



**Town of Cornelius
Planning Board/Board of Adjustment**

**Agenda
July 10, 2017
6:30 PM
Cornelius Town Hall - Room 204**

Pre-Meeting

- A. 5:30pm Room 204 Dinner and Code Update Review - Chapters 10, 11, 12, 13, 14, 15 and 16

1. Call To Order

2. Determination of Quorum

3. Presentations

- A. Recognition of Cheryl Crawford - Outgoing Chair

4. Approval of Minutes

- A. May 3, 2017 Van Tour

- B. June 12, 2017

5. Consideration of Approval

- A. REZ 04-17: Hodge HVAC

6. Old Business

- A. Continue Code Review

7. New Business

8. Next Meeting

9. Adjournment

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 10, 2017

To: Planning Board Members
From: Wayne Herron, Planning Director

Action Requested:

Continue review of Code update items recommended by the Land Development Code Advisory Board. The Planning Board completed reviews of Chapters 1 through 6 previously. Staff will begin with Chapter 10 at this upcoming session.

Manager's Recommendation:

Review and provide feedback.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 10, 2017

To: Planning Board Members

From: Wayne Herron, AICP

Director of Planning

Action Requested:

Recognize Cheryl Crawford for her seven years of service on the Planning Board.

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 10, 2017

To: Chair and Planning Board Members

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

ATTACHMENTS:

Name:	Description:	Type:
 Van_Tour_Meeting_May_3_2017.doc	May 3, 2017 Van Tour Minutes	Backup Material

Minutes

TOWN OF CORNELIUS PLANNING BOARD

May 3, 2017

12:00 PM

Town Hall Room 204

Van Tour of Planning Projects

➤ **Lunch served at 12pm**

Call to Order

Mr. Herron started the meeting at 12:10pm.

Board Member Present

Betty Trautwein, Bill Ingram, Chair Cheryl Crawford, Joseph Dean, Keith Eicher, Lee Peterson, Michael Osborene, Susan Johnson

Members Absent

Vice Chair Hardy McConnell, Keith Pickett

Staff Present

Planning Director Wayne Herron, Planning Administrative Assistant Summer Smigelski, Communication Specialist Becky Partin, Senior Planner Will Washam

Mr. Herron addressed questions from planning board members and provided information and updates for town projects such as VISSIM Modeling which is the North Carolina Department of Transportation (NCDOT) most up to date programming; An overview of the Planning Department and Staff; CMP/Land Use Plan; Code Updates and Legal Overview; Updates on the Proposed Arts District and Arts Center; Road Connectivity; Highway 115 Study; Old Mecklenburg Brewery; Antiquity Woods; Potts Plantation; Mr. Zion, Zion Connector, Mr. Zion Senior Campus; Caldwell Station Breek Greenway; Bailey Road Park and Turf Fields; Bailey's Glen, Hough High, other projects on Bailey Road; Circle K; Hyde Park; Bailey Road Extention; Oakhurst; Cowboy Resturant; The US 21 Widening; The Us 21 Overlay and last the board covered all projects on West Catawba.

Meeting adjourned at 4:00pm

Minutes

TOWN OF CORNELIUS PLANNING BOARD

May 3, 2017

12:00 PM

Town Hall Room 204

Van Tour of Planning Projects

Respectfully Submitted:

Cheryl Crawford
Chair

Date

Summer Smigelski
Secretary

Date

DRAFT

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 10, 2017

To: Chair and Planning Board Members

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 Minutes_06-2017_Draft.docx	June 12, 2017 Minutes	Backup Material

Minutes

TOWN OF CORNELIUS PLANNING BOARD

Assembly Room

June 12, 2017

6:30 p.m.

Members Present

Hardy McConnell, Vice Chair
Keith Eicher
Cheryl Crawford, Chair
Lee Peterson
Michael Osborne, Alternate
Joseph Dean, Alternate
Bill Ingram, Alternate

Members Absent

Susan Johnson
Keith Pickett
Betty Trautwein

Staff Present

Wayne Herron, Planning Director
Jason Pauling, Senior Planner
Summer Smigelski, Admin. Assistant
Becky Partin, Communication Specialist
Will Washam, Senior Planner

VISITORS

See Sign-In Sheet

Pre-Meeting- 5:30pm

Approval of Minutes

Mr. Eicher made a motion of approval for the April 24, 2017 and the May 8, 2017 minutes. Mr. Ingram seconded. All in favor, motion approved.

In Favor: Mr. Eicher, Ms. Crawford, Mr. Osborne,
Mr. Dean, Mr. Peterson, Mr. McConnell,
Mr. Ingram

Opposed: None

Mr. Washam presented bicycle parking to the board.

The current code does not require bicycle parking for new development but with the Cornelius Bicycle Master Plan adopted in January 2017 we did have a recommendation to revisit. We've been fortunate to work with developers to get bike parking installed with recent development projects such as Catawba Retail, Antiquity commercial, etc. As Cornelius' greenway and bikeway network develops, more destinations in Town will be easily accessible by bike. None residential would be required to provide bicycle parking. After discussion Mr. Washam informed the board that staff will continue to develop bicycle parking.

Mr. Herron continued the code review recommended by the Land Development Code Advisory Board. The Planning Board discussed Chapter 9 Environmental Protection. At 6:20pm the Chair called for a break and asked for everyone to meet in the Assembly Room for the regular Planning Board meeting downstairs.

DETERMINATION OF QUORUM

Chair Crawford re-convened the Planning Board meeting at 6:31 pm and noted there was a quorum present.

REZ 01-17: Mama's Pizza

Mr. Pauling presented REZ 01-17 Mama's Pizza to the board. The property is currently located at 19741 South Main St. Owners of the property are Frank and Lynn Manis. This is a conditional zoning request. The property is just under an acre and currently contains a commercial restaurant at 1,652 square feet. This property has been used as other restaurants in the past. This proposal is for a new building at 5,250 Square feet, mama's pizza will use 3,250 square feet. It is in the NMX district currently and Transitional Residential Overlay. The Land Use Plan designates it as a continuation of Town Center. Just to the south of this property is the Cornelius Lemley Fire station, which was built in 2007. The property is surrounded by residential development and commercial.

STAFF RECOMMENDATIONS:

Staff is recommending approval of this project subject to the following conditions

1. Town approval is contingent on review and approval by other applicable local, state and federal agencies.
2. The development shall comply with all other applicable requirements of the Town of Cornelius Land Development Code.
3. Town approval incorporates and shall comply with any and all submittals in the case file and correspondence presented to the board in support of this application, including, but not limited to the following: The site/sketch plan, architectural elevations, and any other information related to this case or improvements recommended by the Town and/or other agencies.
4. The applicant(s) shall dedicate the necessary right-of-way for the Hickory Street Intersection improvements by plat prior to construction document approval. All work within the right-of-way, including driveway closures, curb and gutter, sidewalk and landscaping shall be coordinated with the Town and with NCDOT, and the applicant(s) shall obtain the appropriate encroachment agreements as part of the construction document review for the demolition and grading of the existing building and front parking area.
5. The applicant(s) is providing designated areas for art as part of the proposed Art's District. All proposed art shall be reviewed and approved by PARC Board prior to installation.
6. Approval of the requested conditional zoning district, includes approval of the following architectural variations:
 - a. Section 4.6.1(D): Allow the primary façade of the building to face the secondary streets (Hickory Street and Tryon Street)
 - b. Section 4.6.3(B) (3): Allow a reduction in the window and door coverage requirement below 70%. Approximately 35% window and door coverage is currently shown on the front façade.

All other requirements of Chapter 4 shall be met.

