



**TOWN OF CORNELIUS**  
Cornelius Town Hall - Assembly Room

**BOARD OF  
COMMISSIONERS**

July 18, 2022

Agenda

**PRE-MEETING - 5:00 PM**

- Closed Session pursuant to NCGS 143-318.11(a)(5) PID#00753114
- Bailey's Glen Condos Agreement for Park Amenities
- Agenda Review

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**TOWN BOARD - 6:00 PM**

1. CALL TO ORDER
2. DETERMINATION OF QUORUM
3. APPROVAL OF AGENDA
4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE
5. RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENTS
  - A. Adopted Rules
6. CITIZEN CONCERNS/COMMENTS
7. PRESENTATIONS
  - A. Employee Recognition
  - B. CMS Update
8. PRESENTATIONS AND PUBLIC COMMENT
  - A. REZ 02-22 Hyundai of LKN
  - B. REZ 10-21 Atrium Hospital
9. CONSIDERATION OF APPROVAL
  - A. Planning Board Appointments
  - B. FY2023 Budget Amendment
10. CONSENT AGENDA
  - A. Approve Minutes - Regular Meeting
11. MAYOR/COMMISSIONERS/MANAGER REPORTS
12. COMMISSIONER CONCERNS
13. ADJOURNMENT

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

**To:** Mayor and Board of Commissioners

**From:** Andrew Grant, Town Manager

**Action Requested:**

Closed Session pursuant to NCGS 143-318.11(a)(5) PID#00753114

**Manager's Recommendation:**

Hold a Closed Session.

**ATTACHMENTS:**

| Name:                    | Description: | Type: |
|--------------------------|--------------|-------|
| No Attachments Available |              |       |

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## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

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

**Action Requested:**


In 2014, the Town approved REZ 06-14 for the Bailey's Glen Condos. The rezoning included conditions that required the developer to enter into agreements with the Town for the provision of park amenities at Bailey Road Park and/or provide the Town a payment in lieu. These agreements were required to be finalized prior to the issuance of any construction permits for the condos. The applicant has recently applied to Mecklenburg County for construction permits for the condos. Staff has informed the developer that the park amenity agreements need to be finalized.

Staff has additional information that the Board may want to consider as we decide how to move forward.

**Manager's Recommendation:**

Hear presentation regarding additional information and provide feedback and direction.

**ATTACHMENTS:**

| Name:  | Description:         | Type:        |
|--|----------------------|--------------|
|  <a href="#">Bailey's_Glen_Condo_Agreements.pdf</a> | Bailey's Glen Condos | Presentation |

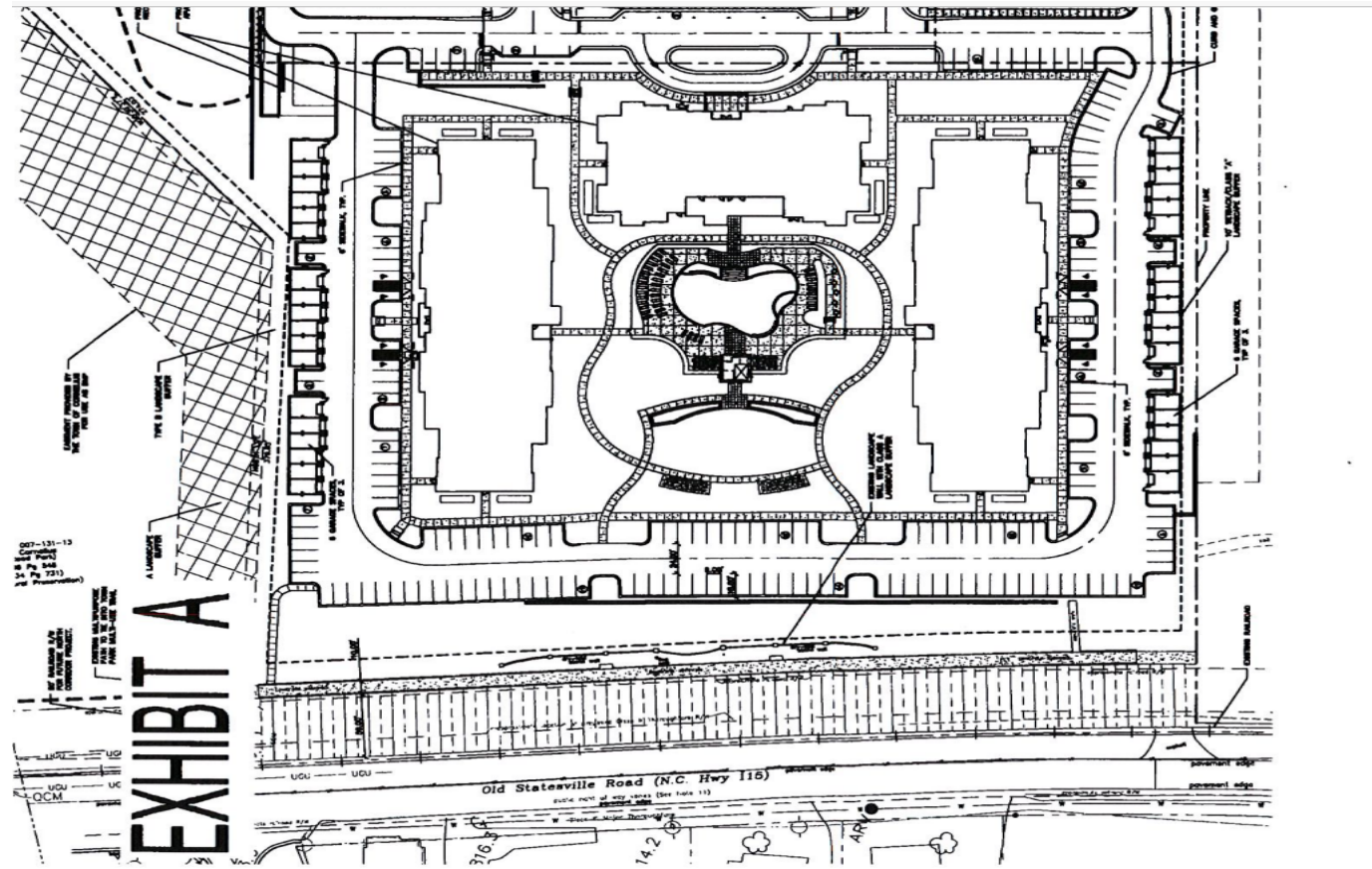
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# Bailey's Glen Condo Agreements

REZ 06-14

# REZ 06-14 (December 15, 2014)

- Town approved rezoning for Bailey's Glen Condos



# REZ 06-14 (December 15, 2014)

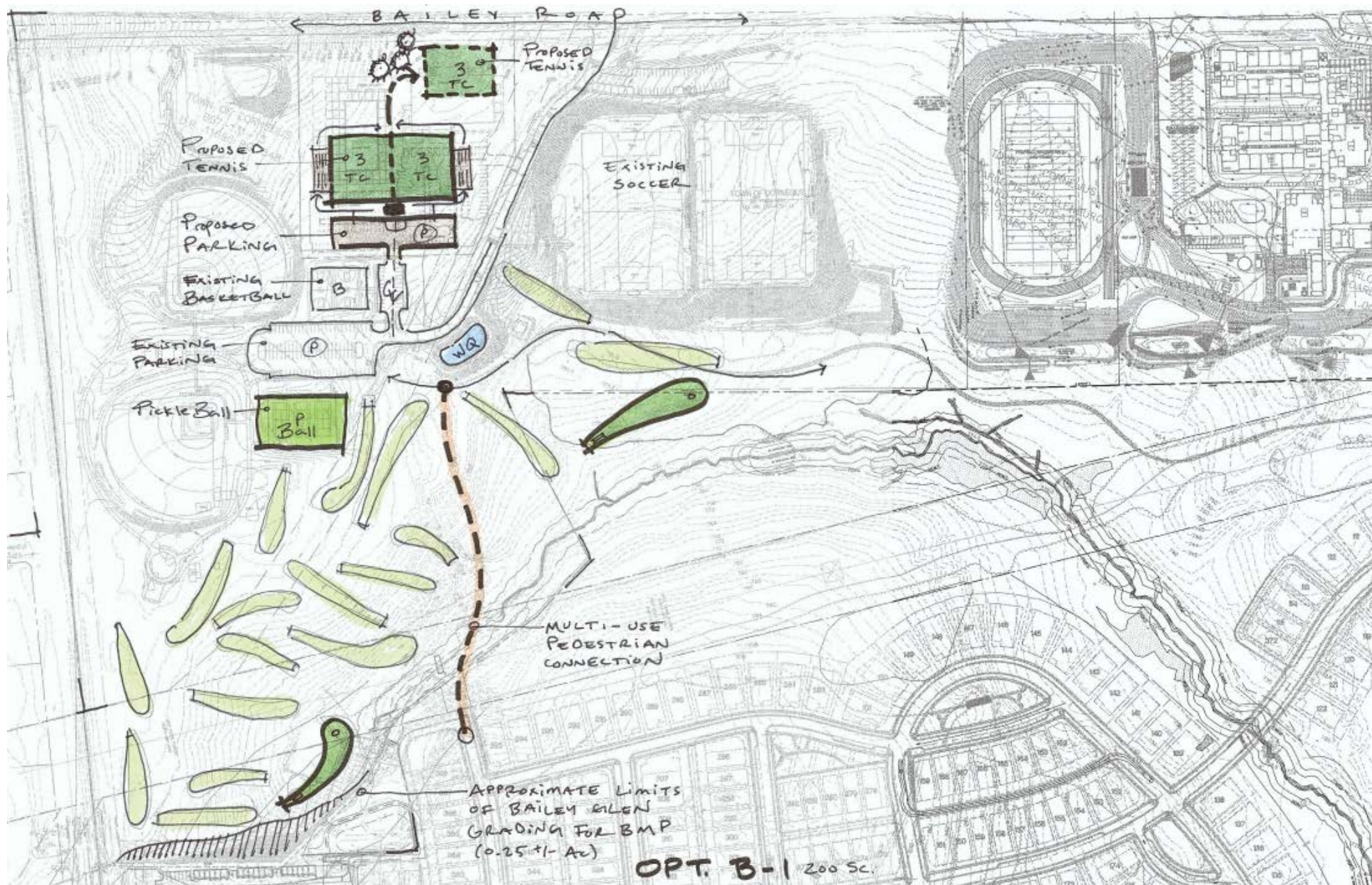
- 132 condominium units
- 42 one bedroom units
- 90 two bedroom units
- 220 parking spaces
- Central pool and other amenities

5. Applicant(s) shall enter into a Memorandum of Agreement with the Town of Cornelius which shall address the following points:

a) Applicant shall work with the PARC Department on the proposed conceptual plan for the future amenities at Bailey Road Park. The plan shall include relocation of some disk golf course holes, additional tennis courts, pickle ball courts, and additional parking in the general locations shown on the plan. Final plan implementation shall be coordinated between the applicant and the Town, shown on the construction documents, and shall be constructed, bonded, or payment in lieu provided prior to issuance of any construction document approval

d) Applicant will remove the public street connection between the development and the park that was part of the previous zoning approval, but shall retain a multi- use pedestrian connection, which shall be 10- 12 feet in width and shall be built to Town and County greenway standards and be able to accommodate emergency vehicles. Final location of the trail shall be coordinated between the applicant and the Town, shown on the construction documents, and constructed, bonded, or payment in lieu provided prior to issuance of any construction document approval. Applicant shall also continue to show appropriate right-of-way to the property line, should their ever be a need in the future to revisit the through street in the future. The appropriate right-of-way shall be shown on the Construction Documents and the recorded final plat.





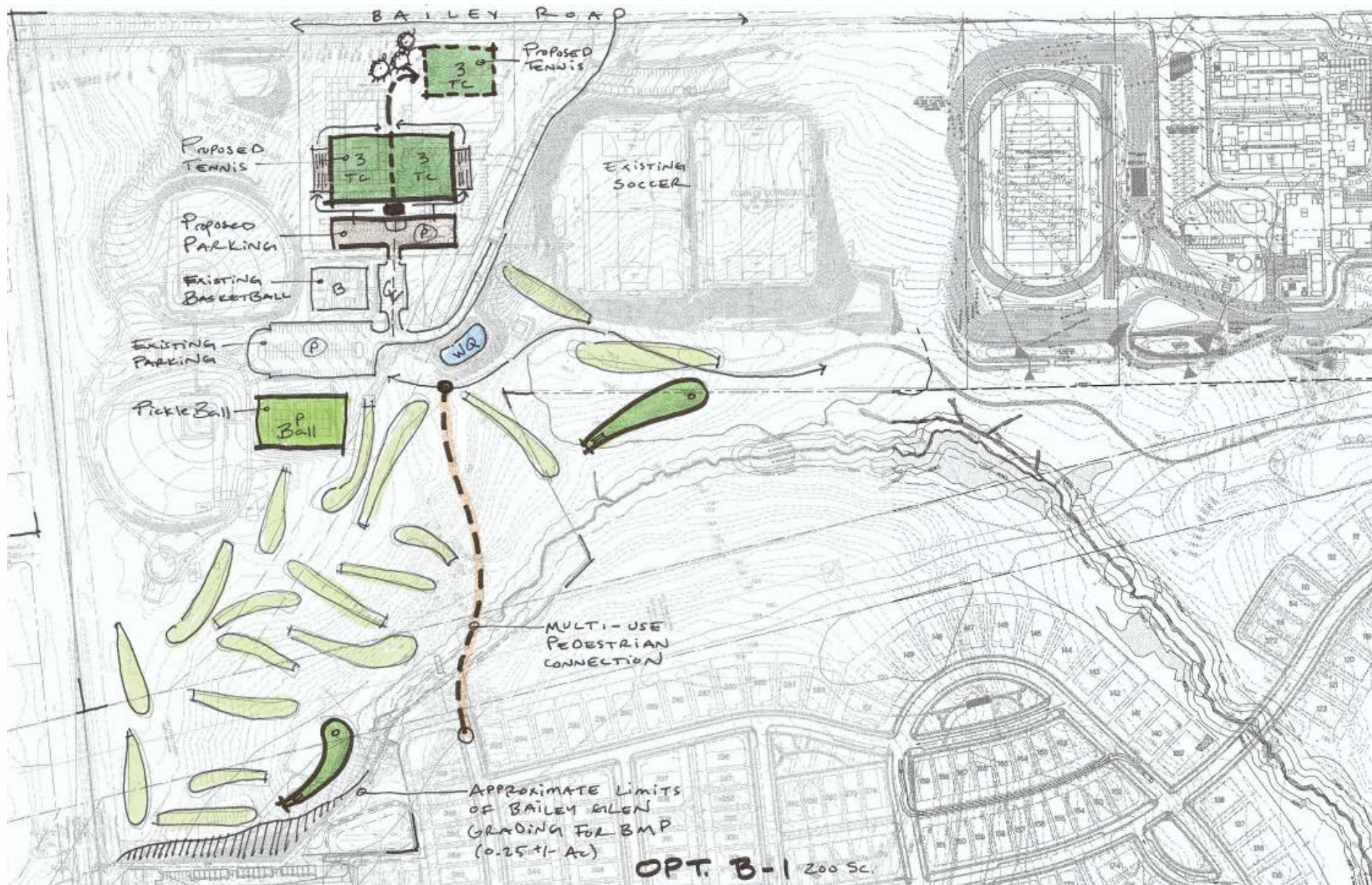
# Condition 5a

- Staff has identified documents prepared by the Town Attorney at the direction of the former Town Manager regarding the \$250,000.
- Actual costs of park improvements may be in the \$1 million to \$3 million range.
- Staff has requested a detail of all costs incurred by the applicant with regard to engineering services, but has not received those costs at this time.



# Condition 5d

- The applicant has agreed to construct the multi-purpose trail, in accordance with the required condition. The only exception is that it would not be constructed to handle emergency traffic and staff is in agreement with this amendment. To construct the trail to accommodate emergency vehicles would require the trail to be built to more a street/road standard which would require more clearing, environmental impacts and be significantly more costly.



OPT. B-1 Zoo Sc.

# SUMMARY

- Staff would like additional direction from the Board as to the following:
  - Is \$250,000 minus engineering costs an acceptable term to negotiate for condition 5a?

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

### Action Requested:

Please sign up to speak before the meeting on the sign-up sheet located near the entrance to the board room.

Please be aware that all meetings of the Board of Commissioners are recorded and streamed live on the internet.

The Board will allocate up to 1 hour during each meeting to hear general Public Comments.

The Board will allocate up to 1 hour for each public hearing on the Agenda.

1. Provide your name and address before you begin your comments.
2. Comments are limited to 4 minutes.
3. Comments are to be directed to the entire board and not to individuals.
4. You may yield your comments to another speaker present at the meeting so that one speaker may address the board for up to 8 minutes.
5. A designated spokesperson for a group of three or more may be allocated 10 minutes to speak. At least three members of the group must be present and names and addresses of those members present must be submitted to the Town Clerk before the meeting begins.
6. Presentations by applicants seeking to rezone property are limited to 10 minutes. (Staff presentations and applicant time spent responding to questions from the Board is not subject to the 10-minute limit).
7. You must be civil in your language and presentation and act within reasonable standards of courtesy.
8. Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.
9. The audience must maintain order and decorum in their conduct. Please refrain from applause, comments or disruptive speaking during the meeting.
10. The Mayor or a majority of the Board may suspend these rules at their discretion.
11. Failure to abide by these rules after receiving notice by the Mayor may result in 1) termination of your comment period and/or 2) your removal from the meeting.

### Manager's Recommendation:

#### ATTACHMENTS:

| Name:                    | Description: | Type: |
|--------------------------|--------------|-------|
| No Attachments Available |              |       |

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

To: Mayor and Board of Commissioners

From: Andrew Grant, Town Manager

**Action Requested:**

Town Manager will recognize certain employee(s) for promotions and achievements.

**Manager's Recommendation:**

Recognize employee promotions and/or achievements.

**ATTACHMENTS:**

| Name:   | Description:         | Type:        |
|---|----------------------|--------------|
|  <a href="#">Officer Recognition Town Board 07-18-22.pdf</a> | Employee Recognition | Presentation |

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**CORNELIUS**  
**POLICE**  
NORTH CAROLINA

## New Officer



Vincent DiGerolamo

Vincent was born in Brooklyn, NY and currently resides in Davidson, NC. He graduated from Hasbrouck Height High School in 1987. He attended BLET at Mitchell Community College and graduated in May of 2022. He worked as a certified Firefighter/EMT in New Jersey between 2000-2018 and prior to law enforcement he worked for Precision Overhead Doors as the sales and customer experience manager. He is very excited to begin his career in Law enforcement. Please join me in congratulating Vincent as one of our new Police Officers.



**CORNELIUS**  
**POLICE**  
NORTH CAROLINA

## New Officer



Mychal was born in Greensboro, NC and currently resides in Charlotte, NC. He graduated from JB Dudley High School in 2007. He worked for the Mecklenburg County Sheriff's Office for the previous five and half years. He was hired as a cadet in January of 2022 and recently graduated BLET from Central Piedmont Community College. Mychal is excited to continue his career in Law enforcement. Please join me in congratulating Mychal as one of our new Police Officers.

Mychal Moore



**CORNELIUS**  
**POLICE**  
NORTH CAROLINA

## New Officer



Michael Ruballo grew up in Newburgh, NY and graduated from Newburgh Free Academy in 2006. He earned an Associates in Criminal Justice from University of Phoenix. He was hired by the Charlotte-Mecklenburg Police Department in February of 2019 and spent two years working in the South Division of Charlotte before applying with our agency. He is very excited to begin his career in Law Enforcement. Please join me in congratulating Michael as one of our new Police Officers.

Michael Ruballo





**CORNELIUS**  
**POLICE**  
NORTH CAROLINA

## Associate Degree



Matthew Bonestell

Officer Matthew Bonestell began his career with the Cornelius Police Department on March 14, 2022. Prior to coming to work here he served in the United States Marine Corps and spent four years working in law enforcement for several agencies in the mountains of North Carolina. He recently obtained his Intermediate Law Enforcement Certificate and also completed his Associate Degree in General Education through Caldwell Community College and Technical Institute. Please join me in welcoming Officer Bonestell and congratulating him on these achievements



**CORNELIUS**  
**POLICE**  
**NORTH CAROLINA**

## Advanced Law Enforcement Certificate



Corporal Lineberger

Corporal John Lineberger began his law enforcement career in 2009 as a Police Officer with Allied Barton Company Police. On October 1, 2012, he was hired by the Town of Cornelius as a Police Officer working on a patrol squad within the Field Operations Division. In 2015 he transferred to the Lake Patrol division where he was responsible for patrolling the waters and shoreline of Lake Norman within Mecklenburg County. In every position he has served, he has always maintained a proactive, efficient and community-oriented mindset, providing excellent customer service to the Town and the boating community of Lake Norman. Corporal Lineberger has more than 13 years of law enforcement experience and over 1300 hours of non-mandatory training. He received his Intermediate Law Enforcement Certificate from the North Carolina Criminal Justice and Training Standards Commission in 2018 and he recently received his Advanced Law Enforcement Certificate as well. Please join me in congratulating Corporal John Lineberger on his achievement.

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

**To:** Mayor and Board of Commissioners

**From:** Andrew Grant, Town Manager

**Action Requested:**

Charlotte-Mecklenburg Schools (CMS) Interim Superintendent Hugh Hattabaugh, Dr. Tangela Williams and Dr. Crystal Hill will provide an update to the Town Board.

