NEITHER RECEIVED NOR RELIED UPON ANY REPRESENTATIONS CONCERNING SUCH LAWS AND REGULATIONS FROM SELLER.

3. BUYER REPRESENTATIONS:

(a) **Loan:** Buyer X does does not have to obtain a new loan in order to purchase the Property. If Buyer is obtaining a new loan, Buyer intends to obtain a loan as follows: X Conventional ☐ Other: loan at a X Fixed Rate ☐ Adjustable Rate in the principal amount of \$527,000.00 for a term of 7 year(s), at an initial interest rate not to exceed 4.00 % per annum (the "Loan").

(NOTE: Buyer's obligations under this Contract are not conditioned upon obtaining or closing any loan. If Buyer represents that Buyer does not have to obtain a new loan in order to purchase the Property, Seller is advised, prior to signing this offer, to obtain documentation from Buyer which demonstrates that Buyer will be able to close on the Property without the necessity of obtaining a new loan.)

(b) **Other Property:** Buyer ☐ does X does not have to sell or lease other real property in order to qualify for a new loan or to complete purchase. (NOTE: If Buyer does have to sell, Buyer and Seller should consider including a Contingent Sale Addendum (Standard Form 2A2-T) with this offer.)

(c) **Performance of Buyer's Financial Obligations:** To the best of Buyer's knowledge, there are no other circumstances or conditions existing as of the date of this offer that would prohibit Buyer from performing Buyer's financial obligations in accordance with this Contract, except as may be specifically set forth herein.

4. BUYER OBLIGATIONS:

(a) **Owners' Association Fees/Charges:** Buyer shall pay any fees required for confirming account payment information on owners' association dues or assessments for payment or proration and any charge made by the owners' association in connection with the disposition of the Property to Buyer, including any transfer and/or document fee imposed by the owners' association.

Buyer shall not be responsible for fees incurred by Seller in completing the Owners' Association Disclosure and Addendum For Properties Exempt from Residential Property Disclosure Statement (Standard Form 2A12-T).

(b) **Responsibility for Proposed Special Assessments:** Buyer shall take title subject to all Proposed Special Assessments.

(c) **Responsibility for Certain Costs:** Buyer shall be responsible for all costs with respect to any loan obtained by Buyer, appraisal, title search, title insurance, recording the deed and for preparation and recording of all instruments required to secure the balance of the Purchase Price unpaid at Settlement.

5. SELLER REPRESENTATIONS:

[intentionally deleted]

6. SELLER OBLIGATIONS:

(a) **Evidence of Title:** Seller agrees to use best efforts to deliver to Buyer as soon as reasonably possible after the Effective Date, copies of all title information in possession of or available to Seller, including but not limited to: title insurance policies, attorney's opinions on title, surveys, covenants, deeds, notes and deeds of trust, leases, and easements relating to the Property. Seller authorizes: (1) any attorney presently or previously representing Seller to release and disclose any title insurance policy in such attorney's file to Buyer and both Buyer's and Seller's agents and attorneys; and (2) the Property's title insurer or its agent to release and disclose all materials in the Property's title insurer's (or title insurer's agent's) file to Buyer and both Buyer's and Seller's agents and attorneys.

(b) **Access to Property/Walk-Through Inspection:** Seller shall provide reasonable access to the Property (including working, existing utilities) through the earlier of Closing or possession by Buyer, including, but not limited to, allowing the Buyer an opportunity to conduct a final walk-through inspection of the Property. To the extent applicable, Seller shall also be responsible for timely clearing that portion of the Property required by the County to perform tests, inspections and/or evaluations to determine the suitability of the Property for a sewage system and/or private drinking water well.

(c) **Removal of Seller's Property:** N/A

(d) **Affidavit And Indemnification Agreement:** Seller shall furnish at Settlement an affidavit(s) and indemnification agreement(s) in form satisfactory to Buyer and Buyer's title insurer, if any, executed by Seller and any person or entity who has performed or furnished labor, services, materials or rental equipment to the Property within 120 days prior to the date of Settlement and who may be entitled to claim a lien against the Property as described in N.C.G.S. §44A-8 verifying that each such person or entity has been paid in full and agreeing to indemnify Buyer, Buyer's lender(s) and Buyer's title insurer against all loss from any cause or claim arising therefrom.

(e) **Designation of Lien Agent, Payment and Satisfaction of Liens:** N/A

(f) **Good Title; Form of Deed:** Seller shall execute and deliver a North Carolina Bar Form SPECIAL WARRANTY DEED for the Property in recordable form no later than Settlement, which shall convey fee simple marketable and insurable title, without exception for mechanics' liens, and free of any other liens, encumbrances or defects, including those which would be revealed by a current and accurate survey of the Property, except: ad valorem taxes for the current year (prorated through the date of Settlement) and all matters of record.

(NOTE: Buyer's failure to terminate this Contract prior to the expiration of the Due Diligence Period as a result of any encumbrance or defect that is or would have been revealed by a title examination of the Property or a current and accurate survey shall not relieve Seller of any obligation under this subparagraph)

(g) **Deed, Excise Taxes:** Seller shall pay for preparation of a deed and all other documents necessary to perform Seller's obligations under this Contract, and for state and county excise taxes required by law. The deed is to be made as directed by Buyer.

(h) **Agreement to Pay Buyer Expenses:** [intentionally deleted]

(i) **Payment of Confirmed Special Assessments:** [intentionally deleted]

(j) **Late Listing Penalties:** All property tax late listing penalties, if any, shall be paid by Seller.

(k) **Owners' Association Disclosure and Addendum For Properties Exempt from Residential Property Disclosure Statement (Standard Form 2A12-T):** If applicable, Seller shall provide the completed Owners' Association Disclosure and Addendum For Properties Exempt from Residential Property Disclosure Statement to Buyer on or before the Effective Date.

(l) Seller's Failure to Comply or Breach: If Seller fails to materially comply with any of Seller's obligations under this Paragraph 6 or Seller materially breaches this Contract, the Buyer's sole remedy is to terminate this Contract.

7. PRORATIONS AND ADJUSTMENTS: Unless otherwise provided, the following items shall be prorated through the date of Settlement and either adjusted between the parties or paid at Settlement:

(a) **Taxes on Real Property:** Ad valorem taxes and recurring governmental service fees levied with such taxes on real property shall be prorated on a calendar year basis;

(b) **Rents:** N/A;

(c) **Dues:** N/A.

8. CONDITION OF PROPERTY AT CLOSING: Buyer's obligation to complete the transaction contemplated by this Contract shall be contingent upon the Property being in substantially the same or better condition at Closing as on the date of this offer, reasonable wear and tear excepted.

9. RISK OF LOSS: The risk of loss or damage by fire or other casualty prior to Closing shall be upon Seller. If the improvements on the Property are destroyed or materially damaged prior to Closing, Buyer may terminate this Contract by written notice delivered to Seller or Seller's agent and the Earnest Money Deposit and any Due Diligence Fee shall be refunded to Buyer. In the event Buyer does NOT elect to terminate this Contract, Buyer shall be entitled to receive, in addition to the Property, any of Seller's insurance proceeds payable on account of the damage or destruction applicable to the Property being purchased. Seller is advised not to cancel existing insurance on the Property until after confirming recordation of the deed.