Mr. Herron: "What staff would like to emphasize is that part of the reason for this request is to see if the building can sit forward or sit in the back of the lot. That has been the biggest debate as to what staff would recommend and what would be presented for your consideration. Staff is recommending the building be setback for your consideration to make a recommendation to town board because of three reasons; one is the opportunity to improve this lot and get this type

of development, anytime we look at that we have to evaluate what the opportunities are; second this is a transition area. If you look at how the fire department is set back, I know that was a remodel but in a way it set the tone; third is for the project that we are looking at to widen Main St., we cannot widen to the railroad so we will have to come west so, I would rather the building be back and give us an opportunity to get what we need in the front, if we have to do something additional in the future. That is why staff is recommending this transitional request to push this building back.

Applicant: Hi! My name is Frank Manis, the owner of Mama's Pizza. Are there any questions that you would like to ask?"

Mr. McConnell: "What do you expect the time between when you start building and when you take down the old location?"

Mr. Manis: "What I'm thinking is going to happen is that the building will be completed and I can start putting my upfit in, at that point we will close. I would like to be closed for six to eight weeks to do the front but if its twelve weeks that's fine. I do have a time period where I have to be open and I'm hoping only twelve weeks but I would like for it to be a little less."

The board discussed different options for the windows on the backside such as spandrel glass.

Mr. McConnell: "If there is an expansion and with the railroad tracks there, there would be nowhere to go other than up to the door of Mama's. Moving the building back is a great way to get around that."

Mr. Peterson: "I think moving the building back is a perfect fit for that lot."

Mr. Osborne: "Is the standard buffer going to be efficient or should we have something on South Main St.? Did you have any other ideas for the buffer in the front?"

Mr. Herron: "In chapter 9 there are two options for a buffer; one with the wall and one with no wall but have planting. We give the applicants options to choose one of those two."

Mr. Eicher made a motion to REZ 01-17 Mama's Pizza. Mr. McConnell seconded. All in favor, motion approved.

In Favor: Mr. Eicher, Ms. Crawford, Mr. Osborne,
Mr. Dean, Mr. Peterson, Mr. McConnell,
Mr. Ingram

Opposed: None

OLD BUSINESS

None

NEW BUSINESS

Hodge Heating and Air will be on next meeting agenda.

NEXT MEETING

July 10, 2017 Ms. Crawford will be completing her term.

ADJOURNMENT

Mr. McConnell made a motion to adjourn the meeting at 7:06 p.m. Mr. Ingram seconds the motion. All in favor and motion approved.

In Favor: Mr. Eicher, Ms. Crawford, Mr. Osborne,
Mr. Dean, Mr. Peterson, Mr. McConnell,
Mr. Ingram

Opposed: None

Respectfully Submitted:

Cheryl Crawford
Chair

Date

Summer Smigelski
Secretary

Date

REQUEST FOR BOARD ACTION

 Print

Date of Meeting: July 10, 2017

To: Planning Board Members
From: Jason T. Pauling, AICP - Senior Planner













Action Requested:

A request by property owners, Walter and Peggy Craven, and applicants Jeff Hodge of Hodge HVAC and Jay Henson of HensonFoley, to rezone approximately 4.87 acres located at 18916 Old Statesville Road (PID# 00753103) from Rural Preservation (RP) to Conditional Zoning (CZ) District in order to establish an office/business use on the property.

Manager's Recommendation:

Approval with Conditions

ATTACHMENTS:

Name:	Description:	Type:
 Hodge-Land_Development_Application_zoning_signed.pdf	Application	Backup Material
 Rezoning_Letter.pdf	Rezoning Description Letter	Backup Material
 HODGE_ZONING.jpg	Zoning Map	Backup Material
 HODGE_LU.jpg	Land Use Map	Backup Material
 HODGE_VICINITY.jpg	Aerial Vicinity Map	Backup Material
 HODGE_PROP.jpg	Aerial Property Map	Backup Material
 115_view.JPG	115 Photo View	Backup Material
 REZ_04-17_(PB)_Hodge_HVAC_Staff_Report.docx	Staff Report	Backup Material
 Hodge_HVAC_SITE_PLAN.pdf	Site Plan	Backup Material
 2017-06-28_Z01_-_SITE_PLAN_-_REZONING_SKETCH_30_BUFFER.pdf	Site Plan (Revised)	Backup Material
 Garage_Plans_(color).pdf	Garage Plans (color)	Backup Material
 Garage_Plans_(b_w).pdf	Garage Plans (details)	Backup Material
 Town_Meeting_June_6th_2017_Notes.pdf	Community Meeting Summary	Backup Material



TOWN OF CORNELIUS

Planning Department

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

Staff Only:

Date Rec'd: _____

Rec'd by: _____

Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" 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:				\$1,250

2. Project Information

Date of Application: 05-01-2017 Name of Project: Hodge HVAC
 Location: 18916 Old Statesville Rd. Property Size (acres): 4.87 # of Units/Lots: 1
 Current Zoning: RP Proposed Zoning: CZ
 Current Land Use: Single Family Proposed Land Use: Commercial
 Tax Parcel Number(s): 00753103

3. Contact Information

Walter P. Craven & Peggy M. Craven
 Owner, Applicant, or Developer
12231 Mayes Rd.
 Address
Huntersville, NC 28078
 City, State Zip
Peggy M. Craven 5-5-17
 Telephone Fax
[Signature] 5-5-17
 Signature Print Name Date
 Email - 704892-8945

HensonFoley Jay Henson
 Agent(s) (Engineer, Architect, Etc.)
8712 Lindholm Dr. Suite 202A
 Address
Huntersville, NC 28078
 City, State Zip
704-875-1615 704-875-0959
 Telephone Fax
Jay Henson Jay Henson 12-8-16
 Signature Print Name Date
 Email - jay@hensonfoley.com

4. The following items shall be considered as part of a complete application, please check this list to ensure all items are included:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Signed "Original" application | <input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above |
| <input checked="" type="checkbox"/> Project Fee(s) – See Fee Schedule | <input type="checkbox"/> Official hard copy of architectural elevations (at least one copy), which may include multiple pages. Must be drawn to scale by a registered architect, and include all primary and accessory buildings (including all building sides), and any other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height (NOT APPLICABLE FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS). |
| <input checked="" type="checkbox"/> Written Summary/Description of Request 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 type="checkbox"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples |
| <input checked="" type="checkbox"/> Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features. | <input checked="" type="checkbox"/> Digital Files of all items listed above |
| <input checked="" type="checkbox"/> Site/sketch plan (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 | |



