



**Town of Cornelius  
Architectural Review Board**

**Agenda  
January 26, 2018  
12:00 PM  
Cornelius Town Hall - Room 204**

- 1. Call To Order**
- 2. Determination of Quorum**
- 3. Approval of Minutes**
  - A. October 27, 2017
  - B. December 8, 2017
- 4. Review And Recommendation On Agenda Items**
  - A. Vanderbilt Children's College
  - B. Town Center Townhomes
  - C. Quick Trip Building Modification
- 5. Old Business**
- 6. New Business**
- 7. Next Meeting**
- 8. Adjournment**

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 26, 2018


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

**Action Requested:**

Approval of Minutes

**Manager's Recommendation:**

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">ARB Minutes_102017-Draft.docx</a>	October 27, 2017 Minutes	Backup Material

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

October 27, 2017

12:00 pm

**Members Present**

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

**Members Absent**

None

**Staff Present**

Jason Pauling, Senior Planner  
Summer Smigelski, Planning Admin.

**VISITORS**

See Sign-In Sheet

**DETERMINATION OF QUORUM**

Chairman Eve called the meeting to order. The meeting of the Architectural Review Board began at 12:03 p.m. He stated that a quorum was present for all items.

**APPROVAL OF MINUTES**

Ms. Hawkins made a motion to approve the minutes from August 25<sup>th</sup>, 2017 with revisions. Mr. Kamakaris second. All in favor and motion approved.

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

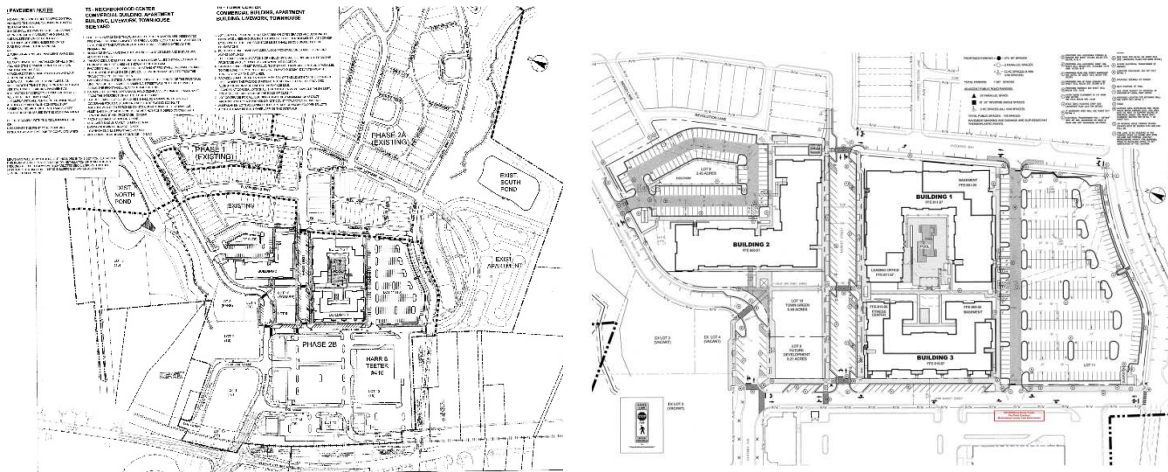
**Opposed:** None

**Antiquity Tower & Green**

Mr. Pauling presented Antiquity Green to the board. The property is located at Old Canal and Market Street. This is coming before you for the second time with a completely different concept, not including a clock tower. The property in question is in front of apartment building number one.



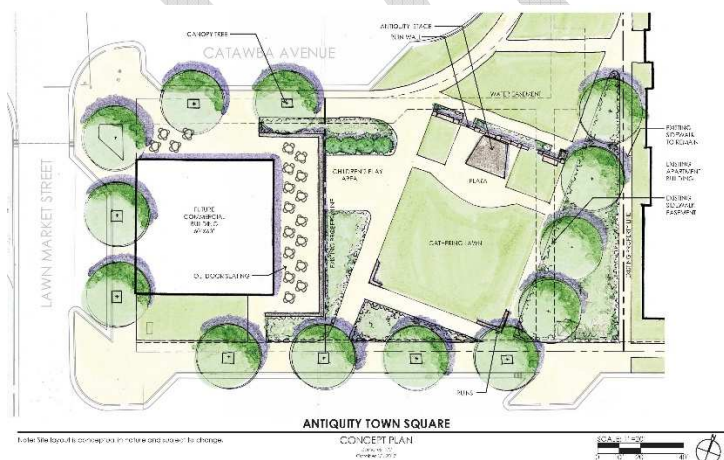
Here is the original phase plan for Antiquity:



Here is the apartments and the two lots:



This is the new site plan:

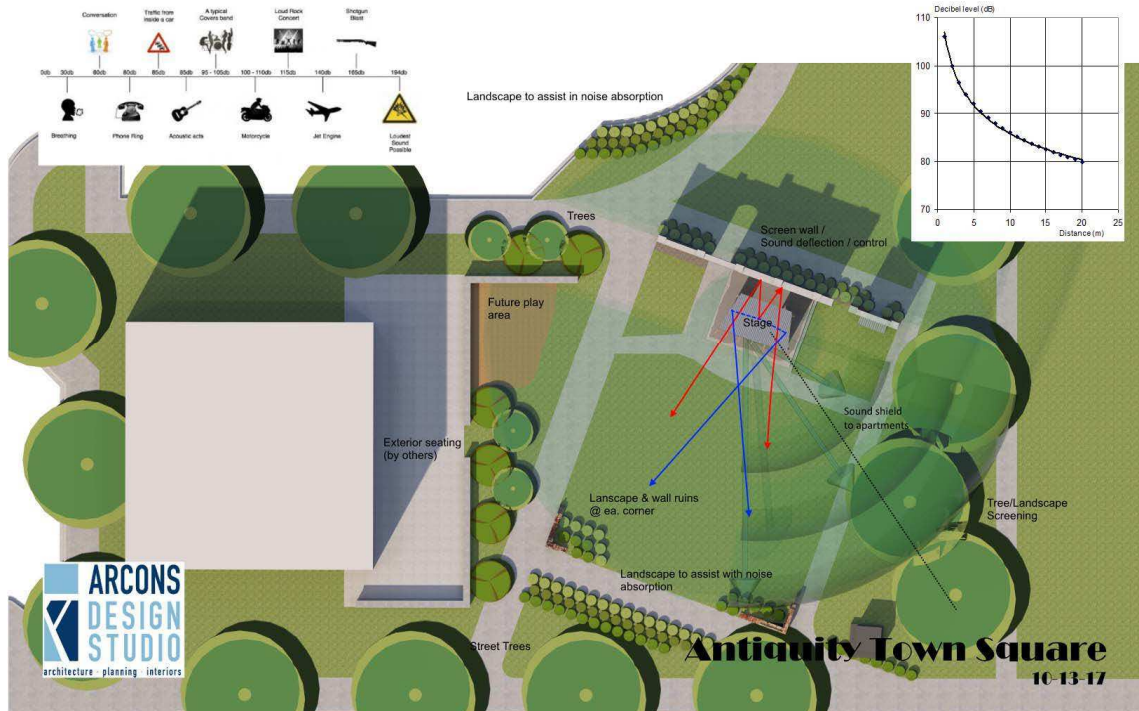




The idea behind this is to do a historic look and to frame this space with openings and landscaping. To present this area as an area of synergy for the neighborhood with gathering space with a stage for events.



Below describes the noise:



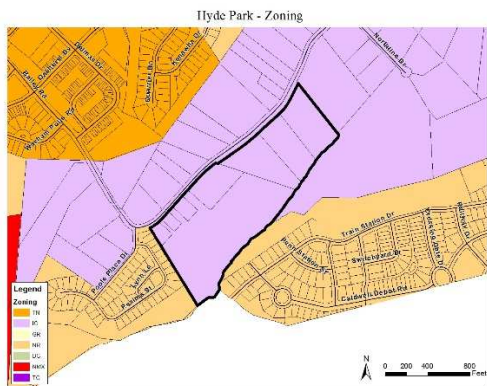
Following a few comments from residents on the noise level and members of the Architectural Review Board, Mr. Harris made a motion to approve. Mr. Kamakaris second. All in favor and motion approved.

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

**Opposed:** None

### **Building 500 (Hyde Park)**

Mr. Pauling presented Building 500 to the board. This is the fifth phase of Highland Park development. Building 400 was brought to you last year. The project is zoned Industrial Campus.



