



TOWN OF CORNELIUS

Cornelius Town Hall

BOARD OF COMMISSIONERS

June 5, 2017

Agenda

PRE-MEETING - 5:45 PM

- **HPC Property Evaluation Presentation**

TOWN BOARD - 7:00 PM

- 1. CALL TO ORDER**
- 2. DETERMINATION OF QUORUM**
- 3. APPROVAL OF AGENDA**
- 4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE**
- 5. MAYORAL PROCLAMATIONS**
 - A. Lula Bell Houston Day**
- 6. PRESENTATIONS**
 - A. Bailey Middle School Odyssey of the Mind Team**
- 7. CITIZEN CONCERNS/COMMENTS**
- 8. MAYOR/COMMISSIONERS/MANAGER REPORTS**
- 9. PUBLIC HEARING AND CONSIDERATION OF APPROVAL**
 - A. Olde Mecklenburg Brewery, Inc. (WMHY, LLC) Economic Development Grant**
 - B. FY2018 Budget Ordinance and Tax Rate**
- 10. CONSIDERATION OF APPROVAL**
 - A. Land Development Code Advisory Board Appointment**
 - B. Cancel and Amend Regular Meetings Calendar**
 - C. Jetton Park Entrance Fees**
- 11. CONSENT AGENDA**
 - A. Approve Minutes - Regular Meeting**
- 12. OLD BUSINESS**
 - A. TA 02-17 Outdoor Storage**
- 13. COMMISSIONER CONCERNS**
- 14. ADJOURNMENT**

Please note that to speak during **CITIZENS CONCERNS/COMMENTS** or **PUBLIC COMMENT**, please use the signup sheet provided before the Board meeting and list your name, address and topic. Each speaker will be allowed 3 minutes to speak. A "hard

stop" will occur after 3 minutes for each speaker. Any information displayed must be submitted to the Town Clerk within 48 hours prior meeting.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: HPC Chair: Julie Miller

Planning Director: Wayne Herron

Senior Planner: Will Washam

Action Requested:

Hear the HPC presentation regarding the completed property evaluation, and the historic resources in Cornelius




In January of this year, a joint meeting was held to discuss the Arts District and the role each of the appointed boards would play in assisting the Town Board in the development of the district. The Historic Preservation Committee's role was to evaluate historic resources and report back to the Town Board, Planning Board, Architectural Review Board and Land Development Code Advisory Board. The report and evaluation could be utilized to evaluate how historic resources may be included within the Arts District.

The HPC, while recognizing that every resource cannot be saved as it originally existed or as it was originally utilized, seeks to provide detailed information as to the historical relevance and significance of each property so that as the Arts District is planned, development may preserve and utilize historical elements through building design, building re-purposing, historical displays, naming and even site layout.

Manager's Recommendation:

Hear the presentation

ATTACHMENTS:

Name:	Description:	Type:
 Old_Town_Cornelius_Walking_Tour.pdf	Old Town Walking Tour Brochure	Backup Material
 ArtsDistrictAllProperties.pdf	Properties Map	Backup Material
 Book2.xlsx	Map Key	Backup Material

Historic Cornelius

1 The Cornelius Cotton Mill (below left) opened in the 1890's where Food Lion & Town Hall are located today. Founded by J.B. Cornelius & R.J. Stough, the mill employed 230 people in 1923. A typical adult mill worker logged 12 hours a day, 5 days a week, plus 6 hours on Saturdays. Skilled workers were paid \$28 a week & unskilled workers \$11. The mill was later purchased by the IX Company & then Reeves Brothers. The mill was demolished in 1997. Reeves Brothers developed the plant now known as Foamex (corner of Bailey Road & Hwy.115).



THEN



NOW

2 N. Main @ Catawba had a much different look in the early 20th century. **Guion Drugs** was located on the NW corner, as well as the **Police Station**. Several other stores were located in this strip, including the **Bank of Cornelius**. The Bank of Cornelius was the only bank in the area that did not close its doors during the great depression!



3 The "Tree of Knowledge" was a large Oak tree that was the local gathering spot for sharing news. It was conveniently located between the 2 mills, on the southwestern corner of Catawba Avenue & Main Street.



4 Commercial Buildings (South Side of Catawba)
The first **Cashion's Grocery Store** was located in what is now a paint store (top right, 21224 Catawba). It later moved further east on Catawba to where Rite Aid is now located. After closing this location, which then became Lowes Foods, Cashion's opened in its current location at the corner of Catawba Ave. & Main St.

The Smith Store, 21320 Catawba, was owned by Jacob Smith who gave land which led to the development of Smithville.

21300 Catawba was once the house & office of Dr. Washam, town doctor for more than 50 years!



5 Town Hall and Police Department were once located in the building to the right, which was expanded over time (photo to the left) & simultaneously housed Town Hall, the police and fire departments. When the current Town Hall building was completed in 1999, the police department moved to N. Main Street (former 1st Union building) before moving to its current location.

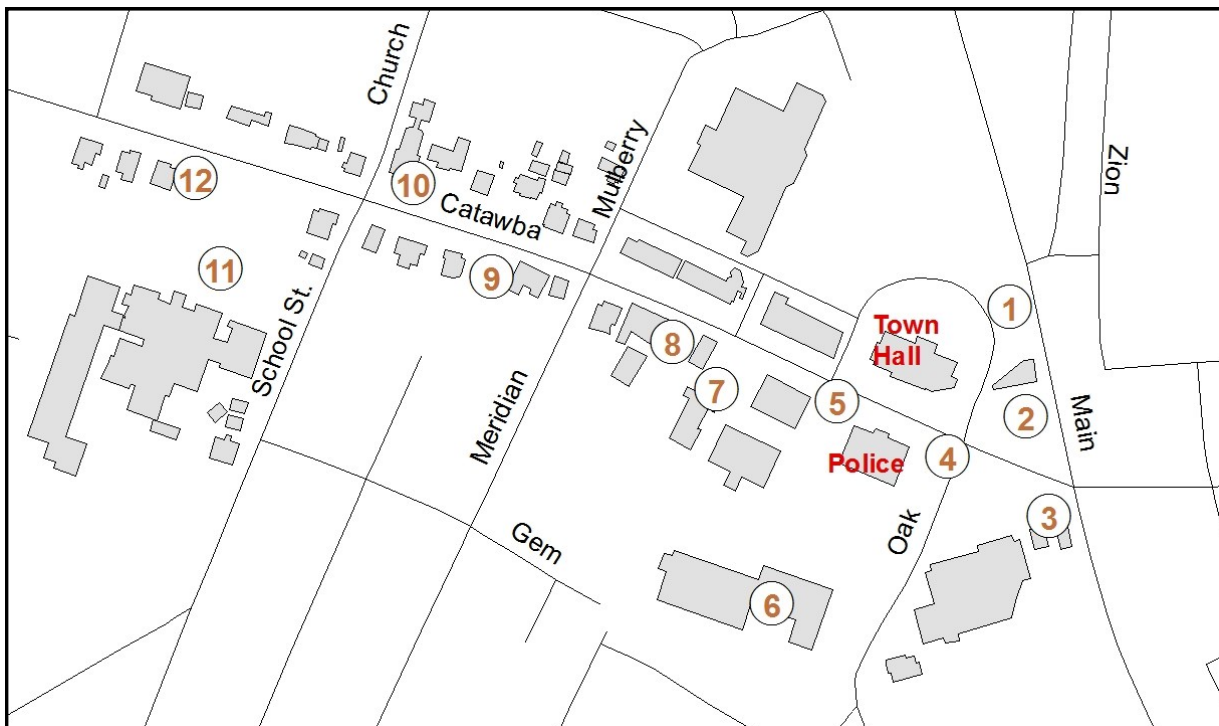


A **cotton gin** (above right) was built just north of the Gem Yarn Mill and still stands today. It is set back off Catawba Avenue southeast of Potts Barber shop. Cotton farmers would take their cotton laden horse drawn wagons to the gin, often lining up along what is now Catawba Avenue awaiting their turn to weigh their cotton. To the left of the gin was a **cotton warehouse** (above left), which no longer exists.

The Farmer's Company, a Ralston Purina dealership, ground feed there (which was sold out of the Ralston Purina plant in Charlotte) and sold seeds, tires and other supplies needed to run a farm. It had shareholders and paid dividends yearly.



6 Read about the **Gem Yarn Mill** on the back of this brochure.



9 Cornelius Library
The library has been in 4 different locations since it was established in the 1920's. It started in a location near Potts Barber Shop on Catawba, sharing the same building with Town Hall! It moved to the location of Puckett's Grocery Store (no longer exists) before moving to 21228 Catawba in 1956 where it stayed for more than 40 years. It moved to its current location at 19800 Washam Street in 1999.



21228 Catawba

8 Potts Barber Shop
Young Wilson Potts once worked for Blakely's Barber Shop (previously located on Brick Row). He later bought the business, changed the name to Potts Barber Shop & moved the business to its current location.



10 Cornelius Presbyterian Church
Church Street was named in honor of Cornelius Presbyterian Church located at 21209 Catawba, which was established in 1909. The Cornelius Historic Preservation Commission recognized the church in 2009 for its historical importance to the development of the Town of Cornelius.



11 Cornelius Elementary School
The school's origins can be traced back to 1885 when it was located near Mt. Zion United Methodist Church. In 1917 the school moved to Catawba Avenue. The original Catawba Avenue school building was later demolished & rebuilt as you see it today.



Cornelius Elementry School

12 The **Fidler House** was constructed in the early 1900's by local farmer W.C. Fidler & designated as a local historic landmark in 2007. The house remained in the Fidler family until 2005 and is an excellent example of craftsman-style bungalow homes that were popular during this period.



21112 Catawba

For more information on Cornelius' history, we invite you to visit Heritage Hall and the History Room located in Town Hall. Both are free and open to the public.
(9:00 AM—4:30 PM, M-F)

OTHER AREAS OF INTEREST

Mt. Zion United Methodist Church

Organized in 1827, Mt. Zion United Methodist Church is one of the oldest churches in the Town of Cornelius. In 1835, the congregation moved to its current location at the corner of Smith Road and Zion Avenue.



