PLANNING BOARD/BOARD OF ADJUSTMENT
September 14, 2026
Agenda

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1. **PLANNING BOARD WORKSHOP-5:00 p.m. to 6:00 p.m.**
   - **A. Text Amendment Workshop**
2. **CALL TO ORDER- 6:00 PM**
3. **DETERMINATION OF QUORUM**
4. **PLEDGE OF ALLEGIANCE**
5. **APPROVAL OF MINUTES**

Approval of minutes from July 13, 2026, meeting.

   - **A. Approval of Minutes**

6. **CONSIDERATION OF APPROVAL**
7. **PUBLIC HEARING AND CONSIDERATION OF APPROVAL**
   - **A. SUP 01-26: 20604 Torrence Chapel Rd Flagpole**
8. **OLD BUSINESS**
9. **NEW BUSINESS**
10. **NEXT MEETING - October 12, 2026**
11. **ADJOURNMENT**

RULES FOR PUBLIC COMMENTS AND HEARINGS

Please sign up to speak before the meeting on the sign-up sheet located near the entrance to the board room.

Please be aware that all meetings of the Planning Board are recorded and streamed live on the internet.

- Provide your name and address before you begin your comments.
- Comments are limited to 4 minutes.
- Comments are to be directed to the entire Board and not to individuals.
- You may yield your comments to another speaker present at the meeting so that one speaker may address the board for up to 8 minutes.
- A designated spokesperson for a group of three or more may be allocated 10 minutes to speak.

At least three members of the group must be present and names and addresses of those members present must be submitted to the Administrative Assistant before the meeting begins.

- Presentations by applicants seeking to rezone property are limited to 10 minutes. (Staff presentations and applicant time spent responding to questions from the Planning Board is not subject to the 10-minute limit).
- You must be civil in your language and presentation and act within reasonable standards of courtesy.
- Use of slander, name-calling, personal attacks or threatening speech or behavior is prohibited.

REQUEST FOR BOARD ACTION

Date of Meeting: September 14, 2026

1.A. Text Amendment Workshop

To: Chair Bechtold and Planning Board Members

From: David Cole, Assistant Planning Director

Action Requested:
Hear staff presentation on the following future text amendment topics, and provide feedback:

- Chapter 10 Signs (Updated Information)
- Chapter 7 Landscaping & Screening
- Statutory/Legal Updates

Manager's Recommendation:
Hear staff presentation and provide feedback on future text amendment topics.

REQUEST FOR BOARD ACTION

Date of Meeting: September 14, 2026

5.A. Approval of Minutes

To: Chair Bechtold and Planning Board Members

From: Rechelle Ward

Action Requested:
Approval of minutes from July 13, 2026, meeting

Manager's Recommendation:
Approval of minutes from July 13, 2026 meeting

ATTACHMENTS:
Planning Board Minutes July 13, 2026

Minutes

TOWN OF CORNELIUS PLANNING BOARD MEETING

Assembly Room
July 13, 2026
6:00 p.m.

Members Present	**Absent Member**	**Staff Present**
Phil Bechtold	Brett Hart	Rox Burhans, Planning Director
Fred Westaway		David Cole, Assistant Planning Director
Ava Callender		Aaron Tucker, Senior Planner
Mamie Lee		Rechelle Ward, Administrative Assistant
Keith Eicher		
Andy Upchurch		
Travis Jullian		
Todd Little		

VISITORS

Tina Karres
Susan Irvin
Robert Irvin
Charles Knox
Jake Palillo

DETERMINATION OF QUORUM

Chair Bechtold announced that the following members would be voting: Phil Bechtold, Ava Callender, Fred Westaway, Andy Upchurch, Mamie Lee, Keith Eckler, and Travis Jullian.

PLEDGE OF ALLEGIANCE

Those in attendance recited the Pledge of Allegiance.

APPROVAL OF MINUTES

Chair Bechtold entertained a motion to approve the minutes from the June 8, 2026, meeting. Mr. Eicher made a motion to approve, and Mr. Westaway seconded. **All were in favor, and the motion was approved.**

In Favor: Mr. Bechtold, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Upchurch, Mr. Jullian, Mr. Little and Mr. Westaway

Opposed: None

CONSIDERATION OF APPROVAL

A. REZ 02-26 Cornelius Inn

Mr. Tucker presented the conditional zoning (CZ) request for the Cornelius Inn project. He prefaced the presentation by explaining that a conditional zoning is a site-specific development plan with attached conditions, that the Planning Board serves as an advisory body making a recommendation to the Town Board, and that the applicant must meet all conditions if the rezoning is approved. He noted that major changes—such as adding units or increasing building scale—would require a return through the CZ process.

The request involves construction of a 40-room inn, 7 rental cottages, and a 4,500-square-foot spa and clubhouse (47 total rentable rooms) on approximately 6 acres at the northwest corner of NC 73 and Mayes Road (PID 011062-01). The property is currently zoned Rural Preservation (RP), which is also its designation under the adopted land use plan. Mr. Tucker noted that the site is located at the outermost edge of Cornelius's RP category and is the only RP-designated parcel with frontage along NC 73—a major regional thoroughfare.

Mr. Tucker described nearby development activity, including the Mayes Meadow development (approximately 160 units currently under construction in Cornelius), the Westmoreland Farms subdivision (260 single-family units in Huntersville), the North Creek Village development (125 homes behind Publix), and a multifamily development of approximately 300 units along NC 73 in Huntersville.

He outlined the project's key features: a two-story main building of approximately 45,000 square feet, one-story cottages totaling approximately 15,000 square feet, a single vehicular access point on Mayes Road, and a 10-foot multi-use path along Mayes Road to be constructed by the developer. A funded NC 73 widening project, scheduled to begin construction in 2028 and be completed by 2031, will expand the corridor from two to four lanes. Mr. Tucker confirmed the project site layout has accounted for the anticipated right-of-way needs and will not conflict with the widening design. The intersection of Mayes Road and NC 73 will remain right-in/right-out with a left-turn-in, and a new signalized U-turn bulb will be added to the west to redirect eastbound traffic.

Regarding design, Mr. Tucker noted the project features Cotswold-inspired architecture with light brick and natural stone and was characterized as residential in scale at the direction of the Architectural Review Board (ARB). The ARB recommended the addition of dormers along the Mayes Road elevation and requested more accurate color representation in the renderings. Significant existing trees along the western property boundary are to be retained, and a 6-foot masonry wall is proposed along a portion of Mayes Road, with a 50-foot vegetated buffer continuing to NC 73.

Mr. Tucker noted that a capacity assurance application had been successfully submitted to and approved by Charlotte Water, confirming sufficient water and sewer capacity. A traffic impact study was not required, as the projected trip generation of approximately 600 daily trips and well under 100 trips in either peak hour fell below the Town's thresholds of 1,000 daily trips or 100 peak-hour trips.

Key proposed conditions include: parking lot lighting limited to 12 feet in height; ground-mounted signage of a hanging-arm style similar to Main Street; mechanical equipment screened behind rooftop parapet walls; spa

hours of operation limited to 7:00 AM to 7:00 PM; the project to be completed as a whole without phasing; prohibitions on subdividing the cottages, spa, or inn buildings from the principal use; and specific tree preservation and buffer requirements. An annexation condition was also included, with staff noting that agreements with both Huntersville and Davidson would need to be resolved prior to formal annexation into Cornelius.

Staff's recommendation was approval of the project, with an acknowledgment that the proposal is not consistent with the RP land use category but represents a low-intensity commercial use appropriate to this specific location. Staff also recommended the Board consider designating an alternative land use category of Neighborhood Mixed Use for the parcel, citing its position at the outer edge of the RP category, its unique frontage on a major highway, and its role as a transition between higher-intensity commercial uses and residential areas along Mayes Road.

Mr. Tucker asked if there were any questions from the Board.

Mr. Upchurch asked for clarification regarding Condition No. 8 concerning subdivision. Mr. Tucker confirmed that while a standard subdivision condition is included in all rezonings, the final clause in that condition explicitly prohibits the cottages, inn buildings, and spa from being subdivided or operationally separated from the principal inn use. He acknowledged the possibility of simplifying the condition language if subdivision is not intended.

Mr. Westaway raised concerns about the NC 73 widening's impact on pedestrian safety and the practicality of crossing a future four-lane roadway. Mr. Tucker confirmed the intersection configuration at Mayes Road would remain right-in/right-out post-widening, and that NCDOT's Integrated Mobility Division is studying strategic pedestrian crossing locations along the corridor.

Mr. Westaway asked whether adjacent jurisdictions—Huntersville and Davidson—were considering rezoning their nearby properties. Mr. Tucker indicated he was not aware of any pending changes in either municipality.

Mr. Westaway also noted the extensive regional development occurring along the NC 73/NC 115 corridor and raised the question of water and sewer limitations. Mr. Tucker confirmed that Charlotte Water had approved a capacity assurance for this development and that the regional treatment agreement with the Cabarrus County facility had been expanded, providing sufficient current capacity.

Mr. Westaway inquired about sidewalk connectivity along Mayes Road. Mr. Tucker confirmed that a 10-foot multi-use path is proposed along the Mayes Road frontage from the project boundary to NC 73, which would also remove cyclists from the travel lanes.