**Manager's Recommendation:**

Hear update.

**ATTACHMENTS:**

| Name:                    | Description: | Type: |
|--------------------------|--------------|-------|
| No Attachments Available |              |       |

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## REQUEST FOR BOARD ACTION

 **Print**

**Date of Meeting:** July 18, 2022

**To:** Mayor and Board of Commissioners

**From:** Wayne Herron – Deputy Town Manager/Interim Planning Director

**Action Requested:**










TT of Lake Norman ST, LLC has requested to amend a previously approved rezoning plan for an auto sales and service use consisting of approximately 6 acres located at 19926 Chartown Drive. The property is currently zoned Highway Commercial – Conditional District (HC-CD). The proposed amendment will combine the previously approved two future buildings into one future building. This will bring the total building area to 55,052 sq. ft. which is an increase of 10,052 sq. ft for the entire site.

The applicant held the required community meeting on June 29th. No citizens came for the community meeting.

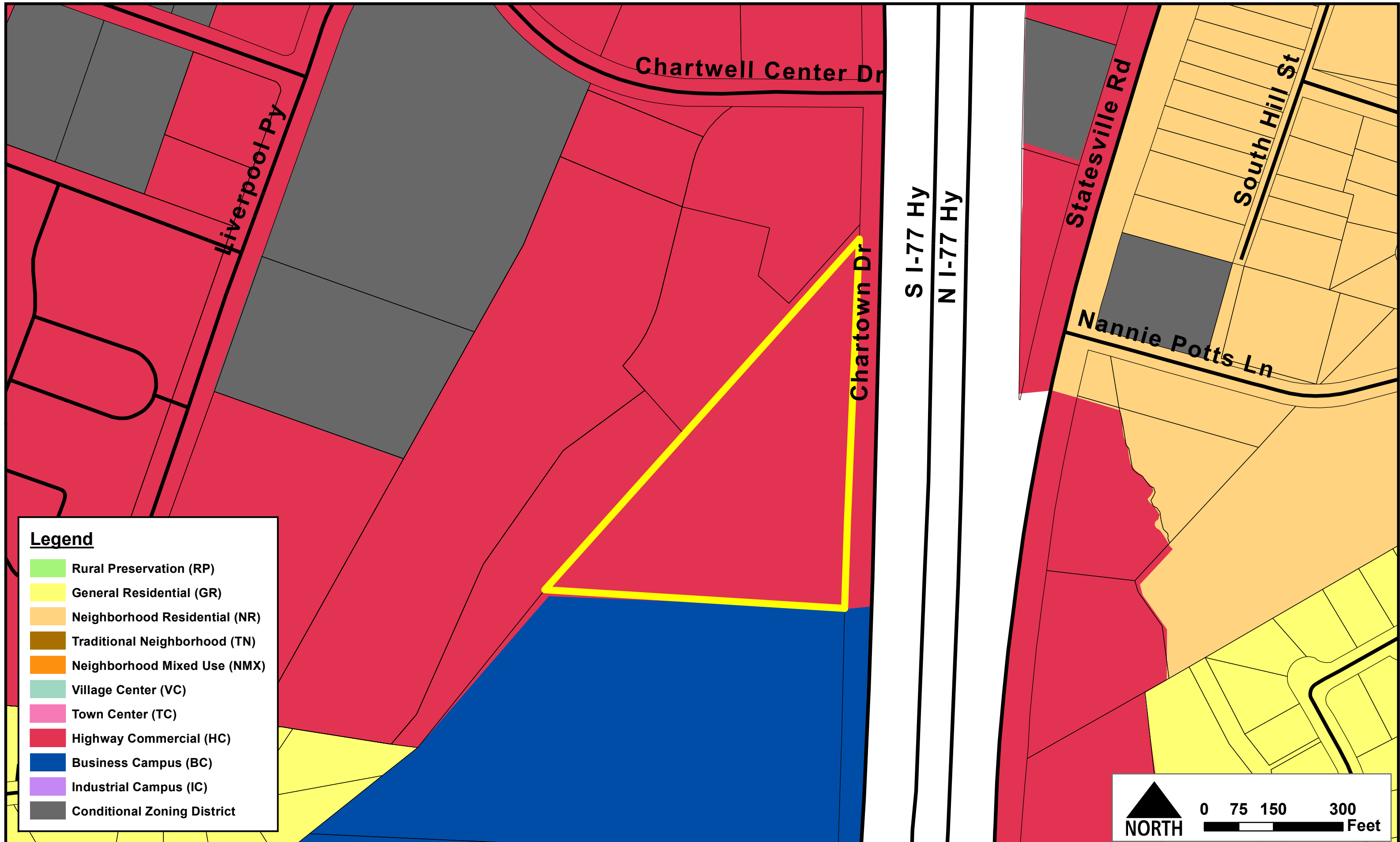
**Manager's Recommendation:**

Hear presentation and receive public comment.

**ATTACHMENTS:**

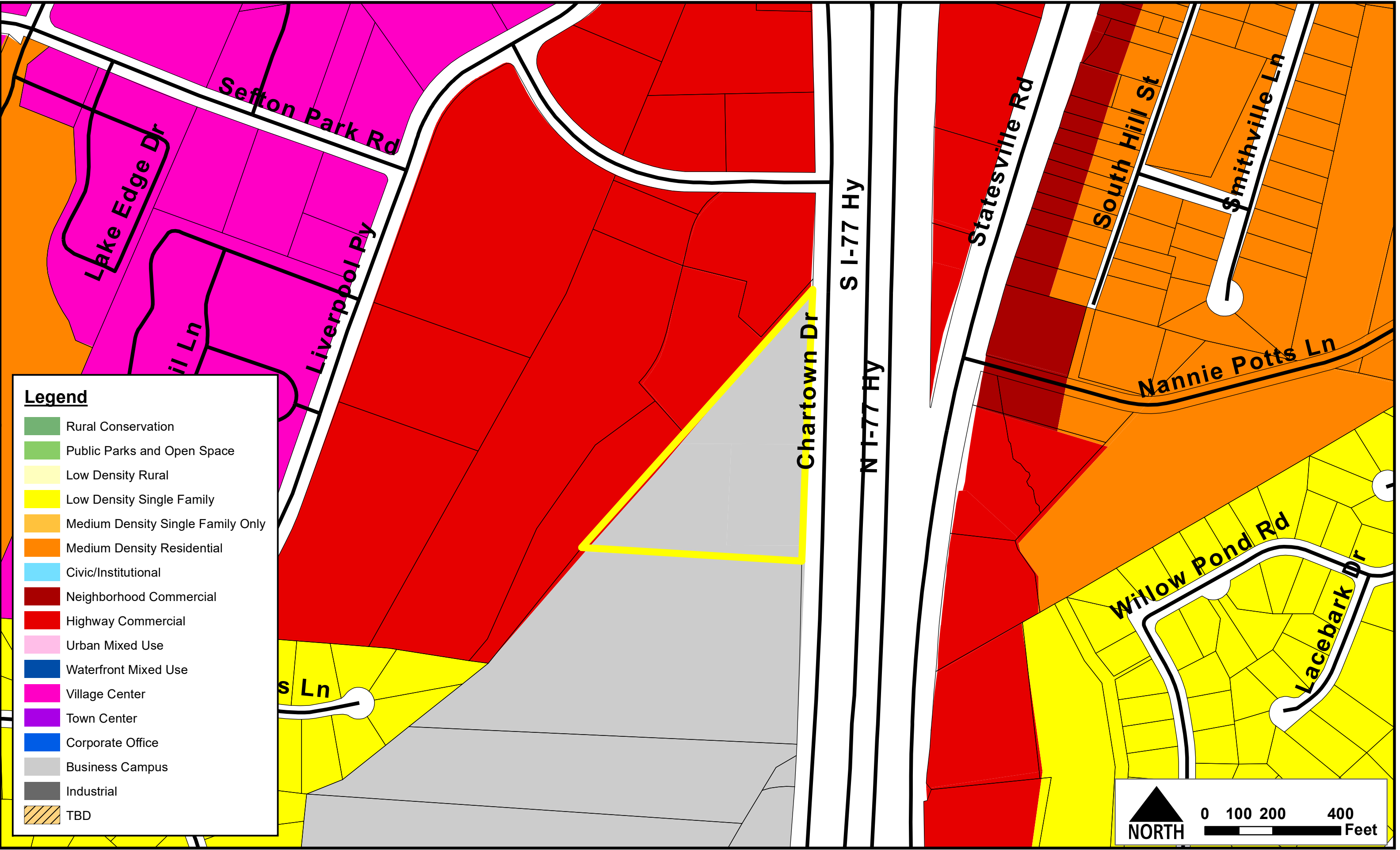
| Name:  | Description:                             | Type:           |
|--|--|-----------------|
|  <a href="#">Hyundai_of_LKN_Zoning.pdf</a>                    | Zoning Map                               | Backup Material |
|  <a href="#">Hyundai_of_LKN_LU.pdf</a>                        | Land Use Map                             | Backup Material |
|  <a href="#">Hyundai_of_LKN_Vicinity.pdf</a>                  | Vicinity Map                             | Backup Material |
|  <a href="#">Hyundai_of_LKN_Property.pdf</a>                  | Property Map                             | Backup Material |
|  <a href="#">REZ_06-13_LKN_Hyundai_Approved_Site_Plan.pdf</a> | REZ 06-13 LKN Hyundai Approved Site Plan | Backup Material |
|  <a href="#">Proposed_Site_Plan_3-21-2022.pdf</a>             | Proposed Site Plan                       | Backup Material |
|  <a href="#">Hyundai_Lake_Norman_Elevations.pdf</a>           | Elevations                               | Backup Material |
|  <a href="#">Hyundai_Lake_Norman_Color_Rendering.pdf</a>      | Renderings                               | Backup Material |
|  <a href="#">REZ_02-22_Hyundai.pdf</a>                        | Staff Presentation                       | Presentation    |

# Current Zoning



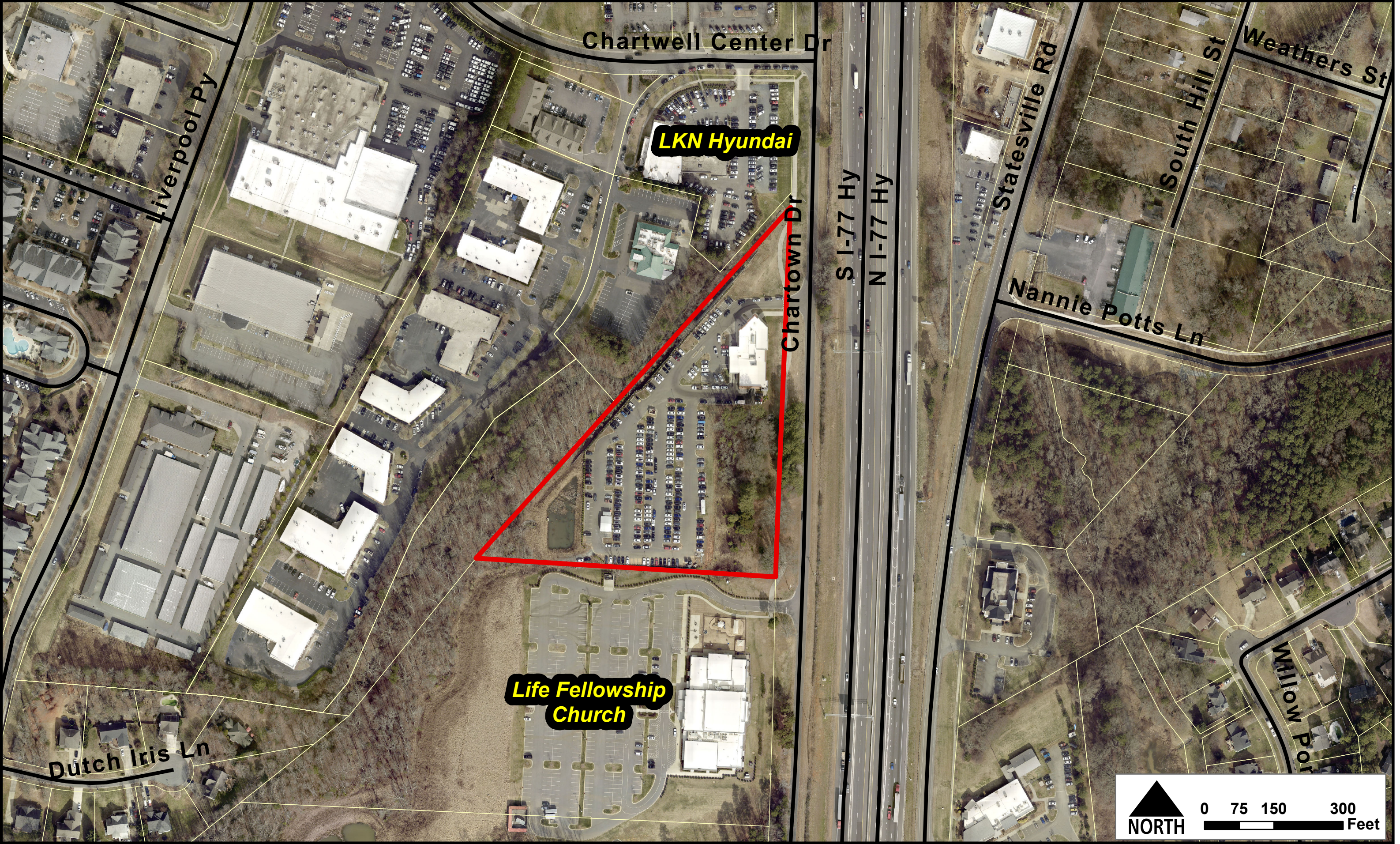


# Land Use Map





Vicinity Map





Property Map





Notes:

1. This site shall be subject to all applicable ordinance requirements of the Town of Cornelius with regards to parking lot screening and setbacks.
2. There are no connections being shown or proposed to the adjacent Life Fellowship campus.
3. All site lighting shall be in accordance with the Town of Cornelius ordinances and shall be permitted at time of construction document review and approval. Full cutoff fixtures will be utilized.
4. There are no left turn lane, widening or curb & gutter/storm drainage improvements proposed along the I-77 Service Road.
5. The 10-foot wide meandering multipurpose pathway shall be field located during the construction phase in conjunction with Town of Cornelius staff. The pathway will be maintained entirely by the Town of Cornelius via an easement for portions that fall outside the public road R/W.
6. This site is being zoned as an expansion to an existing non-conforming use per Town of Cornelius ordinance. A recombination plat will be recorded to combine this tract with the parent tract.

7. The Owner shall coordinate with the Cornelius Fire Department in the installation and provisions for fire department access through the security gates, if such gates are to be installed at any time.
8. The site does not lie within any floodway zone.
9. All entrance, access and parking aisles are 24 feet wide, all curb and gutter is standard 16" per standard, all parking areas are paved.
10. Building #1 will be developed immediately, with a major portion of the site improvements to accompany this phase of the building development. Building #2 is anticipated to develop in 5 years, and Building #3 in 10 years. The timing of these future buildings is subject to alteration.
11. Signage for the entire property shall conform to the Land Development Code, Chapter 10.
  - \* a uniform sign plan shall be developed for the site and submitted to the ARB with submission of the first building to be constructed
  - \* each of the three buildings shall have only one wall mounted "primary identification sign" each
  - \* ground mounted signs shall be setback a minimum of 5 feet from the ROW and be limited to one per each of the three buildings. Each sign shall not exceed 6 feet in height and 32 square feet in area, and shall be placed per the ordinance. Alternatively, a multi-tenant sign may be proposed in accordance with the ordinance.
  - \* wall sign size and location shall comply with the ordinance. For Building #1 "face it/back it" channel letters will be utilized, or a push through acrylic letter unit internally lighted. Channel letter sizes shall be "silver" with a color face acrylic for each letter. Should push thru be utilized it shall be a uniform color with "white" or "frosted" letters.
  - \* secondary and "delivery" type signs will conform to the ordinance and be defined in the uniform signage plan.

INTERIOR LANDSCAPING: REQUIRED N/A SQ. FT., PROVIDED N/A SQ. FT.

PARKING DATA: (SPECIFY REQUIREMENT)

REQUIRED = 1 SPACE PER 300-SF (23,169/300) = 77-SPACES

AS PER CORNELIUS ZONING ORDINANCE SECTION NO. 7

REQUIRED: PROVIDED: 271 total provided HANDICAP: 2

COMPACT: 0 CARPOOL: 0 LOADING SPACES:

-ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY  
-NO LOADING SPACE REQUIRED FOR THIS SITE

REQUIRED SCREENING:

FRONT: NO / YES REAR: NO / YES

SIDE (R): NO / YES SIDE (L): NO / YES

PARKING ONLY: NO / YES

REQUIRED BUFFERS:

FRONT: NO / YES FT. REAR: NO / YES FT.

SIDE (R): NO / YES FT. SIDE (L): NO / YES 40'

- Shrub per ordinance, loropetalum, inkberry or similar.
  - Street Tree per ordinance,
  - Canopy Tree per ordinance, October Glory maple or similar.
- All plant materials shall be in accordance with the landscape ordinance. A detailed plan with species and sizing will be submitted for approval during the construction document phase, per the ordinance. The varieties listed above are typical and not necessarily the final design.

ZONING CODE SUMMARY

PROJECT NAME: HYUNDAI OF CORNELIUS

OWNER: Automotive Management Services, Inc. PHONE # 561-655-8900

PLANS PREPARED BY: RILEY D. BURGESS, PE PHONE # (980) 722-2669

ZONING: EXISTING: RURAL PRESERVATION "RP" JURISDICTION: CORNELIUS

PROPOSED: HIGHWAY COMMERCIAL "HC" CONDITIONAL DISTRICT

PROPOSED USE: AUTOMOTIVE SALES AND SERVICE, AND RELATED SUPPORT FUNCTIONS.

BUILDING HEIGHT: 40 FEET STORIES: 1

BUILDING COVERAGE: 9500 BLDG #1, 10,500 BLDG #2, 25,000 BLDG #3 SQ. FT. GROSS FLOOR AREA: 45,000 incl future

LOT SIZE: 259,421/5.95 SQ. FT./ACRES

TAX PARCEL ID: 005-131-07, 20 & 24 NUMBER OF UNITS OR SUITES: 1

YARD REQUIREMENTS:

SETBACK (FRONT): 25 FT. FROM R/W,

SIDE YARD (R): 10' PARKING FT. SIDE YARD (L): 10' PARKING FT.

REAR YARD: 48 FT.

WATERSHED: MOUNTAIN ISLAND LAKE WS - PA

IMPERVIOUS AREA DATA

EXIST IMPERV COVERAGE: 3,125 sf/0.07 ac SQ. FT./ACRES

PAVEMENT COVERAGE: 122,342 sf/2.81 ac SQ. FT./ACRES

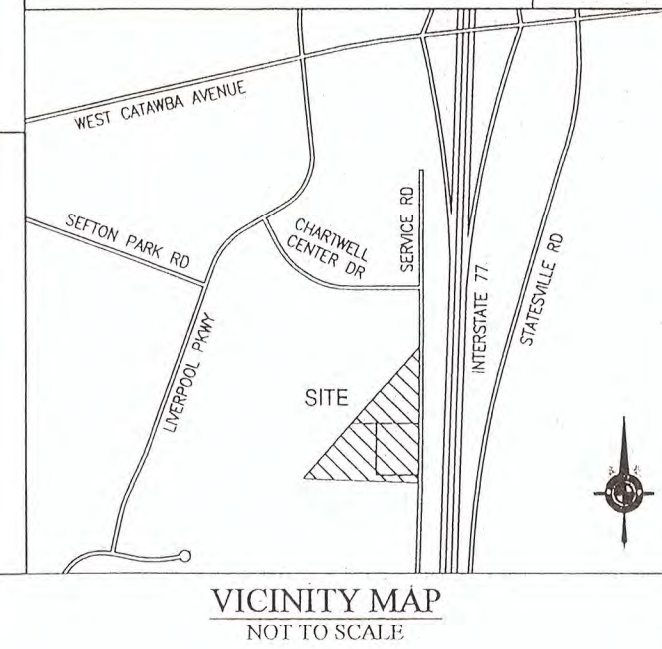
BUILDING COVERAGE: 45,000 SQ. FT.

NET NEW IMPERV COVERAGE: 164,217 SQ. FT.

LOT SIZE: 259,421/5.95 SQ. FT./ACRES

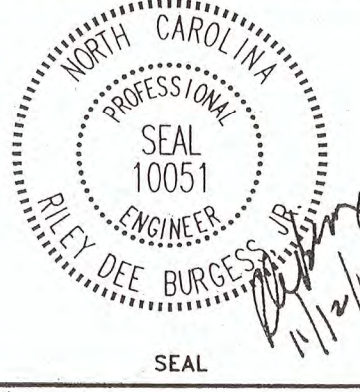
TOTAL IMPERVIOUS: 167,342 sf/3.84 ac 64.5% SQ. FT./ACRES

HIGH DENSITY OPTION IS BEING UTILIZED



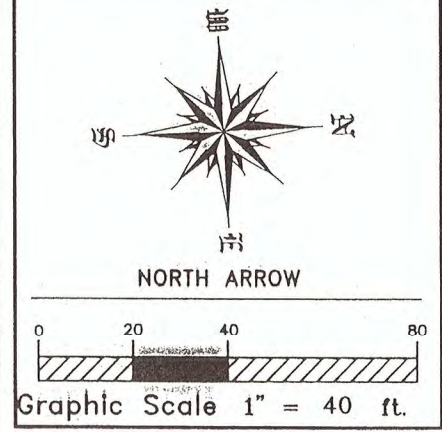
Riley D. Burgess, Jr., PE

Post Office Box 2609  
Davidson, NC 28036  
980.722.2669  
r.burgess@edpa.net



THIS PLAN IS A FINAL DESIGN - NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED BY ENGINEER.

