

COMMUNITY MEETING REPORT  
**Applicants: Belmont Land and Investment Company, LLC and  
Lat Purser & Associates, Inc.**  
Rezoning Petition No. ZA2023.06

This Community Meeting Report is being filed with the City of Belmont Planning Department pursuant to the provisions of the Belmont Land Development Code.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Applicants mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations set out on Exhibit A-1 attached hereto by depositing such notice in the U.S. mail on July 25, 2024. A copy of the written notice is attached hereto as Exhibit A-2.

**DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Thursday, August 8, 2024, at 6:30 PM at Park Street United Methodist Church located at 120 Park Street in Belmont, NC.

**PERSONS IN ATTENDANCE AT MEETING:**

The Community Meeting was attended by those individuals identified on Exhibit B attached hereto. The Applicants' representatives at the Community Meeting were Bill Carstarphen and Jess Trombold of Belmont Land and Investment Company, LLC, Jack Levinson and Tracy Garlinghouse of Lat Purser & Associates, Inc., Carey Sikes of BB+M Architecture, Marc Meddaugh of SeamonWhiteside, and John Carmichael and Aaron Houck of Robinson Bradshaw & Hinson, P.A.

**SUMMARY OF ISSUES DISCUSSED:**

The Applicants' representatives utilized a power point presentation during the Community Meeting, a copy of which is attached hereto as Exhibit C.

John Carmichael welcomed the attendees to the meeting and introduced himself. He stated that this is the third Community Meeting for Rezoning Petition No. ZA2023.06. He introduced the Applicants, Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc.

John Carmichael shared the agenda for the meeting. He then introduced the development team. He shared details on the rezoning process to date and going forward. He stated that the sketch plan process has been completed, the team has previously held two community meetings, the traffic study has been completed, and the rezoning application and site plan have been submitted. John Carmichael then provided the schedule of the remaining events relating to this rezoning request. He stated that the Planning and Zoning Board Meeting is scheduled for Thursday, September 19, 2024, at 6:30 PM at CityWorks Center located at 1401 East Catawba Street, and the City Council Public Hearing is scheduled for Monday, October 7, 2024, at 6:00 PM at CityWorks Center.

John Carmichael shared a slide that depicts the site on a map. He stated that the site contains 14.7 acres, and Crescent Park and Dwight Frady Field are a part of the site subject to this rezoning request. He then shared two slides with aerial photographs of the site. The second slide shows the site's proximity to downtown Belmont. He stated that the site is located approximately 0.5 mile from downtown Belmont, and it is an approximately 12-minute walk from the site to downtown Belmont.

John Carmichael shared a portion of the City of Belmont Zoning Map that includes the site. He stated that the site is currently zoned BC-D (Business Campus Development), INF-R (Infill Residential) and NC-C (Neighborhood Center Commercial).

John Carmichael stated that the Applicants are requesting that the site be rezoned to the Downtown District/Conditional District (DD/CD) zoning district to accommodate a master planned, mixed-use development on the site. He stated that this is a conditional rezoning request, which means that there is a site plan associated with the Rezoning Petition and if the Rezoning Petition is approved, the site can only be developed in accordance with the terms and conditions of the approved site plan.

John Carmichael stated that the development would consist of the following: up to 11,600 square feet of commercial uses; up to 3,200 square feet of ancillary uses (residential amenities and the leasing office for the multi-family dwelling units); four live/work units; up to 281 multi-family, flat-style dwelling units; and up to 47 for-sale townhome dwelling units. Crescent Park and Dwight Frady Field would be donated to the City of Belmont for continued use as a public park after the approval of this rezoning request.

Bill Carstarphen then addressed the meeting and provided information on Pharr and Belmont Land and Investment Company. He stated that he is the President and CEO of Pharr, which has been in Gaston County for 85 years. Pharr was in the textile business for approximately 80 years as Pharr Yarns. This project includes a textile mill facility that closed in 2005, and Pharr has been using the facility as a warehouse.

Bill Carstarphen stated that Belmont Land and Investment Company is a subsidiary of Pharr and is involved in real estate development. He shared slides with images of some of the real estate projects Pharr has completed in Belmont, which include: Adams Bluffs (about 170 homes built in the 1990s and some older renovated mill homes); Hawthorne (developed in approximately 2005 and is located on the site of the old Imperial Mill); a Home2 Suites, the Hampton Inn Montcross and Sterling Professional Park. He said that they are excited about this project and that it would be a first-class development. He said they believe that the project would have a significant positive impact on Belmont.

Jack Levinson then provided information on Lat Purser & Associates. He stated that Lat Purser is based in Charlotte. He noted that they are long-term owners of the projects they develop. They develop shopping centers, apartments, and townhomes. The company manages and leases properties, and they have about four million square feet of commercial property and 32 residential properties.

Jack Levinson shared slides with images of recent projects by Lat Purser. The Anderson is located in downtown Rock Hill, South Carolina, and it was the first multi-family development in downtown Rock Hill. Preston Ridge is an apartment community developed by Lat Purser in

Hickory, North Carolina. Bowery 1 and 2 is an apartment community located in Savannah, Georgia. This development features outdoor spaces that are similar to what is planned for the Belmont site. Matadora is another apartment community that we developed in Savannah, Georgia, and this photograph shows the quality of the interior spaces in our apartment communities. Jack Levinson stated that because Lat Purser & Associates is a long-term owner of its development projects, they build in a quality way that does not get outdated quickly or require a significant amount of maintenance.

John Carmichael stated that the site plan for this proposed development has evolved during the last few years, and we want to share the evolution with you. The revisions to the site plan reflect discussions with the City Manager, Town Staff and residents, and comments received regarding the importance to the community of preserving Crescent Park and Dwight Frady Field.

John Carmichael then showed three slides that depict previous iterations of the site plan for the proposed development. The July 30, 2020 site plan had the entirety of Crescent Park and Dwight Frady Field being developed with six single family lots, a community building, two mixed use buildings (ground floor retail and second story multi-family units), a basketball court, open space, and parking. John Carmichael briefly reviewed the other portions of the July 30, 2020 site plan.

John Carmichael stated that the April 22, 2021 site plan showed Crescent Park and Dwight Frady Field being developed with 20 townhome units, alleys serving the townhome units and a 2.25-acre park. John Carmichael briefly reviewed the other portions of the April 22, 2021 site plan.

John Carmichael stated that the January 20, 2022 site plan, which was shared at the January 20, 2022 Community Meetings, showed the entirety of Crescent Park and Dwight Frady Field being a public park. John Carmichael briefly reviewed the other portions of the January 20, 2022 site plan.

John Carmichael then shared and discussed the current site plan. He stated that Crescent Park and Dwight Frady Field would be donated to the City of Belmont for continued use as a public park after the approval of this rezoning request. Three story multi-family buildings would be located along Catawba Street. Building A would have ground floor retail/commercial, Building B would include four live/work units and Building E would include amenity space for residents and a leasing office.

The two buildings on Brook Street would each be 4 stories in height and contain multi-family dwelling units. These buildings would be 45 feet in height but would appear to be 40 feet in height as viewed from Catawba Street due to the topography of the site. The eastern portion of the site would contain up to 47 for-sale townhome units. The townhome buildings would be three stories in height.

John Carmichael stated that the site's frontage along East Catawba Street would have parallel, on-street parking, a 4-foot-wide bike lane, a 12-foot-wide sidewalk, and a planting strip (except in front of the ground floor retail/commercial). A high visibility crosswalk with a rapid flashing beacon would be installed across Catawba Street near its intersection with 5th Street. A crosswalk would be installed across Fourth Street near the intersection of Fourth Street and Catawba Street, and a crosswalk would be installed across Catawba Street at the intersection of Catawba Street and Tucker/Church Street. There would also be 3 crosswalks installed across Brook Street. Parallel,



recessed on-street parking would be installed along the site's frontages on 4th Street, 5th Street and 7th Street. Angled parking spaces would be installed along the site's frontage on Brook Street across from the soccer fields. Private open space areas would be located throughout the site as generally shown on the site plan.

John Carmichael then shared slides containing architectural renderings of the proposed buildings. The first and second slides contain renderings of the three-story mixed-use building located at the corner of Catawba Street and 4<sup>th</sup> Street. The third slide contains a rendering of the multi-family building with residential amenities on Catawba Street between 5<sup>th</sup> Street and 7<sup>th</sup> Street. The fourth and fifth slides contain renderings of the two four story, multi-family buildings on Brook Street. The sixth slide contains a rendering of a townhome building.

John Carmichael shared a slide that contains an image illustrating the height in feet of the various buildings in the proposed development. The three-story townhome buildings would have a maximum height of 42 feet, the three-story buildings would have a maximum height of 38 feet and the four-story buildings on Brook Street would have a maximum height of 45 feet. He stated that due to the topography of the site, the two four-story buildings on Brook Street would appear to be 40 feet in height as viewed from the intersection of Catawba Street and 7<sup>th</sup> Street.

John Carmichael stated that a traffic study was completed by a traffic engineer approved by the city. The traffic study identified two improvements to the intersection of Park Street and Catawba Street that are needed to mitigate the impact of this proposed development: a southbound left turn lane on Park Street and a westbound left turn lane on Catawba Street.

Because this intersection is an issue today and will continue to be an issue with or without this project, the Applicants believe that a holistic improvement to this intersection is necessary. As a result, the Applicants would pay \$1,000 per residential unit (which is \$332,000 under the current site plan) to the city to be applied towards the cost of improvements to this intersection. Additionally, the Applicants have engaged with the County to start working towards a resolution to assist in funding these holistic improvements.

Using a slide, John Carmichael summarized the benefits of the proposed development. The park donation has an appraised value of approximately \$2,600,000. County engagement for holistic improvements to the Park & Catawba intersection, financed via tax revenue generated by the Crescent Project and a payment-in-lieu contribution of \$1,000 per unit or \$332,000. The addition of Class A, high quality residential, retail and greenspace would help to revitalize the East End into a more vibrant commercial and residential node. Significant improvements to walkability via the addition of 12 foot wide sidewalks, six new crosswalks, a bike lane and new landscaping. The Crescent Project will include 100 more parking spaces than required by code and the gravel parking lot off Brook Street will be replaced with paved diagonal parking.

The Community Meeting was then devoted to a question, answer, and comment session. Set out below is a summary of the responses to the questions as well as the comments and concerns that were expressed at the meeting.

- In response to a question about the gravel parking lot on Brook Street, Jack Levinson stated that, by the Applicants' calculations, the existing gravel parking lot accommodates about 54 vehicles, and this development would add 54 diagonal on-street spaces on Brook Street.



