



TOWN OF CORNELIUS

Cornelius Town Hall

BOARD OF COMMISSIONERS

February 5, 2018

Agenda

PRE-MEETING - 5:45 PM

- 2018 Summer Day Camp Expansion
- TAB Appointment Discussion

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. Black History Month
6. MAYOR/COMMISSIONERS/MANAGER REPORTS
7. CITIZEN CONCERNS/COMMENTS
8. PUBLIC HEARING AND CONSIDERATION OF APPROVAL
 - A. REZ 10-17 DB Holdings Amendment
 - B. REZ 12-17 Grace Covenant Church Addition
9. CONSIDERATION OF APPROVAL
 - A. Capital Project Ordinance Amendment
 - B. FY2018 Operating Budget Amendment
 - C. REZ 11-17 Vanderbilt Children's College
10. CONSENT AGENDA
 - A. Approve Minutes - Regular Meeting
 - B. Approve Minutes - Closed Session
11. COMMISSIONER CONCERNS
12. 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: February 5, 2018

To: Mayor and Board of Commissioners

From: Troy Fitzsimmons, PARC Director

Action Requested:

Consider amending the FY18 budget to include necessary funds for PARC to expand the 2018 summer full day camp program to 100 children per week. PARC requests an FY18 budget amendment of \$26,800 in operating budget authorization and \$26,800 dollars in revenue. An additional \$51,900 in operating budget authorization and \$51,900 in revenue will be requested as part of the FY19 budget process. This request also funds an additional full-time Recreation Program Assistant that would be hired on or around May 1, 2018.

Manager's Recommendation:

Hear presentation.

ATTACHMENTS:

Name:	Description:	Type:
 2018-02-09_Summer_Day_Camp_Expansion_v2.pptx	Summer Camp Expansion	Presentation



Summer Day Camp Expansion

Cornelius Town Board
February 5, 2018

Summer Day Camp Expansion Overview

- ✓ Entering its 8th year
- ✓ For children ages 6-12 at Bailey Road Recreation Center
- ✓ Campers attend weekly, Monday-Friday, 8:30 am - 5:30 pm
- ✓ Registration is open to Cornelius residents only for the first 14 days before being accessible to non-residents
- ✓ Current capacity: 60 participants per week for 8 weeks
- ✓ In recent years, the camp has sold out in minutes, while also generating a significant waiting list. In 2017, the first camp sold out in less than 60 seconds.
- ✓ In 2017, nearly 250 Cornelius residents were waitlisted within 36 hours.

Summer Day Camp Expansion Opportunity



- ✓ PARC Commission reviewed and considered opportunities for expansion due to sustained program success, an extensive waiting list, and strong resident participation.
- ✓ At the conclusion of the review process, an opportunity to increase enrollment from 60 campers per week to 100 campers at Bailey Road Recreation Center was identified.

2018 Summer Day Camp Expansion and Full-Time Recreation Program Asst

EXPENSE:

Summer Day Camp	\$105,600
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FTE	\$42,000
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	\$147,600
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REVENUE:

Summer Day Camp	\$ 140,600
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Non-Resident Fee Increase	\$ 7,000
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	\$ 147,600
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*assumes hiring a full-time Recreation Program Assistant on or around May 1, 2018.

2018 Summer Day Camp Expansion

FY 18 and 19 Budget Request

FY18 Revenue Estimate: \$26,800
FY18 Expense Estimate: \$26,800
Net Request \$ 0

FY19 Revenue Estimate: \$51,900
FY19 Expense Estimate: \$51,900
Net Request \$ 0

Total Revenue Estimate: \$78,700
Total Expense Estimate: \$78,700
Total Net Request \$ 0



REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager

Action Requested:

Discuss the appointment process and nominations for the Transportation Advisory Committee.

Manager's Recommendation:

Discuss TAB appointment process and nominations submitted.

ATTACHMENTS:

Name:	Description:	Type:
No Attachments Available		

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Anthony Roberts, Town Manager


Action Requested:

Recognize February as Black History month.

Manager's Recommendation:

Execute a Proclamation declaring February as Black History month.

ATTACHMENTS:

Name:	Description:	Type:
 Black_History_Month.docx	Black History Month	Backup Material

**MAYORAL PROCLAMATION DECLARING FEBRUARY, 2018 AS
BLACK HISTORY MONTH IN THE TOWN OF CORNELIUS**

WHEREAS, African American history is a very large part of American history and since 1976, February has been designated as the month to recognize and celebrate black history; and

WHEREAS, Smithville Community is one of the oldest communities in Cornelius, with roots dating back to the 1880s; and

WHEREAS, the Town of Cornelius continues to work toward becoming an inclusive community in which all citizens, past, present, and future, are respected and recognized for their contributions to our community; and

WHEREAS, the Town of Cornelius has celebrated Black History Month throughout the years in recognizing the historical value of families such as the Connors, Griers, Nelson, Potts, Rivens and Stinsons and has hosted exhibits featuring Pearl Fryar, Tonya Gregg and Romare Bearden; and

WHEREAS, we should all strive to practice civility in our daily lives, caring for our neighbors, loving one another, championing the causes of justice and equality. And in doing so, each of us serving as a testament to humanity in our homes, our workplace, on the streets of our community... each of us, a true testament to the humanity Dr. King spoke of.

NOW, THEREFORE, I, MAYOR OF THE TOWN OF CORNELIUS: Do hereby proclaim the month of February, 2018, as Black History Month in the Town of Cornelius and urge all citizens to participate in this year's celebration being held on February 24th featuring presentations from Torrence Chapel African Methodist Episcopal Zion Church, Hunters Chapel United Methodist Church, and Union Bethel African Methodist Episcopal Zion Church.

Woody Washam, Jr., Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the Town of Cornelius on this 5th day of February, 2018.

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: February 5, 2018

To: Mayor Washam and Commissioners
From: Wayne Herron, AICP - Planning Director

Action Requested:

Consider a request by DB Holdings LLC for a conditional zoning amendment to add additional property and an additional building to the previous auto sales approval. The request would combine parcels 18705 and 18831 Statesville Road (PID# 00541209 & 12) for automobile sales and service. The addition of 18705 (PID# 00541212) includes a request to expand the current 8,000 square foot building by approximately 3,800 square feet to include additional service garage bays.

At the first public hearing, there were questions as to whether the dealership proposed in phase 1 was going to be built and what the timetable may be on phase 1. It was suggested the Town may consider a condition that would mandate the demolition and permitting of phase 1 dealership before allowing any work on the phase 2 addition to occur. The applicant explained to the Planning Board that they were still working on the flag for the new dealership and could not provide a timetable for the start of the new dealership construction. The work being proposed for the phase 2 addition is currently being performed in a legal non-conforming location across the street on US21. The lease on the existing site is expiring and the applicant would simply like to move what is an existing service from across the street and continue that use on property that he now owns and is being proposed as phase 2, without the restriction of having to wait for demolition and/or construction on the new dealership.

The Planning Board agreed with the request, subject to no auto sales occurring on the phase 2 portion of the project.

The Planning Board unanimously recommended approval.





Manager's Recommendation:

Approve an Ordinance to amend the zoning map to incorporate REZ 10-17.

Approve a Resolution declaring REZ 10-17 is consistent with the Town's Land Use Plan and is reasonable in the interest of the public.

ATTACHMENTS:

Name:	Description:	Type:
Application.pdf	Application	Backup Material
DB_Holdings_Amend_ZONING.jpg	Zoning Map	Backup Material
DB_Holdings_Amend_LU.jpg	Land Use Map	Backup Material
DB_Holdings_Amend_Vicinity.jpg	Vicinity Map	Backup Material
DB_Holdings_Amend_Property.jpg	Property Map	Backup Material
Street_View_1.JPG	Street View 1	Backup Material
Street_View_2.JPG	Street View 2	Backup Material
Street_View_3_(Original_Site).JPG	Street View 3 (original rezoning site)	Backup Material
REZ_10-17_DB_Holdings_2.5.18_(TB).docx	Staff Report	Backup Material
DB_HOLDINGS_BW_SITE_PLAN.pdf	Site (Civil) Plan	Backup Material
DB_HOLDINGS_COLOR_MASTER_SITE_PLAN.pdf	Master Site Plan (Color)	Backup Material
Elevations.pdf	Elevations - Addition	Backup Material
ORD_REZ_10-16_DB_Holdings.pdf	Original Approval (2016)	Backup Material

 Illustrative_Site_plan.jpg	Original Approved Site Plan	Backup Material
 1-26-2017_REVIEW_BOARD_PRES.pdf	Approved Elevations	Backup Material
 Ordinance_on_Rezoning_Property_REZ_10-17_(DB_Holdings_Amendment).docx	Ordinance	Backup Material
 RESOLUTION OF THE TOWN OF CORNELIUS BOARD REZ_10-17_(DB_Holdings_Amendment)_Consistency_Statement.docx	Resolution	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 #: Rez 10-17

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	<input checked="" type="checkbox"/> 625
• 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:				625

2. Project Information

Date of Application: _____ Name of Project: D.B. Holdings CZ Amendment

Location: 18705 & 18831 Statesville Rd. Property Size (acres): 7.094 # of Units/Lots: 2

Current Zoning: HC Proposed Zoning: _____

Current Land Use: Automotive Repair Proposed Land Use: Automotive Repair

Tax Parcel Number(s): 00541212, 00541209

3. Contact Information	
<u>JACK SALZMAN</u> Owner, Applicant, or Developer	<u>Latham-Walters Engineering, Inc.</u> Agent(s) (Engineer, Architect, Etc.)
<u>19123 SERENITY POINT LANE</u> Address	<u>16507-A Northcross Drive, Suite A</u> Address
<u>CORNELIUS, NC 28031</u> City, State Zip	<u>Huntersville, NC 28078</u> City, State Zip
<u>704-506-0140</u> Telephone	<u>704-895-8484</u> <u>704-237-4362</u> Telephone Fax
<u>[Signature]</u> <u>10-4-17</u> Signature Print Name Date	<u>James L. Walters</u> Signature Print Name Date
Email - <u>jsalzman@lake norman</u> <u>chrysler.com</u>	Email - <u>jim@lwengineer.com</u>

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

<input type="checkbox"/> Signed "Original" application	<input type="checkbox"/> Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
<input 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 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 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 type="checkbox"/> Digital Files of all items listed above
<input 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	



517 Alcove Rd
Suite 201
Mooresville, NC 28117

Town of Cornelius
Planning & Zoning Department
21445 Catawba Ave.
P.O. Box 399
Cornelius, NC 28031

Planning & Zoning Administrator

We are submitting a Conditional Zoning request for 18705 Statesville Rd., Cornelius, NC.

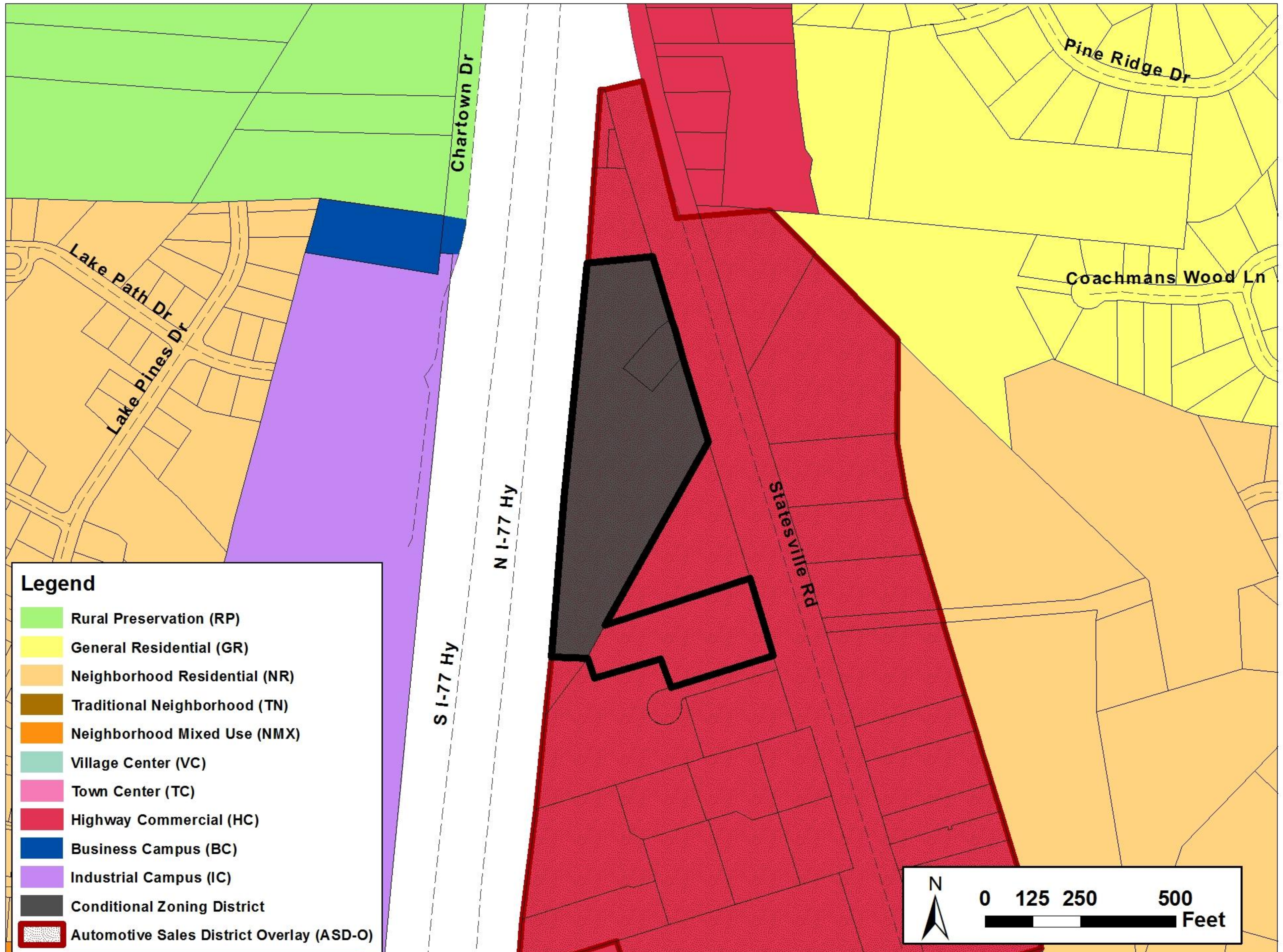
The continued use will be for the dealership. An addition of approximately 3,800 square feet to the original 8,000 square foot structure for service bays.

If you have any questions, please feel free to contact me Aaron Caudill.

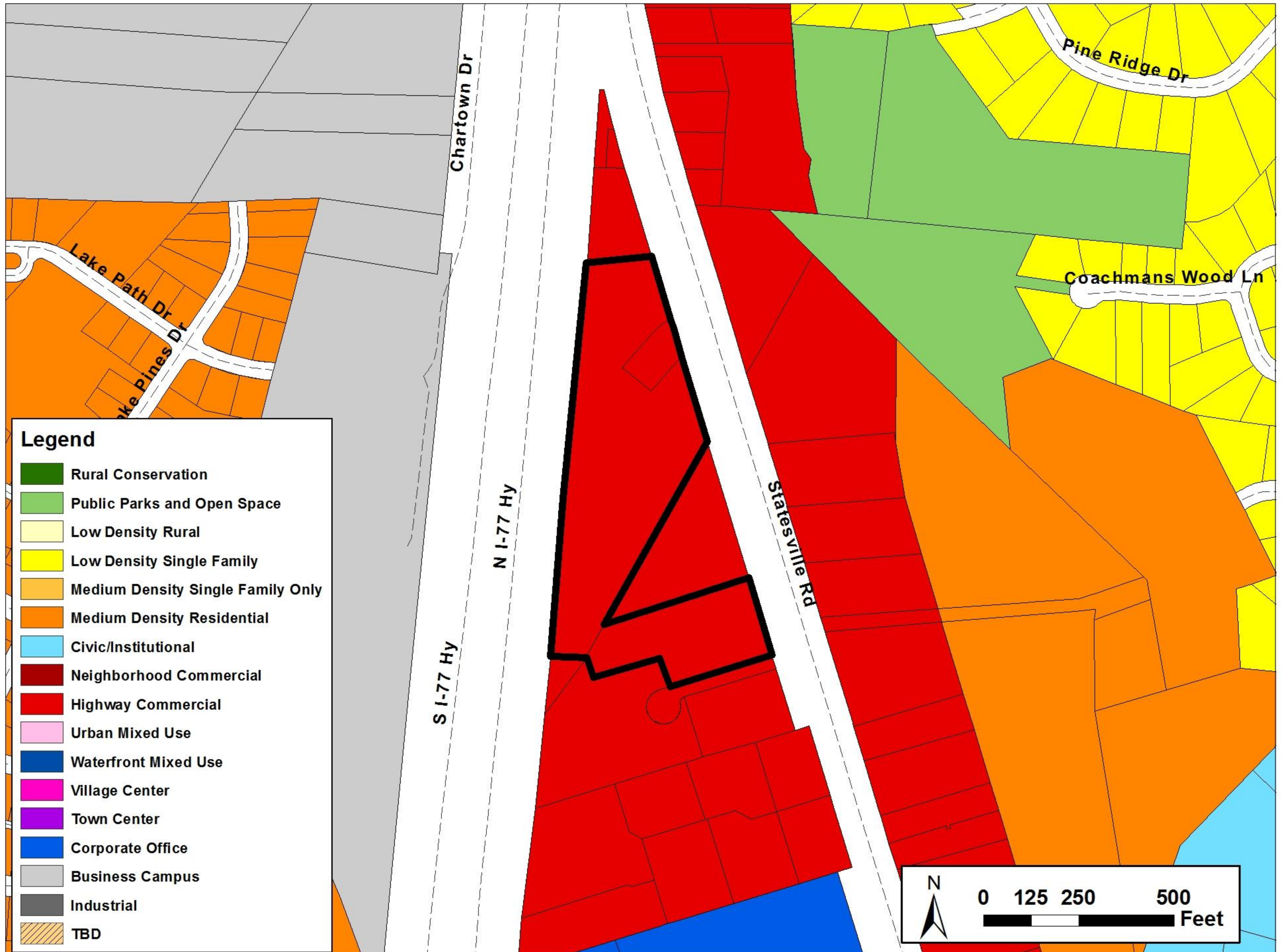
Best Regards

Aaron Caudill
Project Manager
Spectrum Building Co. Inc.
(704)661-4255 Mobile
acaudill@spectrumbld.com