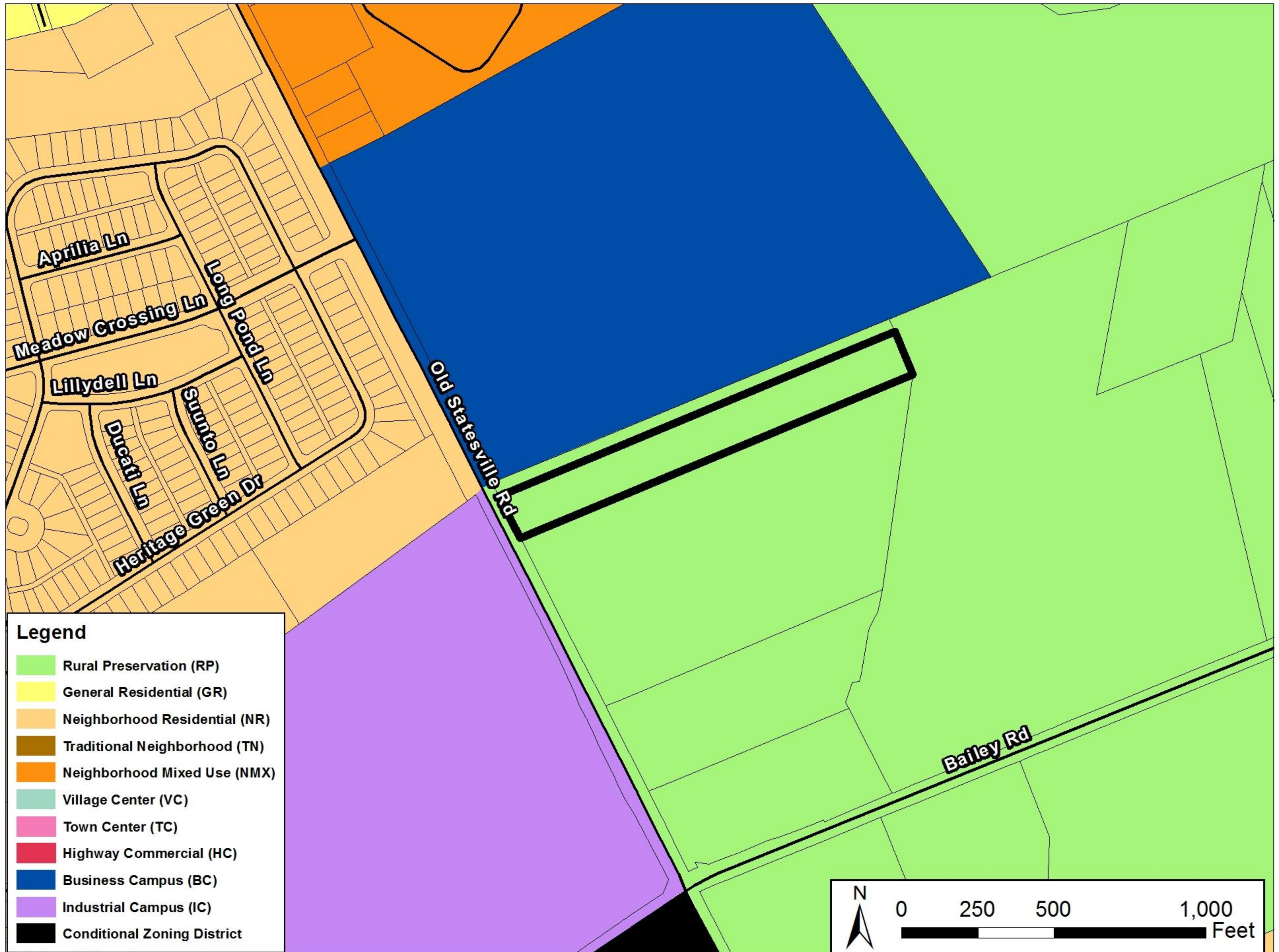
Written Summary,
May 02, 2017

This project proposes to convert an existing building/home into a commercial business. In addition, a 1,500 sf garage is proposed for parking as well as an extension to the existing driveway to serve the new garage and existing building. There will be 3 additional parking spaces, one van accessible handicap space with a sidewalk leading from the parking space to the building. The project is less than 1 disturbed acre.