During the Civil War, the church grounds served as a Confederate muster site and later as the location of Confederate veterans reunions.

In 2005, the original parsonage for the church was designated as a local historic landmark. It is currently a private residence.



In 2009, the Historic Preservation Commission recognized Mt. Zion for its historical importance to the development of the Town of Cornelius.

6

Gem Yarn Mill



The Gem Yarn Mill, ca. 1905, is the only remaining mill in the Town of Cornelius. It was incorporated in 1907 and closed in 1962.

When it opened, the mill employed 45 people. During the peak years (1941—1946) the mill employed 150 people.

The Board of Directors included many well known family names: F.C. Sherrill, J.B. Cornelius, T.S. Williamson, P.A. Stough and R.J. Stough.

A cotton gin was built just north of the mill and still stands today. It is set back off Catawba Avenue between Potts Barber shop and "the blue building". Cotton farmers would take their cotton laden horse drawn wagons to the gin, often lining up along what is now Catawba Avenue awaiting their turn.



Smithville

With the end of the Civil War, a community began to grow—Smithville. Due to the generosity and compassion of Jacob Smith, a farmer and owner of the Smith Store who was married to a descendent of the Potts family, black farmers and laborers were able to acquire land on the western side of town. This allowed many the opportunity to stay in Cornelius if they chose to do so.



The Smithville Community is home to a former Rosenwald School (pictured above). The school was built in the early 1920's under the Rosenwald School Program, a program established to improve education for African Americans in the south. Booker T. Washington conceived the idea of a "hands-on self-help" approach to education which he called "industrial education" and teamed up with Julius Rosenwald, CEO of Sears, Roebuck and Company to build rural schools for the black community.

Approximately 5,350 such schoolhouses were built across 15 southern states. North Carolina had the majority of the structures with more than 800 schools, 26 in Mecklenburg County alone. The large number of Rosenwald schools in Mecklenburg County is attributable to the County being a large cotton-growing region which remained strongly rural, despite the growth of the City of Charlotte at that time.

Birth of Cornelius

The Town of Cornelius, the second youngest of Mecklenburg County's six incorporated towns, was founded in 1893 and incorporated in 1905. When incorporated, the town was a rural mill village with significant agricultural ties.

The history of the Town has been traced back to a dispute over cotton weighing. In the late 1800's, two thriving cotton firms located in Davidson disagreed on whether an official town cotton weigher should be appointed. After a heated election was held and legislation enacted, a town cotton weigher was hired and the firm which opposed the appointment decided to relocate much of its operations just south of the Davidson town limits.



Frequently after heavy rains, the road connecting Davidson and Cornelius would become impassible. The hill leading into Davidson would become so muddy that many cotton farmers found it safer and more convenient to conduct their business just south of Davidson. The success of the cotton purchasing business inspired the owners to construct a cotton mill where raw cotton could be converted into cloth. The owners of the cotton firm lacked the money to build a cotton mill and turned to Joseph B. Cornelius (1833-1914) for financial backing.

Originally locally known as 'Liverpool' due to the prominent cotton industry in England, the Town was named 'Cornelius' in honor of J.B. Cornelius.

Lake Norman

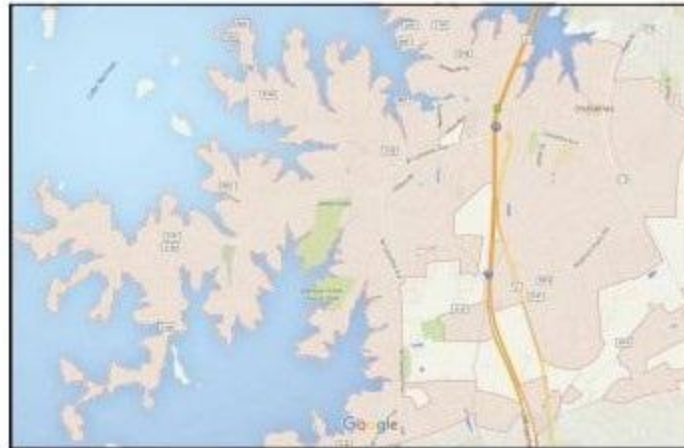
The damming of the Catawba River created Lake Norman and was as influential as the cotton industry to the Town's development and growth. In 1963 Duke Power created Lake Norman which provided the area with recreational opportunities and a source of hydroelectric power. The formation of Lake Norman also provided the area with choice lakeside property.

Cornelius continues to combine a small town atmosphere with grand homes along the shoreline of Lake Norman. The citizens can enjoy an array of recreational activities while only being minutes from the urban center of Charlotte which allow citizens to maintain a high quality of life.

Location

Located just a few miles north of Charlotte, NC, Cornelius is accessible by Interstate 77, N.C. 115, Hwy. 21 and Hwy. 73/West Catawba Avenue.

From Interstate 77, take exit 28 eastbound to reach Historic Cornelius.



Town of Cornelius
21445 Catawba Avenue
P.O. Box 399
Cornelius, NC 28031
(704) 896-2461
<http://www.cornelius.org/>



@TownofCornelius

Historic Cornelius Walking Tour



Historic Preservation Committee



Priority Properties in and around Conceptual Arts District



Map ID #	PID	Property Name	Historic Area
35	00521212	Cotton Gin	Catawba
26	00511105	Alexander Farm	Rural
37	00521215	Smith Building	Catawba
34	00521210	Gem Yarn Mill	Gem Yarn / Oak Street
45	00751104	Post Office/Movie Theater	Town Center
40	00521221	Cherry House	Catawba
4	00183106	Worsham-Hall Farm	Rural
15	00317715	Cornelius Mill Store & Bank of Cornelius	Town Center
3	00171132	Barn	Rural
24	00509106	Potts Farm	Rural
46	00751121	Robbins House	Zion
12	00317604	Thompson House	Catawba
29	00520129	School (AG Bldg)	Catawba
1	00109106	House	Rural
41	00706103	House	Mill Village North
16	00318103	House	Mill Village North
31	00520419	Commercial - Original Cashion's	Catawba
38	00521218	Commercial - Harlan Bldg	Catawba
39	00521220	Commercial - Puckett's Store?	Catawba
25	00510306	F.C. Sherrill House	Old Statesville Road
28	00520104	Howard House Archer Residence	Catawba
18	00318127	House - Fork Restaurant	North Main
32	00520420	Perry Goodrum House	Catawba
10	00317511	House	Mill Village North
27	00518103	Derr House	Catawba

33	00520421	William Puckett House	Catawba
2	00147116	White House Gardens	Rural
5	00186101	House (Kenny Habul)	Rural
11	00317515	House	Mill Village North
7	00317305	House	Central Residential
23	00320417	House	Davidson Street
43	00706201	House	Zion
36	00521214	Commercial	Catawba
22	00318209	House	North Main
6	00317107	House	Central Residential
30	00520401	Phil Howard House	Catawba
21	00318208	House	North Main
8	00317405	House	Catawba
14	00317706	House	Mill Village North
9	00317509	House	Mill Village North
13	00317704	House	Mill Village North
44	00710102	House	Old Statesville Road
17	00318108	House	North Main
20	00318206	House	North Main
19	00318204	House	North Main
42	00706119	House	Mill Village North
Group	N/A	Houses	Catawba
Group	N/A	Houses	North Main

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Action Requested:

Mayor Travis will recognize Lula Bell Houston's 94th birthday.

Manager's Recommendation:

Execute a proclamation recognizing Lula Bell Houston's birthday.

ATTACHMENTS:

Name:	Description:	Type:
 Lula_Bell_Houston.doc	Mama Lu Day	Backup Material

MAYORAL PROCLAMATION LULA BELL HOUSTON'S BIRTHDAY

WHEREAS, Miss Lula Bell Houston (a.k.a. Mama Lu), is a lifetime resident of Cornelius; and

WHEREAS, her warm smile and kind words have touched countless families who have experienced her unconditional love; and

WHEREAS, on June 15th Mama Lu will turn 94 years old and community leaders have been invited for several years to celebrate her birthday along with her and her family and friends.

NOW, THEREFORE, I, Charles L. Travis, III, Mayor of the Town of Cornelius, do hereby proclaim June 15, 2017 as

Mama Lu Day

in the Town of Cornelius and wish Mama Lu a very Happy 94th Birthday.

Charles L. Travis, III
Mayor

IN WITNESS WHEREOF, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 5th day of June, 2017.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Action Requested:

Recognize the Bailey Middle School team that won 1st Place at the Odyssey of the Mind World Finals on Saturday, May 27th, beating 71 teams from around the nation and world. Over 800 teams from 15 countries and most U.S. states competed at World Finals this year.

Manager's Recommendation:

Recognize team.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Director of Planning

Action Requested:

The purpose of the public hearing is to receive public comments on proposed economic development incentives to Olde Mecklenburg Brewery, Inc. (WMHY, LLC), relating to their establishment of a new manufacturing facility in Cornelius. The project will consist of a capital investment of approximately \$10 million. The Business Investment Program grant will be for an agreed upon time frame and will be equal to 90 percent of new ad valorem tax revenue created by the development.

While Town Attorney and Staff have met with the applicant and there is general consensus on the terms to be recommended, the agreement has not been finalized. Staff is recommending the public hearing be continued until July 17th to provide additional time for the Town Attorney and the applicant to finalize a draft for Board consideration.

Manager's Recommendation:

Continue Public Hearing until July 17, 2017.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director



Action Requested:

In compliance with General Statutes, allow citizens an opportunity to comment on the Manager's Recommended Budget for the fiscal year ending June 30, 2018. After public comments, close the public hearing. Adopt the FY18 Operating Budget and set the tax rate.

Manager's Recommendation:

Approve an Ordinance to adopt the FY 2018 operating budget and set the tax rate.

ATTACHMENTS:

Name:	Description:	Type:
 Budget_Public_Hearing_Continued-6-5-2017.pdf	FY 2018 Budget and Tax Rate	Presentation
 FY18_Original_Budget_Ordinance.pdf	FY 18 Original Budget Ordinance	Ordinance



Town of Cornelius

FY 2018

Budget Public Hearing

Anthony Roberts

Town Manager

June 5, 2017

CMP Vision Statement

Cornelius is a vibrant and inclusive small community on Lake Norman, dedicated to promoting the highest quality of life for all residents.