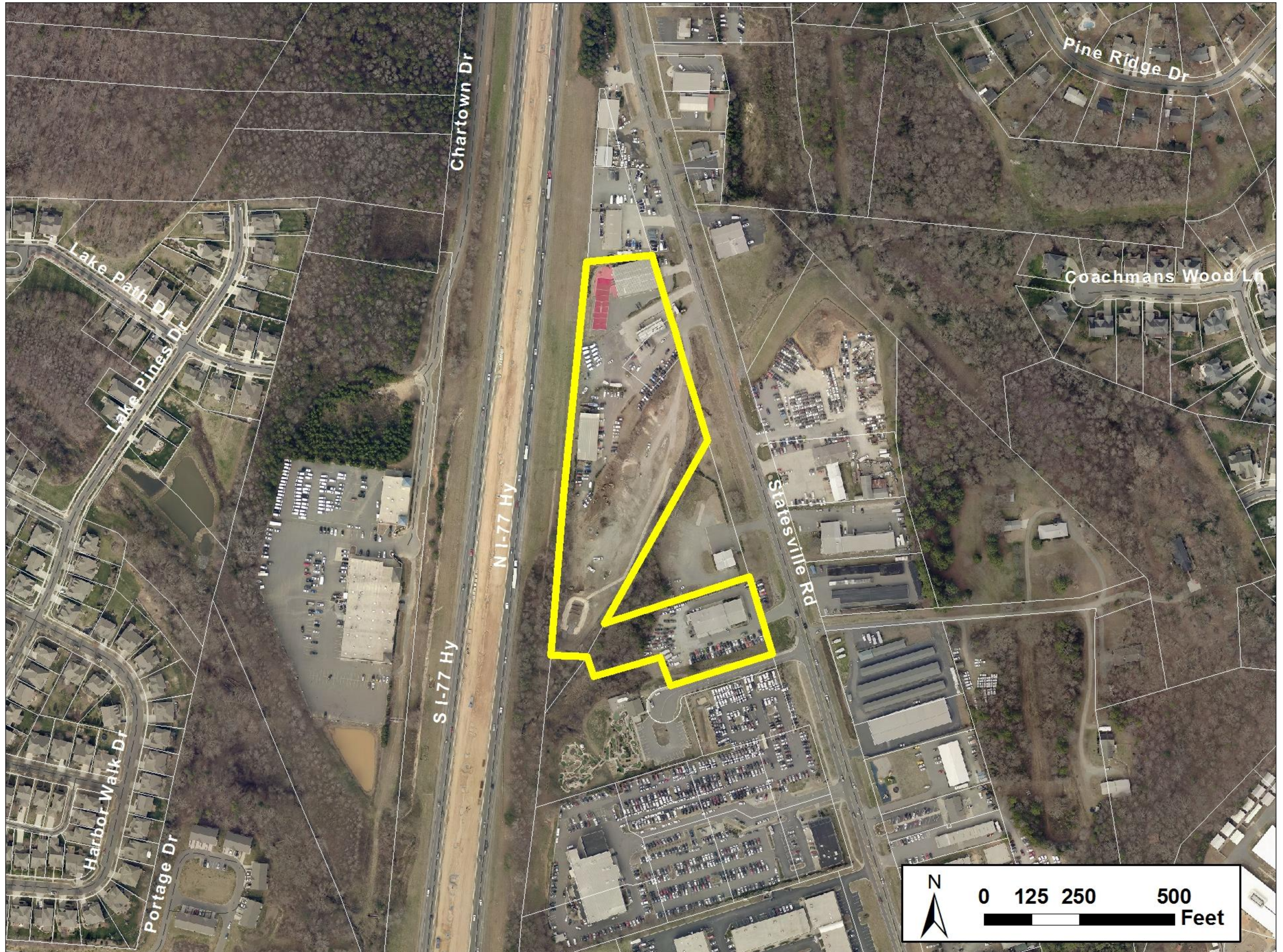
REZ 10-17: DB HOLDINGS



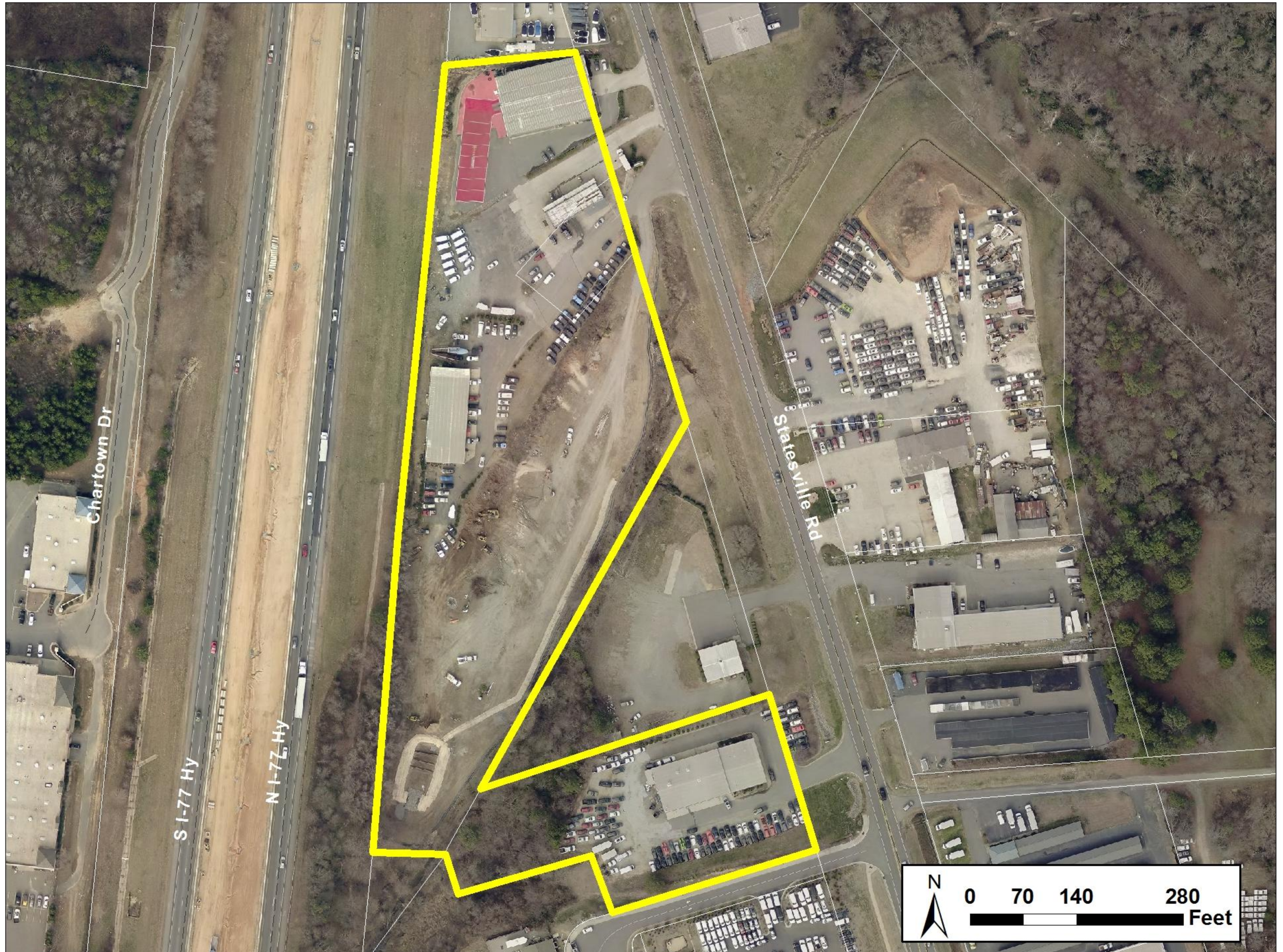
REZ 10-17: DB HOLDINGS



REZ 10-17: DB HOLDINGS



REZ 10-17: DB HOLDINGS











REZ 10-17
DB Holdings

Conditional Zoning Request

Town Board Meeting
February 5, 2018

OWNER: DB Automotive Holdings LLC
19123 Serenity Point Lane
Cornelius, NC 28031

APPLICANT: Larry Schaeffer
Adams & Associates Architects
126 N. Main Street
Mooresville, NC 28115

PROPERTY LOCATION: 18705 Statesville Road

TAX PARCEL ID(S): 00541209, & 00541212

PROPERTY SIZE: 7.02 acres total (1.87 acres added property)

CURRENT LAND USE: Auto Service

PROPOSED LAND USE: Automobile Sales, Service and Storage

EXISTING ZONING: Highway Commercial (HC), Automobile Sales Overlay (AS-O)

PROPOSED ZONING: Conditional Zoning (CZ)

EXISTING CONDITIONS:

1. *Existing Site Conditions* – The site drops substantially from Statesville Road and the cul-de-sac that leads to the LKN miniature golf site by about 10-feet, and then gradually drops toward McDowell Creek in the back. There is an existing building on the site and existing parking, which will remain. The applicants are proposing to combine this property with the property already approved last year for a conditional zoning (REZ 10-16) in order to have auto sales and service and over 3 acres to meet the Land Development Code. The plan includes renovating the existing building for auto service use, and adding a 3,800 square foot addition in the back.
2. *Description of Adjoining Zoning and Land Uses* – This property is surrounded by other uses also zoned HC, and also within the Automobile Sales Overlay District. Directly north of the site is an

existing propane sales business (Lake Norman Propane). To the south, this property borders the Modern Nissan auto dealership, and the LKN Mini-golf site.

STAFF COMMENTS:

1. Land Development Code Consistency – In 2015, the Town Board approved a text and map amendment establishing the Automobile Sales Overlay District, whereas its intent was to establish an area on Highway 21 where automobile sales uses could be considered with conditional zoning approval. The amendment included automobile, truck, motorcycle, boat and other vehicular type sales lots along these areas between Highway 21 and the interstate intended to promote vehicular customer traffic in areas not adjoining residential neighborhoods. The Board agreed that this was the area appropriate to consider these types of uses through conditional zoning requests. Service and storage uses would only be approved as an accessory use to a designated dealership, and the minimum site area is three (3) acres. The text amendment adopted in 2015 also specified that all automobile display and storage areas must be screened from view with a type 'A' opaque buffer, which must provide a continuous, even screen and should not be clustered. Staff is also proposing additional screening regulations as part of the Land Development Code update, which will continue providing screening in front of parking areas, but also proposes additional screening in front of the building area. Although the lot is at a much lower elevation than the road due to the floodplain, the site plan shows substantial screening to meet this requirement.
2. Land Use Plan Consistency – The Land Use Plan adopted by the Town Board on January 6, 2014 designates this property as “Highway Commercial” The goal of highway commercial uses is to encourage non-residential uses along major thoroughfares at a larger, regional scale, away from residential uses where primary access is by vehicle. The Land Use Plan also specifies that access management is a key component to highway commercial uses, and promotes that consolidation of access points is appropriate.
3. Site Plan and Building Elevations – The applicant(s) are proposing to amend the 2016 approved CZ plan for DB Holdings in order to add parcel 00541212, use the existing 8,000 square foot building for automobile service, and include a 3,800 square foot addition. There will be no sales associated with the new building. Phase 1 approved in 2016 features a new building for sales and service totaling 22,850 square feet initially, which will be expanded to 26,800 square feet to include a larger showroom area and car wash.
4. Community Meeting – The community meeting was held on December 5, 2017 at Town Hall in room 204 where there were 5 people in attendance with no specific concerns.
5. Town Board Public Hearing #1 – The Town Board discussed concern that this phase 2 may expand, open and operate before or without construction of the auto dealership that was the main focus of the phase 1 approval. Commissioners expressed the desire to have auto dealership being constructed prior to allowing phase 2, or at a minimum, the current buildings in phase being removed prior to phase 2 construction.

6. Planning Board, January 8th - The applicant explained to the Planning Board that they were still working on the flag for the new dealership and could not provide a timetable for the start of the new dealership construction. The work being proposed for the phase 2 addition is currently being performed in a legal non-conforming location across the street on US21. The lease on the existing site is expiring and the applicant would simply like to move what is an existing service from across the street and continue that use on property that he now owns and is being proposed as phase 2, without the restriction of having to wait for demolition and/or construction on the new dealership. The staff proposed the following language, based on the comments at public hearing #1:

Demolition of phase 1 buildings and construction must be underway for the auto dealership approved as part of REZ 10-16(phase 1) prior to approval of any construction documents or building permits for the service expansion for Phase 2.

The Planning Board chose to replace the language above with the following:

No auto sales allowed within phase 2.

PLANNING BOARD AND STAFF RECOMMENDATIONS:

Staff recommends approval of the requested rezoning 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 and all traffic information and recommended transportation plans or improvements recommended by the Town and/or NCDOT.
4. A recombination plat combining the two parcels must be recorded prior to any permits for the expansion of the existing building.
5. No auto sales allowed within phase 2.
6. All conditions approved as part of REZ 10-16 remain applicable to this request as well.

LEGEND

PROP. CONCRETE

PROP. ASPHALT

PLANTED BUFFER

EXISTING LARGE TREE

EXISTING ORNAMENTAL TREE

PROPOSED LARGE EVERGREEN TREE

PROPOSED LARGE DECIDUOUS TREE

EXISTING SHRUB

PROPOSED MEDIUM SHRUB

SITE NOTES:

1. PIN: 00541212, 00541209
DB: 30004, PG. 62; DB: 31421, PG. 895

TOTAL PARCEL AREA: ±7.946
AREA TO BE DEDICATED TO NCDOT: ±0.852 AC.
NET PARCEL AREA: ±7.094 AC.

PROJECT AREA: ±2.33 AC.
R/W AREA: ±0.39 (ACREAGE IN R/W)
NET AREA: ±1.94 (FOR PROJECT)
= 84,419 S.F.

2. SITE ADDRESS: 18705 & 18831 STATESVILLE RD.,
CORNELIUS, N.C. 28031

3. PROPERTY ZONING: HC
EXISTING USE: AUTOMOTIVE REPAIR
PROPOSED USE: SAME

4. SETBACKS:
FRONT SETBACK: 25'
SIDE YARD: 0'
REAR YARD: 30'
MAX BLDG. HEIGHT: 3 STORIES

5. EXISTING BUILDING G.F.A.: ±7770 S.F.
PROPOSED ADDITION G.F.A.: ±3550 S.F.
TOTAL AREA OF BUILDING = ±11,320 S.F. G.F.A.
EXISTING/PROPOSED BUILDING HT: 18'

6. PARKING DATA:
±9228 S.F. GARAGE & STORAGE
 • 0.25 PER 1000 S.F. = 3 SPACES
±2078 S.F. OFFICE & RETAIL AREA
 • 1 PER 300 S.F. = 7 SPACES
PARKING REQUIRED: 10 SPACES
H.G. PARKING REQ'D: 1 SPACE (VAN ACCESSIBLE)

ADDITIONAL STORAGE SPACES PROVIDED: 14 SPACES
(STORAGE SPACES MARKED WITH "S")

7. NO NEW IMPERVIOUS FOR THIS PROJECT

8. POST-CONSTRUCTION DISTRICT: CORNELIUS

9. WATERSHED: McDowell

10. FEMA FLOOD PANEL: #3710464300K,
DATED: 9/2/15

***THIS PROPERTY HAS PORTIONS LOCATED IN A FLOOD
HAZARD ZONE***

11. SURVEY & TOPO INFORMATION PROVIDED BY:
DUNBAR GEOMATICS, 11235 SAM FURR RD., SUITE 102,
HUNTERSVILLE, NC 28078

VICINITY MAP
N.T.S.