Mr. Westaway raised a question about the spa hours of operation and whether those hours would apply to the pool. Mr. Tucker noted that the hours were not intended to restrict the pool, and applicant Jake Palillo later confirmed during his presentation that he would not agree to restrict pool hours, particularly given summer daylight conditions. Mr. Tucker subsequently clarified for the record that pool hours of operation would not be included as a condition.

Applicant Jake Palillo, of 17532 Sail View Drive, Cornelius, North Carolina, presented on the proposed development. He stated that the project addresses a perceived market gap for quality, higher-end boutique hospitality in the Lake Norman area, with the existing hotel supply consisting primarily of dated, roadside properties. He cited the inn's central location relative to regional demand drivers, including two hospitals, Davidson College (4.4 miles), the Lowe's corporate campus (8.6 miles), the Cain Center for the Arts (4.3 miles across the street), the Kannapolis Research Business Park (13 miles), and Ingersoll Rand in Davidson (6.2 miles). He described the proposed inn as family-owned and operated, with no intent to sell or franchise the property. He confirmed the spa would be open to outside guests, as volume from inn guests alone would not sustain it. He described the interior design concept as Ralph Lauren-themed, with the architectural firm BB&M of Charlotte serving as designer.

Mr. Palillo noted that if approved, the timeline to opening would be approximately 20 to 28 months, acknowledging the project would likely open during the NC 73 construction period. He addressed the intersection configuration, noting that all developments along the corridor will face the same right-in/right-out conditions with U-turn bulbs.

Ms. Callender asked whether shuttle service to local attractions would be offered; Mr. Palillo said it was not currently planned given the scale of the property. Mr. Westaway asked whether the inn would remain non-branded; Mr. Palillo confirmed the intent to remain a private, family-owned boutique property. When asked for a comparable property, Mr. Palillo noted a similar concept in Greensboro as the closest regional analog, and described the design as inspired by European country inns.

Public Comment

Doreen Anding, 15831 Heath Aster Drive Way, Davidson, North Carolina, expressed concern about whether the proposed development adds to the safety of residents in the surrounding area. She noted that residents moved to the rural preservation zone in reliance on its designations for equestrian, agricultural, and large-lot residential uses, and argued the proposal would be detrimental to that character. She also emphasized the tri-jurisdictional nature of the area and urged the Board not to act unilaterally against the interests of neighboring communities.

John Quinn, 13707 Evening Primrose Drive, Davidson (The Woodlands), raised a concern about where guests seeking to travel eastbound on NC 73 would be directed. He noted that GPS navigation currently routes vehicles through Evening Primrose Drive, a narrow residential street in the adjacent Davidson Place neighborhood with no curbs, and expressed concern that hotel traffic would exacerbate an existing cut-through traffic problem and create safety hazards for children in the area.

Ken Reische, 13200 White Birch Terrace, Davidson, asked about the nuclear evacuation route in relation to the site, inquired about a rumored hotel proposal in Davidson on June Washam Road, and raised concerns about stormwater drainage and runoff from the increased impervious surface flowing toward neighboring properties. Mr. Westaway and Mr. Tucker clarified that the arrows on the site plan were directional labels, not drainage pipes, and that the project is subject to the Town's post-construction stormwater ordinance, requiring high-density stormwater ponds. Mr. Palillo confirmed the southern pond outfalls to the west and the northern pond outfalls to the north.

Jay Lewis, 15704 Laurel Oak Crescent, The Woodlands, Davidson, stated that all 17 existing hotels identified on the staff's reference map are located in commercial districts, while the proposed inn would be placed adjacent to agricultural, equestrian, and residential uses. He also raised concerns about crimes of opportunity associated with hotel properties, citing data from the Polaris Project and the Human Trafficking Institute indicating that approximately 80 percent of known criminal sex trafficking cases involve hotels or motels.

Alex Strobl, 13118 Mayes Road, Huntersville, spoke about the character of the area—including the Mayes Road corridor and school access routes—and stated the inn would stand out as unnecessary and would add further congestion, particularly given the planned Red Line commuter rail station at the other end of Mayes Road.

Barbara Berglin, 15631 Sanderson Hill Road, Huntersville/Davidson, described her family's move from Orange County, California, citing the rural character of the area as the reason for their relocation. She expressed concern that development without adequate regard for existing residents would erode the community character that attracted them, drawing on her experience watching Orange County transform. She urged the Board to consider the interests of current residents.

Mildred Paranich, 12824 Westmoreland Road, Huntersville, urged denial of the request on several grounds. She argued the project violates the intent of the Cornelius Land Development Code, which requires rezonings to align with the adopted land use master plan. She contended that a 45,000-square-foot commercial complex is incompatible with the RP designation, that no traffic impact analysis had been conducted or reviewed by NCDOT, and that approval would set a precedent for spot zoning and commercial encroachment along Mayes Road.

Matt Walker, 9601 Washington Potts Road, stated he had not initially intended to speak on the item but offered comments in support of the project. He characterized the proposed inn as a good transition use between NC 73 and the rural preservation area beyond, and noted that a masonry wall could have been built for a quarter-acre residential subdivision instead. He described the project as a "mixed-use signature item."

Jacob Henault, 11518 Lauren Lane, Davidson, raised several concerns: first, that the "Cornelius Inn" name is misleading given the property's geographic proximity to Davidson and Huntersville; second, that the stated business destinations are more logically served by hotels at interstate exits rather than via rural back roads; and third, that the Mayes Road school bus stop at the project entrance creates a specific safety concern for children. He also raised the question of what use might replace the inn if it were to fail commercially, noting the Board would have limited control over a future owner's use of an approved commercial site.

Chair Bechtold stated there would be deliberation from the board.

Board Deliberation

Mr. Upchurch opened by sharing a difficulty with endorsing a change to the Land Use Plan. Mr. Jullian highlighted a foundational concern that local residents had bought their homes and properties under the expectation of a Rural Preservation (RP) designation, citing the town's thorough effort and investment in crafting the existing plan. There was praise for the applicant's concept, with recognizing its quality but ultimately questioning if the benefits to Cornelius justified deviating from the established plan. An important detail noted was that most demand generators cited by the applicant, such as Davidson College and Lowe's Corporate, are situated outside the actual limits of Cornelius, potentially limiting direct benefits to the local community.

Mr. Upchurch observed how materially the area's landscape had shifted since the land use plan was last updated. At that time, key developments like Publix, various apartment complexes, and the NC 73 widening were not anticipated, urging a reconsideration of the current land use designation's relevancy. This member expressed deep ambivalence — recognizing both the project's potential merits and battling with the land use consistency question. It was emphasized that the existing hotels within Cornelius are all budget-tier accommodations, presenting an argument for diversifying lodging options. Mr. Westaway stated that the demographic trend among those voicing opinions, with the majority of public speakers residing not within Cornelius but in neighboring areas like Davidson or Huntersville, raises questions about the local sentiment toward the project.

Mr. Little pointed out that these impending adjustments and the subsequent traffic patterns that will emerge are certainties. These changes, expected to impact the area's character and accessibility, would proceed irrespective of the Planning Board's decision on the current application. Chair Bechtold built on this by underscoring that the Department of Transportation (DOT) would maintain control over access points throughout the entire corridor. Mr. Little noted that the specific configuration planned at the Mayes Road intersection — a right-in/right-out access with a U-turn bulb — would remain standard practice for controlling traffic flow, thus ensuring that vehicular patterns align with safe transit principles irrespective of the area's development.

In exploring future possibilities, Mr. Eicher raised an intriguing point regarding the risks of an unscrupulous future property owner potentially shifting the site's use toward a more intensive agricultural practice or an alternative rural use, potentially out of alignment with community interests. This highlighted that the Cornelius Inn proposal might actually offer a more favorable development path when compared with other legally permissible uses under the current RP zoning.

Mr. Westaway asks for the logistics of public safety, particularly with respect to police and fire services. The Planning Director, Mr. Burhans, clarified that the Cornelius Police Department covers service to ETJ areas under its jurisdiction, backed by mutual aid agreements with neighboring services in Davidson and Huntersville. A noteworthy aspect was the condition mandating annexation into Cornelius, which hinges on required interlocal agreements with Davidson.

Chair Bechtold entertained a motion to recommend approval of REZ 02-26 Cornelius Inn; Ms. Lee made a motion, and Mr. Eicher seconded. T**he motion was approved, 5 to 3.**

In Favor: Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Little, and Mr. Upchurch

Opposed: Mr. Jullian, Mr. Westaway, and Mr. Bechtold

Chair Bechtold asked Mr. Westaway to read the Reasonableness and Consistency Statement.

REASONABLENESS AND CONSISTENCY
OF PROPOSED ZONING MAP AMENDMENTS

REZ 02-26 Cornelius Inn

Jake Palillo, applicant, initiated the process to rezone and develop an unaddressed property located on Mayes Road (PID# 01106201), which consists of approximately 6.28 acres, to *Conditional Zoning District* as shown on *Exhibit A*, and to use the property in accordance with the conditions set forth in *Exhibit B*.