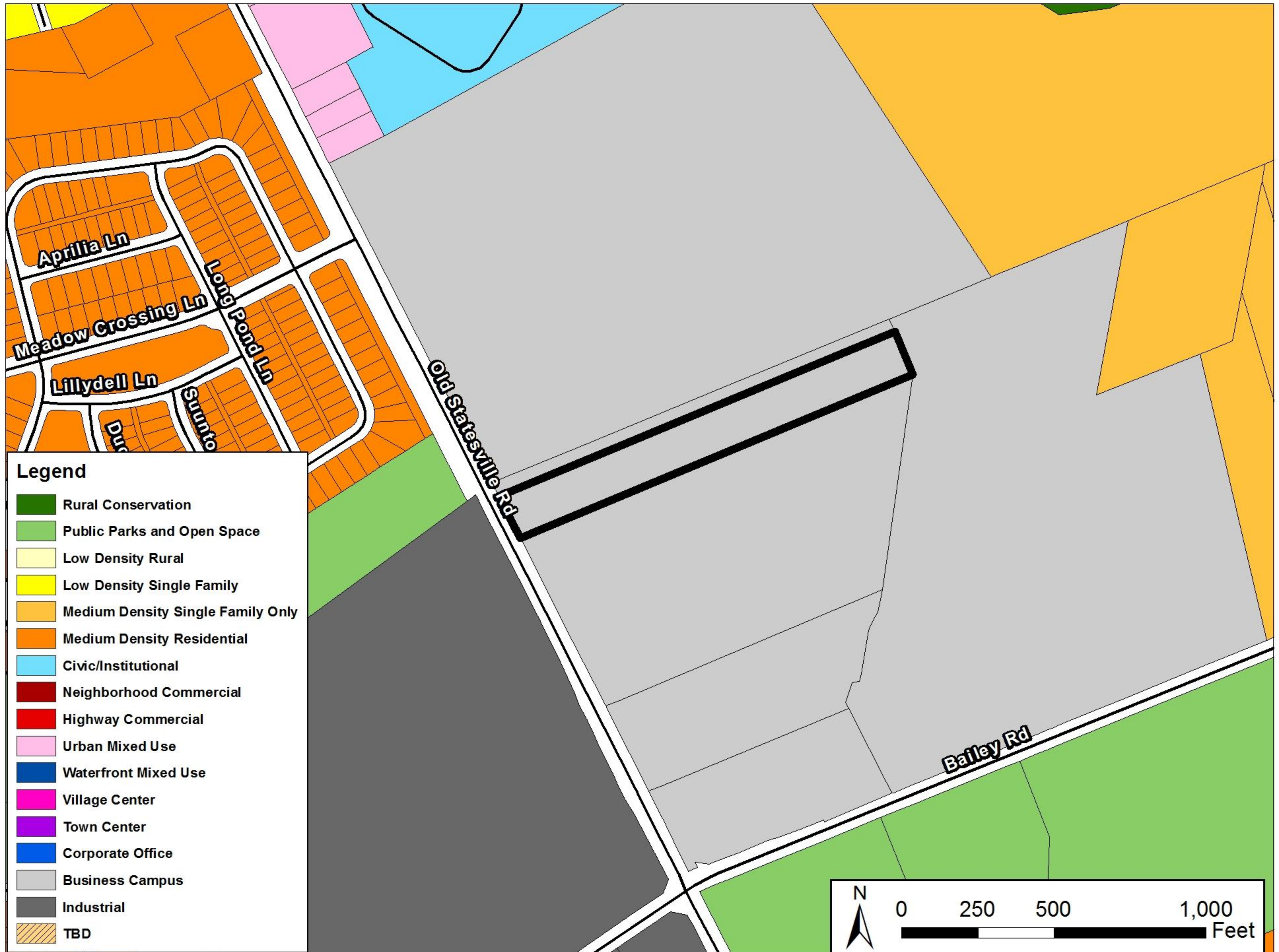
Sincerely,

Jay Henson, ASLA
HensonFoley

Hodge Heating & Air



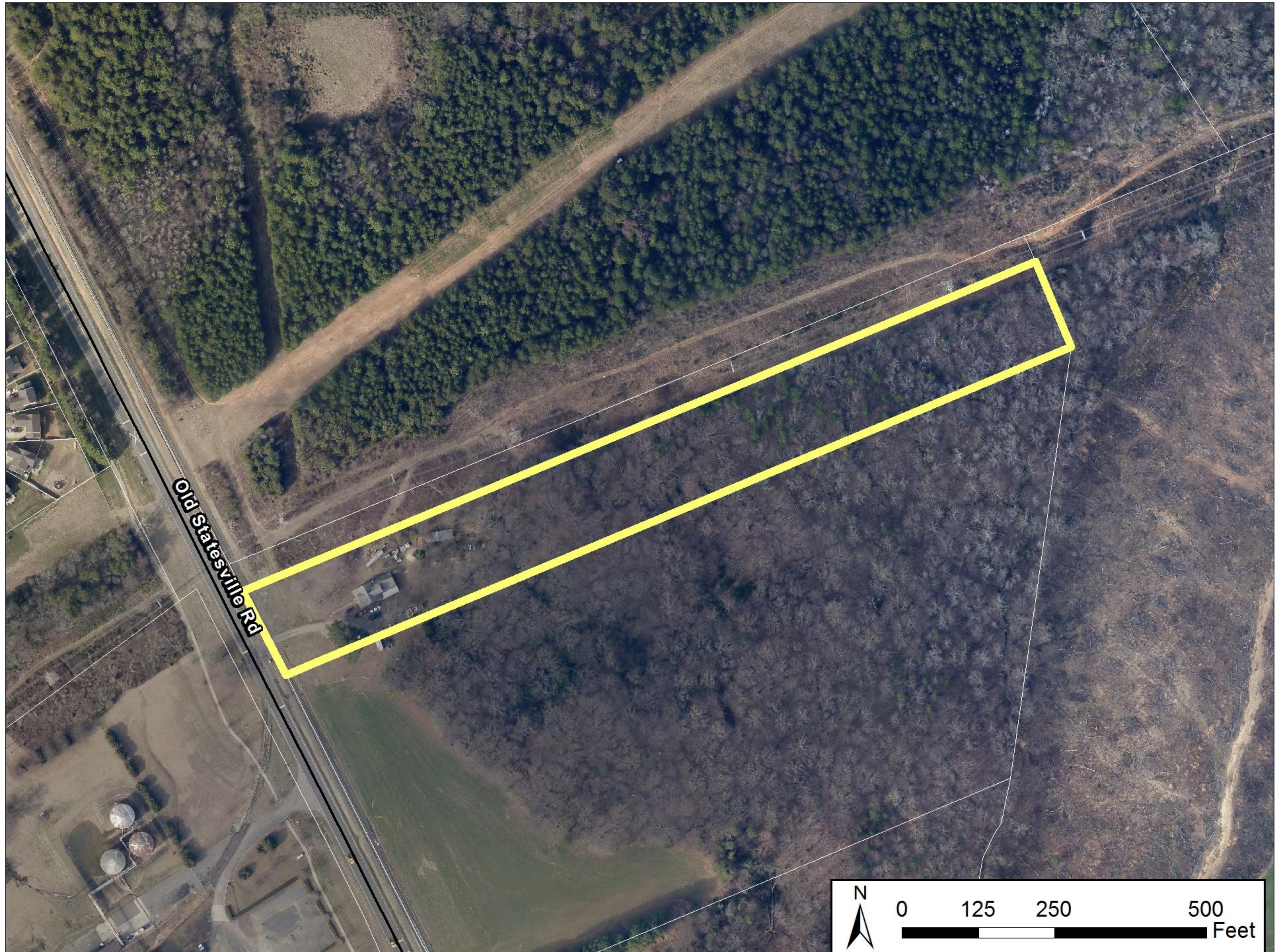
Hodge Heating & Air



Hodge Heating & Air



Hodge Heating & Air







**REZ 04-17
Hodge HVAC**

Conditional Zoning Request

**Planning Board Meeting
July 10, 2017**

OWNER(S): Walter P. and Peggy M. Craven
12231 Mayes Road
Huntersville, NC 28078

APPLICANT: Jay Henson, ASLA
HensonFoley
8712 Lindholm Drive, Suite 202A
Huntersville, NC 28078

PROPERTY LOCATION: 18916 Old Statesville Road (PID: 00753103)

PROPERTY SIZE: 4.87 acres

CURRENT LAND USE: Residential

PROPOSED LAND USE: Office/Commercial/Service

EXISTING ZONING: RP (Rural Preservation)

PROPOSED ZONING: CZ (Conditional Zoning)

EXISTING CONDITIONS:

1. Description of Adjoining Zoning and Land Uses – This property is bordered to the north by property zoned RP, which includes a small strip owned by Duke Energy, and a 49.48-acre tract zoned BC (Business Campus), which is currently vacant. To the south and east, the property is bordered by large vacant tracts also zoned RP.
2. Topography – The topography is generally flat within the front portion of the site where the house is currently located, and then drops significantly within the wooded areas at the back.
3. Vegetation – Of the 4.87 acres, approximately 3.6 acres of the property behind the existing building remains heavily wooded. The existing house, driveway and storage areas in the front comprise approximately 25% of the site
4. Infrastructure – Currently, this property does not have access to public water and sewer and uses well and septic service. Water and Sewer access remains a significant challenge in this area until more of the surrounding properties develop. The site is currently accessed by one long driveway off of Highway 115 (Old Statesville Road), which is currently only wide enough for single family access. There is also an existing easement to the properties to the south for access to the railroad crossing.

STAFF COMMENTS:

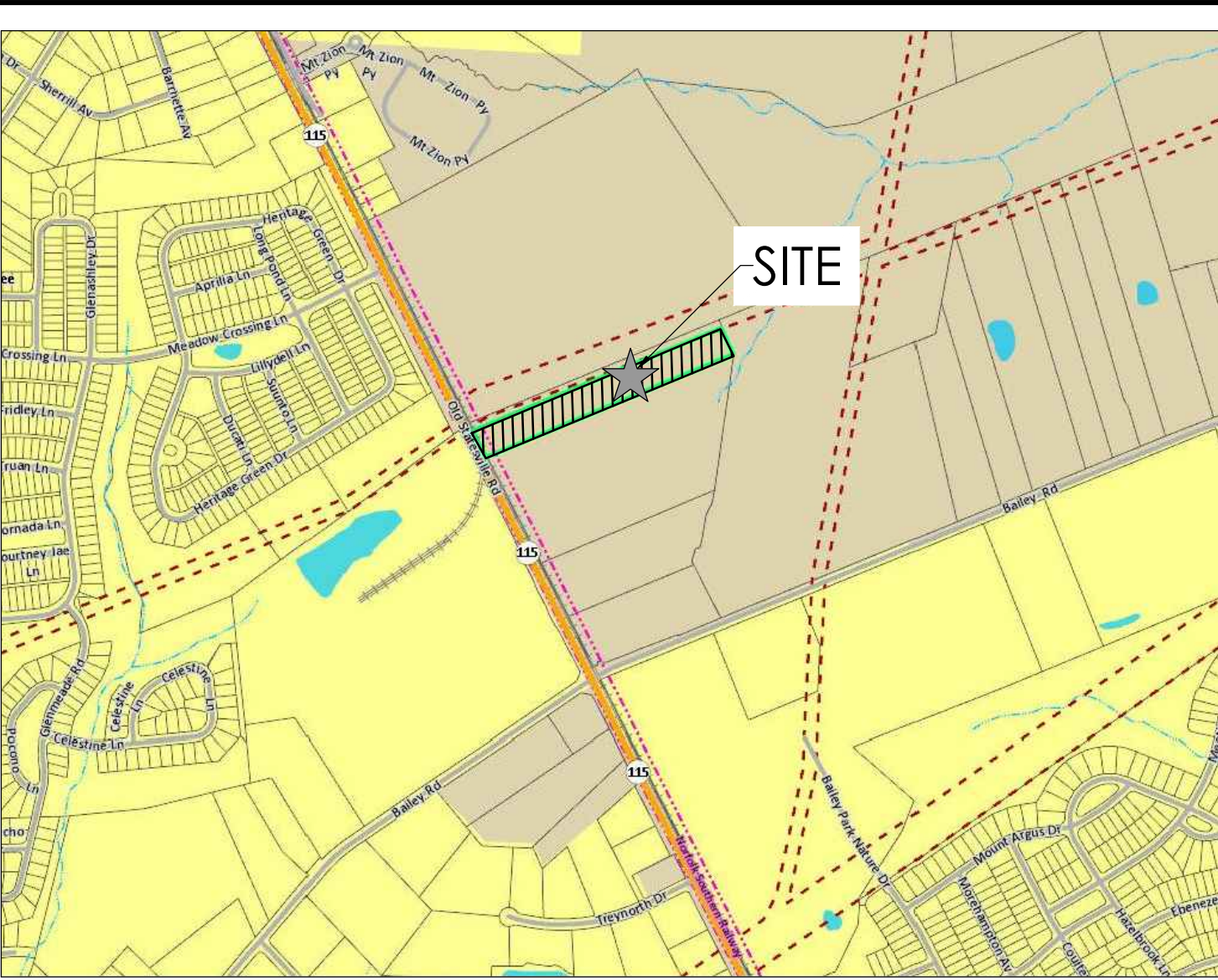
1. Project Overview – The site contains an existing residential dwelling, which is approximately 2,653 square feet and two-stories. It was built in 1916 and includes mostly brick material and a large crawl space/unfinished basement area. A previous garage sat behind the house and to the south along the property line, which has been demolished. The applicant, Hodge HVAC would like to move into the house and renovate it as a business/office use, but no other exterior changes are proposed to the existing house. The applicant is also proposing to build a new 3 or 4 car garage directly behind the existing house for storage of vehicles and equipment, but does not plan to disturb the heavily wooded area. A type A buffer is required adjoining the existing RP-zoned property to the south even though it is currently vacant. The existing driveway must also be widened to accommodate two-way traffic, and feature at least 50-feet of pavement length.
2. District Consistency – Commercial and office uses are not permitted within Rural Preservation thereby requiring the rezoning, but based on the site's proximity to existing Business Campus Zoning, as well as being situated along a major thoroughfare such as 115, this rezoning is appropriate.
3. Land Use Plan Consistency – The Land Use Plan adopted by the Town Board on January 6th, 2014 designates this property as Business Campus. Business Campus areas are intended to include a wide range of business, light industrial, office, research and development, and ancillary uses such as restaurants and small scale retail. Campus-style developments typically include many larger tracks consolidated with good access to major road networks and appropriate services. By itself, this project does not meet the goal of providing a business campus, but conversion from single-family residential is a step in that direction.
4. Pre-Development Review Committee – The site plan was presented to the PDRC in April 2017. Staff received comments that were mostly positive, and questions about the applicant's longer term plans for the project. The applicant discussed his desire to stay in the community where his business has always been located (currently at the corner of Zion Avenue and Smith Road), but that this site would most likely be converted once a true business campus-type development came forward.
5. Community Meeting – The applicant held the required community meeting on Tuesday June 6, 2017. There was relatively low attendance, mainly by property owners nearby who were interested in the proposal. One of which wanted to make sure their existing access easement was retained.