- In response to a question about the total number of parking spaces that would be provided, Jack Levinson stated that the code requires about 518 parking spaces, and this development would provide about 100 more parking spaces than what is required under the code.
- An attendee shared concerns about safety on Catawba Street and what adding more vehicles to Catawba Street would mean. The attendee expressed concern that this project would not make any improvements to Catawba Street itself other than a bike lane and on-street parking.
- In response to various questions and concerns about parking, Jack Levinson acknowledged that there is a high demand for parking. He noted that Lat Purser & Associates has found in its other residential developments that studio and one-bedroom apartments typically require just one parking space. He noted that the parking counts do not include the garages and driveway parking for the townhomes.
- Audience members expressed concerns about traffic and traffic safety, including traffic issues during the construction of the project. An audience member stated that the parking concerns derive from the fact that this project will increase density by adding to the total number of dwelling units in the area.
- In response to various questions and comments, Jack Levinson clarified that the streetscape improvements along Catawba Street would add about 10 feet to the right-of-way.
- In response to questions about the utility capacity in the area, Marc Meddaugh stated that the Applicants will not be able to build anything that the City of Belmont cannot serve. He stated that none of the project's utilities should negatively affect the utilities provided to residents living on 6<sup>th</sup> Street. The development team is working with utility engineers to ensure the project will not adversely impact anyone else's utilities.
- In response to a question about whether the motivation for this project is to force out current residents, Bill Carstarphen stated that the Applicants are simply trying to develop what is currently empty land. He noted that the City of Belmont can reject the proposal if there is insufficient sewer capacity.
- In response to a question about whether the project includes support for local public schools, John Carmichael stated that the plan does not include any proposals for the local public schools. Jack Levinson said that based on their research, they expect about 15% of the townhomes to be occupied by families with children (although the percentage in this project might be lower because of the three-story design). He stated that they do not typically see a lot of families in the types of dwelling units they would develop in this project because these residents would be renters by-choice, and often the residents are renting while waiting to purchase a house.
- In response to a question, Jack Levinson stated that the project includes four live/work units because Lat Purser & Associates has experience with these types of units in other projects and that number has worked well.
- In response to a question about a pedestrian promenade that had been included in a previous version of the site plan, Jack Levinson said that the pedestrian promenade concept was very expensive, and they believe the current framework of blocks provides better mobility than removing a street (which would have been required for the pedestrian promenade). Marc Meddaugh stated that all existing sidewalks would be upgraded. He stated that there would be sidewalks throughout the project, and he noted that the plan calls for wider sidewalks along 7<sup>th</sup> Street.

- An attendee stated that she lives on 6<sup>th</sup> Street, and she stated that 6<sup>th</sup> Street currently has a problem with too much traffic and traffic moving too fast. She complained about the noise from the vehicles traveling on 6<sup>th</sup> Street.
- In response to a question about the availability of the traffic study for review, John Carmichael stated that the traffic study is a public record. He noted that if people want to see the traffic study, they can contact the City of Belmont.
- In response to a question about whether the streetscape improvements and crosswalks on Catawba Street will create traffic bottlenecks, John Carmichael clarified that the improvements will not reduce the width of the travelling lanes on Catawba Street, and he acknowledged that drivers should stop for pedestrians using the crosswalks.
- In response to a question about the timing of the construction of the improvements to the road network, Jack Levinson stated that current discussions have operated on the belief that the improvements would be built concurrently with the development.
- In response to a comment about insufficient roadways from Charlotte to Belmont, Bill Carstarphen stated that the Applicants have heard that the state has funded a project to replace the four-lane bridge with a six-lane bridge and that the bridge project is scheduled to start in 2025.
- In response to a question about the plans for the retail space, Jess Trombold stated that the vision is to have the spaces occupied by local retailers and maybe some regional retailers from the greater Charlotte area.
- In response to a question about how the Applicants are seeking to make the project distinctive and recognizably “of Belmont,” Jack Levinson stated that the Applicants have met with the City of Belmont’s Main Street Design Committee and talked about the project as an entrance to Belmont. He stated that the Applicants would love to work with local artists, and he noted that these discussions are still in the preliminary stages.
- In response to a question about the green spaces on the site plan, Marc Meddaugh stated that they are not just the locations for stormwater management, but that they can be activated. He noted that the design has not gotten far enough into specifics for those locations because the project is still in the rezoning stage.
- In response to a question asking whether the Applicants have explored using structured parking to make the development more pedestrian than automobile oriented, Jack Levinson stated that the Applicants will consider potential plan redesigns in the next couple of weeks.
- In response to some questions and concerns about the height of the project and whether it is consistent with a new ordinance restricting building height, a member of the City staff present at the meeting stated that the height-restrictive ordinance was passed after this application was filed and noted that the Applicants have the right to use the ordinances in effect as of the date of the filing of the application.
- In response to a question about why the Applicants decided to include rental housing, Jack Levinson stated that the project will include 281 rental units, and he noted that the Applicants see market demand for apartments at this location. Jess Trombold stated that they have analyzed local occupancy rates and found them to be in the 90s, so they are confident that there is demand for apartments at this location.
- In response to questions about building height, Jack Levinson stated that the Applicants conducted a survey of the height of existing buildings along Catawba Street. The church

is 40 feet tall, and the Catawba Lofts are 36 feet tall, so the proposed building heights on Catawba Street (38 feet) are between those heights.

- In response to a question about what percentage of the site would be donated for the park, Bill Carstarphen stated that the site includes a total of about 15 acres and the park site is about 4 acres, so almost one-third of the site would be donated to the City of Belmont for continued use as a public park.
- In response to a question about how the total number of residents in the current proposed site plan compares to previous site plans, Jack Levinson stated that he would have to go back and look at the previous site plans. He noted that the current site plan includes for-sale townhomes.
- In response to questions about rental units, Jack Levinson stated that the Applicants believe there is demand for rental apartments. He stated that the terms of the leases are typically 12 months, and he stated that the expected range of rents is approximately \$1,350 to \$2,200 per month. He stated that the Applicants like to have rental properties rather than condominiums for sale because that is their business model, and because it allows them to manage and maintain the property with greater control.
- In response to questions and concerns about crime rates among renters, Jack Levinson stated that Lat Purser & Associates does not have problems with crime on their properties. Tracy Garlinghouse stated that they use security cameras to monitor their properties.
- In response to an attendee's comment that grass is growing too high on the site and trees are falling, Bill Carstarphen said he would have someone visit the site and address any problems.
- In response to a question about whether the power lines would be buried, Jack Levinson stated that the Applicants would not be burying the transmission lines, but he noted that the development would involve the relocation of some lines that currently go over the gravel lots.
- In response to a question about trees, Jack Levinson stated that the Applicants would be installing trees, and they would be thoughtful about what trees are planted where.
- In response to a question about the project's timeline, Jack Levinson stated that upon rezoning approval, the Applicants would probably have to wait at least a year before starting construction and that construction would then take approximately one-and-a-half to two years.
- In response to a question about the possible contamination of the site from the old textile mill, Jack Levinson stated that the Applicants are not aware of any contaminants on the site. Bill Carstarphen stated that the Applicants have done environmental testing. He noted that the work done at the textile mill in the past involved only dry processes. He stated that they are unaware of any environmental issues on this site, but that continued checking would be a part of the process.
- In response to a concern about inadequate green space, Jack Levinson said it is possible to explore adding more green space to the site plan.
- In response to questions and comments about the project's housing mix and whether alternative mixes might be better (such as including single family detached homes), Jack Levinson stated that the Applicants have looked at many alternative arrangements.
- An attendee stated that the project might help with traffic on Catawba Street by lowering the speed of vehicles.



- In response to questions about traffic safety, Marc Meddaugh stated that the project would adopt the recommendations of the traffic study, so the dedicated turn lanes would be installed. Jack Levinson stated that the Applicants have been in discussions with Gaston County about the intersection of Catawba Street and Park Street, which is a challenging intersection. He stated that the project does not add much to the existing traffic, but he noted that the intersection is currently a failed intersection, so the Applicants have initiated conversations with the County to talk about more than turn lanes because more is needed. The County still must go through its processes.
- Jack Levinson encouraged attendees to share their design ideas to make the site look distinctively Belmont. Carey Sikes agreed with Jack Levinson's request and stated that the desire is not to plop down a nondescript project. He noted that the renderings that have been shared are just first sketches.
- In response to a question about stormwater, Marc Meddaugh stated that there would be underground stormwater management. He noted that the Applicants are not allowed to develop the site in a fashion such that the project's runoff would go onto other properties. He stated that the stormwater would be retained and treated and then released slowly into the groundwater.
- In response to a question about standing water and mosquitoes, Jack Levinson stated that there should not be any standing water. If, however, portions of the site stay wet, then the Applicants would address this issue.
- In response to a question about the impacts of the project on older sewer infrastructure, Marc Meddaugh stated that the designers would have to look at the infrastructure, and he stated that his understanding is that the Applicants would probably have to upgrade the sewer infrastructure on the site. In doing so, the Applicants could not negatively impact the current sewer system and neighbors.

There were no further questions or comments.

John Carmichael thanked everyone for attending the meeting, and the meeting was adjourned.

**CHANGES MADE TO THE APPLICATION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:**

No changes have been made to the rezoning plan or to the Rezoning Application as of the date of this Community Meeting Report solely as a result of the Community Meeting.

Respectfully submitted, this 29<sup>th</sup> day of August 2024.

**Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc.,  
Applicants**

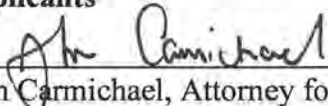
  
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John Carmichael, Attorney for the Applicants

EXHIBIT A-1

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
126076	Majestic Properties LLC				1038 Nutall Oak Lane		Belmont	NC	28012
126071	AC 408 Brook Owner, LLC		c/o Wes McAdams		1200 E Morehead Street	Suite 280	Charlotte	NC	28204
126074	C&H Investments				427 Brook Street		Belmont	NC	28012
221101	City of Belmont				PO Box 431		Belmont	NC	28012
126439	McCluskey LLC				2730 Rozzelles Ferry Road	Suite A	Charlotte	NC	28208
126456	Hayes	Phyllis P.			22 Tucker Street		Belmont	NC	28012
126457	Stewart	Joshua Levi			704 Brook Street		Belmont	NC	28012
126458	Alston	Crickett L.			710 Brook Street		Belmont	NC	28012
126459	Copeland	Stephen	Jessica L.	Copeland	714 Brook Street		Belmont	NC	28012
126460	Jones, Jr.	Tommy R.			340 Whitethorn Dr		Gastonia	NC	28054
126438	National Mills LLC				710 E Catawba Street		Belmont	NC	28012
126440	Dotson	Poochie			700 E Catawba Street		Belmont	NC	28012
126441	Futrell	Beverly J.			704 E Catawba Street		Belmont	NC	28012
126442	Green	Cathy J.			720 E Catawba Street		Belmont	NC	28012
126443	KEG Properties LLC				835 Patrick Road		Gastonia	NC	28056
126444	Green	Cathy J.			720 E Catawba Street		Belmont	NC	28012
126445	Green	Cathy J.			720 E Catawba Street		Belmont	NC	28012
126132	Cox	Nancy Jo			601 E Church Street		Belmont	NC	28012
126133	Campanaro	Grayson	Catherine	Biggerstaff	603 Church Street		Belmont	NC	28012
126134	Muha	Susan M.			607 E Church Street		Belmont	NC	28012
126135	Murphree	Brett Alan			515 Brookforest Drive		Belmont	NC	28012
126209	Stowe	Kerry Lee			218 Wood Duck Court		Gastonia	NC	28056
126208	Stamps Properties LLC				2004 Gladelynn Court		Belmont	NC	28012
126207	Harrington-Smith	Samuel J.			615 Church Street		Belmont	NC	28012
126206	Stowe	Dorothy N.			617 Church Street		Belmont	NC	28012
126186	Bhat	N G Sadashiva	G. Sithalakshmi	Bhat	2611 Royal Forrest Dr		Raleigh	NC	27614
126185	Sweat	Robert E.			703 Church Street		Belmont	NC	28012
126183	Henry	John H.	Tracie K.	Henry	1551 Ohara Plantation		Dallas	NC	28034
197575	Moore	John	Ellsheba	Moore	Court		Belmont	NC	28012
126249	Swann	Benjamin Elmer			703 Catawba Street		Belmont	NC	28012
126250	Balatsias Investments LLC				707 E Catawba Street		Belmont	NC	28012
126253	Emard	Kathryn			107 Cedar Street		Belmont	NC	28012
126254	Kuchenbrod	Kurt T.	Katherine Alys	Kuchenbrod	711 E Catawba Street		Belmont	NC	28012
126255	Johnson	Arica R.			713 E Catawba Street		Belmont	NC	28012
126256	Albritton	Aaron Scott	Aubrey Weiss	Albritton	327 Linden Way		Pleasanton	CA	94566
126257	Bourdon	Marie			717 E Catawba Street		Belmont	NC	28012
126136	Michael	Barbara Maynard			723 E Catawba Street		Belmont	NC	28012
126136	Michael, Jr.	Larry Dean			200 6th Street		Belmont	NC	28012
126228	Katt	Joseph Frederick	Clara Jane	Davison	3125 Mountain Hill Dr		Wake Forest	NC	27587
126229	Hayes	Elizabeth	Jason	Hayes	138 Pratt Street		Belmont	NC	28012
126230	Nance	Christopher S.			140 Pratt Street		Belmont	NC	28012
126205	Baker	Tina H.	c/o Tina H.	Staton	142 Pratt Street		Belmont	NC	28012
126187	Melbut LLC				4270 Belle Meade Circle		Belmont	NC	28012
126188	Leonard	John Steven	Martha Virginia	Leonard	14312 Ashton Creek Dr		Charlotte	NC	28273
126189	Peterson	Clarissa Marlene	Christopher Matthew	Peterson	104 Watson Street		Belmont	NC	28012
					106 Watson Street		Belmont	NC	28012



126137	Ryan	Michelle Hagans	James Allen	Ryan	202 6th Street		Belmont	NC	28012
126138	Chase	Ruth Ann			204 6th Street		Belmont	NC	28012
126138	Trawick	Ricci Jo			1401 Bloomingdale Dr		Cary	NC	27511
126226	McKinney	Sondra			134 Pratt Street		Belmont	NC	28012
126227	Amnl Asset Company 3 LLC				5001 Plaza on the Lake	Suite 200	Austin	Texas	78746
126231	Gardner	George B.			105 Page Place		Emerald Isle	NC	28594
126204	Gilbert	Linda H.			103 Watson Street		Belmont	NC	28012
126203	Gordon	William E.	Daphne S.	Gordon	105 Watson Street		Belmont	NC	28012
126202	Becker	Amanda			107 Watson Street		Belmont	NC	28012
126251	Sealy	Richard	Leigh P.	Sealy	107 Sloan Street		Belmont	NC	28012
126119	Vance	Rodney			108 Howe Street		Belmont	NC	28012
125375	Sawhney	Raj P.	Swadesh	Sawhney	501 Church Street		Belmont	NC	28012
126122	Sawhney	Raj P.	Swadesh	Sawhney	501 Church Street		Belmont	NC	28012
126123	Deaver	Jonathan A.			507 Church Street		Belmont	NC	28012
126124	Wentz	Christopher S.			2537 Shannon Drive		Belmont	NC	28012
126125	Ownamerica Real Estate LLC				121 Pointe Harbour Ln		Mooresville	NC	28117
126126	Bernicker	Joy C.	Connie E.	Pierce	513 Church Street		Belmont	NC	28012
126127	Foster	Dennis K.	Gail B.	Foster	517 Church Street		Belmont	NC	28012
126128	Carrigan, Jr.	Robert Farrell			519 Church Street		Belmont	NC	28012
126129	Ownamerica Real Estate LLC				121 Pointe Harbour Ln		Mooresville	NC	28117
126130	Rash	Ronnie	Nancy K.	Rash	14926 Creeks Edge Dr		Charlotte	NC	28278
126131	Fisher	Thomas Earnest	Catherine L.	Bayne	203 6th Street		Belmont	NC	28012
126161	Sanders	Gene	Delta P.	Sanders	205 6th Street		Belmont	NC	28012
126160	lhde Trust				170 Belvedere Ave		San Carlos	CA	94070
222429	Catawba Mills Association Inc.		c/o Red Rock		PO Box 49443		Charlotte	NC	28277
208791	Barnard	Julia A.			533 E Catawba Street	Unit 1	Belmont	NC	28012
	The Hudgins Family Living								
208792	Trust				535 Catawba Street	Unit 2	Belmont	NC	28012
208793	Mitchener	Susan Carroll			537 E Catawba Street	Unit 3	Belmont	NC	28012
208794	Moore	Charles L.	Lisa H.	Moore	539 Catawba Street	Unit 4	Belmont	NC	28012
	Richmond Harding Stowe								
208795	Revocable Trust				4116 Silver Bell Drive		Charlotte	NC	28211
208796	Thomas	Philip			543 Catawba Street	Unit 6	Belmont	NC	28012
208803	Ferguson	Phyllis			571 E Catawba Street	Unit 13	Belmont	NC	28012
							Fort		
208804	ER Propco LLC				100 SE 20th St		Lauderdale	Florida	33316
208805	Brown	Joseph B.	Mary A.	Brown	575 E Catawba Street	Unit 15	Belmont	NC	28012
208806	Miller	Richard D.			577 Catawba Street	Unit 16	Belmont	NC	28012
208807	Holland	Chad Clark			2101 Sagamore Road		Charlotte	NC	28209
208808	Flanagan, Jr.	Timothy Campbell	Jeanine Marie	Flanagan	581 E Catawba Street	Unit 18	Belmont	NC	28012
208814	Ghianni	Claudina			593 Catawba Street	Unit 24	Belmont	NC	28012
208813	Eppley	Michael	Lindsey	Eppley	591 Catawba Street	Unit 23	Belmont	NC	28012
208812	Caldwell	Judy T.			589 Catawba Street	Unit 22	Belmont	NC	28012
208811	Crane	Jonathan Lake	Barbara W.	Crane	587 Catawba Ave	Unit 21	Belmont	NC	28012
208810	Hatton	Gerald Eugene	Diane Elizabeth	Hatton	585 Catawba Street	Unit 20	Belmont	NC	28012
208809	Blair	Maryvan C.			583 E Catawba Street	Unit 19	Belmont	NC	28012
208802	Clugston	Craig			555 E Catawba Street	Unit 12	Belmont	NC	28012
208801	Reid	Lynn A.	Mary J.	Reid	553 Catawba Street	Unit 11	Belmont	NC	28012

208800 Childers	Jean Clarke	Max L.	Childers, Jr.	551 Catawba Street	Unit 10	Belmont	NC	28012
208799 Hardin	Phillip Lee			549 Catawba Street	Unit 9	Belmont	NC	28012
208798 Khindaria	Aditya	c/o Kristian	Rhyne	2675 Court Drive		Gastonia	NC	28054
208797 Ackerson	David			545 Catawba Street	Unit 7	Belmont	NC	28012
126053 East Belmont Baptist Church				501 E Catawba Street		Belmont	NC	28012
126034 Gibson	Daniel Robert	JamI Leigh	Gibson	3209 Ashwood Park Dr		Belmont	NC	28012
126035 East Belmont Baptist Church				501 E Catawba Street		Belmont	NC	28012
126036 East Belmont Baptist Church				501 E Catawba Street		Belmont	NC	28012
126037 East Belmont Baptist Church				501 E Catawba Street		Belmont	NC	28012
126038 Herrera	Meredith Myers	Andrew Christian	Herrera	506 Church Street		Belmont	NC	28012
126039 Anderson	Casey Dillon			110 Faires Ave		Belmont	NC	28012
126055 425 Belmont Partners LLC				1422 Lexington Ave		Charlotte	NC	28203
208642 423 Belmont Partners LLC				1422 Lexington Ave		Charlotte	NC	28203
208643 423 Belmont Partners LLC				1422 Lexington Ave		Charlotte	NC	28203
126058 Huffman Realty LLC				5103 Pebble Stone Ct		Gastonia	NC	28056
126057 Carroll	Pamela	Heather L.	Maree	415 E Catawba Street		Belmont	NC	28012
126059 403 East Catawba Belmont LLC				1422 Lexington Ave		Charlotte	NC	28203
126033 Jonas	William L.			408 Church Street		Belmont	NC	28012
126032 Stephens, III	Albert			402 Church Street		Belmont	NC	28012
126031 Washburn	Charlene			400 N Third Street		Belmont	NC	28012
Norfolk Southern Corp. (Railway)				650 W Peachtree St NW		Atlanta	GA	30308
Belmont Land & Investment 126073 Co				100 Main Street		McAdenville	NC	28101
Belmont Land & Investment 126079 Co				PO Box 1939		McAdenville	NC	28101
Belmont Land & Investment 126078 Co				PO Box 1939		McAdenville	NC	28101
Belmont Land & Investment 215799 Co				PO Box 1939		McAdenville	NC	28101
Belmont Land & Investment 126080 Co				100 Main Street		McAdenville	NC	28101