INITIAL DATE



HYUNDAI OF CORNELIUS

1-77 SERVICE RD., CORNELIUS, NC

Mecklenburg, Co.

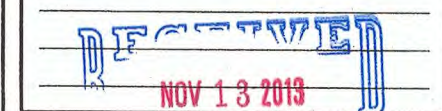
REZONING PLAN

Project Location Sheet Title

DEVELOPER/OWNER  
Automotive Management Services, Inc  
505 S. Flagler Dr, Suite 200  
West Palm Beach, FL 33401  
561-655-8900

Designed By  
Riley Burgess, PE  
Drawn By  
PW  
Date  
11/02/12

Revisions  
1/30/13 new bldg  
4/5/13 rev. bldg, future  
4/12/13 rev. bldg  
4/24/13 rev. parking, notes  
10/15/13 rev. buildings  
11/12/13 rev. notes.



Sheet C1 of 1  
Project Number 01202

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



Zoning Notes:

1. THIS SITE SHALL BE SUBJECT TO ALL APPLICABLE ORDINANCE REQUIREMENTS OF THE TOWN OF CORNELIUS WITH REGARDS TO PARKING LOT SCREENING AND SETBACKS.

2. THERE ARE NO CONNECTIONS BEING SHOWN OR PROPOSED TO THE ADJACENT LIFE FELLOWSHIP CAMPUS.

3. ALL SITE LIGHTING SHALL BE IN ACCORDANCE WITH THE TOWN OF CORNELIUS ORDINANCES AND SHALL BE PERMITTED AT TIME OF CONSTRUCTION DOCUMENT REVIEW AND APPROVAL. FULL CUTOFF FIXTURES WILL BE UTILIZED.

4. THERE ARE NO LEFT TURN LANE, WIDENING OR CURB & GUTTER/STORM DRAINAGE IMPROVEMENTS PROPOSED ALONG THE I-77 SERVICE ROAD. ANY IMPROVEMENTS WILL BE PROVIDED IN CONJUNCTION WITH THE APURTURMENT CONSTRUCTION PHASE. EXISTING DRAINAGE PATTERNS AND DRIVEWAY CULVERTS WILL BE ACCOMODATED ON THE CONSTRUCTION DOCUMENTS.

5. THE 10-FOOT WIDE MEANDERING MULTIPURPOSE PATHWAY SHALL BE FIELD LOCATED DURING THE CONSTRUCTION PHASE IN CONJUNCTION WITH TOWN OF CORNELIUS STAFF. THE PATHWAY WILL BE MAINTAINED ENTIRELY BY THE TOWN OF CORNELIUS VIA AN EASEMENT FOR PORTIONS THAT FALL OUTSIDE THE PUBLIC ROAD R/W.

6. THIS SITE IS BEING ZONED AS AN EXPANSION TO AN EXISTING NON-CONFORMING USE PER TOWN OF CORNELIUS ORDINANCE. A RECOMBINATION PLAT WILL BE RECORDED TO COMBINE THIS TRACT WITH THE PARENT TRACT.

7. THE OWNER SHALL COORDINATE WITH THE CORNELIUS FIRE DEPARTMENT IN THE INSTALLATION AND PROVISIONS FOR FIRE DEPARTMENT ACCESS THROUGH THE SECURITY GATES, IF SUCH GATES ARE TO BE INSTALLED AT ANY TIME.

8. THE SITE DOES NOT LIE WITHIN ANY FLOODWAY ZONE.

9. ALL ENTRANCE, ACCESS AND PARKING AISLES ARE 24 FEET WIDE, ALL CURB AND GUTTER IS STANDARD 1'6" PER STANDARD, ALL PARKING AREAS ARE PAVED.

10. BUILDING #1 WILL BE DEVELOPED IMMEDIATELY, WITH A MAJOR PORTION OF THE SITE IMPROVEMENTS TO ACCOMPANY THIS PHASE OF THE BUILDING DEVELOPMENT. BUILDING #2 IS ANTICIPATED TO DEVELOP IN 5 YEARS, AND BUILDING #3 IN 10 YEARS. THE TIMING OF THESE FUTURE BUILDINGS IS SUBJECT TO ALTERATION.

11. SIGNAGE FOR THE ENTIRE PROPERTY SHALL CONFORM TO THE LAND DEVELOPMENT CODE, CHAPTER 10

\* A UNIFORM SIGN PLAN SHAL BE DEVELOPED FOR THE SITE AND SUBMITTED TO THE ARB WITH SUBMISSION OF THE FIRST BUILDING TO BE CONSTRUCTED

\* EACH OF THE THREE BUILDINGS SHALL HAVE ONLY ONE WALL MOUNTED "PRIMARY IDENTIFICATION SIGN" EACH

\* GROUND MOUNTED SIGNS SHAL BE SETBACK A MINIMUM OF 5 FEET FROM THE ROW AND BE LIMITED TO ONE PER EACH OF THE THREE BUILDINGS. EACH SIGN SHALL NOT EXCEED 6 FEET IN HEIGHT AND 32 SQUARE FEET IN AREA, AND SHALL BE PLACED PER THE ORDINANCE. ALTERNATIVELY, A MULTI-TENANT SIGN MAY BE PROPOSED IN ACCORDANCE WITH THE ORDINANCE.

\* WALL SIGN SIZE AND LOCATION SHALL COMPLY WITH THE ORDINANCE. FOR BUILDING #1 "FACE LIT/BACK LIT" CHANNEL LETTERS WILL BE UTILIZED, OR A PUSH THROUGH ACRYLIC LETTER UNIT INTERNALLY LIGHTED. CHANNEL LETTER SIZES SHALL BE "SILVER" WITH A COLOR FACE ACRYLIC FOR EACH LETTER. SHOULD PUSH THRU BE UTILIZED IT SHALL BE A UNIFORM COLOR WITH "WHITE" OR "FROSTED" LETTERS.

\* SECONDARY AND "DELIVERY" TYPE SIGNS WILL CONFORM TO THE ORDINANCE AND BE DEFINED IN THE UNIFORM SIGNAGE PLAN.

- NOTE:
- 1) SITE ADDRESS SHALL BE POSTED ON BUILDING FOR EMERGENCY RESPONSE TEAMS.
- 2) CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
- 3) ALL DEVELOPMENT CREATING A TOTAL OF 20,000-SF OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAIN DETENTION.
- 4) BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. ITS THE LAW.

LIGHTING

STREET LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE TOWN OF CORNELIUS "STREET LIGHTING POLICY"

NOTE: SEE ARCHITECTURAL PLANS FOR DETAILS WITHIN 5-FT OF BUILDING.

NOTE:  
AN AS-BUILT BJA SURVEY SHALL BE PROVIDED DURING THE BMP AS-BUILT REVIEW AND PRIOR TO THE ISSUANCE OF A C.O.

THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.

NOTE:  
CONTRACTOR SHALL OBTAIN APPROVAL FOR RETAINING WALL & PROVIDE DETAILED DRAWINGS TO ALL LOCAL AND GOVERNMENT AGENCIES FOR REVIEW AND PERMITTING.

NOTE:  
CONTRACTOR SHALL REMOVE TREES ONLY AS NEEDED FOR CONSTRUCTION.

PHIL M. GANDY, JR. &  
QUINTON M. GANDY  
D.B. 6827, PG. 366  
vacant  
zoned HC  
PID# 00527315

IMPERVIOUS AREA DATA

EXIST IMPERV COVERAGE: 122,710/2.82 SQ. FT./ACRES  
EXIST IMPERV REMOVED: 3,302.76/0.076 SQ. FT./ACRES  
BUILDING COVERAGE: 55,052/1.264 SQ. FT.  
PROPOSED: 44,482/1.021 SQ. FT. EXISTING: 10,570/0.243 SQ. FT.  
PAVEMENT COVERAGE: 125,498.56/2.881 SQ. FT.  
PROPOSED: 14,430/0.331 SQ. FT. EXISTING: 111,068.56/2.55 SQ. FT.  
CONCRETE COVERAGE: 11,351.08/0.261 SQ. FT.  
PROPOSED: 621.67/0.014 SQ. FT. EXISTING: 2776/0.064 SQ. FT.  
PAVERS COVERAGE: 11,351.08/0.261 SQ. FT.  
PROPOSED: 1,307/0.030 SQ. FT. EXISTING: 0/0 SQ. FT.  
NET PROPOSED IMPERV COVERAGE: 60,840.67 - 3,302.76 = 57,537.91-SF or 1.321-AC  
LOT SIZE: 259,421/5.95 SQ. FT./ACRES  
TOTAL IMPERVIOUS: 57,537.91 + 122,710 = 180,247.91-SF or 4.14-AC  
PERCENT IMPERVIOUS: 188,201.52/259,421 = 69.5% 70% ALLOWED

HIGH DENSITY OPTION IS BEING UTILIZED

GENERAL NOTES

1. DIMENSIONS FROM BACK OF CURB (TYP).  
2. ALL CURB RADII TO BE 5'-0" U.N.O.  
3. STANDARD PARKING DIMENSIONS:  
STD AUTO: 9'-0" WIDE X 19'-0" LONG  
PARALLEL AUTO: 9'-0" WIDE X 22'-0" LONG  
HANDICAP: 9'-0" WIDE X 19'-0" LONG WITH 5'-0" CLEAR UNLOADING SPACE ADJACENT

PAVEMENT NOTES:

1. **HEAVY DUTY**  
HEAVY DUTY PAVING SPECIFICATION (TRUCK PATH)  
8" AGGREGATE BASE COURSE  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE
- 1A. **SUPER DUTY**  
INSIDE R.O.W. PAVING SPECIFICATION  
8" AGGREGATE BASE COURSE  
2.5" 1-19B INTERMEDIATE COURSE  
1.5" S9.5B SURFACE COURSE  
1.5" S9.5B SURFACE COURSE
2. **LIGHT DUTY**  
LIGHT DUTY PAVING SPECIFICATION  
6" AGGREGATE BASE COURSE  
2" S9.5B SURFACE COURSE
3. **CONCRETE APRON**  
6" THICK, 4000 PSI CONCRETE, REINFORCING FIBER 50-LBS/CF
4. **CONCRETE SIDEWALK**  
4" THICK, 3600 PSI CONCRETE

5. ALL CONCRETE WORK WILL HAVE APPROPRIATELY SPACED CONTROL AND CONSTRUCTION JOINTS.
- NOTE:  
ALL FIRE ACCESS ROADS SHALL BE HEAVY DUTY AND CAPABLE OF SUPPORTING 80,000-LBS FOR FIRE APPARATUS.

SITE LEGEND

PROPOSED 1.5' CURB & GUTTER  
REVERSED PITCH CURB & GUTTER  
PROPERTY LINE  
LOT LINES  
DECORATIVE FENCING  
TRAFFIC FLOW  
STRIPING  
PARKING BAY COUNT  
NCDOT STD. MINISKIP  
NCDOT STD. GUARDRAIL  
AUTO AREA SECTION  
TRUCK AREA SECTION  
SPOT ELEVATION  
EXISTING FEATURES SCREENED  
HANDICAP RAMP = HC

ZONING CODE SUMMARY

PROJECT NAME: HYUNDAI OF LKN  
OWNER: TT OF CORNELIUS PHONE # 561-655-8900  
PLANS PREPARED BY: Woodbine Design PHONE # (980) 722-2669  
ZONING: HIGHWAY COMMERCIAL "HC" JURISDICTION: CORNELIUS - ETJ  
CONDITIONAL DISTRICT SITE IS NOT TO BE ANNEXED

PROPOSED USE: AUTOMOTIVE SALES AND SERVICE, AND RELATED SUPPORT FUNCTIONS.

BUILDING HEIGHT: 40 FEET STORIES: 3  
BUILDING COVERAGE: PROPOSED = 44,482 EXISTING = 10,570 SQ. FT.

LOT SIZE: 259,421/5.95 SQ. FT./ACRES  
TAX PARCEL ID: 005-131-24 GROSS FLOOR AREA: SQ. FT.  
NUMBER OF UNITS OR SUITES: 2

YARD REQUIREMENTS:  
SETBACK (FRONT): 25 FT. FROM R/W,  
SIDE YARD (R): 10' PARKING FT. SIDE YARD (L): 10' PARKING FT.  
REAR YARD: 48 FT.

WATERSHED: MOUNTAIN ISLAND LAKE WS - PA 70% MAX B.U.A. ALLOWED

INTERIOR LANDSCAPING: REQUIRED N/A SQ. FT., PROVIDED N/A SQ. FT.

PARKING DATA: (SPECIFY REQUIREMENT)  
AS PER CORNELIUS ZONING ORDINANCE SECTION NO. 7  
REQUIRED: 44 PROVIDED: 233 HANDICAP: 4  
COMPACT: 0 CARPOOL: 0 LOADING SPACES:  
(ROOF TOP PARKING NOT INCLUDED IN TOTAL PARKING COUNT AS OF 3/17/22)  
-ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY  
-NO LOADING SPACE REQUIRED FOR THIS SITE

REQUIRED SCREENING:  
FRONT: (NO) / YES REAR: (NO) / YES  
SIDE (R): (NO) / YES SIDE (L): (NO) / YES  
PARKING ONLY: NO / YES

REQUIRED BUFFERS:  
FRONT: (NO) / YES FT. REAR: (NO) / YES FT.  
SIDE (R): (NO) / YES FT. SIDE (L): (NO) / YES FT.

Woodbine Design, P.C.  
Land Planning & Civil Engineering  
980-722-2669  
980-722-2669  
704-315-5587  
www.woodbinedesign.com  
rouras@woodbinedesign.com  
wood@woodbinedesign.com

SEAL

SEAL  
NO. C-4063

NORTH ARROW  
Graphic Scale 1" = 40 ft.

HYUNDAI OF LKN  
19926 CHARTOWN DR.,  
CORNELIUS, NC 28031  
SITE PLAN

DEVELOPER/OWNER  
TT OF CORNELIUS

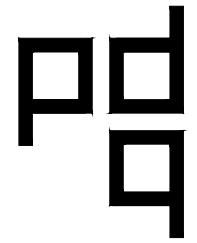
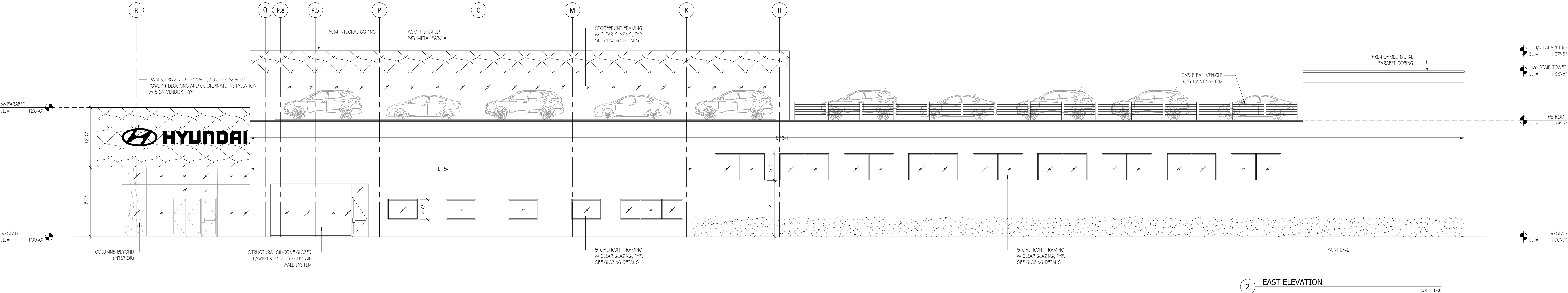
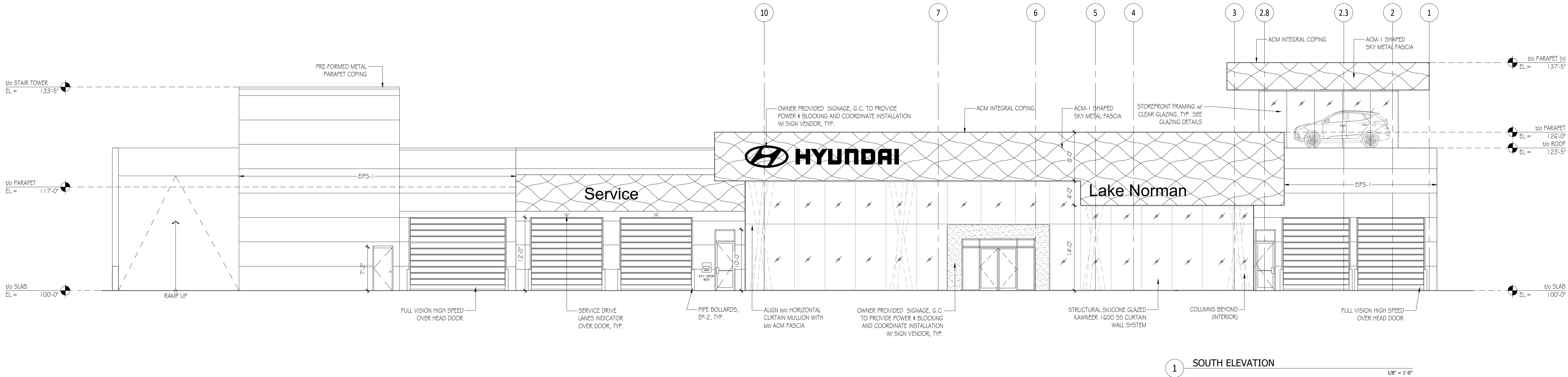
Designed By  
Drawn By  
Date  
Revisions

3/21/22

Sheet: C2 of 12  
Project Number: 22003

PLOTTED: 3/24/2022  
2/22003 - HYUNDAI OF LAKE  
NORMAN-2, DAY 01A-SISE-HYUNDAI-2022.DWG  
IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

| EXTERIOR MATERIALS SCHEDULE |                                 |   |   |
|-----------------------------|---------------------------------|---|---|
| TAG                         | MATERIAL                        | SPECIFICATION   | REMARKS                                     |
| WALLS                       |                                 |   |   |
| ACM-1                       | SHAPED SKY METAL FASCIA         | HMA SURVEY VENDOR, PROPRIETARY PRODUCT AND COLOR, COMPLETE RAIN SCREEN ACM SYSTEM, BLACK, W/ 4MM SHAPED SKY PANEL OVERLAY, BRONZE | FASCIA AT SHOWROOM AND SERVICE DRIVE        |
| ACM-3                       | ALUMINUM COMPOSITE PANEL        | ALPOLIC, MICA M2G GREY, COLOR-4MM4M2G   | NEW CAR DELIVERY, VESTIBULE                 |
| EP-1                        | EXTERIOR PAINT                  | SHERWIN WILLIAMS, COLOR: ANTLER VELVET #SW9111, EXTERIOR FINISH: SEMI-GLOSS   | EXTERIOR WALLS, DOORS, FRAMES               |
| EP-2                        | EXTERIOR PAINT                  | SHERWIN WILLIAMS, COLOR: KAFFEE #SWG104, EXTERIOR FINISH: SEMI-GLOSS  | 4'-0" BASE AT EXTERIOR WALLS, PIPE BOLLARDS |
| EIFS-1                      | EXTERIOR EIFS INSULATION SYSTEM | 'DRYVIT' SHERWIN WILLIAMS, COLOR: ANTLER VELVET #SW9111 (P-1)   | EXTERIOR WALLS                              |



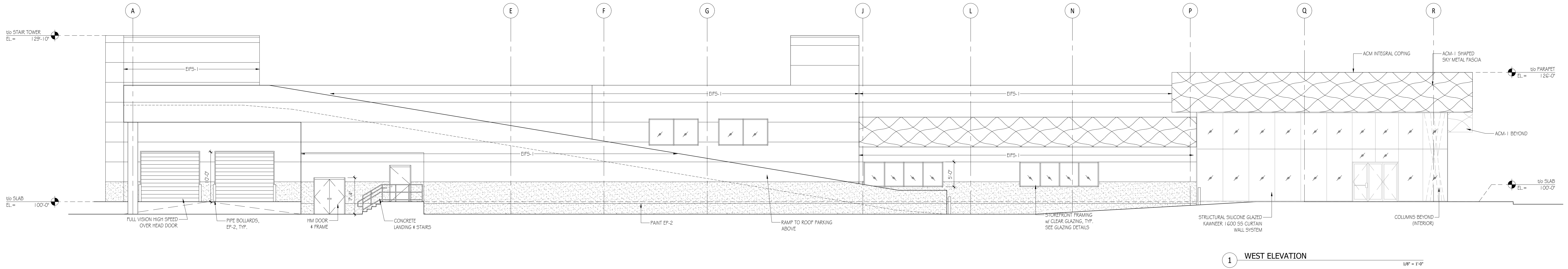
PENNEY DESIGN GROUP  
8120 Woodmont Avenue | Suite 750 | Bethesda, Maryland 20814  
p.301.979.7600 | f.301.710.6384 | www.penneydesigngroup.com

Lake Norman ST, LLC  
505 S. Flagler Drive, Suite 1400  
West Palm Beach, FL 33401

