



**Town of Cornelius
Land Development Code Advisory Board**

**Agenda
January 22, 2018
5:30 PM
Town Hall Room 204**

Call To Order

Determination of Quorum

Approval of Minutes

1. October 23, 2017

Review And Recommendation On Agenda Items

1. Gated Streets and Subdivisions
2. Town Center - Permitted Residential Uses
3. Buffer and Landscape for Perimeter of Parking Areas

Old Business

New Business

Next Meeting

Adjournment

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 22, 2018

To: Chair and Board Members

From: Summer Smigelski, Planning Admin.

Action Requested:

Approval of Minutes

Manager's Recommendation:

Approval

ATTACHMENTS:

Name:	Description:	Type:
 10232017_Minutes_LDCAB.docx	Approval of October 23rd, 2017 Minutes	Backup Material

Minutes

TOWN OF CORNELIUS LDCAB

October 23, 2017

5:30 PM

Members Present

Cheryl Crawford, Chair
Norris Woody, Vice Chair
Dave Gilroy
David Dunn
John Hettwer
Keith Eicher
Bob Bruton
Chaz Churchwell
Joe Dean
Michael Miltich
Laura Pegram

Members Absent

Karen Tovar

Staff Present

Wayne Herron, Planning Director
Becky Partin, Comm. Specialist
Summer Smigelski, Admin.

VISITORS

See Sign In Sheet.

DETERMINATION OF QUORUM

Chairman Crawford called the meeting to order at 5:32 PM and determined a quorum was present.

APPROVAL OF MINUTES

The Board unanimously approved the September 25th, 2017 minutes.

Motion made by Commissioner Miltich. Seconded by Mr. Woody. All in favor, motion approved.

In Favor: Chairwoman Crawford, Mr. Dean, Mr. Eicher,
Commissioner Gilroy, Mr. Dunn, Mr. Hettwer, Vice Chair Woody,
Mr. Bruton, Mr. Churchwell, Ms. Pegram, Commissioner Miltich

Opposed: None

Street Landscape Buffer

The board followed up on the last meeting discussion on street landscaping. The board discussed where they would like the street landscaping to go.

PROPOSAL (non-building front)

- 15' wide
- Wall requirement will remain, but only if the wall is within an elevation of 2 feet below grade to 2 feet above grade. Wall will be in addition to landscaping requirement.
- Deciduous: min. 3 inch caliper
 - 4 per 100 feet for overstory trees
 - 5 per 100 feet for mixture of overstory/understory/ornamental
 - 6 per 100 feet for understory/ornamental
- Evergreen tree: 2 per 100 feet
- Shrubbery: 20 per 100 feet

PROPOSAL (building front)

- Continue shrubbery: 20 per 100 feet
- Deciduous: min. 3 inch caliper
 - 1 per 100 feet for overstory trees
 - 1.5 per 100 feet for mixture of overstory/understory/ornamental
 - 2 per 100 feet for understory/ornamental

Here are some examples of each option:



Chair Crawford: "Will this change what we are doing with signage?"

Mr. Herron: "You are right, this might change the view of signs on a building."

Mr. Hettwer: "The business owner perceives the signs on a building as valuable."

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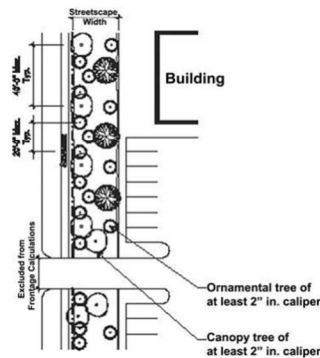
Cornelius (10')

- Within the 10', Cornelius requires a 4' tall brick wall with shrubbery.
- Only required in front of parking area

Here are different options from other towns:

Cary Streetscape (15')**(D) Plantings in Streetscape****(1) General Provisions**

- The property owner or developer shall preserve existing healthy trees.
- The calculation of road frontage to meet the spacing requirements for trees shall not include driveway widths measured at the right-of-way line.
- In instances where planting requirement calculations produce a fraction, the plants shall be rounded up to the next whole number (e.g. five and one-tenth (5.1) required shrubs shall equal six (6) provided shrubs).