STAFF RECOMMENDATIONS:

Staff is recommending approval of this project subject to the following conditions

1. Town approval is contingent on review and approval by other applicable local, state and federal agencies.
2. The development shall comply with all other applicable requirements of the Town of Cornelius Land Development Code.

3. Town approval incorporates and shall comply with any and all submittals in the case file and correspondence presented to the board in support of this application, including, but not limited to the following: The site/sketch plan, architectural elevations, and any other information related to this case or improvements recommended by the Town and/or other agencies.
4. Applicant shall submit a revised site plan prior to the Town Board hearing indicating the location of the access easement to be reserved to the adjoining properties to the south, as well as a letter of agreement from the adjoining property owner on the proposed type 'A' buffer.
5. The applicants have agreed to voluntary annexation of this property into the Town of Cornelius Corporate Limits. Voluntary annexation requires a petition meeting all State statutory requirements for the entire property, and must be presented to the Town and approved by the Town Board prior to the certificate of occupancy.
6. Steep slopes and large trees shall be preserved within all areas not intended for development of the new accessory building or parking area as shown on the site plan. These areas shall be shown on the construction documents to be protected from clearing and grading. Tree protection fencing should be installed to the maximum extent possible.



VICINITY MAP
SCALE: N.T.S.

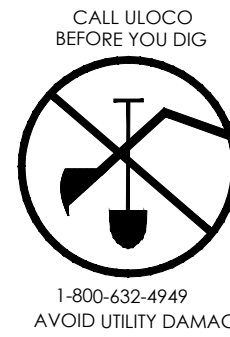


SITE DATA	
PARCEL OWNER:	WALTER P CRAVEN 12231 MAYES RD HUNTERSVILLE, NC 28078 TAX PARCEL # 00753103
ZONING:	RP (RURAL PRESERVATION)
USE:	EXIST= SINGLE FAMILY PROPOSED = COMMERCIAL
CONTACT:	HENSONFOLEY 704-875-1615
ITEM	PROVIDED
BUILDING TYPE	COMMERCIAL
LOT TYPE	COMMERCIAL
MINIMUM FRONT SETBACK	50
MINIMUM SIDE SETBACK	15
MINIMUM REAR SETBACK	50
HEIGHT OF BUILDING	1 STORY

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	2,300 SF
2	GARAGE SIZE	1,500 SF
3	PARKING SPACES REQUIRED	8 @ 1 PER 300 SF
4	PARKING SPACES PROVIDED	5 GARAGE, 3 PARKING (1 VAN HC)
5	MIN. PARKING DIM.	AS NOTED
6	MIN. AISLE WIDTH	AS NOTED
7	MAX. DRIVEWAY RADIUS	AS NOTED
8	HANDICAP SPACES	1

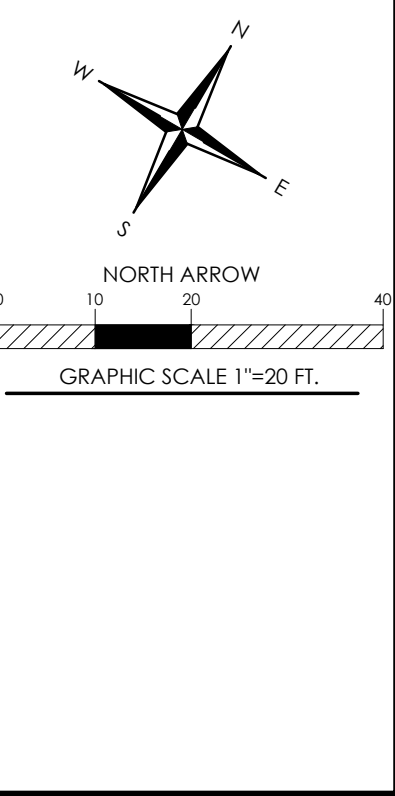
IMPERVIOUS SUMMARY	
TOTAL LOT AREA	4.87 AC
EXISTING IMPERVIOUS	4,830
PROPOSED NEW IMPERVIOUS	6,988
INCREASE IN BUILT UPON AREA	6,988
% INCREASE IN BUILT UPON AREA	59%
TOTAL BUILT UPON AREA	11,818
TOTAL PERCENTAGE OF SITE	5.57%

REFERENCE IS MADE TO THE TOWN OF CORNELIUS ZONING ORDINANCE



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

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | 704.875.0959 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C-2781 C-399
NC LAND SURVEYING BOARD LICENSE # L-15180