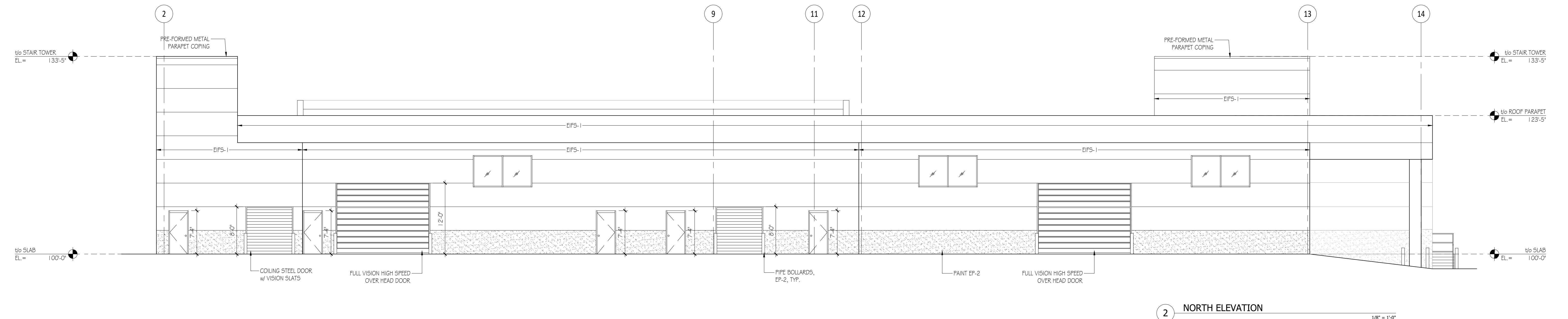
Proposed Elevations  
March 22, 2022

Hyundai Lake Norman  
19920 Chartown Road  
Cornellus, NC 28031

PEL-1  
SCALE:  
1/8" = 1'-0"  
30 x 42



1 WEST ELEVATION



2 NORTH ELEVATION







# REZ 02-22 Hyundai of LKN

19926 Chartown Drive



## Tax Parcel

00513124

## Acreage

5.982 acres

## Location

19926 Chartown Drive

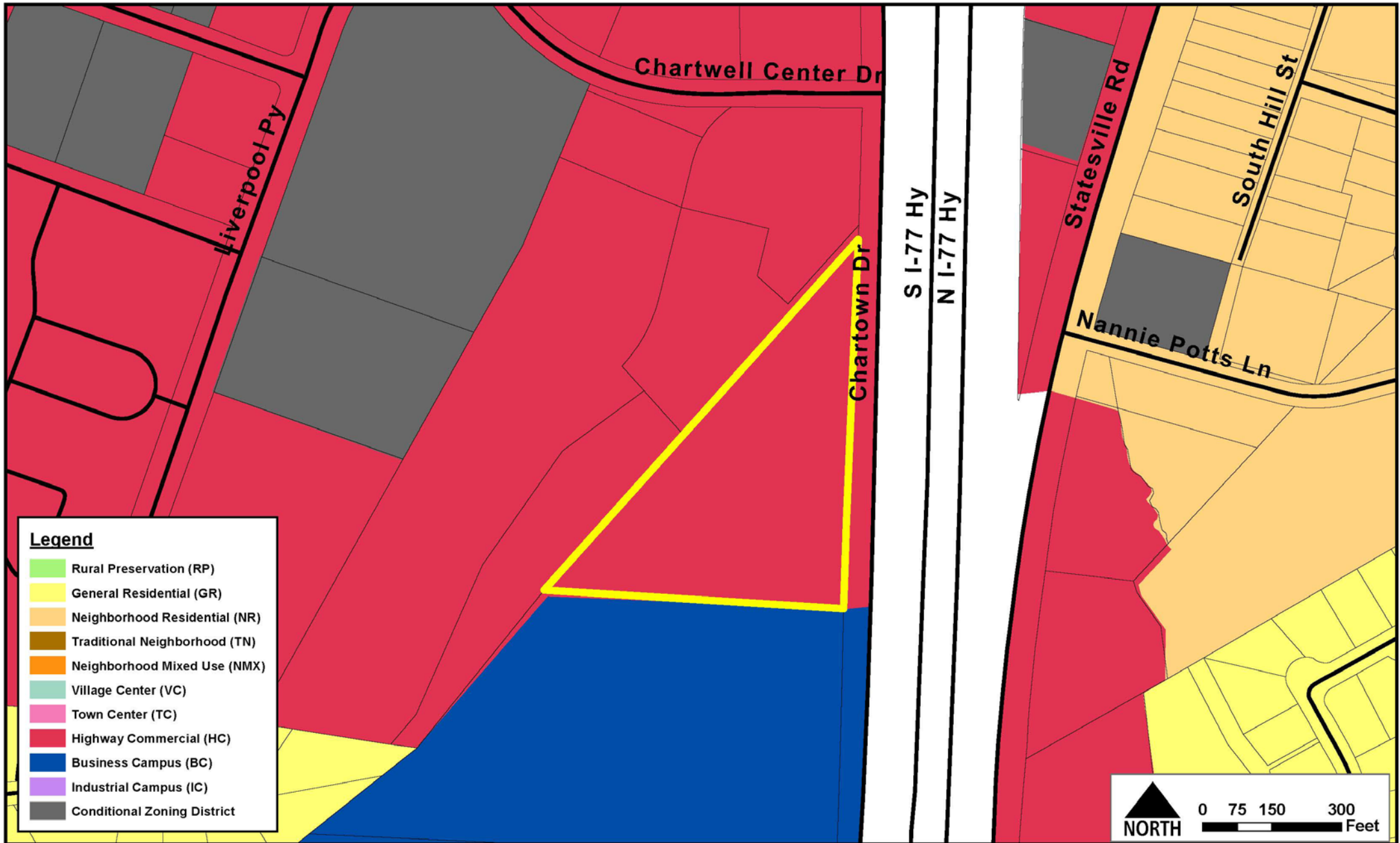
## Current Zoning

Highway Commercial – Conditional District

## Land Use Category

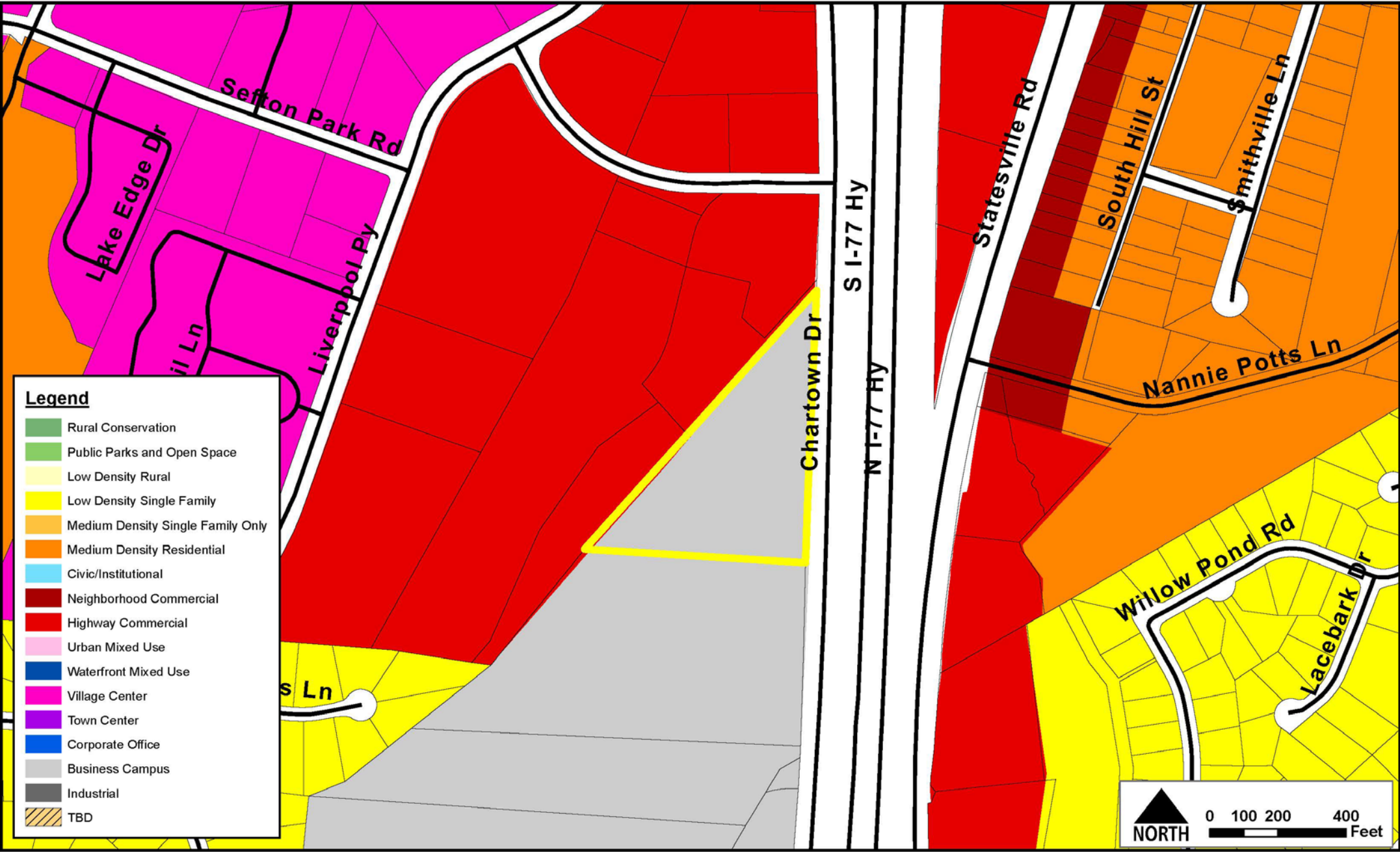
Business Campus

# Current Zoning



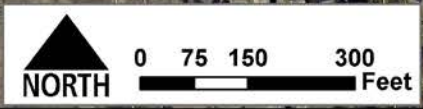


# Land Use Map





# Vicinity Map





# Property Map

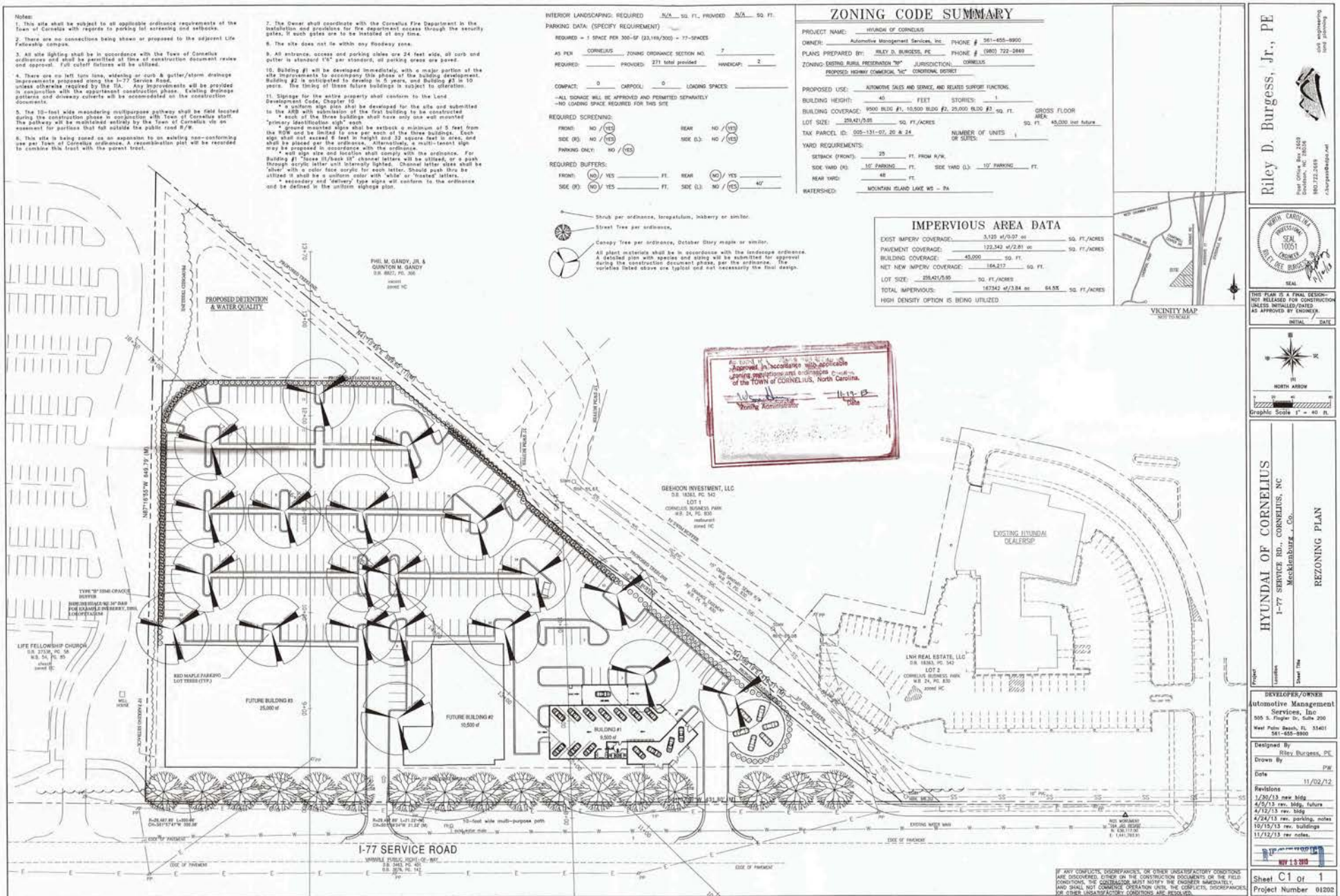


# Current Approved Plan

- Site specific plan approved November 19, 2013, allowed for a total of 45,000 sq. ft. in 3 buildings.
- Approved uses limited to office, automotive sales, leasing and service.
- The entire site has been developed, except for two of the approved buildings.
- The one building that was constructed is 10,570 sq. ft.

