



December 2, 2016

Duane Strong
Adams & Assoc. Architecture
126 N. Main Street
Mooresville, NC 28115

Charlie Caputo
Spectrum Building Co.
142 S. Cardigan Way #F
Mooresville, NC 28117

Brian Dey
Dewberry Engineers, Inc.
6135 Lakeview Rd, Suite 150
Charlotte, NC 28269

MAYOR

CHUCK TRAVIS

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WOODY WASHAM

COMMISSIONERS

JIM DUKE
DAVID GILROY
MICHAEL F. MILTICH
THURMAN ROSS, JR

TOWN MANAGER

ANTHONY ROBERTS

RE: REZ 10-16 – DB Holdings CZ

Dear Duane, Brian and Charlie,

The Town of Cornelius has coordinated our first review of your project referenced above and located at 18837 Statesville Road. Please incorporate these comments into any future revisions.

1. Zoning and site details – As we have previously discussed, a recombination plat was recently recorded including this property as well as the adjoining 1-story gymnasium. The site plan submitted for this development does not clearly show the boundary of the requested rezoning, and includes some parking areas adjacent to the gymnasium that may or may not be part of this rezoning. The proposed conditional zoning boundary must be shown on all future revisions to the site plan.
2. Lower Parking Lot – The lower lot has been submitted for storage only, however the overall plan appears that it will also eventually be part of the automobile sales use, and therefore must be shown on the site plan as part of this rezoning. In addition, the lower lot must include details on lighting to conform to the Town's proposed lighting ordinance (attached), and landscaping in conformance with type 'C' landscaping requirements.
3. Screening, Landscaping and Buffering – Please clearly indicate and illustrate all required buffer yards on the site plan, or landscape plan. Even the landscaping that was initially approved as part of the storage lot should continue to be shown on the overall site plan, and should be expanded to show as much buffering of the parking/sales/storage area as possible. The width of the buffer along Statesville Road should be 50-feet in width where practical, and must include substantial evergreen



plantings to be 8-10 feet in width at time of planting. Being that this area may also be within the 100-year floodplain, a berm and/or wall may not be allowed so landscaping must be substantial, even and tall enough to screen the area from the right-of-way. In addition, type 'A' landscaping must also be provided along Highway 77, which may include existing vegetation, but it should be noted that supplemental landscaping shall be installed in areas where the existing vegetation is thin in order to provide an opaque screen.

4. Architectural Review – Both the site plan and elevations will be reviewed by the Architectural Review Board prior to Planning Board and must receive at least conceptual approval. Staff has several comments relating to the building location and elevations as follows:
 - The building should be at the front setback line, and parking should be in the back, or at least set back 10-feet from the front plane of the building. This is both an architectural requirement of Chapter 4, as well as a code requirement in other sections. The front of the building must have a presence on Statesville Road, and must include appropriate pedestrian connections to the front entrance. The front elevations must show appropriate pedestrian accommodations as well. The building either needs to be pushed forward or redesigned to show this on both the site plan and elevations.
 - The north or Statesville Road elevation must include 70% window and door coverage. If this elevation does not meet 70% coverage, please make sure to request an architectural variation as part of the CZ request. In addition, please review Chapter 4 for other potential architectural variations.
 - The northeast elevation, also visible from Statesville Road must also better address pedestrians, particularly from the lower parking area, and must be architecturally compatible as well. For example, painted concrete block is not an allowable material for any elevation visible from a public right-of-way, and can only be an accent material. Furthermore, this elevation needs to include more windows, doors and articulation as well to break up the façade. In addition, the elevations must match the site plan in that the site plan does not show an access drive due to the slope. There may likely be a sidewalk along this elevation, and stairs or ramps leading to the lower parking area.
 - Please also provide floor plans for the proposed building so that we can see how everything functions with the site and elevations. Will this building be sprinkled?
5. Pedestrian Accommodations, and Statesville Road Improvements – Although staff is not requiring a TIA for this development, staff is requesting a review by NCDOT on items that they might require along Statesville Road, which may include turn lanes, deceleration lanes, curb and gutter, and sidewalks. These items may be required to be built by the developer, or staff could



recommend a condition that payment-in-lieu be provided for some of these improvements. Overall, the site plan does not include any accommodations for pedestrians both along Statesville Road, and internal to the site. Please make appropriate revisions in this regard, including a public sidewalk to primary entrances.

6. Signage – Please mark on all elevations that signage is shown for illustrative purposes only, and will not be reviewed or approved as part of the rezoning request.

Also attached with this letter are redline comments on both the civil plan set and the architectural elevations. In order to stay on schedule for January Planning Board, please submit revisions to these comments **no later than by Monday, December 19, 2016**. In addition to a revised site plan, please provide an illustrative (color) version of the site plan with landscaping included for presentation purposes. Please call or email me if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Jason T. Pauling'.

Jason T. Pauling, AICP
Senior Planner
(704) 896-2460 x 113
jpauling@cornelius.org

Attached: Redline Comments, Proposed Lighting Ordinance

CC: Wayne Herron, AICP – Planning Director