

RESOLUTION OF THE TOWN OF CORNELIUS BOARD OF COMMISSIONERS REGARDING RESIDENTIAL GROWTH MANAGEMENT

WHEREAS, the Town of Cornelius has experienced significant demand for single family and multi-family residential development throughout Town over the last eighteen months; and

WHEREAS, citizens have expressed concerns that approved residential development projects will compound existing infrastructure problems, contribute to over-crowding of local schools, and otherwise negatively impact the quality of life for current citizens; and

WHEREAS, traffic congestion is overwhelming and critical at various times of the day. While the Town and NCDOT are working together to improve local roads by undertaking as many as thirteen planned road projects in the Cornelius area over the next 5-7 years, residential projects already approved will worsen existing congestion and negatively impact Cornelius citizens in the time period before the planned road projects are completed; and

WHEREAS, Charlotte Mecklenburg Schools has an increasing overcrowding issue that adversely impacts Cornelius families, and residential development in Cornelius exacerbates this critical problem and threatens educational quality; and

WHEREAS, in response to the justified concerns of the citizens of Cornelius, the Board of Commissioners intends to undertake a review and revision of the Town's Land Use Plan with particular consideration given to traffic and other infrastructure concerns, public school capacity utilization, excess stress put on limited public safety resources, and the general health, welfare and safety of the citizens of Cornelius; and

WHEREAS, the Board of Commissioners control the overwhelming majority of land use decisions by way of conditional zoning review and approval; and

WHEREAS, the Board of Commissioners intends to pause its review and approval of residential development conditional zoning applications while the Town's Land Use Plan is under review and revision; and

WHEREAS, the Town of Cornelius is currently at a critical moment with regard to residential development and the impacts new development will have on current citizens' quality of life more specifically as a result of multi-family apartment residential development, mixed use development that includes multi-family, residential density, and development of land set aside for rural preservation.

NOW, THEREFORE, BE IT RESOLVED, that the Town of Cornelius Board of Commissioners does hereby intend to disapprove any conditional zoning applications from this date that include more than ten units for all of the following: multifamily apartment residential development, mixed use development including multi-family, and single-family residential development in various areas including those areas currently zoned rural preservation, where density may need to be studied. In addition, building heights shall be evaluated in all categories,

with the exception of Town Center. Further, from this date, staff is directed to begin a 9-12 month study to update the Land Use Plan. The Board may consider rescinding this resolution prior to or upon adoption of an updated Land Use Plan.

In addition, any pause will not apply to plans put forth and adopted in support of the Town's Housing Plan for Smithville Redevelopment, commercial projects, and public-private partnerships that result in a public infrastructure benefit that have no more than 10 residential units. Therefore, the Board of Commissioners intends to continue to review commercial development applications throughout the Land Use Plan revision process. This resolution does not apply to projects that are permitted administratively such as single-family remodeling and renovations, individual home construction on individual lots and minor subdivisions.

Adopted this 20th day of December 2021.

Woody T. Washam, Jr., Mayor

ATTEST:

Lori A. Harrell, Town Clerk

APPROVED AS TO FORM:

Town Attorney