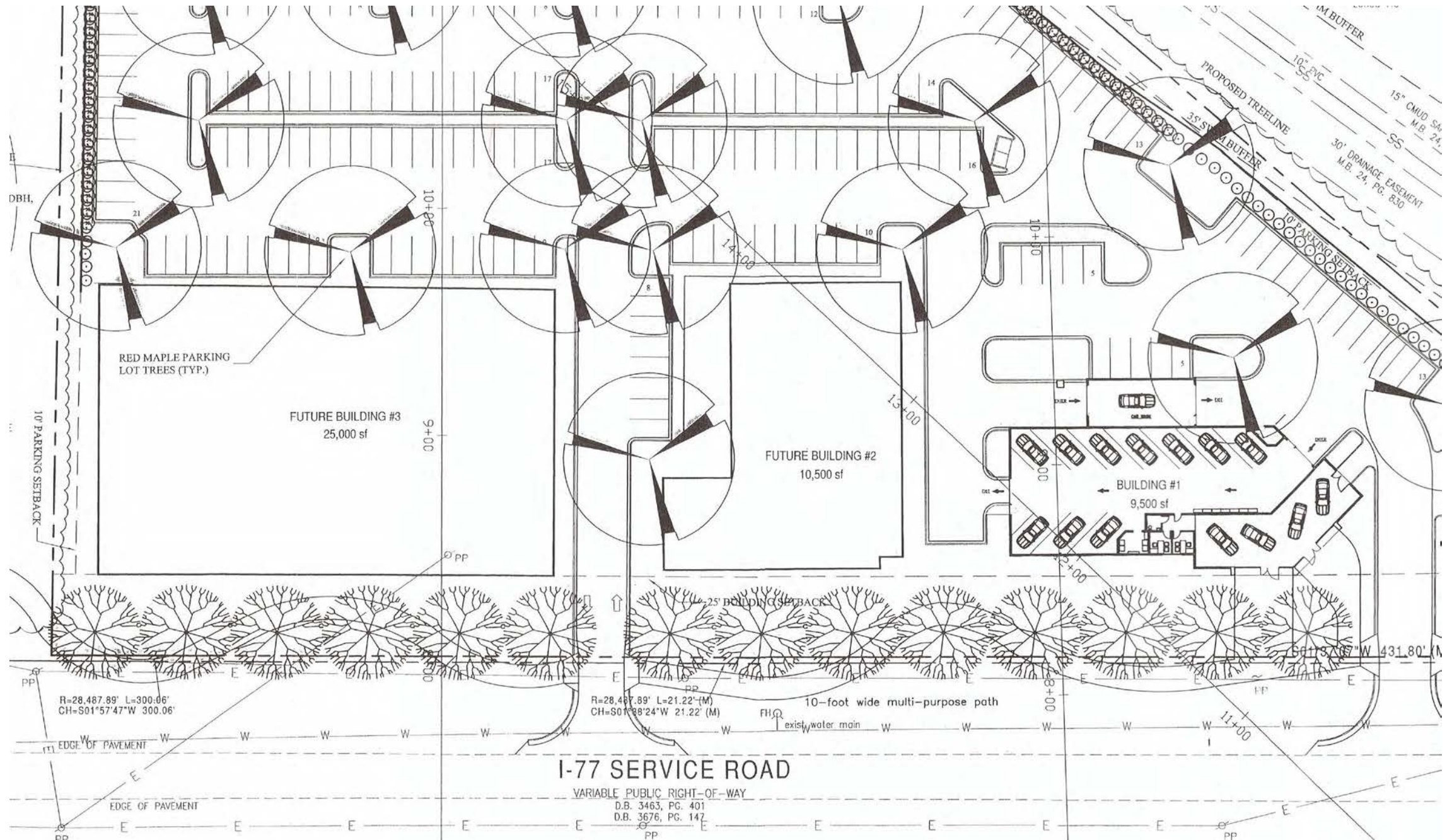


# Current Approved Plan





# Current Approved Plan (enlarged)

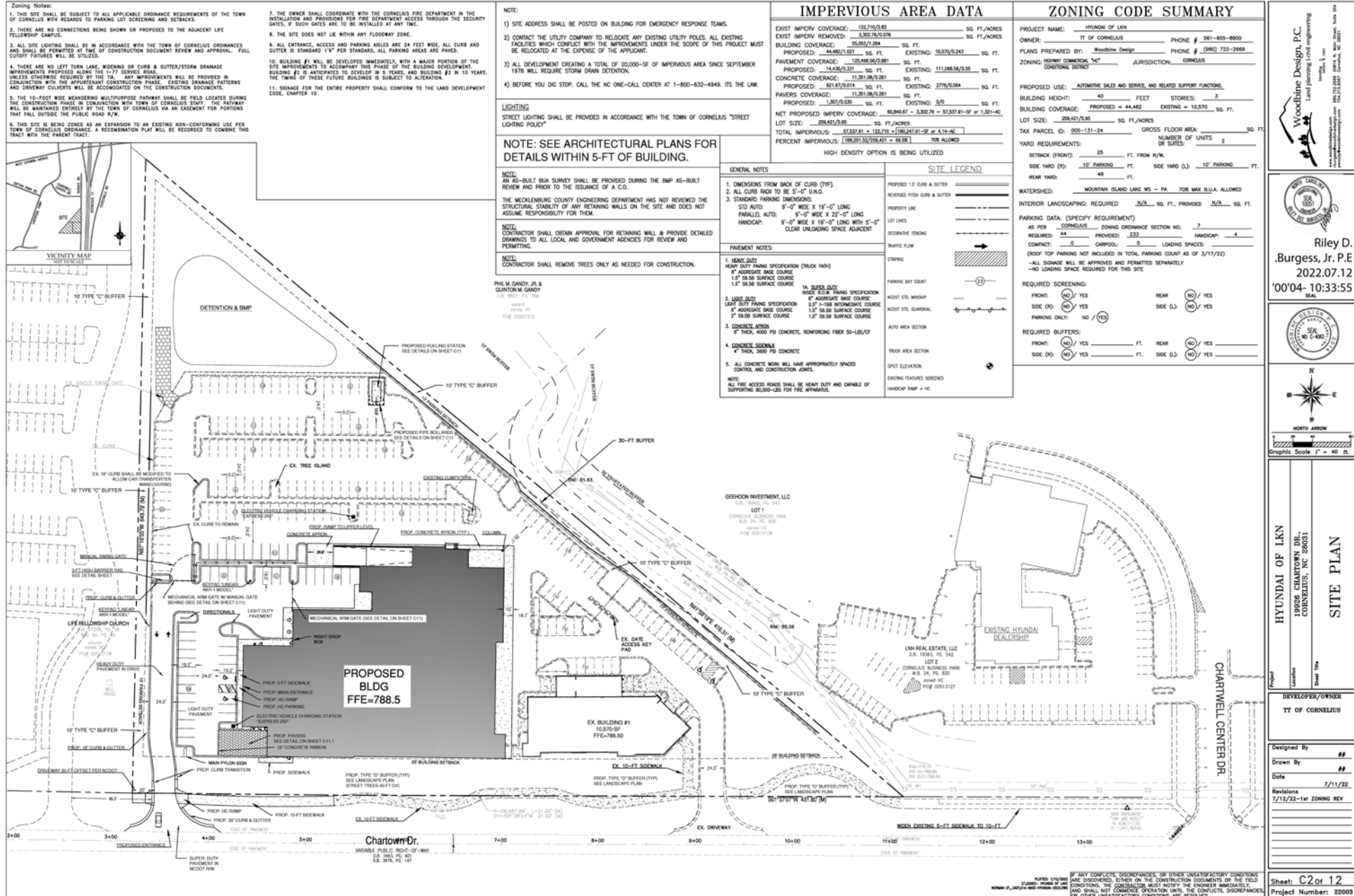


# Proposed Amendment

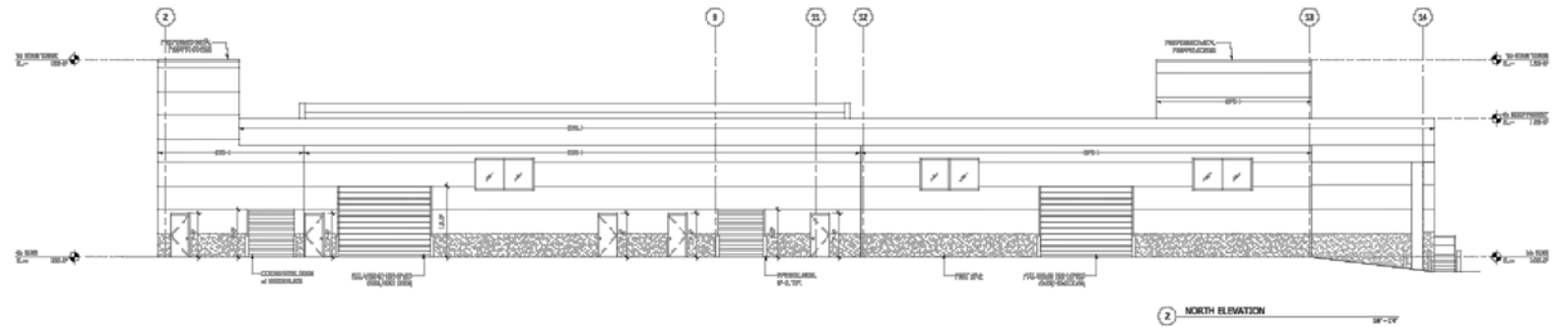
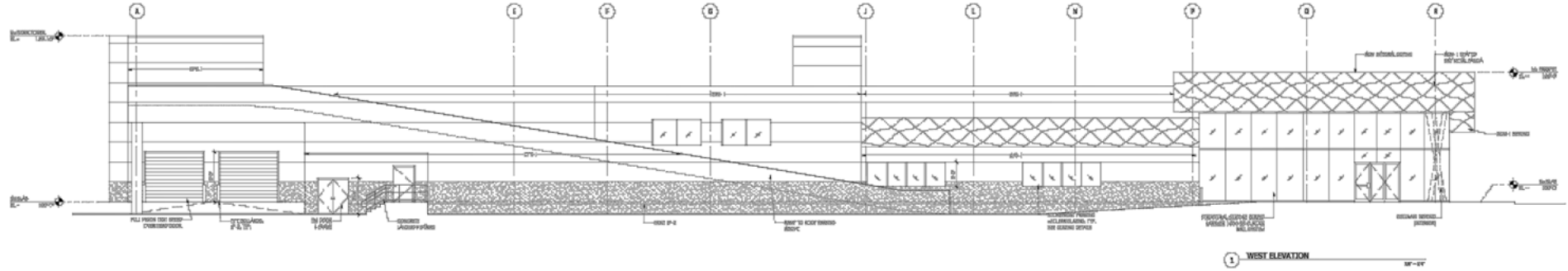
- One new building totaling 44,482 sq. ft. in lieu of the two buildings that were not built.
- This will bring the total building area to 55,052 sq. ft. which is an increase of 10,052 sq. ft for the entire site.



# Proposed Plan













Chartwell Center Drive

(I 77)









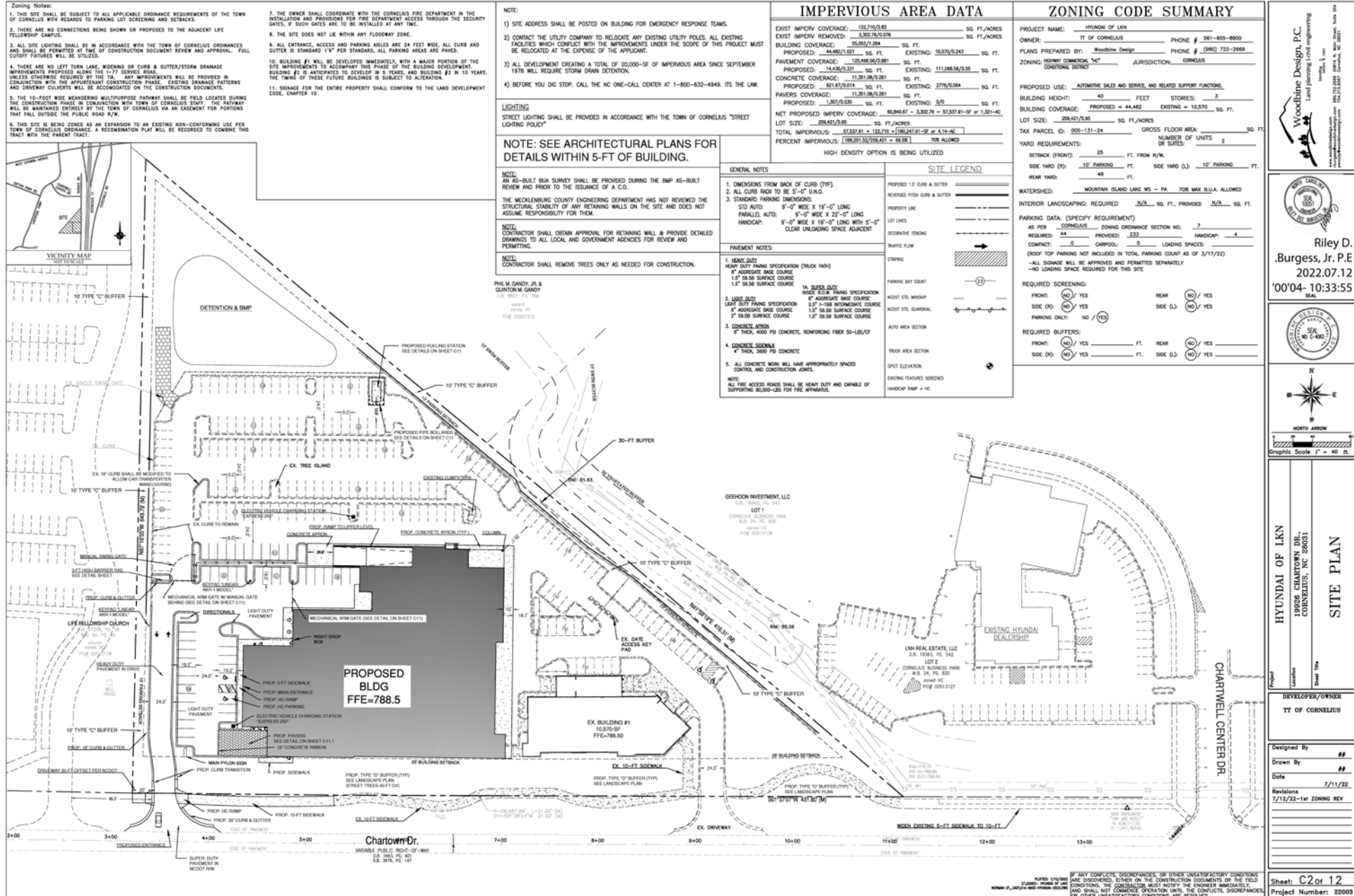


# Hyundai Project Schedule

- Application filed March 23, 2002
- PDRC May 2, 2022
- Community Meeting June 29, 2022
- Town Board Presentation July 18, 2022
- Planning Board Review TBD
- Town Board Public Hearing and Potential Decision TBD



# Proposed Plan



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

**To:** Mayor and Board of Commissioners  
**From:** Wayne Herron - Deputy Town Manager

**Action Requested:**









The Charlotte-Mecklenburg Hospital Authority is requesting to rezone +/- 28.85 acres of a 97 acre parcel to construct a hospital (282,000 sq. ft. gross floor area), medical office buildings and associated accessory uses and facilities (90,000 sq. ft. gross floor area). This hospital would support a total of 140 beds over two phases. The maximum building height is 120 feet.

A community meeting was held on June 30th at 6:00pm.

**Manager's Recommendation:**

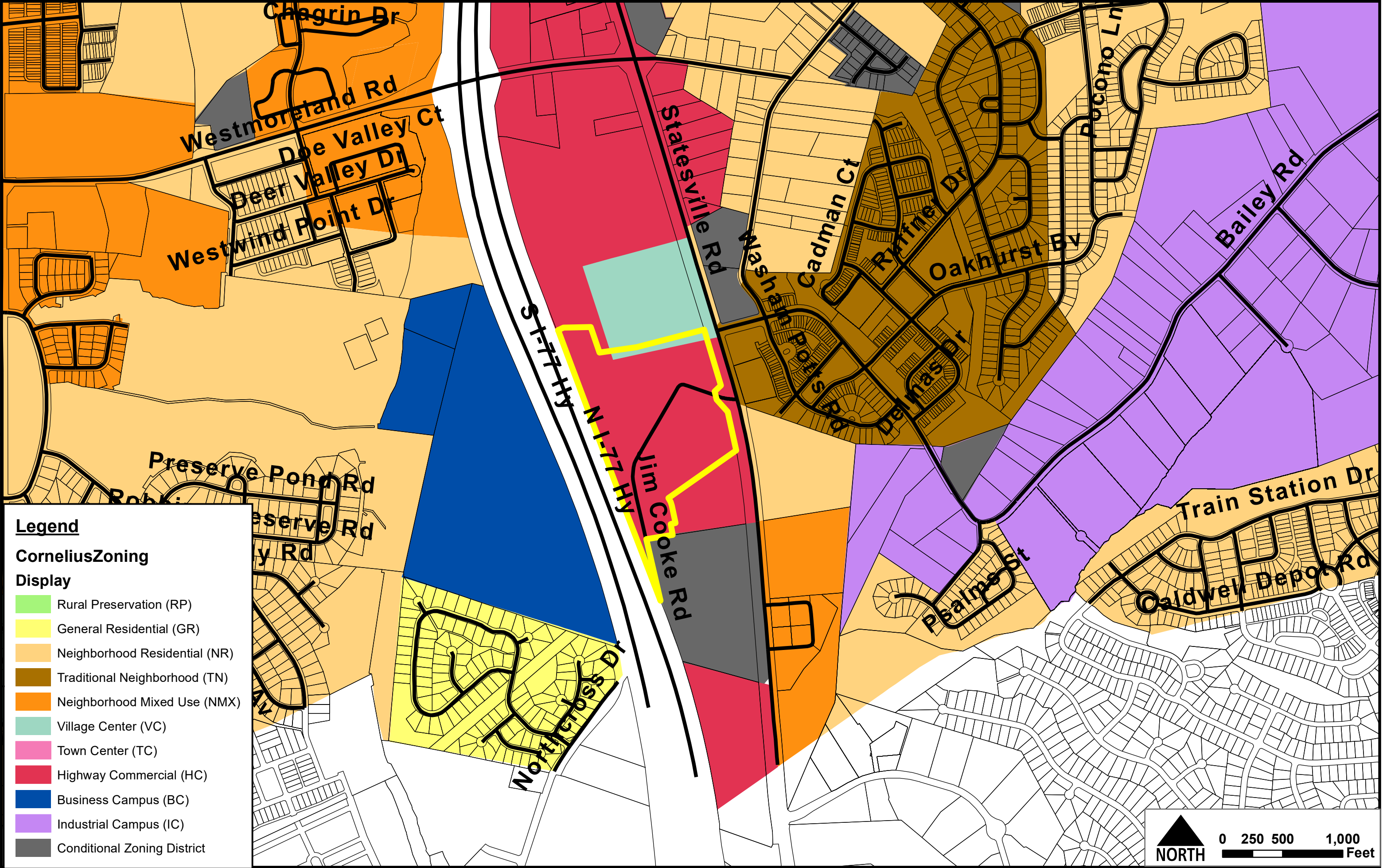
Hear presentation and receive public comment.

**ATTACHMENTS:**

| Name:   | Description:       | Type:           |
|---|--------------------|-----------------|
|  <a href="#">Atrium_Hospital_Zoning.pdf</a>                       | Zoning Map         | Backup Material |
|  <a href="#">Atrium_Hospital_LU.pdf</a>                          | Land Use Map       | Backup Material |
|  <a href="#">Atrium_Hospital_Vicinity.pdf</a>                    | Vicinity Map       | Backup Material |
|  <a href="#">Atrium_Hospital_Property.pdf</a>                    | Property Map       | Backup Material |
|  <a href="#">Amended_Atrium - Cornelius_Site_Application.pdf</a> | Application        | Backup Material |
|  <a href="#">Atrium_Health_Rezoning_Package_Page_1.jpg</a>       | Site Plan          | Backup Material |
|  <a href="#">Atrium_Health_Rezoning_Package_Page_3.jpg</a>       | Color Site Plan    | Backup Material |
|  <a href="#">REZ_10-21_Atrium_Hospital.pdf</a>                   | Staff Presentation | Presentation    |

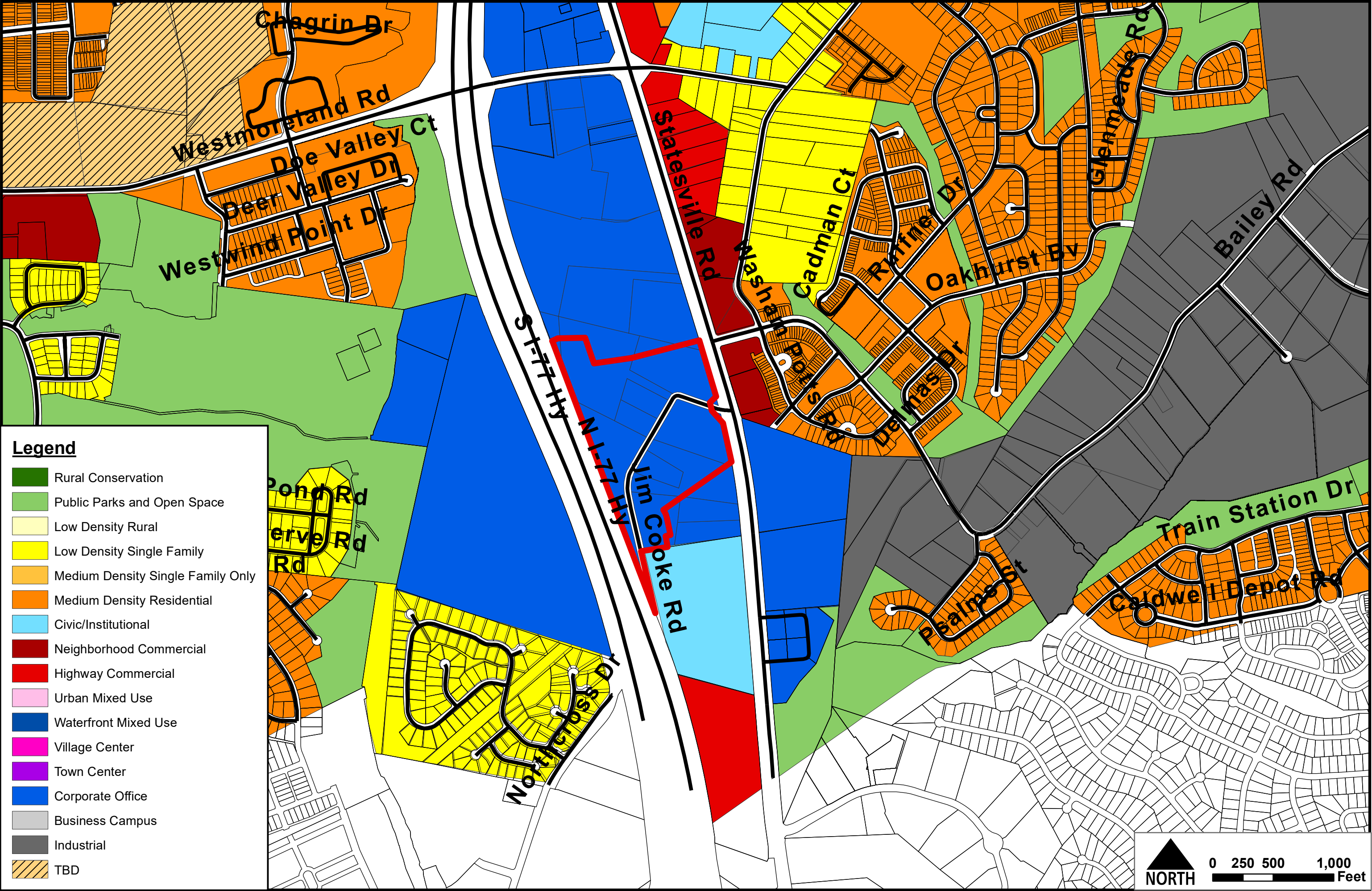


# Zoning Map





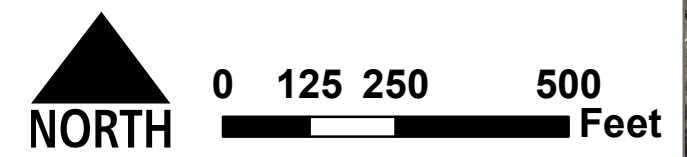
# Land Use Map















# TOWN OF CORNELIUS

## Planning Department

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

### AMENDED LAND DEVELOPMENT APPLICATION FORM

#### Staff Only:

Date Rec'd: \_\_\_\_\_

Rec'd by: \_\_\_\_\_

Case #: \_\_\_\_\_

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

2. Project Information

Date of Application: May 17, 2022 Name of Project: Atrium Hospital

Location: 18341 Statesville Road Property Size (acres): +/- 35.60 acres # of Units/Lots: 1

Current Zoning: HC (CD) and VC (CD) Proposed Zoning: CZ

Current Land Use: Vacant Proposed Land Use: Hospital, medical office buildings and associated/accessory uses and facilities

Tax Parcel Number(s): Portion of Tax Parcel No. 005-083-21

| 3. Contact Information  |   |
|---|---|
| <u>The Charlotte-Mecklenburg Hospital Authority</u><br>Owner, Applicant, or Developer | <u>John Carmichael, Agent</u><br>Agent(s) (Engineer, Architect, Etc.) |
| <u>c/o Bennett Thompson P.O. Box 32861</u>  | <u>101 North Tryon Street, Suite 1900</u>                             |
| Address   | Address   |
| <u>Charlotte, NC 28232-2861</u>   | <u>Charlotte, NC 28246</u>  |
| City, State Zip   | City, State Zip   |
| <u>704-512-2759</u>   | <u>704-377-8341</u>   |
| Telephone   | Telephone   |
|   | Fax   |
| <u>See Attached Owner's/Applicant's/Developer's Signature Page</u>                    | <u>John Carmichael John Carmichael May 17, 2022</u>                   |
| Signature   | Signature   |
| Print Name  | Print Name  |
| Date  | Date  |
| Email - <u>Bennett.thompson@atriumhealth.org</u>                                      | Email - <u>jcarmichael@robinsonbradshaw.com</u>                       |

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

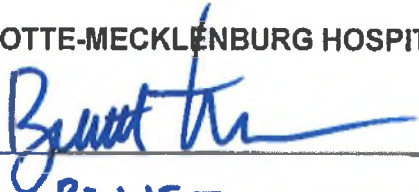
|  |   |
|--|---|
| <input checked="" type="checkbox"/> <b>Signed "Original" application</b>   | <input checked="" type="checkbox"/> <b>Illustrative (color) site/sketch plan</b> for presentation purposes with same layers as described above  |
| <input checked="" type="checkbox"/> <b>Project Fee(s)</b> - See Fee Schedule   | <input type="checkbox"/> <b>Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist</b> may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS). |
| <input checked="" type="checkbox"/> <b>Written Summary/Description of Request</b> can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code  | <input checked="" type="checkbox"/> <b>Charlotte Water Capacity Assurance Review Application</b> Provide copy with application, and send original to CW.  |
| <input type="checkbox"/> <b>Property Survey</b> (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.   | <input type="checkbox"/> <b>Illustrative (color) elevations</b> for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples   |
| <input checked="" type="checkbox"/> <b>Site/sketch plan</b> (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots | <input type="checkbox"/> <b>Digital Files</b> of all items listed above   |