Revenues

- ❖ Property Tax is the largest component of Town revenue
- ❖ The Cornelius assessed value projected for FY 2018 is 5.353 billion which is an increase of 1.5%
- ❖ Sales tax and Franchise tax projected to increase by 2%
- ❖ Cornelius electric customers will have no rate increase (NC Statute will require a residential 1 cent per month increase to the REPS rider)

Expenditures

❖ Personnel

- ❖ Merit Pool at average 2.75% (\$169k)
- ❖ Market Study Salary Adjustments (\$91k)
- ❖ 1 New PARC Program Assistant (\$49k)
- ❖ Law Enforcement Separation Allowance (\$38k)
- ❖ Town Portion of Grant Officers (\$35k)
- ❖ Employee Retirements (\$29k)
- ❖ Convert IT Helpdesk in house ½ yr. (\$24k)

❖ Operating

- ❖ Cornelius Arts and Community Center-501 C3 (\$135k)
- ❖ Change in garbage collection costs (\$94k)
- ❖ Maintenance for new park facilities (\$88k)
- ❖ VFD equipment replacement (\$60k)
- ❖ Fluctuating gas prices (\$50k)
- ❖ Additional sidewalk maintenance/stream restoration (\$33k)

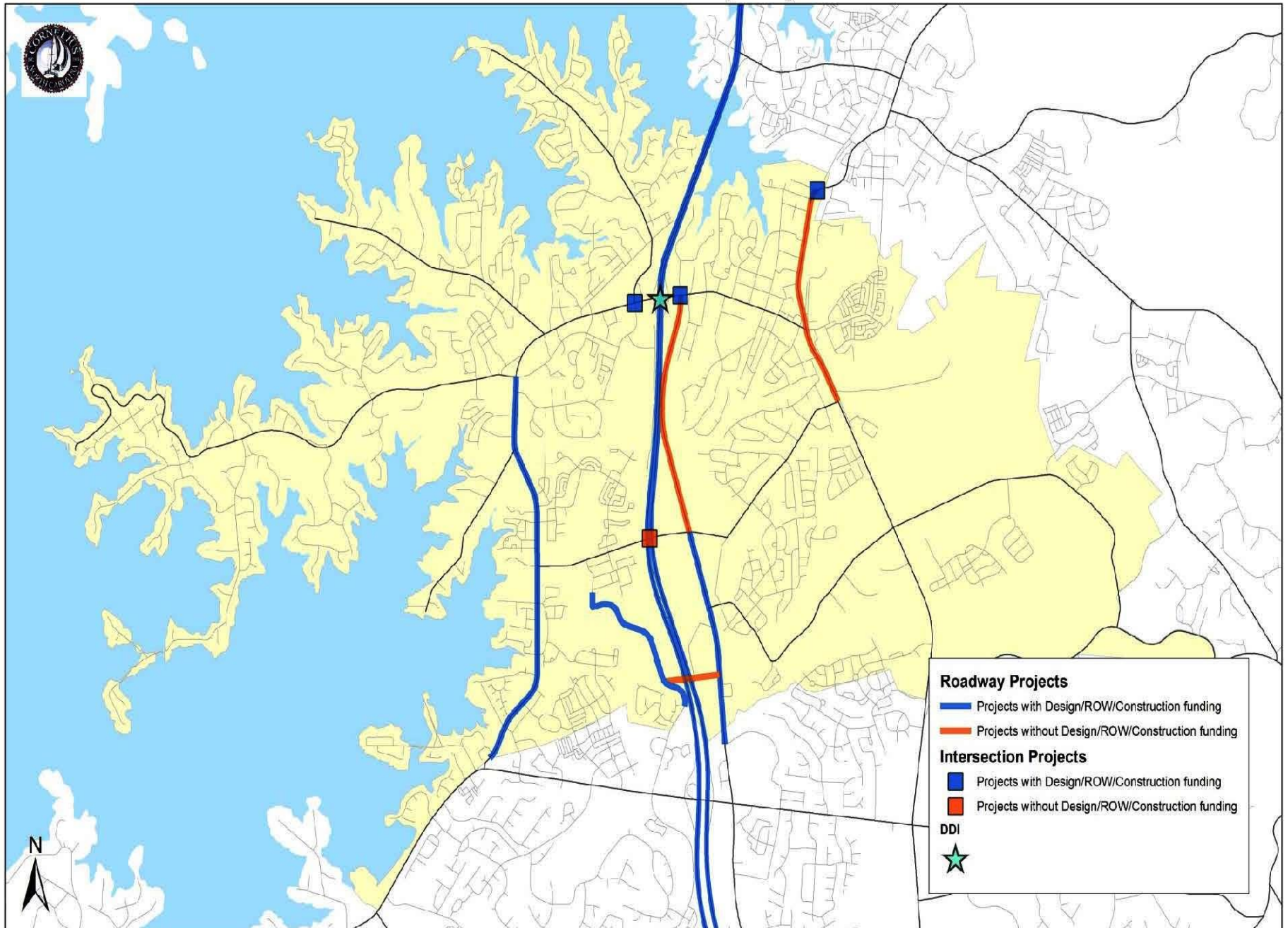
Capital Funded in FY 2018

- ❖ Planning/Design/ROW for J.V. Washam/Smithville Greenway (\$660k)
- ❖ Planning/Design for Northcross Drive Ext (\$389k)
- ❖ Hwy 21 Roundabout improvements (\$350k)
- ❖ New Sidewalks and Bike Signage Route 1 (\$300k)
- ❖ Smithville Park Playground replacement (\$250k)
- ❖ Planning/Design for Bailey Road Park/Middle School Synthetic Turf Field/Track (\$200k)
- ❖ ADA accessibility improvements at Bailey Road Park baseball and soccer fields (\$200k)
- ❖ DDI Aesthetics (\$110k)
- ❖ Planning/Design for Torrence Chapel/Catawba Avenue Intersection (\$100k)
- ❖ Planning/Design for Westmoreland Bridge (\$100k)
- ❖ Police car equipment and grants (\$80k)
- ❖ Police camera system (\$50k)
- ❖ Computer replacement (\$45k)
- ❖ Park utility vehicle and field grooming equipment (\$40k)

Debt

- ❖ The Town plans to issue debt on the following items in FY 18
 - ❖ \$1,350,000 Public Works Building
 - ❖ \$675,000 Engine 3 replacement
 - ❖ \$230,000 Police patrol vehicles
 - ❖ \$75,000 Public Works equipment
 - ❖ \$30,000 Planning truck