Typical Streetscape Plantings

**Hilton Head (50' or 35')**

TABLE 16-S-103.F: BUFFER TYPES

MINIMUM BUFFER WIDTH AND SCREENING REQUIREMENTS

This buffer provides greater spacing and medium-density screening designed to define "green" corridors along major arterials.

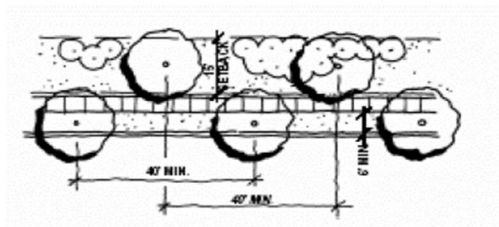
Option 1		<ul style="list-style-type: none"> • Width: 50 feet • Overstory trees: 4 every 100 linear feet • Understory trees: 5 every 100 linear feet • Evergreen shrubs: 20 every 100 linear feet and at least 3 feet high at maturity
Option 2		<ul style="list-style-type: none"> • Width: 35 feet • Overstory trees: 5 every 100 linear feet • Understory trees: 7 every 100 linear feet • Evergreen shrubs: 25 every 100 linear feet and at least 3 feet high at maturity • At least 50% of all trees must be evergreen

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Louisville, Colorado(15')



The board discussed different options

After discussion Mr. Herron announced that staff would look at some amendments to the sign code and bring this back for final review next meeting.

Final Land Code Update Recommendation

Mr. Herron presented the code update presentation to the board for a final recommendation.

Current Land Development Code adopted in 1996. In 1996, Cornelius was recognized, along with Belmont, as one of the two truly new urbanist Towns in the State of North Carolina. New Urbanism: is an urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods containing a wide range of housing and job types. 109 amendments since 1996. In reality, we were not pure new urbanist, but rather a mix of traditional,

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new urbanist, neo-traditional and form-based in our thinking, policy and application. As staff began to set goals for Code update, some basic items rose to the surface: simplify, customer-friendly and to protect existing residents and business quality of life. Recognition that zoning and land use was in a transitional state. Achieve a comfort level that change can be scary, but we will get through it. It's easy to be pessimistic, but I appreciate all involved and this has been a positive proactive process. In a world of polarization, we worked together in a pro Cornelius frame work. Working with demographic shifts, we have to find new ways to plan for baby boomers and millennials. If we want to retain economic vitality, residents with disposable income, volunteer bases and wisdom to plan for tomorrow, we need to recognize these groups want something different and we need to plan accordingly.

Every place leaves an impression on those who live, work, or visit there. Residents of the Town

Of Cornelius have much for which to be proud. It is a peaceful, yet progressive place to live with a unique history and ample resources.

With steady growth in its not so recent past, it is a community of almost 25,000 residents with many businesses on 15 square miles of suburban landscape, including over 70-miles of shoreline on Lake Norman.

It is a town whose leaders inspired its residents to create a vision to manage its future growth.

Development patterns and intensities in the planning area should improve the tax base and facilitate fiscal sustainability to which the town is committed.

Strategy 5 – New Land Use Recommendations

- Develop new criteria for the Land Use Plan and the Land Development Code for all Zoning Districts to reinforce the adopted map.

The Cornelius Land Use Plan sets the stage for future development and community investment in the Town's planning jurisdiction. The Land Use Plan is the policy document that guides decisions related to land use patterns within Cornelius' land planning jurisdiction.

LDCAB began a comprehensive and thorough review of the Code in 2014. LDCAB and Staff utilized the adopted Land Use Plan as a guide as to how the Code update should be drafted. LDCAB often spent multiple months on key issues as we worked through the update chapter by chapter. GOALS: Streamline, simplification, protect quality of life, enhance future development. Rather than waiting for every proposed change to be adopted at the end, many proposals were presented to Planning Board and Town Board for consideration as the ideas were developed.