## Amended Land Development Application Form

Property Owner's/Applicant's/Developer's Signature

THE CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY

Signature: \_\_\_\_\_

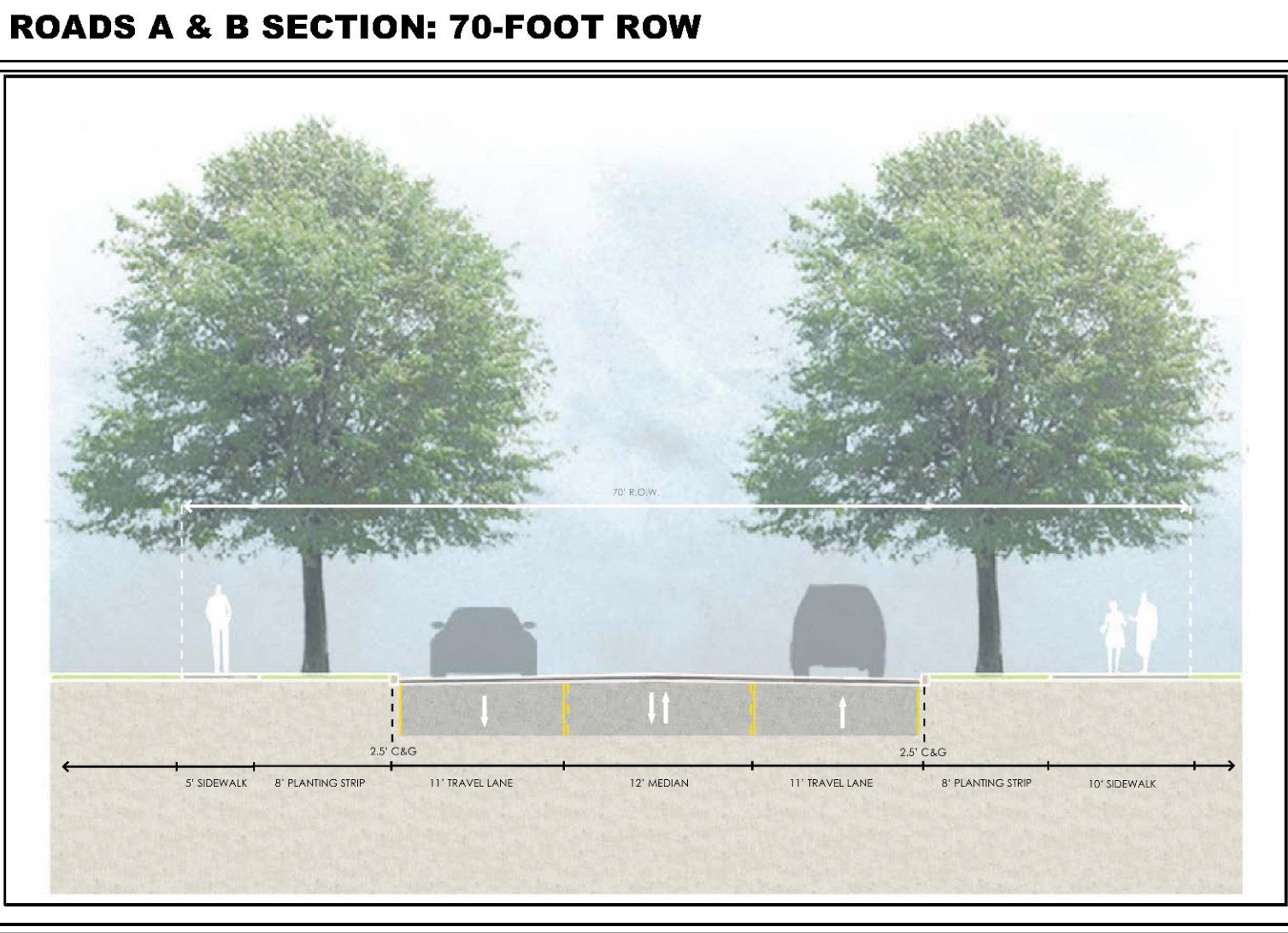


Name (Printed): BENNETT THOMPSON

Title: VICE PRESIDENT

Date: 5-17-22





|                                | ADA | Regular | Total |
|--------------------------------|-----|---------|-------|
| <b>Total Parking Available</b> | 27  | 746     | 773   |
| <b>Parking Needed</b>          | -   | 551     | 551   |
| <b>Parking Difference</b>      | -   | 195     | 222   |

### SITE PLAN LEGEND

**PHASE ONE DEVELOPMENT:**

**PHASE TWO DEVELOPMENT:**



### SITE DEVELOPMENT DATA:

**REZONING BOUNDARY AREA: ± 35.60ACRES**

SHOWN ON THE PLAN. TYPE B-1, B-2 AND C BUFFERS

**EXISTING ZONING:** HIGHWAY COMMERCIAL-CD

TAX PARCEL #: 00508321

**EXISTING USES:** UNDEVELOPED

**PROPOSED ZONING:** CONDITIONAL ZONING (CZ)

**PARKING:** A MAXIMUM OF 4.5 SPACES PER 1,000 SQUARE FEET

**PROPOSED USES:** HOSPITAL, OFFICE BUILDING

**LANDSCAPE SCREENS:** AS IDENTIFIED AND TO THE DIMENSIONS

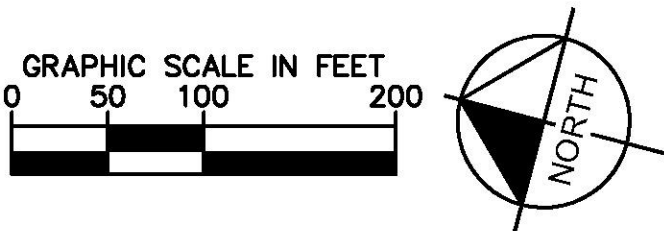
**PROPOSED MAXIMUM GROSS FLOOR AREA: 372,000 S.F. (PH 1&2)**

**DEVELOPMENT PROGRAM:**

PHASE 1: (2024 BUILDOUT)  
HOSPITAL - 160,000 SF (38 BEDS)  
MEDICAL OFFICE - 70,000 SF

**PHASE 2: (2030 BUILDOUT)**  
HOSPITAL - 122,000 SF (102 BEDS)  
MEDICAL OFFICE - 20,000 SF

**TOTAL:**  
HOSPITAL - 282,000 SF (140 BEDS)  
MEDICAL OFFICE - 90,000 SF



Know what's **below**.  
**Call** before you dig

## DEVELOPMENT STANDARDS

## 1. GENERAL PROVISIONS

- A. These development standards form a part of the Rezoning Plan associated with the Rezoning Application filed by The Charlotte-Mecklenburg Hospital Authority (the "Applicant") for an approximately 35.60 acre site located on the west side of Statesville Road, just north of the intersection of Statesville Road and Bailey Road West Extension, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of a portion of Tax Parcel No. 005-083-21.
- B. The development and use of the Site will be governed by the Rezoning Plan, these development standards and the applicable provisions of the Town of Cornelius Land Development Code (the "Code").
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and the improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. All revisions to the Rezoning Plan must be approved by the Town of Cornelius.
- D. The Site may be developed in two phases.
- E. Pursuant to Section 160D-108.1 of the North Carolina General Statutes and Section 12.13 of the Code, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, the need for the development, economic cycles, market conditions and the inability to obtain building permits for all phases of the development within two years. The Rezoning Plan shall be considered to be a site specific development plan for the purposes of Section 160D-108.1 of the North Carolina General Statutes and Section 12.13 of the Code.
- 2. PERMITTED USES**
- A. The Site may only be devoted to the uses set out below.
- (1) A hospital and any accessory and incidental uses associated therewith including, without limitation, a helipad.
- (2) Professional and general office uses, medical, dental and optical office uses and clinics and any accessory and incidental uses associated therewith.
- (3) In addition to the uses set out above, the Site may be devoted to essential services uses, Class IV.
- 3. DEVELOPMENT LIMITATIONS**
- A. The total maximum gross floor area of all buildings on the Site devoted to a hospital use and any accessory and incidental uses associated therewith shall be 282,000 square feet.
- B. The total maximum gross floor area of all buildings on the Site devoted to professional and general office uses, medical, dental and optical office uses and clinics and any accessory and incidental uses associated therewith shall be 50,000 square feet.
- C. Phase one of the development may be comprised of a maximum of 160,000 square feet of gross floor area devoted to a hospital use and any accessory and incidental uses associated therewith, and a maximum of 70,000 square feet of gross floor area devoted to professional and general office uses, medical, dental and optical office uses and clinics.

## DEVELOPMENT STANDARDS CONTINUED

- and any accessory and incidental uses associated therewith.
- D. Phase two of the development may be comprised of a maximum of 122,000 square feet of gross floor area devoted to a hospital use and any accessory and incidental uses associated therewith, and a maximum of 20,000 square feet of gross floor area devoted to professional and general office uses, medical, dental and optical office uses and clinics and any accessory and incidental uses associated therewith.
- E. Approval also includes the ability to construct a building on the Site that may only contain an essential services use, Class IV. The gross floor area of a building containing an essential services use, Class IV only would be in addition to the maximum gross floor areas set out above in paragraphs A through D, and the gross floor area of a building containing an essential services use, Class IV only would not be counted towards the maximum gross floor areas set out above in paragraphs A through D.
- 4. TRANSPORTATION AND PARKING**
- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the Town of Cornelius and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignments of the internal streets, driveways and vehicular circulation areas may be modified by Applicant to accommodate changes in traffic patterns, parking, layouts and any adjustments required for approval by the Town of Cornelius and/or NCDOT. All revisions to the Rezoning Plan must be approved by the Town of Cornelius.
- C. A maximum of 4.5 parking spaces per 1,000 square feet of gross floor area may be provided on the Site.
- D. Landscaping shall meet the requirements of Section 9 of the Code.
- 5. ARCHITECTURAL STANDARDS**
- A. The maximum height in feet of any building on the Site shall be 120 feet.
- B. The maximum height in stories of any building on the Site shall be 5 stories.
- 6. LIGHTING**
- A. All exterior lighting shall comply with Section 7.5 of the Code. Full cutoff fixtures shall be used for exterior parking lot lighting and a photometric lighting plan must be submitted with the construction drawings.
- 7. BINDING EFFECT OF THE REZONING APPLICATION**
- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under this binding option, be binding on the Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.

LEY-HORN AND ASSOCIATES, INC.  
N ST, SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
NC LICENSE #F-0102

**NOT FOR  
CONSTRUCTION**

|            |            |       |          |             |     |          |     |            |     |
|------------|------------|-------|----------|-------------|-----|----------|-----|------------|-----|
| KH PROJECT | DATE       | SCALE | AS SHOWN | DESIGNED BY | NAT | DRAWN BY | TAC | CHECKED BY | RTI |
| 015031129  | 05/17/2022 |       |          |             |     |          |     |            |     |

# REZONING SITE PLAN

# PROJECT TITLE

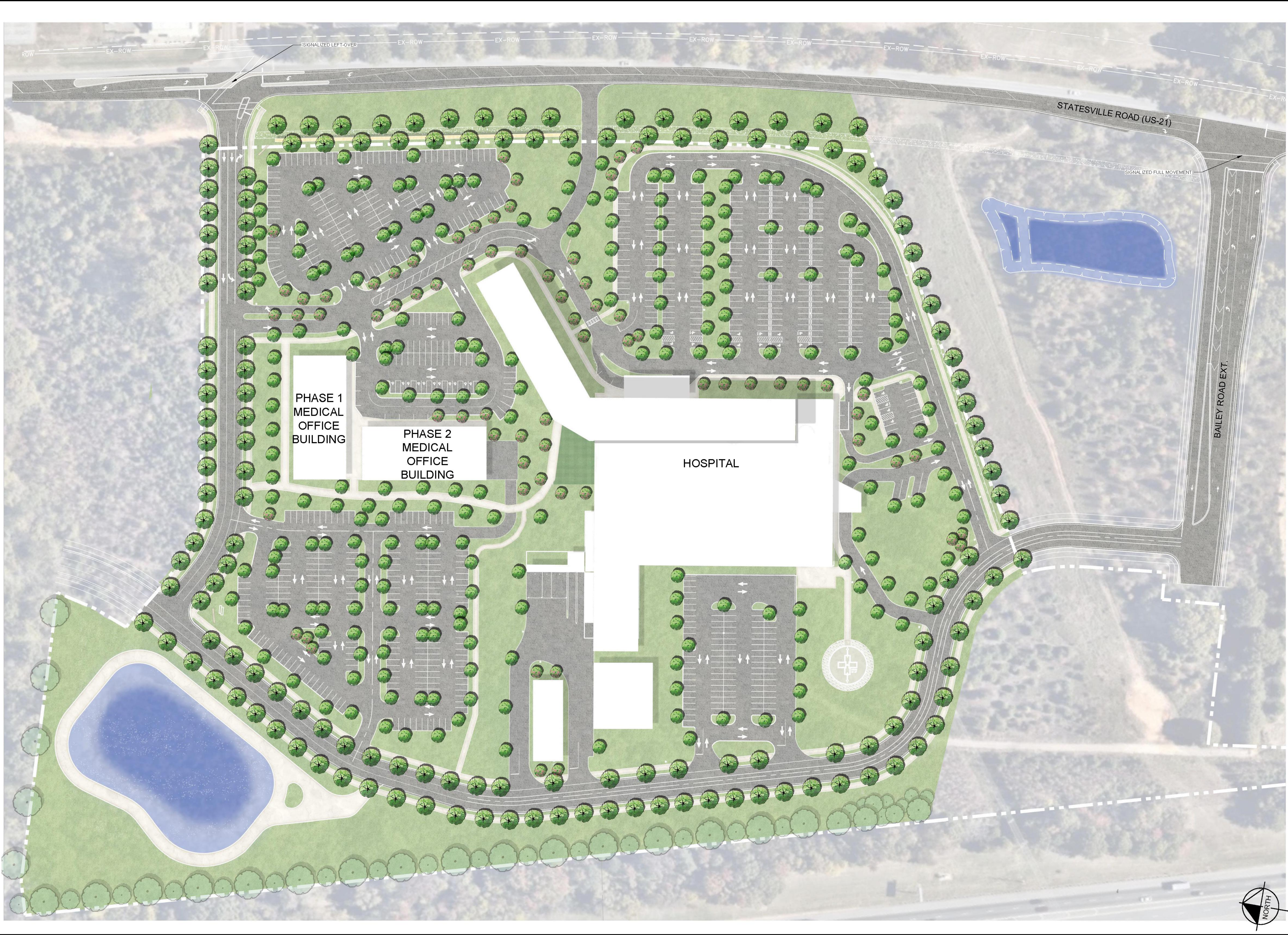
PREPARED FOR  
CLIENT

MUNICIPALITY

SHEET NUMBER  
**RZ-1**



Plotted By: Nelson Bre Sheet Set: Rezoning Package Layout: Rezoning Site Rendering May 12, 2022 02:07:11pm K:\CHL PROJ\015031 Carolina Healthcare System\129 Lake Norman Hospital\02 - DWG\PlanSheets\1 0 Rezoning\RZ-3 Site Rendering.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



|   |                             |   |                    |                                   |                |
|---|-----------------------------|---|--------------------|-----------------------------------|----------------|
| <br>Atrium Health<br>NORTH LAKE<br>REZONING<br>FACILITY #XXXX<br>NORTH CAROLINA | SHEET NUMBER<br><b>RZ-3</b> | <br>Kimley-Horn<br>© 2021 KIMLEY-HORN AND ASSOCIATES, INC.<br>200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202<br>PHONE: 704-333-5131<br>WWW.KIMLEY-HORN.COM<br>NC LICENSE # 0102 | REVISIONS          |                                   | BY             |
|   |                             |   | No.                | DATE                              |                |
| REZONING SITE<br>RENDERING  |                             | KHA PROJECT<br>015031090  | DATE<br>07/23/2021 | SCALE AS SHOWN<br>DESIGNED BY CRP | CHECKED BY NAT |



# REZ 03-22 Atrium Hospital

18341 Statesville Road





## Tax Parcel

00508321 (a portion of)

## Acreage

+/- 28.85 acres

## Location

18341 Statesville Road

## Current Zoning

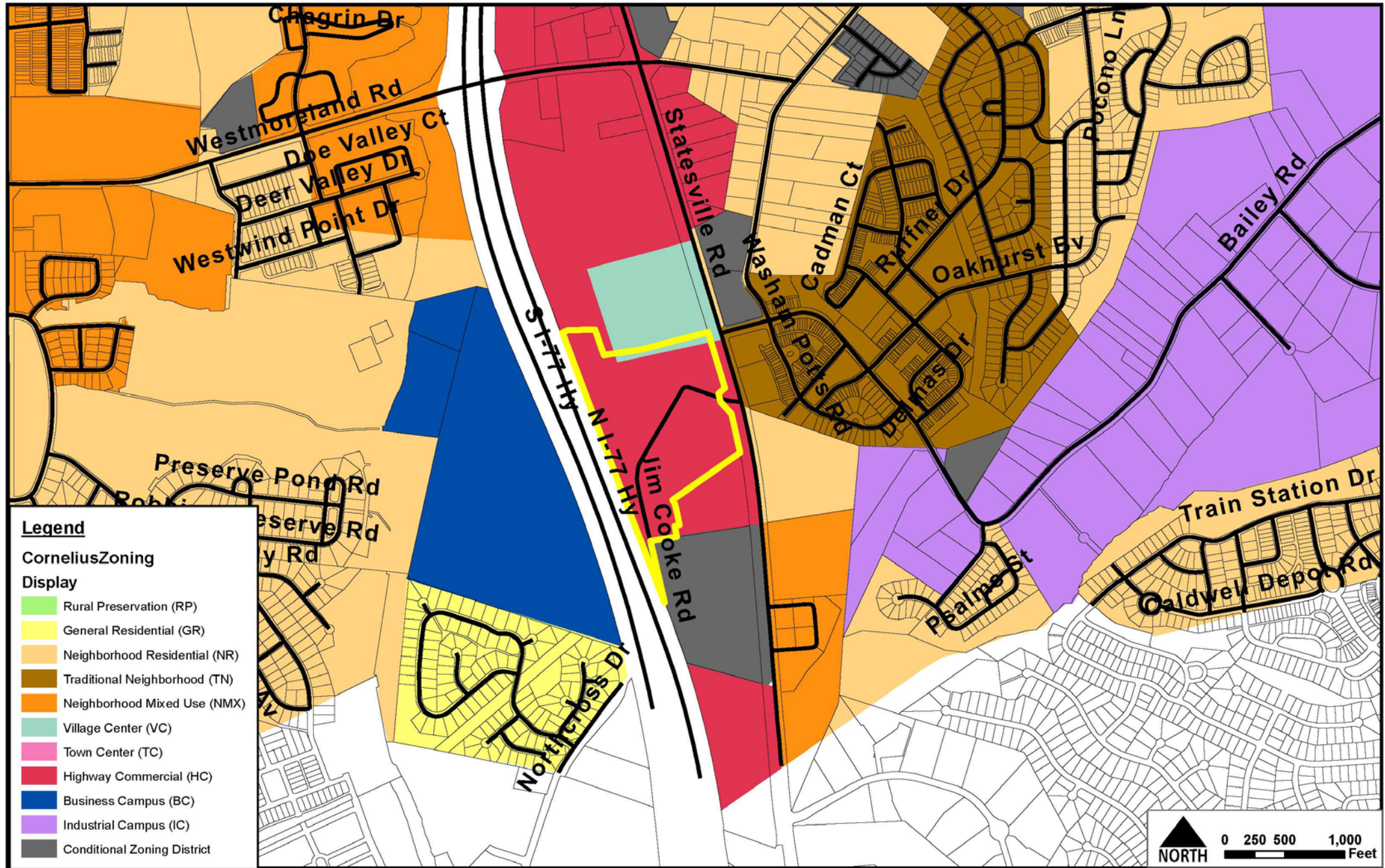
Highway Commercial (CD) and Village Center (CD)

## Land Use Category

Corporate Office

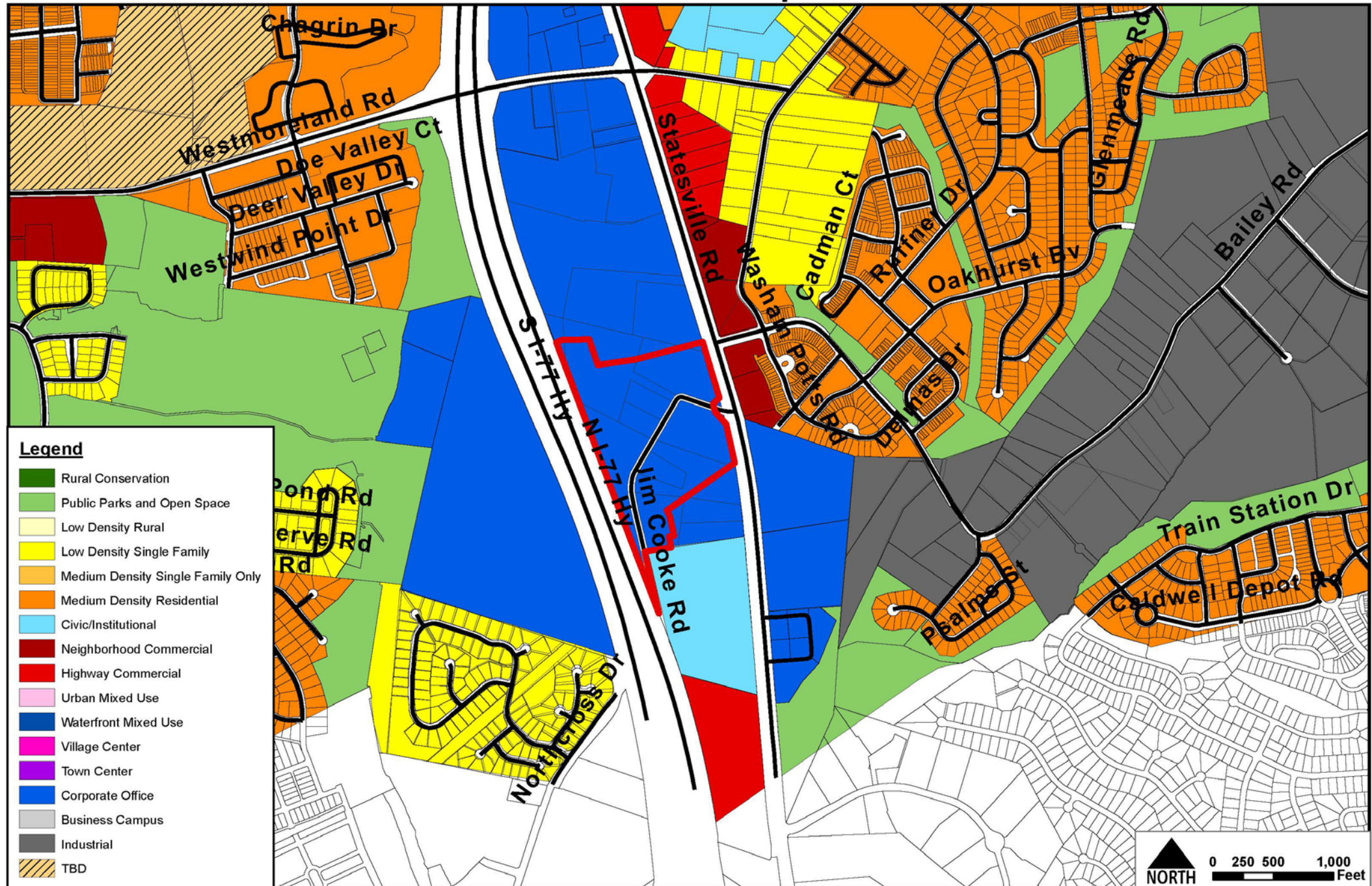


# Zoning Map





## Land Use Map





## Vicinity Map





Property Map





# Atrium Hospital Request

Construct a 322,000 sq. ft. hospital (140 beds) and 144,000 sq. ft. medical office building (MOB) in two phases (466,000 sq. ft. total).