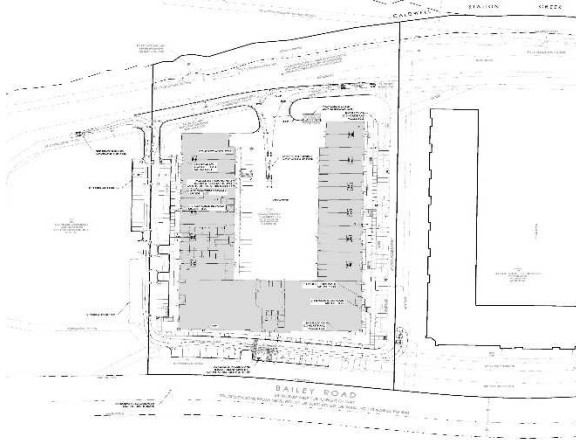
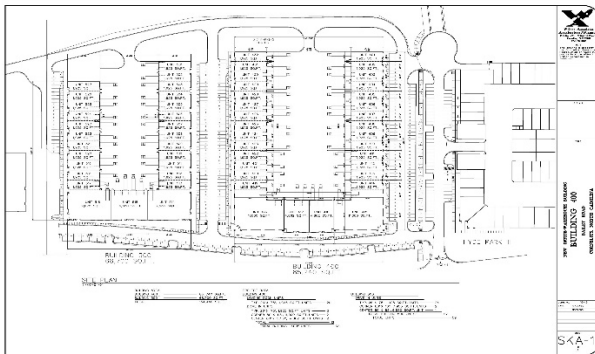
This is what we are looking at today.



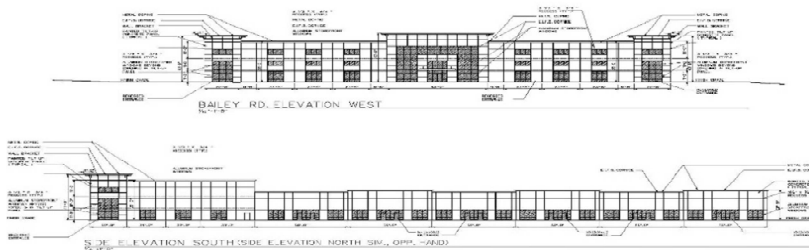




This is the original site plan for Building 400. The floor plan has changed but it does show the building footprint.



This is in black and white but the concept is that it will look exactly the same.



Mr. Rolewicz: “We are trying to keep it similar but change it up while blending in with the other properties. We will not change the architectural design.”

Ms. Hawkins: “What is the use?”

Mr. Rolewicz: “Storage, we are actually talking to a fortune 500 company that will take 25,000 square feet.”

Mr. Kamakaris: “Be mindful of being able to see the back of the parapets from the street.”

Mr. Harris made a motion to approve Building 500 (Hyde Park). Ms. Hawkins second. All in favor and motion approved.

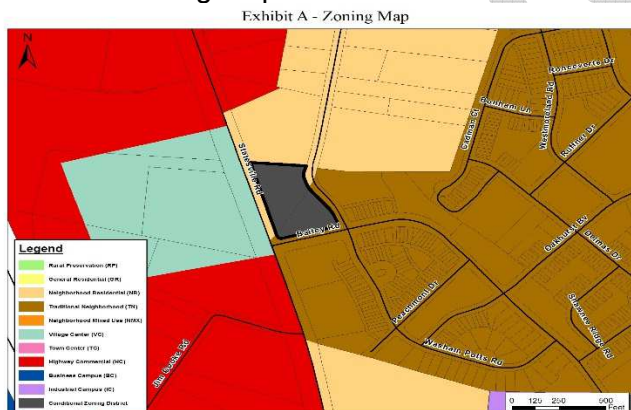
**In Favor:** Mr. Kamakaris, Mr. Harris, Ms. Harward,  
Ms. Hawkins, Chairman Eve

**Opposed:** None

### **Cowboy Mural (EAT sign)**

Mr. Pauling presented the Cowboy mural sign to the board. Murals (non-street facing) require ARB approval. We do not allow murals on street facing walls.

Here is the zoning map

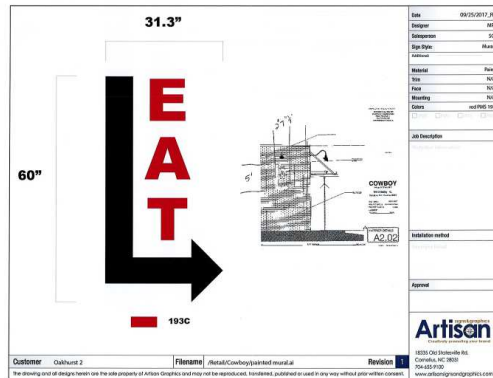


Here is what is being built today





Here is the proposed sign and the location of the sign.



Ms. Hawkins: "Is that the size of the sign?"