10. DELAY IN SETTLEMENT/CLOSING: Absent agreement to the contrary in this Contract or any subsequent modification thereto, if a party is unable to complete Settlement by the Settlement Date but intends to complete the transaction and is acting in good faith and with reasonable diligence to proceed to Settlement ("Delaying Party"), and if the other party is ready, willing and able to complete Settlement on the Settlement Date ("Non-Delaying Party") then the Delaying Party shall give as much notice as possible to the Non-Delaying Party and closing attorney and shall be entitled to a delay in Settlement. If the parties fail to complete Settlement and Closing within fourteen (14) days of the Settlement Date (including any amended Settlement Date agreed to in writing by the parties) or to otherwise extend the Settlement Date by written agreement, then the Delaying Party shall be in breach and the Non-Delaying Party may terminate this Contract and shall be entitled to enforce any remedies available to such party under this Contract for the breach.

11. POSSESSION: Unless otherwise provided herein, possession shall be delivered at Closing as defined in Paragraph 1(m). No alterations, excavations, tree or vegetation removal or other such activities may be done before possession is delivered.

12. OTHER PROVISIONS AND CONDITIONS: CHECK ALL STANDARD ADDENDA THAT MAY BE A PART OF THIS CONTRACT, IF ANY, AND ATTACH HERETO. ITEMIZE ALL OTHER ADDENDA TO THIS CONTRACT, IF ANY, AND ATTACH HERETO.

(NOTE: UNDER NORTH CAROLINA LAW, REAL ESTATE BROKERS ARE NOT PERMITTED TO DRAFT CONDITIONS OR CONTINGENCIES TO THIS CONTRACT.)

☐ Additional Provisions Addendum (Form 2A11-T)

☐ Back-Up Contract Addendum (Form 2A1-T)

☐ Contingent Sale Addendum (Form 2A2-T)

☐ Loan Assumption Addendum (Form 2A6-T)

☐ Owners' Association Disclosure And Addendum For Properties Exempt from Residential Property Disclosure Statement (Form 2A12-T)

☐ Seller Financing Addendum (Form 2A5-T)

☐ Short Sale Addendum (Form 2A14-T)

☐ OTHER:

13. ASSIGNMENTS: This Contract may not be assigned without the written consent of all parties except in connection with a tax-deferred exchange, but if assigned by agreement, then this Contract shall be binding on the assignee and assignee's heirs and successors.

14. TAX-DEFERRED EXCHANGE: [intentionally deleted]

15. **PARTIES:** This Contract shall be binding upon and shall inure to the benefit of Buyer and Seller and their respective heirs, successors and assigns. As used herein, words in the singular include the plural and the masculine includes the feminine and neuter genders, as appropriate.

16. **SURVIVAL:** If any provision herein contained which by its nature and effect is required to be observed, kept or performed after the Closing, it shall survive the Closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

17. **ENTIRE AGREEMENT:** This Contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed herein. All changes, additions or deletions hereto must be in writing and signed by all parties. Nothing contained herein shall alter any agreement between a REALTOR® or broker and Seller or Buyer as contained in any listing agreement, buyer agency agreement, or any other agency agreement between them.

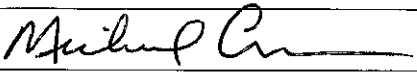
18. **NOTICE:** Any notice or communication to be given to a party herein may be given to the party or to such party's agent. Any written notice or communication in connection with the transaction contemplated by this Contract may be given to a party or a party's agent by sending or transmitting it to any mailing address, e-mail address or fax number set forth in the "Notice Information" section below. Seller and Buyer agree that the "Notice Information" and "Escrow Acknowledgment" sections below shall not constitute a material part of this Contract, and that the addition or modification of any information therein shall not constitute a rejection of an offer or the creation of a counteroffer.

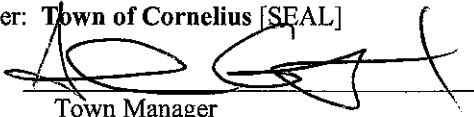
19. **EXECUTION:** This Contract may be signed in multiple originals or counterparts, all of which together constitute one and the same instrument, and the parties adopt as their seals the word "SEAL" beside their signatures below.

20. **COMPUTATION OF DAYS:** Unless otherwise provided, for purposes of this Contract, the term "days" shall mean consecutive calendar days, including Saturdays, Sundays, and holidays, whether federal, state, local or religious. For the purposes of calculating days, the count of "days" shall begin on the day following the day upon which any act or notice as provided in this Contract was required to be performed or made.

THE NORTH CAROLINA ASSOCIATION OF REALTORS®, INC. AND THE NORTH CAROLINA BAR ASSOCIATION MAKE NO REPRESENTATION AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION OF THIS FORM IN ANY SPECIFIC TRANSACTION. IF YOU DO NOT UNDERSTAND THIS FORM OR FEEL THAT IT DOES NOT PROVIDE FOR YOUR LEGAL NEEDS, YOU SHOULD CONSULT A NORTH CAROLINA REAL ESTATE ATTORNEY BEFORE YOU SIGN IT.

This offer shall become a binding contract on the Effective Date.

Date: 7-15-20
Buyer:  [SEAL]
By: _____
Title: _____

Date: 7-15-20
Seller: Town of Cornelius [SEAL]
By: 
Town Manager

Approved as to form

Kevin M. Bringewatt, Attorney

For reference:

Approved by Town of Cornelius Board of Commissioners: _____

NOTICE INFORMATION

(NOTE: INSERT THE ADDRESS AND/OR ELECTRONIC DELIVERY ADDRESS EACH PARTY AND AGENT APPROVES FOR THE RECEIPT OF ANY NOTICE CONTEMPLATED BY THIS CONTRACT. INSERT "N/A" FOR ANY WHICH ARE NOT APPROVED.)

BUYER NOTICE ADDRESS:

Mailing Address: 13601 McCord Road Huntersville NC 28078
Buyer Fax#: N/A
Buyer E-mail: mikelcrum@outlook.com
Buyer phone: 704-488-0379

SELLER NOTICE ADDRESS:

Mailing Address: _____

Seller Fax#: _____
Seller E-mail: _____

SELLING AGENT NOTICE ADDRESS:

Firm Name: _____
Acting as: _____
Mailing Address: _____

LISTING AGENT NOTICE ADDRESS:

Firm Name: _____
Acting as: _____
Mailing Address: _____

Individual Selling Agent: _____
Acting as a Designated Dual Agent (write Yes or No) _____
License #: _____
Selling Agent Phone#: _____
Selling Agent Fax#: _____
Selling Agent E-mail: _____

Individual Listing Agent: _____
Acting as a Designated Dual Agent (write Yes or No) _____
License #: _____
Listing Agent Phone#: _____
Listing Agent Fax#: _____
Listing Agent E-mail: _____

ESCROW ACKNOWLEDGMENT OF INITIAL EARNEST MONEY DEPOSIT

Property: _____

Seller: _____

Buyer: _____

Escrow Agent acknowledges receipt of the Initial Earnest Money Deposit and agrees to hold and disburse the same in accordance with the terms hereof.

Date _____

Firm: _____ NA _____

By: _____
(Signature)

(Print name)

**A RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY PURSUANT TO
N.C. GEN. STAT. § 160A-269**

WHEREAS, the Town of Cornelius (“Town”) is authorized by N.C. Gen. Stat. §160A-269 to convey real property via negotiated offer, advertisement, and upset bid; and

WHEREAS, the Town has received an offer for the purchase of the property described below (the “Property”) of \$620,000 (the “Offer”), which, if accepted, will be subject to terms set out in a sale contract approved by the Town Manager or designee; and

WHEREAS, the Property constitutes surplus property; and

WHEREAS, the Town will publish notice in accordance with N.C. Gen. Stat. §160A-269, and in the event that the initial upset bid period expires and no further upset bids are received, the Town desires to accept the Offer without further action; and

WHEREAS, in the event that any upset bids are received in accordance with law, the Town will meet to further consider any such new offers.