LWE
LATHAM-WALTERS
ENGINEERING, INC.
N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERSVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362

**NOT
ISSUED FOR
CONSTRUCTION**
SEP. 27, 2017
DATE

**SPECTRUM BUILDING
COMPANY**

501 ALCOVE RD., SUITE 201
MOORESVILLE, NC 28117
OFFICE: (704) 660-1044
CELL: (704) 661-4255
ACaudill@SpectrumBld.com

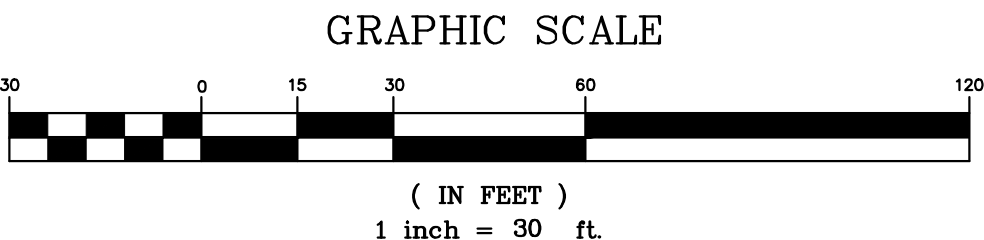
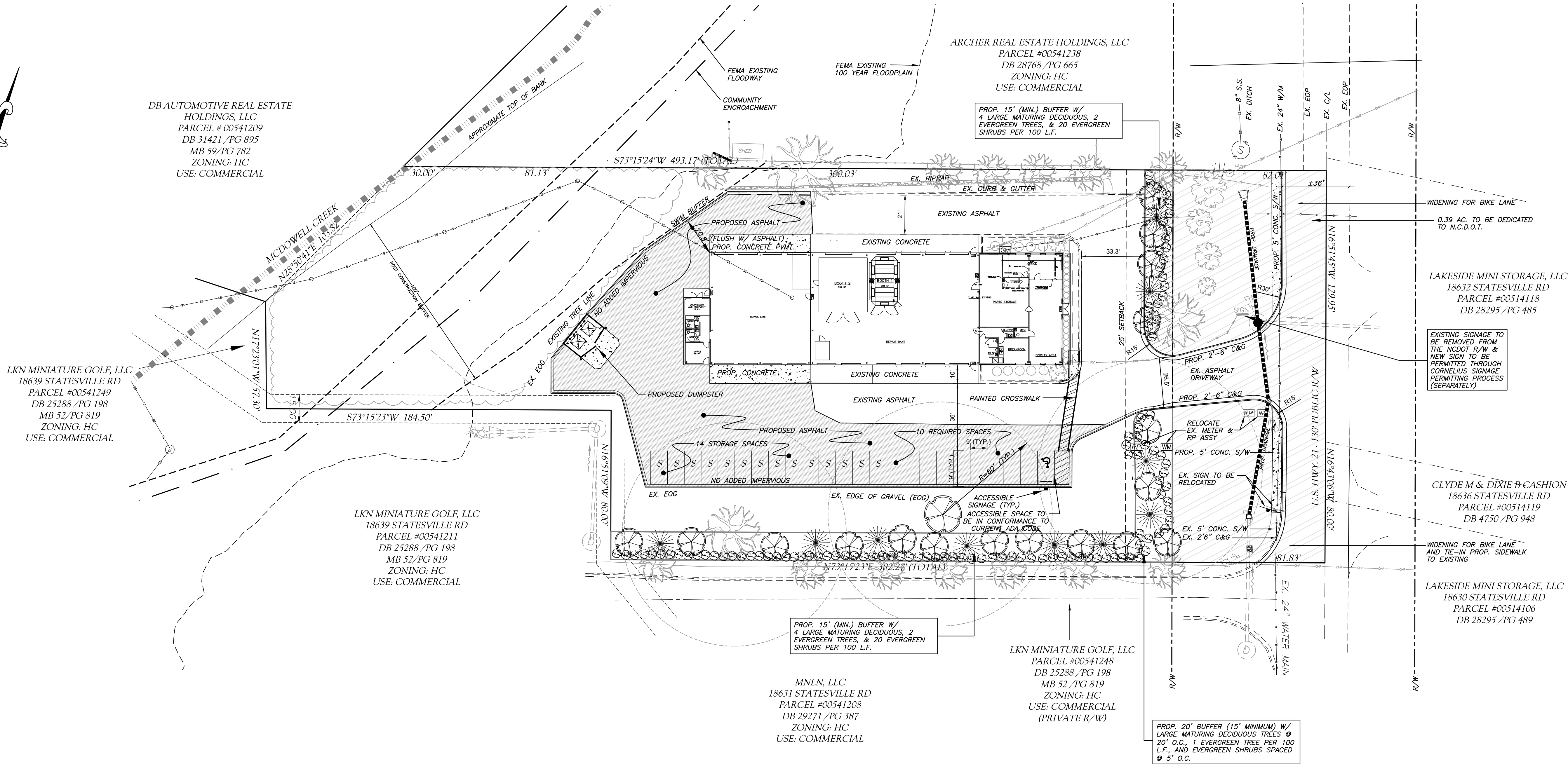
CAROLINA CUSTOMS BLDG. ADDITION
18705 STATESVILLE RD., CORNELIUS, NC 28031

SITE PLAN

REVISIONS

PROJECT NO.: 2017.17
SCALE: 1" = 30'
DRAWN BY: MRH
CHECKED BY: JLW
SHEET NO:

C2.0



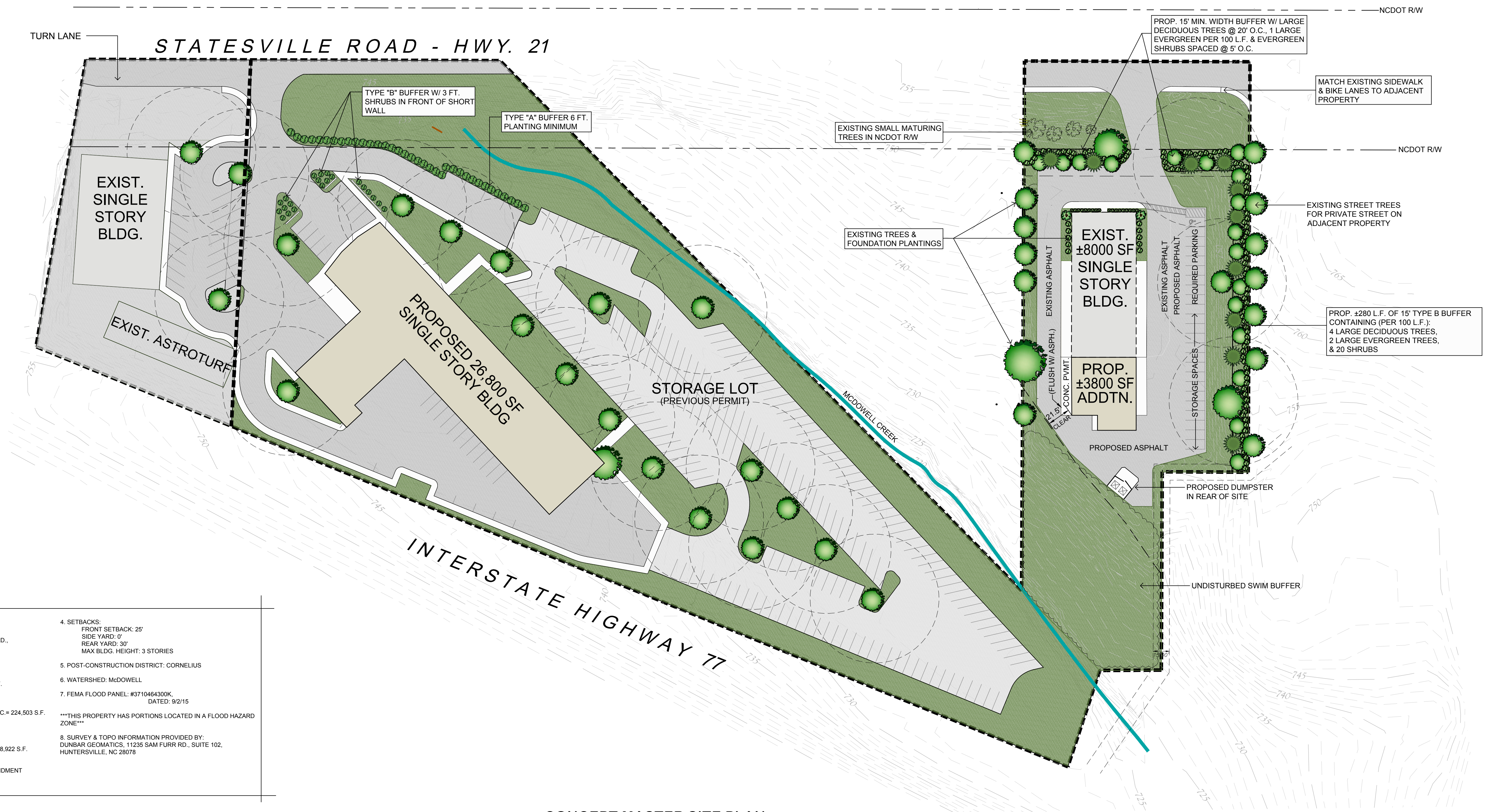
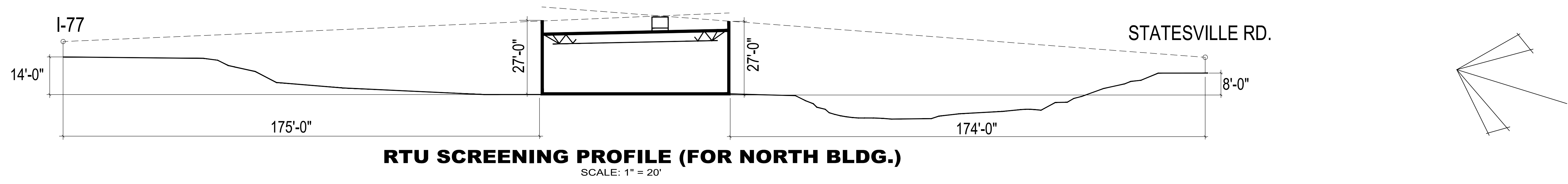
811
Know what's below.
Call before you dig.

1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3). ALL PAYMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

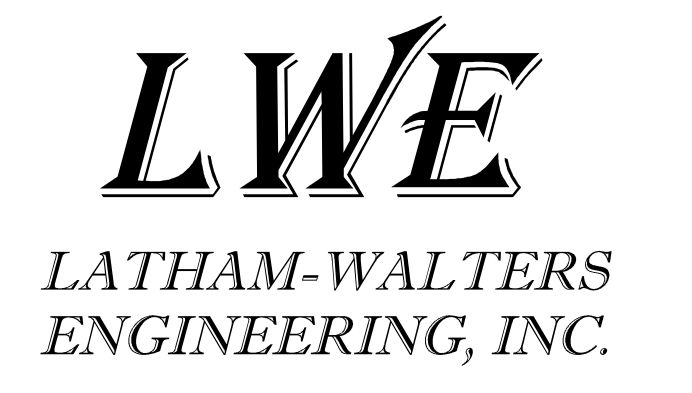
4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.



SITE DATA:	
1. PIN: 00541212, 00541209 DB: 30004, PG: 62, DB: 31421, PG: 895 SITE ADDRESS: 18705 & 18831 STATESVILLE RD., CORNELIUS, N.C. 28031	4. SETBACKS: FRONT SETBACK: 25' SIDE YARD: 0' REAR YARD: 30' MAX BLDG. HEIGHT: 3 STORIES
2. PARCEL 00541212: SITE AREA: ±2.33 AC. (TO C/L) R/W AREA: ±0.39 AC. (IN R/W) PROJECT NET AREA: ±1.94 = 84,419 S.F. PARCEL 00541209: SITE AREA: ±5.616 AC. (TO C/L) R/W AREA: ±0.462 AC. (IN R/W) ADJACENT PARCEL NET AREA: 5.154 AC. = 224,503 S.F.	5. POST-CONSTRUCTION DISTRICT: CORNELIUS 6. WATERSHED: McDOWELL 7. FEMA FLOOD PANEL: #3710464300K, DATED: 9/2/15 ***THIS PROPERTY HAS PORTIONS LOCATED IN A FLOOD HAZARD ZONE***
TOTAL AREA OF PARCELS (COMBINED): SITE AREA: ±7.946 AC. (TO C/L) R/W AREA: ±0.852 AC. (IN R/W) AREA OUTSIDE OF R/W: ±7.094 AC. = 308,922 S.F.	8. SURVEY & TOPO INFORMATION PROVIDED BY: DUNBAR GEOMATICS, 11235 SAM FURR RD., SUITE 102, HUNTERVILLE, NC 28078
3. EXIST. ZONING: CZ - DB HOLDINGS & HC PROPOSED ZONING: CZ - DB HOLDINGS AMENDMENT EXISTING USE: AUTOMOTIVE REPAIR PROPOSED USE: AUTOMOTIVE REPAIR	



D.B. HOLDINGS - CORNELIUS, N.C.
SEPTEMBER 26, 2017





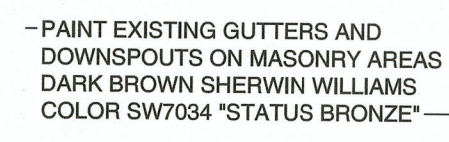
10/10/2017

OLINA CUSTOMS BLDG ADDI
18705 Statesville Rd
Cornelius, North Carolina

PROJECT	1731
DATE	10OCT17
DRAWN BY	CMW
CHECKED BY	CMW

ELEVATIONS

A-2a



-PAINT EXISTING MASONRY
MEDIUM GRAY BROWN
SHERWIN WILLIAMS COLOR
SW7503 "STICKS AND STONES"

- ADD 1.5" X 8" EIFS "HEADER"
AND 1.5" X 4" EIFS "SILL"
PAINT OR COLOR LIGHT GRAY
SHERWIN WILLIAMS COLOR
SW7641 "COLONY GRAY"

NOTE. MASONRY VENEER, GUTTERS AND DOWNSPOUTS ARE EXISTING. NEW WORK IS TO ADD EFIS TRIM AND PAINT AS DESCRIBED.



LEFT SIDE ELEVATION

— EXHAUST PORTS
(TYPICAL)

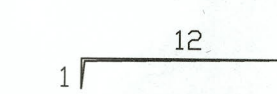
NO PAINT CHANGE | PAINT AND EIFS

PAINT EXISTING GUTTERS AND
DOWNSPOUTS ON MASONRY AREAS
DARK BROWN SHERWIN WILLIAMS
COLOR SW7034 "STATUS BRONZE"

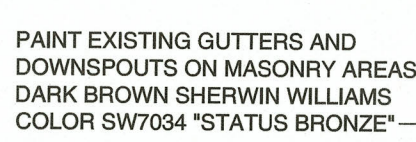
PAINT EXISTING MASONRY
MEDIUM GRAY BROWN
SHERWIN WILLIAMS COLOR
SW7503 "STICKS AND STONES"

ADD 1.5" X 8" EIFS "HEADER"
AND 1.5" X 4" EIFS "SILL"
PAINT OR COLOR LIGHT GRAY
SHERWIN WILLIAMS COLOR
SW7641 "COLONY GRAY"

NOTE. MASONRY VENEER, GUTTERS AND DOWNSPOUTS ARE EXISTING. NEW WORK IS TO ADD EFIS TRIM AND PAINT AS DESCRIBED.



REAR ELEVATION

$$1/8'' = 1'-0''$$


PAINT EXISTING MASONRY
MEDIUM GRAY BROWN
SHERWIN WILLIAMS COLOR
SW7503 *STICKS AND STONES*

ADD 1.5" X 8" EIFS "HEADER"
AND 1.5" X 4" EIFS "SILL"
PAINT OR COLOR LIGHT GRAY
SHERWIN WILLIAMS COLOR
SW7641 "COLONY GRAY".

4" SPLIT FACE
BLOCK (TYP.)

RIGHT SIDE ELEVATION

$$1/8'' = 1'-0''$$

PAINT AND EIFS	NO PAINT CHANGE
----------------	-----------------

- EXHAUST PORTS
(TYPICAL)

[illegible]

— EXHAUST PORTS
(TYPICAL)

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS ZONING MAP

REZ 10-16 DB Holdings

WHEREAS, the Town of Cornelius has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners contiguous to the subject parcels have been notified by first class mail of the public hearing on the question of the reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Board of Commissioners of the Town of Cornelius; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF CORNELIUS THAT:

Tax Parcel Number 00541209 consisting of approximately 5.62 acres located at 18837 Statesville Road, be reclassified as *Conditional Zoning District* as shown on *Exhibit A* and as further subject to the conditions shown on *Exhibit B* attached hereto and incorporated herein by reference.

Adopted this the 6th day of March, 2017.


Charles L. Travis, III, Mayor

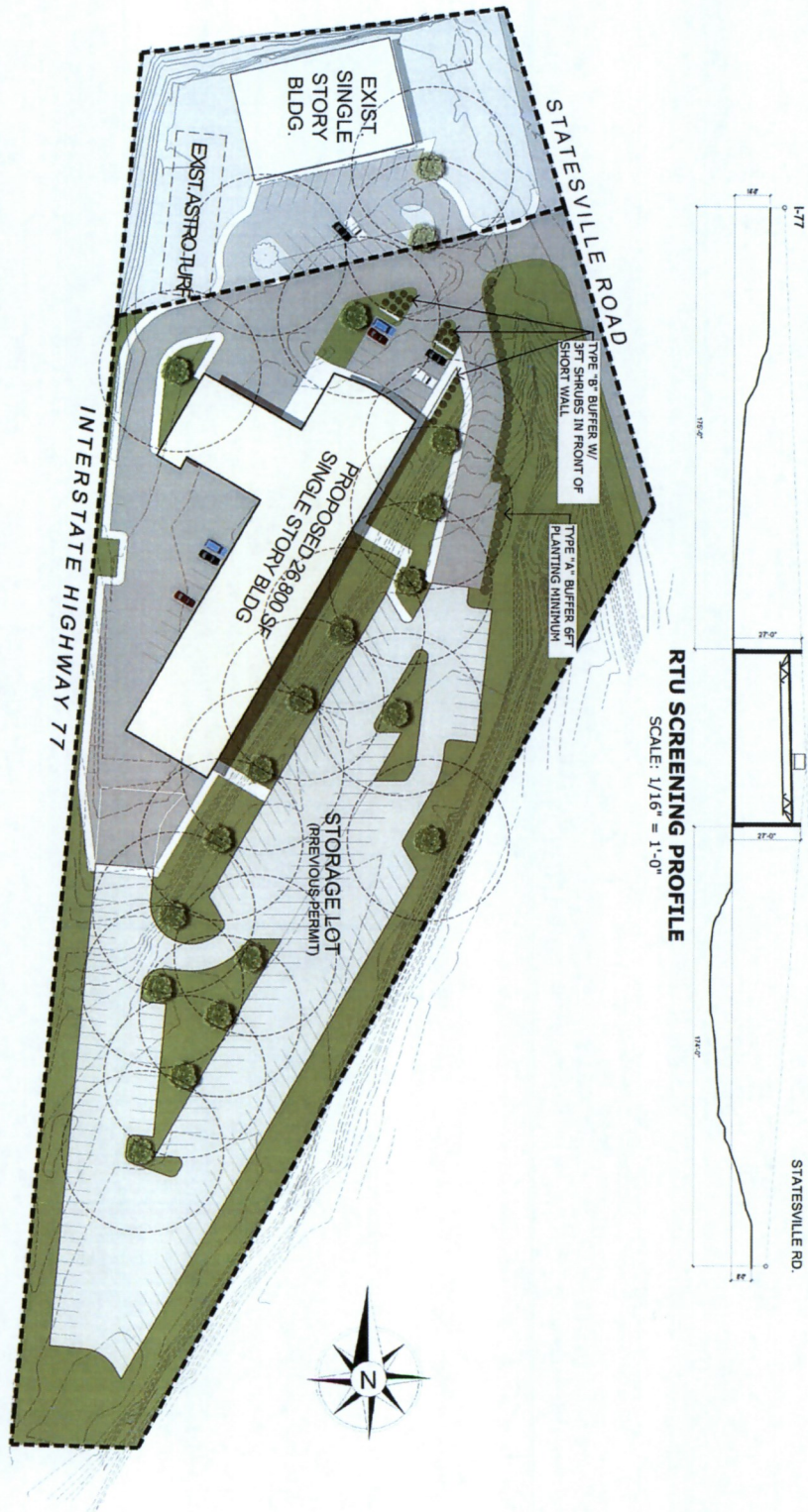
ATTEST:


Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:


Karen Wolter, Town Attorney

EXHIBIT A



DB HOLDINGS - CORNELIUS, NC
02.02.2017

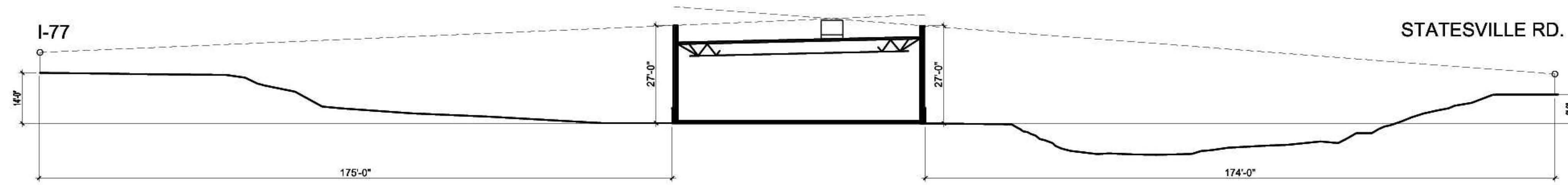
CONCEPT SITE PLAN
SCALE: 1" = 30'-0"



EXHIBIT B

Conditions of REZ 10-16 – DB Holdings

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 and all traffic information and recommended transportation plans or improvements recommended by the Town and/or NCDOT.
4. Approval of the requested conditional zoning district, includes approval of the following architectural variations:
 - a. Section 4.6.1(J): Allow for a variation from the requirement that the front façade of the building shall extend parallel to the frontage line of the lot. The proposal sets the building back and at an angle based on the topographic constraints of the site. All parking will be screened from view with a type 'B' buffer including a low wall and shrubs in front. The sales display and storage area (lower lot) will be screened by a type 'A' opaque buffer to the greatest extent practical.
 - b. Section 4.6.3(B)(3): Allow for a variation in the requirement to provide 70% windows and doors in the front façade. The proposal includes 54% in phase 1, and 63% in phase 2. The east elevation, visible from Statesville Road contains 20% glass coverage.
5. The short wall shown on the site plan at the front parking area shall be a minimum of four (4) feet in height as required by Section 9.4.2(B) Type B-2.
6. The applicant shall submit a lighting plan based on proposed Chapter 7 lighting standards being considered by the Town Board prior to approval of construction documents for the development.
7. The applicant must either provide a five foot sidewalk along Statesville Road, or provide payment-in-lieu of sidewalk to the Town. If payment-in-lieu is provided, an estimate must be presented to the town prior to approval of the construction documents, and said payment must be received prior to certificate of occupancy.
8. The applicant shall coordinate with NCDOT and install a southbound right turn lane with sufficient storage into the site. The design of the turn lane shall be included in the construction documents, and approved by NCDOT.
9. Solid waste and recycling containers shall be located in the rear yard area in compliance with all Land Development Code Standards.



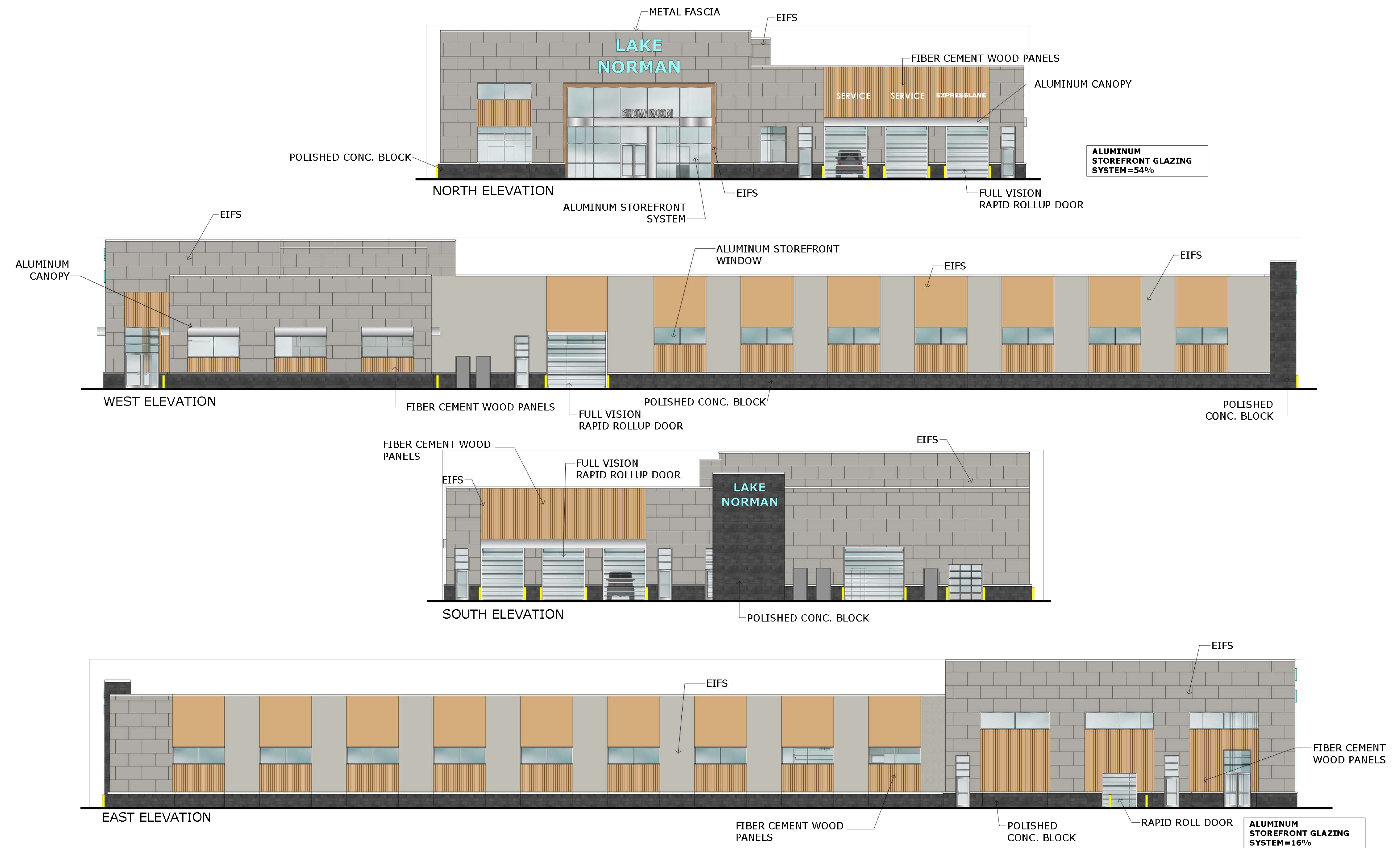
RTU SCREENING PROFILE

SCALE: 1/16" = 1'-0"



CONCEPT SITE PLAN

SCALE: 1" = 30'-0"



PHASE I ELEVATIONS

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



PHASE II ELEVATIONS
 SCALE: 1/8" = 1'-0"



NORTH WEST VIEW-PHASE 1



NORTH EAST VIEW-PHASE 1

PHASE I RENDERINGS



SOUTH EAST VIEW-PHASE 1



SOUTH WEST VIEW-PHASE 1

PHASE I RENDERINGS



NORTH WEST VIEW-PHASE 2



NORTH EAST VIEW-PHASE 2

PHASE II RENDERINGS



SOUTH EAST VIEW-PHASE 2



SOUTH WEST VIEW-PHASE 2

PHASE II RENDERINGS

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS ZONING MAP

REZ 10-17 DB HOLDINGS AMENDMENT

WHEREAS, the Town of Cornelius has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners contiguous to the subject parcels have been notified by first class mail of the public hearing on the question of the reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Board of Commissioners of the Town of Cornelius; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF CORNELIUS THAT:

Tax Parcel Numbers 00541209 and 00541212 consisting of approximately 7.02 acres located at 18705 Statesville Road, be reclassified as *Conditional Zoning (CZ) District* as shown on *Exhibit A* and as further subject to the conditions shown on *Exhibit B* attached hereto and incorporated herein by reference.

Adopted this the 5th day of February, 2018.

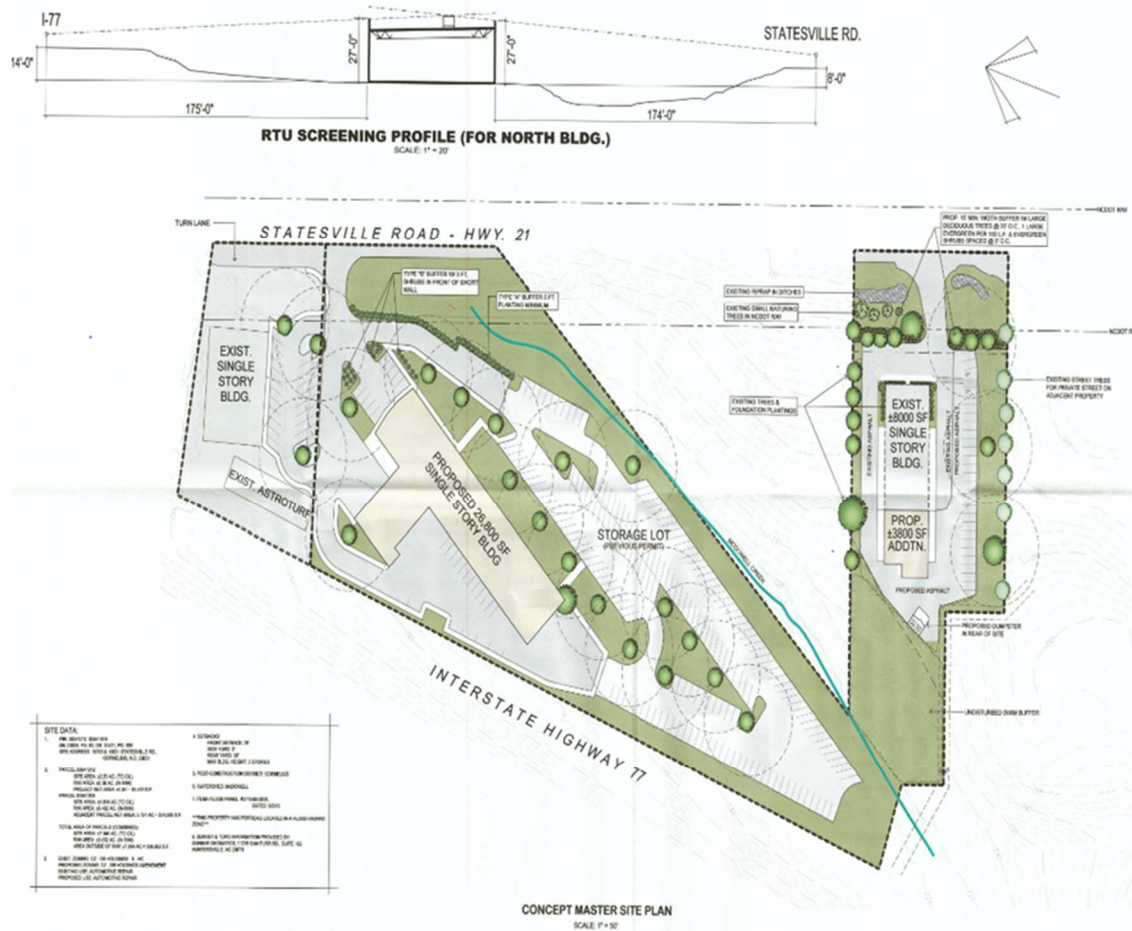
Woody Washam, Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney



D.B. HOLDINGS - CORNELIUS, N.C.
SEPTEMBER 28, 2017

LWE
LATHAM-WALTERS
ENGINEERING, INC.

Exhibit B

Conditions of REZ 12-17

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. A recombination plat combining the two parcels must be recorded prior to any permits for the expansion of the existing building.
5. No auto sales allowed within phase 2.
6. All conditions approved as part of REZ 10-16 remain applicable to this request as well.

**RESOLUTION OF THE TOWN OF CORNELIUS BOARD OF
COMMISSIONERS PERTAINING TO THE REASONABLENESS AND
CONSISTENCY OF PROPOSED ZONING MAP AMENDMENTS**

REZ 10-17 DB HOLDINGS AMENDMENT

WHEREAS, DB Automotive Holdings, LLC, property owners at 18705 Statesville Road (PID #s:00541209 and 00541212) initiated the process to rezone the property, which consists of 7.02 acres to *Conditional Zoning District* as shown in *Exhibit A*, and to develop the property for the addition of 1.87 acres to the existing auto sales, service and storage approval; and

WHEREAS, in accordance with the provisions of North Carolina General Statutes 160A-382 and 383, the Town Board has considered the reasonableness and consistency of rezoning the above described property and adopts the following statement.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Cornelius Board of Commissioners that the rezoning _____ IS _____ IS NOT consistent with the Town's adopted comprehensive land use plan as proposed and _____ IS _____ IS NOT reasonable and in the public interest.

Adopted this 5th day of February, 2018.

Woody Washam, Jr., Mayor

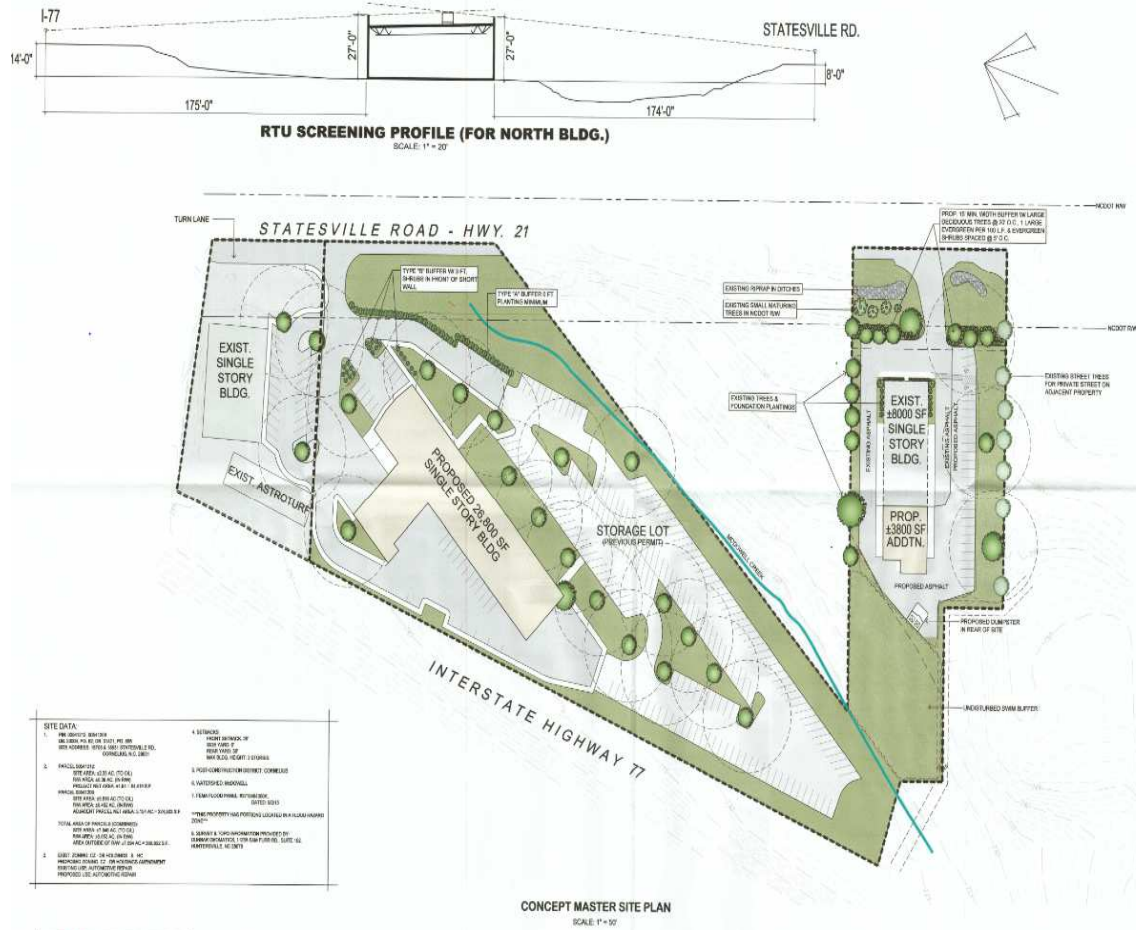
ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit A



D.B. HOLDINGS - CORNELIUS, N.C.
SEPTEMBER 26, 2017

LWE
LATHAM-WALTERS
ENGINEERING, INC.

REQUEST FOR BOARD ACTION

 **Print**

Date of Meeting: February 5, 2018

To: Mayor Washam and Commissioners
From: Wayne Herron, AICP - Planning Director

Action Requested:

Review a conditional rezoning request by Grace Covenant Church for their main campus property at 17301 Statesville Road, in order to develop a Family Life Center expansion of about 25,200 square feet. The new addition will be behind the existing church. The Family Life Center will include a gym/stage facility with office and auditorium space for middle and high school students to gather for worship.















The Planning Board has unanimously recommended approval.

Manager's Recommendation:

Approve an Ordinance to amend the zoning map to incorporate REZ 12-17.