Active NCDOT Roadway Projects

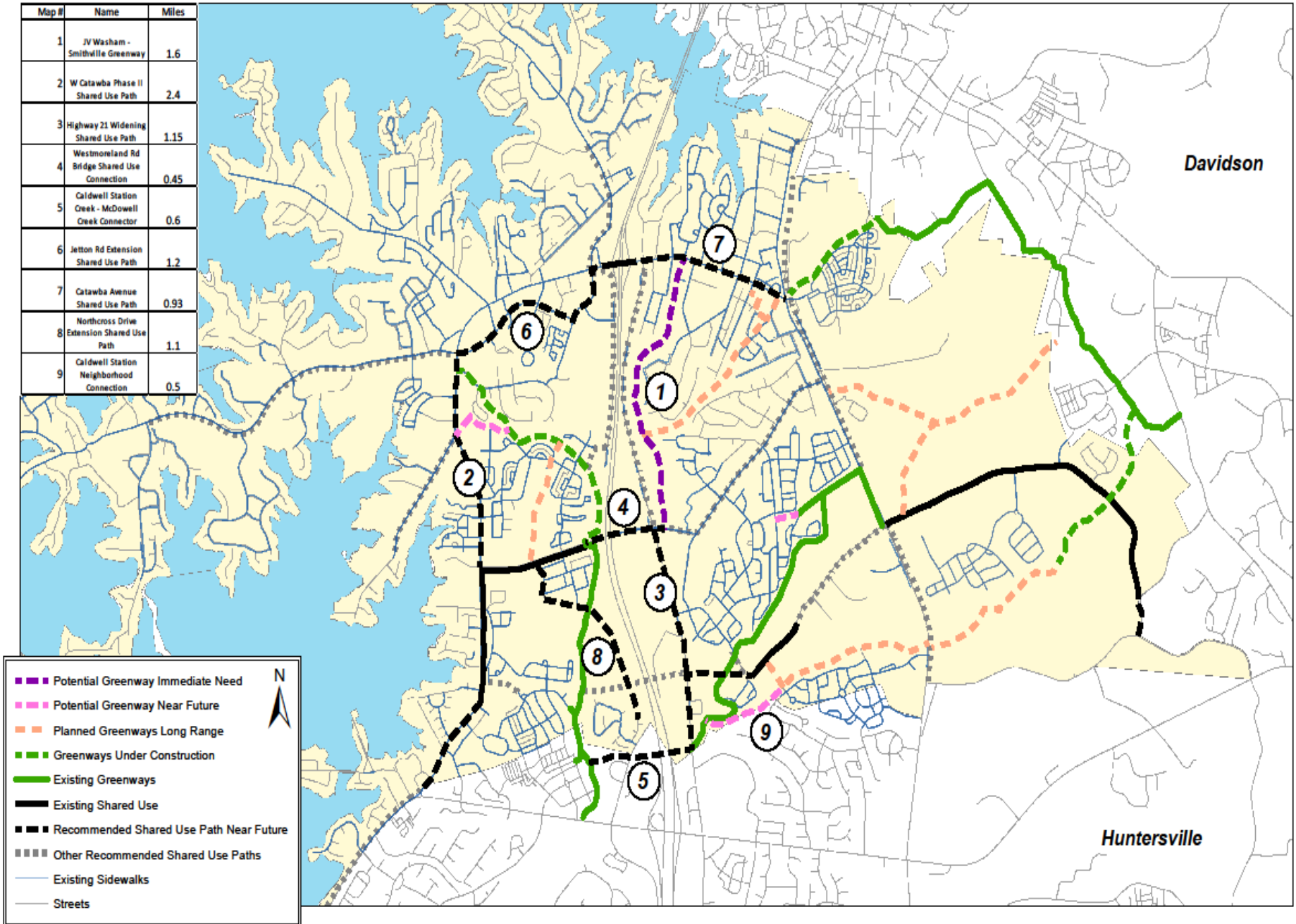


Active NCDOT Roadway Projects

<u>Project</u>	<u>EST. Construction Commencement</u>	<u>Non-Town Funds Roadway</u>	<u>Type of Funds</u>	<u>Town Funds Roadway</u>	<u>Town Funds Bike/Ped, Betterment</u>	<u>Total Town Funds Spent To Date****</u>	<u>Total Project Funds (All Sources)</u>
Northcross Dr. Ext.	FFY19	\$5,720,000 \$2,000,000	STP-DA BA	\$2,511,577	\$2,250,000	\$0	\$12,481,577
Hwy 21 Roundabout	FFY19	\$2,006,000 \$6,700,000	CMAQ BA	\$502,000	\$2,250,000	\$50,000	\$11,458,000
Torrence Chapel/West Catawba Ave Intersection Improvement	FFY19	\$5,000,000	BA	\$1,000,000*	\$1,305,000	\$0	\$7,305,000
Hwy 115/Davidson/Potts Intersections Improvement	FFY19	\$6,000,000	BA	\$0	\$950,000	\$0	\$6,950,000
West Catawba Ave Phase II	FFY20	\$32,200,000	Traditional STI funds	\$1,200,000	\$32,341,406 (U)	\$0	\$65,741,406
Hwy 21 Widening (A) (Northcross Ctr. Ct. to Westmoreland)	FFY20	\$23,800,000	Traditional STI funds	\$0	\$3,741,818	\$0	\$27,541,818
Hwy 73 Widening (Beatties Ford Rd to West Catawba)	FFY21	\$20,130,000	Traditional STI funds	\$0	TBD**	\$0	\$20,130,000
Hwy 73 Widening (West Catawba to Northcross)	FFY21	\$28,100,000	Traditional STI funds	\$0	TBD**	\$0	\$28,100,000
Hwy 115 Corridor Improvement (Washam Potts to Potts)	Future****	\$0	N/A	TBD***	TBD**	\$0	\$0
Westmoreland Interchange	Future****	\$0	N/A	TBD***	TBD**	\$0	\$0
Bailey Rd. Flyover	Future****	\$0	N/A	TBD***	TBD**	\$0	\$0
Hwy 21 Widening (B) (Westmoreland to Catawba)	Future****	\$0	N/A	TBD***	TBD**	\$0	\$0
Hwy 115 Widening (Hwy 73 to Washam Potts)	Future****	\$0	N/A	TBD***	TBD**	\$0	\$0
		\$131,656,000		\$5,213,577	\$42,838,224	\$50,000	\$179,707,801
(U) Includes West Catawba Ave., Phase II Utility Burial (\$26,186,406)							
*Contingency if pending roadway cost estimates exceed \$5M of Bonus Allocation Funds.							
**At this time, betterments are not programmed; however, as design development progresses, it may be determined that betterments are appropriate.							
***P5.0 process to determine if Town funding is appropriate.							
****Construction estimated to commence greater than 5 years from now.							
*****Costs for CIP items only. Does not refer to costs expended by Town for studies, preliminary planning, reports, conceptual design.							
Projects with Roadway Construction Funding							
Projects without Roadway Construction Funding							
Subtotal Town Funds (Roadway + Betterments)		\$48,051,801					

Potential Greenway and Shared Use Projects

Map #	Name	Miles
1	JV Washam - Smithville Greenway	1.6
2	W Catawba Phase II Shared Use Path	2.4
3	Highway 21 Widening Shared Use Path	1.15
4	Westmoreland Rd Bridge Shared Use Connection	0.45
5	Caldwell Station Creek - McDowell Creek Connector	0.6
6	Jetton Rd Extension Shared Use Path	1.2
7	Catawba Avenue Shared Use Path	0.93
8	Northcross Drive Extension Shared Use Path	1.1
9	Caldwell Station Neighborhood Connection	0.5



DEPT	DESCRIPTION	Source	debt pmt	2018	2019	2020	2021	2022	Future	Total
PARC	Bailey Road Park Track Renovation & Synthetic Turf	Debt	-	200,000	1,000,000	-	-	-	-	1,200,000
Fire	Replace Engine 3	Debt	73,193	675,000	-	-	-	-	-	675,000
PARC	Smithville Park to JV Washam ES Greenway	Fund Bal		660,000	1,200,000	-	-	-	-	1,860,000
PW	Bailey Road Extension	Bonds Ph-1-2		-	5,798,000	-	-	-	-	5,798,000
PW	DDI Aesthetics	Fund Bal		500,000	890,000	-	-	-	-	1,390,000
PW	Sidewalks (includes Bike Cornelius Signage Route #1)	FB Powell		300,000	-	300,000		300,000	-	900,000
PW	Northcross Drive Extension-Local Match	Fund Bal		389,000	2,122,577	-	-	-	-	2,511,577
PW	Hwy 21 Roundabout-Local Match	Fund Bal		350,000	102,000	-	-	-	-	452,000
PD	Vehicle Replacement Program	Both	26,329	230,000	235,000	240,000	245,000	250,000	-	1,200,000
PARC	Smithville Park Playground replacement	Fund Bal		250,000						250,000
PARC	Bailey Road Park ADA improvements	Fund Bal		200,000						200,000
PW	Public Works Equipment	Debt	13,165	75,000	50,000	50,000	50,000	-	-	225,000
PD	Video Surveillance Program	Fund Bal		50,000	50,000	50,000	50,000	50,000	-	250,000
IT	Computer Replacement Program	Fund Bal		45,000	45,000	45,000	45,000	45,000	-	225,000
PARC	Field Grooming Equipment & Utility Vehicle	Fund Bal		40,000	-	-	-	-	-	40,000
Planning	Planning Truck	Debt	5,266	30,000	-	-	-	-	-	30,000
PW	Stream Restoration Project- Willow Pond	Fund Bal	-	30,000	60,000	510,000	-	-	-	600,000
PARC	Community/Art Center	Bonds Ph-2		-	4,000,000	-	-	-	-	4,000,000
PW	Road Resurfacing	FB Powell		-	800,000	-	800,000	-	-	1,600,000
PW	Torrence Chapel Rd/West Catawba Ave Intersection	F Bond		100,000	600,000	-	-	-	-	700,000
PARC	Robbins Park	F Bond		-	210,000	2,300,000	-	-	2,300,000	4,810,000
Fire	Replace Chief's Truck	Debt		-	55,000	-	-	-	-	55,000
PW	Hwy 21 Roundabout- Bike/Ped Accommodations, a	F Bond		-	-	2,250,000	-	-	-	2,250,000
PW	Northcross Dr. Extension- Bike/Ped Accommodation	F Bond		-	-	2,250,000	-	-	-	2,250,000
PARC	Bailey Road Park Expansion	F Bond		-	-	2,000,000	-	-	-	2,000,000
PW	Torrence Chapel Rd/West Catawba Ave Intersection	F Bond		-	-	1,345,000	-	-	3,600,000	4,945,000
PW	Live Work Unit Streetscape	Debt		-	-	1,000,000	-	-	-	1,000,000
PW	Hwy 115/Potts St/Davidson St Intersection Improv	F Bond		-	-	950,000	-	-	-	950,000
PARC	Bailey Road Park Major Renovations	F Bond		-	-	835,000	-	-	1,130,000	1,965,000
PARC	Stratford Forest Greenway	F Bond		-	-	690,000	-	-	-	690,000
PW	Westmoreland Bridge Reconfiguration-Local Match	F Bond		100,000	440,000	-	-	-	-	540,000
PARC	Glen Oak Green Park Connector	F Bond		-	-	518,000	-	-	-	518,000
PARC	Nantz Road Connector Greenway	F Bond		-	-	518,000	-	-	-	518,000
PW	Jetton Road Extension	Debt		-	-	460,000	-	-	-	460,000
PARC	Jetton Neighborhood Park Major Renovations	F Bond		-	-	300,000	-	-	-	300,000
PW	West Catawba Ave, Phase II- Bike/Ped, Aesthetics	F Bond		-	-	-	6,155,000	-	-	6,155,000
PW	West Catawba, Phase II-Local Match	F Bond		-	-	-	1,200,000	-	-	1,200,000
Fire	Replace Engine 4	Debt		-	-	-	700,000	-	-	700,000
PW	Hwy 21 Widening (A)- Bike/Ped Accommodations, a	Fund Bal		-	-	-	-	3,741,818	-	3,741,818
Fire	Replace Truck 4	Debt		-	-	-	-	1,000,000	-	1,000,000
PARC	Synthetic Turf Multi-Purpose Field- Smithville Park	Debt		-	-	-	-	850,000	-	850,000
PARC	Torrence Chapel Park Major Renovations	Debt		-	-	-	-	650,000	-	650,000
PARC	Smithville Park Major Renovations	Debt		-	-	-	-	430,000	-	430,000
PARC	Westmoreland/McDowell Creek Neighborhood Park	Debt		-	-	-	-	-	3,400,000	3,400,000
PW	Hwy 115- North Corridor- Bike/Ped Accommodation	Fund Bal		-	-	-	-	-	3,275,000	3,275,000
PARC	Village Center Neighborhood Park	Debt		-	-	-	-	-	3,200,000	3,200,000
Fire	Fire Station #3-Land and Potential Training Center	Debt		-	-	-	-	-	3,000,000	3,000,000
PARC	North Bailey Road Greenway	Debt		-	-	-	-	-	2,558,000	2,558,000
PARC	Waterfront Park	Debt		-	-	-	-	-	2,500,000	2,500,000
PARC	Victoria Bay Greenway	Debt		-	-	-	-	-	2,411,000	2,411,000
PARC	South Bailey Road Greenway Phase III	Debt		-	-	-	-	-	2,250,000	2,250,000
PARC	Old Cornelius to Statesville Road Greenway	Debt		-	-	-	-	-	2,035,000	2,035,000
PARC	Mini Park Land Acquisitions & Development	Debt		-	-	-	-	-	2,000,000	2,000,000
PARC	Caldwell Station Creek Greenway (South) Phase II	Debt		-	-	-	-	-	1,750,000	1,750,000
PARC	Westmoreland Park Greenway	Debt		-	-	-	-	-	1,210,000	1,210,000
PARC	Washam Neighborhood Park	Debt		-	-	-	-	-	1,000,000	1,000,000
PARC	North Bailey Road to Bailey Road Greenway	Debt		-	-	-	-	-	750,000	750,000
PW	I-77 Service Road to Westmoreland	Debt		-	-	-	-	-	736,250	736,250
PARC	Bailey Road Park Tennis/Pickleball Complex	Debt		-	-	-	-	-	555,000	555,000
PARC	Spray Park	Debt		-	-	-	-	-	500,000	500,000
PARC	Legion Park Major Renovations	Debt		-	-	-	-	-	450,000	450,000
PD	Police Substation	Fund Bal		-	-	-	-	-	300,000	300,000
PW	Stream Restoration Project- Upper McDowell Creek	Debt		-	-	-	-	-	176,000	176,000
			117,953	4,224,000	17,657,577	16,611,000	9,245,000	7,316,818	41,086,250	96,140,645
	No Collateral Projects (must use fund balance or consider future bonds)									
	Potential Projects for Phase II bond issuance									
	***Committed Local Match									