PROPERTY DESCRIPTION:

Mecklenburg County Tax Parcel ID# 00533114, consisting of approximately 1.29 acres located at 18520 Starcreek Drive, Cornelius, NC, 28031, and commonly known as the Cornelius Public Works Building.

NOW, THEREFORE, BE IT RESOLVED:

1. If no further upset bids are received, then the Town Manager or designee is authorized to contract for and consummate the sale the Property to the current bidder for \$620,000, which represents the fair market value for the Property, subject to terms to be set out in a contract approved by the Town Manager or designee.
2. If any upset bids are received in accordance with law, then any such offers shall be considered by the Town at a subsequent meeting.

Adopted this 20th day of July 2020.

Woody Washam Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk


Action Requested:

Review the minutes from June 15th - Regular Meeting.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 06-15-20_Regular_Meeting_draft.pdf	Regular Minutes	Backup Material



BOARD OF COMMISSIONERS

June 15, 2020
MINUTES

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:01PM.

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

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Washam expressed his thoughts regarding the growing numbers of the Coronavirus and the local protests that have occurred in the area.

Commissioner Sisson led the pledge after a moment of silence was observed.

5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Duke reported on the following:

- Good to be back in the meeting chambers after two months. He appreciates the citizens and police department on how they have conducted themselves during the recent protests.
- PARC summer camps began this morning. Thank you to the PARC Department for making it happen.

Commissioner Ross reported on the following:

- VLN updates – the Loch Norman Highland Games, Asian Festival and Dragon Boat Race, Carolina Renaissance Festival and Christmas in Davidson were recently selected in the Southeast Tourism Society's Top 20; a Partner Marketing portal was recently launched for local restaurants to make real-time updates to their websites (i.e., hours of operation, amenity offerings, specials, etc.).
- Attended the Black Lives Matter protest and commended Chief Black and the Cornelius Police Department on the GREAT job they did during the protest.

Commissioner Bilodeau reported on the following:

- Thanked Chief Barbee, Chief Black, Major Baucom and all frontline workers for their outstanding jobs throughout the pandemic.
- The Arts and Science Council are struggling with their revenue cuts. Announcements will be made the first week of July about their cuts in services and expenses.

- Participated on June 10th in a virtual community engagement session with artist Maja Godlewska who was chosen to create the mural for the North Meck Regional Recreation Center. She anticipates having the mural design completed by September 2020 and painted on the wall by May 2021.

Commissioner Miltich reported on the following:

- Participated in a virtual Beyond I-77 Policies meeting held on June 2nd. The survey produced a tremendous amount of response.
- Participated in a virtual Transportation Advisory Board meeting on June 2nd where the NCDOT shortfall report was given; changes to the I-77 Toll contract were discussed; Mr. Tucker gave an overview on the Bailey Road walking audit he participated in to identify issues for students/pedestrians; and bylaw changes were made.
- Attended the CRTPO leaders meeting on June 3rd to discuss the creation of a new Transit Task Force to look at how transit funds are dispersed to the transit agencies
- Attended the TCC meeting on June 4th to discuss discretionary funding coming out of CRTPO.
- Participated in the Lake Norman Marine Commission virtual meeting on June 8th. They have released 700 more sterile carp to help mitigate the hydrilla, as well as released bass with sonic monitoring devices to study the natural life cycle of the fish.
- Attended the Union County quarterly CRTPO meeting on June 9th.
- Attended a Leadership Task Force meeting. Deputy Manager Herron has agreed to be the TCC representative on the task force.
- Attended the Black Lives Matter protest that was held in front of the Cornelius Police Department. The Hough High students did a nice job of organizing it and the police were very interactive with the protesters.

Commissioner Sisson reported on the following:

- Echoed the comments of appreciation for the first responders, especially for the Cornelius Police Department's work they are doing and how they are handling the current environment.
- Chamber resources at www.lakenormanchamber.org are available in dealing with the pandemic and getting back to business.
- Chamber events – Give the Gift of Life blood drive will be held on June 18th at the Harris Teeter on Jetton Road. Visit www.OneBlood.org to make an appointment; Change for a Challenged Community panel discussion on diversity, inclusion and community policing will be taped and distributed this week; a virtual Focus Friday on June 19th will feature NCDOT Secretary Eric Boyette; and the 2020 Business Expo to be held on Oct. 13th is now accepting sponsors and booth reservations.

Mayor Washam reported on the following:

- Social media video updates continue with the community (twice a month).
- Attended the ribbon cutting for Serenity Acupuncture and Wellness.

- The July 6th Connecting Cornelius morning event and Town Board meeting will be cancelled.
- The Connecting Cornelius evening event will be held on July 15th via Zoom.
- EDC's virtual Job Fair – 25 businesses participated, 80 jobs were posted and there were 213 job seekers (45% of the job seekers held a BA or higher degree). There are 4 new projects that have been added to the region.
- Since Gov. Cooper's Phase II orders there has been a significant increase in COVID-19 positive cases. He referenced the new mandate for masks in Orange County and Mecklenburg County is reporting that social distancing is not being practiced throughout the County. The hospitals and health director are very concerned with the rise in cases and potential of increased hospitalizations. Mecklenburg County and the local municipalities have the authority to require masks be worn; however, law enforcement agencies do not have the resources to enforce. Mayor Washam asked the Board for feedback regarding the requirement of masks. The consensus of the Board is to continue to "highly encourage/recommend" that masks be worn when proper social distancing cannot be obtained.

Manager Grant reported on the following:

- COVID-19 update and reminders – there are 6,810 confirmed cases and 126 related deaths in Mecklenburg County as of June 14th; the outbreak at Autumn Care is officially closed; Town facilities are re-opening following the State's best practices with staff phasing back in this week and visitors allowed for specific meetings/activities.
- FY21 budget update – a special meeting will be held on June 18th at 7PM using the same meeting guidelines as tonight; public comments will be received via TownofCornelius@cornelius.org until close of business on June 17th.
- Public Works update – Charlotte Water work to replace Smithville water lines will begin on June 19th at the corner of Catawba Ave./N. Ferry, sidewalk from Burton Lane to N. Ferry, and the sidewalk from Smithville Park to Saeed's Bar and Grill; Waste Pro details will soon be released to HOAs, media and other Town channels to inform the residents of the transition. The existing routes, schedules and carts will remain the same.
- PARC update – there is available space in the summer camp program, to register visit the PARC's website; a virtual Patriotic Celebration with Rockie Lynne performing will be held on June 26th at 6PM and live streaming on the PARC's Face Book page, as well as the Town's You Tube.
- Census 2020 deadline has been extended to Oct. 31st – as of June 4th the response rate is 60.3% for Mecklenburg County and 68.4% for Cornelius; visit www.meckcounts2020.com for more information.
- Congratulations to Monterai Adams for completing the Certified Zoning Official training with the School of Government.

Commissioner Duke asked if Charlotte Water is doing anything to address the wastewater issue in Smithville. Manager Grant explained that Charlotte Water has done everything that they can do on their side of the public infrastructure to address the odor issues that

mostly impact the church. Staff has had conversations with the church to determine whether or not the church is properly ventilated to address the odors.

