



November 14, 2017

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

RE: REZ 10-17 – DB Holdings CZ Amendment

MAYOR

CHUCK TRAVIS

MAYOR PRO-TEM

WOODY WASHAM

COMMISSIONERS

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

TOWN MANAGER

ANTHONY ROBERTS

Dear Charlie,

The Town of Cornelius has coordinated our first review of your project referenced above and located at 18705 Statesville Road. Please incorporate these comments into any future revisions.

1. Statesville Road Right-of-way – The site plan references right-of-way for Highway 21 (Statesville Road), but please confirm that this right-of-way has been recorded and deeded to the state, or if not, please label as to be recorded. A recombination plat will be required for this project, so it is imperative to ensure NCDOT has the appropriate right-of-way. In addition, please coordinate with NCDOT to extend curb and gutter, sidewalk and other improvements within the right-of-way.
2. Parking Lot Details – In order to better conform to the Land Development Code, parking must be behind the front plane of the building to the greatest extent practical. The handicap spaces may be able to be in front of the building where the primary public entrance is located. Also, please mark the locations where customers’ park vs. where vehicles are being stored.
3. Screening, Landscaping and Buffering – Please clearly indicate and illustrate all required buffer yards on the site plan, or landscape plan. A 15-foot buffer is noted along the front of the site at the back of the right-of-way. Please make sure to use the Town’s most recent revisions to the type ‘B’ buffer to include the following:
 - Deciduous trees – 4 per 100 linear feet for canopy trees, 5 per 100 linear feet for mix of canopy and understory, and 6 per linear feet for all understory.
 - Evergreen trees – 2 trees per 100 linear feet.



- Shrubs – 20 shrubs per 100 linear feet

Please also extend the type 'B' buffer along the southern property line.

4. Building Access and Fire Safety – Please make sure that there is enough circulation room on the site for emergency vehicles to be able to circle the building without any conflicts.

Also attached with this letter are redline comments on the site plan. In order to stay on schedule for the January Planning Board, please submit revisions to these comments by **no later than December 20, 2017** in order to stay on schedule. 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

CC: Wayne Herron, AICP – Planning Director