**TOWN OF CORNELIUS, NORTH CAROLINA
GENERAL FUND LONG-TERM FINANCIAL PLAN
AS OF MARCH 5, 2017**

		FY 2015 Actual	FY 2016 ACTUAL	FY 2017 EYE	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Beginning Fund Balance		14,960,005	15,904,192	18,073,909	15,913,167	16,426,011	14,993,159	16,995,186	18,729,676
Revenues:									
Property tax		11,930,317	12,395,595	13,314,461	13,514,178	14,057,932	17,145,651	17,483,095	17,827,287
Sales tax		2,926,603	3,159,517	3,206,910	3,255,013	3,352,663	3,453,243	3,556,841	3,663,546
Franchise tax		1,673,776	1,913,825	1,836,514	1,887,936	1,940,798	1,995,141	2,051,004	2,108,433
Powell Bill allocation		727,471	741,996	751,186	761,210	761,210	761,210	761,210	761,210
All others		3,084,777	3,298,899	3,196,694	3,172,945	3,905,739	3,408,725	3,330,256	3,380,210
Total Revenues		20,342,944	21,509,832	22,305,766	22,591,282	24,018,343	26,763,970	27,182,406	27,740,686
Expenditures:									
Personnel		7,019,443	7,105,350	7,390,259	7,797,784	8,109,695	8,434,083	8,771,447	9,122,304
Operating		7,881,371	7,716,092	8,670,037	8,724,238	9,029,586	9,390,770	9,766,401	10,157,057
Art Center (land, operating)		-	-	-	-	245,000	252,350	259,921	267,718
Debt service		2,602,255	3,243,502	4,849,279	2,262,417	1,605,246	1,266,400	1,203,254	1,003,125
Capital (prev & Pub		1,000,000	-	742,832	330,000	860,000	810,000	800,000	300,000
Capital fund balance		895,688	1,121,463	2,814,100	2,964,000	3,587,577	185,000	190,000	3,931,818
New debt svc		-	-	-	-	2,014,090	4,423,341	4,456,895	4,547,810
Transfers		-	-	-	-	-	-	-	-
Use of Cap Reserve		-	153,708	-	-	-	-	-	-
Total Expenditures		19,398,757	19,340,115	24,466,507	22,078,439	25,451,194	24,761,944	25,447,916	29,329,832
Net		944,187	2,169,717	(2,160,742)	512,843	(1,432,852)	2,002,027	1,734,490	(1,589,146)
Ending Fund Bal		15,904,192	18,073,909	15,913,167	16,426,011	14,993,159	16,995,186	18,729,676	17,140,529
Capital Reserve		-	-	-	-	-	-	-	-
Total Balances		15,904,192	18,073,909	15,913,167	16,426,011	14,993,159	16,995,186	18,729,676	17,140,529
End Bal as % of Exps		82%	93%	65%	74%	59%	69%	74%	58%
Tax Assumptions:									
Value		5,000,082,500	5,106,084,249	5,235,561,500	5,274,098,373	5,353,209,849	5,460,274,046	6,683,375,432	6,817,042,941
% increase growth		2.120%	2.536%	0.7%	1.5%	2.0%	2.0%	2.0%	2.0%
% Change reval		0%	0%	0%	0%	0%	20%	0%	0%
New Value		5,106,084,249	5,235,561,500	5,274,098,373	5,353,209,849	5,460,274,046	6,683,375,432	6,817,042,941	6,953,383,800
Collection rate		97.8%	97.8%	99.0%	99.0%	99.0%	99.0%	99.0%	99.0%
Rate		0.24	0.24	0.255	0.255	0.255	0.255	0.255	0.255
Tax produced		11,985,001	12,288,910	13,314,461	13,514,178	13,784,462	16,872,181	17,209,625	17,553,817
Revenue assumptions:									
Sales tax						3.0%	3.0%	3.0%	3.0%
Franchise tax						2.8%	2.8%	2.8%	2.8%
Powell Bill						0.0%	0.0%	0.0%	0.0%
Other						1.5%	1.5%	1.5%	1.5%
Expense assumptions:									
Personnel						4.00%	4.00%	4.00%	4.00%
Operating						3.50%	4.00%	4.00%	4.00%
Debt issuance variable:									
Beginning Debt O/S		10,258,549	18,147,488	16,370,722	14,055,353	12,781,895	22,433,533	42,558,786	40,471,623
Principal retired		(2,356,061)	(2,775,130)	(3,884,636)	(1,977,911)	(1,331,183)	(1,452,186)	(768,601)	(1,452,186)
Principal issued		10,245,000	998,364	1,792,600	930,000	11,960,000	23,781,000	900,000	3,085,000
Princ on new debt		-	-	(223,333)	(225,547)	(977,178)	(2,203,562)	(2,218,562)	(900,000)
Ending Debt O/S		18,147,488	16,370,722	14,055,353	12,781,895	22,433,533	42,558,786	40,471,623	41,204,437
There will usually be differences between the forecasted and actual results, because events and circumstances frequently do not occur as expected,									

FY 2018 Budget – Summary

- ❖ Recommended Tax Rate: 25.5 cents
 - ❖ Keeps 1.5 cents dedicated to transportation capital reserve (~\$776,475 in FY 18)
- ❖ Total General Fund Budget: \$22,464,914
- ❖ Fund Balance \$126,369
 - ❖ (\$109,926) General Fund
 - ❖ (\$5,915) Tourism
 - ❖ \$242,210 Powell Bill
 - ❖ \$126,369 Contribution to Total Fund Balance

Calendar

❖ Adopt Budget & Set Tax Rate—June 5th or
June 19th

TOWN OF CORNELIUS

**AN ORDINANCE ESTABLISHING
THE OPERATING BUDGET FOR
FISCAL YEAR 2017-2018**

**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, 2017 and ending June 30, 2018 in accordance with the following schedule of accounts heretofore established for this Town:

**Original
Budget**

SCHEDULE A: GENERAL FUND

General Fund Revenues

Ad Valorem Taxes	\$ 13,861,065
Local Option Sales Tax	3,255,013
Utility Franchise Tax	1,887,936
Powell Bill Allocation	761,210
Other Taxes and Licenses	582,390
Unrestricted Intergovernmental	1,118,506
Restricted Intergovernmental	605,500
Permits and Fees	733,700
Sales and Services	190,000
Investment earnings	62,162
Donations	20,000
Micellaneous	18,300
Debt Issued	930,000
Appropriated Fund Balance	(126,368)
Total General Fund Revenues	<u>\$23,899,414</u>

General Fund Expenditures

Governing Board	\$ 77,391
General Government	1,502,976
General Services	373,662
Police	6,037,115
Communications	594,994
Fire Operations	2,201,639
Animal Control	177,630
Public Works	2,261,161
Powell Bill	519,000
Solid Waste/Recycling	2,011,782
Stormwater	250,000
Planning / Land Development	659,595
Tourism	481,650
Art Center	526,326
Parks, Arts, Recreation, and Culture	3,185,601
Transfer to Capital Project Funds/ 911 Fund	776,475
Debt Service	2,262,417
Total General Fund Expenditures	<u>\$23,899,414</u>

**Original
Budget**

SCHEDULE B: ELECTRIC FUND

Electric Fund Revenues

Sales and Services	\$ 6,627,801
Fund Balance	449,656
Miscellaneous	10,000
Total Electric Fund Revenues	<u>\$ 7,087,457</u>

Electric Fund Expenditures

Electric Department	\$7,087,457
Total Electric Fund Expenditures	<u>\$ 7,087,457</u>

SCHEDULE C: 911 FUND

911 Fund Revenues:

911 Fee Revenue	\$196,479
Fund Interest Earnings	\$1,579
911 Appropriated Fund Balance	\$0
Total 911 Fund Revenues	<u>\$ 198,058</u>

911 Fund Expenditures:

911 Department	\$198,058
Total 911 Fund Expenditures	<u>\$ 198,058</u>

SECTION 2. An ad valorem tax rate of \$.255 per \$100 of assessed valuation is hereby established as the official tax rate for the Town of Cornelius for the fiscal year 2017-18. This rate is based on an estimated valuation of \$4,996,487,708 and an estimated 98.5% percent collection rate, which is at least the collection rate expected during the 2016-17 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 5th day of June, 2017.

Charles L. Travis III, Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Director of Planning

Action Requested:


Currently, Cheryl Crawford occupies seat #8 as a Planning Board representative on the Land Development Code Advisory Board (LDCAB). In July, Cheryl will have completed two full terms of service on the Planning Board. The Planning Board bylaws require members to rotate off after serving two full terms and she will no longer be able to serve as a Planning Board representative to the LDCAB.

Cheryl has requested to continue service on the LDCAB as a citizen and has requested appointment to seat #9, which is a vacant citizen position on the LDCAB.