6. CITIZEN CONCERNS/COMMENTS

Mayor Washam read the guidelines for public comments and then invited those wishing to speak the opportunity to do so. The following comment was made:

Dave Gilroy – 22836 Torrence Chapel, expressed his concerns with the Town’s spending growing twice as fast as the growth in population/real estate and displayed 3 charts (*Attachment 1*) to support his statement. He stated that every 3-5 years there will be tax increases that are “baked into the cake”, so it’s time to be honest with the citizens that this is the case. Secondly, he commended the Cornelius Police Department on the outstanding job they are doing.

7. PRESENTATIONS

A. Law Enforcement in Cornelius – Policies and Procedures of the Cornelius Police Department

Manager Grant read a letter (*Attachment 2*) to the community regarding the distressing state throughout the nation due to the death of George Floyd and others. He believes that those who have chosen to be public servants do so to make their communities a better place to work and live, especially Chief Black, Major Baucom, command staff and police officers. In working for the Town of Cornelius for the past 17 years, he has witnessed the Cornelius Police Department upholding high standards. Although no agency is perfect, as the Town Manager and along with Chief Black, the department’s policies and procedures are reviewed regularly and employed consistently.

Chief Black gave a presentation on Law Enforcement in Cornelius (*Attachment 3*) and stated that the Cornelius Police Department is a community policing organization that strives to uphold the high standards of the community. They keep their ears open, listen and interact with the community on a daily basis. The department as a whole is staffed with professional men and women who are working hard to ensure that those standards are met and often exceeded. He presented the mechanisms the department has in place for the agency to be held accountable in meeting the standards that are in place. The accountability overview included: the CALEA Accreditation Program that is an international accreditation earned by law enforcement agencies that comply with 460 law enforcement standards in both policies and procedures. The Cornelius Police Department received its initial accreditation in 2004; the hiring process and procedures ensure that excellent individuals are hired to uphold moral and ethical values for the agency; policies and procedures govern how citizen complaints are received, how they are processed and investigated; the Internal Affairs policy governs how internal affairs investigations are conducted; the Use of Force policy delineates how force is used, how it escalates and any items, tools, weapons that are available to protect the community and staff; the Profiling policy requires observing an individual’s conduct and/or characteristics along with circumstances at hand not to use an individual’s race, ethnicity, gender, age, citizenship or sexual orientation, as this is inappropriate and unlawful; the Critical Incident Management policy addresses civil disturbances and through proper

command addresses crowd management; and the Training policy ensures that staff is up to date on all standards and procedure changes.

Commissioner Bilodeau thanked Chief Black and Manager Grant for the presentation. He stated that what he just heard is very different than what is heard through the media and on the news. The constant training that occurs is very comforting to hear rather than the assumption that training is only done before an officer receives their badge and gun, nothing afterwards. The feedback received from the community on how the department conducts itself speaks to what has just been outlined. He commended Chief Black, Major Baucom, Chief Barbee and Manager Grant for their leadership in keeping the community safe.

Commissioner Ross asked if Chief Black had any idea how many law enforcement agencies belong to CALEA. Chief Black stated that there are over 800 agencies around the world that are CALEA accredited. Most agencies within Mecklenburg County are and Cornelius was one of the first to be accredited in Mecklenburg.

Mayor Washam stated that the report was great and long overdue. He has great confidence in the Town's leadership and encouraged Chief Black to continue to look at better ways of doing things as times are rapidly changing and to continue communicating with the citizens of Cornelius.

Manager Grant thanked Chief Black for the presentation. He stated that he, along with Chief Black and the department are committed to continuing to keep up with the times. All comments from citizens, businesses, advocacy groups are always welcomed.

8. OLD BUSINESS

A. Manager's Recommended FY2021 Budget

Manager Grant presented highlights of the Manager's Recommended FY21 budget (approx. \$24.3M) with a tax rate of 22.2 cents per \$100 of assessed value and fund balance contribution of \$299,459. The highlights in personnel, operating and capital expenditures are as follows:

The personnel expenditures include:

- Reduced personnel expenditures to offset COVID-19 revenue loss (\$88K);
- No increase for health insurance (18 months);
- 3% merit pool average (\$213K);
- Full-time firefighters ½ year – 2 positions, 6 FTEs (\$187K);
- PARC PMT ½ year (~net zero cost);
- Part-time Animal Control Officer (\$17K);
- Delaying implementation of some personnel items until revenues are evaluated (\$303K)

The operating expenditures include:

- Reduced operating expenditures to offset COVID-19 revenue loss (\$301K);
- No increase for garbage services;

- No increase for Property & Liability insurance and Workers Comp. insurance;
- CLFR overtime and staffing gaps (\$33,600);
- North Corridor TOD match (\$6K one-time); and
- Delaying implementation and purchase of some operational expenditures until revenues are evaluated (\$80K)

The capital (fund balance funded) in FY21 include:

- Reduced capital expenditures to offset COVID-19 revenue loss (\$797K);
- Fire boat repair (\$95K carry forward for FY20);
- Old Canal Street (\$800K of Powell Bill funds);
- Legion Park design for drainage project (\$50K);
- Transportation Capital Reserve Fund (\$1.1M); and
- Delaying implementation and purchase of some operational expenditures until revenues are evaluated (\$50K)

The Capital (debt funded) includes:

- Fire engine (\$750K);
- Bailey Road Park ballfield lighting (\$720K); and
- Delaying implementation of these items until revenues can be evaluated (\$145K)

Debt overview:

- Town has sold \$16.4M of \$20.4M 2013 Transportation/Parks/Town Center Redevelopment Bonds (approximately \$1.4M annual bonded debt service);
- In FY 22, Town plans to sell \$10.6M of \$24M 2018 Transportation Bonds (approximate annual bonded debt service roughly \$1M);
- In FY 22, Town plans to sell \$4M Town Center Redevelopment Bonds (approximate annual bonded debt service of \$333K);
- NCDOT Road project delays and additional funding achieved by Town staff have improved our short-term financial condition;
- Oncoming debt still is the dominant factor of Town's finances; and
- Additional Revenue will be needed before FY24 to maintain AAA-rating and before FY29 to prevent a violation of our Fund Balance Policy.

Budget reductions of \$1.2M to help offset COVID revenue impacts include but are not limited to:

- Merit (reduced from 4 to 3%);
- DDI Landscaping;
- Town-maintained roads resurfacing;
- Will reassess some reductions if revenues are better than anticipated.

Items budgeted, but delayed (\$595K) include but are not limited to:

- BRP Lighting System (December 1)
- 6 Firefighters (February 1)
- Fire Engine (February 1)

Manager Grant stated that he believes the FY21 recommended budget is planned appropriately with conservative revenue projections (\$1.78M), budget reductions (\$1.2M), and delayed expenditures (\$595K). The budget reductions will have a minor impact to services in the short term but will be more costly in the future if not put back into the budget. Significant impacts to services will occur if the delayed expenditures are not implemented.

Manager Grant gave an overview of the Electric Fund as follows:

- 2019 System Study identified major capital and maintenance needs to provide reliable service to current and future customers.
- 2020 Cost of Service Study recommended appropriate rate and charges structure
 - Beginning in FY22 (July 1, 2021), phase in approx. 4.4% rate increase each year for 5 years.
- Cornelius electric customers will not have a rate increase in FY21

Cornelius Electric Fund will receive an ElectriCites statewide system working capital refund of \$1,107,000 to increase the Electric General Fund to \$3.8M.

Manager Grant reminded the Board and the public that the FY21 Budget document is available online at the Town's website and by hard copy at Town Hall. A special meeting has been scheduled for June 18th to adopt the FY21 operating budget and set the tax rate.