The Planning Board considers the proposed map amendment to be reasonable, however, inconsistent with the current primary land uses recommended in the Rural Preservation (RP) land use category. While the proposed development is not consistent with the RP land use category, a low-intensity commercial use, such as a residentially scaled small inn and spa, would be an appropriate use for this site due to its location at the intersection of NC 73/Mayes Road and the changing character of the area. This use would also provide a good transition between the higher intensity commercial uses in the vicinity and the existing residential homes on Mayes Road. Based on the reasons above, The Planning Board recommends designating an alternate land use category such as Neighborhood Mixed Use for this site based on the reasons above. The Board also finds the proposed map amendment will serve the greater community and region, and is in the public's interest.

Chair Bechtold entertained a motion to the Consistency Statement. Mr. Westaway made a motion to approve, and Mr. Upchurch seconded. **All were in favor, and the motion was approved.**

In Favor: Mr. Bechtold, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Upchurch, Mr. Jullian, Mr. Little and Mr. Westaway

Opposed: None

B. REZ 05-26 9427 Westmoreland Rd

Assistant Planning Director Mr. David Cole presented the general rezoning application for 9427 Westmoreland Road. He noted the key distinction from the prior case: this is a general rezoning — from one district to another — with no site-specific plan, elevations, or conditions. If approved by the Town Board, the applicant would have full by-right development rights under the new zoning district. A consistency statement is required regardless of the Board's recommendation.

The applicant, Ms. Tina Karres, requests to rezone a half-acre parcel from Neighborhood Residential (NR) to Highway Commercial (HC) in order to align it with her adjacent property to the west — the site of her operating nail salon — which is currently zoned HC. The applicant does not propose to develop the subject parcel at this time and is seeking the rezoning to achieve zoning consistency across her two parcels. The property is located at 9427 Westmoreland Road, just east of the Statesville Highway (NC 21) and Westmoreland Road intersection, adjacent to JV Washam Elementary School to the north.

Mr. Cole noted that the town's future land use plan designates the property as Neighborhood Mixed Use (NMX), a category supporting small-scale, pedestrian-oriented commercial and office uses. He presented a comparison of the HC and NMX use tables, highlighting that HC permits higher-intensity, auto-oriented uses — such as drive-through restaurants, gas stations, and large-format retail — that NMX does not. Staff agreed that commercial use is appropriate on the property given its proximity to Statesville Road and the broader commercial corridor, but recommended denial of the HC request in favor of NMX as the more appropriate district, citing the land use plan recommendation, the property's adjacency to the school and residential neighborhoods, the lack of direct Statesville Road frontage, and the risk of setting a precedent for more intense commercial encroachment into the Westmoreland Road corridor.

Mr. Upchurch asked whether staff had shared its NMX recommendation with the applicant. Mr. Cole confirmed that staff had communicated this position but that the applicant continued to prefer HC, primarily citing concerns about marketability with split zoning across the two parcels, should they be combined in the future.

Ms. Lee asked about the waiting period for a resubmission if the application were denied. Mr. Cole confirmed there is no mandatory waiting period in North Carolina, and that the applicant could return at any time with a revised or new application. He further confirmed that if this application were recommended for denial by the Planning Board, it would still proceed to the Town Board for final consideration, where the request could be amended or modified.

Applicant Presentation

Attorney Susan Irvin of Irvin Law Group presented on behalf of the applicant, Ms. Tina Karres. Ms. Irvin highlighted that the request is driven by the potential future split zoning issue, as the applicant’s intent is to combine the subject property with the nail salon property at 9417 Westmoreland (already zoned HC) once the rezoning occurs. The potential split zoning issue, according to Ms. Irvin, restricts the owner from combining the two properties and significantly complicates any efforts for future development or marketing.

Ms. Irvin further detailed the grounds for the request by emphasizing the property's direct visibility of and proximity to the NC 21/Westmoreland Road intersection, describing it as a major intersection in the area. She cited changed

circumstances since the land use plan's adoption, including the opening of Atrium Hospital, which is expected to generate increased traffic and demand for commercial services in the vicinity. In addition, Ms. Irvin mentioned the proposed future Interstate 77 Exit 27 project and the nearby 62-acre Augusta Lee commercial development, which is entitled for a substantial 650,000 square feet of commercial space. These factors, she argued, shift the character of the area towards more intensive commercial use.

Ms. Irvin posited that if the two parcels are examined as a single ownership unit — reflecting the practical reality of the situation — extending the HC designation to match the depth of the existing HC zoning across the street on Statesville Highway would be geometrically consistent and more coherent for planning purposes. She raised concerns that maintaining the current split zoning introduces ambiguity and complexity, particularly around setback interpretation, leading to potential marketing challenges and a development handicap. The split zoning, in her view, presents an unnecessary burden on the property owner due to the unclear and differing setback standards required by the two different zoning classifications.

Public Comment

One speaker expressed general support for Ms. Karres and her business, stating the property's L-shaped geometry made it difficult to envision a gas station or other intensive use, and that the rezoning seemed reasonable on its face.

Mr. Matt Walker (9601 Washam Potts Road, Cornelius) spoke in opposition. He provided extensive background regarding prior code violations on the subject property related to unpermitted pay-for-parking operations serving Boatyard Eats overflow parking, for which he had filed numerous complaints with the planning department beginning in March 2025. He alleged that enforcement had been inadequate due to after-hours timing, and expressed his belief that the rezoning request was motivated by a desire to legitimize parking uses on the property rather than any specific development plan.

Planning Director Mr. Burhans responded to Mr. Walker's account, clarifying that the property had previously been in violation for off-site parking, that the property owner had been educated on the applicable ordinance requirements, and that the property is currently not in violation. He further clarified that commercial rezoning of the subject parcel would not in itself permit a parking lot use without separate site plan approval, including paving, drainage, and landscaping requirements. Mr. Cole confirmed that the nail salon property (the adjacent HC-zoned parcel) was correctly zoned HC and that a historical mapping error reflecting it as NR had been identified and corrected earlier in 2026.

Ms. Barbara McLean (17137 Doe Valley Court, Cornelius) offered contextual remarks about traffic on Westmoreland Road, noting significant school-related congestion, and expressed a preference for keeping the subject parcel at NMX rather than HC. She also mentioned community awareness of the proposed Exit 27 and expressed concern about the character of the intersection area.

Mr. Timothy McCullough (22002 Molly Harper, Cornelius) spoke in opposition, emphasizing the proximity of JV Washam Elementary and urging the Board not to extend HC zoning eastward along Westmoreland Road in a manner

that could encroach further toward the school. He acknowledged that a future Exit 27 is likely but argued that the area should not become another Statesville Road or West Catawba Avenue in character.

Mr. Charles Knox, owner of the Knox Group (21415 Bethel Church Road, Cornelius), spoke in support of the HC rezoning from a commercial real estate perspective, arguing that split zoning creates a material practical burden in marketing and developing the property and that aligning the zoning with the depth of HC on the south side of Westmoreland Road was a logical and straightforward extension.

Board Deliberation

Several members expressed a degree of understanding regarding the challenges faced by the applicant due to the split zoning configuration. The applicant's property encompassed two parcels with different zoning designations — one already zoned as Highway Commercial (HC) and the other as Neighborhood Residential (NR). This discrepancy presented significant challenges for marketability and development potential. However, board members remained unconvinced that rezoning the subject property to Highway Commercial (HC) was the appropriate solution, particularly in the absence of a detailed development proposal for the site.

The Board extensively deliberated the merits of Neighborhood Mixed Use (NMX) zoning, which permits a variety of commercial uses suitable for the surrounding context while preventing high-impact, auto-centric developments. Such developments might not align well with the proximity of JV Washam Elementary School and the adjacent residential areas. Members argued that NMX zoning aligned more closely with the intended character of Westmoreland Road as outlined in the town's future land use plan. The NMX designation would support small-scale, pedestrian-friendly development that contributes to the neighborhood fabric without overwhelming the surrounding residential character or overburdening existing infrastructure, especially considering the school's location close by.

A notable point of discussion was the observation that if the town had implemented the land use plan directly into the zoning map during the 2023 update, the nail salon property, which was already fronting a major corridor, would have already been rezoned to NMX. This would have seamlessly addressed the split zoning issue now under consideration, thereby alleviating the applicant's current marketing and compliance burdens. Planning Director Mr. Burhans acknowledged the validity of this observation, identifying it as part of a larger, ongoing policy dialogue within the town regarding land use planning and updates to the zoning map.

Ultimately, Board members wrestled with the balance between supporting local business development and maintaining the integrity of the planned urban landscape as envisioned in the comprehensive plan. Questions were posed about setting precedents that might encourage further auto-oriented development, which would be counterproductive to the area's intended pedestrian-friendly commercial vibe. There was a consensus that without a clear and imminent development plan, HC zoning posed an unnecessary risk of introducing uses that could be disruptive to the locale's established character and potentially detrimental to the area’s long-term vision.

Members concluded that assigning NMX zoning to the property provided a more prudent pathway forward, ensuring an appropriate and context-sensitive evolution of the area. This zoning category includes commercial uses that can harmonize with the town's goals for Westmoreland Road, supporting a vibrant mixed-use corridor while safeguarding

the area's residential qualities. This solution offered a compromise that acknowledged the applicant's desire for flexibility and marketability while also protecting the integrity and character of the community.