TAXPID	RESIDENT AND/OR BUSINESS	SITEADDR1	SITEADDR2	CITY	STATE	ZIPCODE
126076	RESIDENT AND/OR BUSINESS	406 E Catawba Street		Belmont	NC	28012
126071	RESIDENT AND/OR BUSINESS	408 Brook Street		Belmont	NC	28012
126074	RESIDENT AND/OR BUSINESS	427 Brook Street		Belmont	NC	28012
221101	RESIDENT AND/OR BUSINESS	500 Brook Street		Belmont	NC	28012
126439	RESIDENT AND/OR BUSINESS	101 Plum Street		Belmont	NC	28012
126456	RESIDENT AND/OR BUSINESS	22 Tucker Street		Belmont	NC	28012
126457	RESIDENT AND/OR BUSINESS	704 Brook Street		Belmont	NC	28012
126458	RESIDENT AND/OR BUSINESS	710 Brook Street		Belmont	NC	28012
126459	RESIDENT AND/OR BUSINESS	714 Brook Street		Belmont	NC	28012
126460	RESIDENT AND/OR BUSINESS	718 Brook Street		Belmont	NC	28012
126438	RESIDENT AND/OR BUSINESS	710 E Catawba Street		Belmont	NC	28012
126440	RESIDENT AND/OR BUSINESS	700 E Catawba Street		Belmont	NC	28012
126441	RESIDENT AND/OR BUSINESS	704 E Catawba Street		Belmont	NC	28012
126442	RESIDENT AND/OR BUSINESS	708 E Catawba Street		Belmont	NC	28012
126443	RESIDENT AND/OR BUSINESS	712 A E Catawba Street		Belmont	NC	28012
126444	RESIDENT AND/OR BUSINESS	716 E Catawba Street		Belmont	NC	28012
126445	RESIDENT AND/OR BUSINESS	720 E Catawba Street		Belmont	NC	28012
126132	RESIDENT AND/OR BUSINESS	601 E Church Street		Belmont	NC	28012
126133	RESIDENT AND/OR BUSINESS	603 Church Street		Belmont	NC	28012
126134	RESIDENT AND/OR BUSINESS	607 E Church Street		Belmont	NC	28012
126135	RESIDENT AND/OR BUSINESS	609 Church Street		Belmont	NC	28012
126209	RESIDENT AND/OR BUSINESS	611 Church Street		Belmont	NC	28012
126208	RESIDENT AND/OR BUSINESS	613 Church Street		Belmont	NC	28012
126207	RESIDENT AND/OR BUSINESS	615 Church Street		Belmont	NC	28012
126206	RESIDENT AND/OR BUSINESS	617 Church Street		Belmont	NC	28012
126186	RESIDENT AND/OR BUSINESS	701 Church Street		Belmont	NC	28012
126185	RESIDENT AND/OR BUSINESS	703 Church Street		Belmont	NC	28012
126183	RESIDENT AND/OR BUSINESS	705 Church Street		Belmont	NC	28012



197575 RESIDENT AND/OR BUSINESS	703 Catawba Street	Belmont	NC	28012
126249 RESIDENT AND/OR BUSINESS	707 E Catawba Street	Belmont	NC	28012
126250 RESIDENT AND/OR BUSINESS	709 E Catawba Street	Belmont	NC	28012
126253 RESIDENT AND/OR BUSINESS	711 E Catawba Street	Belmont	NC	28012
126254 RESIDENT AND/OR BUSINESS	713 E Catawba Street	Belmont	NC	28012
126255 RESIDENT AND/OR BUSINESS	715 E Catawba Street	Belmont	NC	28012
126256 RESIDENT AND/OR BUSINESS	717 E Catawba Street	Belmont	NC	28012
126257 RESIDENT AND/OR BUSINESS	723 E Catawba Street	Belmont	NC	28012
126136 RESIDENT AND/OR BUSINESS	200 6th Street	Belmont	NC	28012
126228 RESIDENT AND/OR BUSINESS	138 Pratt Street	Belmont	NC	28012
126229 RESIDENT AND/OR BUSINESS	140 Pratt Street	Belmont	NC	28012
126230 RESIDENT AND/OR BUSINESS	142 Pratt Street	Belmont	NC	28012
126205 RESIDENT AND/OR BUSINESS	101 Watson Street	Belmont	NC	28012
126187 RESIDENT AND/OR BUSINESS	102 Watson Street	Belmont	NC	28012
126188 RESIDENT AND/OR BUSINESS	104 Watson Street	Belmont	NC	28012
126189 RESIDENT AND/OR BUSINESS	106 Watson Street	Belmont	NC	28012
126137 RESIDENT AND/OR BUSINESS	202 6th Street	Belmont	NC	28012
126138 RESIDENT AND/OR BUSINESS	204 6th Street	Belmont	NC	28012
126226 RESIDENT AND/OR BUSINESS	134 Pratt Street	Belmont	NC	28012
126227 RESIDENT AND/OR BUSINESS	136 Pratt Street	Belmont	NC	28012
126231 RESIDENT AND/OR BUSINESS	144 Pratt Street	Belmont	NC	28012
126204 RESIDENT AND/OR BUSINESS	103 Watson Street	Belmont	NC	28012
126203 RESIDENT AND/OR BUSINESS	105 Watson Street	Belmont	NC	28012
126202 RESIDENT AND/OR BUSINESS	107 Watson Street	Belmont	NC	28012
126251 RESIDENT AND/OR BUSINESS	107 Sloan Street	Belmont	NC	28012
126119 RESIDENT AND/OR BUSINESS	108 Howe Street	Belmont	NC	28012
125375 RESIDENT AND/OR BUSINESS	501 Church Street	Belmont	NC	28012
126122 RESIDENT AND/OR BUSINESS	505 Church Street	Belmont	NC	28012
126123 RESIDENT AND/OR BUSINESS	507 Church Street	Belmont	NC	28012
126124 RESIDENT AND/OR BUSINESS	509 Church Street	Belmont	NC	28012
126125 RESIDENT AND/OR BUSINESS	511 Church Street	Belmont	NC	28012

126126	RESIDENT AND/OR BUSINESS	513 Church Street		Belmont	NC	28012
126127	RESIDENT AND/OR BUSINESS	517 Church Street		Belmont	NC	28012
126128	RESIDENT AND/OR BUSINESS	519 Church Street		Belmont	NC	28012
126129	RESIDENT AND/OR BUSINESS	523 Church Street		Belmont	NC	28012
126130	RESIDENT AND/OR BUSINESS	525 Church Street		Belmont	NC	28012
126131	RESIDENT AND/OR BUSINESS	203 6th Street		Belmont	NC	28012
126161	RESIDENT AND/OR BUSINESS	205 6th Street		Belmont	NC	28012
126160	RESIDENT AND/OR BUSINESS	207 6th Street		Belmont	NC	28012
222429	RESIDENT AND/OR BUSINESS	527 E Catawba Street		Belmont	NC	28012
208791	RESIDENT AND/OR BUSINESS	533 E Catawba Street	Unit 1	Belmont	NC	28012
208792	RESIDENT AND/OR BUSINESS	535 Catawba Street	Unit 2	Belmont	NC	28012
208793	RESIDENT AND/OR BUSINESS	537 E Catawba Street	Unit 3	Belmont	NC	28012
208794	RESIDENT AND/OR BUSINESS	539 Catawba Street	Unit 4	Belmont	NC	28012
208795	RESIDENT AND/OR BUSINESS	541 E Catawba Street	Unit 5	Belmont	NC	28012
208796	RESIDENT AND/OR BUSINESS	543 Catawba Street	Unit 6	Belmont	NC	28012
208803	RESIDENT AND/OR BUSINESS	571 E Catawba Street	Unit 13	Belmont	NC	28012
208804	RESIDENT AND/OR BUSINESS	573 E Catawba Street	Unit 14	Belmont	NC	28012
208805	RESIDENT AND/OR BUSINESS	575 E Catawba Street	Unit 15	Belmont	NC	28012
208806	RESIDENT AND/OR BUSINESS	577 E Catawba Street	Unit 16	Belmont	NC	28012
208807	RESIDENT AND/OR BUSINESS	579 E Catawba Street	Unit 17	Belmont	NC	28012
208808	RESIDENT AND/OR BUSINESS	581 E Catawba Street	Unit 18	Belmont	NC	28012
208814	RESIDENT AND/OR BUSINESS	593 E Catawba Street	Unit 24	Belmont	NC	28012
208813	RESIDENT AND/OR BUSINESS	591 E Catawba Street	Unit 23	Belmont	NC	28012
208812	RESIDENT AND/OR BUSINESS	589 E Catawba Street	Unit 22	Belmont	NC	28012
208811	RESIDENT AND/OR BUSINESS	587 E Catawba Street	Unit 21	Belmont	NC	28012
208810	RESIDENT AND/OR BUSINESS	585 E Catawba Street	Unit 20	Belmont	NC	28012
208809	RESIDENT AND/OR BUSINESS	583 E Catawba Street	Unit 19	Belmont	NC	28012
208802	RESIDENT AND/OR BUSINESS	555 E Catawba Street	Unit 12	Belmont	NC	28012
208801	RESIDENT AND/OR BUSINESS	553 E Catawba Street	Unit 11	Belmont	NC	28012
208800	RESIDENT AND/OR BUSINESS	551 E Catawba Street	Unit 10	Belmont	NC	28012
208799	RESIDENT AND/OR BUSINESS	549 E Catawba Street	Unit 9	Belmont	NC	28012

208798	RESIDENT AND/OR BUSINESS	547 E Catawba Street	Unit 8	Belmont	NC	28012
208797	RESIDENT AND/OR BUSINESS	545 E Catawba Street	Unit 7	Belmont	NC	28012
126053	RESIDENT AND/OR BUSINESS	501 E Catawba Street		Belmont	NC	28012
126034	RESIDENT AND/OR BUSINESS	412 Church Street		Belmont	NC	28012
126035	RESIDENT AND/OR BUSINESS	500 Church Street		Belmont	NC	28012
126036	RESIDENT AND/OR BUSINESS	502 E Catawba Street		Belmont	NC	28012
126037	RESIDENT AND/OR BUSINESS	504 Church Street		Belmont	NC	28012
126038	RESIDENT AND/OR BUSINESS	506 Church Street		Belmont	NC	28012
126039	RESIDENT AND/OR BUSINESS	508 Church Street		Belmont	NC	28012
126055	RESIDENT AND/OR BUSINESS	425 E Catawba St		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	429 E Catawba St		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	427 E Catawba St		Belmont	NC	28012
208642	RESIDENT AND/OR BUSINESS	423 E Catawba Street		Belmont	NC	28012
208643	RESIDENT AND/OR BUSINESS	421 E Catawba Street		Belmont	NC	28012
126058	RESIDENT AND/OR BUSINESS	417 E Catawba Street		Belmont	NC	28012
126057	RESIDENT AND/OR BUSINESS	411 E Catawba St		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	413 E Catawba St		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	415 E Catawba St		Belmont	NC	28012
126059	RESIDENT AND/OR BUSINESS	403 E Catawba St		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	409 E Catawba St		Belmont	NC	28012
126033	RESIDENT AND/OR BUSINESS	408 Church Street		Belmont	NC	28012
126032	RESIDENT AND/OR BUSINESS	402 Church Street		Belmont	NC	28012
126031	RESIDENT AND/OR BUSINESS	400 N Third Street		Belmont	NC	28012
	RESIDENT AND/OR BUSINESS	650 W Peachtree St NW		Atlanta	GA	30308
126073	Belmont Land and Investment Co	100 Main Street		McAdenville	NC	28101
126079	Belmont Land and Investment Co	PO Box 1939		McAdenville	NC	28101
126078	Belmont Land and Investment Co	PO Box 1939		McAdenville	NC	28101
215799	Belmont Land and Investment Co	PO Box 1939		McAdenville	NC	28101

