



November 8, 2021

MAYOR

WOODY WASHAM, JR.

COMMISSIONERS

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101 N Tryon Street, Suite 1900
Charlotte, NC 28246

TOWN MANAGER

ANDREW GRANT

RE: REZ 10-21 Atrium Hospital
8/13/2021 Plan Set - Staff Comments

Dear Bennett:

The Town of Cornelius has coordinated the review of the rezoning plan set referenced above and located on a portion of land at 18341 Statesville Road. Please incorporate these comments into all future revisions.

1. Acreage: The acreage listed on the plan under Site Development Data (+/- 34.42 acres) and General Provisions item A (approximately 28.85 acres) is inconsistent. Also, the acreage on the Land Development Application is listed as +/- 28.85 acres. Please correct as appropriate and submit updated document(s) to us.
2. Existing Zoning: The existing zoning on the plan shows only Highway Commercial (CD); the existing zoning on the application, which is correct, shows both Highway Commercial (CD) and Village Center (CD).
3. Permitted Uses: Please add as a separate use: "A portion of the site may be used for Essential Services uses, Class IV."
4. Architecture: This project will be scheduled for review by the Town of Cornelius Architectural Review Board (ARB) when the Town receives architectural elevations of all 4 sides, a floor plan, architectural elevations, and color renderings for the building and dumpster enclosure.
5. Site Plan: Please include a color illustrative site plan.
6. Building Height: The maximum building height is listed as 120'. It was indicated at the Pre-Development Review Committee meeting that the building would be no greater than 5 stores. Please clarify the height in feet and stories on the site plan.
7. Transportation and Parking:
 - a. Streets. Please label Bailey Road extension, Public Street 'A', Public Street 'B', etc.
 - b. Parking configuration shall be in accordance with Chapter 7, particularly Section 7.3 H and landscaping as required in accordance with Chapter 9, Type 'C' Interior and Perimeter Plantings.
 - c. Please illustrate that the proposed parking spaces are 9' x 19' in size



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- d. A 4' masonry wall will be required in accordance with Chapter 9, Type B-1, Parking Area Fronting a Street.
- e. The Town is finalizing the scoping document to start the required Traffic Impact Analysis. Please provide revised trip generation and distribution numbers.
8. Environmental Survey: An environmental survey will be required for the buffer area adjacent to I-77.
9. Lighting: All exterior lighting shall comply with Section 7.5 of the Land Development Code. Full cutoff fixtures must be used for exterior parking lot lighting and a photometric lighting plan must be submitted with the construction drawings.

Community Meeting – a community meeting is required. Let us know when you are ready to schedule and we will mail notices.

Please submit revisions to these comments at your convenience. The board review schedule is dependent on revisions to this plan. Once staff is ready to recommend this plan for consideration, we will schedule you for the next available Planning Board meeting. Please call or email me if you have any questions.

Sincerely,

Aaron Tucker
Senior Planner