The Board's deliberation — including its commentary that NMX is considered the more appropriate district for the property — was noted for inclusion in the staff report to the Town Board.

Ms. Lee entertained a motion to approve REZ 05-26 9427 Westmoreland Rd; and Mr. Bechtold seconded. T**he motion failed, 1 to 7.**

In Favor: Mr. Bechtold

Opposed: Mr. Jullian, Mr. Westaway, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Little, and Mr. Upchurch

Ms. Lee entertained a motion to deny REZ 05-26 9427 Westmoreland Rd; and Mr. Bechtold seconded. **All were in favor, and the motion was approved.**

In Favor: Mr. Bechtold, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Upchurch, Mr. Jullian, Mr. Little and Mr. Westaway

Opposed: None

Chair Bechtold read the Unreasonableness and Inconsistency Statement.

UNREASONABLENESS AND INCONSISTENCY
OF PROPOSED ZONING MAP AMENDMENTS

REZ 05-26 9427 Westmoreland Rd

Tina Karres, applicant, initiated the process to rezone the property located at 9427 Westmoreland Rd (PID # 00514209), which consists of 0.51 acres, from *Neighborhood Residential (NR)* to *Highway Commercial (HC).*

The Town's Future Land Use Plan designates this property as "Neighborhood Mixed Use." Small-scale, community-serving commercial and office uses inside pedestrian-oriented buildings are listed as primary land uses and design characteristics in this land use category. Highway Commercial zoning, by contrast, allows higher-intensity, auto-oriented uses such as drive-through restaurants, gas stations, and large-format retail by-right. This characteristic of the HC district fails to align with the recommendation for NMX character on the subject property. NMX zoning would provide a more reasonable step-down in intensity between the commercial Statesville Rd corridor to the west, the school use to the north, and residential Westmoreland Rd corridor to the east. Therefore, the Planning Board considers the proposed rezoning to HC be inconsistent with the adopted Land Use Plan, and unreasonable and in the public's interest, as it would establish a higher-intensity commercial district in an area identified for lower-intensity commercial use in a pedestrian and neighborhood-friendly environment.
Mr. Bechtold entertained a motion to approve the Inconsistency Statement, and Mr. Westaway seconded. **All were in favor, and the motion was approved.**

In Favor: Mr. Bechtold, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Upchurch, Mr. Jullian, Mr. Little and Mr. Westaway

Opposed: None

OLD BUSINESS
None

NEW BUSINESS
No new business was presented.

ADJOURNMENT
Chair Bechtold made a motion to adjourn the meeting at 8:43 p.m. Mr. Jullian seconded. **All were in favor, and the motion was approved.**

In Favor: Mr. Bechtold, Ms. Callender, Mr. Eicher, Ms. Lee, Mr. Upchurch, Mr. Jullian, Mr. Little and Mr. Westaway

Opposed: None

Respectfully submitted:

_____	_____	_____	_____
Phil Bechtold	Date	Rechelle Ward	Date
Chairman		Administrative Assistant	

REQUEST FOR BOARD ACTION

Date of Meeting: September 14, 2026

7.A. SUP 01-26: 20604 Torrence Chapel Rd Flagpole

To: Chair Bechtold and Planning Board Members

From: David Cole, Assistant Planning Director

Action Requested:

David Coble on behalf of *Randy Marion Lake Norman*, and *Cars MTI-5 LP*, is requesting a Special Use Permit on the subject property in order to install a Flag of the United States of America that exceeds the maximum size and height requirements of the Land Development Code. The proposed flagpole will be 114.84' in overall height, and the flag will measure a total of 1,800 square feet. The proposed flag will measure approximately 70 feet in overall length.

Manager's Recommendation:
Hear staff and applicant presentations, vote to approve, approve with conditions, or deny the Special Use Permit request.

ATTACHMENTS:
SUP 01-26 Staff Report.pdf
Exhibit 1 - Application.pdf
Exhibit 2 - Flagpole Elevation View.pdf
Exhibit 3 - Location Map.pdf
Exhibit 4 - Flag Radius.pdf
Exhibit 5 - Collapse Zone Survey.pdf
Exhibit 6 - NCDOT Confirmation.pdf
Exhibit 7 - Foundation Detail.pdf
Vicinity Map.pdf
Property Map.pdf
Zoning Map.pdf
Land Use Map.pdf
SUP 01-26 Findings of Fact.pdf

SUP 01-26
Randy Marion Lake Norman Flag

Special Use Permit Request

Board of Adjustment Meeting
September 14, 2026

APPLICANT:	Randy Marion Lake Norman 20604/20700 Torrence Chapel Rd Cornelius, NC 28031
AGENT:	David Coble 111 Timberfalls Ct Mooresville, NC 28115
PROPERTY LOCATION:	20604/20700 Torrence Chapel Rd PID#: 00114403, 00114404
PROPERTY SIZE:	5.834 acres
CURRENT LAND USE:	Auto Dealership
EXISTING ZONING:	Highway Commercial (HC) Torrence Chapel Overlay

PROPERTY DESCRIPTION:

The property is developed with a 31,000 square foot auto dealership showroom, sales center, and accessory maintenance shop. The property was originally developed for this purpose in 1985, and was further expanded in 2004. Auto sales are considered a use by-right, as a valid Conditional Use Permit (CUP 18-04) was issued in 2004 in order to allow the expansion to take place. A new tenant, Randy Marion Lake Norman, has recently occupied the facility. This property has road frontage along Torrence Chapel Rd to the West, and I-77 to the East. The property has about 560 feet of high-visibility frontage along I-77. It is located just north of the Exit 28 interchange. The property is surrounded by higher-intensity retail, restaurant, and hotel uses. The subject property, and adjoining properties, are zoned HC, and are further located in the Torrence Chapel Overlay and Lake Norman Watershed Critical Area.

PROJECT OVERVIEW:

David Coble on behalf of *Randy Marion Lake Norman*, and *Cars MTI-5 LP*, is requesting a Special Use Permit on the subject property in order to install a Flag of the United States of America that exceeds the maximum size and height requirements of the Land Development Code. The proposed flagpole will be 114.84’ in overall height, and the flag will measure a total of 1,800 square feet. The proposed flag will measure approximately 70 feet in overall length.

Chapter 10 prohibits flagpoles taller than 30 feet, flags larger than 40 square feet, more than 3 flagpoles on a subject property. In January 2026, the Code was amended to allow flagpoles flying the U.S. or North Carolina flags to exceed these standards, provided that a Special Use Permit is first secured from the Board of Adjustment. Chapter 3.3.5.D of the Code was amended to accommodate this new process, and establish a specialized set of findings that the Board must find in the affirmative before the application can be approved.

These findings were established in order to allow the larger flags, while ensuring that public health, safety, and welfare is considered as part of the process. This Code amendment was initiated in response to the recent amendment of NCGS 144-7(b), which established parameters for local government review of such flags and flagpoles.

The Findings that the Board must find in the affirmative are listed below, and are also listed on the provided Findings of Fact worksheet:

1. The subject property upon which the flagpole is proposed is located in a nonresidential district.
2. The flagpole is located a minimum of 500 feet from the nearest residential district.
3. The flagpole is located in a defined rear or side yard; placement of a flagpole exceed the height and size standards of this ordinance is prohibited in a primary or secondary front yard.
4. The flagpole shall be located on the property so that the overall length of the flag, when entirely unfurled, does not encroach beyond adjoining property lines nor over a public right of way.
5. The flagpole collapse zone remains clear of any on-site structures, and sits entirely within the boundaries of the subject property. For the purposes of this section, “collapse zone” is defined as a buffer zone measured from the base of the flagpole, with a radius equaling the total height of the pole plus 10 feet.
6. A letter from the North Carolina Department of Transportation is provided with the Special Use Permit application, which confirms based on a site study that no traffic concerns will arise with manner or placement of the display of such flag at the particular location.
7. The overall placement of the flagpole on the subject property does not create any additional concerns regarding public health, safety, and welfare.

These Findings replace the standard 5 findings that are typically required as part of Special Use Permit review. The applicant has included exhibits with the application, intended to demonstrate compliance with each of these findings. Among them is an elevation view of the proposed flagpole and flag, a boundary survey depicting compliance with the collapse zone standard, and an electronic communication between Town Staff and NCDOT. The proposed flagpole is to be located on the site of “Option B” as depicted in Exhibit 5 (Collapse Zone Survey).

STAFF COMMENTS:

Hear evidence and render a decision regarding the appropriateness of a flagpole measuring 114.84’ in overall height above grade, and a flag with an overall size of 1,800 square feet and maximum length of 70 feet. The Board of Adjustment may approve the Special Use Permit as presented, may approve the permit with conditions, or may deny the Special Use Permit request.

Should the Board vote to approve the Special Use Permit request, staff recommends attaching the following condition:

- An as-built survey shall be produced by the applicant upon completion of the flag pole, verifying compliance with the height standard of 114.84'.

