



December 17, 2018

Scott Hooks
Investors Resource Management, LLC
18932 Victoria Bay Drive
Cornelius, NC 28031

Jay Henson
Henson-Foley
8712 Lindholm Drive
Huntersville, NC 28078

MAYOR WOODY WASHAM
MAYOR PRO-TEM MICHAEL F. MILTICH
COMMISSIONERS DENIS BILODEAU DAVID GILROY KURT NAAS THURMAN ROSS, JR
TOWN MANAGER ANDREW GRANT

RE: REZ 02-18 Mulberry Townhomes – Staff Comments

Dear Scott and Jay,

The Town of Cornelius has coordinated our second review of your project referenced above and located at the intersection 19834 Mulberry Street. Please incorporate these comments into all future revisions.

1. Community Meeting Schedule – Per conditional zoning requirements, a Community Meeting is required for this project. Please let staff know a date and time you would like to hold the required community meeting. These meetings are typically held at Town Hall, but may be held at any location of your choice and are conducted by the applicant(s). The Town handles the notice and advertising and needs at least 15 business days prior to your selected date to process the notices and advertising.
2. Watershed – Revise the watershed note in the Location box also. Please delete “PA-2 Watershed”.
3. Parking Areas – Please provide agreement showing permission to use 3 parking spaces from the Food Lion parking lot. Please include the length of the new parking spaces. Parallel parking must be at least 8’ x 20’. Per the comment provided in our first review letter, please move the on-street parking out of the right of way. Parking must be located on private property to count for unit parking requirements.
4. Open Space – The code requires at least 15% of the project be dedicated as open space. 50% of the open space for the project must be improved in a passive or active manner, for resident use and enjoyment. Please designate the open space for this project. There appears to be enough pervious area on the plan to use as open space. Please show the open space calculations in table form and illustrate these areas on the site plan.

Please submit revisions to these comments at your convenience. The board review schedule is dependent on revisions to this plan and the scheduling of the Community Meeting. Please call or email me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'GF', with a long horizontal flourish extending to the right.

Gary Fournier, Planner
(704) 896-2460 x 125
gfournier@cornelius.org

CC: *Wayne Herron, AICP – Planning Director*
Aaron Tucker – Assistant Planning Director