Approve a Resolution declaring REZ 12-17 is consistent with the Town's Land Use Plan and is reasonable in the interest of the public.

ATTACHMENTS:

Name:	Description:	Type:
 Application.pdf	Application	Backup Material
 GCC_Exp_Zoning.jpg	Zoning Map	Backup Material
 GCC_Exp_LU.jpg	Land Use Map	Backup Material
 GCC_Exp_Aerial.JPG	Aerial Vicinity Map	Backup Material
 GCC_Exp_Prop.JPG	Aerial Property Map	Backup Material
 GCC_Exp_Bird_s_Eye.JPG	Bird's Eye	Backup Material
 REZ_12-17_Grace_Covenant_Addition_2.5.18_(TB).docx	Staff Report	Backup Material
 Site_Plan.jpg	Site Plan	Backup Material
 Grace_Covenant_NEW_FIRST_Floor_Plan.jpg	First Floor Plan	Backup Material
 Grace_Covenant_SECOND_Floor_Plan.jpg	Second Floor Plan	Backup Material
 Grace_Covenant_NEW_ELEVATIONS.jpg	Elevations	Backup Material
 Community_Meeting_Sign_Up_Sheet_-_executed.pdf	Community Meeting Attendance	Backup Material
 Community_Meeting_Minutes.final.docx	Community Meeting Notes	Backup Material
 Ordinance_on_Rezoning_Property_REZ_12-17_(Grace_Covenant).docx	Ordinance	Backup Material
 RESOLUTION_OF_THE_TOWN_OF_CORNELIUS_BOARD_REZ_12-17_(Grace_Covenant)_Consistency_Statement.docx	Resolution	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: 11/13/17

Rec'd by: Wagon

Case #: Rez 12-17

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: vested rights	<input checked="" type="checkbox"/> 250
Fee Total:				\$1,500

2. Project Information

Date of Application: 11-9-17 Name of Project: Grace Covenant Church Family Life Center

Location: 17301 Statesville Road Property Size (acres): 19.75 # of Units/Lots: _____

Current Zoning: CZ Proposed Zoning: CZ

Current Land Use: Church Proposed Land Use: Family Life Center expansion of church building

Tax Parcel Number(s): 00542101

3. Contact Information	International Church of the Foursquare Gospel by Grace Covenant Church
Owner, Applicant, or Developer	Cosco & Associates, Inc.
17301 Statesville Road	Agent(s) (Engineer, Architect, Etc.)
Address	215 East James Lee Blvd.
Cornelius, NC 28031	Address
City, State Zip	Crestview, FL 32539
704-892-8005, ext. 220	City, State Zip
Telephone _____ Fax _____	850-682-6226
Signature _____ Michael Carter	Telephone _____ Fax _____
Print Name _____ Date _____	Signature _____ Print Name _____ Date _____
Email - michael@gracecovenant.org	Email - _____

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

<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
<input checked="" type="checkbox"/> 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"/> Charlotte Water Capacity Assurance Review Application Provide copy with application, and send original to CW.
<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"/> Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
<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	<input checked="" type="checkbox"/> Digital Files of all items listed above



office: 19726 ZION AVENUE, CORNELIUS, NC 28031
mailing: P.O. BOX 2376, DAVIDSON, NC 28036
p: 704.896.0820 f: 704.896.0875



November 13, 2017

Via Hand Delivery

Mr. Wayne Herron
Planning Director, Town of Cornelius
21445 Catawba Avenue
Cornelius, NC 28031

RE: Written Summary of Request; Conditional Zoning Application for Grace Covenant Church Expansion (the "Application"); Tax Parcels 00542101, 17301 Statesville Road, Cornelius, North Carolina (the "Property"); International Church of the Foursquare Gospel, a California Religious Corporation, by Grace Covenant Church ("Owner")

Dear Wayne:

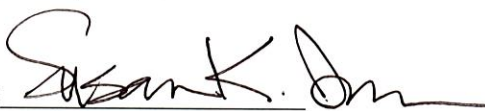
Enclosed is a Land Development Application Form, along with a check in the amount of \$1,500.00, for CZ rezoning of the Property, including the amount of \$250.00 for the Vested Rights application. This letter will serve as the Owner's written summary of the request for approval of the Application in connection with the Property.

The written summary of the request is as follows: The Property comprises one (1) tract as shown on the survey attached to the Application. The uses requested are those uses permitted on the approved CZ Plan, including a Family Life Center. The total acreage of the Property is approximately 19.75 acres as shown on the Plan that is a part of the Application. The total proposed non-residential square footage shown on the Plan is 25,200, additional square footage there now.

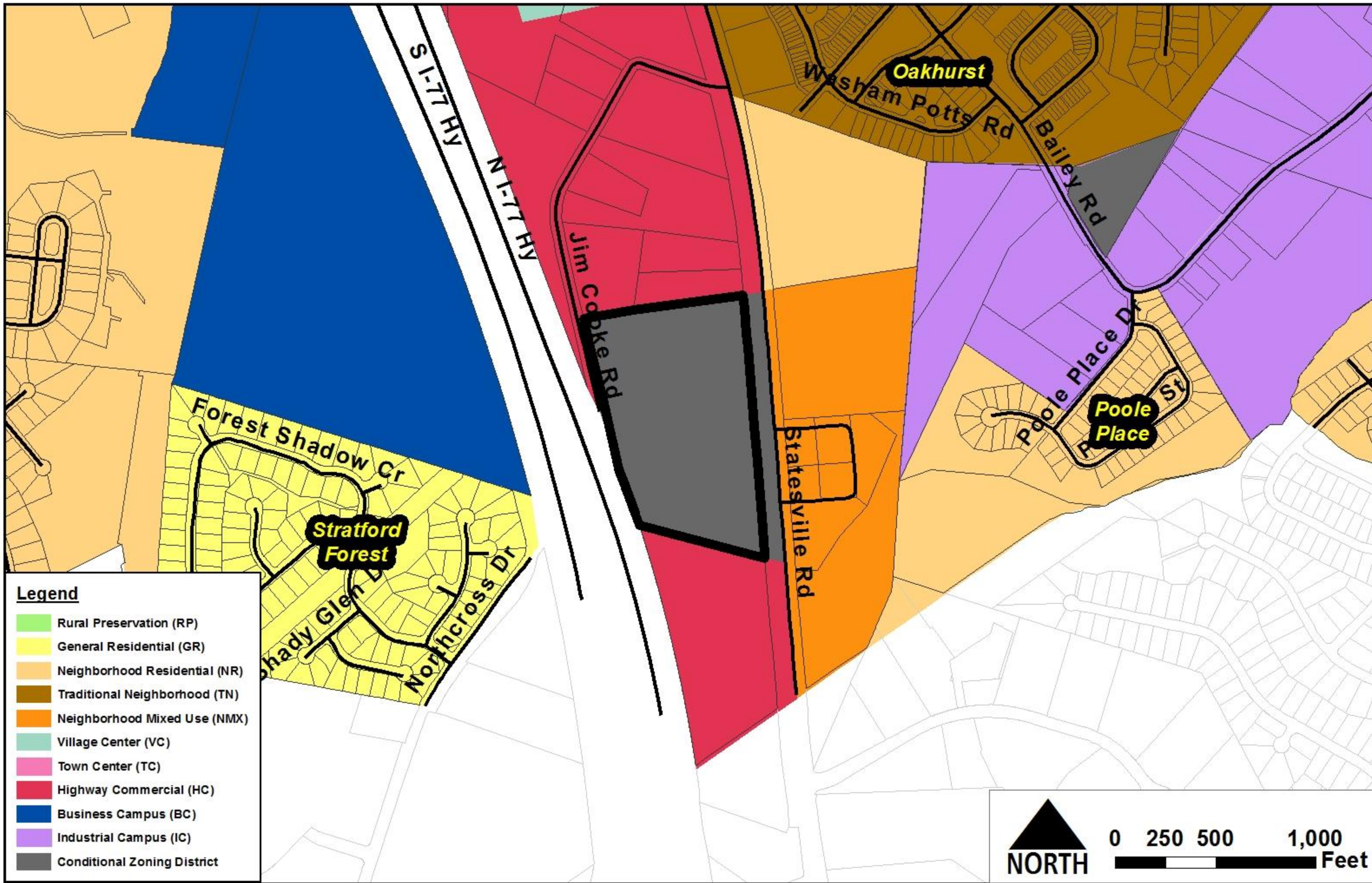
The Property Survey, Plan and Architectural Elevations have been submitted to you. Digital files have been emailed directly to you. Please let me know if you have any questions concerning the enclosed Application or the matters set forth herein. Thank you for your assistance.

Very truly yours,

Irvin Law, PLLC

By: 
Susan K. Irvin

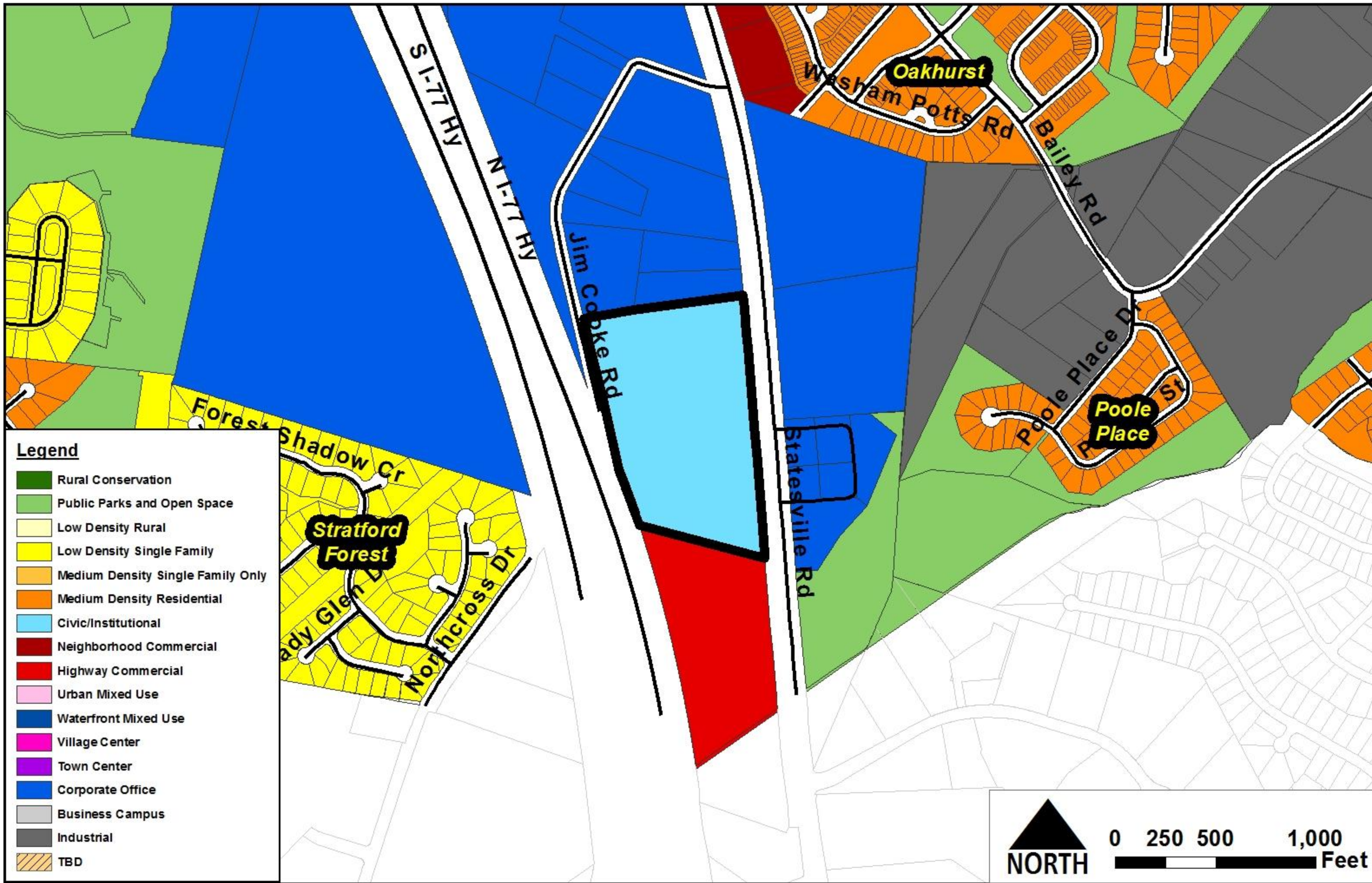
IRVIN LAW | PLLC

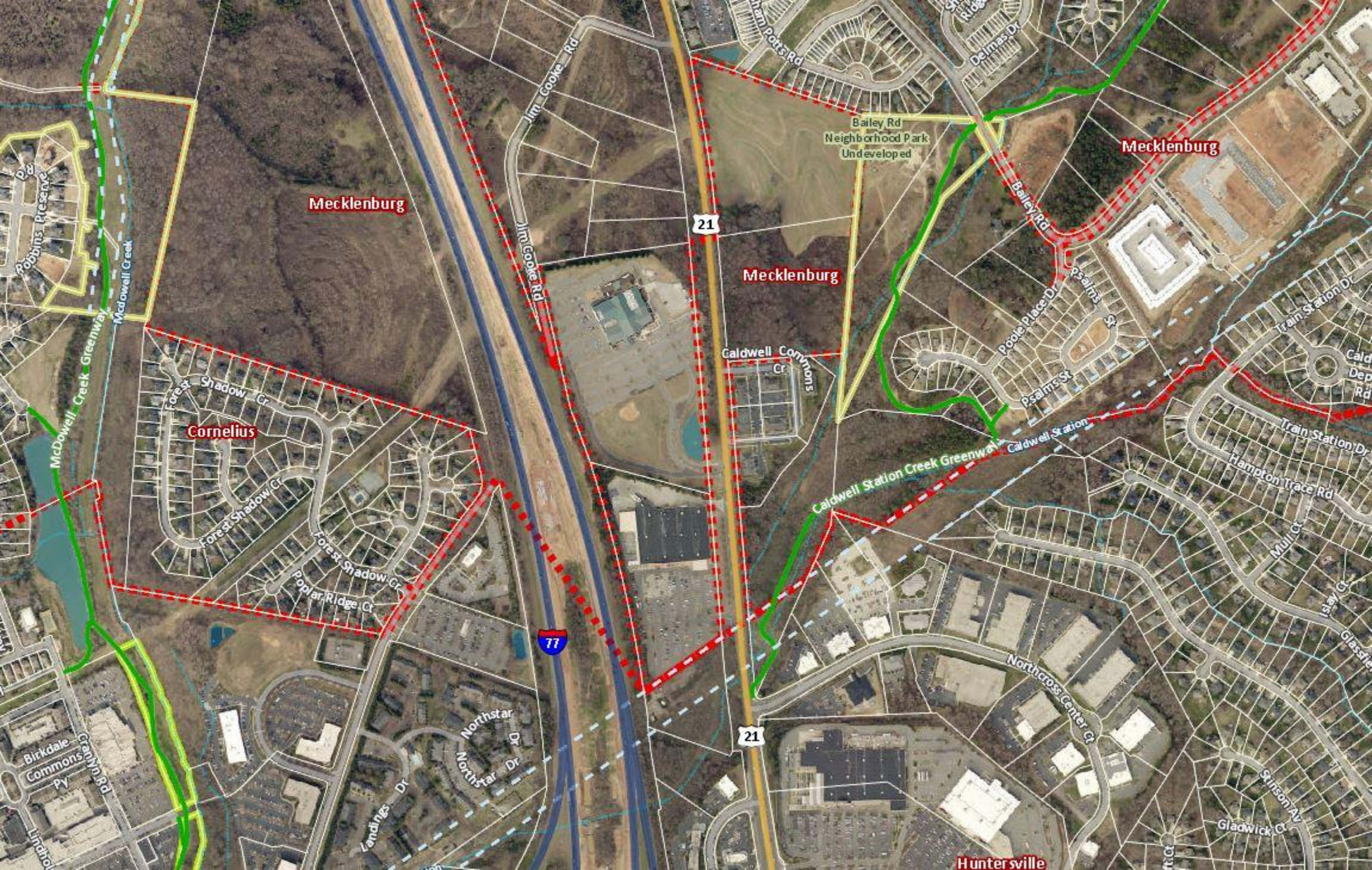


Legend

- Rural Preservation (RP)
- General Residential (GR)
- Neighborhood Residential (NR)
- Traditional Neighborhood (TN)
- Neighborhood Mixed Use (NMU)
- Village Center (VC)
- Town Center (TC)
- Highway Commercial (HC)
- Business Campus (BC)
- Industrial Campus (IC)
- Conditional Zoning District







Mecklenburg

Mecklenburg

Mecklenburg

Cornelius

Huntersville

21

21

77

Caldwell Commons Cr

Caldwell Station Creek Greenway

Caldwell Station

Train Station Dr

Hampton Trace Rd

Mull Cr

Islay Cr

Glassier

Northcross Center Cr

Sunson Av

Gladwick Cr

ft Cr

Train Station Dr

Caldwell Station

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Neighborhood Park
Undeveloped