9. PUBLIC HEARING

A. FY2021 Operating Budget and Tax Rate

Commissioner Miltich made a motion to reconvene the public hearing from June 1st. Commissioner Ross seconded the motion and it passed unanimously, 5-0. The public notice is attached hereto.

Mayor Washam invited the public to comment. Deputy Manager Herron reported that there were no in-person or emails received for public comment.

Commissioner Sisson asked Manager Grant to share some of the feedback he has received since the June 1st public hearing. Manager Grant stated that the comments received were mostly related to the Art Center project and park maintenance items but also received comments of support for the 3% merit increase and appreciation of the proposed budget document.

Commissioner Duke stated that in former Commissioner Gilroy's statement regarding how the Town is spending way over its growth, he fails to show the long list of things that the Town has committed to paying for, such as road projects. He urged citizens not to lose sight of that fact. Yes, we are growing and yes, we are spending but we are not spending for a lot of things.

Mayor Washam agreed with Commissioner Duke and stated that many of the items that are being addressed are due to the fact that they were not properly addressed years ago.

Commissioner Bilodeau congratulated Manager Grant and Finance Director Julie Niswonger on their hard work. He stated that the Commissioners do receive feedback from community members when prioritizing the needs of the town. Cornelius has had the lowest tax rate for a long time, but very important things are being addressed such as staffing of the fire department and workforce housing. He believes Cornelius is strong and will bounce back from the pandemic.

Deputy Manager Herron reported that no in-person comments or emails have been received. Manager Grant reminded the Board and public that public comments will be received until 5PM on June 17th at TownofCornelius@cornelius.org.

Commissioner Miltich made a motion to close the public hearing. Commissioner Duke seconded the motion and it passed unanimously, 5-0.

10. CONSIDERATION OF APPROVAL

A. Cornelius-Lemley Fire Rescue (CLFR) Agreements

Manager Grant gave an overview of the terms and conditions of the proposed CLFR contract and lease agreement.

Commissioner Sisson made a motion to approve the CLFR contract and lease agreement and authorize the Town Manager and Town Attorney to finalized and execute the documents. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.

B. Code of Ordinances, Title III, Chapter 35 Town Business Facilities and Vacant Land

Manager Grant gave an overview of a new Chapter 35 in the Code of Ordinances that addresses gaps in how the Town maintains town owned facilities and vacant land. The proposed Ordinance establishes rules and regulations that includes authorizing facility rentals, prohibiting firearms on the premises, restricting loitering and compliance with posted signage.

Commissioner Sisson questioned, for valid conceal carry holders who feel the need to carry, is it appropriate to prohibit firearms? Town Attorney Karen Wolter stated that it is legal for the Town to prohibit conceal carry on town premises; however, there are special rules on parks that are mandated by the State. It's a policy decision left up to the Board. Commissioner Sisson questioned what the thought process was behind this portion of the Ordinance. Manager Grant stated that although it has never been a policy it has been a standard operating procedure that firearms are not allowed in the buildings or on the premises. Commissioner Sisson stated that she feels that this will not allow people to properly protect themselves in certain situations and could potentially put people at undo risk.

Commissioner Miltich agreed with Commissioner Sisson's comments and concerns. People that have gone through the process to obtain their conceal carry permits are usually well informed on the do's and don'ts of carrying. He is not opposed to allowing conceal carry holders to carry on premise.

Commissioner Bilodeau suggested removing the firearms portion and continuing with the rest of the Ordinance as proposed. Commissioners Sisson and Miltich agreed with his suggestion; however, Commissioner Miltich stated that if you just remove firearms from the proposed Ordinance it would then allow for open carry. Commissioner Bilodeau stated that the language needs to reflect that open carry is prohibited but valid conceal carry is permitted.

Commissioner Miltich proposed an amendment to the proposed Ordinance to allow conceal carry holders to carry on premise. Commissioner Sisson seconded the proposed change. Attorney Wolter stated that the Ordinance language doesn't necessarily need to change because the posted signage of what is prohibited on premise should be enough. She recommended that the Board table the discussion until she can confirm the language within the state statutes covering "open carry" vs. "conceal carry".

Commissioner Miltich made a motion to table the discussion as recommended by Attorney Wolter. Commissioner Sisson seconded the motion and it passed unanimously, 5-0.

C. Planning Board Appointments

Planning Director Aaron Tucker stated that the Planning Board terms for Joe Dean, Susan Johnson, Cameron Bearder and Phil Bechtold are set to expire and all have expressed an interest in being reappointed for another term.

Commissioner Bilodeau made a motion to reappoint Joe Dean, Susan Johnson, Cameron Bearder and Phil Bechtold to the Planning Board for another term. Commissioner Sisson seconded the motion and it passed unanimously, 5-0.

D. Cancel and Amend Regular Meetings Calendar

Manager Grant gave an overview on amending the 2020 Regular Meetings calendar to cancel the July 6th Board meeting to observe the July 4th holiday week.

Commissioner Ross made a motion to approve Resolution #2020-00962 amending the 2020 Regular Meetings calendar that cancels the July 6th Board meeting. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.

Resolution #2020-00962 is hereby made part of the minutes by reference.

E. FY20 Operating Budget Amendment

Finance Director Julie Niswonger gave an overview of the FY20 budget amendment recognizing \$13,532 grant funds from the State of North Carolina Department of Public Safety for handheld thermal optic trackers.

Commissioner Sisson made a motion to approve Ordinance #2020-00736 amending the FY20 operating budget recognizing grant funds received from the NC Department of Public Safety. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

Ordinance #2020-00736 is hereby made part of the minutes by reference.

11. CONSENT AGENDA

- A. Approve Minutes – Regular Meeting June 1st (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.*

12. COMMISSIONER CONCERNS

No concerns were expressed.