Amendments that have been adopted: Breweries, microbreweries and taprooms (2, 5, 6), Recreation center uses (2, 5, 6), Greenways, trails and park uses as well as how built-upon, area calculations are defined and regulated for storm water (2, 5), Conservation subdivisions within the rural areas (2, 5, 6), Partnership with Charlotte Mecklenburg Historic Landmarks Commission (17), Park & ride use (5, 6), Drive through facilities (5, 6), Automotive sales overlay district (5, 6), Removed residential architectural standards to comply with State law (2, 3), Modified bonding and performance guarantees to match State law (12), Clarification of principal dwellings to protect neighborhoods with transient occupancy (2, 15), Changed process for traffic impact analysis (TIA) (2, 13), modified requirements for electronically changeable signs for civic uses (2, 10), and created an allowance for expansion of non-conforming boat service (15), Eliminated all quasi-judicial review for Town Board (2, 3, 5, 12), Updated buffer standards (5, 8, 9), Simplified open space standards (8), Torrence Chapel Traffic Mitigation District Overlay (5), Outdoor storage (2, 6), Deactivation of inactive CZ applications (18), Auto rental allowance

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within auto overlay district (5, 6), Added 2nd public hearing within the CZ process (12), Updated standards for connectivity evaluation (7).

Amendments in Draft: Updated definitions (2), Eliminate side yard infill requirements (5), Delete Transit District Overlay (TD-O) regulatory allowances (5), Changes to on and off-street parking requirements (7), Bicycle Parking (7), Requirements for Alleys (required to have curb and gutter) (7), Street cross section changes (remove from code and add to County Land Development Standards Manual) (7), Updated lighting ordinance (7), Clarification for non-conforming parking, landscape and buffer areas (15).

Mr. Hettwer made a motion to recommend approval of the final land development code. Mr. Churchwell. Seconded. All in favor, motion approved.

In Favor: Chairwoman Crawford, Mr. Dean, Mr. Eicher,
Commissioner Gilroy, Mr. Dunn, Mr. Hettwer, Vice Chair Woody,
Mr. Bruton, Mr. Churchwell, Ms. Pegram, Commissioner Miltich

Opposed: None

Next Meeting

Monday, January 22, 2018

Adjournment

Commissioner Miltich made a motion to adjourn the meeting at 6:43 PM. Mr. Woody seconded. All in favor and motion approved.

In Favor: Chairwoman Crawford, Mr. Dean, Mr. Eicher,
Commissioner Gilroy, Mr. Dunn, Mr. Hettwer, Vice Chair Woody,
Mr. Bruton, Mr. Churchwell, Ms. Pegram, Commissioner Miltich

Opposed: None

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: January 22, 2018

To: Land Development Code Advisory Board

From: Wayne Herron, AICP

Director of Planning

Action Requested:

Several neighborhoods have approached staff regarding installing gates at neighborhood entrances.

The Land Development Code has prohibited gated streets and subdivisions since 2004 and maybe longer. Staff is not sure of the exact timing of when the prohibition was adopted.

Neighborhoods are concerned about safety, outside persons parking on neighborhood streets and travelers using neighborhoods for u-turns. Cornelius has promoted connectivity and being an open, welcome and inviting Town. In research, staff finds that it may be impossible to gate a publicly maintained street, but the LDCAB may consider allowances for privately maintained streets.

The Town has a number of gated communities that are grandfathered.

Manager's Recommendation:

Discuss Gated Streets and Subdivisions.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

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Date of Meeting: January 22, 2018

To: LDCAB
From: Wayne Herron, AICP
Director of Planning

Action Requested:

In 1998, there was a master plan approved for the Food Lion Shopping Center that allowed for townhomes behind Food Lion and to the north of Food Lion. The townhomes to the north were approved and platted. The townhomes behind Food Lion were approved, but never platted. According to the Code at that time, if not platted after one year, the vesting is lost, without the Town Board granting another approval. The problem with this scenario is that the Town updated the permitted use table for residential uses in Chapter 5 in 2015.

With the 2015 update, the Town no longer allows single family (townhomes) in the Town Center. The Town also no longer allows 100% multi-family in the Town Center. Buildings must have non-residential on the 1st floor and then may have apartments on the upper floors.

Judd McAdams, with Redd Partners, would like for the LDCAB to revisit the Town Center residential use table or recommend a change in zoning for the property behind Food Lion.