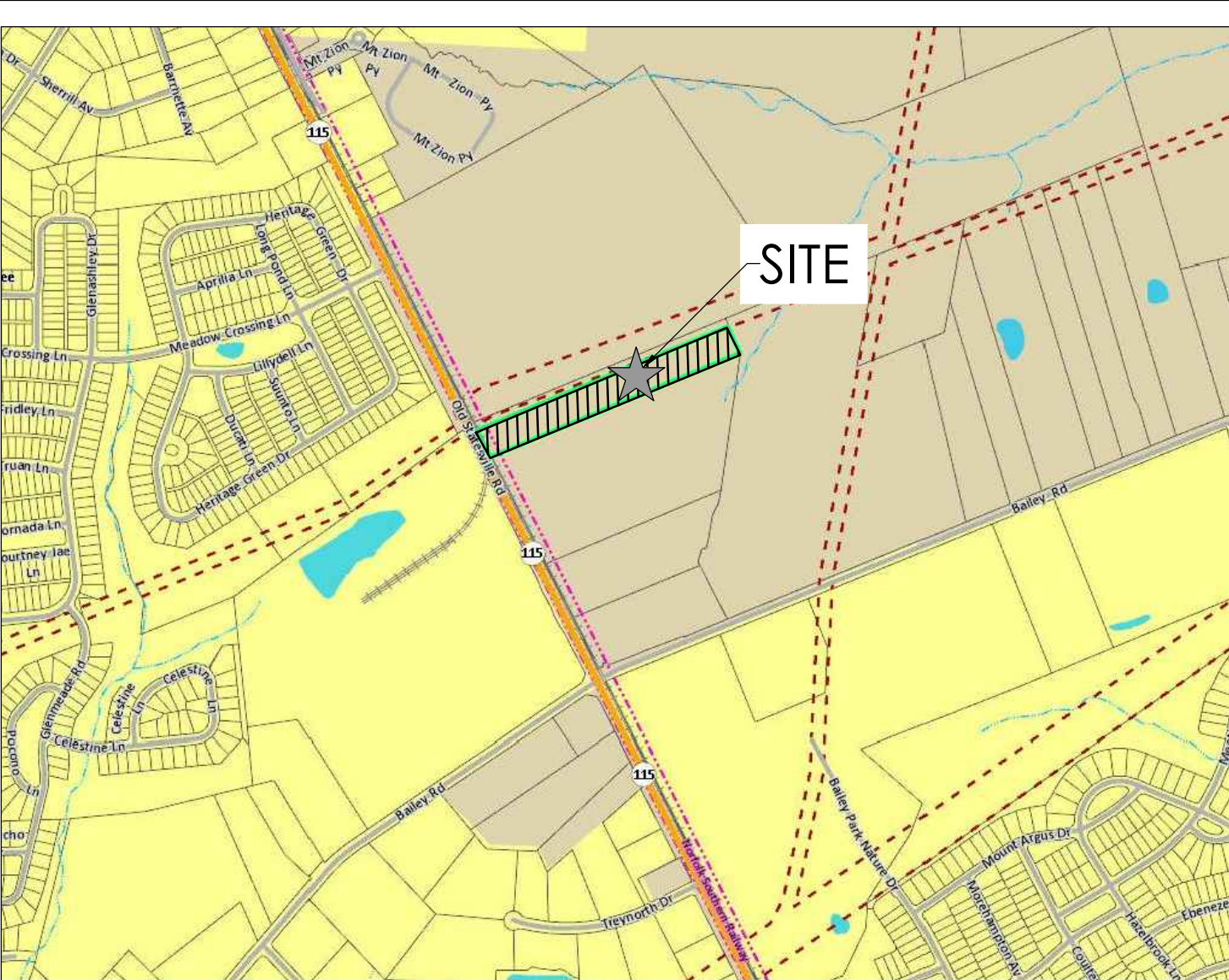
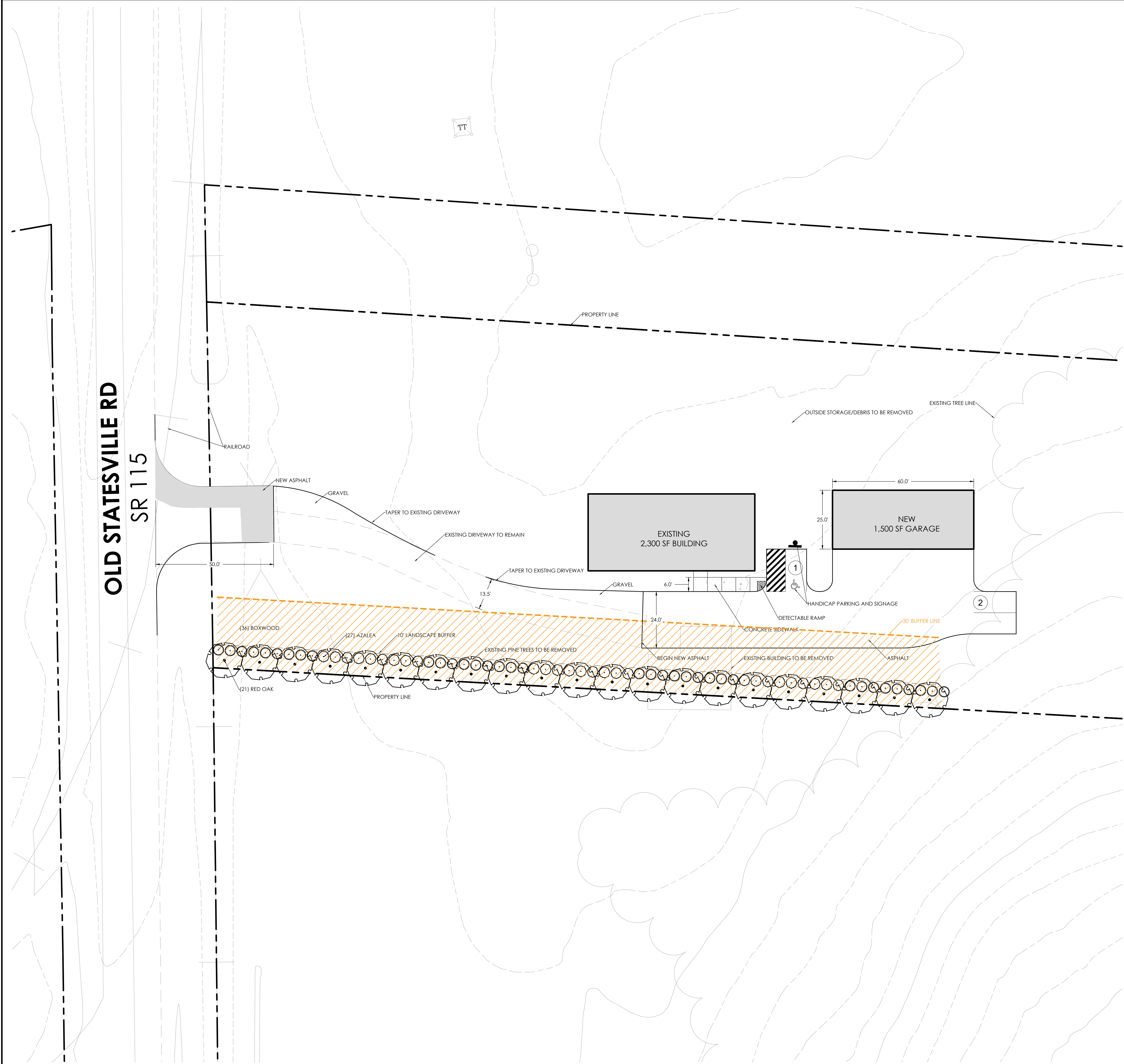
HODGE HVAC
PIN # 00753103
18916 OLD STATESVILLE RD, CORNELIUS, NC 28031

SITE PLAN

REVISIONS:	

C03 - SITE PLAN.DWG
PROJECT NUMBER: 217019
DATE: 03/23/2017 DRAWN BY: TLJ

SHEET **C02** OF **X**



VICINITY MAP
SCALE: N.T.S.