ATTACHMENTS:

- Exhibit 1 – Application
- Exhibit 2 – Flagpole Elevation View
- Exhibit 3 - Map (Findings 1, 2, 3)
- Exhibit 4 – Flag Radius (Finding 4)
- Exhibit 5 – Collapse Zone Survey (Finding 5)
- Exhibit 6 – NCDOT Confirmation (Finding 6)
- Exhibit 7 – Foundation Detail

TOWN OF CORNELIUS

Planning Department

PO Box 399 | Cornelius, NC 28031 | Phone: 704-896-2461 | Fax: 704-896-2462

Staff Only:
Date Rec'd: _____
Rec'd by: _____
Case #: _____

SPECIAL USE PERMIT APPLICATION FORM

1. Property Information

Name of Project: Randy Marion Flag Pole Location: 20700 Torrence Chapel Rd

Tax Parcel Number(s): 00114404, 00114403

Property Size (acres & square feet): 5.876

Current Zoning: HC Current Land Use: Car Dealership

2. Contact Information

David Coble
Applicant Name (Print)

111 Timberfalls CT
Address, City, State, Zip

Mooresville, NC 28115
City, State, Zip

704-578-6906
Telephone

david@landmarksolutionsnc.com
Email

3. Project Description & Decision Standards - The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Special Use Permit. The board is required to reach the following conclusions as a prerequisite to the issuance of a Special Use Permit, under the decision standards adopted in Land Development Code 16.5.4. Additional decision standards apply to Shipping Container accessory uses; see Land Development Code Section 16.5.4 (Page 16-6) for more information. Please provide a project description and information below on how the application meets all of the required decision standards. To provide more information, additional documentation may be attached.

Application Description: Please provide a brief summary of the project:

This request is for the installation of a 114.84' by 18"'Flag Pole to support an American Flag. North Carolina House Bill 926, which became law in October of 2025, allows for any size flag. The Town of Cornelius has established a process for the installation of the pole utilizing a special use permit to ensure installation meets with local ordinances. This request is for the installation of the pole.

1. Complies with all applicable standards of the Land Development Code

This request is in compliance with applicable standards. 1) Property is in a non-residential district. 2) The pole is located over 500 feet from nearest residential district (see exhibit). 3) Flagpole is located side yard 4) Overall length of flag or poll does not encroach beyond property line or over a public right of way when fully unfurled (see exhibit). 5) Flagpole collapse zone remains clear of on-site structures, property lines and DOT Right of Way
6) Letter from NCDOT is provided stating no safety or traffic concerns. 7) There are no additional public health, safety and welfare concerns. (see exhibit).

2. Is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community

The proposed flag pole is 1009 feet from nearest residential neighborhood and will not cross the property line at any point should it fall.

3. Is compatible with the character of the surrounding area in terms of site planning, building scale, and project design

The surrounding area commercial in use and sits next to I-77. There is an American flag on a flag pole at the Infinity dealership that is along the interstate as well.

4. Is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and

The pole generates no noise, does not impact hours of operation and in no way impedes traffic. Outdoor lighting will be in compliance with Town ordinances.

5. Will not have a significant adverse impact on pedestrian safety or comfort.

There is no impact at all to pedestrian safety or comfort.

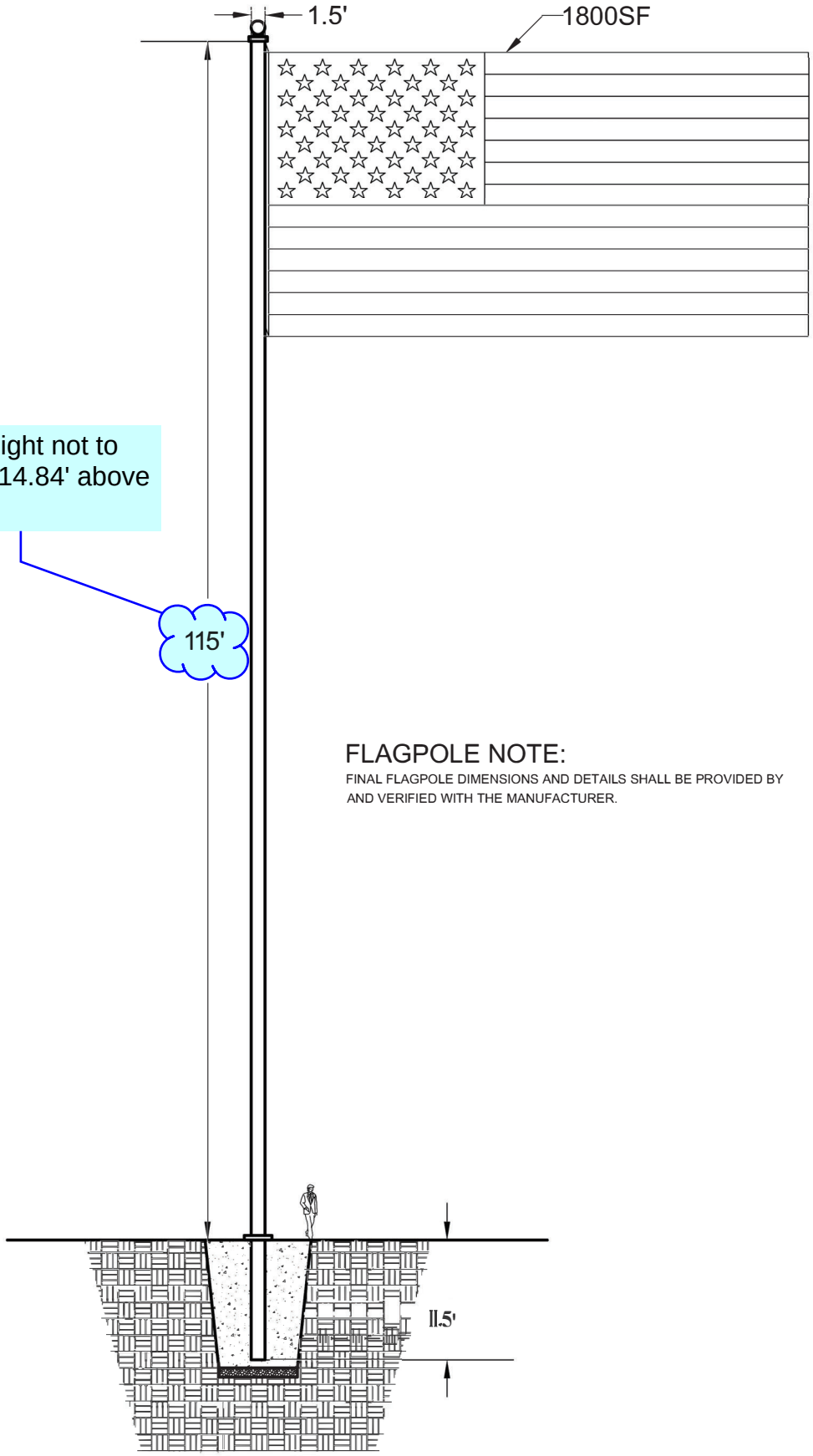
4. Attachments - The following additional items are required in order to be considered part of a complete Special Use Permit application; please place a check mark next to each item to verify that they are included as attachments.

- ☐ **Special Use Permit Fee** – See Fee Schedule. The fee can be paid online, or by check/cash at Town Hall.
- ☐ **Application Narrative and Attachments** Providing a summary of the proposal, and written justification and associated evidence as to how the proposal meets all above-referenced decision-standards; can include photographs, additional plan sheets, architectural elevations, etc
- ☐ **Site/Sketch Plan** (at least one copy), may contain multiple pages and must be drawn to scale by a design professional. Shall demonstrate the full scope of proposed site improvements. May include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general features from adjoining lots.
- ☐ **"Property Owner/Agent Authorization" Form** – See attached.

I certify that all of the information presented by me in this application is accurate to the best of my knowledge, information, and belief, and hereby petition the Board of Adjustment for a Special Use Permit on the above-described property.