Mr. Pauling: "Not the white, just the lettering. The sign will blend in more with the brick."

Mr. Herron: "It will be the red letters with the black arrow only. The sign is to let customers know the door is on that right side."

Mr. Kamakaris: "I like it, I think it gives it a little character."

Mr. Kamakaris made a motion to approve Cowboy Mural (Eat sign). Ms. Harward second. All in favor and motion approved.

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

**Opposed:** None

### ADJOURNMENT

The meeting ended at 1:05 p.m.

## REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 26, 2018


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

**Action Requested:**

Approval of Minutes

**Manager's Recommendation:**

**ATTACHMENTS:**

Name:	Description:	Type:
 <a href="#">ARB Minutes_120817-Draft.docx</a>	December 08, 2017 Minutes	Backup Material

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

December 8, 2017

12:00 pm

**Members Present**

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

**Members Absent**

Recah Harward

**Staff Present**

Jason Pauling, Senior Planner  
Summer Smigelski, Planning Admin.  
Wayne Herron, Planning Director

**VISITORS**

See Sign-In Sheet

**DETERMINATION OF QUORUM**

Chairman Eve called the meeting to order. The meeting of the Architectural Review Board began at 12:03 p.m. He stated that a quorum was present for all items.

**REZ 11-17 Vanderbilt Children's College**

Mr. Pauling presented Vanderbilt Children's College to the board. The property is located at 8715 Westmoreland Rd. The property is almost 4.7 acre tract on Westmoreland. Zoned neighborhood residential on the zoning map. The land use map designates it as to be determined (TBD). Appropriate uses have been discussed. A child care use was recently discussed and would be acceptable.



This is the first project we have seen that fronts on Westmoreland in this area between 77 and West Catawba. There is 170 foot setback that has been maintained there on both sides. In addition to that setback you have a swim buffer stream in the back.



Here is a couple street views of the property:



Here is some of the existing architectural in the area:



Here are some examples of other childcare facilities, just to give you an idea of what other people are doing.



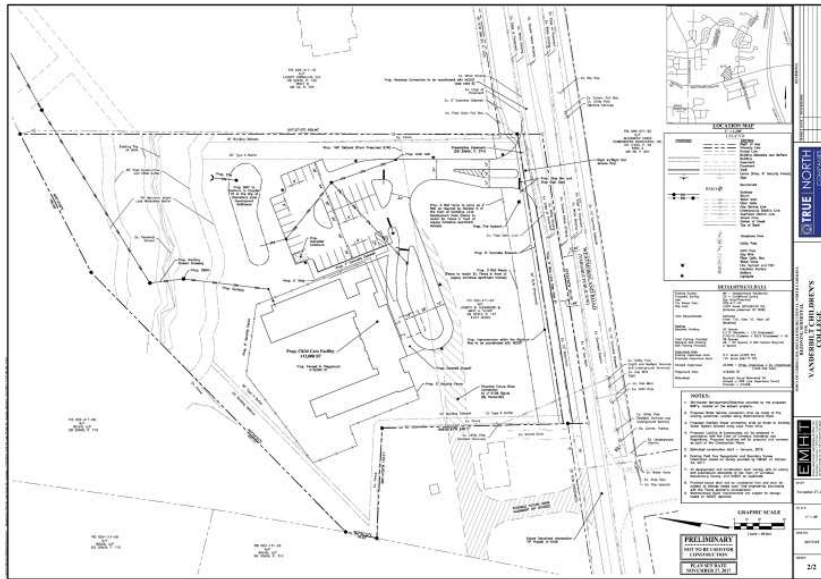


This is the Topographic Survey:



Everything flows down to the creek. When you look at the 175 foot line that is about a 10 foot change in elevation.

Here is the site plan:



The applicants are proposing some encroachment as a part of the conditional zoning.

Here is the Landscape plan:

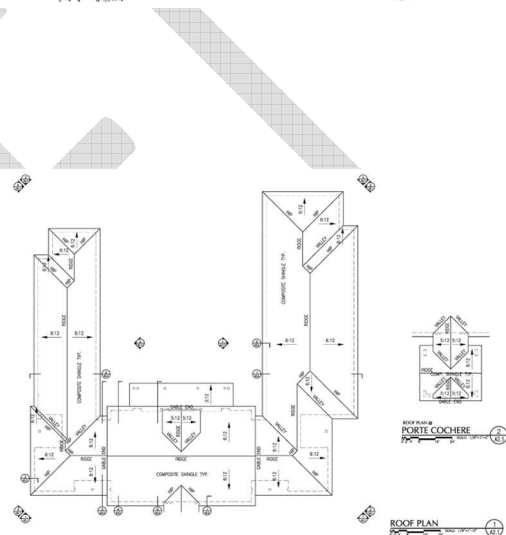
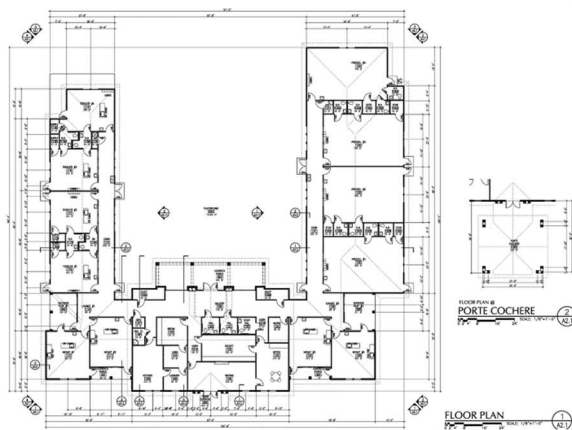


There is a new buffer requirement that requires the frontage to have a landscape yard. The red area is more intense because it screens the parking. The applicants are providing street trees and a sidewalk and we have asked for an increase in deciduous trees in exchange for their buffer encroachment. The area in the back is remaining undisturbed.

Here are the elevations the applicants have provided:



Here is the floor plan:



This is a zero to six year facility with twelve classrooms and admin space. Most parents will park between 6:30am and 8:30am to take the kids in. There will be no dropoff so there should not be a line.

Conditional Zoning approval includes the following variation requests from the land development code, which also require recommendation by the Architectural Review Board:

- Portions of the security fence visible from the front yard may be up to six (6) feet in height, modified from the required 4-foot fence height maximum for the front yard
- Applicant is requesting a variation from Chapter 4, section 4.6.3 (B)(3) to reduce the requirement for 70% street level frontage and windows and doors for the front elevation to between 15 and 20%.

Thant concludes staff presentation.

Applicant: "We just did an adjustment on the front façade so that the waiting room has an additional window."

Mr. Herron: "Staff does promote consideration on the reduction of 70 percent on this type of facility. We look to the ARB for guidance on how much of a reduction is appropriate for this design. Preschools are not the standard retail that we look for the 70 percent on West Catawba. For this type of facility there are security issues."

Mr. Mangas: "It is anticipated that every child who attends will be walked in by their parents. It was actually considered to do away with the drop-off, because it is anticipated that every parent will be parking and taking their kids in. Through some additional consideration it was decided to keep the drop-off area for a secondary option for if it is raining."

Chair Eve: "When this project went before the pre-development board, it was discussed to potentially having the entrance move more to the corner to address the parking lot. Seems like the parking lot is removed the front door that everyone is coming in."

Mr. Mangas: "There was some difficulties in making that modification."

Mr. Kamakaris : "I believe most of the parents are going to use that drop-off lane instead of parking and if you do not have enough room for someone to drive by then there will be a stack-up."

After discussion the board does not recommend approval at this time.

ARB concerns are as follows:

- a. Building Orientation – The ARB was less concerned with having the building face Westmoreland Road than making sure it functions with the parking and drop-off area. They suggested to either completely rotate the building to face the parking, or adjust the Porte Cochere and driveway in the front to function as a true drop-off area. Staff suggests that if the Porte Cochere was at least 30' by 30', it would be able to at least cover two car lengths wide by two deep for double stacking and the ability to pass through.
- b. Windows – The ARB recommended in favor of the reduction in windows and doors, but added that the windows should be larger and brought down towards the ground and be more proportional. Specifically with the windows being bigger and lower.
- c. Roof – There were some comments about breaking up the large roof with more dormers or offsets of some sort since the roof will be highly visible from Westmoreland since the building is about 10-feet lower than grade elevation at Westmoreland.
- d. Fence/Dumpster – Staff has not received elevation details on the fence and dumpster screening, and has notified the applicant that those are necessary. Likewise, these were requested by ARB.

## **NEW BUSINESS**

Mr. Herron announced that soon the board will start planning the architectural criteria and standards for the Arts District.

## **ADJOURNMENT**

The meeting ended at 12:58 p.m.



## REQUEST FOR BOARD ACTION

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From:

Action Requested:

Manager's Recommendation:

<b><u>ATTACHMENTS:</u></b>		
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