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 Draft_Land_Development_Code_Advisory_Board5.16.17.xls	draft roster	Backup Material



Land Development Code Advisory Board - 2017

NAME	APT YEAR	TERM	Affiliation	ADDRESS	BUS NO.	HOME NO.	CELL NO.	E-MAIL
Michael Miltich	2015	12/15 - 12/17	Commissioner	18021 Nantz Road	704-295-3660			mmiltich@cornelius.org
Dave Gilroy	2011	12/15 - 12/17	Commissioner	22836 Torrence Chapel Road	704.258.6653			dgilroy@cornelius.org
John Hettwer	2006	04/17 - 04/19	Citizen	7316 Swansea Lane	704-895-0777	704-895-4078	704-560-0106	jhettwer@payrollplusus.com
Norris Woody	2006	04/17 - 04/19	Citizen	19228 Brookgreen Grd. Pl.	704-895-7475	704-896-9663		norris.woody@axa-advisors.com
Bob Bruton	2011	02/16 - 02/18	Citizen	20235 Rainbow Circle		704-895-7165	704-807-7436	bobbruton@hotmail.com
Keith Eicher	2015	04/17 - 04/19	PB - Member	18116 Coulter Parkway	704-439-3838			eicherk@bellsouth.net
vacant	2010	02/16 - 02/18	PB - Member					
Cheryl Crawford	2010*	04/17 - 04/19	Citizen	208 Harborgate Court	704-619-0636			cheryl@cccares.net
Chaz Churchwell	2016	02/16 - 02/18	Citizen	20032 Northport Drive		704.659.0956		chaz@churchwellagency.com
David Dunn	2016	04/17 - 4/19	Citizen	17109 Freshwater Lane			704.999.3591	10davidhdunn@gmail.com
vacant		2/16-2/18	Citizen					
Laura Pegram	2016	02/16 - 02/18	Citizen	18622 Bluff Point Road			704.728.5122	lpeggram@mac.com
Wayne Herron			Staff	Planning Director	704-896-2461			wherron@cornelius.org
Becky Partin			Staff	Communication Specialist	704-896-2461			bpartin@cornelius.org

* Unexpired Term

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Action Requested:

Approve a Resolution to cancel the first regular meeting in July in observance of Independence Day (July 4th) holiday week and amend the regular meetings calendar to reflect the cancellation.

Manager's Recommendation:

Adopt the Resolution as presented.

ATTACHMENTS:

Name:	Description:	Type:
 RES-Cancel_2017-07-03_BOC_Meeting.doc.pdf	July 3rd Meeting Cancellation	Resolution Letter

**RESOLUTION TO CANCEL
THE BOARD OF COMMISSIONER'S
FIRST MEETING DATE IN JULY AND
AMEND THE REGULAR MEETING CALENDAR**

WHEREAS, General Statute 160A-71 requires a Board to fix a time and place for regular meetings; and

WHEREAS, General Statute 143-318.12(a) requires the Board of Commissioners' schedule of regular meetings to be kept on file with the Town Clerk; and

WHEREAS, July 4th is a nationally recognized holiday in the United States celebrating our country's freedom; and

WHEREAS, it has been customary by the Town Board of Commissioners to observe this holiday week; and

WHEREAS, The Town Board of Commissions is desirous of cancelling the first Board of Commissioner's meeting in July because of the holiday week.

NOW, THEREFORE, LET IT BE RESOLVED that the Board of Commissioners of the Town of Cornelius hereby revises its schedule of regular meetings for 2017 in cancelling their first regular meeting in July as shown on *Exhibit A* attached hereto.

Adopted this the 5th day of June 2017.

SEAL

Charles L. Travis, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

Town Board Calendar of Meetings 2017

January						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

April						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

October						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28				

May						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

March						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

September						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

 Town Board Meetings
 Holidays

 Cancel Meeting

Adopted 12/5/16
 Amended 6/5/17

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Troy Fitzsimmons, PARC Director


Action Requested:

Consider adopting a resolution to request that the Mecklenburg County Board of County Commissioners eliminate the collection of entrance fees to Jetton Park.

Manager's Recommendation:

Approve the Resolution as presented.

ATTACHMENTS:

Name:	Description:	Type:
 RES-Jetton_Park_Fee_Collection.docx	Jetton Park Fees	Resolution Letter

**A RESOLUTION TO REQUEST THE
ELIMINATION OF ENTRY FEE COLLECTION AT JETTON PARK**

WHEREAS, Mecklenburg County maintains and operates hundreds of parks, but only two of these parks collect entrance fees, both of which are within the Town of Cornelius; and

WHEREAS, Ramsey Creek Park, 18441 Nantz Road in Cornelius, is maintained and operated by Mecklenburg County; and

WHEREAS, Ramsey Creek Park recently added a park entrance fee when the beach was opened in 2016; and

WHEREAS, Jetton Park, 19000 Jetton Road in Cornelius, is maintained and operated by Mecklenburg County; and

WHEREAS, Jetton Park is the only other park maintained and operated by Mecklenburg County to collect an entrance fee; and

WHEREAS, visitation of Jetton Park should be encouraged, as it provides a nearby convenient alternative for Ramsey Creek Park visitors when that park has reached capacity; and

WHEREAS, Mecklenburg County staff report that the overwhelming majority of park visitors at Jetton Park, nearly 80%, are Mecklenburg County citizens; and

WHEREAS, the Town of Cornelius encourages healthy living through the activities and natural settings such as Jetton Park provides and supports providing equal access to these opportunities for all citizens of Mecklenburg County; and

WHEREAS, at its May 4, 2017, regular meeting, the Cornelius Parks, Arts, Recreation and Culture Commission unanimously recommended entrance to Jetton Park be free for park visitors in support of healthy living and equal access for all citizens of Mecklenburg County.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board of Cornelius does call on the members of the Mecklenburg County Board of County Commissioners to eliminate entrance fees at Jetton Park.

This the 5th day of June, 2017

SEAL

Charles L. Travis, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk


Action Requested:

Approve the Regular Meeting minutes for May 1st.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 05-15-17_Regular_Meeting_draft.docx	Regular Session	Backup Material



BOARD OF COMMISSIONERS

May 15, 2017
MINUTES

PRE-MEETING – 5:45PM

❖ DCCDC

Ellen Donaldson with the Davidson Cornelius Child Development Center gave a presentation for scholarship support. She explained that the program follows the HUD criteria and provides scholarship support for children of low income working families in the Lake Norman-North Mecklenburg areas. Mrs. Donaldson stated that of the 62 children at the Center, 26 are from Cornelius and 68% of them receive scholarship funding. She requested \$25,000 from the Board to help support the scholarship program.

❖ PARC Operational Needs

PARC Director, Troy Fitzsimmons gave a presentation on additional funding for park facility maintenance needed in FY18/19. He presented data comparisons at the national and local levels to show where Cornelius falls in line with parks, programs, operating budget and staffing. Mr. Fitzsimmons requested \$300K in additional FY18/19 funding to cover park maintenance needs.

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Travis called the meeting to order at 7:05PM.

2. DETERMINATION OF QUORUM

All commissioners were present for the meeting.

3. APPROVAL OF AGENDA

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

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Mayor Travis recognized the passing away of former Mayor Wes Southern and Hickory's Mayor Rudy Wright and asked everyone to keep their families in their prayers.

Chief Hoyle led the pledge after a moment of silence was observed.

5. PRESENTATIONS

A. Ramsey Creek Park Beach Update

Mecklenburg County representatives gave an update on the upcoming swim beach opening. Mr. Garges introduced his staff that was present.

Mr. Greg Clemmer stated that the following measures are being implemented in this year's beach opening:

- CPD officers will be used for traffic control
- CATS buses will be used to shuttle people to/from the park
- Additional cameras have been installed for monitoring of the beach area
- Additional parking at the park will be available due to new lot configuration
- Park signage has been relocated

- Online swim beach calendar is now available
- Police and fire safety measures are being defined and outlined
- Additional life guards have been added

Commissioner Miltich asked if the No right turn sign at the park exit and No parking signs along Nantz Road will be in place again. Mr. Clemmer stated they would be.

Ann Kirkland, in charge of beach operations, explained that additional signage has been added for first aid station locations and all park rangers will have first aid kits with them. The 2 additional life guards will be stationed in the water for increased water safety. The County will also continue to do water testing on Wednesdays and Mondays.

Commissioner Ross asked if there has been any marketing done for this year's swim season. Mr. Clemmer stated that it is posted on the County's website but there are no plans to broadcast the beach opening.

Commissioner Gilroy asked Mr. Garges why the County continues to charge an entrance fee at Jetton Park when Jetton Park could provide Ramsey Creek Park some relief for those who wish to just utilize the park and not the beach. Mr. Garges explained that in order to change the fee schedule at Jetton Park the Town would have to officially submit a Resolution request to the Board of County Commission. Commissioner Gilroy asked if there were any plans for additional swim beaches. Mr. Garges explained that there are other locations being considered; however, they are not located in Mecklenburg County.

Mayor Travis asked how the traffic volume along Nantz Road will be controlled. Mr. Clemmer stated that using the CATS buses will greatly minimize vehicle and pedestrian traffic and that local businesses have towing options if they wish to prohibit park goers from parking in their lots.

Commissioner Washam asked for a quick update on the North Meck Recreation Center. Mr. Garges stated that funds are teed up for design work to begin in the FY18 budget.

Mayor Travis asked for an update on the Veterans fishing pier. Peter Cook stated that Duke's Recreation Management Plan has to be approved by FERC and once that's approved the process can begin. The project is queued up, funded and planned but just waiting on FERC approval.

6. CITIZEN CONCERNS/COMMENTS

Joe Pellino – 21620 Colina Drive, asked the Board to consider adopting a golf cart ordinance to allow golf carts to be operated within residential neighborhoods.

Lisa Freese – 21001 Rio Oro Drive, stated that she supported the Board's consideration of a golf cart ordinance.

Jeff Porter, the Executive Director for Our Towns Habitat expressed his support of the Board's consideration of a Down Payment Assistance Agreement later on the agenda. He said 3 families will benefit from the assistance program.

Lee Fleming – 18625 Nantz Road, expressed his concerns with the County using the CATS buses to shuttle beach goers.