13. CLOSED SESSION

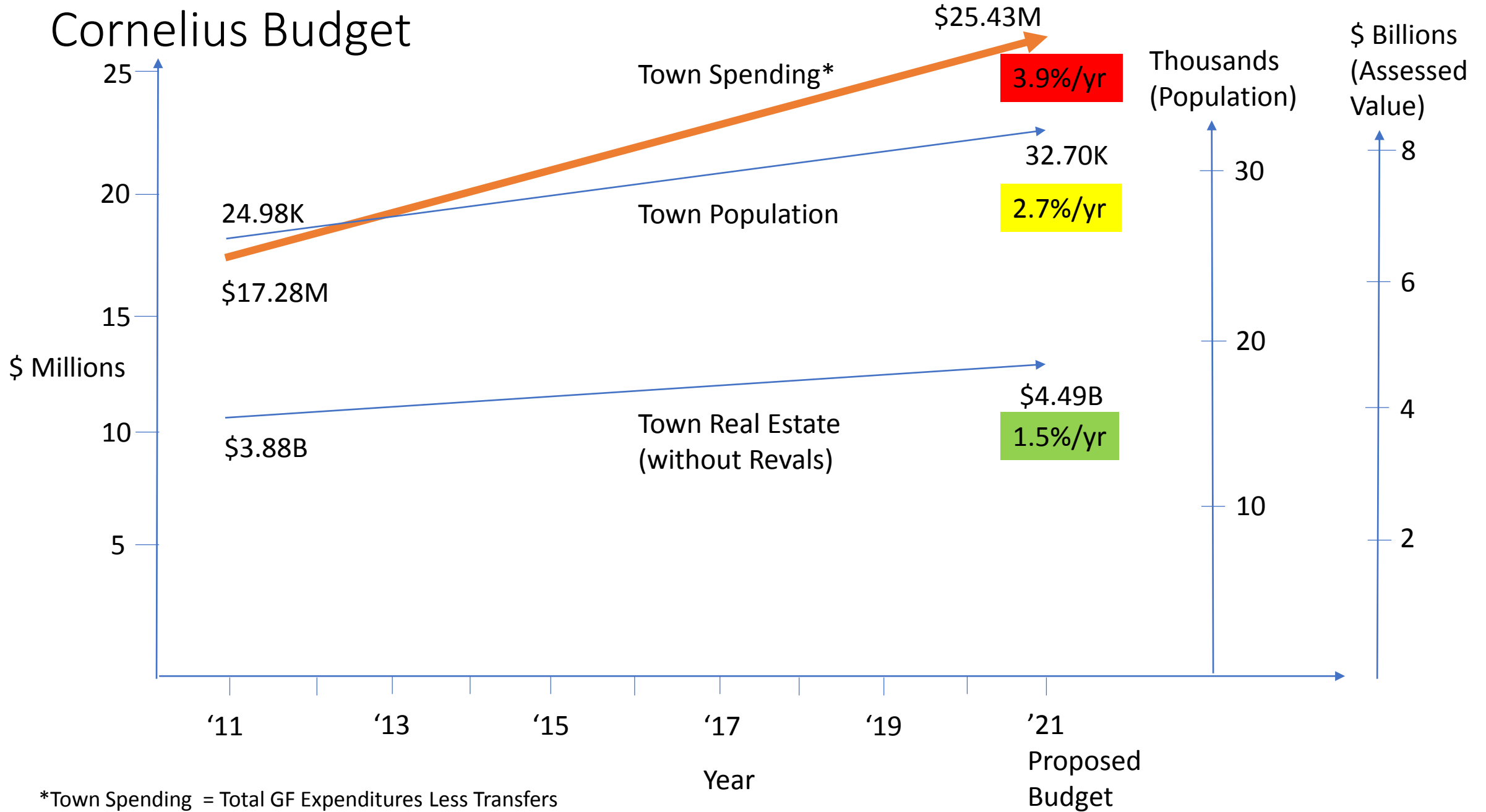
- A. Discuss a Litigation Matter Under Attorney-Client Privilege

A closed session was not needed.

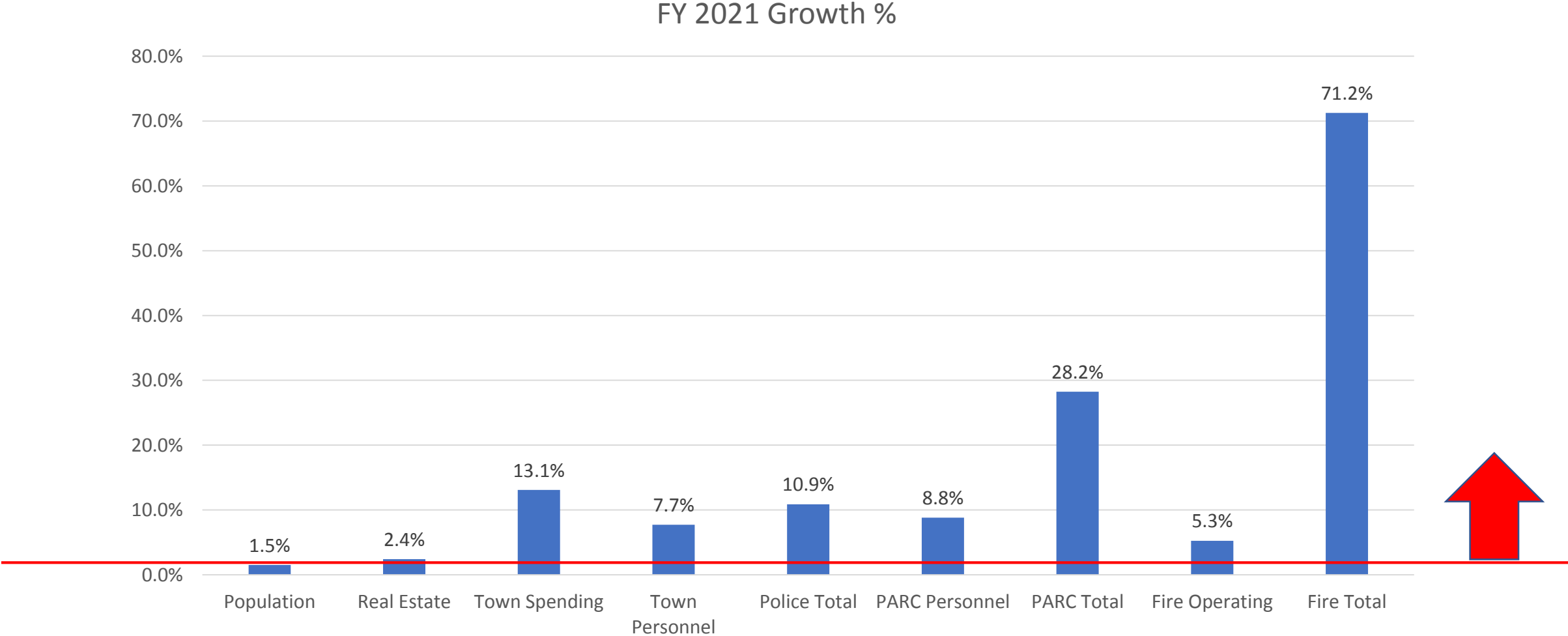
14. ADJOURNMENT

There being no further business to discuss, Commissioner Sisson made a motion to adjourn at 9:02PM. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

Cornelius Budget



Cornelius Budget FY 2021



Town Spending = Total GF Expenditures Less Transfers

Cornelius Tax Increases Since 2005

- 17% in FY 2007
- 12% in FY 2012 (Embedded in Reval)
- 11% in FY 2017
- 13% in FY 2020 (Embedded in Reval)

Based on approved tax rate versus revenue neutral rate and annual, random sample of 100 Cornelius tax-payers



Attachment 2

MAYOR

WOODY WASHAM, JR.

COMMISSIONERS

DENIS BILODEAU
JIM DUKE
MICHAEL F. MILTICH
THURMAN ROSS, JR.
TRICIA SISSON

TOWN MANAGER

ANDREW GRANT

To all citizens:

As Town Manager for Cornelius, all departments within the Town, including the Police Department (PD), fall under my oversight. I'm writing to you today to address the distressing state of our nation once again.

The disturbing death of George Floyd in Minneapolis on May 25 – fueled by many similar incidents before and after – has propelled a movement across America. As a result, we have witnessed both legitimate expressions of protest and unlawful acts of destruction.

While it may appear to many that a singular event was the spark, the embers have been smoldering for generations. Cowardice and unjust actions over decades against men, women, and children have played a significant part in our nation's current unrest. I hope that every American takes time to reflect on race and equity and the importance of showing genuine respect for each other.

As a career public servant, it is disheartening to observe other public servants commit such unjustified acts against the citizens they vow to serve and protect.

I chose to work for local government because I want to improve my community and the citizens that live in it. And I know that many of my colleagues feel the same. I especially know this is true for Chief Black, Major Baucom, his command staff, and the entire team of sworn officers.

I have worked for the Town of Cornelius for 17 years, and I know our Police Department to be one of the best in the state, if not the nation. While no agency is perfect, the Cornelius PD is known for being professional, respectful, and driven by the tenets of community policing – which can be defined as: for, with, and by the community.

As citizens, we have been spoiled by this community policing, and we may take it for granted, but I can assure you that it does not occur in every community.

Subsequent to the Minneapolis incident, I began having discussions with Chief Black and Major Baucom to remind myself of our Police policies and procedures, especially those that relate to the use of force and racial equity.