126080 Belmont Land and Investment Co

100 Main Street

McAdenville NC

28101



<b>HOA Name</b>	<b>HOA Address</b>	<b>HOA Address</b>	<b>CITY</b>	<b>STATE</b>	<b>ZIPCODE</b>
Catawba Mills Association Inc. c/o Red Rock	PO Box 49443		Charlotte	NC	28277
Adams's Bluff Property Owners c/o Property Matters Realty	PO Box 158		Gastonia	NC	28053
Khadijah "KD" Joyner Association Manager for Adams Bluff HOA Property Matters Realty	201 E Main Street		Gastonia	NC	28052
Catawba Mills Association, Inc. c/o Claudina Ghianni	593 E. Catawba Street		Belmont	NC	28012

EXHIBIT A-2

July 25, 2024

JCarmichael@robinsonbradshaw.com  
704.377.8341 : Direct Phone  
704.373.3941 : Direct Fax

Re: Community Meeting Regarding the Proposed Crescent Mixed Use Project  
Thursday, August 8, 2024 at 6:30 PM  
Park Street United Methodist Church  
120 Park Street, Belmont, NC 28012

Dear Sir or Madam:

We are assisting Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc. (hereinafter collectively referred to as the “Applicant”) in connection with a rezoning petition (ZA2023.06) the Applicant has filed with the Belmont Planning and Zoning Department for an approximately 14.70 acre site generally bounded by Church Street, 6<sup>th</sup> Street, East Catawba Street, 4<sup>th</sup> Street, Brook Street and Tucker Street (the “Site”). The Site includes Crescent Park/Dwight Frady Field and is comprised of Tax Parcel Nos. 126073, 126079, 126078, 215799 and 126080.

The Applicant is requesting that the Site be rezoned from the NC-C, BC-D and INF-R zoning districts to the Downtown District/Conditional District (DD/CD) zoning district to accommodate a master planned, mixed-use development on the Site. The proposed master planned, mixed-use development is currently referred to as the Crescent Mixed Use Project, and under the current site plan, the Site is proposed to contain a maximum of 11,600 square feet of commercial uses, 3,200 square feet of ancillary uses, four live/work units, a maximum of 281 multi-family flat-style dwelling units and a maximum of 47 for-sale townhome dwelling units. Under this development proposal, Crescent Park/Dwight Frady Field would be dedicated and conveyed to the City of Belmont for continued use as a park after the approval of this rezoning request. Enclosed is a copy of the current site plan for the proposed development.

The Applicant is holding an in-person Community Meeting regarding this rezoning and development proposal for the purpose of sharing the proposal with area residents and property owners and answering questions. You are invited to attend the Community Meeting.

The in-person Community Meeting will be held on **Thursday, August 8, 2024 at 6:30 PM at Park Street United Methodist Church located at 120 Park Street in Belmont, NC.**

We look forward to seeing you at the meeting.

July 25, 2024

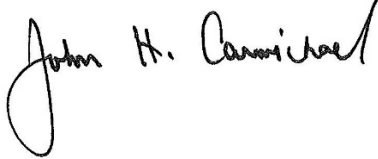
Page 2

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In the meantime, should you have any questions, please give me a call at 704-377-8341.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large, looping initial "J".

John H. Carmichael

JHC/ns

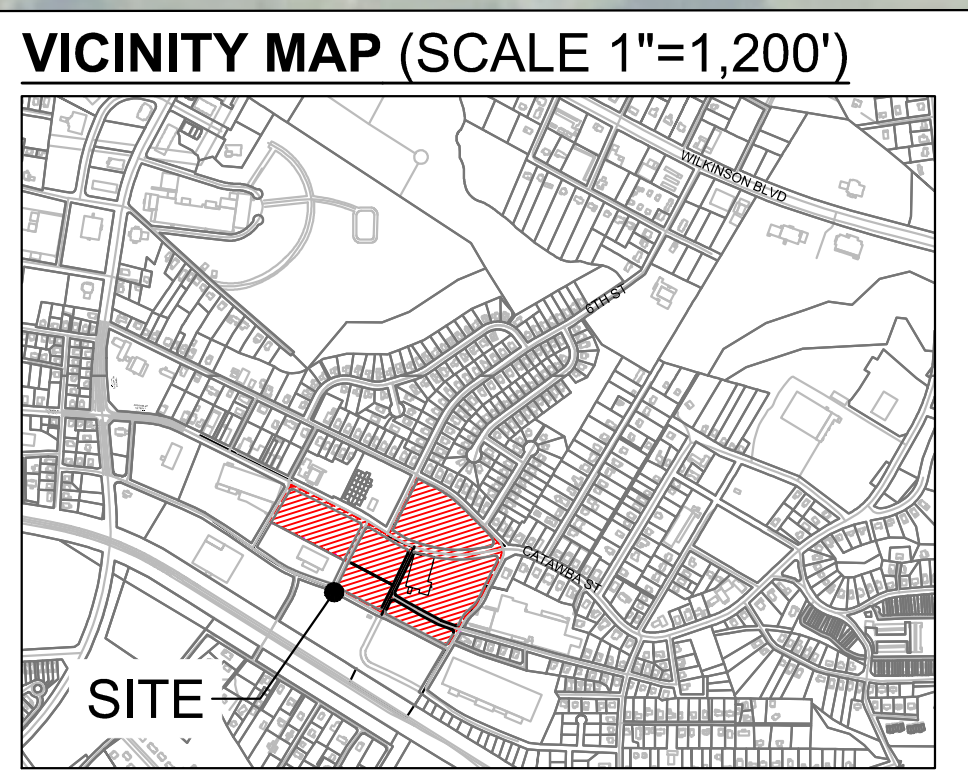
cc: Ms. Tiffany Faro, Belmont Planning and Zoning Director (via email)  
Ms. Reaghan Murphy, Belmont Planning and Zoning (via email)



UNIT MATRIX	
BUILDING A (3 LEVELS)	58 UNITS 11,600 SF GROUND LEVEL COMMERCIAL
BUILDING B (3 LEVELS)	41 UNITS (STANDARD) 4 LIVE/WORK UNITS, ± 2,600 SF
BUILDING C (4 LEVELS)	60 UNITS
BUILDING D (4 LEVELS)	68 UNITS
BUILDING E (3 LEVELS)	54 UNITS 3,200 SF GROUND LEVEL ANCILLARY USE
BLOCK 1	47 TOWNHOME LOTS
CRESCENT PARK & DWIGHT FRADY FIELD TO BE DEEDED TO THE CITY OF BELMONT	
DEVELOPMENT SUMMARY	
11,600 SF COMMERCIAL 3,200 SF ANCILLARY USE 281 MULTI-FAMILY UNITS 4 LIVE/WORK UNITS 47 TOWNHOME LOTS SEE PARKING SUMMARY FOR PARKING CALCULATIONS	
MULTI-FAMILY	LIVE/WORK
COMMERCIAL	MULTI-FAMILY TOWNHOME
ANCILLARY USE	

PARKING SUMMARY					
	# OF UNITS	PARKING REQUIRED	ON-SITE PARKING PROVIDED	ON-STREET PARKING PROVIDED	TOTAL PARKING PROVIDED
<b>RESIDENTIAL</b>					
<b>AREA 1</b>					
MULTI-FAMILY					
1 BEDROOM	69	69	52 (0.75 SPACES/UNIT)	13	65 (0.94 SPACES/UNIT)
2 BEDROOM	33	66	52 (1.58 SPACES/UNIT)	13	65 (1.97 SPACES/UNIT)
<b>COMMERCIAL</b>					
	11,600 SF	47	47	0	47
<b>AREA 2</b>					
MULTI-FAMILY					
1 BEDROOM	38	38	26 (0.68 SPACES/UNIT)	11	37 (0.97 SPACES/UNIT)
2 BEDROOM	16	32	26 (1.63 SPACES/UNIT)	6	32 (2.00 SPACES/UNIT)
<b>AREA 3</b>					
MULTI-FAMILY					
1 BEDROOM	42	42	32 (0.76 SPACES/UNIT)	18	50 (1.19 SPACES/UNIT)
2 BEDROOM	18	36	31 (1.72 SPACES/UNIT)	18	49 (2.72 SPACES/UNIT)
<b>AREA 4</b>					
MULTI-FAMILY					
1 BEDROOM	47	47	50 (1.06 SPACES/UNIT)	20	70 (1.49 SPACES/UNIT)
2 BEDROOM	21	21	50 (2.38 SPACES/UNIT)	19	69 (3.29 SPACES/UNIT)
<b>AREA 5</b>					
TOWNHOMES					
3 BEDROOM	47	94	110 (2.34 SPACES/UNIT)	24	134 (2.85 SPACES/UNIT)
<b>PARKING SUMMARY</b>					
		516	476	142	618
COMPACT		15% MAX	47 (9.1%)		
ADA		PER ADA REQ.	18		

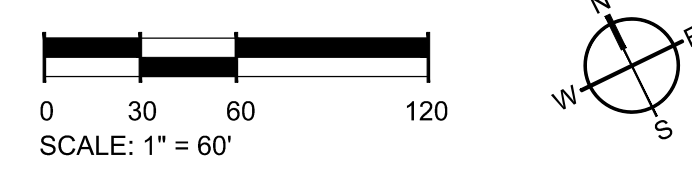
Watershed		
Max BUA (High Density)	WS-IV-PA	
	SF	AC
Total Site Area	581,007	13.34
<b>Predevelopment Built Upon Area</b>		
	SF	AC
Building	153,873	3.53
Roads	76,970	1.77
Parking/Sidewalks	67,465	1.55
Existing BUA	298,308	6.85
<b>Postdevelopment Built Upon Area</b>		
	SF	AC
Building	126,316	2.90
Roads/Parking	234,594	5.39
Sidewalks/Driveways	88,382	2.03
Post BUA	449,292	10.31
<b>Percent Impervious</b>		
	SF	AC
Site Area - Ex BUA	282,699	6.49
Post BUA - Ex BUA	150,984	3.47
<b>% Impervious Proposed</b>		<b>53%</b>



- GENERAL NOTES:
1. ALL PROPOSED ROADS AND PARKING LOTS SHALL HAVE CURB & GUTTER.
  2. ALL PARKING LOTS SHALL BE SCREENED FROM PUBLIC SIDEWALKS WITH LANDSCAPING OR LOW WALLS.
  3. ALL DUMPSTER ENCLOSURES SHALL BE WELL SCREENED.
  4. REFER TO SHEET RZ1.4 FOR TREE PROTECTION PLAN.
  5. REFER TO SHEET RZ1.5 FOR STREET CROSS SECTIONS.