David Cobble — Applicant Signature

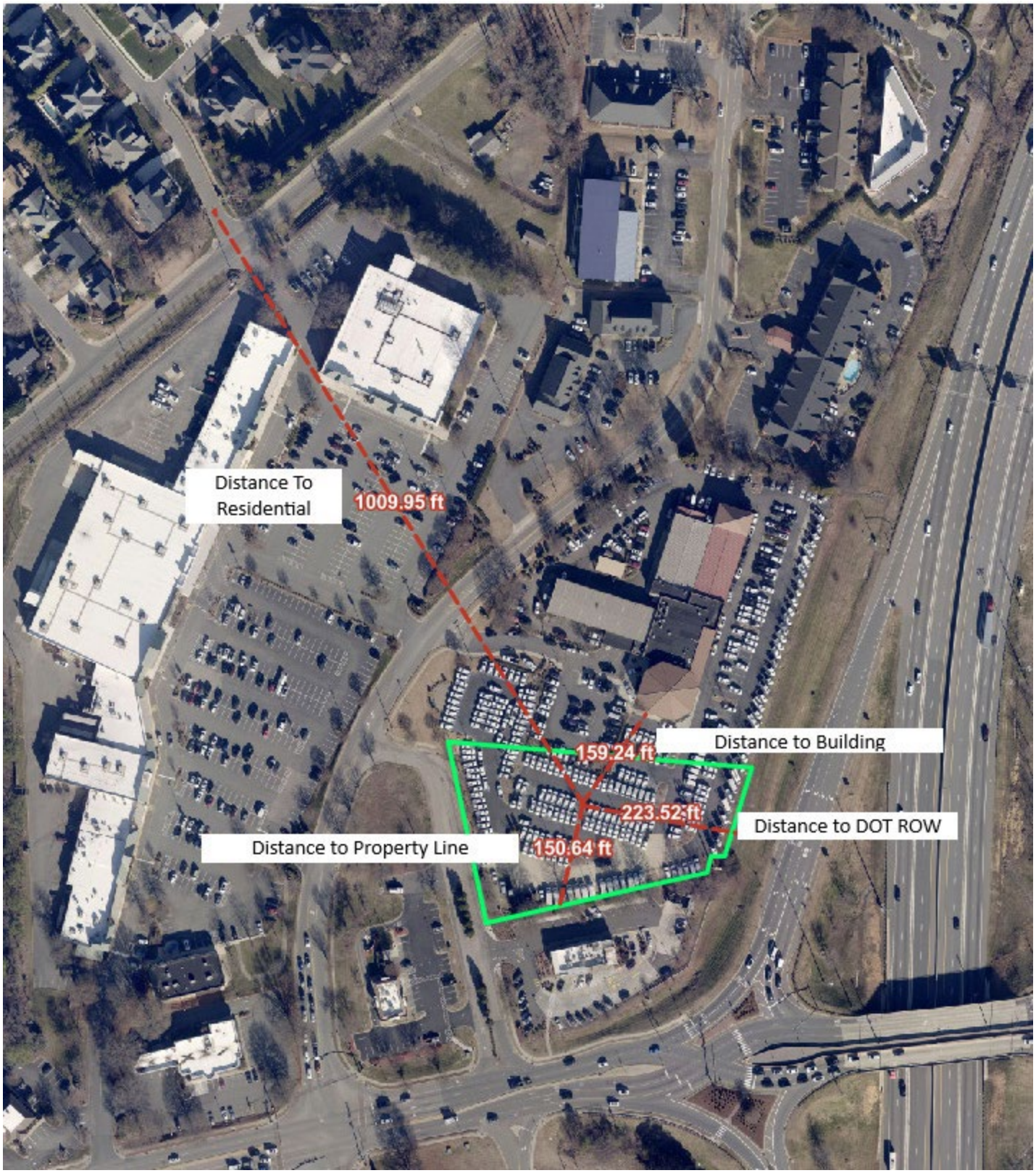
~~4/17/26~~ 8/20/2026 — Date



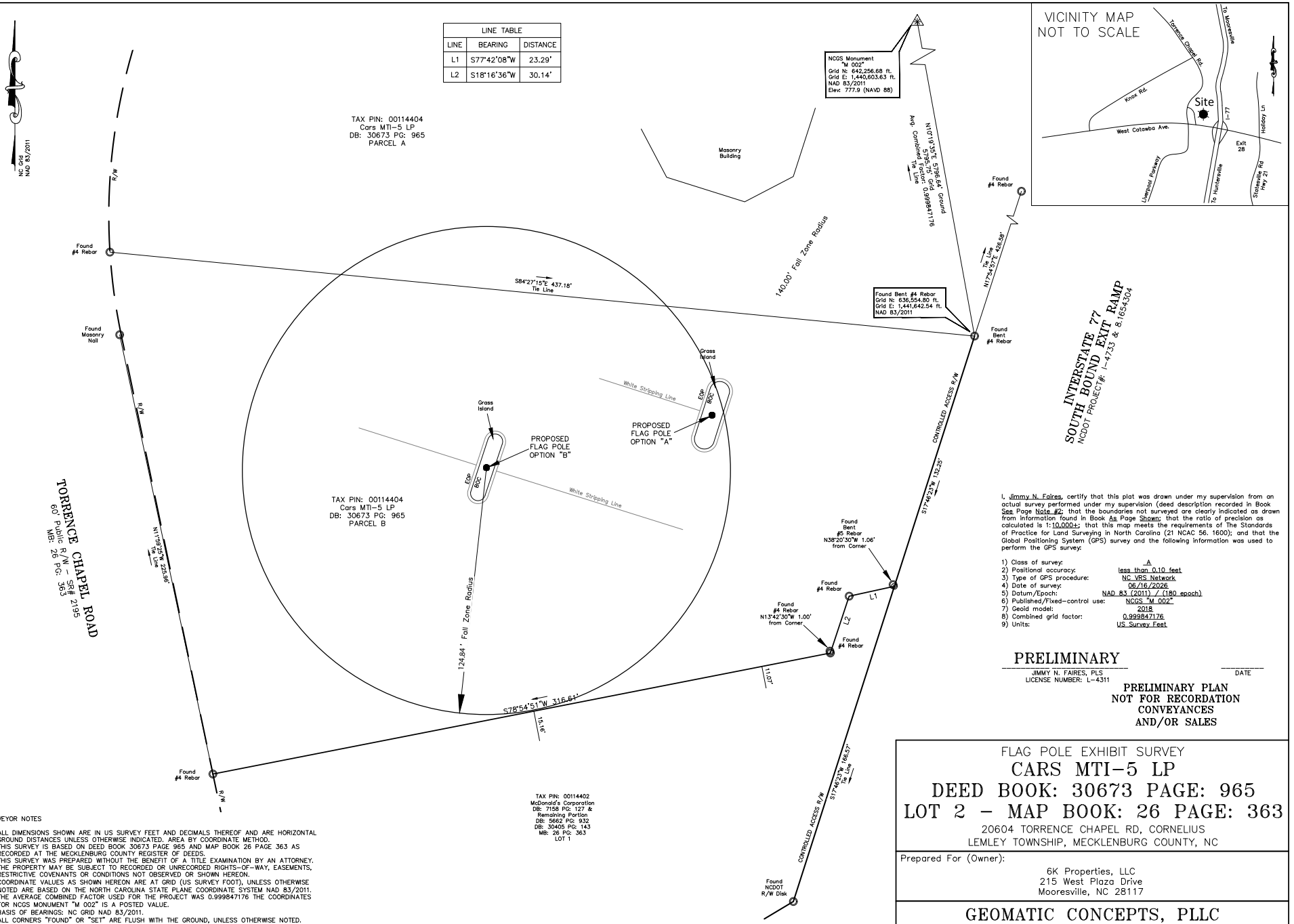
FLAGPOLE NOTE:

FINAL FLAGPOLE DIMENSIONS AND DETAILS SHALL BE PROVIDED BY AND VERIFIED WITH THE MANUFACTURER.

Map Exhibit – Randy Marion LKN Flag (Proposed114.84’ Pole, 1800 sqft Flag)




Torrence Chapel Rd
Randy Marion Lake Norman
Car dealer
2195
70' Flag Radius
Torrence Chapel Rd
McDonal
Sweet, fruit
I-77
Cornelius, NC 28031



SURVEYOR NOTES

1. ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
2. THIS SURVEY IS BASED ON DEED BOOK 30673 PAGE 965 AND MAP BOOK 26 PAGE 363 AS RECORDED AT THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT OBSERVED OR SHOWN HEREON.
4. COORDINATE VALUES AS SHOWN HEREON ARE AT GRID (US SURVEY FOOT), UNLESS OTHERWISE NOTED ARE BASED ON THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM NAD 83/2011. THE AVERAGE COMBINED FACTOR USED FOR THE PROJECT WAS 0.999847176 THE COORDINATES FOR NCGS MONUMENT "M 002" IS A POSTED VALUE.
5. BASIS OF BEARINGS: NC GRID NAD 83/2011.
6. ALL CORNERS "FOUND" OR "SET" ARE FLUSH WITH THE GROUND, UNLESS OTHERWISE NOTED. POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS.
7. THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HERON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. GEOMATIC CONCEPTS, PLLC CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
8. THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
9. THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL 4643, MAP NUMBER 3710464300K WITH AN EFFECTIVE DATE OF 9/02/2015.