## Phase 1 (2024 buildout):

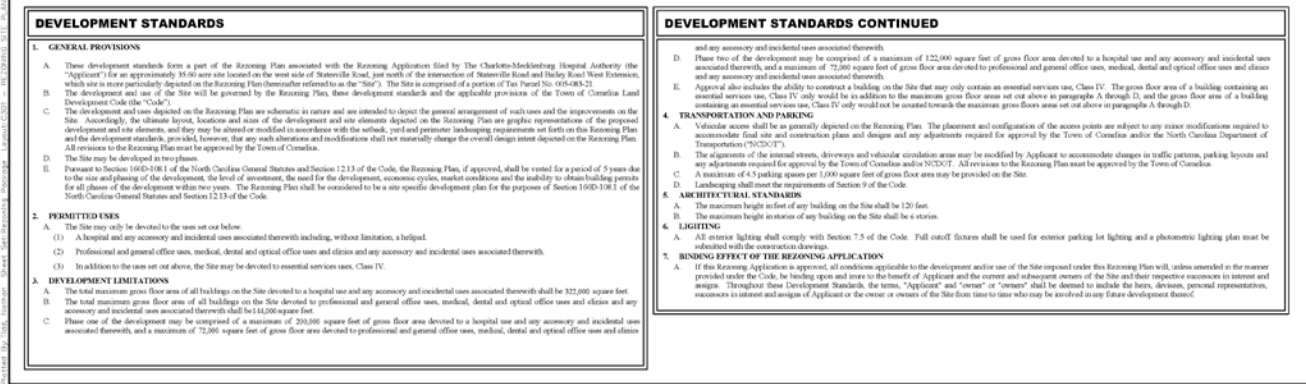
- Hospital = 200,000 sq. ft. (38 beds)
- MOB = 72,000 sq. ft.

## Phase 2 (2030 buildout):

- Hospital = additional 122,000 sq. ft. (102 beds)
- MOB = additional 72,000 sq. ft.

Proposed maximum building height = 120' (6 stories)





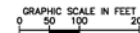
|                         | ADA | Regular | Total |
|-------------------------|-----|---------|-------|
| Total Parking Available | 27  | 746     | 773   |
| Parking Needed          | -   | 551     | 551   |
| Parking Difference      | -   | 195     | 222   |

#### PHASE TWO DEVELOPMENT:

**TOTAL:**  
HOSPITAL - 322,000 SF (140 BEDS)  
MEDICAL OFFICE - 144,000 SF

**MAXIMUM BUILDING HEIGHT: 120' (6 STORIES)**

|                       |                                  |
|-----------------------|----------------------------------|
| 000 BUILDOUT)         | TOTAL:                           |
| 122,000 SF (102 BEDS) | HOSPITAL - 322,000 SF (140 BEDS) |
| OFFICE - 72,000 SF    | MEDICAL OFFICE - 144,000 SF      |



Know what's below.  
Call before you dig.

[illegible]

**Kimley»Horn**

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202  
PHONE: 704-333-5131  
WWW.KIMLEY-HORN.COM  
NC LICENSE #0102

**NOT FOR  
CONSTRUCTION**

|            |            |                |     |     |
|------------|------------|----------------|-----|-----|
| KH PROJECT | DATE       | DESIGNED BY    | TAC | QTI |
| 015031129  | 05/17/2022 | SCALE AS SHOWN |     |     |
|            |            | PROGRAM BY     |     |     |
|            |            | CHECKED BY     |     |     |

## REZONING SITE PLAN

PROJECT TITLE

PREPARED FOR  
CLIENT

SHEET NUMBER  
RZ-1

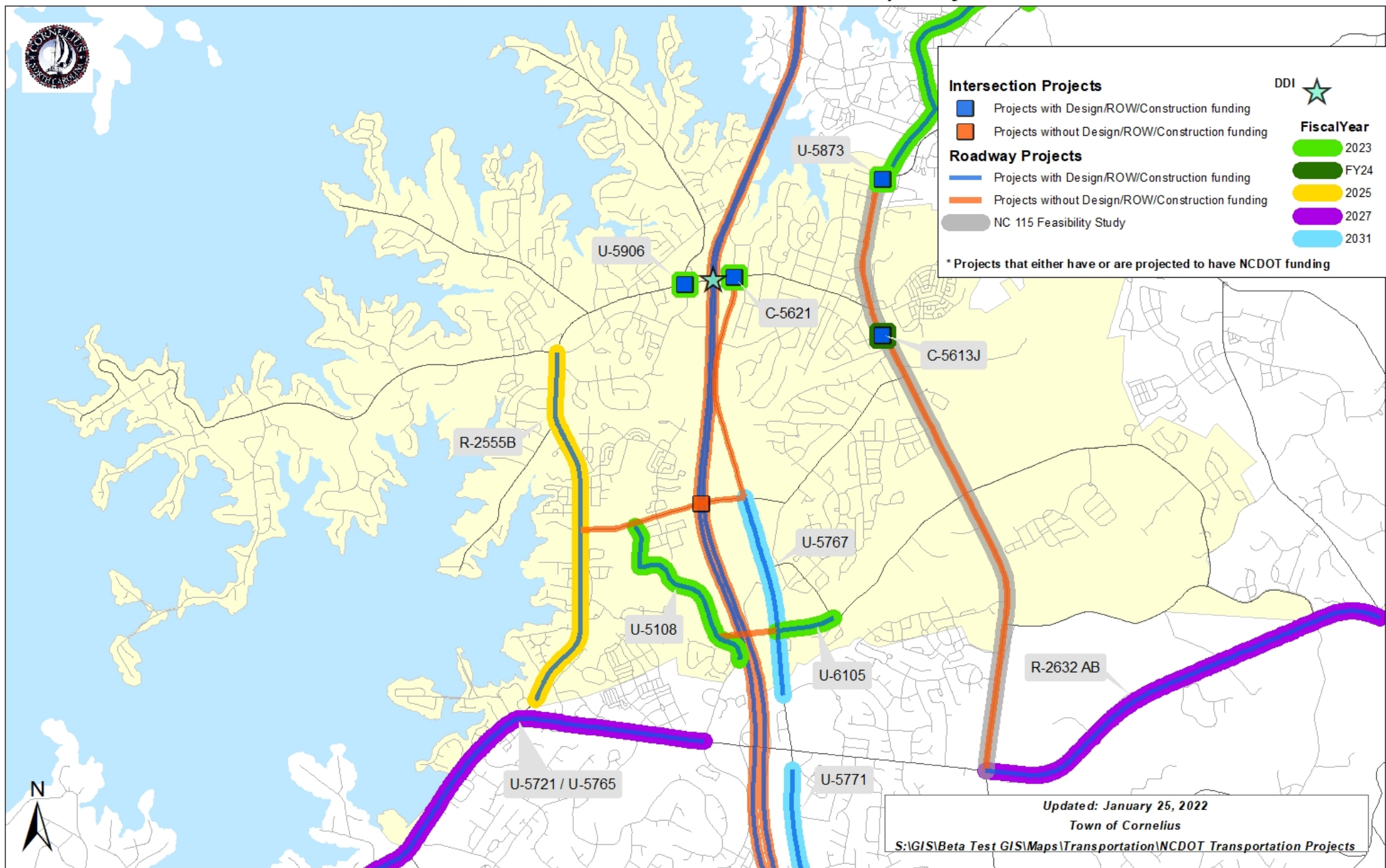
MUNICIPALITY







# Active NCDOT Intersection and Roadway Projects \*





# Area Roadway Projects

- Bailey Road Extension – construction anticipated to begin 2023
- Northcross Drive Extension – construction anticipated to begin 2023
- US 21 Widening (Northcross Center Court to Westmoreland Road) – post 2030
- Bailey Road Flyover – no design/ROW/Construction funding at this time



# Atrium Project Schedule

- |  |               |
|--|---------------|
| • Application filed                                | July 23, 2001 |
| • PDRC   | July 29, 2021 |
| • Community Meeting                                | June 30, 2022 |
| • Town Board Presentation                          | July 18, 2022 |
| • Planning Board Review                            | TBD           |
| • Town Board Public Hearing and Potential Decision | TBD           |







## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

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

**Action Requested:**

The Planning Board has four seats with terms set to expire. Commissioner Osborne has interviewed applicants and makes the following recommendations for the Board's consideration:

Seat #1: Rachel Bernard is recommended to replace Danielle Miller.

Seat #2: Scott Higgins is recommended to fill this vacant seat.

Seat #3: Fred Westaway is recommended to fill this vacant seat.



Seat #8: William (Bill) Sykes is recommended to replace Sean Herndon, who has indicated he would not like to be reappointed.

All four terms would be for three years and would expire in June of 2025. The applications for each of the recommended members is attached.

**Manager's Recommendation:**

Consider recommendations for four seats on the Planning Board.

**ATTACHMENTS:**

| Name:  | Description:                     | Type:           |
|--|----------------------------------|-----------------|
|  <a href="#">Planning Board Members June 2022 DRAFT.xls</a> | Draft Roster                     | Backup Material |
|  <a href="#">PB applications 2022.pdf</a>                   | Planning Board Applications 2022 | Backup Material |





| SEAT | NAME                          | ORIG APT DATE          | TERM             | TOWN/<br>ETJ | ADDRESS                         | BUS.NO.      | HOME NO.     | CELL NO.     | E-MAIL   |
|------|-------------------------------|------------------------|------------------|--------------|---------------------------------|--------------|--------------|--------------|--|
| 1    | Rachel Bernard                | App 2022               | 07/22 - 07/25(1) | Town         | 13704 Quiet Brook Lane          |              |              | 781-704-1175 | <a href="mailto:rsibernard@gmail.com">rsibernard@gmail.com</a>             |
| 2    | Scott Higgins                 | App 2022               | 07/22 - 07/25(1) | Town         | 22354 Market Street             |              |              | 828-507-1122 | <a href="mailto:scott.higgins.sh@gmail.com">scott.higgins.sh@gmail.com</a> |
| 3    | Fred Westaway                 | App 2022               | 07/22 - 07/25(1) | Town         | 8826 Westmoreland Lake Dr.      |              |              | 704-451-1725 | <a href="mailto:fred_westaway@yahoo.com">fred_westaway@yahoo.com</a>       |
| 4    | Joseph Dean                   | App 08/16 as an<br>Alt | 07/20 - 07/23(2) | Town         | 20301 Church Street             |              | 704-892-7551 | 704-451-2767 | <a href="mailto:joejuggler@att.net">joejuggler@att.net</a>                 |
| 5    | Susan Johnson                 | App 08/16 as an<br>Alt | 07/20 - 07/23(2) | Town         | 20597 Harbor View Drive         | 704-439-5350 |              | 704-651-9023 | <a href="mailto:susan@homecarolinas.com">susan@homecarolinas.com</a>       |
| 6    | Phil Bechtold                 | App 7/18 as an Alt     | 07/21 - 07/24(1) | Town         | 22102 Market Street             |              |              | 216-577-1366 | <a href="mailto:Philbechtold20@yahoo.com">Philbechtold20@yahoo.com</a>     |
| 7    | Hardy McConnell               | App 07/09              | 07/21 - 07/24    | ETJ          | 13118 Mayes Road                |              | 704-655-0088 | 704-609-9505 | <a href="mailto:hmcconnell@bellsouth.net">hmcconnell@bellsouth.net</a>     |
| 8    | William (Bill)<br>Sykes, Alt. | App 07/22 as an<br>Alt | 07/22 - 07/25(1) | Town         | 193289 Watermark Dr., Unit #352 |              |              | 704-608-6974 | <a href="mailto:williamsykes@gmail.com">williamsykes@gmail.com</a>         |
| 9    | George Searle, Alt            | App 7/21 as an Alt     | 07/21 - 07/24(1) | Town         | 19900 Shearwater Point Dr.      |              |              | 704-437-6608 | <a href="mailto:searleg@fnb-corp.com">searleg@fnb-corp.com</a>             |
| 10   | Jaime Rauscher,<br>Alt*       | App 7/21 as an Alt     | 07/20-07/23      | Town         | 20925 NormanShores Dr.          |              |              | 678-591-4108 | <a href="mailto:jaimerauscher@outlook.com">jaimerauscher@outlook.com</a>   |



## Wayne Herron

---

**From:** Lori Harrell  
**Sent:** Wednesday, June 15, 2022 2:39 PM  
**To:** Wayne Herron  
**Subject:** FW: Online Form Submittal: Committee Appointment Form

Here you go.

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Monday, June 13, 2022 10:00 AM  
**To:** Lori Harrell <lharrell@cornelius.org>  
**Subject:** Online Form Submittal: Committee Appointment Form

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Committee Appointment Form

#### Contact Information

|  |  |
|--|--|
| First Name   | Fred   |
| Last Name  | Westaway   |
| Residence Address  | 8826 westmoreland lake dr  |
| Mailing Address (if different from above)                      | <i>Field not completed.</i>  |
| Contact Number   | 7044511725   |
| Description  | Cell   |
| Email Address  | <a href="mailto:fred_westaway@yahoo.com">fred_westaway@yahoo.com</a>   |
| I Live:  | Inside the Town of Cornelius   |
| I Am Interested In Serving On The Following Board(s)           | Planning Board   |
| Please list qualifications or reasons you would like to serve. | Current member of the growth task force<br>Extremely vested in the town<br>Long term resident who loves our small town feel while being connected to the charlotte area options. |



Resume and/or Additional Information (\*optional)      *Field not completed.*

---

Date      06/13/2022

---

Signature      Fred westaway

---

**Note:**

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

---

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



## Summer Smigelski

---

**From:** Lori Harrell  
**Sent:** Tuesday, September 22, 2020 1:40 PM  
**To:** Karen Ulmer  
**Cc:** Summer Smigelski  
**Subject:** FW: Online Form Submittal: Committee Appointment Form

Here's his last submittal

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Saturday, June 27, 2020 2:59 PM  
**To:** Lori Harrell <lharrell@cornelius.org>  
**Subject:** Online Form Submittal: Committee Appointment Form

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1

## Committee Appointment Form

### Contact Information

|   |  |
|---|--|
| First Name                                | Scott  |
| Last Name                                 | Higgins  |
| Residence Address                         | 22354 Market Street  |
| Mailing Address (if different from above) | <i>Field not completed.</i>  |
| Contact Number                            | 8285071122   |
| Description                               | Cell   |
| Email Address                             | <a href="mailto:Scott.higgins.sh@gmail.com">Scott.higgins.sh@gmail.com</a> |
| I Live:                                   | Inside the Town of Cornelius   |

2



## Summer Smigelski

---

**From:** Lori Harrell  
**Sent:** Tuesday, March 22, 2022 2:59 PM  
**To:** Summer Smigelski  
**Subject:** FW: Online Form Submittal: Committee Appointment Form

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, March 22, 2022 2:14 PM  
**To:** Lori Harrell <lharrell@cornelius.org>  
**Subject:** Online Form Submittal: Committee Appointment Form

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Committee Appointment Form

1

#### Contact Information

|  |  |
|--|--|
| First Name   | Rachel   |
| Last Name  | Bernard  |
| Residence Address                                    | 13704 Quiet Brook Lane, Cornelius, NC 28031                    |
| Mailing Address (if different from above)            | <i>Field not completed.</i>                                    |
| Contact Number                                       | 7817041175   |
| Description  | Cell   |
| Email Address  | <a href="mailto:rs1bernard@gmail.com">rs1bernard@gmail.com</a> |
| I Live:  | Inside the Town of Cornelius                                   |
| I Am Interested In Serving On The Following Board(s) | Planning Board   |

2



## Summer Smigelski

---

**From:** Lori Harrell  
**Sent:** Wednesday, December 8, 2021 12:23 PM  
**To:** Summer Smigelski  
**Subject:** FW: Online Form Submittal: Committee Appointment Form

Summer,

His resume is uploaded too.

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, December 8, 2021 12:22 PM  
**To:** Lori Harrell <lharrell@cornelius.org>  
**Subject:** Online Form Submittal: Committee Appointment Form

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

1

## Committee Appointment Form

### Contact Information

|   |  |
|---|--|
| First Name                                | William C.   |
| Last Name                                 | Sykes  |
| Residence Address                         | 193289Waternark Dr, Unit #352  |
| Mailing Address (if different from above) | Field not completed.   |
| Contact Number                            | 7046086974   |
| Description                               | Cell   |
| Email Address                             | <a href="mailto:williamcsykes@gmail.com">williamcsykes@gmail.com</a> |
| I Live:                                   | Inside the Town of Cornelius   |

2



## **WILLIAM C. SYKES**

19329 Watermark Dr. #352  
Cornelius, NC 28031

704-608-6974c  
[williamcsykes@gmail.net](mailto:williamcsykes@gmail.net)

**Business leader with successful track record of managing multi-million-dollar revenue and expense budgets at both public and private industry leaders: Wells Fargo, Bank of America, IBM, The Public Consulting Group, the State of North Carolina. Open to travel. Specialties include:**

- LEAN Six Sigma “Black Belt”
- Project Management Professional
- Business Analyst
- Process Improvement/Redesign
- Initiative Management
- Sales Strategies

---

### ***PROFESSIONAL CREDENTIALS***

---

**S-ONE, INC., Charlotte, NC**  
**Founder, Owner**

**2011- Present**

Established company to consult with corporations and public agencies to provide enhanced delivery systems for advanced projects. Strength, depth of knowledge, and ability to manage and lead cross-functional teams in selling prospects on designing, developing, and implementing programs focused on Return on Investment, Time to Market, and Process Control.

- Developed LEAN integration offering for Fortune 50 Consulting firm resulting in new product delivery system to sell its market leading technology.
- Developed course content and presented three-hour seminars in Business Ethics for NC Community College System and 2010 IEEE Southeast Conference.
- Initiated Process Improvement that increased workflow and efficiency by 40% in PMP consulting firm.
- Tactical Implementation Management using Six Sigma training to create highly functional teams. Experience with cross-functional and cross-cultural team interaction in delivering training course offering.
- Responsible for evaluating current processes, selling end-user prospects, and implementing improvements to streamline and strengthen operations by 25% through process re-engineering and best practices in Healthcare software ISV.

**WELLS FARGO CORP., Charlotte, NC**

**2010 - 2010**

**Senior Project Manager-Cryptographic Services / Information Security** (*budgeted for temporary project*)

Senior Project Manager for Information Security Technology M&A. Evaluation of Critical to Quality package acquisition. Measuring TCO / ROI with internally established criteria. Paradigm evaluation required BRD, Go/No Go, Negotiation / Communications, Metric Schema, Tollgate and Milestone scrutiny.

- Responsible for the escalation of project issues, and for communications of project status to all levels of management on customer and I/S side using SharePoint and MS Project.
- Package acquisition completed for 2010 budget year with installation in progress.

**BANK OF AMERICA, Charlotte, NC**

**2006 – 2008**

**Change Management Consultant, Service and Fulfillment Organization**

Chosen by Senior Management to lead the key project of legacy mass mailing systems for adherence to United States Postal Service regulatory guidelines.

- Project involved interacting with both internal and external operations groups and technical professionals to upgrade the Pitney-Bowes software system throughout the entire bank.
- Net result of the project recaptured \$10MM of potential losses in postage discounts.
- Project involved extensive coordination among departments and vendors to keep the project within financial and time budgets by selling the need to comply with the internal teams.
- Implemented Enterprise Change Management System to streamline the tracking of enterprise-wide quality initiatives and process improvement projects.
- Net result of instituting these project tracking systems was to improve internal communications and reduce the average project life cycle time by 30%.



## **EDUCATION & Professional Development**

**Pfeiffer University Graduate School of Business, Charlotte -- MBA, Management**

**Western Carolina University, Cullowhee – BS, Industrial Technology**

**Healthcare Information Technology Redesign Specialist, Certification**

**Project Management Professional, Certification**

**LEAN Six Sigma Black Belt, Certification**

**IIBA Business Analyst, Certification**



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

**Action Requested:**

This budget amendment is a carry forward amendment of capital related projects and items from the FY22 Budget as follows:

1. The fireboat in the amount of \$38,423
2. Town Center parking lots in the amount of \$622,000
3. Jetton Extension design in the amount of \$28,000
4. The animal shelter garage in the amount of \$28,584
5. Vehicles for the electric fund in the amount of \$83,000

The total amount of this carry forward amendment is \$717,007 from general fund balance and \$83,000 from electric fund balance. The main reason for the amendment is due to delays in projects caused by labor and supply chain issues.

