



Zoning Map Amendment Application

Date: 02/27/2024

Site Address / Owner

Site Address: SOUTH POINT RD
City, State, Zip: BELMONT, NC 28012
Parcel: 193558
Lot:
Subdivision:

Owner Name: [ownername]
Address: 135 N MAIN ST
City, State, Zip: BELMONT, NC 280123122
Phone:
Email:

Applicant / Alternative Owner

Applicant Name: Tri Pointe Homes Holdings, Inc.
Address: 6325 Ardrey Kell Rd
City, State, Charlotte
Zip:
Phone: 7045604618
Email: margaret.puckett@tripointehomes.com

Owner Name: Lakeview Farms, Inc.
Owner Address:
City, State, Zip:
Owner Phone:
Owner Email:

Project

Site Address: No Address
Property Description: . 15 109 002 00 000
Project/Subdivision: Lakeview Farms
Current Zoning: Out of City Limits
of Lots: 385

Proposed Zoning: Suburban Residential (SR)
Conditional Zoning: Yes
Total Site Area: 221
Parcel ID#s: 193557, 193558, 193599, 201459

Project Description: Lakeview Farms will consist of up to 385 homesites. These homesites will consist of Single Family Detached and Townhome units.

Consultant Information

Company Name:
Type:
Mailing Address:

Contact Name:
Email:
Phone:

I do hereby certify that the information contained herein is true and correct.

Margaret Puckett

Name

02/27/2024

Date

March 14, 2024

Tiffany Faro
Planning Director
City of Belmont

1401 East Catawba Street
Belmont, NC 28012

Re: Letter of Intent

Tri Pointe Homes intends to annex and apply for conditional zoning for a ±220-acre project at the end of South Point Rd. Lakeview Farms will consist of up to 385 homesites. These homesites will consist of Single Family Detached and Townhome units. There will be up to 152 single family detached-traditional, 118 single family detached-active adult/age restricted, and 115 townhomes.

The proposed development will be a multi-generational community that will serve many different types of residents in Belmont. The plan will consist of 3 amenity areas and a plethora of open space and trail system.

The traffic improvements listed below compromise the list traffic mitigation commitments that Tri Pointe will be completing with the project.

Summary Of Traffic Improvements

1. NC 273 (South Point Road)/NC 273 (Armstrong Road) Intersection:

The construction of a dedicated southbound right turn lane on the southbound NC 273 approach and installation of a wood pole traffic signal at this intersection.

2. NC 273 (South Point Road)/Belmont Middle School/Belwood Drive Intersection:

The construction of a dedicated 100-foot northbound through/right turn lane on South Point Road. The addition of a second dedicated left turn lane with 175 feet of storage to the eastbound Belmont MS approach to allow for dual left movements into the dual northbound lanes is also recommended. This will require a signal modification.

3. NC 273 (South Point Road)/McKee Farm Lane/Stowe Road Intersection:

The construction of a dedicated left turn lane with 150 feet of full storage be striped on the existing pavement width of the eastbound McKee Farms Road approach to this intersection, as well as a dedicated 150-foot northbound left turn lane and through lane on South Point Road. Also at this intersection, improvement #7 will end at this intersection as a dedicated southbound right turn lane.

4. NC 273 (South Point Road)/South Point High School/Red Raider Run Intersection:

The construction of a dedicated northbound and southbound through/right turn lanes on South Point Road and signal modifications (improvements #6 and #7).

5. NC 273 (South Point Road)/Nixon Road/R. L. Stowe Road Intersection:

The addition of a second westbound dedicated left turn lane with 100 feet of full storage to the R. L.



Stowe approach to this intersection. This will require a signal modification.

6. NC 273 (South Point Road) Northbound:

A second northbound lane be constructed between the Belmont Middle School Drive/Belwood Drive intersection and R.L. Stowe Road intersection.

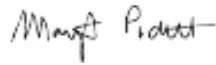
7. NC 273 (South Point Road) Southbound:

A second southbound lane be constructed between the R.L. Stowe Road intersection and the Belwood Drive/Belmont Middle School Drive intersection.

Very truly yours,

Tri Pointe Homes Holdings, Inc.

By:



Name: Margaret Puckett

Title: Vice President of Land

Date: 3/13/24