Donna Connell – 19325 Yachtman Drive, stated that the new Cornelius Park n Ride should not be considered for beach shuttling until the West Catawba improvements have been completed. She also suggested that the opening ceremony for the Veterans Fishing Pier be moved to Veterans Day.

Mayor Travis asked Chief Hoyle to comment on the golf cart ordinance. Chief Hoyle stated that currently it is against the law to operate a golf cart on public streets unless it is tagged and meets State standards. He assured the Board that they are not actively policing offenders; however, if someone reports a golf cart violation they have to investigate. Chief Hoyle said he is not opposed to having a golf cart ordinance but he did caution the Board on implementing something that works in one area but does not work in others. Commissioner Gilroy said he is not opposed to looking at options to consider. Commissioner Washam agreed and said it was time to address the growing interest for golf cart usage.

7. MAYOR/COMMISSIONERS/MANAGER REPORTS

Asst. Manager Grant reported on the following:

- Hydrant testing – the Cornelius Volunteer Fire Department will be conducting their annual hydrant testing
- Hwy. 115 Improvements Study (Hwy. 73 to Washam Potts) – a public input meeting will be held at Town Hall on May 25th (6PM-8PM)

Commissioner Ross reported on the following:

- Chamber – Business Expo will be held on June 7th at Davidson College

Commissioner Washam reported on the following:

- EDC – 15 active projects in Cornelius
- North Meck Alliance – U.S. Rep. Alma Adams was the guest speaker at the May 11th meeting
- Chamber – attended the Small Business Award
- Attended the Rotary check presentation for the 9/11 Monument
- CACC – final interviews for the executive director are scheduled for this week

Commissioner Duke reported on the following:

- VLN – attended the Board meeting
- PARC – Jazz Fest will be held at Smithville Park on May 20th; the Splash Pad will open on May 20th; and the PARC Commission passed a Resolution to request the County consider removing the entrance fee at Jetton Park

Commissioner Miltich reported on the following:

- Cornelius Conversation – will be held on June 6th at Brooklyn South
- Attended the Beyond Walls exhibit on May 6th
- Attended the North Meck Alliance meeting on May 11th
- CRTPO – attending the meeting to be held on May 17th

Mayor Travis reported on the following:

- Beyond Walls exhibit is on display until February 2018
- Attended the Turnpike Authority meeting

8. PUBLIC HEARING AND CONSIDERATION OF APPROVAL

A. TA 02-17 Outdoor Storage

Mayor Travis called for a motion to open the public hearing on text amendment TA 02-17 Outdoor Storage. *The public notice is attached hereto.*

Commissioner Gilroy made a motion to open the public hearing on TA 02-17. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Planning Director, Wayne Herron gave the staff presentation (*Exhibit Book 30*) for a proposed text amendment of the Land Development Code regarding outdoor storage. He explained how the Code currently defines outdoor storage, where it can be stored and then outlined the new language proposed for Chapters 2 and 6. Mr. Herron stated that the Planning Board is opposed to the proposed text amendment; however, the Land Development Code Advisory Board voted in favor.

Commissioner Gilroy stated that the proposed text change offers a balance for neighbors across the board.

Mayor Travis asked Mr. Herron to clarify junked vehicles and who regulates them. Mr. Herron stated that the State statute defines junked vehicles and the Town is required to abide by the State statute and cannot do what we are not authorized to do. The statute defines that a junk vehicle cannot have a valid registration and must meet two of the three criteria of either being; inoperable, partially dismantled, or less than \$500-\$1000 depending on the vehicle age. Mr. Herron stated that it is very difficult to define vehicles as junk; however, staff tries to work with residents on minimizing the appearance of junk vehicles and helping them find better places to store them. Commissioner Gilroy stated that the proposed text helps to define where vehicles can be parked to deter parking vehicles on the grass.

Mayor Travis asked Mr. Herron to clarify front yard vs. lake yard. Mr. Herron stated that lake yard is still considered rear yard, therefore, anyone choosing to store something in the rear yard on the lake may be visible from the lake.

Mayor Travis invited the public to speak and the following comments were made:

Jayne Eve – 22548 John Gamble Road, stated that the Board should consider the Planning Board's position before approving the text amendment as side yards and rear yards might not be an option for oddly shaped lots. She expressed her concerns with the Town becoming a huge HOA and stated that if residents wanted to live in a HOA community they would have bought in a HOA community. She stated that nothing has been said about brick pavers being an acceptable material for driveway surfaces, nor the reason why she should have to have a trailer licensed if it never leaves the property yet would not be allowed to park in the driveway. The proposed text amendment goes too far and needs to be rethought.

Commissioner Gilroy questioned whether or not brick pavers were considered improved driveways. Mr. Herron stated that the Board could certainly add brick pavers to the definition but for normal interpretation it would be accepted.

Commissioner Miltich stated that Mrs. Eve made a good point about a licensed trailer because his trailer for his jet skis is not licensed.

Mayor Travis invited others from the public to speak, there being no additional speakers he called for a motion to close the public hearing.

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

Mayor Travis stated that he agreed with Commissioner Miltich on the unlicensed jet ski trailer. Commissioner Miltich stated that additional tweaking of the ordinance should be considered.

Commissioner Gilroy stated tweak it now. What specifically are you suggesting around the language for trailers?

Mr. Herron stated that in the particular section for trailers it was discussed with the attorneys about the assumption that the trailers were being pulled on the road and did not actually think about the other situation; however, if you go back to the recreational vehicle it covers trailers in general, therefore, untagged trailers would fall under that category and would still be allowed in the driveway. Mayor Travis asked if that would allow for one in the driveway and one sitting elsewhere in the yard. Mr. Herron stated you could have one in the driveway and as many as you want in the side or rear yard. Mayor Travis added for clarification that it is not limiting you to the number of trailers. Commissioner Gilroy states it helps keep things in the driveway. Mayor Travis questioned what happens if someone wants to put all of their trailers in the driveway. Mr. Herron stated that cannot happen. Mayor Travis stated yet trailers can be placed all over the yard, as long as they are in the side or rear yard. Mr. Herron stated that was correct.

Commissioner Duke expressed his concerns that the Planning Board rejected (6-1 opposed) the proposed amendment and that the only vote in favor was that person who serves on both the Planning and LDCAB. He asked Mr. Herron to summarize the Planning Board's objections. Mr. Herron explained that the Planning Board is almost opposite of LDCAB. They were really concerned about the lake front appearance and it was their preference that it was better to be on the street front. The lake front is the better view and the view that should be more concerned about. They were also very concerned with property rights and if people buy in a HOA free neighborhood they did so on purpose and the Town should respect that. Also, given the fact that Cornelius is considered a lake town there should be consideration for those lots that cannot accommodate a side or rear yard.

Commissioner Duke stated that he believed that the Planning Board was a higher level advisory board than the LDCAB. Commissioner Gilroy disagreed as there are at least two commissioners represented on the LDCAB and not on the Planning Board. Commissioner Duke asked if the two groups would be considered peer groups. Mr. Herron stated that he believed they were two groups out for the same goals but have viewed this issue totally different. Commissioner Gilroy stated that LDCAB spends a significant amount of time meeting and debating text changes, whereas, the Planning Board reviews and considers once. The proposed text amendment is striking the right balance as the vast majority with lake views is a small percentage of the residential units in town and the majority of those are probably covenant or HOA protected. Therefore, there are no extreme steps being taken, no master HOA and no control of Christmas lights. It's some basic minimum standard of aesthetics that is respectful of the neighbors. So there's a limit to how many cars, junk or not, you can park in the grass in the front yard of your house, which clearly fails being respectful to your neighbors. Just a minimum standard is trying to be achieved. Commissioner Washam asked how long the LDCAB deliberated on the topic. Mr. Herron stated 3 months.

Mayor Travis questioned if for 3 months this topic was on the agenda along with other topics. Mr. Herron stated that was correct because as it was being drafted LDCAB insisted that legal review it before a final vote was made.

Commissioner Duke asked Mr. Herron what his recommendation was. Mr. Herron stated that this is a policy issue and that the ordinance can do the job that LDCAB has recommended it do. So if the Board desires to reduce the number of boats, trailers and outdoor storage items, this ordinance will do it.

Commissioner Miltich stated that he still believes that long term storage of one RV and one car in the front yard is appropriate but there still needs to be more flexibility when it comes to boats because we are a boating community and some residents have multiple boats that they would like to be able to pull out on the street to use. He agreed with Commissioner Gilroy that lake front properties are certainly the minority of our properties but they also contribute to most of the tax base too. There is some value to serve the lake view but the proper language still needs some discussion and consideration at LDCAB.

Commissioner Washam asked where the problem predominantly exists. Mr. Herron stated that there are some lake front properties that do not have covenants and restrictions but there are also subdivisions that are not lakefront. Commissioner Gilroy referenced Bahia Bay and Magnolia Estates where there are lots of vehicles parked in the front yard and the neighbors are frustrated. Off-site storage is always an option. The front yard off the drive should not be allowed. Commissioner Washam agreed. Mr. Herron stated that residents that would have an issue with off-site storage or rear yard storage can always apply for a variance.

Commissioner Gilroy made a motion to approve Ordinance #2017-00652. Commissioner Washam seconded the motion.

Commissioner Miltich made a motion to amend it to two trailers for boats. Commissioner Gilroy asked for perfect clarity and define the exact language being suggested. Commissioner Miltich stated it would say "a limit of two boats or vessels on trailers" and take out the two personal watercraft, all that can be taken away. Just there would be a limit of two boats or vessels on an appropriate trailer on an approved surface. Mayor Travis asked if he meant that if there was a double trailer for jet skis. Commissioner Miltich said that counts as one trailer and 4 jet skis. Commissioner Gilroy questioned the language Commissioner Miltich was changing "a limit of one boat or vessel or two personal watercraft". Commissioner Miltich said he would say "a limit of two trailers" not limiting the number of boats or watercraft but limiting the number of trailers. Commissioner Gilroy asked to two trailers on an improved surface? Commissioner Miltich stated that's correct. Commissioner Gilroy questioned, versus one boat and two personal watercraft? Commissioner Miltich stated that it's currently worded as a limit of only one trailer. Manager Roberts stated boat OR personal watercraft. Commissioner Gilroy stated he understood.