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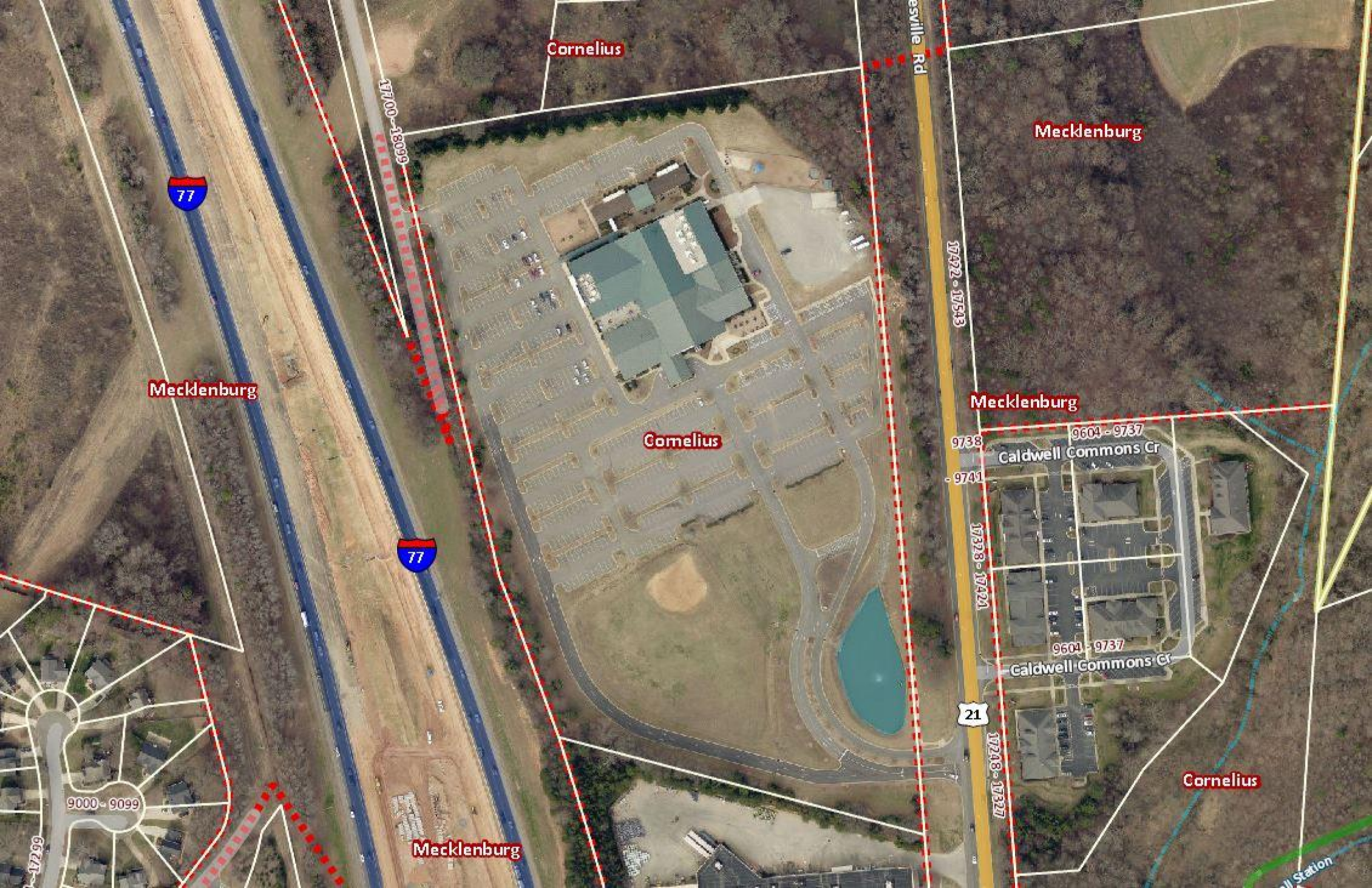
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Statesville Road (US 21)



REZ 12-17 GRACE COVENANT EXPANSION

Conditional Zoning Request

**Town Board Meeting
February 5, 2018**

OWNER: Grace Covenant Church
(International Church of the
Foursquare Gospel)
17301 Statesville Road
Cornelius, NC 28031

APPLICANT: Cosco & Associates, Inc.
215 East James Lee Blvd.
Crestview, FL 32539

PROPERTY LOCATION: 17301 Statesville Road

TAX PARCEL ID(S): 00542101

PROPERTY SIZE: 19.75 acres

CURRENT LAND USE: Institutional

PROPOSED LAND USE: Institutional

EXISTING ZONING: Conditional Zoning (CZ)

PROPOSED ZONING: Conditional Zoning (CZ)

EXISTING CONDITIONS:

1. Description of Adjoining Zoning and Land Uses – Property to the north and south are zoned Highway Commercial. The property immediately to the north is part of a conditional district with the approved plan for the Augustalee Development. Home Depot is directly to the south. To the east across Highway 21, property is zoned Neighborhood Mixed Use (NMX) and includes offices and vacant land. The site borders I-77 directly west.
2. Topography, Vegetation and Existing Site Conditions – Property generally slopes toward the west. It is mostly developed and contains a 17,500 square foot building and large parking area. In 2016, the property was rezoned to a conditional zoning district to also allow a cellular tower to the southwestern corner next to I-77. At the back of the property where the expansion is proposed, there are currently mobile classrooms and a larger playground area.

STAFF COMMENTS:

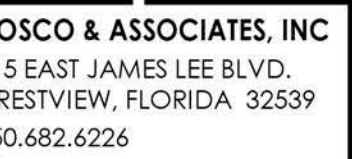
1. Land Development Code Consistency – Civic and Institutional Uses are listed as conditional zoning in all districts.
2. Land Use Plan Consistency – The 2014 adopted land use plan designates this property as Civic/Institutional based on the church being located there.
3. Staff Comments – The applicant(s) are proposing to build a 25,200 square foot addition at the back of the existing facility to serve primarily as a Family Life Center with a large multi-purpose room/gymnasium. The addition will also include classroom space programed both for Sundays and for their private school, include rooms specifically for science and art classes. Many of the church offices currently located at the front of the church, and across the street will also be moved into the new wing. The church is planning this addition to better utilize the function and programming of what they currently have, and it is not expected to create a substantial amount of new traffic. The architecture will match the existing building, and some additional parking is proposed in and around the new facility. The church does have a connection at the back of the property to Jim Cooke Road, and has used that connection for occasional events to help with traffic, and well as work with the Cornelius Police Department to assist with traffic control on Sundays. There is a substantial amount of space on site for internal circulation for the school. With the future widening of Highway 21 (Statesville Road), the existing driveway will most likely be converted to a right-in, right-out scenario.
4. Community Meeting – The community meeting was held on December 13, 2017 at Town Hall in room 204 where about 2 people were in attendance other than staff and the applicants. The minutes from the Community Meeting are attached.
5. Public Hearing #1 – The first public hearing was held by the Town Board of Commissioners on December 18, 2017. No specific comments were noted for changes or concern.
6. Planning Board on January 8, 2017 – No specific concerns noted. Unanimously recommended approval.

STAFF RECOMMENDATIONS:

Staff recommends approval of the requested rezoning 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 and all traffic information and recommended transportation plans or improvements recommended by the Town and/or NCDOT.



COLOSSIANS 3:23
BC 1250268

GRACE COVENANT CHURCH
FACILITY EXPANSION
CORNELIUS, NC

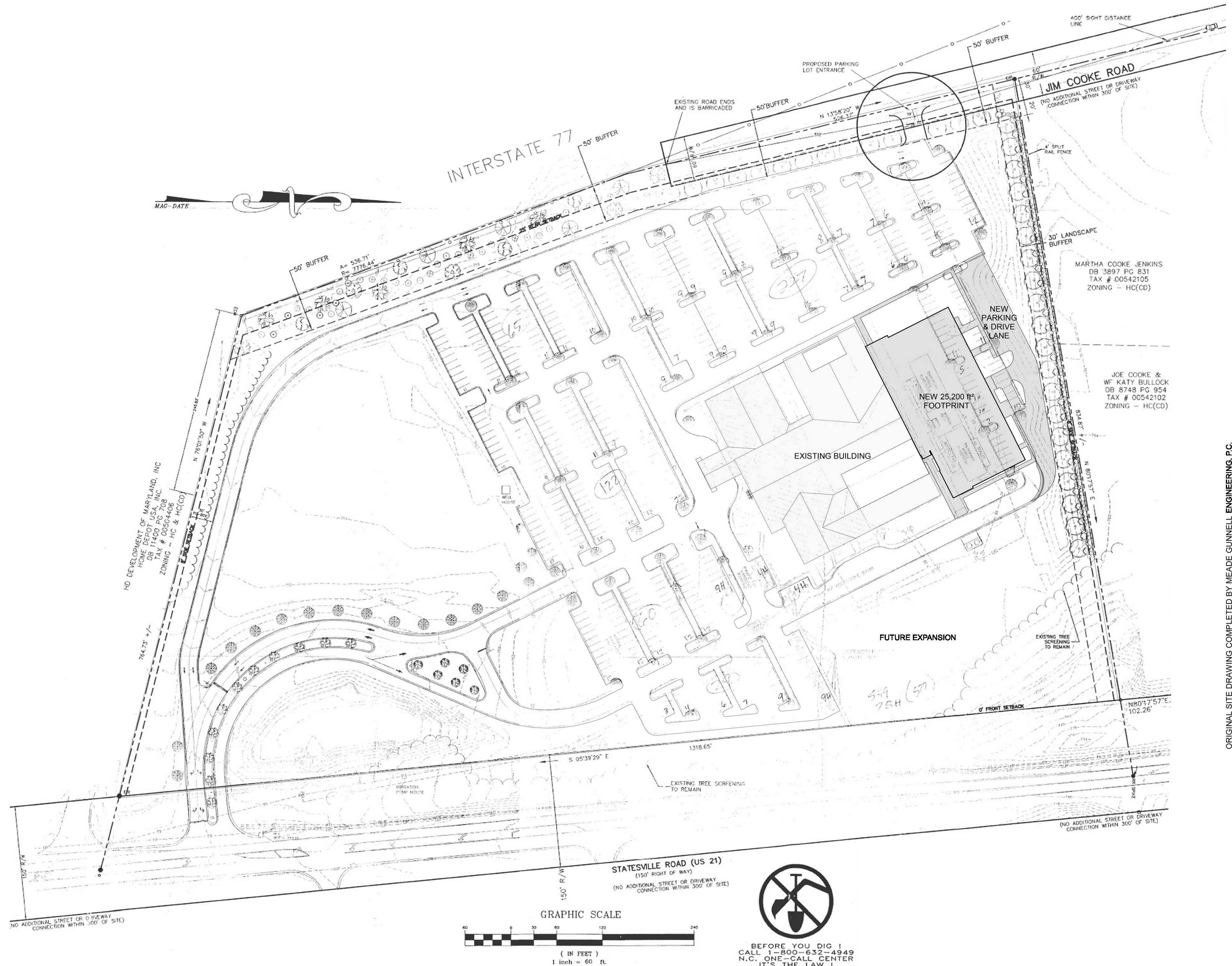
ISSUE DATE
07 NOVEMBER 2017

REVISION SCHEDULE

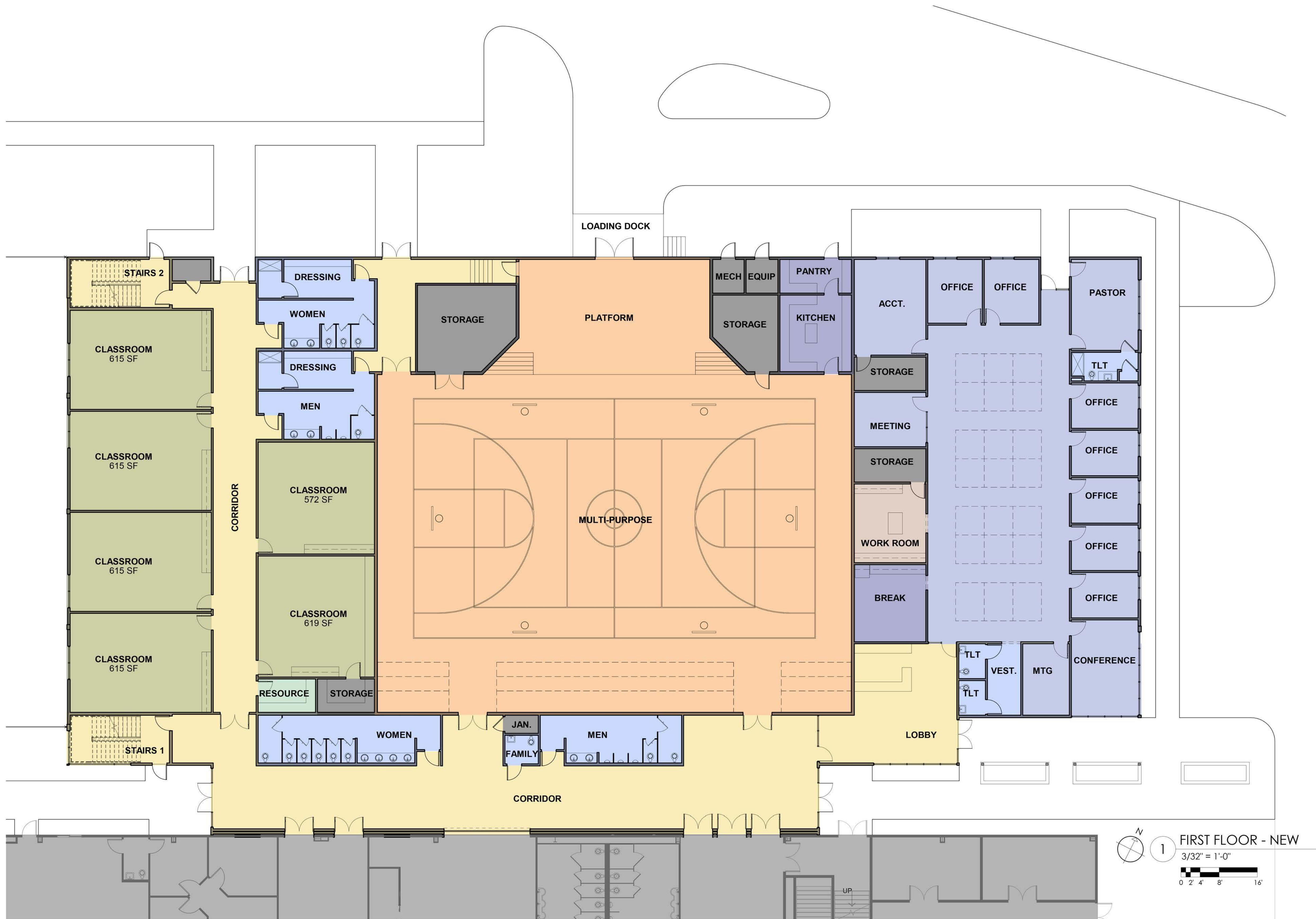
PROPOSED SITE PLAN

SHEET NO.

A1.0



1/12/2017 8:01:25 AM C:\Users\jlopez\Documents\Bent Docs\Grace Covenant\jlopez\churdesign.com.rvt



GRACE COVENANT CHURCH
FACILITY EXPANSION
CORNELIUS, NC

ISSUE DATE
30 NOVEMBER 2017

REVISION SCHEDULE

FIRST FLOOR
NEW

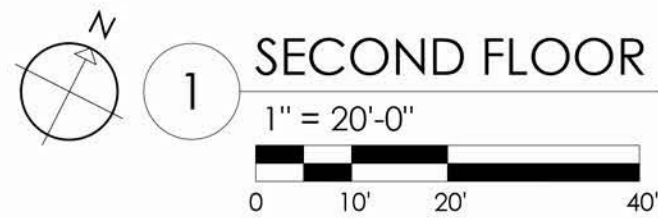
SHEET NO.

A1.3

REVISION SCHEDULE

SHEET NO. _____

A1.2





EAST ENTRY



WEST ENTRY



2 WEST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"



COSCO & ASSOCIATES, INC.
215 EAST JAMES LEE BLVD.
CRESTVIEW, FLORIDA 32539
850.682.6226
COLOSSIANS 3:23
CBC 1250268

GRACE COVENANT CHURCH
FACILITY EXPANSION
CORNELIUS, NC

ISSUE DATE
30 NOVEMBER 2017

REVISION SCHEDULE

ELEVATIONS

SHEET NO.
A2.0

1/29/2017 5:12:54 PM C:\Users\abrown\Documents\Local Files\2018\Grace Covenant Church\helpdesk.com\vt

GRACE COVENANT COMMUNITY MEETING

SIGN UP SHEET

Date 12/13/17

Name	Address
Dolores O'Reilly	10125 Westmoreland Rd -3-D
Judy Downhill	

Grace Covenant Church Building Addition
Community Meeting Minutes

Meeting Date:

Wednesday, December 13, 2017; 6:00 p.m.; Room 204, Cornelius Town Hall.

Grace Covenant Representatives:

1. Susan Irvin of Irvin Law PLLC.
2. Glen Hardyman
3. Michael Carter

Community Attendees:

Notices to property owners were sent out by the Town; 2 people attended. See attached sign-in sheet. The proposed site plan and elevations were presented in an informal forum for discussion. Community comments/questions included the following:

Questions/Comments:

- Will the expansion impact the entrance and exit point? When does the church plan to start the expansion?

Answers:

- Art room/science room/other specialized classrooms -The church currently has a pre-school and elementary school and will be adding grades 6 (2018) and 7 (2019) in the current building. The current building will accommodate grades 6 and 7, but the expansion will provide additional specialized rooms – such as an art room and a science room – to provide better programming for those students. The gym will also provide a better opportunity for physical education for the student.
- Better gathering space, breakout space, conference rooms - The expansion will also provide the church programming with better breakout rooms and gathering spaces. The current multi-purpose room is insufficient for larger church gatherings and the gymnasium will provide a better space for these purposes.
- School security – the expansion will provide improved security measures for the school.
- Addition of Grade 8 – Current enrollment is 177 students and 115 families. It is hoped that some of the elementary school students will move up to grades 6 and 7 and eventually, a grade 8 will be added to accommodate those students if that does happen. Classes hold 20 students. In 2017, a 6th grade was offered, but there were not enough students interested at the time to add the 6th grade, so the church hopes to add a 6th grade in the fall of 2018.
- Removal of church seating/satellite campuses – because the church has expanded into 2 satellite campuses, many of the congregation are able to attend worship closer to their homes and so some of the current seating will be removed from the existing sanctuary to accommodate IT space and other needs. (75 seats will be removed from the balcony and two pews on the main floor).
- Offices – the church will be using the expansion to house the church offices together, moving offices that are currently across the street in the professional center and converting the office space in the front of the existing church building into a coffee room.
- Overall objective - Provide more usable space for current programs. Existing building is inadequate in terms of space to meet current needs. The proposed expansion has always been in the church's future plans but the recent recession delayed the implementation.