Manager's Recommendation:

Discuss Town Center permitting for residential uses.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

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Date of Meeting: January 22, 2018

To: Land Development Code Advisory Board

From: Wayne Herron, AICP

Director of Planning


Action Requested:

Review of revised parking perimeter and building street front buffers.

Staff has also included language for flexible sign placement on buildings when the new type B buffer is utilized in front of buildings

Manager's Recommendation:

Approval

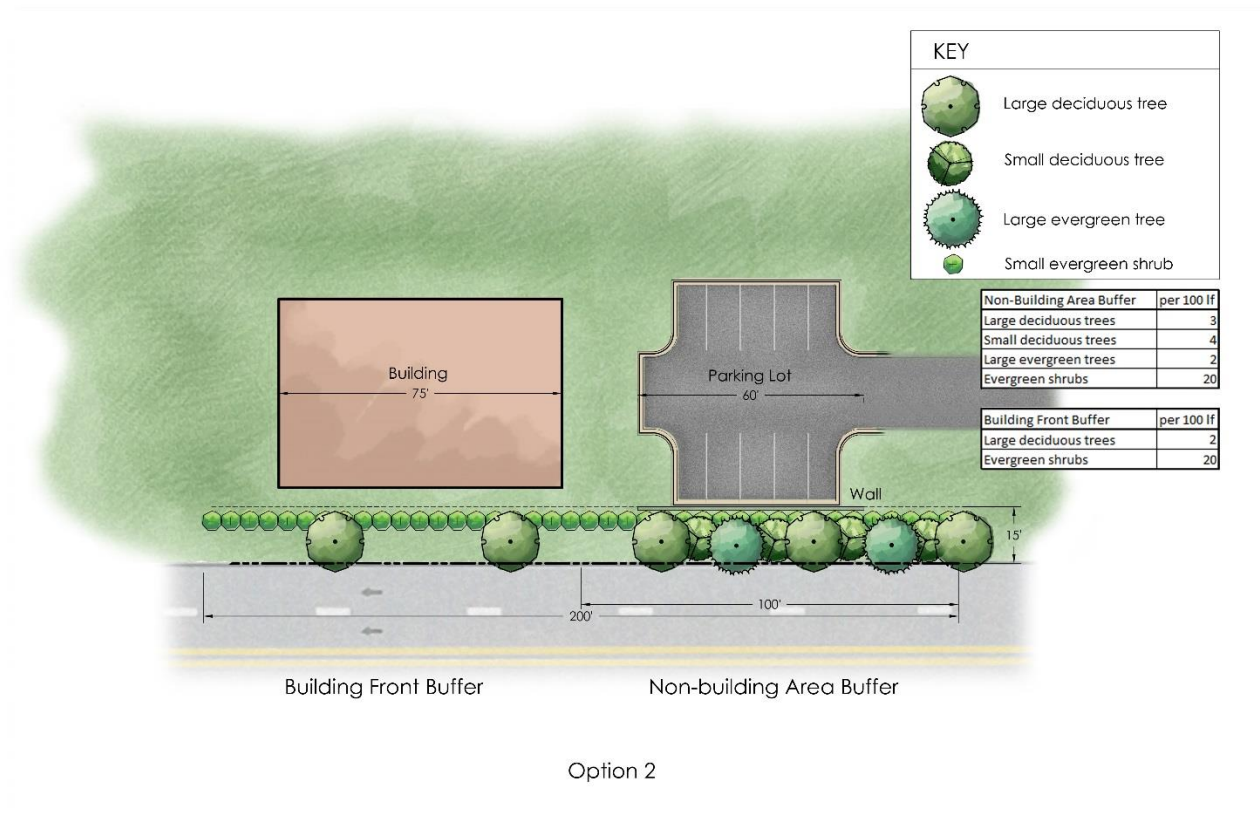
ATTACHMENTS:		
Name:	Description:	Type:
 LDCAB_1.22.18REVISED.pptx	Updated Proposal	Backup Material

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SIGN CODE AMENDMENT

- For sites approved on or after February 5, 2018 with type B building frontage street buffer, as allowed in Chapter 9, a sign may be placed on a non-street fronting wall without a primary entrance, instead of on a street fronting wall or parking lot wall with a primary entrance. This allowance is not to increase the total number or size of signs allowed.