



MEMO

Date: September 21, 2016
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Antiquity Woods (Cornelius) update

1. PURPOSE

Antiquity Woods is the proposed development of +/-16 acres on a parcel located in Cornelius but adjacent to Davidson and South Street. The proposed conditional development includes 107 dwelling units of various housing types and a mixed use building where a "Village Tavern" would be located. Davidson citizens have expressed concern about the proposed development, specifically regarding traffic. Commissioners asked staff to provide a status update regarding the Cornelius process.

2. BACKGROUND

When the Davidson Planning Department was made aware of the proposed development, we immediately reached out to our colleagues in Cornelius. I've talked to Wayne Heron numerous times since early June to relay Davidson's concerns and to receive project updates. Specifically, these concerns relate to traffic, lack of connectivity to adjacent parcels (private streets), and greenway construction.

In early September, the Cornelius Planning Department released its first draft comments for the proposed conditional rezoning. These comments expressed concern about density (6.58 du/ac), traffic, connectivity, open space, private streets, parking, emergency vehicle access, as well as other general comments. See attachment for Cornelius' draft comments. Cornelius Planning Department plans to provide a negative recommendation to both the Planning Board and the Board of Commissioners.

3. PROCESS

Cornelius has a very similar process to Davidson. As with all proposed conditional rezonings, the dates listed below are tentative.

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| May 27, 2016 | Town of Cornelius receives application. |
| July 7, 2016 | Public meeting |
| Sept. 9, 2016 | Architectural Review Board (for mixed-use building) |
| October 2016 | Expected completion of TIA (Traffic Impact Analysis) |
| Nov. 2016 | Potential hearing before Planning Board |
| Dec. 2016 | Potential public hearing and action by Cornelius Board of Commissioners |