LEGEND

R/W = Right-of-Way
EOP = Edge Of Pavement
BOC = Back of Curb
—∿— = Not To Scale

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 feet

I, Jimmy N. Faires, certify that this plat was drawn under my supervision from an actual survey performed under my supervision (deed description recorded in Book See Page Note #2; that the boundaries not surveyed are clearly indicated as drawn from information found in Book As Page Shown; that the ratio of precision as calculated is 1:10,000+; that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600); and that the Global Positioning System (GPS) survey and the following information was used to perform the GPS survey:

1) Class of survey:	A
2) Positional accuracy:	less than 0.10 feet
3) Type of GPS procedure:	NC VRS Network
4) Date of survey:	06/16/2026
5) Datum/Epoch:	NAD 83 (2011) / (180 epoch)
6) Published/Fixed-control use:	NCGS "M 002"
7) Geoid model:	2018
8) Combined grid factor:	0.999847176
9) Units:	US Survey Feet

PRELIMINARY

JIMMY N. FAIRES, PLS
LICENSE NUMBER: L-4311

DATE

PRELIMINARY PLAN NOT FOR RECORDATION CONVEYANCES AND/OR SALES

FLAG POLE EXHIBIT SURVEY

CARS MTI-5 LP
DEED BOOK: 30673 PAGE: 965
LOT 2 - MAP BOOK: 26 PAGE: 363

20604 TORRENCE CHAPEL RD, CORNELIUS
LEMLEY TOWNSHIP, MECKLENBURG COUNTY, NC

Prepared For (Owner):
6K Properties, LLC
215 West Plaza Drive
Mooresville, NC 28117

GEOMATIC CONCEPTS, PLLC
NC LICENSE #: P-1031
209 EASTSIDE DRIVE, STATESVILLE, NC 28625
PHONE: 704-664-1994 EMAIL: JIMMY.FAIRES@GEOMATICCONCEPTS.COM

Drawn By: JGB	Checked By: JNF	Scale 1" = 30'	Project No. 26047
Tax Parcel: 00114403			
Date: June 17th, 2026			Sheet No. 1 of 1
File: 26047-Randy-Marion-Cornelius.dwg			

David Cole

From: Gardner, Zachary L <zlgardner@ncdot.gov>
Sent: Wednesday, August 26, 2026 12:56 PM
To: David Cole
Cc: Gerrard, Harrison
Subject: RE: [External] RE: Proposed Flagpole - Cornelius

EXTERNAL EMAIL CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey,

No issues from NCDOT on this matter. It's well outside our jurisdiction, and doesn't appear to be a safety concern for the roadway.

Thanks,
Zach Gardner, PE
District Engineer
Division 10 – District 2
North Carolina Department of Transportation

980-523-0000 office
zlgardner@ncdot.gov

7605 District Drive
Charlotte, NC 28213

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties.

From: David Cole <dcole@cornelius.org>
Sent: Wednesday, August 26, 2026 10:59 AM
To: Gardner, Zachary L <zlgardner@ncdot.gov>
Subject: [External] RE: Proposed Flagpole - Cornelius

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Zach,

Good morning! I'm just following up on this from a few months ago, hoping to get your thoughts. Thanks.

David Cole

Assistant Planning Director
Town of Cornelius

Phone: 704.896.2460 ext. 114
Email: dcole@cornelius.org
21445 Catawba Avenue
Cornelius, NC 28031

From: David Cole
Sent: Thursday, May 14, 2026 2:31 PM
To: Gardner, Zachary L <zlgardner@ncdot.gov>
Subject: Proposed Flagpole - Cornelius

Zachary,

Good afternoon, I hope you are doing well. I am reaching out in regards to a proposed flag pole at the new Randy Marion Lake Norman dealership at 20700 Torrence Chapel Rd. It is my understanding that the applicant, David Coble (his submittal attached) has already reached out and received feedback on the matter.

I just wanted to confirm directly that NCDOT has not concerns related to the relatively large size and tall height of the proposed flag (1800 sqft and 140', respectively), as it relates to potential distraction, collapse hazard, and/or similar health/safety/welfare issues. We recognize that the flagpole will be located far outside of the NCDOT right of way, but it will also be highly visible from I-77 and West Catawba Ave.

There was a recently adopted state statute that requires denial of any size/height of American flags to be based on public health/safety/welfare (see attached). Additionally, any denial based on a traffic consideration specifically requires NCDOT concurrence. This is the reason that I am double-checking with your office.

Please let me know if you have any follow-up questions. Thanks!

David Cole
Assistant Planning Director
Town of Cornelius

Phone: 704.896.2460 ext. 114
Email: dcole@cornelius.org
21445 Catawba Avenue
Cornelius, NC 28031

From: David Coble <david@landmarksolutionsnc.com>
Sent: Wednesday, May 6, 2026 10:11 AM
To: David Cole <dcole@cornelius.org>
Cc: Rox Burhans <rburhans@cornelius.org>
Subject: Re: Special User Permit Exhibit

Instructions – Ground Sleeve

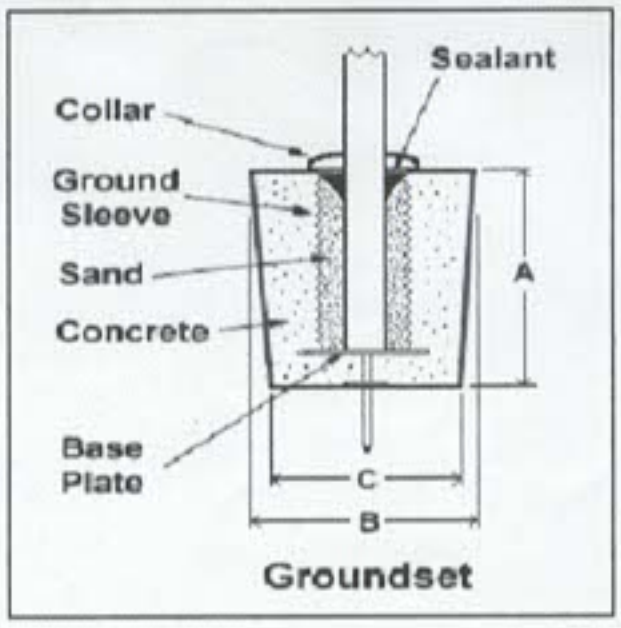
INSTALLERS TAKE NOTICE! Overhead electrical lines, buried utility cables, and natural gas lines pose situations that require EXTREME CARE DURING INSTALLATION of foundation and flagpoles.

Use concrete (3000 psi), unless otherwise specified.

1. Dig hole approximately as shown on chart. **DIMENSIONS ARE FOR "NORMAL SOIL CONDITIONS" This is only a generic guide. A soils report should be performed and a local engineer should design and engineer the foundation.**
2. Set sleeve slightly above finished grade level.
3. Set sleeve plumb in center of hole and begin to pour concrete around outside of sleeve. Be sure to have sleeve secured to insure that it does not raise out of hole due to concrete filling in under it.
4. During pouring of concrete, stop and check to be sure sleeve stays in center and level.
5. Cover sleeve opening to prevent accumulation of debris and water.

Foundation Dimensions – Dimensions shown are the minimum recommended for foundations "under normal soil conditions". This suggests; good, firm, dry soil. If you have any questions consult with an engineer in your area.

Flagpole							
Exposed Height	Overall Length	Butt	Sleeve Diameter	Sleeve Length	A	B	C
90'	99'	12"	21"	9'	9.5'	36"	36"
100'	110'	14"	21"	10'	10.5'	48"	48"
110'	121'	16"	21"	11	11.5'	48"	48"
120'	132'	16"	24"	12'	12.5'	48"	48"
130'	143'	18"	24"	13'	13.5'	48"	48"
140'	154'	20"	28"	14'	14.5'	48"	48"
150'	165'	24"	30"	15'	15.5'	60"	60"
160'	176'	30"	36"	16'	17.5'	60"	60"



Groundset



Vicinity Map

The following map is intended to assist in the review of the development request. All boundaries, features, and data are approximate. Official property boundaries and zoning designations should be confirmed with the Town of Cornelius Planning Department and Mecklenburg County

Legend

Subject Property

0 1.25 2.5 5 Mi

N W E S

7/14/2026
Special Use Permit\2026\20604 & 20700 Torrence Chapel Rd



Property Map

The following map is intended to assist in the review of the development request. All boundaries, features, and data are approximate. Official property boundaries and zoning designations should be confirmed with the Town of Cornelius Planning Department and Mecklenburg County

