



P.O. Box 399
CORNELIUS, NC
28031

P 704 892 6031
F 704 896 2462
E TOWNHALL@CORNELIUS.ORG
HTTP://WWW.CORNELIUS.ORG

SITE 26-08
Community Sailing and Rowing Center
Conditional Use Permit

September 15, 2008

MAYOR

JEFFERY P. TARTE

MAYOR PRO-TEM

SUSAN A. MEDLIN

COMMISSIONERS

JAMES BENSMAN

DAVID GILROY

EDDIE MCNEELY

THURMAN ROSS

TOWN MANAGER

ANTHONY ROBERTS

Owner: Mecklenburg County
600 East 4th St.
Charlotte, NC 28205-2835

Owner: Parcel 001-82-120
City of Charlotte
600 East 4th St.
Charlotte, NC 28205-2835

Developer: North Carolina Community Sailing
6525 Morrison Blvd., Suite 108
Charlotte, NC 28211

Agent: Turnbull-Sigmon Design
1001 Morehead Square Dr., Suite 530
Charlotte, NC 28203

Acreage: 24 acres (entire park)

Tax Parcel Reference: 001-82-125, 001-82-119, 001-82-121, 001-82-122, 001-82-123,
001-82-120

Project: Community Sailing and Rowing Center CUP

Current Zoning: *Neighborhood Residential*

Location: Blythe Landing Park
Hwy. 73 (South of *Sterling Point* subdivision)

Dear Mr. Vitez:

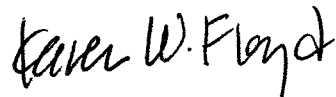
This correspondence shall serve as notice of approval of the above referenced *Conditional Use Permit*. The Town of Cornelius Board of Commissioners on Monday, September 15, 2008 approved issuance of a *Conditional Use Permit* based on the witness testimony and documentary evidence presented at the public hearing and findings of fact made from the competent and material evidence offered by the applicant and others. The illustrative site plan for the proposed community sailing and rowing center were approved by the Town Board and are subject to thirteen (12) Staff conditions as noted:

1. Town approval is contingent on review and approval by other applicable local, state, and federal agencies.
2. All signage shall be permitted separately under a uniform sign plan.

3. Applicant shall provide elevations for two proposed buildings and meet all requests set forth by the *Architectural Review Board*.
4. Applicant shall apply an overlay of asphalt to any damaged/cracked parking lots, trails and sidewalks as determined during a site inspection by the Planning Department.
5. Applicant shall provide additional landscaping for screening/buffering purposes as determined during a site inspection by the Planning Department.
6. Applicant shall provide a letter from Duke Energy regarding the approval of the proposed docks.
7. Applicant must adequately address all of the *Findings of Fact*.
8. Final design of the plan to be reviewed/approved by planning staff prior to issuance of grading/building permit(s).
9. No megaphones/electronic noise devices to be used as a communication tool.
10. Use of the center shall be limited to sailing and rowing functions.
11. Sailing Center shall cooperate with Visit Lake Norman, Cornelius Parks and Recreation and Mecklenburg County Parks and Recreation concerning event coordination.
12. Dock(s) shall be designed to have a minimal impact on the residential neighbors.

Construction Documents shall be reviewed and approved by the Planning Department and Mecklenburg County LUESA in accordance with the approved *Conditional Use Permit* site plan and agreed to conditions prior to the issuance of building permits. All required improvements shall be made to the site prior to issuance of Certificate of Occupancy. Please note that signage is permitted separately and in accordance with Chapter 10 of the *Land Development Code*. Please call the Planning Department at 704-896-2461 if you have any questions.

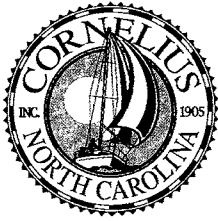
Sincerely,



Karen W. Floyd
Planning Director

cc: Turnbull-Sigmon Design

Attachments:
Site Plan
Findings of Fact



TOWN OF CORNELIUS

Conditional Use Permit
"Findings of Fact" Checklist

Owner/Project: Sailing Center at Blythe Landing	Case #: SITE 26-08
Acreage (approx.): 24	Tax Parcel(s): 00182125, 00182119, 00182121, 00182122, 00182123, 00182120

Reason for: To add a community sailing and rowing center to Blythe Landing Park.

FINDINGS OF FACT

To grant a Conditional Use Permit, the Town Board shall have to make each of the following findings in the affirmative:

1. The proposed *Conditional Use* is reasonably consistent with the intent, function, and requirements of applicable provisions of the Land Development Code; and,

YES NO

The decision to make this finding is based on the following facts:

The use is within a park.