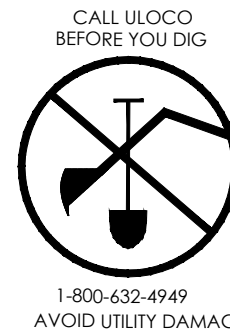


SITE DATA	
PARCEL OWNER:	WALTER P CRAVEN 12231 MAYES RD HUNTERSVILLE, NC 28078 TAX PARCEL # 00753103
ZONING:	RP (RURAL PRESERVATION)
USE:	EXIST= SINGLE FAMILY PROPOSED = COMMERCIAL
CONTACT:	HENSONFOLEY 704-875-1615
ITEM	PROVIDED
BUILDING TYPE	COMMERCIAL
LOT TYPE	COMMERCIAL
MINIMUM FRONT SETBACK	50
MINIMUM SIDE SETBACK	15
MINIMUM REAR SETBACK	50
HEIGHT OF BUILDING	1 STORY

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	2,300 SF
2	GARAGE SIZE	1,500 SF
3	PARKING SPACES REQUIRED	8 @ 1 PER 300 SF
4	PARKING SPACES PROVIDED	5 GARAGE, 3 PARKING (1 VAN HC)
5	MIN. PARKING DIM.	AS NOTED
6	MIN. AISLE WIDTH	AS NOTED
7	MAX. DRIVEWAY RADIUS	AS NOTED
8	HANDICAP SPACES	1

IMPERVIOUS SUMMARY	
TOTAL LOT AREA	4.87 AC
EXISTING IMPERVIOUS	4,830
PROPOSED NEW IMPERVIOUS	6,988
INCREASE IN BUILT UPON AREA	6,988
% INCREASE IN BUILT UPON AREA	59%
TOTAL BUILT UPON AREA	11,818
TOTAL PERCENTAGE OF SITE	5.57%

REFERENCE IS MADE TO THE TOWN OF CORNELIUS ZONING ORDINANCE



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

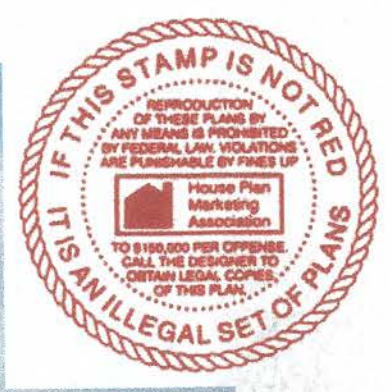
HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C-2781 C-399
NC LAND SURVEYING BOARD LICENSE # L-1580

NORTH ARROW
GRAPHIC SCALE 1"=20 FT.
NORTH CAROLINA
SURVEYING BOARD
JULY 12, 2017
WALTER P CRAVEN
704-875-1615

HODGE HVAC
PIN # 00753103
18916 OLD STATESVILLE RD, CORNELIUS, NC 28031
SITE PLAN

REVISIONS:	

201 - SITE PLAN - REZONING.DWG	
PROJECT NUMBER:	217019
DATE: 05/02/2017	DRAWN BY: TLJ
SHEET	C02 OF 02

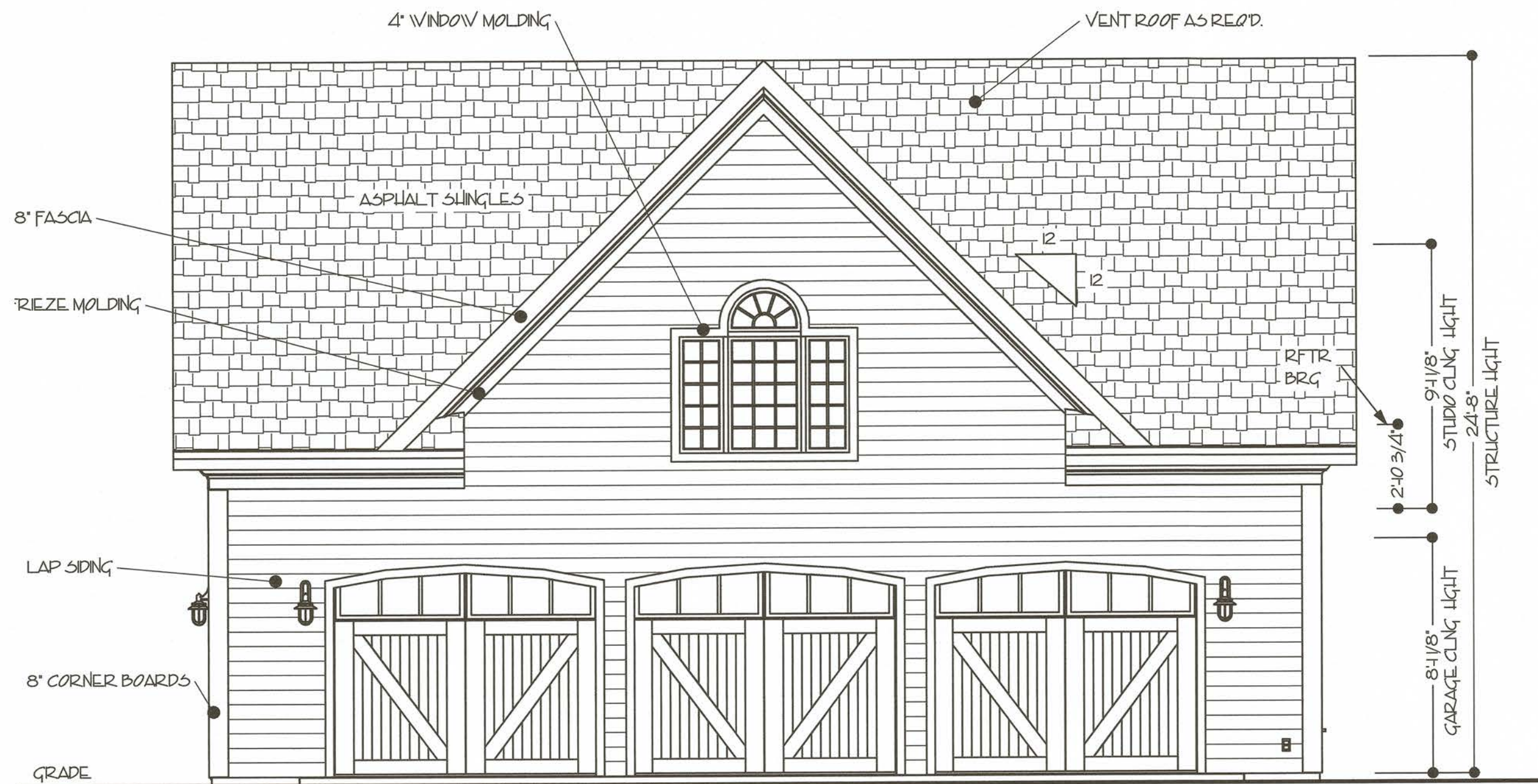


A | B D[®]

All plans are copyrighted by Atlanta Plan Source, Inc. and/or Designer.
P.O. Box 1169
Alpharetta, GA 30009
Ph: 770-664-4114
Atlanta PLAN SOURCE
DO NOT COPY WITHOUT WRITTEN COPYRIGHT RELEASE!

DESIGN BY
Jim Wells

Note: Great care and effort have gone into the creation of the design and engineering of these plans. However, because of the impossibility of providing any personal and/or "on-site" consultation, supervision, and control over the actual construction and because of the great variance in local building codes, regulations, and zoning ordinances, Atlanta Plan Source, Inc. cannot be held responsible for any damages, including structural failures due to any deficiencies, omissions, or errors in the design. In any instance, the maximum liability of Atlanta Plan Source, Inc. shall be a refund of the purchase price of the home plans. These home plans are general in nature. It is recommended that you consult a local architect or engineer of your choice and discuss your local building codes, zoning regulations, and other requirements that may be required to construct your home. Please read all instructions and specifications carefully before beginning construction.



