



June 25, 2021

Kimberly Thaxton  
Martin Investments of NC, LLC  
PO Box 57  
Cornelius, NC 28031

Mark Kime  
Land Design  
PO Box 36959  
Charlotte, NC 28236-6959

**MAYOR**

WOODY WASHAM, JR.

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DENIS BILODEAU  
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TRICIA SISSON

**TOWN MANAGER**

ANDREW GRANT

**RE: REZ 03-21 Action Water Sports – Staff Comments**

Dear Kimberly and Mark,

The Town of Cornelius has coordinated the second review of your project referenced above and located on Chartown Drive. Please incorporate these comments into all future revisions.

1. Dumpsters – Please update the dumpster location on the site plan.
2. Connectivity – Connectivity of Lake Pines Drive to Chartown Drive, as shown on the Charlotte Regional Transportation Planning Organization (CRTPO) Comprehensive Transportation Plan (CTP), is necessary to better facilitate traffic in this area (see map on page 2). The Applicant shall provide a payment in lieu for their portion of the cost of a road connecting Chartown Drive to Lake Pines Drive, as shown on the attached map. The map shows a road connection that is approximately 1,500 feet in length. The portion crossing the applicant's property is approximately 100 feet in length. The applicant shall have their engineer provide the Town an estimate for the costs of construction of 100 feet of road based on the Town's adopted cross section for minor arterial street at 82' feet in right-of-way width with paved lanes, bike lanes, sidewalks, curb and gutter along with street trees, as shown in the cross section. The estimate shall be reviewed by the Town, and the Town and the applicant shall come to an agreed upon amount for the payment in lieu based on the information provided. This will be a condition on the rezoning.

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

Sincerely,

Gary Fournier, Planner  
(704) 896-2460 x 125  
[gfourrier@cornelius.org](mailto:gfourrier@cornelius.org)

Cc: Wayne Herron, Deputy Town Manager/Interim Planning Director