Zoning Schedule:

Susan stated that there will be an initial public hearing for public input on December 18, 2017 at 7pm. Applicant will then submit any revisions necessary. The current scheduled date of the Planning Board meeting is January 8, 2018 with Town Board vote on February 5, 2018.

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS ZONING MAP

REZ 12-17 GRACE COVENANT CHURCH FAMILY LIFE CENTER

WHEREAS, the Town of Cornelius has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners contiguous to the subject parcels have been notified by first class mail of the public hearing on the question of the reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Board of Commissioners of the Town of Cornelius; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF CORNELIUS THAT:

Tax Parcel Number 00542101 consisting of approximately 19.75 acres located at 17301 Statesville Road, be reclassified as *Conditional Zoning (CZ) District* as shown on *Exhibit A* and as further subject to the conditions shown on *Exhibit B* attached hereto and incorporated herein by reference.

Adopted this the 5th day of February, 2018.

Woody Washam, Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

Exhibit A



 <p>GOSCH & HODGES, INC. CIVIL ENGINEERS 1000 W. HARRIS STREET, SUITE 200 CORNELIUS, NC 28031 PHONE: 704.845.1234 FAX: 704.845.1235 WWW.GOSCH-INC.COM</p>	
<p>PROJECT: GRACE COVENANT CHURCH FACILITY EXPANSION CORNELIUS, NC</p>	
<p>DATE: 10/20/2017</p>	
<p>REVISION SCHEDULE</p>	
<p>PROPOSED SITE PLAN</p>	
<p>A1.0</p>	

Exhibit B

Conditions of REZ 12-17

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.

**RESOLUTION OF THE TOWN OF CORNELIUS BOARD OF
COMMISSIONERS PERTAINING TO THE REASONABLENESS AND
CONSISTENCY OF PROPOSED ZONING MAP AMENDMENTS**

REZ 12-17 GRACE COVENANT CHURCH FAMILY LIFE CENTER

WHEREAS, International Church of the Foursquare Gospel by Grace Covenant Church, property owners at 17301 Statesville Road (PID #:00542101) initiated the process to rezone the property, which consists of 19.75 acres to *Conditional Zoning District* as shown in *Exhibit A*, and to develop the property for the expansion of the church building for a family life center; and

WHEREAS, in accordance with the provisions of North Carolina General Statutes 160A-382 and 383, the Town Board has considered the reasonableness and consistency of rezoning the above described property and adopts the following statement.

NOW, THEREFORE, BE IT RESOLVED, by the Town of Cornelius Board of Commissioners that the rezoning _____ IS _____ IS NOT consistent with the Town's adopted comprehensive land use plan as proposed and _____ IS _____ IS NOT reasonable and in the public interest.

Adopted this 5th day of February, 2018.

Woody Washam, Jr., Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit A



 <p>GCS&A ASSOCIATES, INC. 10000 WILSON ROAD, SUITE 200 WILSON, NC 27604 PHONE: 919.261.1000 FAX: 919.261.1001 WWW.GCSA-NC.COM</p>	
<p>ORIGINAL SITE PLANING COMPLETED BY GRACE COVENANT ENGINEERING, P.C.</p>	
<p>GRACE COVENANT CHURCH FACILITY EXPANSION CORNELIUS, NC</p>	
<p>REVISION 30 NOVEMBER 2017</p>	<p>REVISION SCHEDULE</p>
<p>PROPOSED SITE PLAN</p>	
<p>A1.0</p>	

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director


Action Requested:

The Town received a NCDOT supplemental grant in the amount of \$1,011,537 to fund construction costs associated with the Caldwell Station Creek Greenway. This Capital Project Ordinance Amendment simply recognizes this revenue into the Capital Project Fund. With the recognition of this grant revenue, there is no impact to fund balance.

Manager's Recommendation:

Approve Capital Project Ordinance Amendment.

ATTACHMENTS:

Name:	Description:	Type:
 Caldwell_Greenway_CPO_Amendment_1.pdf	Capital Project Ordinance	Cover Memo

**A CAPITAL PROJECT ORDINANCE TO AMEND THE FUNDING OF THE
CALDWELL STATION CREEK GREENWAY**

WHEREAS, it has been determined by the Board of Commissioners that in order to meet the demands of our growing community, it is necessary to provide safe and varied facilities while remaining vigilant in their duty to control costs with such a facility; and

WHEREAS, the Caldwell Station Creek Greenway has been identified to provide recreational and alternative transportation facilities; and

WHEREAS, the Town has received a general multi-million dollar grant from the North Carolina Department of Transportation to develop the greenway; and

WHEREAS, this Greenway will provide key connections to existing neighborhoods, commercial centers, schools, and park facilities; and

WHEREAS, in accordance with North Carolina General Statute §159-13.2, the Town is authorized to establish a balanced project ordinance for projects involving the construction/acquisition of a capital asset.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Cornelius that a Project Ordinance is hereby established for the Caldwell Station Creek Greenway with the following schedule of appropriations and expenditures:

REVENUES

	<u>ORIGINAL</u>	<u>AMENDED</u>	<u>CHANGE</u>
Transfer from General Fund	\$735,000	\$ 735,000	-0-
NC DOT grant revenue	\$2,150,000	\$3,161,537	\$1,011,537
<i>Total</i>	<u>\$2,885,000</u>	<u>\$3,896,537</u>	<u>\$1,011,537</u>

EXPENDITURES

	<u>ORIGINAL</u>	<u>AMENDED</u>	<u>CHANGE</u>
Park design/construction	\$2,885,000	\$3,896,537	\$1,011,537
<i>Total</i>	<u>\$2,885,000</u>	<u>\$3,896,537</u>	<u>\$1,011,537</u>

BE IT FURTHER ORDAINED that the Town Manager is authorized to transfer amounts among the aforementioned line items at his discretion as he deems necessary necessitating further action by the Board only to change the total amount of the budget. The Town Manager or his designee is hereby authorized to expend funds in accordance with this Project Ordinance necessary to complete the project.

Adopted this 5th day of February, 2018.

Woody T. Washam Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Julie Niswonger, Finance Director

Action Requested:

On this agenda, we have several items that need to be recognized:

1. The Board recently approved allocating \$400,000 to the NC Department of the State Treasurer to begin funding the Town's OPEB and LEOSA liabilities. The Town has been notified by the State that these accounts are now open and able to receive the previously approved \$400,000. The funds will be invested in a Short Term Investment Fund with the State until the Town's Investment Committee makes the decision to invest in either the Bond Index and/or Equity Index Funds. Once the Investment Committee makes a recommendation, the Town Board will formally approve.
2. The Town purchased 458 Christmas Trees in November for a total of \$13,065. All the trees sold in record time this year generating \$25,220. The gross revenue of \$12,155 is allocated to offset the cost of the VFD radios purchased earlier this FY.
3. Finally, several community citizens donated \$5,513 to fund the purchase of PD Vests and Carriers.

Manager's Recommendation:

Approve an Ordinance to amend the FY18 Operating Budget.

ATTACHMENTS:

Name:	Description:	Type:
 Amend_#4_FY18.pdf	FY18 Operating Budget Amendment	Cover Memo

TOWN OF CORNELIUS
AN ORDINANCE AMENDING
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:

SCHEDULE A: GENERAL FUND

	Original Budget	Previous Amendment 11/20/2017	This Amendment 2/5/2018	Change
General Fund Revenues				
Ad Valorem Taxes	\$ 13,861,065	13,861,065	13,861,065	-
Local Option Sales Tax	3,255,013	3,255,013	3,255,013	-
Utility Franchise Tax	1,887,936	1,887,936	1,887,936	-
Powell Bill Allocation	761,210	761,210	761,210	-
Other Taxes and Licenses	582,390	582,390	582,390	-
Unrestricted Intergovernmental	1,118,506	1,118,506	1,118,506	-
Restricted Intergovernmental	605,500	725,830	725,830	-
Permits and Fees	733,700	801,400	801,400	-
Sales and Services	190,000	190,000	190,000	-
Investment earnings	62,162	62,162	62,162	-
Donations	20,000	32,800	63,533	30,733
Micellaneous	18,300	19,198	19,198	-
Debt Issued	930,000	930,000	930,000	-
Appropriated Fund Balance	(126,368)	760,732	1,160,732	400,000
Total General Fund Revenues	\$23,899,414	\$24,988,242	\$25,418,975	\$430,733
General Fund Expenditures				
Governing Board	\$ 77,391	77,391	77,391	-
General Government	1,502,976	1,502,976	1,502,976	-
General Services	373,662	373,662	373,662	-
Police	6,037,115	6,355,645	6,361,158	5,513
Communications	594,994	594,994	594,994	-
Fire Operations	2,201,639	2,516,239	2,541,459	25,220
Animal Control	177,630	177,630	177,630	-
Public Works	2,261,161	2,261,161	2,261,161	-
Powell Bill	519,000	519,000	519,000	-
Solid Waste/Recycling	2,011,782	2,011,782	2,011,782	-
Stormwater	250,000	250,000	250,000	-
Planning / Land Development	659,595	727,295	727,295	-
Tourism	481,650	481,650	481,650	-
Art Center	526,326	692,326	692,326	-
Parks, Arts, Recreation, and Culture	3,185,601	3,407,599	3,407,599	-
Transfer to Capital Project Funds/ 911 Fund	776,475	776,475	1,176,475	400,000
Debt Service	2,262,417	2,262,417	2,262,417	-
Total General Fund Expenditures	\$23,899,414	\$24,988,242	\$25,418,975	\$430,733

SCHEDULE B: ELECTRIC FUND

Electric Fund Revenues

	Original Budget	Previous Amendment 11/20/2017	This Amendment 2/5/2018	Change
Sales and Services	\$ 6,627,801	6,627,801	6,627,801	-
Fund Balance	449,656	449,656	449,656	-
Miscellaneous	10,000	10,782	10,782	-
Total Electric Fund Revenues	\$ 7,087,457	\$ 7,088,239	\$ 7,088,239	\$ -

Electric Fund Expenditures

Electric Department	\$7,087,457	\$7,088,239	\$7,088,239	-
Total Electric Fund Expenditures	\$ 7,087,457	\$ 7,088,239	\$ 7,088,239	\$ -

SCHEDULE C: 911 FUND

911 Fund Revenues:

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

911 Fund Expenditures:

911 Department	\$198,058	198,058	198,058	-
Total 911 Fund Expenditures	\$ 198,058	\$ 198,058	\$ 198,058	\$ -

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 February, 2018.

Woody T. Washam Jr., Mayor

SEAL

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Karen Wolter, Town Attorney

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Wayne Herron, AICP

Director of Planning

Action Requested:


The Town Board approved Rezoning 11-17 for the Vanderbilt Children's College on January 2nd of this year. During the public hearing and the final deliberation, edits were made to conditions #5 and conditions #9 and #10 were added to the ordinance.

The Town Attorney, staff and applicant have worked together to finalize the wording on the amended and added conditions. Staff is requesting Town Board provide final approval of the Rezoning Ordinance to reflect concurrence with the final wording of the conditions as shown.

Manager's Recommendation:

Final approval of Ordinance **#2018-00674A** to amend the zoning map with conditions for REZ 11-17.

ATTACHMENTS:

Name:	Description:	Type:
 FINALDRAFTOrdinance_on_Rezoning_Property_REZ_11-17_(VCC).pdf	Ordinance	Backup Material

AN ORDINANCE TO AMEND THE TOWN OF CORNELIUS ZONING MAP

REZ 11-17 Vanderbilt Children's College

WHEREAS, the Town of Cornelius has received an application requesting that the zoning classification of parcels of land subject to the zoning regulations of the Town be reclassified; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through posting of the property; and

WHEREAS, notice of public hearing on the question of the reclassification of the subject parcels has been provided through advertisement in a newspaper of general circulation in the Town; and

WHEREAS, property owners contiguous to the subject parcels have been notified by first class mail of the public hearing on the question of the reclassification; and

WHEREAS, a public hearing on the question of the reclassification of the subject parcel has been held by the Board of Commissioners of the Town of Cornelius; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE TOWN OF CORNELIUS THAT:

Tax Parcel Number 00541102 consisting of approximately 4.7 acres located at 8715 Westmoreland Road, be reclassified as *Conditional Zoning (CZ) District* as shown on *Exhibit A* and as further subject to the conditions shown on *Exhibit B* attached hereto and incorporated herein by reference.

Adopted this the 2nd day of January, 2018.

Woody T. Washam, Jr., Mayor

ATTEST:

APPROVED AS TO FORM:

Lori A. Harrell, Town Clerk

Town Attorney

Exhibit A



Exhibit B

Conditions of REZ 11-17

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. 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%.
5. Applicant shall coordinate with the Town and NCDOT to determine the amount of additional right-of-way necessary for Westmoreland Road improvements and Applicant shall dedicate at no charge any such additional right-of-way needed. The driveway entrance per NCDOT requirements for this property will be a right-in, right-out only, and the site plan shall reflect NCDOT's requirements. In addition, the applicant shall coordinate with the Town and/or NCDOT for the amount and exact location of any necessary right-of-way associated with an extension of Northcross Drive Extension or any other street/road that is developed to connect to the proposed Northcross Drive Extension that may be necessary on the western most portion of the property. The land to be reserved for the Northcross Drive Extension is as depicted on the updated site plan. If an extension of Northcross Drive across the reserved area is designed, permitted and funded; then the Applicant shall dedicate, at no charge, any such additional right-of-way needed.
6. At such time in the future that the adjoining property to the west develops or there is other legal opportunity to connect to a public right-of-way on the adjoining property to the west, staff and the Vanderbilt property owner shall evaluate the appropriateness of a driveway connection and if deemed appropriate and/or necessary for public health and safety, the applicant will be required to construct a driveway connection.
7. If at any time, parking is occurring in unapproved areas, such as the grass or maneuvering and circulation areas, the project is in violation and is required to provide additional parking.
8. If stacking/queuing of vehicles onto Westmoreland Road from the Vanderbilt Children's College occurs and comprises public safety, additional provisions shall be provided to mitigate stacking onto Westmoreland Road. Mitigation can include: additional parking on-site, additional drive lanes into dropoff area and at the entrance, or a right turn lane of sufficient length to accommodate any stacking/queuing on Westmoreland Road.
9. Applicant shall receive Architectural Review Board approval prior to construction document approval.

10. The applicant shall modify the 30' Type A-2 buffer location currently along the northern property line to provide a buffer from the future Northcross Drive Extension as indicated on the revised site plan. The revised landscape plan shall be approved by staff during the construction document approval process.

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk



Action Requested:

Approve the Regular Meeting minutes for January 2nd and 16th.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 01-02-18_Regular_Meeting_draft.docx	1/2/18 Regular Meeting	Backup Material
 01-16-18_Regular_Meeting_draft.docx	1/16/18 Regular Meeting	Backup Material



BOARD OF COMMISSIONERS

January 2, 2018
Agenda

PRE-MEETING – 5:45PM

❖ Transportation Advisory Board (TAB) Discussion

Mayor Washam shared his thoughts on what the TAB should be and how the TAB was initially designed and then not supported by the Town Board. Manager Roberts stated that he would like to see the TAB work on projects with significant traffic impacts.

Asst. Manager Grant gave an overview of the proposed duties and responsibilities (*Exhibit Book 30*) of the TAB and suggested that the town's Comprehensive Transportation Plan adopted in 2005 be reviewed and updated so it can be used as a tool for the TAB.

Commissioner Gilroy asked what the population split was between east/west sides of town. Manager Roberts stated he was not sure but would email the Board next week with the stats.

Commissioner Naas stated that he believed the TAB would be a more effective group if it were not only geographically appointed but were passionate members about transportation needs.

Asst. Manager Grant then displayed Commissioner Naas' version (*Exhibit Book 30*) of the duties and responsibilities for discussion. Mayor Washam stated that he believed the original makeup of the TAB should be by Town Board appointment and term appointments should go through the application process like other existing boards and committees. Planning Director Wayne Herron cautioned on how the TAB is inserted into the application process and how it impacts the *Code* updates. He did agree that seeking guidance from the Town Board or Planning Board on transportation issues would be something to consider and not impact the *Code* updates.

The Board then discussed the membership size (6 citizens/1-2 elected officials), meetings, and process in order to create the TAB bylaws for future approval.

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:04PM.

2. DETERMINATION OF QUORUM

All commissioners were present for the meeting.

3. APPROVAL OF AGENDA

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

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Planning Board chairman Keith Eichert led the pledge after a moment of silence was observed.

5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Bilodeau reported on the following:

- PARC – Homegrown Exhibit submissions due January 8th-18th; Beyond Walls Exhibition will close on January 31st at Robbins Park; Beyond Walls 2018 call for artists through February

Commissioner Ross reported on the following:

- Chamber – Annual banquet will be held on Jan. 12th at the Peninsula Club

Commissioner Miltich reported on the following:

- CRTPO – attended a committee meeting on Dec. 19th to discuss conducting a transportation study of the entire I-77 corridor

Commissioner Naas reported on the following:

- I-77 Citizens Advisory Committee – the first meeting will be held on either Jan. 16th or 24th

Manager Roberts reported on the following:

- Essentials of Municipal Government – the majority of the Board will be attending the training session in Hickory on Jan. 7th & 8th
- Town Board planning session is scheduled for Jan. 20th at the Peninsula Club

Chief Hoyle gave an update on Warrior Jace and stated that No Shave November/December officially ended this afternoon and \$10,000 was raised for the Thompson family

Asst. Manager Grant reported on the following:

- NCDOT public meeting on the Exit 25 redesign/rebuild will be held on Jan. 25th at Christ Community Church (4PM-7PM)
- NCDOT public meeting on the Hwy. 73 widening project will be held on Feb. 6th at Christ Church in Denver (4PM-7PM)

Mayor Washam reported on the following:

- Boesmillier Update – Jessica's prognosis is good and the twins have not been affected
- Meeting Mayor Anarella tomorrow, Mayor Knox has the flu and cannot attend
- Working with staff on creating a littering campaign
- EDC – 6 active projects in Cornelius; executive meeting will discuss regional workforce housing

6. CITIZEN CONCERNS/COMMENTS

There were no citizen comments.

