



CITY OF BELMONT

PLANNING & ZONING

Special Use Permit Application

Application Date: 6/24/2020

Application Number SUP

City Council Hearing Date: 7/6/2020

Project Description: *Please describe the project and purpose of this SUP request below.*

Belmont Abbey College currently has new dormitories under construction which will not be open for Fall Semester 2020. This SUP Application is for the proposed installation of temporary student housing (3 units x 44 occupants each – 132 total beds) and temporary private utility services. The temporary housing will house students for a maximum of 12 months or until issuance of certificate of occupancy, whichever comes first. Also included in this project is the expansion of an existing parking lot located on the north east side of the science building from 31 spaces to 87 spaces to help offset the parking lost as a result of the 3 temporary living units.

Zoning of Property (circle one)	R-R	G-R	NC-R	INF-R	MH-R	HP-O
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Property Address: 100 Belmont Mt Holly Road, Belmont, NC 282012		
Physical Location: Belmont Abbey College		
Tax Parcel Number: 301922	Book	Map Parcel
Property Owner: Southern Benedictine Society (c/o Allan Mark)		
Owner's Address: 100 Belmont Mt Holly Road, Belmont, NC 28012		
City: Belmont	State:	Zip:
Contact Phone: 704-461-6736	Email Address: allanmark@bac.edu	
Applicant Name: UHS-Belmont, LLC (Attn: Alan Price)		

Applicant's Address: 90 Hidden Ravines Drive, Powell, OH 43065	
City: Powell	State: OH
Home Phone:	Work Phone: 512-276-7137
Email Address: aprice@theuniversityhousingsolutions.com	

PROCEDURES FOR APPROVAL OF SPECIAL USE PERMITS (SUP)

Special Use Permits are reviewed by the City Council in a quasi-judicial proceeding. During the public hearing, all parties presenting testimony and evidence shall be duly sworn. Testimony both in favor and against the Special Use Permit application shall be presented and will be considered towards formulating Findings-of-Fact. The applicant shall provide legal representation at the meeting.

Findings of Fact, each of the findings below must be found in the affirmative by the City Council in order to approve a special use permit:

- A. The use meets all required principles and specifications of the Code and any adopted land use plans; and,
- B. The proposed use, if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area; and,
- C. The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.

In approving an application for a special use permit, the City Council may attach fair and reasonable ad hoc conditions which tend to support the required Findings of Fact as listed herein. The applicant shall have up to 60 calendar days to consider and respond to any additional requirements prior to approval or denial by the City Council. The applicant shall provide written consent to conditions on approval. The City Council may not require the landowner to waive a vested right as a condition of the special use permit approval.

The burden of proof of producing evidence to support these findings (and to overcome any challenges that approval of the plan would be contrary to one or more of these findings) shall rest entirely with the applicant or landowner.

Complete Application: The project will be scheduled for a public hearing once the following has been submitted and reviewed by the city:

- 1. Application and process fee.
- 2. Site plan and building elevations. (4 initial sets- additional sets will be requested for public hearing.)
- 3. Finding of fact worksheet. Please provide support for each finding listed above and submit on a separate sheet of paper.

Contact the planning & zoning department if you have questions at 704.901.2610.