To be clear, the Cornelius PD has long-established policies and procedures to protect our officers and citizens. These include:

- Psychological assessments to screen out applicants prone to violence;
- Regular and repeated training to help officers understand and avoid implicit bias and racial profiling;
- Ongoing training on the appropriate use of force; and
- Processes to appropriately and judiciously remove officers that have exhibited questionable behavior.



We believe that these standards and practices will help our officers avoid unlawful situations that have become common across the country.

I humbly say that no agency is perfect. And it is this humility that will fuel the drive to continue improving the Cornelius PD.

As Town Manager, it is my duty to partner with Chief Black and ensure these policies and practices remain in place and are reviewed regularly and employed consistently.

To that end, Chief Black developed a presentation to present before the Cornelius Board of Commissioners on Monday, June 15, 2020. The presentation outlines:

1. Our existing policies and practices;
2. The PD's commitment to uphold the high standards of the CALEA (Commission on Accreditation of Law Enforcement Agencies);
3. The standard review of existing policies; and
4. The current review process of existing policies.

As members of our close-knit community, we invite you to review the [attached presentation](#) as well. You may also [view the discussion](#) held at the June 15, 2020, Board of Commissioners (*beginning at the 22:00 mark*).

This discussion will continue in the months ahead, and we will keep you engaged and informed along the way.


Sincerely,

Andrew Grant
Town Manager

LAW ENFORCEMENT IN CORNELIUS

Policies and Procedures of the Cornelius Police
Department

ACCOUNTABILITY OVERVIEW

- ▶ CALEA Accreditation
 - ▶ Hiring Processes and Procedures
 - ▶ Policies and Procedures
 - ▶ General Orders
 - ▶ Citizen Complaints
 - ▶ Internal Affairs Investigations
 - ▶ Use of Force
 - ▶ Profiling
 - ▶ Critical Incident Management
 - ▶ Training
- 

CALEA ACCREDITATION PROGRAM

- ▶ CALEA Accreditation is an *international* award earned by law enforcement agencies complying with 460 law enforcement standards in both policy and procedure.
- ▶ Gives agencies the ability to analyze its delivery of services, measure its capability, administer consistent discipline, and policies that uphold quality and fairness standards.
- ▶ Provides assurance that the organization is trained and functioning in line with policies and procedures.
- ▶ Provides international recognition and a venue for employee pride and morale
- ▶ Ensures that policies and procedures are solidly documented in writing.
- ▶ Provides accountability within the agency.
- ▶ Reinforces confidence that the agency is operating at an acceptable level of standards for the profession
- ▶ Facilitates a solid review of the agency's status and operational readiness.
- ▶ Assures government leaders of law enforcement quality.
- ▶ Cornelius Police Department received initial accreditation in 2004.

HIRING PROCESS

- ▶ Interviews
 - ▶ Recruiter
 - ▶ Captains
 - ▶ Chief and Major
- ▶ Thorough Background Investigation
 - ▶ Criminal and Driving Records Check
 - ▶ Reference Checks
 - ▶ Former Employer Interviews
 - ▶ Personnel File Review (If available)
- ▶ Psychological Examination (The FMRT Group)
 - ▶ The FMRT BRAINS (Biological Risk and Inconsistencies) Assessment
 - ▶ In person interview with a psychologist
 - ▶ Overall report is completed and returned to the agency

POLICIES AND PROCEDURES

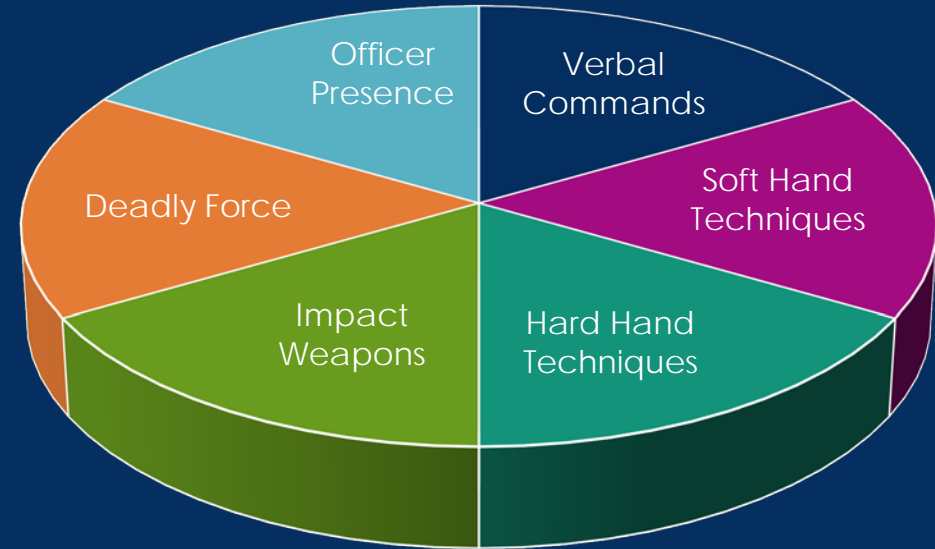
- ▶ General Orders
 - ▶ The Department's General Orders (Policies and Procedures) is a living document.
 - ▶ Policies are updated throughout the year to reflect best practices, change in law, etc.
 - ▶ Reviewed annually in-house
 - ▶ Report completed for CALEA documenting the review and listing any policy (General Orders) changes
 - ▶ Annual Standards review by CALEA
 - ▶ Review policy
 - ▶ Analysis of documentation collected by the CPD to ensure proper CALEA standards and protocols are in place

POLICIES AND PROCEDURES

- ▶ Citizen Complaints
 - ▶ Documented on an EMA-1 (Employee Misconduct Action) form
 - ▶ Form completed by a supervisor (Immediate supervisor in most cases)
 - ▶ Circulated up the chain of command
 - ▶ Starts clock for a timely investigation
 - ▶ Requires periodic notification to the complainant of the status of the complaint investigation
- ▶ Internal Affairs Investigations
 - ▶ Any Class A or B violation of the department's General Orders which may result in suspensions, without pay, from one to five days or termination.
 - ▶ Authorizes immediate supervisors the ability to immediately place an employee on administrative leave
 - ▶ Require the investigation to be complete within 30 Days

POLICIES AND PROCEDURES

- ▶ Use of Force
 - ▶ Use of Force Continuum
 - ▶ Officer Presence
 - ▶ Verbal Commands
 - ▶ Soft Hand Techniques
 - ▶ Hard Hand Techniques/Less Lethal Weapons
 - ▶ Impact Weapons
 - ▶ Deadly Force (Last Resort)



POLICIES AND PROCEDURES

- ▶ Requires immediate notification by the employee to the on-duty supervisor.
- ▶ Requires a written "Use of Force" report to be completed prior to the officer's end of tour of duty.
- ▶ Requires officers to intervene to stop wrongdoing and prevent excessive use of force by another officer.
- ▶ Requires witnessing officers to report excessive use of force incidents immediately to the on-duty supervisor.
- ▶ "Use of Force" report circulates up the chain of command.
 - ▶ Immediate documentation of the incident
 - ▶ Tool for determining additional training needs, equipment upgrades and/or policy modification
- ▶ Investigation
 - ▶ All use of force incidents are investigated administratively
 - ▶ If it is determined a criminal violation occurred the criminal investigation will be turned over to the SBI
 - ▶ The Administrative Investigation will be conducted separately and after the SBI's criminal investigation
- ▶ Quarterly and Annual analysis of Early Warning System to include Use of Force incidents

POLICIES AND PROCEDURES

► Profiling

- "Profiling" is the observation and use by an officer of an individual's conduct and/or characteristics, along with underlying circumstances, to assess that individual and to determine whether further attention or law enforcement action is appropriate.
- The use of an individual's race, ethnicity, gender, age, citizenship, and/or sexual orientation as the determinant of whether to take law enforcement action is inappropriate and unlawful.
- In particular, the use of one of these factors as the basis or primary basis for stopping a motor vehicle or pedestrian or for enforcing any law (traffic or other) or for seeking consent for a search is prohibited.
 - Complete a Vehicle Stop Report on all vehicle stops
 - Collect data about the stop including race
 - Maintain and access data collection through the state repository
 - Utilize comparative analysis of the race and gender of drivers as compared to the community demographics


POLICIES AND PROCEDURES

- ▶ Civil Disturbances
 - ▶ On-duty supervisor establishes command
 - ▶ Assesses the crowd size and mode
 - ▶ Evaluates area and determines if property has been damaged or destroyed
 - ▶ Notifies Command Staff through the chain of command
 - ▶ Requests outside resources (if needed)
 - ▶ Once adequate personnel are in place the Incident Commander will:
 - ▶ Inform the crowd the assembly is unlawful, and they have to disperse
 - ▶ Establish a time limit for dispersal with no extensions allowed
 - ▶ Take additional steps, as necessary, after consultation with the Chief of Police

TRAINING

- ▶ Annual Firearms Qualification and Training – Requires review of the Use of Force policy.
- ▶ Sensitivity Training
 - ▶ Racial Profiling (Annual – CALEA)
 - ▶ Juvenile Minority Sensitivity
 - ▶ Long Term Effects of Childhood Adversity – 2020
 - ▶ Best Practices for Officers During Community Dissent - 2019
 - ▶ Strategies to Improve Law Enforcement Interactions and Relationships with Minority Youth - 2018
 - ▶ Equality in Policing – 2018
 - ▶ Positively Impacting Today's Youth – 2017
 - ▶ The Color of Justice – 2016
 - ▶ What Does It Have To Do With Me? – 2015

TRAINING

- ▶ De-escalation/Critical Incident
 - ▶ CIT
 - ▶ De-escalation Training Scenario's – Annually
 - ▶ Situational Awareness/Subject Control – 2020
 - ▶ Career Survival – Training and Standards Issues – 2020
 - ▶ Domestic Violence: Law and Procedure Update – 2019
 - ▶ Communication Skills With Persons in Crisis – De-escalation Techniques – 2018
 - ▶ Improving Decision-Making Skills – 2017
 - ▶ Leadership – Modeling Appropriate Behavior – 2016
 - ▶ Officer Safety: Use of Force Overview – 2015
- 

QUESTIONS?



REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk

Action Requested:

Review the minutes from June 18th - Special Meeting.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 06-18-20_Special_Meeting_draft.docx	Special Meeting Minutes	Backup Material



BOARD OF COMMISSIONERS

June 18, 2020
MINUTES

SPECIAL MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the remote special meeting to order at 7:02PM.

2. DETERMINATION OF QUORUM

All commissioners verbally acknowledged their presence via roll call and participated electronically using Zoom (simultaneous communication).

3. APPROVAL OF AGENDA

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

4. CITIZEN CONCERNS/COMMENTS

Mayor Washam stated that the Board would hear public comment by email to TownofCornelius@cornelius.org. Please include your name and address and your comment will be read into the record upon receipt.

Communications Manager Dani Flynn stated that there were no public comments at the moment.

5. MAYORAL PROCLAMATION

A. Proclamation for Georgia Krueger for Retirement from Ada Jenkins Center

Mayor Washam read a Proclamation recognizing Georgia Krueger's years of dedication and service to the Ada Jenkins Center on behalf of the Town of Cornelius. The Board of Commissioners and Town Manager each expressed their best wishes to Georgia for a happy retirement.

Mrs. Krueger extended her thanks and gratitude for the many years that Cornelius has supported the Center and the Cornelius residents who have received support from Ada Jenkins.

6. CONSIDERATION OF APPROVAL

A. FY2021 Operating Budget and Tax Rate

Manager Grant gave a quick overview of the FY2021 operating budget and tax rate.

Commissioner Miltich stated that he was very pleased that Manager Grant was able to maintain the contribution to the Transportation Reserve Fund as it will be much needed in years to come.

Commissioner Bilodeau stated that this is a difficult exercise even in a normal year. In the budget process "COVID" is acknowledged and he believes at this moment in

time “social justice” should also be acknowledged. He suggested adding a “Social Justice” tab to the front page of Cornelius.org and populate it with actionable items and events.

Commissioner Sisson thanked Manager Grant, Finance Director Julie Niswonger and staff for all of their hard work in trying to predict what the impact from COVID-19 might have on revenues and develop a budget that does not increase the current tax rate. Staff took her charge very seriously on identifying line items that could be removed and items that could be pushed to 2021 when revenues could be re-evaluated. She expressed her concerns with the coming recession and its impact on revenues. Although she has been opposed to the 3% merit increase, she is in complete agreement that staff and most importantly first responders deserve a pay increase; however, she cautions that approving a \$24M budget could put the Town in the position of pulling back on services or staffing if revenues are much less than projected. Many citizens have expressed their support of the 3% merit increase and she appreciates all of the feedback received regarding the budget. Based on the feedback and level of support given by our first responders during this current environment, she stated that she will be voting in favor of the proposed budget with the 3% merit increase.

Mayor Washam stated that this has been one of the toughest budget processes completed under such unusual circumstances. He thanked staff for their hard work and thanked the Board for supporting the budget as presented.

Commissioner Miltich made a motion to approve Ordinance #2020-00737 establishing the FY2021 operating budget and setting the tax rate at 22.2 cents per \$100 assessed value. Commissioner Duke seconded the motion and it passed unanimously, 5-0 (roll call vote was obtained).

Ordinance #2020-00737 is hereby made part of the minutes by reference.

7. ADJOURNMENT

There being no further business to discuss, Commissioner Sisson made a motion to adjourn the special meeting at 7:46PM. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:



Please find the attached lists of proposed refunds based upon the information received from the County Assessor.

The lists are 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. Those refunds total = \$70.99 (tax) + \$0.00 (interest) = \$70.99. As required by Statute, please approve refunds. There are no Board member refunds in this group.

Manager's Recommendation:

Approve tax refunds.

ATTACHMENTS:

Name:	Description:	Type:
 72120T1_Cornelius_no_interest_refunds_2020_05_13.pdf	County List #1	Cover Memo
 72120T2_Cornelius_refunds_no_interest_2020_05_26.pdf	County List #2	Cover Memo

Tax Year	Bill Number	Source Type	Adj #	Adj Reason	Date of Adj.	Refund Recipient Name	Refund Amount (\$)
2019	0008147832-2019-2019-0000-00	IND	586148	Sold/Traded	5/13/2020	MURPHY, JUSTIN BENJAMIN	\$ 40.03
							\$ 40.03

Tax Year	Bill Number	Source Type	Adj #	Adj Reason	Date of Adj.	Refund Recipient Name	Refund Amount (\$)
2019	0008170911-2019-2019-0000-00	BUS	586234	Duplication	5/15/2020	TWO BROS BOWS LLC	\$ 30.96
							\$ 30.96

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 20, 2020

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

Action Requested:

Board enters closed session pursuant to NCGS 143-318.11(a)(6).

Manager's Recommendation:

Hold a Closed Session.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