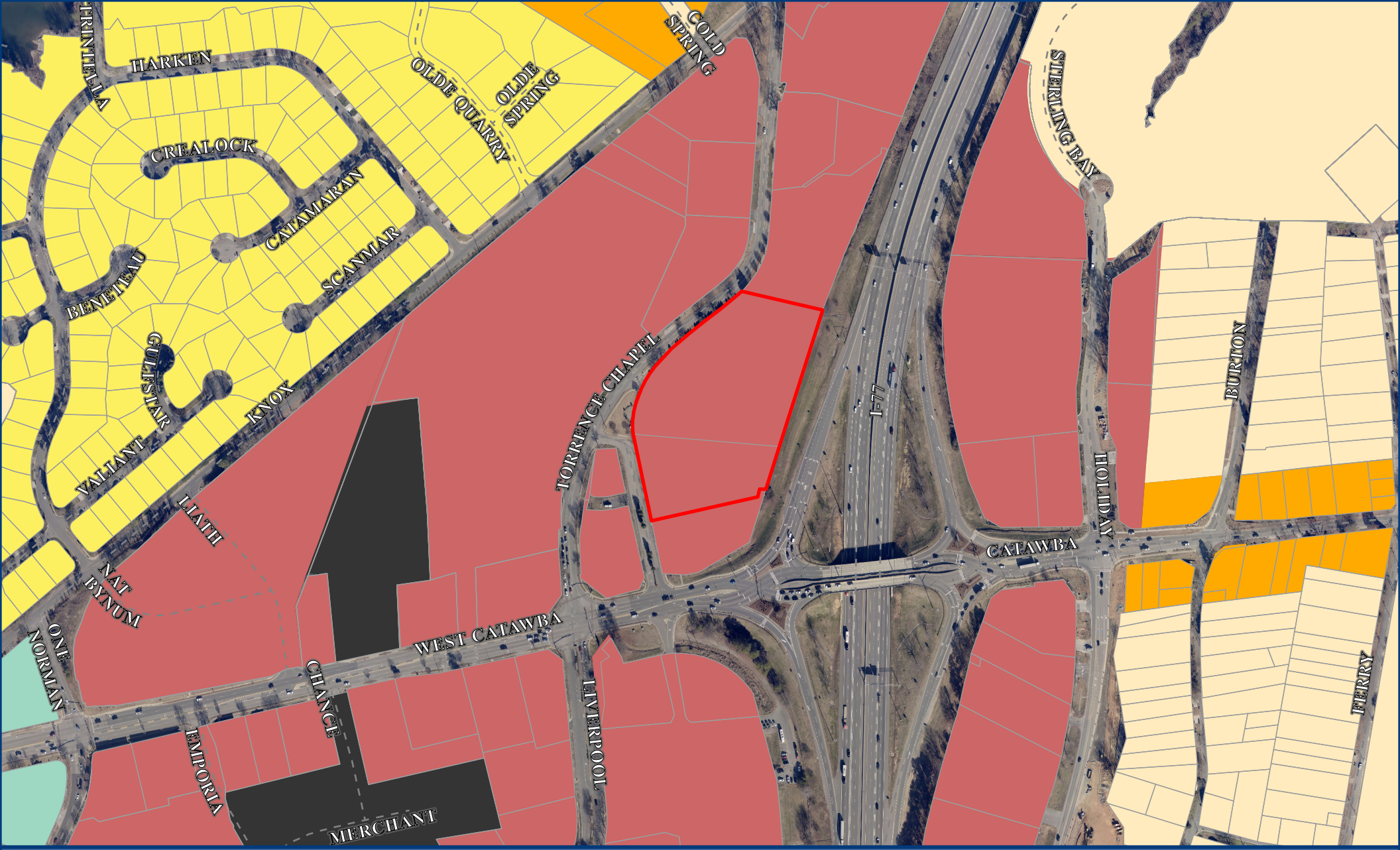
Legend

Subject Property

0 1.25 2.5 5 Mi

N W E S

7/14/2026
Special Use Permit\2026\20604 & 20700 Torrence Chapel Rd



Zoning Map

The following map is intended to assist in the review of the development request. All boundaries, features, and data are approximate. Official property boundaries and zoning designations should be confirmed with the Town of Cornelius Planning Department and Mecklenburg County

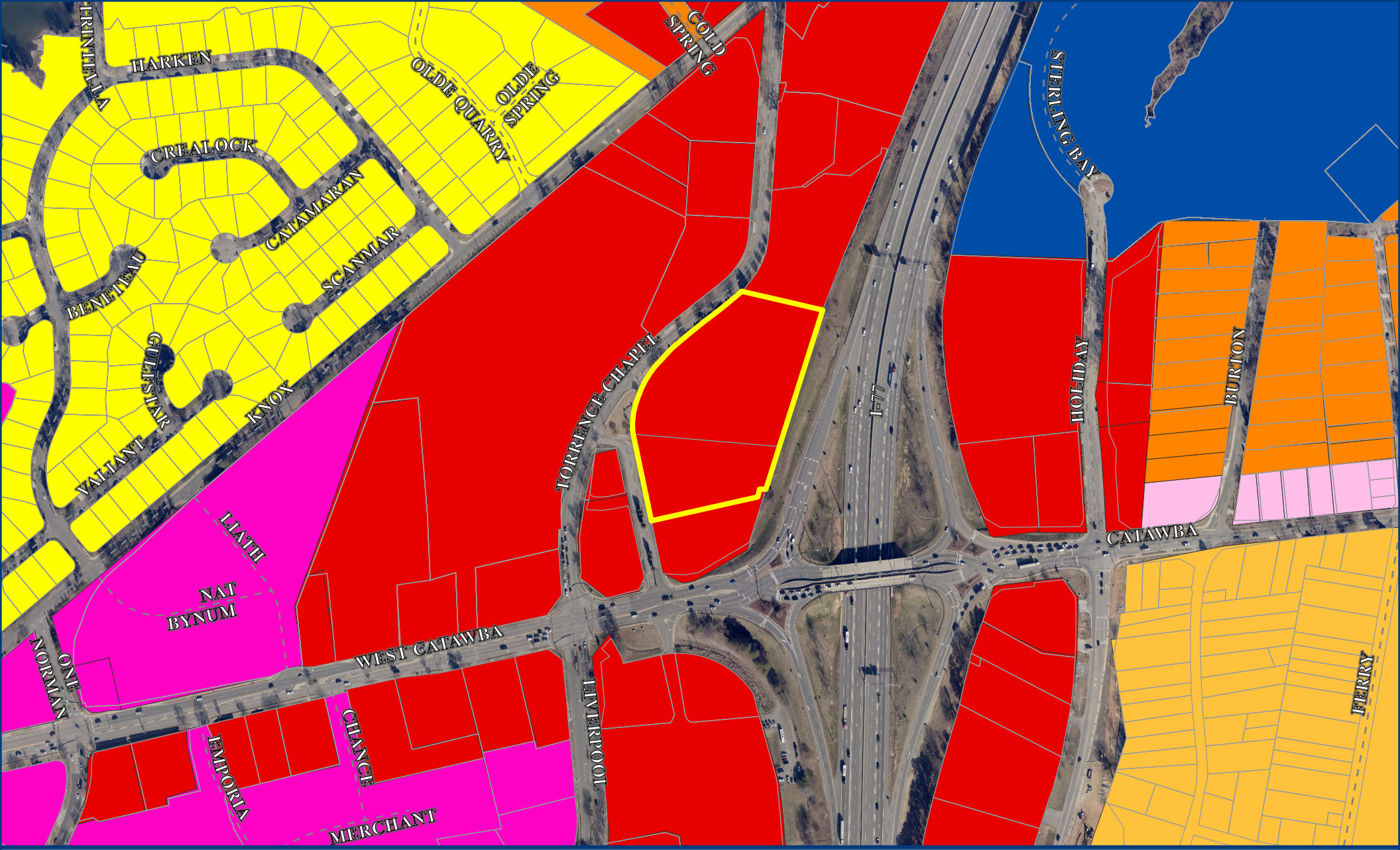
Legend

- Subject Property
- Conditional Zoning (CZ)
- General Residential (GR)
- Highway Commercial (HC)
- Neighborhood Mixed Use (NMX)
- Neighborhood Residential (NR)
- Village Center (VC)

0 1.25 2.5 5 Mi

N W E S

7/14/2026
Special Use Permit\2026\20604 & 20700 Torrence Chapel Rd



Land Use Map

The following map is intended to assist in the review of the development request. All boundaries, features, and data are approximate. Official property boundaries and zoning designations should be confirmed with the Town of Cornelius Planning Department and Mecklenburg County

Legend

- Subject Property
- Public Parks and Open Space
- Low Density Single Family
- Smithville Revitilization
- Medium Density Residential
- Highway Commercial
- Neighborhood Mixed Use
- Waterfront Mixed Use
- Catawba Mixed Use

0 1.25 2.5 5 Mi

N W E S

7/14/2026
Special Use Permit\2026\20604 & 20700 Torrence Chapel Rd

TOWN OF CORNELIUS

Special Use Permit
FINDINGS OF FACT

Owner/Project: **Randy Marion LKN Flag**	**Case #: SUP 01-26**
Acreage: 5.834	**Tax Parcel(s): 00114403, 00114404**

The Board of Adjustment may only grant a Special Use Permit for a flagpole exceeding the height, dimensions, and/or number per establishment (LDC 3.3.5.D), having first held a public hearing on the matter and having made the following determinations:

1. The subject property upon which the flagpole is proposed is located in a nonresidential district.

☐ YES ☐ NO

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

_____

_____

2. The flagpole is located a minimum of 500 feet from the nearest residential district.

☐ YES ☐ NO

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

_____

_____

3. The flagpole is located in a defined rear or side yard; placement of a flagpole exceeding the height and size standards of this ordinance is prohibited in a primary or secondary front yard.

☐ YES ☐ NO

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

_____

_____

4. The flagpole shall be located on the property so that the overall length of the flag, when entirely unfurled, does not encroach beyond adjoining property lines nor over a public right of way.

☐ YES ☐ NO

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

_____

_____

_____

5. The flagpole collapse zone remains clear of any on-site structures, and sits entirely within the boundaries of the subject property. For the purposes of this section, "collapse zone" is defined as a buffer zone measured from the base of the flagpole, with a radius equaling the total height of the pole plus 10 feet.

☐ YES ☐ NO

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

_____

_____

6. A letter from the North Carolina Department of Transportation is provided with the Special Use Permit application, which confirms based on a site study that no traffic concerns will arise with manner or placement of the display of such flag at the particular location.

☐ YES ☐ NO

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

_____

_____

7. The overall placement of the flagpole on the subject property does not create additional concerns regarding public health, safety, and welfare.

☐ YES ☐ NO

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

_____

_____