7. PUBLIC HEARING AND CONSIDERATION OF APPROVAL

A. REZ 11-17 Vanderbilt Children's College

Mayor Washam called for a motion to open a public hearing on rezoning case REZ 11-17 Vanderbilt Children's College. *The public notice is attached hereto.*

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

Planning Director, Wayne Herron gave the staff presentation on the 2nd public hearing. He gave an overview of the applicant's proposal, the zoning map showing the NR district, the site layout and impact on the surrounding area. The project still proposes the right-in/right-

out entrance as required by NCDOT; however, the plan now shows double stacking in the drop-off area to address the parking concerns expressed during public hearing #1. He explained that the ARB has not offered a recommendation to date but will be meeting on January 4th. Staff recommends continuing the public hearing until Feb. 5th in order for the ARB to make their recommendation and allow staff to work with the applicant on the remaining issues on parking and site access.

Commissioner Miltich questioned future connectivity opportunities through stub streets if the Alexander Farm property ever develops. Mr. Herron explained the different options that would provide connectivity when the Alexander Farm property develops.

Commissioner Naas asked if it was possible to get an easement to connect the project to Parma Drive. Mr. Herron stated that it's not likely as Parma Drive is a private street and there are topographic issues with connecting.

Asst. Manager Grant asked if the applicant has agreed to condition #5 regarding dedicating the recommended right-of-way for the future Northcross Drive extension. Mr. Herron stated that they have agreed to all the conditions listed thus far.

Mayor Washam invited the applicant to speak.

Mr. Jeff Mangas, with EHM&T representing the applicant, thanked staff for working with them throughout the approval process and highlighted the recent changes made to the plan and distributed a transportation memorandum (*Exhibit Book 30*) regarding the right-in/right-out entrance. Vanderbilt will provide a safe means for parents to drive within the site.

ARB chairman Joe Harris stated that the ARB concerns are with the windows not being proportionate to the size of the building, the roof line and that all of the drawings to match the plan.

Mayor Washam invited the public to speak and the following residents expressed their concerns with the increase in traffic along the Westmoreland Road corridor, the cut-through traffic through the Westmoreland neighborhood and the right-in/right-out entrance to the school:

- Patrice Winovich – 18733 Daymark Drive
- Diane Coleman – 8403 Westmoreland Lake Drive
- Jim Mulvihill – 17527 Harborwalk Drive, a Westmoreland HOA board member
- Rose Sorendo – 9608 Rosalyn Glen Road
- Penny Morgan – 9616 Rosalyn Glen Road
- James Clark – 9045 McDowell Creek Court
- Joe Wilson Alexander – 116 Peaceful Valley, Mooresville

Former mayor Gary Knox stated that he hopes the Board members listen to good reason and take a good hard look at the multitude of subdivisions with stub streets that were always intended to connect to future development.

Wayne Sloop expressed his thoughts regarding the opposition to the project due to traffic impacts and stated that the congestion along the West Catawba/Westmoreland Road/Hwy. 21 corridors exists regardless of where people choose to take their kids to daycare. They are dropping them somewhere during the peak hours.

Bonnie Boyle – 10305 Conistan, expressed her excitement about having the nearby school that will be most likely used by Cornelius, Huntersville and Davidson residents. She agreed with the traffic concerns expressed earlier.

Commissioner Gilroy questioned if the right-in/right-out entrance was going to create significant traffic through the Westmoreland subdivision. Mr. Herron stated that there will be an increase of traffic through Westmoreland but he did not see it as significant. Commissioner Gilroy stated that he liked the project and believes the use will be good for local customers.

Commissioner Bilodeau stated that he was okay with the ARB recommendations coming after the Board's approval as the applicant has stated they will work through the remaining concerns expressed by the ARB but he was struggling with the transportation issues and whether or not a better alternative exists for the entranceway.

The applicant, Dave Fontz agreed that there are transportation issues; however, it will take years to fix. He asked the Board to consider a conditional approval so that they can continue to work with staff and the ARB and not hold up the development process.

Commissioner Miltich asked if the buffer of trees could be moved inward on the western tip of the property in an effort to connect to the adjoining property sometime in the future. Mr. Herron stated that would not be a problem.

Commissioner Gilroy stated that he did not believe an additional 2 weeks or 1 month will shed any more light on the traffic concerns discussed. He said he would support a conditional approval so the applicant can continue to move forward.

Commissioner Ross stated that he would support moving forward with a conditional approval.

Commissioner Naas summarized the concerns expressed earlier and believes the applicant has worked with staff in good faith on a nice project; however, he cannot get past the right-in/right-out only entrance and would support a two week continuance in an effort of solving the entrance issue.

Manager Roberts asked Mr. Knox if he knew how much the property was listed for by Kimberly Thaxton. Mr. Knox stated \$312K. Manager Roberts stated that someone would have to purchase the property for \$312K in order to connect where Commissioner Miltich suggested. The other connectivity from Parma would have to be discussed with the property owner and the topography would have to be looked at to see if connecting would be viable. Those two options will not be solved within the next two weeks to a month. Asst. Manager Grant explained the additional fees that would be added to cost if either were an option (i.e. construction cost, design fees, etc...).

Commissioner Bilodeau stated that he agreed with Commissioner Naas and would like to see the additional time to consider the connections discussed.

Commissioner Miltich made a motion to continue the public hearing until January 16th; however, there was no second.

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

Commissioner Gilroy made a motion to conditionally approve with staff conditions including the approval by the ARB and for staff and the applicant to explore transportation options on an accelerated time frame.

Mr. Herron stated that the added condition would be to achieve ARB approval prior to any construction document approval.

Commissioner Ross questioned if the removal of the trees along the buffer was going to be added. Commissioner Miltich stated that he would like it to be in case future connection was possible.

Attorney Bringewatt had Mr. Herron display the recommended staff conditions and suggested the motion be to approve as presented by staff with the following changes. Mr. Herron stated it would be the 8 conditions presented by staff and the 2 as noted. Manager Roberts stated the condition to move the trees should also include an easement to make the connection if possible. Mr. Mangas stated that for liability purposes it should not be an easement but land donation if a road were to extend through the adjoining property. Attorney Bringewatt stated that Condition #5 will add – Applicant will dedicate any right-of-way needed for Westmoreland Road and dedicate any right-of-way for a future Northcross Extension connection.

Mr. Herron stated that staff will work with the Town attorney to revise the conditions and then have the applicant review and agree to the revised conditions. Commissioner Gilroy stated that this approval is contingent on mutual agreement with the exact language.

Commissioner Gilroy made a motion to approve Ordinance #2018-00674 to amend the zoning map subject to the mutual agreement of the revised conditions. Commissioner Ross seconded the motion and it passed, 3-2. Commissioners Naas and Bilodeau were opposed.

Ordinance #2018-00674 is hereby made part of the minutes by reference.

Commissioner Ross made a motion to approve Resolution #2018-00880 declaring REZ 11-17 is consistent with the Town's Land Use Plan and is reasonable in the interest of the public. Commissioner Miltich seconded the motion and it passed 3-2. Commissioners Naas and Bilodeau were opposed.

Resolution #2018-00880 is hereby made part of the minutes by reference.

8. PRESENTATIONS

A. Final Land Development Code Update Recommendations

Planning Director, Mr. Herron gave a presentation on the final updates of the Land Development Code and how it ties into the Comprehensive Master Plan recommendations. He explained that the LDCAB has been reviewing and revising the Code since 2014 in an effort to streamline and simplify the intent and process, protect the quality of life and enhance future development. Mr. Herron outlined the text amendments that have already been approved and those that remain in “draft” form. He anticipates that the remaining amendments will be heard and considered for adoption at the Board’s February 19th meeting.

9. CONSENT AGENDA

A. Approve Minutes – Regular Meeting

(Approved 5-0)

B. Approve Minutes – Closed Session

(Approved 5-0)

Commissioner Ross made a motion to approve the Consent Agenda as presented.

Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

10. COMMISSIONER CONCERNS

No concerns were expressed.

11. ADJOURNMENT

There being no further business to discuss, Commissioner Miltich made a motion to adjourn at 9:31PM. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Approved this 5th day of February, 2018.

ATTEST:

Woody Washam, Jr., Mayor

Lori A. Harrell, Town Clerk



BOARD OF COMMISSIONERS

January 16, 2018
MINUTES

PRE-MEETING – 5:45PM

❖ Update on FY2018 Operating and Capital Goals

Manager Roberts gave an update on the FY2018 operating and capital goals.

❖ Closed Session

Mayor Washam called for a motion to go into Closed Session to discuss a potential real estate acquisition matters and an economic development project.

Commissioner Gilroy made a motion to go into Closed Session at 6:22PM. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Upon return to the Pre-meeting, Mayor Washam dismissed everyone at 6:55PM to go downstairs for the 7:00PM Regular Meeting.

REGULAR MEETING – 7:00PM

1. CALL TO ORDER

Mayor Washam called the meeting to order at 7:06PM.

2. DETERMINATION OF QUORUM

All commissioners were present for the meeting.

3. APPROVAL OF AGENDA

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

4. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

Joy Dean led the pledge after a moment of silence was observed.

5. MAYOR/COMMISSIONERS/MANAGER REPORTS

Commissioner Bilodeau reported on the following:

- Attended the North Meck Alliance meeting on Jan. 8th
- Attended the Essentials of Municipal Government seminar in Hickory on Jan. 11th & 12th
- Completed training/orientation with Visit Lake Norman
- Attending a training/orientation session with ASC on Jan. 17th
- PARC – Homegrown Exhibit entries are due by Jan. 18th and the opening reception will be held on Feb. 2nd

Commissioner Ross reported on the following:

- Chamber – Business Mixer will be held on Jan. 18th at James Funeral Home (5:30PM)

Commissioner Gilroy reported on the following:

- LDCAB meeting will be held on Jan. 22nd

Commissioner Miltich reported on the following:

- Attended the NMA meeting held on Jan. 8th
- Attended the Essentials of Municipal Government seminar in Hickory on Jan. 11th & 12th
- CRTPO orientation will be held on Jan. 17th

Commissioner Naas reported on the following:

- Attended the Essentials of Municipal Government seminar in Hickory on Jan. 11th & 12th
- Attending the CRTPO orientation on Jan. 17th
- I-77 Citizens Advisory Committee meeting will be held next week

Asst. Manager Grant reported on the following:

- NCDOT public meeting scheduled for Jan. 25th has been rescheduled to a joint meeting for the Exit 25 redesign/rebuild and Hwy. 73 widening project on Feb. 5th at Meadowlake Church (4PM-7PM)

Mayor Washam reported on the following:

- The County Board of Elections will be holding a learning session on becoming a volunteer at the polls during elections on Jan. 19th at Town Hall
- Attended the Winter Ball Special Needs event
- Attended the annual Chamber Banquet
- Attended a ribbon cutting for Charlotte Payroll at Kenton Place
- EDC – 6 active projects in Cornelius; attending the Commerce Station round table meeting; EDC website now lists area job openings
- Coffee Chats will begin on Feb. 5th at 8:30AM hosted at Harvey's
- Night time Coffee Chats will be hosted quarterly – date TBD

6. CITIZEN CONCERNS/COMMENTS

No comments were made.

7. PUBLIC HEARING AND CONSIDERATION OF APPROVAL

A. REZ 09-17 Queen Street Subdivision

Mayor Washam called for a motion to open the public hearing on rezoning case REZ 09-17 Queen Street Subdivision. The public notice is attached hereto.

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

Planning Director, Wayne Herron gave the staff presentation (*Exhibit Book 30*) on the 2nd public hearing. He outlined the property location, size and current zoning. The applicant is proposing a 5-lot subdivision that includes the extension of Queen Street through to McCall Street and he continues to work with the neighbors in negotiating buffers. Charlotte Water has confirmed that there is adequate capacity for the five proposed homes and the connection will be made from the existing right-of-way at McCall Street. Storm water will be reviewed and controlled by the County through the construction process to ensure that the neighbors are not being impacted any more than they are currently. Staff and the Planning Board recommend approval with 7 conditions.

Commissioner Naas asked if the new extension could become a major cut through. Mr. Herron stated that the extension will mostly serve local traffic. Commissioner Naas questioned if the existing oak trees will absolutely be removed. Mr. Herron stated that regardless if one home or five homes are built, Charlotte Water has said that the water and

sewer lines would have to be in the same location, therefore, the trees will need to be removed.

The applicant, Mr. John Ogburn stated that Mr. Herron's presentation pretty much covered everything; however, he, Mr. Badger and Mr. Woodhouse have agreed on no buffers, therefore, Lot 1 house will remain in the same location.

Mayor Washam invited the public to comment.

Jim Burns – 21225 McCall Street, explained that his home is the new home adjacent to the right-of-way and he believes that the trees identified to be removed are actually located on his property, nor has he been asked about a buffer by Mr. Ogburn. He does support the project but he believes the street could be relocated in order to save the trees.

Darlene Newman – 21217 McCall Street, stated that she sold the Neighborhood Residential lot to Mr. Ogburn and expressed her desire for him to build 1 home on the lot and not 2. She also sold Mr. Burns his lot where the trees are located.

Mr. Ogburn explained that as part of his deal with Mrs. Newman he would install a six foot vinyl privacy fence along the rear of her property. After the sale of the property, Mrs. Newman subdivided her lot and sold to Mr. Burns, so the privacy fence will now be at the rear of Mr. Burns's property as well and did not warrant further discussion. Mr. Ogburn outlined the sizes of each lot after the buffer negotiations were complete (Lot 1=.34 acres, Lot 2=.298 acres, Lot 3=.274 acres, Lot 4=.289 acres and Lot 5=.286 acres).

Commissioner Gilroy asked Mr. Herron to address the three issues expressed. Mr. Herron stated that the lot sizes are certainly acceptable. Staff was under the same impression as Mr. Ogburn regarding Mrs. Newman's sale of property to Mr. Burns and the privacy fencing that addressed buffering. Mr. Herron stated that staff would be more than happy to get an arborist to study the possibility of saving the trees identified.

There being no other comments, Mayor Washam called for a motion to close the public hearing.

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

Commissioner Miltich made a motion to approve Ordinance #2018-00673 with staff conditions to amend the zoning map to incorporate REZ 09-17. Commissioner Gilroy seconded the motion and it passed unanimously, 5-0.

Ordinance #2018-00673 is hereby made part of the minutes by reference.

Commissioner Miltich made a motion to approve Resolution #2018-00878 declaring REZ 09-17 is consistent with the Town's Land Use Plan and reasonable in the interest of the public.

Resolution #2018-00878 is hereby made part of the minutes by reference.

8. CONSIDERATION OF APPROVAL

A. Land Development Code Advisory Board Appointments

Manager Roberts explained that Bob Bruton, Joe Dean, Chaz Churchwell, Karen Tovar and Laura Pegram are interested in serving another 2yr. term on the LDCAB

Commissioner Ross made a motion to reappoint Bob Bruton, Joe Dean, Chaz Churchwell, Karen Tovar and Laura Pegram for another 2yr. term on the LDCAB. Commissioner Miltich seconded the motion and it passed unanimously, 5-0.

B. Transportation Advisory Board Bylaws

Manager Roberts gave a brief overview of the proposed bylaws for the reinstated advisory board.

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

C. Rules of Procedure for the Town Board

Manager Roberts gave a brief overview of the updated Rules of Procedure as discussed during the January 2nd Board meeting.

Commissioner Miltich made a motion to approve the amended Rules of Procedure for the Town Board as presented. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

9. CONSENT AGENDA

A. Approve Minutes – Regular Meeting (Dec. 4th & 18th)

(Approved 5-0)

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

10. OLD BUSINESS

A. 2018 Summer Day Camp Expansion

PARC Director, Troy Fitzsimmons gave a presentation on the summer day camp expansion request. He gave an overview on the camps offerings, popularity with residents and that they are sold out within minutes of open registration. After last year's quick sellout, the PARC Commission and staff studied opportunities for expansion. It was concluded that there was an opportunity to increase the Bailey Road Recreation Center from 60 campers per week to 100 campers per week with a new full time employee.

Commissioner Naas stated that he was not following why a full time employee was needed for an eight week summer program. Mr. Fitzsimmons explained that the new employee would also be responsible for a variety other tasks. Manager Roberts asked if a part time employee would be sufficient. Commissioner Bilodeau stated that there's a screaming need to expand yet staff has not increased. Manager Roberts asked Mr. Fitzsimmons when he needed a decision. Mr. Fitzsimmons stated before March 1st when registration goes live.

Commissioner Gilroy questioned if the PARC offerings were in direct competition with the private sector offerings. Mr. Fitzsimmons explained that the PARC's programming offers a different experience than the private sector so there is no direct competition of programs.

Commissioner Miltich stated he was comfortable moving forward with the program expansion; however, more work needs to be done on the full time employee ask. Commissioner Naas stated that the request doesn't just incorporate summer camp programs.

The Board consensus was to continue the discussion at the February 5th Board meeting.

11. COMMISSIONER CONCERNS

No concerns were expressed.

12. CLOSED SESSION

A. Discuss potential real estate matters and economic development project

Mayor Washam reconvened the closed session from the pre-meeting at 8:39PM.

13. ADJOURNMENT

There being no further business to discuss, Commissioner Miltich made a motion to adjourn at 8:49PM. Commissioner Ross seconded the motion and it passed unanimously, 5-0.

Approved this 5th day of February, 2018.

ATTEST:

Woody Washam, Jr., Mayor

Lori A. Harrell, Town Clerk

REQUEST FOR BOARD ACTION

 [Print](#)

Date of Meeting: February 5, 2018

To: Mayor and Board of Commissioners

From: Lori Harrell, Town Clerk

Action Requested:

Approve the Closed Session minutes for December 4th.

Manager's Recommendation:

Approve minutes.

ATTACHMENTS:

Name:	Description:	Type:
 12-04-17_Closed_Session_draft.docx	12/4 Closed Session	Backup Material