2. The proposed *Conditional Use* if developed according to the plan submitted and approved will be visually and functionally compatible to the surrounding area. See *Chapter 4* for additional specifications regarding *Spatial Definition* and *Architectural Compatibility*; and,

YES NO

The decision to make this finding is based on the following facts:

Applicant enhancing existing facilities.

3. The proposed *Conditional Use* does not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed; and,

YES NO

The decision to make this finding is based on the following facts:

Public health and safety were adequately addressed.

4. Adequate provisions and design have been made or will be made to ensure automotive and pedestrian safety and convenience, street connectivity, traffic flow and control, emergency vehicle access, and adequate ingress and egress; and,

YES NO

The decision to make this finding is based on the following facts:

Turn lanes in place at existing park and not operational on Lake Norman's busiest weekends.

5. The proposed *Conditional Use* will not adversely impair or substantially overburden the public facilities and infrastructure within the Town and adequate provisions have been or will be made to reasonably address such impacts.

YES NO

The decision to make this finding is based on the following facts:

Facilities currently exist.

6. *The proposed *Conditional Use Permit* for multifamily residences meets the purposes and intent for such development in Section 5.4.1 of the Land Development Code. *(only applies to multi-family in the *NMX District outside the TDO*).

YES NO N/A

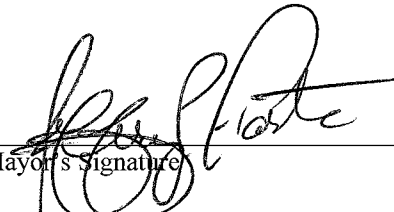
The decision to make this finding is based on the following facts:



Zoning Administrator

9/15/08

Date



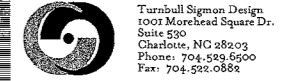
Mayor's Signature

Date

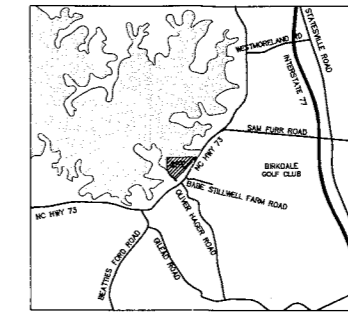
Approved in accordance with applicable zoning regulations and ordinances of the TOWN of CORNELIUS, North Carolina.

Karen Floyd
Zoning Administrator

10/1/08
Date



LAND DEVELOPMENT DESIGN SERVICES



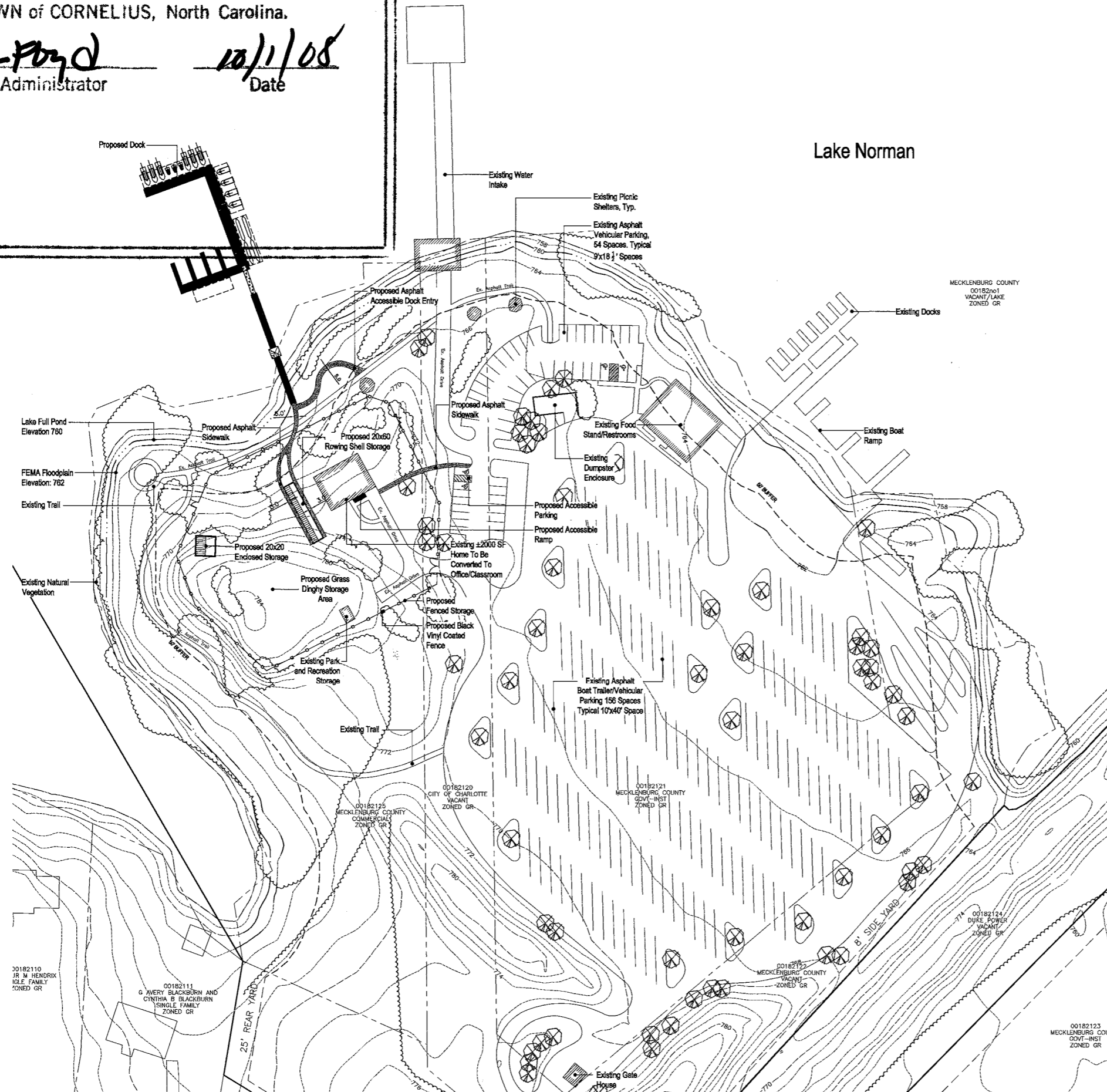
Vicinity Map (N.T.S.)