**Manager's Recommendation:**

Approve an Ordinance to amend the FY23 Operating Budget as presented.

**ATTACHMENTS:**

| Name:   | Description:          | Type:     |
|---|-----------------------|-----------|
|  <a href="#">ORD-FY23_Amend_#2.pdf</a> | FY23 Budget Amendment | Ordinance |



**TOWN OF CORNELIUS**  
**AN ORDINANCE AMENDING**  
**THE OPERATING BUDGET FOR**  
**FISCAL YEAR 2022-2023**

**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, 2022 and ending June 30, 2023 in accordance with the following schedule of accounts heretofore established for this Town:



SCHEDULE A: GENERAL FUND

|   | Original<br>Budget  | Previous<br>Amendment<br>6/6/2022 | This<br>Amendment<br>7/18/2022 | Change           |
|---|---------------------|-----------------------------------|--------------------------------|------------------|
| <b>General Fund Revenues</b>                |                     |                                   |                                |                  |
| Ad Valorem Taxes                            | \$ 17,773,063       | 17,773,063                        | 17,773,063                     | -                |
| Local Option Sales Tax                      | 4,503,216           | 4,503,216                         | 4,503,216                      | -                |
| Utility Franchise Tax                       | 1,782,090           | 1,782,090                         | 1,782,090                      | -                |
| Powell Bill Allocation                      | 800,000             | 800,000                           | 800,000                        | -                |
| Other Taxes and Licenses                    | 454,584             | 454,584                           | 454,584                        | -                |
| Unrestricted Intergovernmental              | 1,542,603           | 1,542,603                         | 1,542,603                      | -                |
| Restricted Intergovernmental                | 742,242             | 742,242                           | 742,242                        | -                |
| Permits and Fees                            | 664,400             | 664,400                           | 664,400                        | -                |
| Sales and Services                          | 120,000             | 120,000                           | 120,000                        | -                |
| Investment earnings                         | 19,000              | 19,000                            | 19,000                         | -                |
| Donations                                   | 15,000              | 15,000                            | 15,000                         | -                |
| Micellaneous                                | 20,800              | 20,800                            | 20,800                         | -                |
| Debt Issued                                 | 2,085,000           | 2,085,000                         | 2,085,000                      | -                |
| ARP/CSLFRF Revenue                          | 4,821,414           | 4,821,414                         | 4,821,414                      | -                |
| Appropriated Fund Balance                   | 786,592             | 811,592                           | 1,528,599                      | 717,007          |
| <b>Total General Fund Revenues</b>          | <b>\$36,130,004</b> | <b>\$36,155,004</b>               | <b>\$36,872,011</b>            | <b>\$717,007</b> |
| <b>General Fund Expenditures</b>            |                     |                                   |                                |                  |
| Governing Board                             | \$ 87,846           | 87,846                            | 87,846                         | -                |
| General Government                          | 2,182,835           | 2,182,835                         | 2,182,835                      | -                |
| General Services                            | 3,333,106           | 3,358,106                         | 3,358,106                      | -                |
| Police                                      | 9,046,277           | 9,046,277                         | 9,046,277                      | -                |
| Communications                              | 947,218             | 947,218                           | 947,218                        | -                |
| Fire Operations                             | 4,441,576           | 4,441,576                         | 4,479,999                      | 38,423           |
| Animal Control                              | 248,692             | 248,692                           | 277,276                        | 28,584           |
| Public Works                                | 1,520,445           | 1,520,445                         | 2,170,445                      | 650,000          |
| Powell Bill                                 | 1,148,000           | 1,148,000                         | 1,148,000                      | -                |
| Solid Waste/Recycling                       | 2,346,188           | 2,346,188                         | 2,346,188                      | -                |
| Stormwater                                  | 629,000             | 629,000                           | 629,000                        | -                |
| Planning / Land Development                 | 840,694             | 840,694                           | 840,694                        | -                |
| Tourism                                     | 464,492             | 464,492                           | 464,492                        | -                |
| Art Center                                  | 411,000             | 411,000                           | 411,000                        | -                |
| Parks, Arts, Recreation, and Culture        | 3,880,057           | 3,880,057                         | 3,880,057                      | -                |
| Transfer to Capital Project Funds/ 911 Fund | 1,148,821           | 1,148,821                         | 1,148,821                      | -                |
| Debt Service                                | 3,453,758           | 3,453,758                         | 3,453,758                      | -                |
| <b>Total General Fund Expenditures</b>      | <b>\$36,130,004</b> | <b>\$36,155,004</b>               | <b>\$36,872,011</b>            | <b>\$717,007</b> |



SCHEDULE B: ELECTRIC FUND

**Electric Fund Revenues**

|                                     | Original<br>Budget   | Previous<br>Amendment<br>6/6/2022 | This<br>Amendment<br>7/18/2022 | Change           |
|-------------------------------------|----------------------|-----------------------------------|--------------------------------|------------------|
| Sales and Services                  | \$ 7,949,013         | 7,949,013                         | 7,949,013                      | -                |
| Fund Balance                        | (1,981,488)          | (1,981,488)                       | (1,898,488)                    | 83,000           |
| Debt Issued                         | 4,500,000            | 4,500,000                         | 4,500,000                      | -                |
| Miscellaneous                       | 15,000               | 15,000                            | 15,000                         | -                |
| <b>Total Electric Fund Revenues</b> | <b>\$ 10,482,525</b> | <b>\$ 10,482,525</b>              | <b>\$ 10,565,525</b>           | <b>\$ 83,000</b> |

**Electric Fund Expenditures**

|   |                      |                      |                      |                  |
|---|----------------------|----------------------|----------------------|------------------|
| Electric Department                     | \$10,482,525         | 10,482,525           | 10,565,525           | 83,000           |
| <b>Total Electric Fund Expenditures</b> | <b>\$ 10,482,525</b> | <b>\$ 10,482,525</b> | <b>\$ 10,565,525</b> | <b>\$ 83,000</b> |

SCHEDULE C: 911 FUND

**911 Fund Revenues:**

|                                |                   |                   |                   |             |
|--------------------------------|-------------------|-------------------|-------------------|-------------|
| 911 Fee Revenue                | \$134,876         | 134,876           | 134,876           | -           |
| Fund Interest Earnings         | \$2,000           | 2,000             | 2,000             | -           |
| 911 Appropriated Fund Balance  | \$0               | -                 | -                 | -           |
| <b>Total 911 Fund Revenues</b> | <b>\$ 136,876</b> | <b>\$ 136,876</b> | <b>\$ 136,876</b> | <b>\$ -</b> |

**911 Fund Expenditures:**

|                                    |                   |                   |                   |             |
|------------------------------------|-------------------|-------------------|-------------------|-------------|
| 911 Department                     | \$136,876         | 136,876           | 136,876           | -           |
| <b>Total 911 Fund Expenditures</b> | <b>\$ 136,876</b> | <b>\$ 136,876</b> | <b>\$ 136,876</b> | <b>\$ -</b> |



**SECTION 2.** An ad valorem tax rate of \$.232 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 \$7,658,806,855 and an estimated 98.00% percent collection rate, which is at least the collection rate expected during the 2021-22 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 18<sup>th</sup> day of July 2022.

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Woody T. Washam Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

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Lori A. Harrell, Town Clerk

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Town Attorney



## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 18, 2022

**To:** Mayor and Board of Commissioners

**From:** Lori Harrell, Town Clerk

**Action Requested:**

Review the minutes from June 20th - Regular Meeting.

**Manager's Recommendation:**

Approve minutes.

**ATTACHMENTS:**

| Name:  | Description:            | Type:           |
|--|-------------------------|-----------------|
|  <a href="#">06-20-22_Regular_Meeting.pdf</a> | Regular Meeting Minutes | Backup Material |

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## BOARD OF COMMISSIONERS

June 20, 2022  
MINUTES

### PRE-MEETING – 5:00PM

#### ❖ FY23 Paving List

Asst. Manager Beardsley gave an overview of the Town's process in identifying the priorities for resurfacing town-owned streets. He identified the streets that will be resurfaced in FY23. Bids will be released this week and due by mid-July. A contract for the work will be presented to the Board in August for consideration. The contractor will have until June 30, 2023, to complete the project.

#### ❖ Agenda Review

Manager Grant gave an overview of the 6PM agenda.

### REGULAR MEETING – 6:00PM

#### 1. CALL TO ORDER

Mayor Washam called the meeting to order at 6:02PM. He acknowledged the federal holiday recognizing Juneteenth and what the day symbolizes throughout the country. He also recognized the Smithville Revitalization Plan and his support in approving the plan.

#### 2. DETERMINATION OF QUORUM

All commissioners were present for the meeting and Mayor Washam joined via Zoom.

#### 3. APPROVAL OF AGENDA

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

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

Lisa Mayhew-Jones led the pledge after a moment of silence was observed.

#### 5. MAYORAL PROCLAMATION

##### A. American Legion Post 86 Anniversary

Mayor Washam recognized the members of Post 86 that were present and invited them to come forward as he read the Proclamation declaring June 27<sup>th</sup> as American Legion Post 86 Day in celebration of their 100<sup>th</sup> anniversary. Mayor Pro-Tem Gilroy presented the executed Proclamation to 1<sup>st</sup> Vice Commander Richard Wilson and recognized the good work that comes from the American Legion.

#### 6. GAVEL PASS FROM MAYOR TO MAYOR PRO-TEM

Mayor Washam called for a motion to excuse him from the rest of the meeting.

*Commissioner Sansbury made a motion to excuse Mayor Washam and to pass the gavel to Mayor Pro-Tem Gilroy. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*



7. RULES FOR PUBLIC HEARINGS AND PUBLIC COMMENTS

A. Adopted Rules

Mayor Pro-Tem Gilroy gave an overview of the adopted rules for public hearings and public comments.

8. CITIZEN CONCERNS/COMMENTS

There were no public concerns or comments expressed.

9. PUBLIC HEARING AND CONSIDERATION OF APPROVAL

A. Smithville Revitalization Plan

Mayor Pro-Tem Gilroy call for a motion to open the public hearing on the Smithville Revitalization Plan.

*Commissioner Furcht made a motion to open the public hearing. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

Deputy Manager Herron gave an overview of the Smithville Revitalization and Workforce Housing Plan submitted in January 2022, by the Smithville Community Coalition. The Board then referred the plan to the Planning Board, Park Commission and Mayor's Housing Study Committee for review and recommendation. All three groups have reviewed the plan and have recommended approval, with comments. On June 7<sup>th</sup>, the Town held an information session on the proposed plan and approximately 100 people attended and provided comments. He stated that based on citizen committee reviews/recommendations, public information, and staff review, it is recommended that the Smithville Revitalization and Workforce Housing Plan be endorsed as part of the Town's *Land Use Plan* and the policy be utilized in conjunction with land use and other decisions related to the Smithville community moving forward.

Mayor Pro-Tem Gilroy invited the public to speak, and the following comments were made:

Chris Kite – 21032 Torrence Chapel Road, expressed his support for the Town's endorsement of the plan and work force housing.

Thurman Ross – 19907 Burton Lane, expressed his concerns with the plan not adequately addressing traffic and urged the Board to pause its decision until the ingress/egress points are clearly identified.

Joseph Rooney – 20124 Beard Street, expressed his concerns with the additional traffic the proposed plan will create along the Catawba Avenue corridor.

Michelle Hoverson – 19823 Lamp Lighters Way, expressed her support for the plan and providing work force housing that will help enhance the Cornelius community at large.



Judy Nemeth – 20124 Beard Street, stated that she is in support of work force housing and revitalizing Smithville but expressed her concerns with the additional traffic that will impact Catawba Avenue, a road that can never be widened.

Willie Jones – 21935 Riddles Court, explained that the Smithville Community Coalition is a non-profit organization established to make sure that the people of Smithville can safely age in place and affordable housing is created while revitalizing the Smithville community. He stated that the traffic problem along Catawba Avenue is not caused by the citizens of Smithville.

Lisa Mayhew-Jones – 10520 Conistan Place, stated that the plan will provide the much needed and deserved improvements for the Smithville community that also struggle to get out of their community on to Catawba Avenue. The Coalition is not asking for a hand-out but a hand-up.

David Hansen – 20419 Queensdale, expressed his support for work force housing but does not believe taxpayer dollars should be spent on any specific neighborhood or type of community.

Justin Miller, the Community Organizer for the Smithville Community Coalition expressed his support of the plan and the Smithville community in enhancing their quality of life and providing affordable housing for teachers and first responders alike. Cornelius is the guiding light for North Mecklenburg for considering the plan.

Raeford Miller – 19641 South Ferry Street, expressed his concerns with Smithville residents who would like to age in place and for the Town to show them some respect as they have lived in Cornelius before Lake Norman existed.

There being no further public comments, Mayor Pro-Tem Gilroy called for a motion to close the public hearing.

*Commissioner Bilodeau made a motion to close the public hearing. Commissioner Sansbury seconded the motion and it passed unanimously, 5-0.*

Commissioner Bilodeau stated that a lot of hurdles and obstacles have been overcome throughout the process of developing the plan. He stated that he is pleased to see the funding commitment from Mecklenburg County and thanked Willie Jones, Lisa Mayhew-Jones, and Ron Potts for their hard work and patience.

Commissioner Osborne stated that there is no doubt the Smithville community is deserving of this development plan that addresses so many complex issues and concerns that have been expressed throughout the process. This plan will positively impact lives in the future and benefit the Town overall.

Commissioner Sansbury thanked everyone that have provided their feedback during the process. This is the first step in getting the plan set in motion and headed in the right direction.



Commissioner Furcht agreed with the comments made by his fellow commissioners and thanked those who have diligently worked on developing a plan that will help improve Cornelius as a whole. He stated that the conceptual plan is a step in the right direction.

Mayor Pro-Tem Gilroy stated that he supports the direction of approving the small area plan as a policy. He did express concerns with the proposed density and traffic generation but is convinced that the plan is the right way to move forward.

With no further comments from the Board, Mayor Pro-Tem Gilroy called for a motion.

*Commissioner Bilodeau made a motion to approve the Smithville Revitalization Plan and Workforce Housing Plan. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

## 10. CONSIDERATION OF APPROVAL

### A. LDCAB Appointment

Deputy Manager Herron gave an overview of the LDCAB appointment of Lore Postman-Schneider.

*Commissioner Furcht made a motion to approve the appointment of Lore Postman-Schneider to the Land Development Code Advisory Board (LDCAB). Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

### B. Sale of Surplus Transformers

ElectriCities Systems Manager David Lucore gave an overview of the surplus of transformers that the Town of Landis is interested in purchasing.

*Commissioner Sansbury made a motion to approve Resolution #2022-01060 to surplus the transformers as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

**Resolution #2022-01060 is hereby made part of the minutes by reference.**

### C. Schedule of Fees Changes

Finance Director Niswonger gave an overview of the fee changes on the Schedule of Fees.

*Commissioner Furcht made a motion to approve the Schedule of Fees amendments as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

### D. FY22 Operating Budget Amendment

Finance Director Niswonger gave an overview of the proposed budget amendment that included: amending the Asset Forfeiture Fund in the amount of \$18,000 for CAD mapping; a transfer of \$837 from the General Fund to the 911 Fund for expenditures that were previously recognized in the 911 Fund; a transfer of \$300,000 from the



General Fund to the Stream Restoration Project Fund for future stream restoration projects including Dana's Branch; and insurance proceeds of \$6,992 received in the Electric Fund related to utility pole damages at Smith Circle and Catawba Avenue.

*Commissioner Sansbury made a motion to approve Ordinance #2022-00794 to amend the FY22 budget as presented. Commissioner Bilodeau seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00794 is hereby made part of the minutes by reference.**

E. Capital Project Ordinance Amendment for Stream Restoration Projects

Finance Director Niswonger gave an overview of the amendment that authorizes the transfer of \$300,000 from the General Fund into the Stream Restoration Capital Project Fund. She explained that stream restoration projects may go on for more than one fiscal year, so it's necessary to amend the current Stream Restoration Capital Project Fund with unspent stream restoration project funds remaining in the General Fund.

*Commissioner Bilodeau made a motion to approve Ordinance #2022-00795 amending the Capital Project Ordinance Stream Restoration Projects as presented. Commissioner Sansbury seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00795 is hereby made part of the minutes by reference.**

F. Capital Project Ordinance Amendment – 2015 Park Bonds

Finance Director Niswonger gave an overview of the Park Bonds amendment to recognize NCDOT supplemental grant funds for McDowell Creek Greenway in the amount of \$1,025,566.

*Commissioner Osborne made a motion to approve Ordinance #2022-00796 amending the Capital Project Ordinance for Park Bonds as presented. Commissioner Furcht seconded the motion and it passed unanimously, 5-0.*

**Ordinance #2022-00796 is hereby made part of the minutes by reference.**

G. Support Grant Agreement with Ada Jenkins Center

Manager Grant explained that the Ada Jenkins Center applied for an Annual Support Grant for FY23 and presented their proposal to the Town Board. On June 6, 2022, the Town Board approved the FY23 Budget which included \$25,000 for the Ada Jenkins Center. The next step is for the Board to approve the grant agreement but as Mayor Pro-Tem Gilroy serves on the Ada Jenkins Board on behalf of the Town, he will need to be recused from voting.

*Commissioner Bilodeau made a motion to recuse Mayor Pro-Tem Gilroy from the vote. Commissioner Sansbury seconded the motion and it passed unanimously, 4-0.*

*Commissioner Bilodeau made a motion to approve the grant agreement and provide the authority to the Town Manager and Town Attorney to finalize the terms and*



*execute the agreement. Commissioner Sansbury seconded the motion and it passed unanimously, 4-0.*

11. CONSENT AGENDA

- A. Operating Budget Support Grant Agreement with Cain Center (Approved 5-0)
- B. Support Grant Agreement with Senior Community Connections (Approved 5-0)
- C. Support Grant Agreement with Arts & Science Council (Approved 5-0)
- D. ARPA Policies – Resolution #2022-01061 (Approved 5-0)
- E. Cancel and Amend Regular Meetings Calendar – Resolution #2022-01062 (Approved 5-0)
- F. Tax Refunds = \$108.02 (Approved 5-0)
- G. Approve Minutes – Closed Session – June 6<sup>th</sup> (Approved 5-0)
- H. Approve Minutes – Regular Meeting – June 6<sup>th</sup> (Approved 5-0)

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

**Resolutions #2022-01061 and #2022-01062 are hereby made part of the minutes by reference.**

12. MAYOR/COMMISSIONER/MANAGER REPORTS

Commissioner Furcht reported on the following:

- Thanked the Parks & Recreation Department, Parks & Recreation Commission, CPD and CFD for their efforts on an outstanding Sympathy in the Park event.
- VLN updates – USTA 18+ State Championships were held with 93 teams/1,000+ players participating; and the U.S. Diving Zone Championships will be held at the Huntersville Aquatic Center on June 23<sup>rd</sup>–26<sup>th</sup>.
- Announced that the Cornelius Fire Department and Police Department are recruiting for open positions.
- The next Neighborhood Advisory Committee meeting will be held on June 28<sup>th</sup> (6PM) in Room 204.

Commissioner Sansbury reported on the following:

- The Sympathy in the Park event was outstanding.
- Attended the first meeting of the Cornelius History Museum Task Force.
- Attended the MEAC meeting and received an update on school investments in the area. Cornelius Elementary School is near the top of the list for improvements.
- Thanked staff for organizing the trip to Raleigh to meet with the Mecklenburg Delegation.
- Encouraged everyone to re-enforce the Town’s “Heads Up” pedestrian safety campaign at crosswalks when necessary.

Commissioner Osborne reported on the following:

- The Planning Board has 4 open positions. Applications and interviews are being conducted.
- Attended the CRTPO meeting discussing shortfall project funding and closing the gap.



- The focus for the Raleigh trip was to understand the funding support of NCDOT on infrastructure projects, the Smithville Plan, and the support of SB779 for continued research of Ocular Melanoma.
- Toured the new North Meck Recreation Center on June 7<sup>th</sup>.
- The next Growth Management Task Force meeting will be held on June 23<sup>rd</sup> to review the land use of the southeastern quadrant.
- The Chamber's Zero K will be held on June 24<sup>th</sup> at Lost World's Brewery (5:30PM).

Commissioner Bilodeau reported on the following:

- The Northern Regional Recreation Center ribbon cutting will be held on June 24<sup>th</sup> at 10AM.
- Enjoyed his trip to Raleigh and meeting with the Mecklenburg Delegation.

Mayor Pro-Tem Gilroy reported on the following:

- The American Legion Post 86 will be celebrating their 100<sup>th</sup> anniversary on June 27<sup>th</sup>.

Manager Grant reported on the following:

- The ARPA survey #2 is still available and one more in-person survey session will be held on June 23<sup>rd</sup> at the Neighborhood Care Center (11:30AM-2:30PM).
- The Northern Regional Recreation Center grand opening will be held on June 24<sup>th</sup> (10AM-12PM).
- Summer Camps have begun and will run through mid-August. Limited spaces remain. Visit [Cornelius.org](http://Cornelius.org) to learn more.

### 13. COMMISSIONER CONCERNS

No commissioner concerns were expressed.

### 14. ADJOURNMENT

*There being no further business to discuss, Commissioner Furcht made a motion to adjourn at 7:37PM. Commissioner Osborne seconded the motion and it passed unanimously, 5-0.*

Approved this 18<sup>th</sup> day of July 2022.