Mayor Travis asked if there were any additional questions regarding the substitute motion? There being none he called for a second on the substitute motion.

Commissioner Ross seconded the substitute motion and it passed 3-2, Commissioners Duke and Gilroy were opposed.

Mayor Travis called the question on approval of Ordinance #2017-00652 amending Chapters 2 and 6 of the Land Development Code. All were in favor, 5-0.

Ordinance #2017-00652 is hereby made part of the minutes by reference.

B. TA 03-17 Deactivation and Closure of CZ Applications

Mayor Travis called for a motion to open the public hearing on TA 03-17 Deactivation and Closure of CZ Applications. The public notice is attached hereto.

Commissioner Ross made a motion to open the public hearing. Commissioner Washam seconded the motion and it passed unanimously, 5-0.

Planning Director, Mr. Herron gave the staff presentation (*Exhibit Book 30*) on the proposed text amendment regarding deactivating Conditional Zoning applications. He explained that the current Code does not regulate the amount of time an application remain open after it has been filed. The proposed text will allow staff to close out and deactivate any applications older than 6 months with no activity. Mr. Herron outlined the process for deactivating applications.

Mayor Travis invited the public to speak. There being no comments, he called for a motion to close the public hearing.

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

Commissioner Miltich made a motion to approve Ordinance #2017-00653 to amend Chapter 18 of the Land Development Code as presented in TA 03-17. Commissioner Washam seconded the motion and it passed unanimously, 5-0.

Ordinance #2017-00653 is hereby made part of the minutes by reference.

Commissioner Ross made a motion to move Items 10A, B, and C - Consideration of Approval ahead of Item 9A - Public Hearing. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

9. CONSIDERATION OF APPROVAL

A. Code of Ordinances, Title 9 Amendment – Storm Sewer Camera Time Frame

Mr. Herron explained that the Town currently requires video of all storm sewer systems within streets being consider for Town maintenance. The amendment to Title 9 will require the video be taken no sooner than 90 days prior to the request of street maintenance.

Commissioner Miltich made a motion to approve Ordinance #2017-00654 to amend Title 9 of the Code of Ordinances to add a 90 day time limit on the required storm drainage video requirements for Resolutions of Street Acceptance. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Ordinance #2017-00654 is hereby made part of the minutes by reference.

B. ANNEX 01-17 Circle K

Mr. Herron explained that the Circle K has requested the annexation of 9.01 acres located at the corner of Hwy. 115 and Bailey Road. The first step in the annexation process is to approve a Resolution directing the Clerk to investigate the sufficiency of the petition and a Resolution setting the date for the public hearing.

Commissioner Miltich made a motion to approve Resolution #2017-00852 directing the Clerk to investigate the sufficiency of the Petition. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Resolution #2017-00852 is hereby made part of the minutes by reference.

Commissioner Miltich made a motion to approve Resolution #2017-00853 setting the date for Public Hearing on June 19, 2017. Commissioner Washam seconded the motion and it passed unanimously, 5-0.

Resolution #2017-00853 is hereby made part of the minutes by reference.

C. Down Payment Assistance Program – Our Towns Habitat

Asst. Manager Grant explained that the down payment assistance program is a program the Town cooperates with Habitat. The Town is a member of the Charlotte-Mecklenburg Housing Consortium and operates as a pass through body for these types of funds.

Commissioner Miltich made a motion to approve a Down Payment Assistance Grant Agreement for \$30K, a Sub-recipient Agreement and authorize the Town Manager and Town Attorney to finalize the terms and conditions of the agreements. Commissioner Washam seconded the motion and it passed unanimously, 5-0.

10. PUBLIC HEARING

A. FY2018 Operating Budget and Tax Rate

Mayor Travis called for a motion to open the public hearing for the FY2018 Operating Budget and Tax Rate. The public notice is attached hereto.

Commissioner Ross made a motion to open the public hearing. Commissioner Washam seconded the motion and it passed unanimously, 5-0.

Manager Roberts gave his presentation on the FY2018 budget with no tax rate increase. He outlined the personnel and operating expenditures, capital funded projects, and items the Town will issue debt on in the FY2018 budget. He identified roadway and greenway projects within the 5 year forecast to give the Board an idea of what committed projects and costs are anticipated.

PARC Director, Troy Fitzsimmons reiterated his comments from the pre-meeting and the need for additional funding to cover park maintenance now and in the future.

Mayor Travis invited the public to speak but no comments were made.

Commissioner Miltich made a motion to continue the public hearing until June 5th. Commissioner Gilroy seconded the motion and it passed unanimously, 5-0.

11. CONSENT AGENDA

- A. Approve Minutes – Regular Meeting – May 1st (Approved 5-0)
B. Tax Refunds - \$721.45 (Approved 5-0)

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

12. COMMISSIONER CONCERNS

A. Affordable Housing Task Force

Mayor Travis briefed the Board on the planning efforts being discussed to address housing needs and other issues within the Smithville area. He said he would update the Board as things develop.

13. ADJOURNMENT

There being no further business to discuss, Commissioner Washam made a motion to adjourn at 9:44PM. Commissioner Washam seconded the motion and it passed unanimously, 5-0 (Commissioner Gilroy left before adjournment – his absence counts as a Yes).

Approved this 5th day of June, 2017

ATTEST:

Charles L. Travis, III, Mayor

Lori A. Harrell, Town Clerk

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: June 5, 2017

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Director of Planning

Action Requested:

Approve final adoption of Ordinance #2017-00652 as presented.

Manager's Recommendation:

Approve Ordinance.

ATTACHMENTS:

Name:	Description:	Type:
 ORD TA 02-17_Chapters_2__6_Outdoor_Storage.pdf	TA 02-17 Text Amendment	Ordinance

**AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS
LAND DEVELOPMENT CODE**

WHEREAS, the Town Board of Commissioners on October 7, 1996 adopted an ordinance which regulates the classification and use of property within its zoning jurisdiction, including its extra-territorial jurisdiction; and,

WHEREAS, proper statutory notice of public hearing on the issue of amending the Cornelius Land Development Code has been provided through advertisement in a newspaper of general circulation in the Town; and,

WHEREAS, the Planning Board of the Town of Cornelius has recommended that the Town Board of Commissioners amend the Cornelius Land Development Code; and

WHEREAS, a public hearing on the amendment has been held by the Town Board of Commissioners on May 15, 2017.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius, North Carolina that the following chapters of the Land Development Code be amended:

1. AMEND Chapter 2: Definitions (See Exhibit A)
2. AMEND Chapter 6: Uses Permitted with Conditions (See Exhibit A)

Adopted this 5th day of June, 2017.

Charles L. Travis, III, Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

Exhibit A

TA 02-17: OUTDOOR STORAGE

ADD the following definitions to Chapter 2, Section 2.3:

Driveway, Improved

A driveway with a surface that is concrete, asphalt, brick, gravel, or other similar material.

Storage, Outdoor

Residential Properties/Uses:

The storage of goods or products as an ancillary use. The goods or products shall be stored in the side or rear yard and screened with an opaque fence, a tarp/cover, or within a shed or building.

- Vehicles: With the exception of junked vehicles as allowed in Section 90.18 of the Code of Ordinances, if not parked on an improved driveway, vehicles shall be stored in the side or rear yard. Vehicles that are not parked on an improved driveway for a party or special event are exempt.
- Recreational vehicles (which includes motorhomes, towables/5th wheels, and folding/tent campers) and trailers (excluding boat trailers discussed below): If not parked on an improved driveway, recreational vehicles and/or trailers shall be stored in the side or rear yard. A limit of one recreational vehicle or trailer per property is allowed to be parked on an improved driveway in the front yard.
- Boats/vessels/personal watercraft: If not parked on an improved driveway, boats/vessels/personal watercraft shall be stored in the side or rear yard. Boats/vessels/personal watercraft stored in the front yard must be on an appropriate trailer parked on an improved driveway. A limit of two trailers for boat/vessel/personal watercraft are allowed in the front yard. Each boat/vessel shall not exceed twenty-six (26) feet in length by the manufacturer's published overall length. In addition, each trailer's load may not exceed 6,500 lbs by the manufacture's published dry weight.

Commercial Properties/Uses:

Goods or products shall be stored in the rear yard and screened with an opaque fence or masonry fence/wall that shall match or complement the appearance of the principal structure. In addition, the storage area shall be screened with a type "A" buffer.

REMOVE Chapter 2, Section 2.3: Definition as follows,

Outdoor Storage

The storage of goods, products, or vehicles as an ancillary use by their owner or on a commercial basis outside of a permanently constructed building.

REMOVE Chapter 6, Section 6.2.26: Outdoor Storage

ADD Chapter 6, Section 6.2.35: Storage, Outdoor
Residential Properties/Uses:

The storage of goods or products as an ancillary use. The goods or products shall be stored in the side or rear yard and screened with an opaque fence, a tarp/cover, or within a shed or building.

- Vehicles: With the exception of junked vehicles as allowed in Section 90.18 of the Code of Ordinances, if not parked on an improved driveway, vehicles shall be stored in the side or rear yard. Vehicles that are not parked on an improved driveway for a party or special event are exempt.
- Recreational vehicles (which includes motorhomes, towables/5th wheels, and folding/tent campers) and trailers (excluding boat trailers discussed below): If not parked on an improved driveway, recreational vehicles and/or trailers shall be stored in the side or rear yard. A limit of one recreational vehicle or trailer per property is allowed to be parked on an improved driveway in the front yard.
- Boats/vessels/personal watercraft: If not parked on an improved driveway, boats/vessels/personal watercraft shall be stored in the side or rear yard. Boats/vessels/personal watercraft stored in the front yard must be on an appropriate trailer parked on an improved driveway. A limit of two trailers for boat/vessel/personal watercraft are allowed in the front yard. Each boat/vessel shall not exceed twenty-six (26) feet in length by the manufacturer's published overall length. In addition, each trailer's load may not exceed 6,500 lbs by the manufacture's published dry weight.

Commercial Properties/Uses:

Goods or products shall be stored in the rear yard and screened with an opaque fence or masonry fence/wall that shall match or complement the appearance of the principal structure. In addition, the storage area shall be screened with a type "A" buffer.