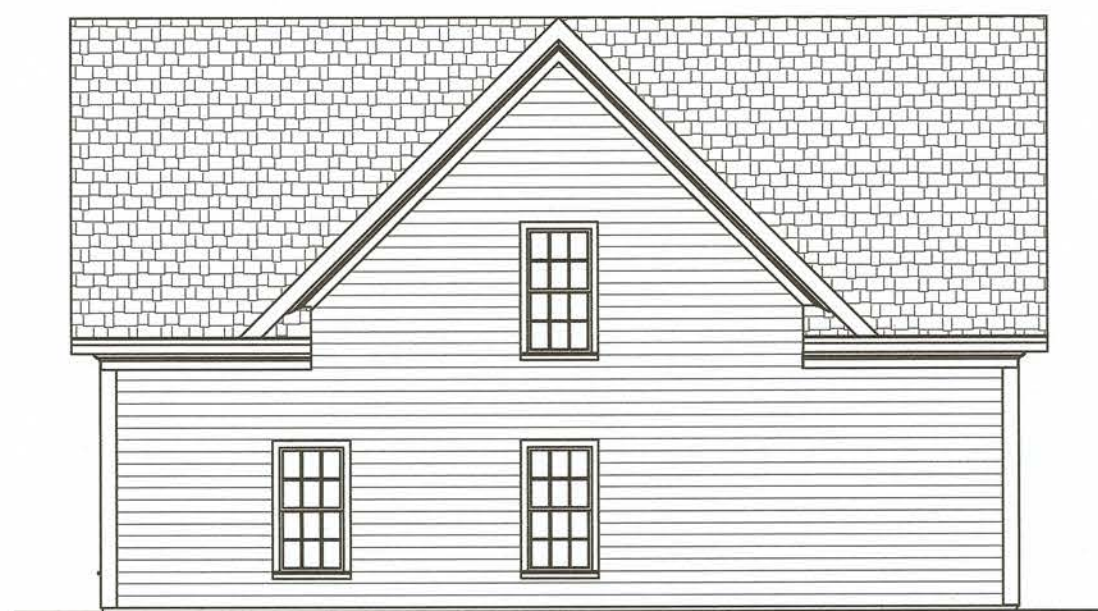
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



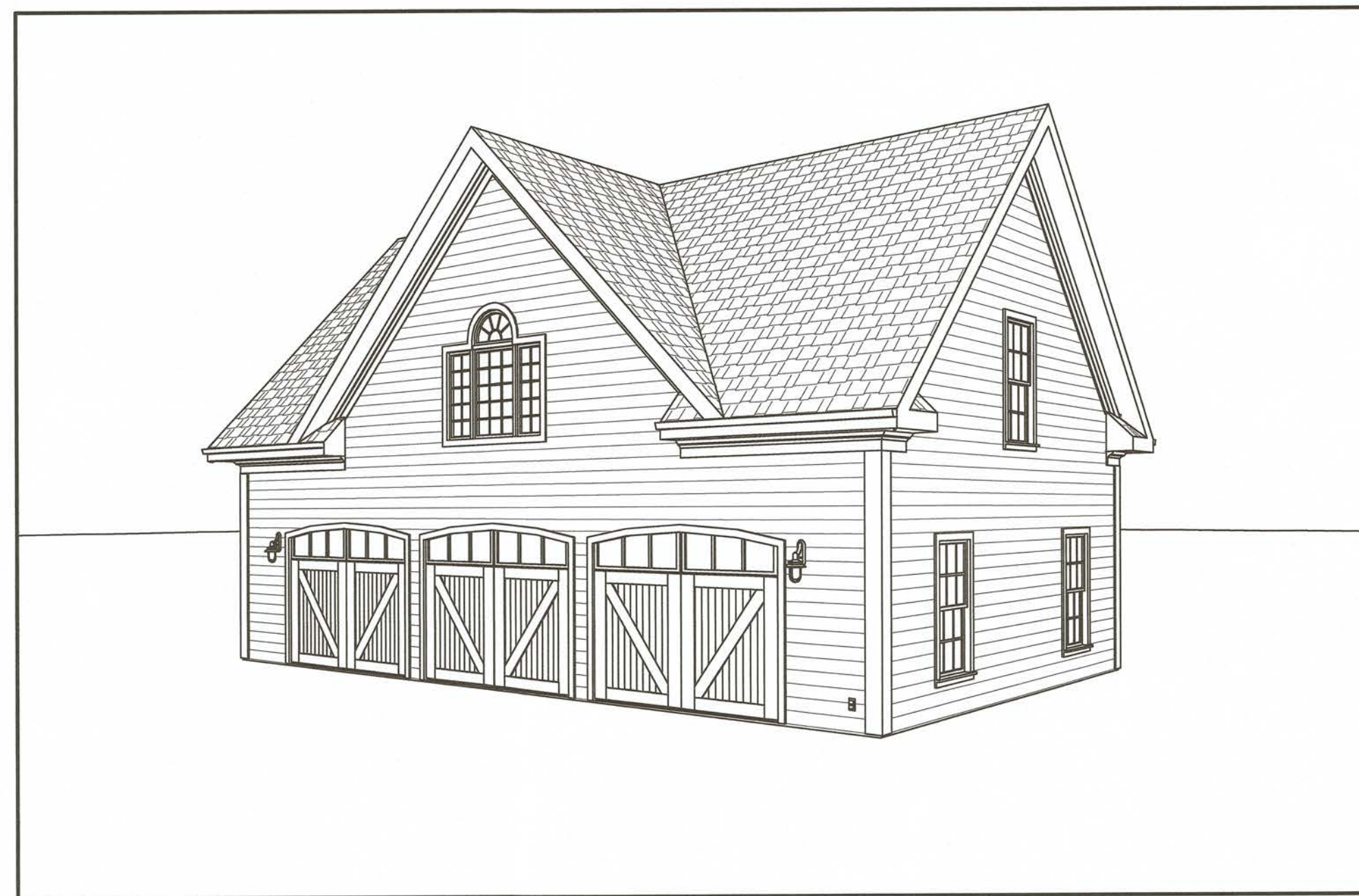
LEFT ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



All plans are copyrighted by Atlanta Plan Source, Inc. and/or Designer. Reproduction of these plans by any means is prohibited by federal law. Violations are punishable by fines up to \$150,000 per offense. Call the designer to obtain legal copies of this plan. Atlanta Plan Source, Inc. is a registered professional corporation. P.O. Box 1169, Alpharetta, GA 30009, Ph: 770-864-4114. DO NOT COPY WITHOUT WRITTEN COPYRIGHT RELEASE!

Notes: Great care and effort have gone into the creation of the design and engineering of these plans. However, because of the impossibility of providing any personal and/or "on-site" consultation, supervision, and control over the actual construction and because of the great variance in local building code requirements and other local building and weather conditions, Atlanta Plan Source, Inc. assumes no responsibility for any damages, including but not limited to, structural failure, fire, or other losses, resulting from the use of these plans. These home plans are of Atlanta Plan Source, Inc. shall be a refund of the purchase price of the home plans. These home plans are general in nature. It is recommended that you consult a local architect or engineer of your choice and check with your local building officials prior to the start of actual construction. Additional engineering may be required to comply with seismic, wind, or other special conditions as required by local building codes.

From: jeff hodge
To: [Jason Pauling](#)
Subject: Town Meeting June 6th 2017
Date: Wednesday, June 28, 2017 4:34:02 PM

Jason,
Town meeting June 6th 2017

There were only two people who showed up for the meeting.
The first person was Mary Cooke. She is one of the owners of the property south of the property I'm buying. She wanted to make sure of the right of way to the railroad crossing. I agreed that it would remain. We also set up a time to meet and discuss what they would want, if any, for cover in regards to my parking area. We did meet. However I have not heard back from her yet.

The other person was someone there to complain about his neighbor not having his property zoned for commercial use. While running a business from his home. He had no problems with my project.

Thanks, Jeff Hodge

Anything else please let me know.
I will be out of town until July 6th.
You can always email

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: July 10, 2017

To: Planning Board Members

From: Wayne Herron, AICP

Director of Planning

Action Requested:

Continuation of Code Update Review

Manager's Recommendation:

Continue Review

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		