RZ1.3 - SCHEMATIC PLAN



BELMONT - CRESCENT PROJECT

LAT PURSER & ASSOCIATES, INC  
BELMONT, NORTH CAROLINA

CL1105 | MEM / BDL | 6.17.2024



EXHIBIT B

**Community Meeting Sign-In Sheet**

**Applicant: Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc.**

**Rezoning Petition: ZA2023.06**

**Tuesday, August 8, 2024 at 6:30 P.M.**

**Park Street United Methodist Church  
120 Park Street  
Belmont, NC**

*This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let Belmont Planning and Zoning Department know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	JJ Green	1420 Catawba	_____	_____
2.	Alex Sauc			
3.	Jim Hefferan	1027 McLaren Dr		jhefferan@cityofbelmont.org
4.	JM Berry			irishjeppie@gmail
5.	Amber Shields	202 7th St	8104-824-7083	scidealscapes@gmail.com
6.	SON + TARIYON (RINE)	CATAWBA COETS	704.929.0533	bcrone@hotmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
7.	Phyllis Ferguson	571 Catawba St	704-756-4383	Keelyboy@icloud.com
8.	Cathy Fisher	203 6 <sup>th</sup> St.	704-718-1153	tomcatfisher621@yahoo.com
9.	Kurt + Alys KUCHENBROO	713 CATAWBA ST	704 578 4248 704 352-2231	alys.kuchenbroos@gmail.com
10.	Tiffany Faro	1401 E Catawba St	—	tfaro@cityofbelmont.org
11.	<sup>Inde Trust</sup> Wm. + Carey STARKS	2076 <sup>th</sup> ST.	803-814-8202	Sparrow.ski.05@gmail.com <del>beststarks@gmail.com</del>
12.	Shannon Howell	116 Pratt St	—	shannon.billings13@gmail.com
13.	Meagan Murphy	123 Pratt St	015-336-4654	mway04@gmail
14.	Maryvan Blair	583 Catawba	704-301-8421	
15.	Nancy Baker	101 Pratt St.		nanceliebaker@yahoo.com
16.				
17.				
18.				
19.				



**Community Meeting Sign-In Sheet**

**Applicant: Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc.**

**Rezoning Petition: ZA2023.06**

**Tuesday, August 8, 2024 at 6:30 P.M.**

**Park Street United Methodist Church  
120 Park Street  
Belmont, NC**

*This sign-in sheet is to acknowledge your attendance at the Community Meeting and to let Belmont Planning and Zoning Department know who attended the Community Meeting. Signing this sign-in sheet does not indicate support or opposition to the proposed rezoning.*

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
1.	Phyllis Hayes	27 Tuckee St	704-641-7267	Phyllis Hayes2021@gmail.com
2.	Chris Bungardner	122 Watson St	704 813 7988	
3.	Laura Shields	202 9th St	864-431-5453	Laura19Shields@gmail.com
4.	David Ackerson	545 Catawba St	704-740-2109	ackersonemail@gmail.com
5.	Chuck Moore	539 Catawba St	704-689-0310	chuckmoore7175@gmail.com
6.	Lisa Moore	539 Catawba St	704-689-0117	LisaHmoore@gmail.com

	<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>	<u>E-MAIL ADDRESS</u>
7.	Mark Copeland	214 Brook St.	317-432-4418	copelandfm@TOS.net
8.	Trey Halbrooks	803 Catawba	205-907-6270	tyhalbrooks@gmail.com
9.				
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				
18.				
19.				

EXHIBIT C

# Rezoning Petition No. ZA2023.06 (Crescent Mixed Use Project)

Belmont Land and Investment Company, LLC (Pharr) and  
Lat Purser & Associates, Inc., Applicants

Community Meeting  
August 8, 2024

# Agenda

- I. Introduction of Team Members
- II. Process
- III. Site
- IV. Current Zoning of the Site
- V. Rezoning Request
- VI. Information on Pharr
- VII. Information on Lat Purser & Associates, Inc.



# Agenda - Continued

- VIII. Prior Versions of the Site Plan
- IX. Current Site Plan
- X. Building Elevations/Renderings
- XI. Transportation
- XII. Benefits
- XIII. Questions and Comments

# Team

- Bill Carstarphen, Pharr
- Jess Trombold, Pharr
- Jack Levinson, Lat Purser & Associates, Inc.
- Tracy Garlinghouse, Lat Purser & Associates, Inc.
- Carey Sikes, BB+M Architecture
- Marc Meddaugh, SeamonWhiteside
- John Carmichael, Robinson Bradshaw & Hinson
- Aaron Houck, Robinson Bradshaw & Hinson

# Process

Sketch Plan Process: Completed

First and Second Community Meetings: January 20, 2022 (virtual and in-person)

Traffic Study: Completed

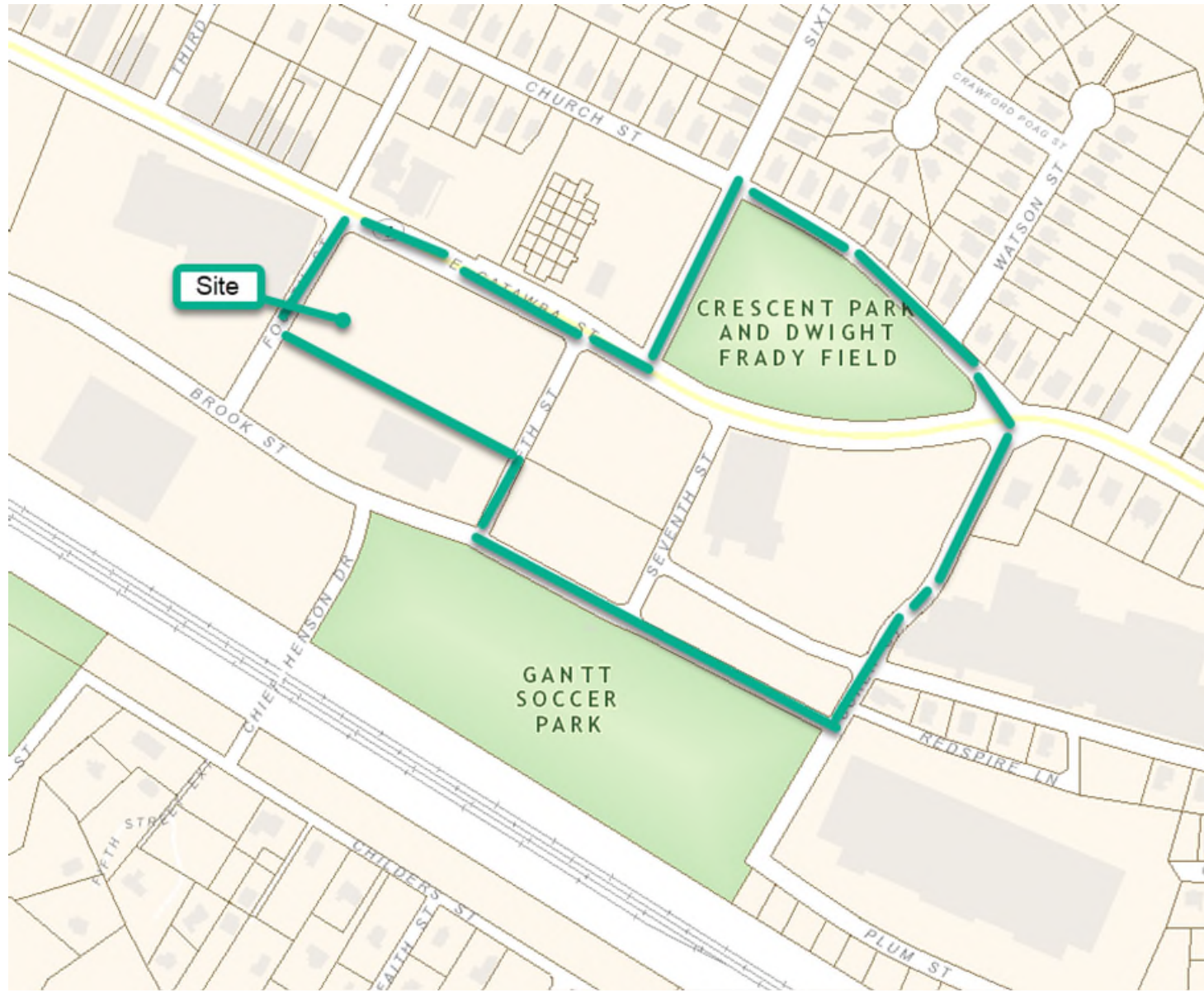
Rezoning Application and Site Plan: Submitted

Third Community Meeting: August 8, 2024

Planning and Zoning Board Meeting: Thursday, September 19, 2024 at 6:30 PM at CityWorks Center, 1401 East Catawba Street, Belmont

City Council Public Hearing: Monday, October 7, 2024 at 6:00 PM at CityWorks Center, 1401 East Catawba Street, Belmont

# Site – 14.70 Acres



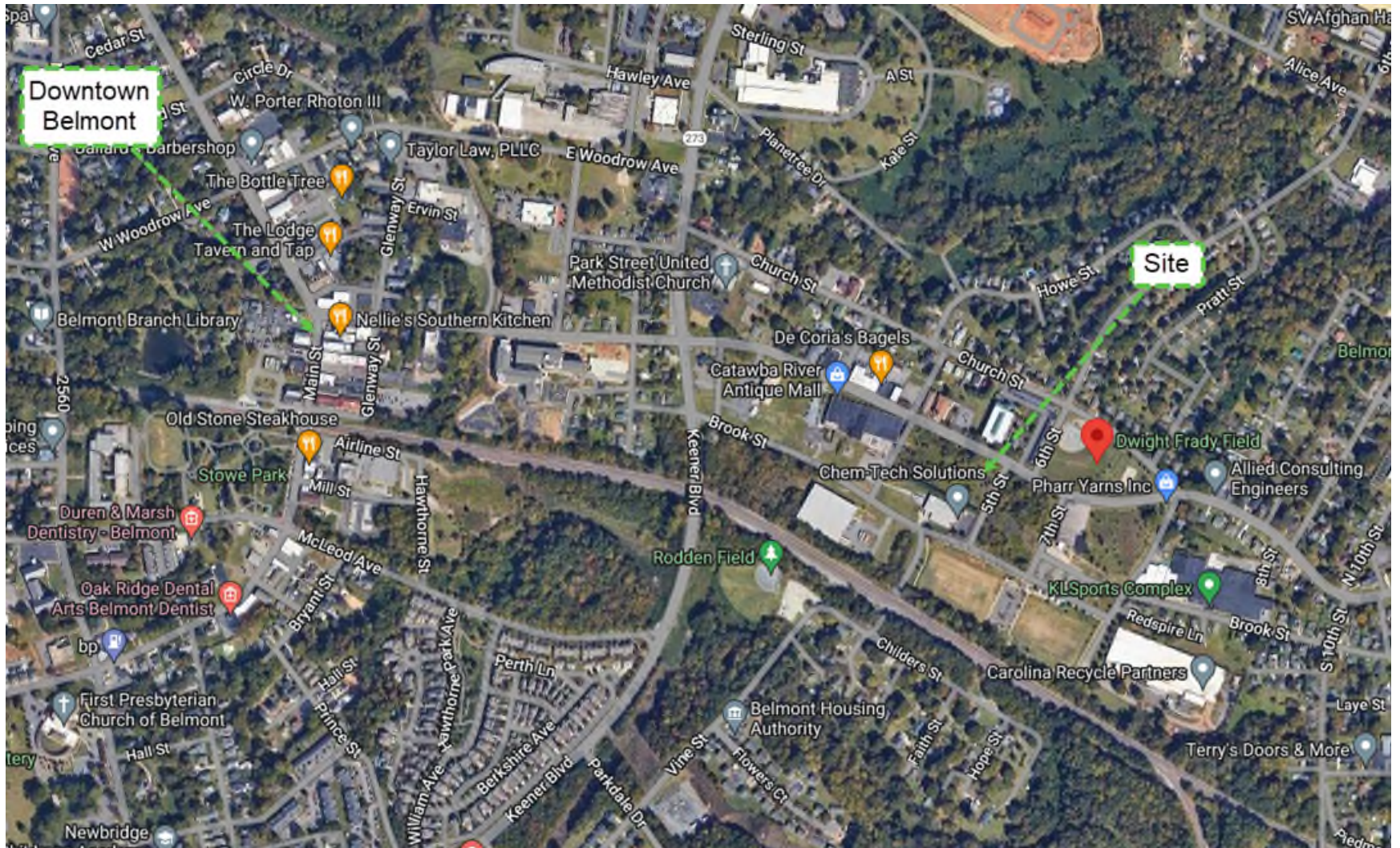


# Site



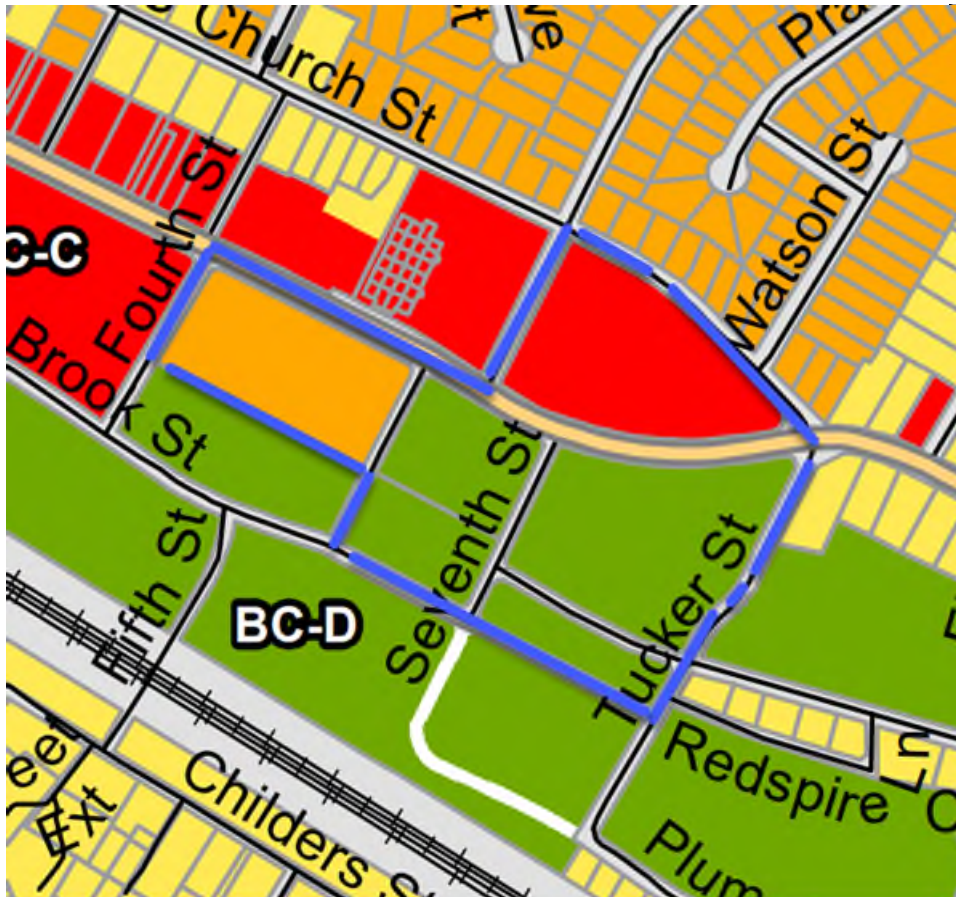


# Site is Walkable to Downtown Belmont (Approximately ½ Mile, 12 Minute Walk to Downtown)





# Current Zoning of the Site



## Zoning Type and Name

-  HIGHWAY CORRIDOR OVERLAY DISTRICT (HC-O)
-  SOUTH POINT PENINSULA OVERLAY DISTRICT (SPP-O)
- Belmont Zoning**
-  BC-D, BUSINESS CAMPUS DEVELOPMENT
-  BC-D/CD, BUSINESS CAMPUS DEVELOPMENT COND. DISTRICT
-  G-R, GENERAL RESIDENTIAL
-  G-R/CD, GENERAL RESIDENTIAL CONDITIONAL DISTRICT
-  G-R/TN-D, PARALLEL DISTRICT
-  H-C, HIGHWAY COMMERCIAL
-  H-C/CD, HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
-  IC-D, INSTITUTIONAL CAMPUS DEVELOPMENT
-  IC-D/BC-D, PARALLEL DISTRICT
-  IC-D/NC-C, INSTITUTIONAL CAMPUS DEV. NEIGH. CENTER COMMERCIAL
-  INF-R, INFILL RESIDENTIAL
-  MH-R, MANUFACTURED HOUSING RESIDENTIAL
-  NC-C, NEIGHBORHOOD CENTER COMMERCIAL
-  NC-R, NEIGHBORHOOD CENTER RESIDENTIAL
-  NCC-CD, NEIGHBORHOOD CENTER COMMERCIAL COND. DISTRICT
-  NCR-CD, NEIGHBORHOOD CENTER RESIDENTIAL COND. DISTRICT
-  R-C, RURAL COMMERCIAL
-  R-R, RURAL RESIDENTIAL
-  S-R, SUBURBAN RESIDENTIAL
-  TN-D, TRADITIONAL NEIGHBORHOOD DEVELOPMENT
-  TND-CD, TRADITIONAL NEIGHBORHOOD DEV. COND. DISTRICT

# Rezoning Request

Applicants are requesting that the site be rezoned to the Downtown District/Conditional District (DD/CD) zoning district to accommodate a master planned, mixed-use development on the site

This master planned, mixed-use development would be comprised of the following:

## Rezoning Request - Continued

- Up to 11,600 square feet of commercial uses
- Up to 3,200 square feet of ancillary uses (residential amenities and leasing office)
- 4 live/work units
- Up to 281 multi-family flat-style dwelling units
- Up to 47 for-sale townhome dwelling units

**Under this development proposal, Crescent Park/Dwight Frady Field would be dedicated and conveyed to the City of Belmont for continued use as a public park after the approval of this rezoning request**



Pharr

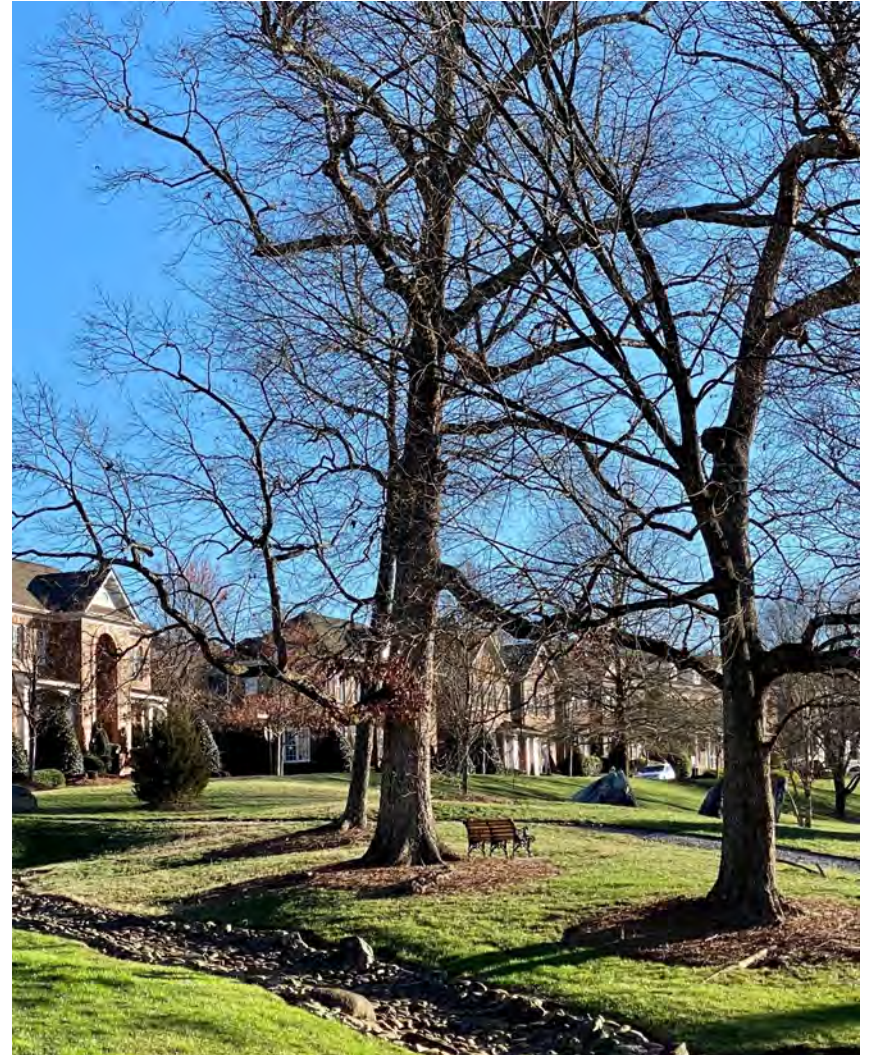


# Adams Bluff





# Hawthorne





# Home2 Suites/Hampton Inn Montcross





# Sterling Professional Park





Lat Purser & Associates, Inc.



# The Anderson, Rock Hill



# Preston Ridge Multi-Family Flats, Hickory





# Bowery 1 and 2, Savannah



# Matadora Multi-Family Flats, Savannah







# Prior Versions of the Site Plan

# July 30, 2020





# April 22, 2021





# January 20, 2022 (First and Second Community Meetings)



RZ1.3 - SKETCH PLAN





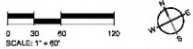


# Current Site Plan

UNIT MATRIX	
BUILDING A (3 LEVELS)	59 UNITS 11,800 SF GROUND LEVEL COMMERCIAL
BUILDING B (3 LEVELS)	41 UNITS (STANDALONE) 4 LIVINGWORK UNITS, ± 2,500 SF
BUILDING C (4 LEVELS)	60 UNITS
BUILDING D (4 LEVELS)	68 UNITS
BUILDING E (3 LEVELS)	54 UNITS 3,200 SF GROUND LEVEL ANCILLARY USE
BLOCK 1	47 TOWNHOME UNITS
CRESCENT PARK & DWIGHT FRADY FIELD TO BE DEED TO THE CITY OF BELMONT	
DEVELOPMENT SUMMARY	
11,800 SF COMMERCIAL	
3,200 SF ANCILLARY USE	
281 MULTI-FAMILY UNITS	
4 LIVINGWORK UNITS	
47 TOWNHOME UNITS	
SEE PARKING SUMMARY FOR PARKING CALCULATIONS	
MULTI-FAMILY	LIVINGWORK
COMMERCIAL	MULTI-FAMILY TOWNHOME
ANCILLARY USE	



RZ1.3 - SCHEMATIC PLAN





# Building Elevations/Renderings













Catawba St.

5<sup>th</sup> St.





7<sup>th</sup> St.

Brook St.





Brook St.

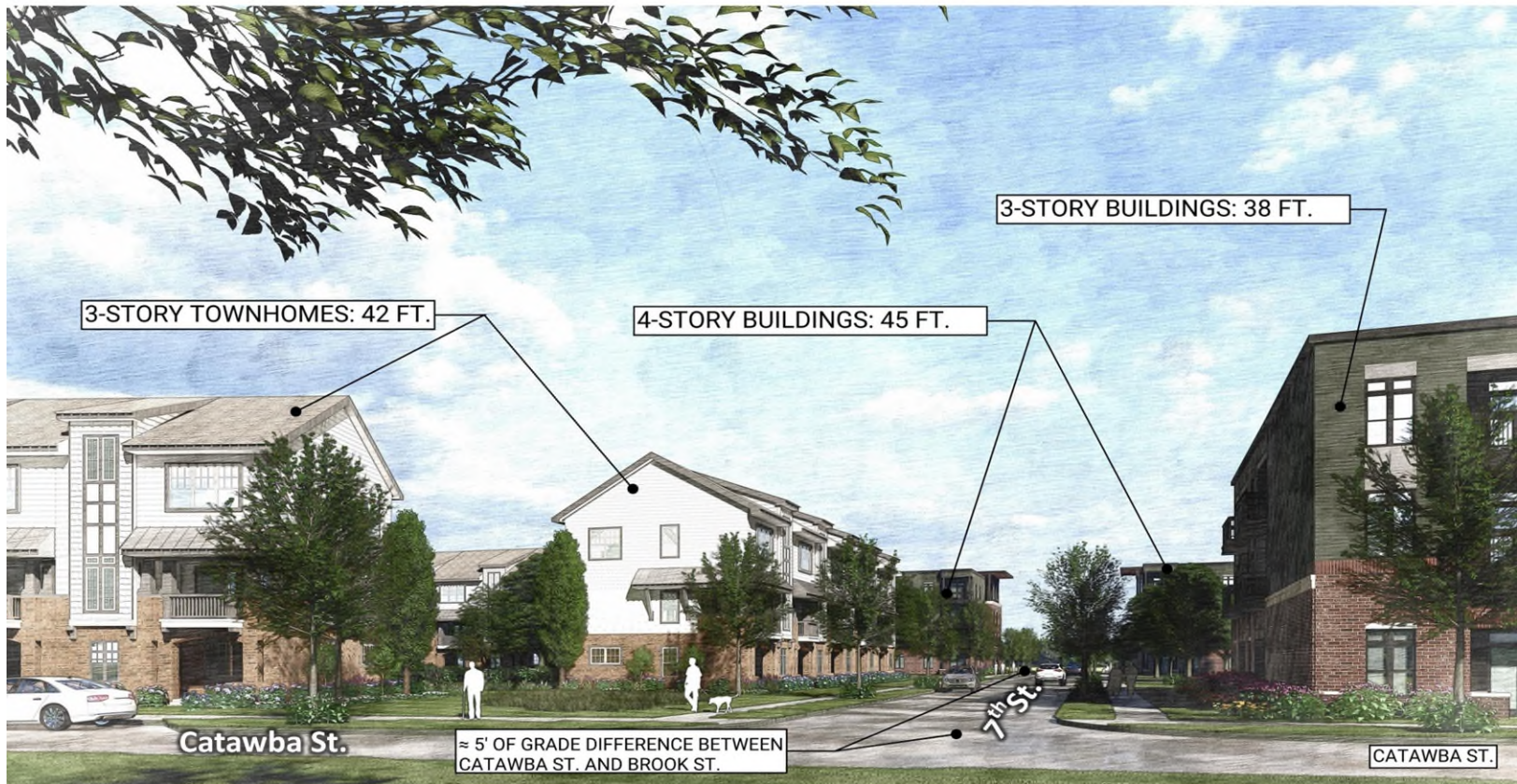




BELMONT TOWNHOMES

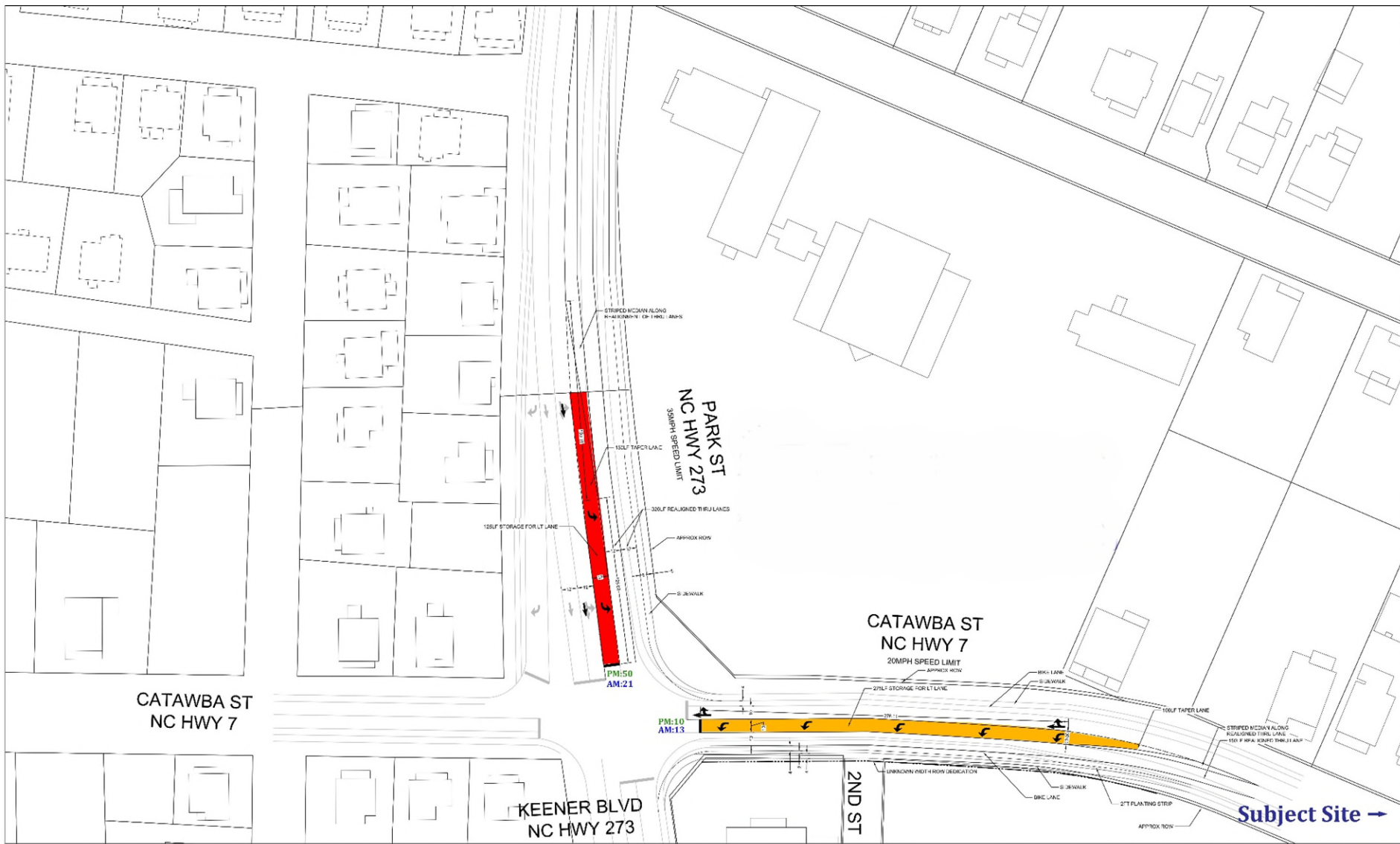


# Effective Height of 4 Story Buildings as Seen from Catawba Avenue is 40 Feet Due to Grade

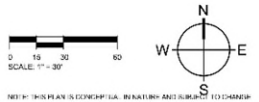




# Transportation



**Subject Site →**



**TIA IMPROVEMENTS CONCEPT PLAN**  
**BELMONT CRESCENT**  
**12/1/2022**

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# Benefits of the Proposed Development

Park Donation: Crescent Park & Frady Field Donated to the City - +/- 4 acres at a 2024 appraised value of approximately \$2,600,000

Intersection Improvements: County engagement for holistic improvements to the Park & Catawba intersection, financed via tax revenue generated by the Crescent Project AND a payment-in-lieu contribution of \$1,000 per unit or \$332,000

East End Revitalization: The addition of Class A, high quality residential, retail and greenspace will help to revitalize the East End into a more vibrant commercial and residential node

## Benefits of the Proposed Development - Continued

**Improved Walkability:** Significant improvements to walkability via the addition of 12 ft wide sidewalks, six new crosswalks, a bike lane and new landscaping

**Parking:** The Crescent Project will include 100 more parking spaces than required by code and the gravel parking lot off Brook Street will be replaced with paved diagonal parking





# Questions and Comments