SITE DATA:

PIN: 00182125
 APPLICANT: North Carolina Sailing Community
 SIDE ADDRESS: Blythe Landing
 1591 NC Highway 73
 Huntersville, NC 28078
 Mecklenburg County
 OWNER: 600 E 4th Street, 11th Floor
 Charlotte, NC 28202-2816
 JURISDICTION: Cornelius
 WATERSHED: Lake Norman Watershed Critical Area
 ACREAGE: TOTAL 25.83 Ac.
 PARCELS:
 00182121 5.43 Ac.
 00182125 4.4 Ac.
 00182120 2.03 Ac.
 00182122 1.5 Ac.
 00182123 11.1 Ac.
 00182119 1.4 Ac.
 IMPERVIOUS AREA:
 TOTAL IMPERVIOUS: 241,224.71 SF
 TOTAL SITE: 25,834,356=1,125,154.80 SF
 PERCENT IMPERVIOUS: 241,224.71/1,125,154.8=21.4%
 LESS THAN 24%-LOW DENSITY
 NO OPEN SPACE REQUIRED
 OPEN SPACE:
 PARKING DATA:
 Required:
 Existing Food Stand (5 Picnic Tables): 6 Spaces+1 HC Space
 Office Space 1 per 300 SF (2000 SF): 6 Spaces+1 HC Space
 Provided:
 210
 Vehicular Parking: 54 Existing Spaces
 Boat Trailer/Vehicular Parking: 156 Existing Spaces
 Accessible Parking: 2 Proposed, 2 Existing



THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 10/08 ©



General Notes:

- Schedule: The Center anticipates completions to the renovated residence by the fall of 2008 with other site plan elements to follow through the spring and summer of 2009.
- Typical operating hours will be 9:00 am to 8:00 pm for the nine month season.
- All parking indicated is existing.
- Solid waste disposal will be through an existing dumpster with enclosure.
- Security will be provided by existing Mecklenburg County Park and Recreation procedures.
- Site lighting is existing. The only additions will be low level lighting incidental to steps, ramps and docks.
- Security fencing shall be either decorative extruded aluminum or dark colored vinyl coated chain link fencing. Gates shall match.
- Building elevations shall be presented to the Architectural Review Board as a part of the building permitting process.
- Screening for storage areas shall be provided by the preservation of existing vegetation. If, in the opinion of the Town Zoning Administrator, the existing vegetation does not meet the intent and opacity required by the ordinance supplemental material shall be provided.

The North Carolina Community Sailing and Rowing Center

at Blythe Landing Park

LEMLEY TOWNSHIP
CORNELIUS, NC

Schematic Site Plan

PROJECT NUMBER: 08021

DRAWN BY: JJK

DESIGNED BY: BCS

ISSUE DATE: 06/11/08

1. 07/11/08 JJK Per Staff Review Comments
NO. DATE: BY: REVISIONS:

