

Belmont Planning & Zoning

Planning and Zoning Board Meeting

City Hall, 115 N. Main Street, Historic Downtown Belmont

March 21, 2019, 7:00 PM

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City of Belmont

Planning & Zoning Board Meeting

City Hall, 115 N. Main Street, Historic Downtown Belmont

Thursday, February 21, 2019, 7:00 PM

The Belmont Planning & Zoning Board met on Thursday, February 21, 2019 at 7:00 PM in the City Hall Council Chambers at Belmont City Hall.

MEMBERS PRESENT: Allison Cottingham, Andrew Miller, James Hefferan, Neil Brennan, Patricia Franks, and Dan Hartley

MEMBERS ABSENT: Walter Dixon and Gerald Liska

ALSO PRESENT: Senior Planner Alex Robinson, Planning Director Shelley DeHart, City Attorney Parks Wilson, Planner Melissa Lockamy, Jamie Mendoza, applicants, and concerned citizens.

1 COMMENCEMENT

a) Call to Order

The chairman called the meeting to order at 7:00 pm.

b) Set Agenda

James Hefferan moved to set the agenda. Dan Hartley seconded the motion. The motion was unanimously approved.

c) Adoption of Minutes: Adopt the draft minutes from the January 24, 2019 meeting. James Hefferan moved to adopt the minutes as amended. Patricia Franks seconded the motion. The motion was unanimously approved.

2 PUBLIC ITEMS

a) MDP2019.01 Worrell's River: a request to develop a 209 lot single-family residential subdivision on 87.5 acres located on New Hope & Worrell's River Road. Parcel ID# 193219. Applicant: Fielding Homes, LLC.

Chairman Brennan read the request into the record and recognized Shelley DeHart, project planner. DeHart reviewed the Major Development Plan process. She further explained that the goal of this process is to encourage dialogue between the residential community and the development community. DeHart reported that this development is proposing 209 single family residential lots, and all required infrastructure. DeHart shared that there are two current existing single family homes at the end of Worrell's River Road. She also explained that the subject property is zoned suburban residential with a maximum density of three dwelling units to the acre. The applicant is proposing a detached house building type with a proposed 2.39 dwelling units per acre. DeHart shared that the applicant's request does meet the minimum lot standards outlined in the Land Development Code.

The Chair asked staff to clarify the proposed 0' side setback. DeHart confirmed that

this is a typo in the staff report and it should read as 20' side setbacks. DeHart explained that staff worked with the developer to design the layout of the subdivision. She also shared that the applicant has met the tree save area and open space requirements. DeHart explained that part of their proposed trail would be part of the Carolina Thread Trail. She also noted that the network of roads does provide access to the current home owners at the end of Worrell's River Road.

Utilities

DeHart clarified what she meant in the staff report by "no capacity." She stated that the waste water treatment does have capacity to treat the water, and the concern is for the current infrastructure on the peninsula. DeHart shared that the City Engineer is continuing to work on this study and will present his findings to the state. Based on his findings staff will decide what improvements need to be made by the developer.

Hefferan asked what the worst case scenario would be. DeHart shared that it would be that the findings are more than what the applicant is willing to do for the neighborhood. DeHart explained that the city would enter into a developer's agreement with the applicant and continue the infrastructure study. Franks asked how long the process would take. DeHart shared that it is unclear. She continued to explain that the City Engineer presented the information at the council retreat and that there is no set timeline. DeHart also explained that there are timelines with these types of approvals and that the applicant is asking for a two year approval period.

DeHart shared that this proposed development did require a traffic impact analysis. DeHart invited the city's consultant to present its findings.

McKenzie a Civil Analyst from Kimley Horn presented the findings of the TIA. She explained that there are three planned projects (U-5821, Riverside, and McLean) that were taken into consideration. Based on their findings they are recommending improvements at Union New Hope Road, at Worrel's River Road, and at the roundabout at Armstrong Road.

Hefferan asked for clarification on the extent of the mitigation by the developer and which improvements they are responsible for completing. It was clarified that the developer would be responsible only for the improvements that are recommended for this development.

Hefferan asked about NCDOT review. McKenzie shared that they met with NCDOT on Monday and there is some further review needed for the turn lane at Union; leaving Kimley Horne with an outstanding comment on this one improvement. DeHart confirmed that staff has not received a timeline from NCDOT but that the improvements, as outlined in the TIA be completed, can be added as a condition to approving the proposal. Hartley asked if there were any comments about entering and exiting the development at a curve. It was explained that this access is outside of the curve so that it provides more visibility. Kimley Horne further explained that site distance will have to be confirmed before driveway permits are approved. Brennan asked whose responsibility it will be implement the improvements. It was explained that it would be the responsibility of the developers of Worrell's River. Hartley asked

about timelines of the projects that are all coming online. Kimley Horne representatives explained that this is something that is always taken into account.

DeHart continued with her presentation. She reviewed the conceptual elevations for the single family homes. She stated that the elevations do meet the requirements of the Land Development Code (LDC). Staff believes that, as conditioned, the project is in compliance with the LDC. Staff recommends approval to the City Council.

Hefferan asked if it is common for something to be presented before the board when there are still outstanding items such as sewer capacity and the NCDOT ruling on the traffic improvement. DeHart explained that it is common so long as staff believes that a development meets the LDC's requirements as conditioned.

The Chair recognized Matt Mandle with ESP Associates. Mandle shared that they are under the impression that the development will need a pump station. They are anticipating that the pump station be located at the end of the cul-de-sac closest to the river. Hefferan asked about discussions with Daniel Stowe Botanical Gardens (DSBG) and whether the developer's had met with the owners of the two single family homes at the end of Worrell's River Road. Mandle explained that they did hold a neighborhood meeting and that the primary concerns raised were about the Carolina Thread Trail (CTT) and traffic. Mandle continued to explain that alignment and location of the CTT will be evaluated during the design phase and would include the input of the families living at the end of the street. Miller asked if the pedestrian trail would be private or public. Chase Kelley with Fielding Homes explained that some of the trails would remain for residents' use only and further explained that some of the trail space would be public so that the CTT could be accessed. He also stated that public parking would not be available throughout the neighborhood. Chair asked if restricted parking areas would have to be designated. Miller asked if the community is gated. Kelley stated that the community is not gated and that it will have public streets. He further explained that they have made commitments to work with DSBG to prohibit access to the space between the properties. The developer will also maintain access to DSBG's paved road.

Patrick Larkin, Executive Director of DSBG, explained that they have had a wonderful opportunity to address their concerns with Fielding Homes. They have also had discussions about how to secure their property and mitigate any issues with residents being so close to the property.

Bret Baronak, Community Coordinator of the Carolina Thread Trail, mentioned that the Seven Oaks preserve trail is one of the most popular trails. He further explained that the CTT staff thinks this development is a great opportunity to extend the CTT and they appreciate the support and the partnership. Baronak explained the CTT staff will work together with the developers to make sure the placement of the trail is appropriate and respectful of the residents. He also explained that they do have situations in which they have placed no parking signs. The Chair brought up concern about not having enough space to have the trail as well as screening for the already existing neighbors and the new neighborhood. The Chair asked if there was enough space. Fielding Homes said they would be happy to add screening as a condition of

approval.

The Chair recognized Mr. Ed Byers of 266 Worrell's River Road. Mr. Byers expressed that he and his wife have a lot of concerns. He acknowledged that progress is good. He mentioned that he has a pontoon boat and his concern about how easy it would be to navigate a truck and the boat through the neighborhood. He also shared his concern for the quality of his well water once construction begins. Mr. Byers also expressed concern for noise that could be possibly generated from a pump station. He asked how close the developers could build to his property line. DeHart explained that the space next to his property is being designated as common open space and is the space for the CTT. Mr. Byers shared his concern for the CTT being right against his fence. He also asked who he would need to call as far as public safety goes once the development is complete. DeHart explained that his services would stay the same. Franks asked if Mr. Byers would be able to keep his well. DeHart said yes, and explained that staff can ask the engineers to confirm that his well will continue to serve his home. Mr. Byers shared that his last concern is about parking for the Carolina Thread Trail. Brennan suggested that the board add a condition regarding parking for the CTT at the end of the cul-de-sac. Board members and Fielding Homes discussed the design requirements of the cul-de-sac. Mr. Byers shared that the turn at the entrance of the proposed neighborhood could be a lot safer if drivers drove the speed limit.

Mary Ann Dixon, owner of Dixon Farms just north of the subject property, stated that she likes the proposed turn lanes, however she is still concerned about Union New Hope Road. She also likes the idea of signage on the private property. Fielding Homes stated that they would be happy to do the same signage for her as they are doing for DSBG.

Ted Landwehr, neighbor of the Byers', asked what the green area is on the renderings. DeHart explained that no houses would be built in that area. Ted shared that there is a power right of way on the property. He also shared his concern for the corner entrance.

Hefferan moved to recommend approval subject to the conditions set forth and the following conditions:

- The applicant must comply with the recommended improvements of the TIA
- Applicant will add screening along the CTT access
- The pump station will be enclosed
- Erection of signs for resident parking only
- There will be no parking past the last home of the cul-de-sac

Franks seconded the motion.

Hartley asked if the developers plan on building in one phase. Fielding Homes stated that they would complete the neighborhood in phases. Hartley shared his concern for storm water run-off. Fielding Homes explained that there are some things that they can't know until they get further into construction review.

The motion was unanimously approved.

- b) **MDP2019.02 Stowe Manor Street Tree Modification:** a request to modify the approved planting plan for Stowe Manor based on recommendation of arborists and Gaston County Director of Extension Services. Applicant: Stowe Manor HOA; Location: Stowe Manor Subdivision

Planner Melissa Lockamy introduced herself and read the request into the record. She reviewed the process and why this project is being proposed. Lockamy explained that when the neighborhood proposed their concern, staff realized that the request applies to the whole neighborhood and not just a few properties. She further explained that staff is of the opinion that the Major Development Process is the best process for the community. Lockamy provided a background on the approval of the subdivision. She explained that when the development changed hands the product type was also changed; the change resulted in street trees being planted very close to the foundations of the home. Lockamy reported that the neighborhood has completed a tree inventory and has received recommendations from arborists. The neighborhood is requesting to remove 17 trees and to plant some replacements in the common open space (COS) and on private properties.

Lockamy explained why staff recommends approval. Franks asked what would happen to the trees being removed. Lockamy said they would be taken up in the normal process. Miller asked about the trees being removed and whether they were in the right of way. It was explained that they are on private property and not in the right of way. Lockamy explained that in some situations front yard trees can act as street trees. It was confirmed that these trees were planted as part of the original plan. The new trees that are being planted will count towards the canopy and will not be protected.

Miller shared his concern about lack of protection for the new trees being planted.

The Chair recognized Lou Ann Blankenship, President of the HOA. Blankenship explained that Wisteria St. was supposed to be a private alley and that on this particular street the houses were built so close to the right of way. She shared what the arborist shared with their HOA.

Hefferan asked if the trees were going to be replaced where they are being removed. Blankenship explained that the association cannot take on more than what they have presented and in some areas it is not feasible to replant trees in the same location. It will be a three year long project for them. Doug Burns explained that their whole HOA budget is going towards maintaining these trees.

Hefferan moved to approve the request as presented. Miller seconded the motion. The motion was unanimously approved.

3 OTHER BUSINESS

- a) Development Overview

DeHart shared that 270 permits were issued in 2018. She also reviewed the subdivisions built out spreadsheet. Cottingham asked to see the numbers without the subdivisions that have not started construction yet. DeHart provided an update on what the planning department staff is working on as far as long range planning.

4 ADJOURNMENT

The meeting was adjourned at 9:08 pm.

Chairman



DESCRIPTION: MDP2019.03 Amberley: a request to modify a previously approved single-family residential community increasing to number of lots from 164 lots to 188 lots. The original layout of the community is maintained however the increase in lots occurs with the adjustments of the lot sizes. Applicant: R.M Nixon Road, LLC; Parcel ID# 188088, 188087, 188095, 188090

MEETING: 2019_03_21 Planning & Zoning Board

DEPARTMENT: Planning and Zoning

STAFF CONTACT: Shelley DeHart

SUMMARY OF ACTION:

Consider the modification to the approved subdivision and render a recommendation to the City Council

EXHIBITS:

[MDP2019 03 PB Amberley](#)

STAFF RECOMMENDATION:

Recommend conditional approval.



CITY OF BELMONT

PLANNING & ZONING

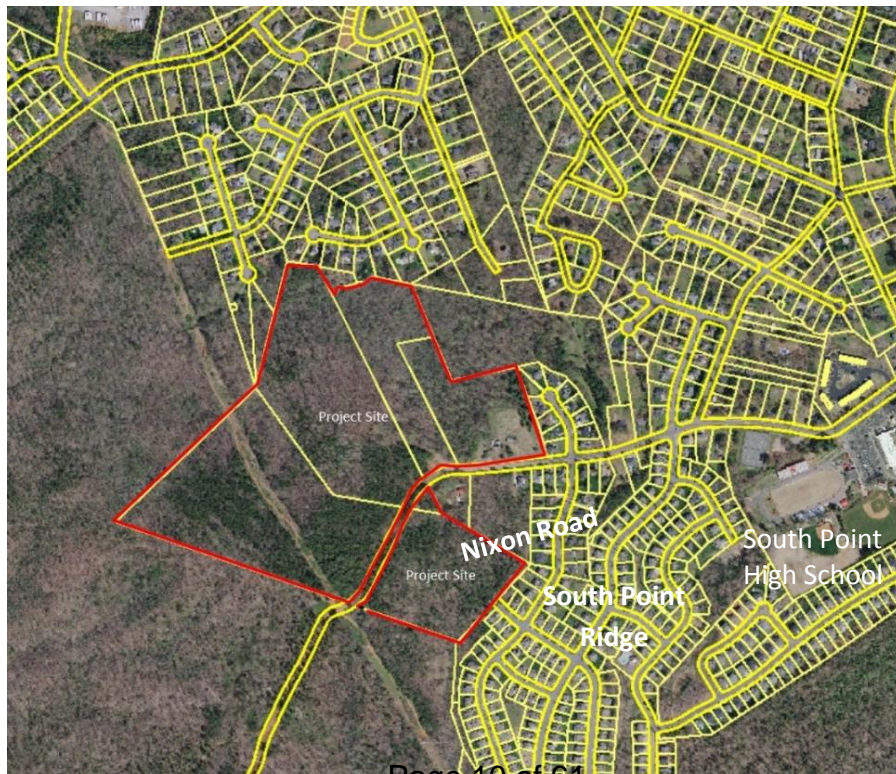
Major Development Plan

Application number: MDP2019.03 Amberley Subdivision

Request: The applicant requests the Planning Board receive and consider this request to modify an approved development to allow the addition of 24 lots resulting in a 188 single-family residential lot subdivision. The original approval authorized a 164-lot residential subdivision on 83 acres. The proposed modification includes open space, roadway dedication, transportation improvements, and tree preservation areas in compliance with the city land development code (LDC). The applicants are property owners RM Nixon Road, LLC (188088, 188087, and 188095), Provident Land Services, Inc (188090).

Background: The City of Belmont considered and conditionally approved a 164-lot single-family residential community in January of 2017(attachment B). The applicant has continued to vest the development by purchasing property associated with the site, annexation, obtaining approval of construction plans, and obtaining permits from various agencies such as the state and NCDOT. The applicant requested to add lots to the subdivision in the fall of 2018. After review of the ordinance and the conditions of approval, staff determined that this case would need to go back through the major development plan process for consideration. This process includes the requirement to prepare a traffic impact analysis in compliance with the LDC.

Staff analysis: The subject project site consists of four parcels (parcel ID# 188088, 188087, 088095, 188090) located on the north and south side of Nixon Road west of the South Point Ridge community. These properties total 83 acres of land located within the General Residential (GR) zoning district.



General Residential (GR) zoning district

The GR zoning district allows the proposed single-family residential use at a maximum density of six units per acre. The plan consists of 188 single-family residential lots on 83 acres, which results in a proposed density of 2.27 dwelling units to the acre. The existing approved project is proposed at 2 dwelling units to the acre. The development is proposed to consist of single-family detached units with a mix of alley lots and street lots, both of which are approved building types for this district. Other performance standards are:

*This is not an all-inclusive list of performance standards.

Lot standards*	Required	Original Approval	NEW Proposed
Minimum lot width – alley lot	30 feet (or greater) in width	45-55 feet in width	40-50 feet in width
Minimum lot width – street lot	55 feet (or greater) in width	65-70 feet in width	55 feet in width
Front setback	0-25 feet alley load 20-feet street load	0-25 feet alley load 30-feet	0-25 feet alley load 30-feet
Driveway length (parking depth) Street load	30 feet	30 feet	30 feet
Side setback- both building types	20% of lot width	20% of lot width	20% of lot width
Rear setback – street lot	30 feet	30 feet	30 feet

As shown in the table above, the additional lots is proposed to be achieved by a reduction in the lot widths, however, the proposed lot widths comply with the minimum required for the building type in compliance with the LDC.

Open space: Chapter 7 of the LDC outlines required open space based on a dedication matrix. The total required open space based on the matrix calculation is 7.85 acres. The project proposes 37.80 acres which is 40 percent of the project area. The open space is distributed as follows:

Type	Acreage
Attached squares	1.08 acres
Detached square	.28 acre
Hiking trail area	18.38 acres
Floodplain	3.41 acres
General	14.65 acres

The project, as proposed, complies with the city’s open space requirements of Chapter 7 of the LDC.

Street design: Chapter 8 of the LDC outlines the city’s street design standards and Section 3.4 addresses block length.

Exterior Street – Nixon Road: Nixon Road is currently a 60-foot wide right-of-way approximately 1.37 miles in length; however, only .73 miles of the roadway is built. It is classified locally as a collector road. The planned community will take access from Nixon Road at two locations on the north side of the road, and one location on the south side of the road.

Staff consulted with Gaston-Cleveland-Lincoln Metropolitan Planning Organization (GCLMPO) and NCDOT on roadway requirements. GCLMPO provided comment indicating Nixon Road is a planned future three-lane facility which is an 80-foot right-of-way. NCDOT indicated it supports the future R-O-W dedication (80-foot R-O-W), curb, gutter, sidewalk/multi-use path, street lights, and trees, but no other improvements are warranted for this development. The applicant will be dedicating .61 acres of the site to NCDOT to meet the future right-of-way width of 80 feet.

Interior streets: The project proposes 50-foot wide rights-of-way consistent in design with city's "local street" design requirement and rear alley rights-of-way. The 50-foot right-of-way will consist of vehicle travel way, curb and gutter, planting strip, and sidewalk. This cross-section allows for parking on one-side of the street. The project will be conditioned to identify the parking side of the street within the approved plan and provide signage. The planned community has created a network of streets and alleys that comply with the minimum and maximum block length.

There is a 50-foot right-of-way located on the south side of Nixon Road that will connect to Rachel Anne Drive into the South Point Ridge community. The community provides three roadway stub-out locations to adjacent vacant properties consistent with the LDC.

Traffic Impact Analysis: The original approval for the 164-lot subdivision was submitted prior to the city adopting its own TIA regulations and did not meet the minimum thresholds of NCDOT to require a study therefore no off-site improvements were identified for the original project.

The applicant is requesting to increase the number of lots therefore a traffic study is required in compliance with Chapter 16 of the LDC. The traffic impact analysis was prepared by the city's transportation consulting firm of Kimley Horn in coordination with NCDOT for the entire 188 lot subdivision. The study identified off-site improvements to mitigate the impacts associated with the development. Three right-turn with storage lanes are required. One on SB South Point road at Nixon Rd and one at each driveway on the north side of Nixon Road. The city's transportation consultant will be at the public meetings to present the TIA.

Tree protection: Chapter 11 of the LDC outlines the city's tree preservation requirements, which states the development shall retain a minimum of 25% of the existing tree canopy. Based on the information provided, the proposed design preserves 25% of the tree canopy, which includes the required heritage tree-save areas. The tree save area was verified during the construction plan phase review and will be recertified during the review of new construction plans if this project is approved.

Community image: The applicant has resubmitted the typical building elevations authorized in the initial approval in an effort to visually convey its vision for the community. The primary cladding is cementitious fiber board with accent materials such as stone and brick. To our knowledge a builder has not been secured. A condition is included that requires the structure be consistent with the renderings found within the packet.

Major development process: The major development process is intended to provide a fair and equitable process to all interests including the petitioners, affected neighbors, city staff, the planning board, and city council. It's intent is to encourage dialog between all parties.

Staff recommendation: Staff has reviewed this development plan and finds the proposed plans for a 188 lot subdivision complies with the requirements of the Belmont Land Development Code (LDC). Staff supports this plan modification because it includes transportation improvements, not required with the original approval, that mitigates the development's impact. We recommend the planning board recommend approval, as conditioned, to the city council.

Proposed conditions

General requirements

1. The applicant shall obtain approval of all required permits from the city and associated agencies based on the 188 lot subdivision design.
2. The development shall comply with the Belmont land development code and other associated regulations and plans.
3. The schematic plan approval is valid for a period of 12 months.
4. Said development shall be capped at 188 single-family residential lots. Any proposed increase in lot count shall require process of an amendment of the major development plan.
5. The City of Belmont and the applicant or developer will enter into a developer agreement for the provision of water and sewer services to the site.

Streets

1. The applicant shall dedicate right-of-way along Nixon Road to NCDOT (40-ft from center line) along the entire street frontage of the subject properties.
2. Nixon Road improvements shall include a multi-use path (north side only), curb, gutter, sidewalk, street lights, and street trees.
3. The construction plans shall identify the interior on-street parking locations and shall be accompanied with a signage plan to restrict parking to one-side of the street.
4. Interior roadway design and construction shall be consistent with the LDC and land development standards manual.
5. The development shall provide connection to Rachael Anne Drive from Nixon Road.
6. Transportation improvements are required in compliance with the traffic impact study and NCDOT.

Open space and tree save

1. Open space areas shall be consistent with approved plans and in compliance with city requirements.
2. A detailed tree-save area plan is required and shall be in compliance with Chapter 11.
3. Street tree canopy is required in accordance with Section 11.2 D of the LDC.

Community design

1. The community layout shall be consistent with the plans dated March 15, 2019 included herein.
2. Lots abutting Nixon Road shall be for detached single-family alley-lot building type at a minimum lot width of 50-feet.
3. Architecture of the dwellings shall be in keeping with the images provided herein.

Attachment A – Application
Attachment B – Original Approval
Attachment B – Residential Building Elevations
Attachment D – Site Plan

CITY OF BELMONT
Application for Zoning Map Amendment (Rezoning)

Date Filed	02 / 22 / 2019	To be completed by City of Belmont
		Application Number ZA- 2019.02
To be completed by City of Belmont:		To be completed by City of Belmont
Hearing Date(s) P&Z	/ /	City Council
03 21 19	/ /	/ /

To the Planning and Zoning Board and City Council of Belmont, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Proposed Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
Conditional	NC-C	H-C	R-C	BC-D	IC-D	TN-D
District? (CD) <input type="checkbox"/>						

Physical Property Address: Multiple		
Physical Description of Location: Vacant property South of Wilkinson Blvd, East of Park St, North of Plaintree Dr		
Tax Parcel Number: 186553, 186554, 186555, 186556, 186557, 186558, 186559, 186561, (PID Number) 186562, 186563 & 186564		
Property Owner: Raymond Garrison, Trustee, Madge S. Garrison Revocable Trust		
Owner's Address: 608 Lankashire Rd.		
City: Winston Salem	State: NC	Zip: 27104
Phone Number: (336) 972 - 5911	Email Address: rgarriso@wakehealth.edu	
Applicant Name if different than owner: Morris Kaplan	Applicant Phone Number if different than owner: (305) 901-2200	
Applicant Email Address if different than owner: mkaplan@livekaplan.com		

Revised 8-23-13

CITY OF BELMONT
Application for Major Development Plan

Date Filed <u>2 / 4 / 19</u>	Application Number MDP- <u>2019. 03</u>
Hearing Date(s) P&Z <u>3 / 21 / 19</u> / /	City Council <u>TBD /</u> / /

To the Planning and Zoning Board and City Council of Belmont, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to approve the major development plan for the following:

- Residential Subdivision of eight (8) or more lots
- Individual Building(s) exceeding 30,000 square feet in area
- Non-Residential Subdivision of four (4) lots or more.

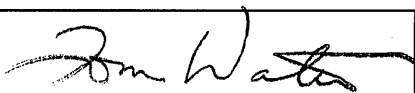
In support of this application, the following facts are shown:

Zoning of Property (circle one)	R-R	<u>G-R</u>	NC-R	INF-R	MH-R	S-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

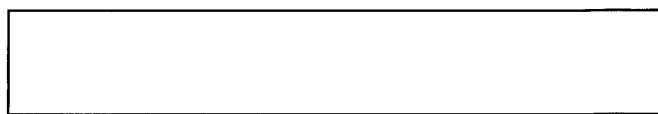
Property Address: <u>450 Nixon Road</u>		
Physical Description of Location: <u>West end of Nixon Road.</u>		
Tax Parcel Number:	<u>188088, 188087 & 188095</u>	
Property Owner: <u>RM Nixon Road, LLC</u>		
Owner's Mailing Address: <u>521 E Morehead St., Suite 400</u>		
City: <u>Charlotte</u>	State: <u>NC</u>	Zip: <u>28202</u>
Home Phone: <u>704-561-5241</u>	Work Phone: () -	
Project Description: <u>Proposed 188 lot subdivision at the west end of Nixon Road in the City of Belmont. The subdivision will include 55' wide lots with front loaded homes and 40', 50', & 55' wide lots with rear loaded homes.</u>		

Please list all adjacent property owners of the boundary of the property. Those properties immediately across the ROW from the property shall be included in this list. Attach a separate sheet if needed.

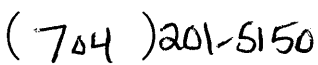
Tax Parcel ID#	Property Owner	Owner Mailing Address	City	State	Zip
See Attached					



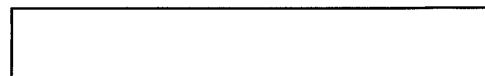
Signature of Property Owner



Signature of Authorized Agent



Phone Number



Application Fee (Dept Use Only)

-This application must be signed by the property owner or authorized agent.

CITY OF BELMONT
Application for Major Development Plan

Date Filed	2 / 4 / 19	Application Number MDP-	2019.03
Hearing Date(s) P&Z	/ / / /	City Council	/ / / /

To the Planning and Zoning Board and City Council of Belmont, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to approve the major development plan for the following:

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In support of this application, the following facts are shown:

Zoning of Property (circle one)	R-R	<u>G-R</u>	NC-R	INF-R	MH-R	S-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Property Address: 420 Nixon Road		
Physical Description of Location: West end of Nixon Road.		
Tax Parcel Number:	188090	
Property Owner: Provident Land Services, Inc.		
Owner's Mailing Address: 6707 Fairview Rd STE B		
City: Charlotte	State: NC	Zip: 28210
Home Phone: 704-201-5150	Work Phone: ()	-
Project Description: Proposed 188 lot subdivision at the west end of Nixon Road in the City of Belmont. The subdivision will include 55' wide lots with front loaded homes and 40', 50', & 55' wide lots with rear loaded homes.		

Please list all adjacent property owners of the boundary of the property. Those properties immediately across the ROW from the property shall be included in this list. Attach a separate sheet if needed.

Tax Parcel ID#	Property Owner	Owner Mailing Address	City	State	Zip
See Attached					

Tom Water

Signature of Property Owner

Signature of Authorized Agent

(704) 261-5150

Phone Number

Application Fee (Dept Use Only)

-This application must be signed by the property owner or authorized agent.

#	PIN #	Property Owner	Owner Mailing Address	City	State	Zip
1	3584636014	Eddie and Anita Godwin	111 Point Crossing Ct	Belmont	NC	28012-0000
2	3584627936	Thomas and Deborah Swanger	110 Point Crossing	Belmont	NC	28012-0000
3	3584637299	Thomas and Deborah Swanger	110 Point Crossing	Belmont	NC	28012-0000
4	3584639475	Michael and Lynette Varn	123 Creek Hollow Trail	Belmont	NC	28012-0000
5	3584730482	John and Janet Rhodes	121 Creek Hollow Trail	Belmont	NC	28012-0000
6	3584731491	Kathy Carswell	119 Creek Hollow Trail	Belmont	NC	28012-9512
7	3584732399	David and Cynthia Buchanan	115 Creek Hollow Trail	Belmont	NC	28012-0000
8	3584734315	Thomas and Katie Goforth	111 Creek Hollow Trail	Belmont	NC	28012-0000
9	3584735336	Lowell and Patrice Jones	109 Creek Hollow Trail	Belmont	NC	28012-0000
10	3584737305	John and Elaine Luddy	206 Crossing Ave	Belmont	NC	28012-9543
11	3584739245	Cathy Yuzna	1626 Wilcox Ave #244	Los Angeles	CA	90028-6206
12	3584824853	John and Martha Hayes	222 Lakeview Dr	Belmont	NC	28012-0000
13	3584825506	Peter U Jordi	265 High St	Nutley	NJ	07110-1432
14	3584825462	Billy & Jacqueline Greenway	1812 Southridge Drive	Belmont	NC	28012-2908
15	3584826322	Lawrence Spittle Milton Jr	1818 Southridge Drive	Belmont	NC	28012-9580
16	3584826264	Clifford & Pamela Underwood	1824 Southridge Drive	Belmont	NC	28012-0000
17	3584826175	Hansa & Devendra Patel	406 Armstrong Drive	Belmont	NC	28012-2908
18	3584816933	Brian and Cynthia Litfin	407 Nixon Rd	Belmont	NC	28012-0000
19	3584815953	Jon & Jacquelyn Dunbar	413 Nixon Rd	Belmont	NC	28012-9576
20	3584813724	William and Patricia Robinson	PO Box 1023	Belmont	NC	28012-0000
21	3584810803	Donald Wentz	449 Nixon Road	Belmont	NC	28012-0000
22	3584815482	Roger and Ann Caldwell	1924 Southridge Dr	Belmont	NC	28012-9577
23	3584815384	Devin Bellow	1930 Southridge Dr	Belmont	NC	28012-9577
24	3584815228	Tamara and John Higginbotham	1936 Southridge Dr	Belmont	NC	28012-0000
25	3584814281	Maximo and Alis Bermudez	1942 Southridge Dr	Belmont	NC	28012-0000
26	3584813168	South Point Ridge LLC C/O Hopper Communities Inc	229 E Kingston Ave	Charlotte	NC	28203-4743
27	3584801804	South Point Ridge Community Association	1355 Greenwood Cliffe Ste 150	Charlotte	NC	28204-0000
28	3584509093	Belmont #1 US 321/74 Bypass & AG of Gast LLC C/O Southeast Land Mgmt, LLC	2820 Selwyn Ave Ste 500	Charlotte	NC	28209-1791



Approved Major Development Plan
January 3, 2017

Application number: MDP2016.03 Amberley

Project: A major subdivision consisting of 164-single-family residential lots on 83 acres (parcel ID # 188088, 188087, 188095, 188090) located on Nixon Road west of South Ridge in Belmont. The City Council considered and conditionally approved MDP2016.03, referred to as Amberley, at its January 3, 2017 meeting. The project is subject to the following conditions of approval: General requirements

1. The applicant shall obtain approval of all required permits from the city and associated agencies.
2. The development shall comply with the Belmont land development code and other associated regulations and plans.
3. The schematic plan approval is valid for a period of 12 months.
4. Said development shall be capped at 164 single-family residential lots. Any proposed increase in lot count shall require process of an amendment of the major development plan.
5. The City of Belmont and the applicant or developer will enter into a developer agreement for the provision of water and sewer services to the site.
6. Parcel ID 188090 shall be annexed into the city within 90 days from the date of approval.

Streets

1. The applicant shall dedicate right-of-way along Nixon Road to NCDOT (40-ft from center line) along the entire street frontage of the subject properties.
2. Nixon Road improvements shall include a multi-use path (north side only), curb, gutter, sidewalk, street lights, and street trees.
3. The construction plans shall identify the interior on-street parking locations and shall be accompanied with a signage plan to restrict parking to one-side of the street.
4. Interior roadway design and construction shall be consistent with the LDC and land development standards manual.
5. The development shall provide connection to Rachael Anne Drive from Nixon Road.

Open space and tree save

1. Open space areas shall be consistent with approved plans and in compliance with city requirements.
2. A detail tree-save area plan is required and shall be in compliance with Chapter 11.
3. Street tree canopy is required in accordance with Section 11.2 D of the LDC.

Community design

1. The community layout shall be consistent with the plans dated November 28, 2016 included herein.
2. Lots abutting Nixon Road shall be for detached single-family, alley-lot building type.
3. Architecture of the dwellings shall be in keeping with the images provided herein.

Please call me if you have any questions at 704 901.2065.

Regards,

A handwritten signature in cursive script, appearing to read "Shelley DeHart".

Shelley DeHart, AICP
Director of Planning



1425Car - e - Charlotte North Carolina



2402Car - a - Charlotte North Carolina



2402Car - c - Charlotte North Carolina



4452Car - C - Charlotte North Carolina



4453Car - b - Charlotte North Carolina



4454Car - b - Charlotte North Carolina



4456Car - b - Charlotte North Carolina



4515Car - a - Charlotte North Carolina



4673Car - a - Charlotte North Carolina



4674Car - Charlotte North Carolina



4464Car - b - Charlotte North Carolina



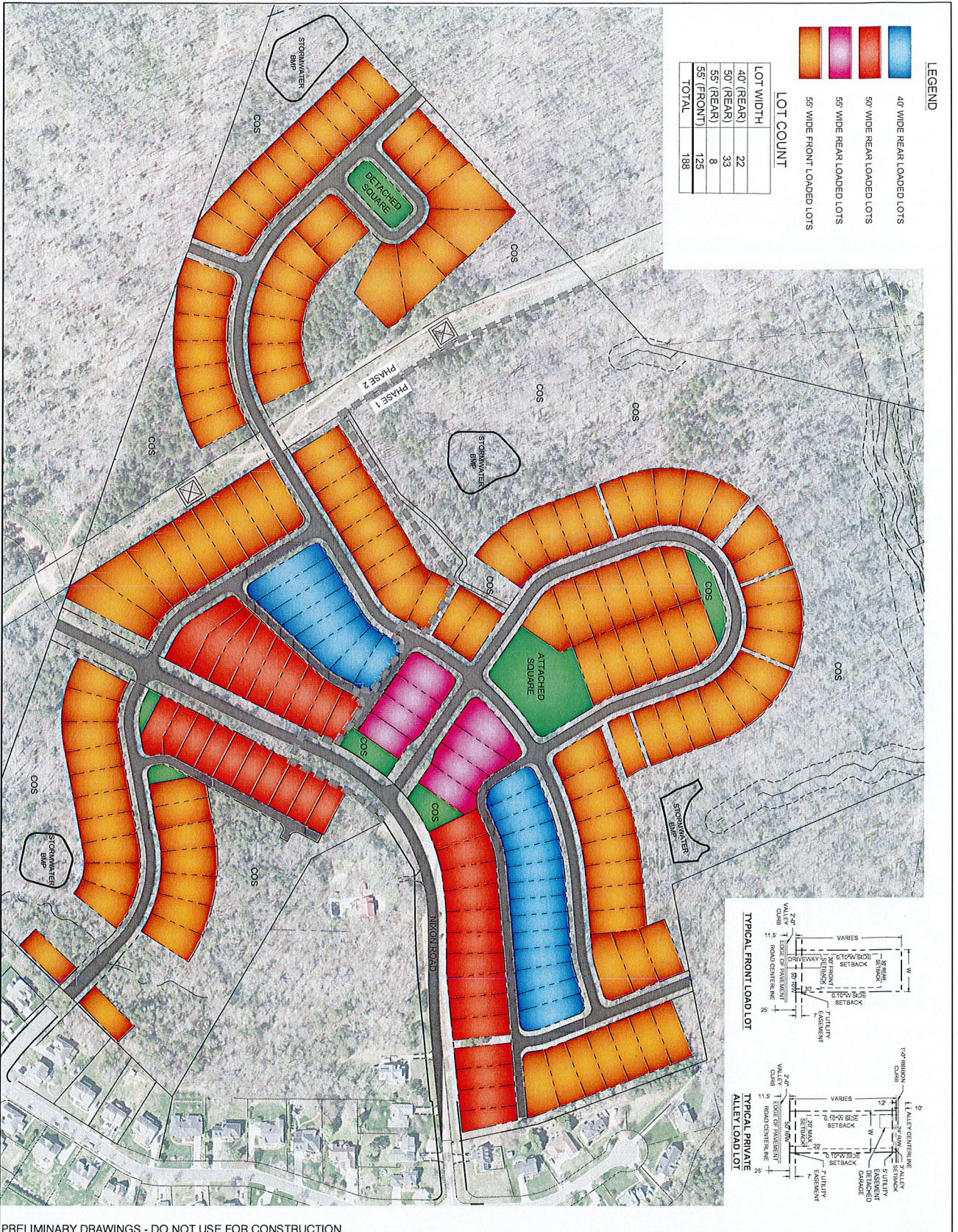
4677Car - b - Charlotte North Carolina



4528Car - a - Charlotte North Carolina



4673Car - b - Charlotte North Carolina



LOT COUNT	
LOT WIDTH	
40' (REAR)	22
50' (REAR)	33
55' (REAR)	8
55' (FRONT)	125
TOTAL	188

- LEGEND**
- 40' WIDE REAR LOADED LOTS
 - 50' WIDE REAR LOADED LOTS
 - 55' WIDE REAR LOADED LOTS
 - 55' WIDE FRONT LOADED LOTS

PRELIMINARY DRAWINGS - DO NOT USE FOR CONSTRUCTION

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PROJECT NO.: 20170005.00.CL
 DATE: _____
 COMMENTS: _____

PROJ. MGR.: MKD
 DESIGNER: MKD
 CHECKER: MKD
 DATE: _____
 DRAWING NUMBER: 1

SCALE: 1" = 100'

AMBERLEY SUBDIVISION
 OVERALL SKETCH PLAN
 Page 31 of 61

MK DICKSON
 CIVIL ENGINEERING
 6100 S. 190th St.
 Tukwila, WA 98148
 WWW.MKDICKSON.COM

PROVIDENT LAND SERVICES



DESCRIPTION: ZA2019.02 The Morris at Belmont: a request to rezone approximately 37 acres to a Highway Commercial conditional zoning district to accommodate a 325-unit apartment community with a commercial outparcel located adjacent to Wilkinson Blvd. Parcels: 186553, 186554, 186555, 186556, 186557, 186558, 186559, 186561, 186562, 186563 & 186564. Applicant: Morris Kaplan

MEETING: 2019_03_21 Planning & Zoning Board

DEPARTMENT: Planning and Zoning

STAFF CONTACT: Shelley DeHart

SUMMARY OF ACTION:

Request to consider a conditional zoning for a 325 unit multi-family development community.

EXHIBITS:

[PB Staff report - The Morris](#)

STAFF RECOMMENDATION:

Recommend approval to City Council as conditioned



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA-2019.02

Property Owner: Raymond Garrison, Trustee, Madge S. Garrison Revocable Trust

Applicant: Morris Kaplan

Current zoning: General Residential (G-R) & Highway Commercial / Highway Commercial Overlay (H-C / HCO)

Proposed zoning: a request to establish a Highway Commercial conditional zoning district (H-C/CD) on 37 acres for the development of a 325-unit multi-family community with one commercial outparcel located adjacent to the primary entrance on Wilkinson Blvd. The community includes greenways, opens space, and amenity center.

Property location: South of Wilkinson Blvd, between Park St. and Sixth Street.

Gaston County tax parcel identification numbers: # 186553, 186554, 186555, 186556, 186557, 186558, 186559, 186561, 186562, 186563, and 186564.

Acreeage: 37 acres gross

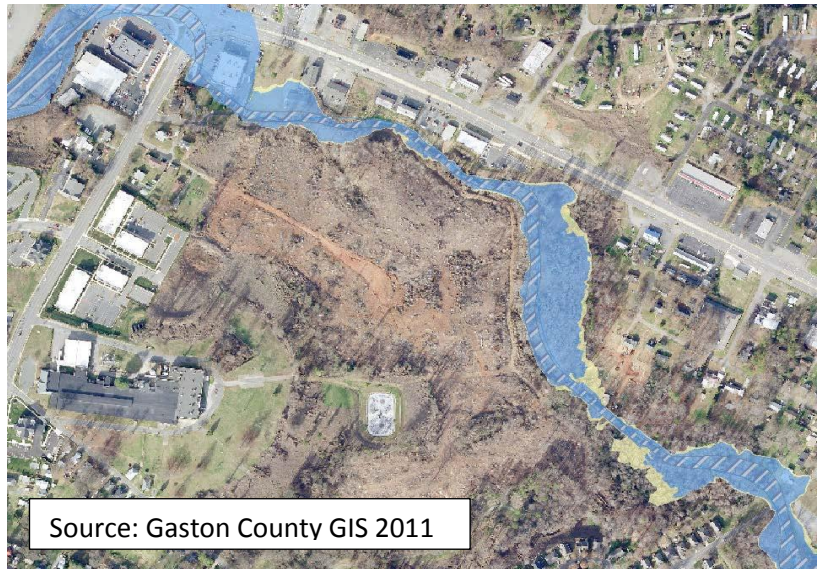
Map 1. Location of subject property



Background: The subject zoning petition site consists of eleven parcels, six of which are within the city’s extraterritorial jurisdiction (ETJ), resulting in a site area of approximately 37 acres. The petitioners are processing the annexation petition for the six parcels concurrent with the zoning petition.

The request is to rezone 37 acres from General Residential (G-R) and Highway Commercial (H-C), to a Highway Commercial Conditional Zoning District in order to develop a mixed-use community. The community consists of primarily multi-family apartment structures resulting in a maximum of 325 units, and a single commercial site located adjacent to Wilkinson Blvd. approximately a half-acre in size. This community includes a roadway network, greenway system, amenity center, and a dog park area. A conditional zoning district is required to accommodate structures over 50,000 sq. ft. in size and to consider a requests for relief to: 1) allow front loading garage to be located at the front of the proposed carriage units, and 2) allow four stories in height for primary apartment buildings.

Staff Analysis: The subject properties are vacant with physical constraints of steep topography, a perennial stream, and floodway and floodplain areas. A review of historic aerial imagery reveals the property was timbered around 2011.



The remaining trees are located primarily within the floodplain area of the project site much of which are covered with kudzu.

Existing land uses vary within the project area. A mix of commercial type businesses and vacant properties exist directly to the north, residential and commercial businesses to the west, commercial business and vacant land to the south, and single-family residential to the east.



The zoning classifications located adjacent to the project area are:

North	Highway Commercial (HC)
South	Business Campus (BC-D) and Infill Residential (INF-R)
East	Infill Residential (INF-R) and General Residential (GR)
West	General Residential (GR) and Highway Commercial (HC)

This request proposes to establish a highway commercial conditional district siting a future commercial use pad adjacent to Wilkinson Blvd. and higher density residential (multi-family) as a transitional use south of the Wilkinson Blvd frontage between commercial district and lower density residential.

The intensity of commercial development in this district is established by the traffic fronting thoroughfare of Hwy 74 - Wilkinson Blvd. This district allows for high density residential building types such as townhouse or apartment structure, as well as office workplace and flex commercial buildings. The project proposes building types and uses consistent with the Highway Commercial zoning district criteria found in Chapter 5 of the Land Development Code. Performance standards are outlined below:

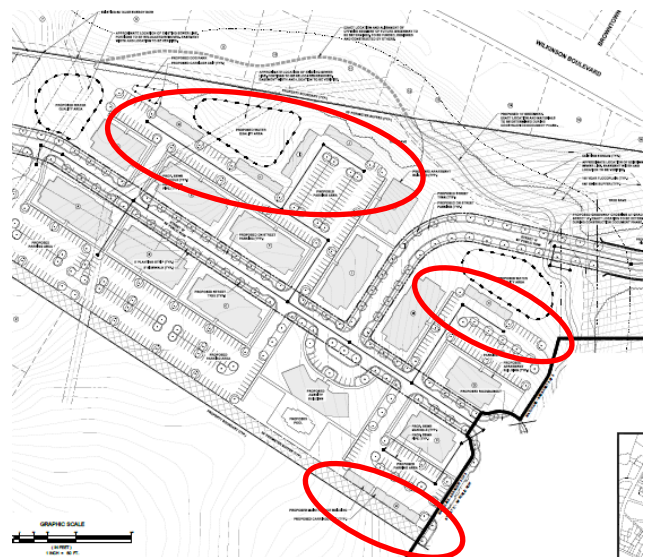
Apartment Building	Required	Proposed	Relief Needed?
Height	3-Stories	3 – 4 Stories	Yes
Setbacks			
Front	0 – 25 ft.	0 -25 ft.	No
Side	0 ft./ 4' Corner	10 + ft.	No
Rear	15 ft. from centerline of alley or lane	15+ from centerline of drive aisle of parking lot area	No
Parking			
Location	Rear & Side of Structures	Parking lots are located behind primary apartment buildings Parking garage are proposed as part of the design of the carriage units	Yes for carriage building design. Garage is located on the bottom level of the structure facing the parking lots.
Number of Parking Spaces	567 spaces *HC zone 1.5 per unit or 486 spaces	600 spaces total 467 within parking lot 48 within garages 87 on-street spaces	The ordinance allows 1.5 spaces per unit per Section 5.8 (3) of LDC. Staff requested 2 spaces/ 2bdrm

As identified in the table, the applicant is seeking relief on the maximum height (3-stories) of the apartment buildings to allow for 4-story structures and to allow front loading garages for the carriage house type building as shown below.

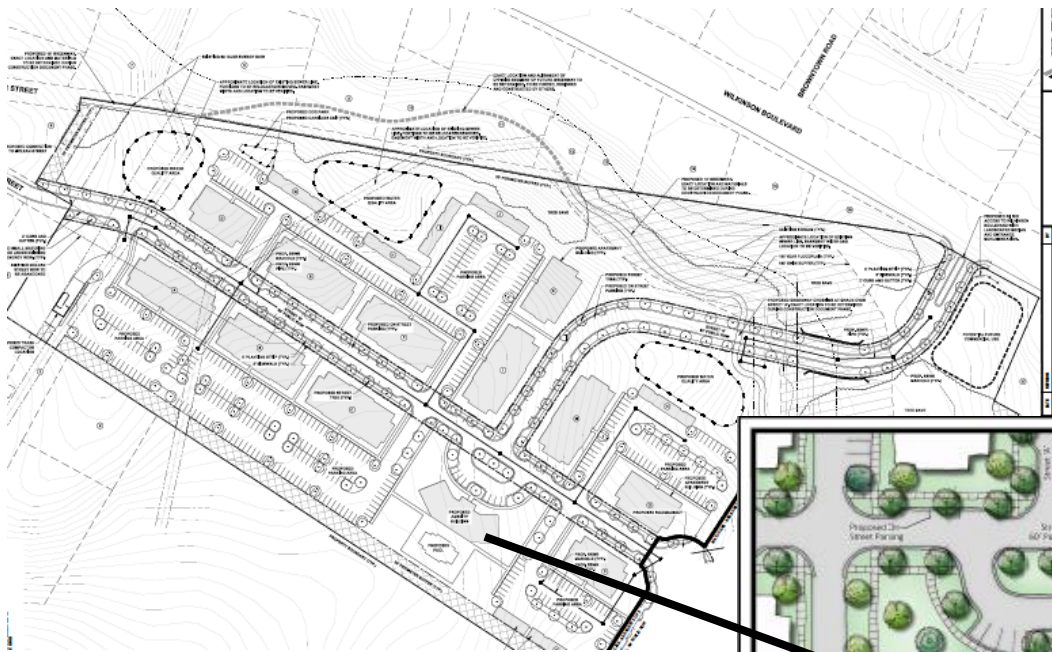


EXAMPLE CARRIAGE HOUSE / APARTMENT BUILDING FRONT ELEVATION - NTS *

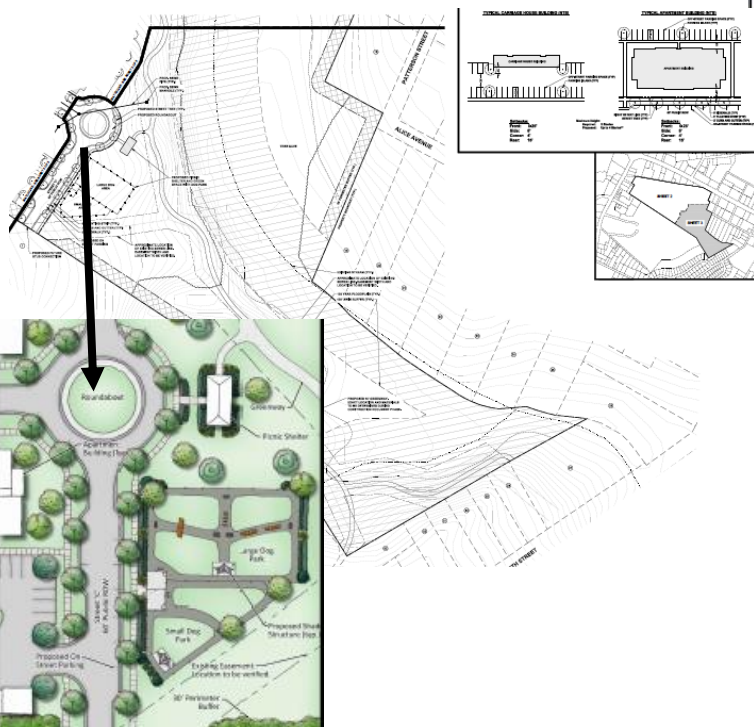
These carriage house structures are located internal to the community along the perimeter of the internal parking lot. Additional information will be provided at the meeting.



Community Design: The community is designed with the primary access on Wilkinson Blvd. This primary road is a 60-foot wide street that includes a roadway span over Abbey Creek into the residential community ending with a vista of the amenity center at the intersection. The other road connections lead in an east and west direction connecting to McLean Street and into a traffic circle to the west that provides a future connection to the south property line.



All streets will be built to city standards providing on-street parking on both sides and access to the community's parking lot areas located behind the apartment buildings.



The amenities include an amenity center and pool, picnic shelter, large and small dog park, and a greenway system that includes a segment of the Carolina Thread Trail (CTT). The segment of the CTT will start at the west end of the property (Brewer Street), follow the planned alignment onto a few properties located to the north, and return onto the subject property ending at the east property line.

A 30-foot wide buffer is also proposed along the entire perimeter of the community except where road or greenway connections exist or are planned.

The community includes over 10 acres of open space that includes the amenity areas. Approximately 11 acres of tree canopy exists on the property of which 7 acres are planned to be retained (63% of existing canopy). New trees are required to be planted within the street right-of-way as well as within the parking lot areas of the site.

Architecture: The primary apartment buildings are proposed to be a maximum of 4-stories in height. The applicant is requesting relief to allow for the additional story. The exterior concept is proposed to resemble a more urban design with sharp square angles and lower roof pitch. Proposed exterior cladding material is a mix of brick, cementitious fiber board, with other accent material.



Stormwater: The development is subject to the city's Phase II Stormwater Program requirements reviewed by Gaston County.

Traffic Impact Analysis: A traffic impact analysis (TIA) was prepared by the city's transportation consulting firm, Kimley Horn, in collaboration with NCDOT, and in compliance with Chapter 16 of the LDC. The TIA identified required improvements on Wilkinson Blvd. in order to mitigate impacts associated with the development. Two right turn-lanes are required. One at the primary access into the community. This access is designed to be a right turn in and right turn out street driveway. The second right turn lane would be constructed on westbound Wilkinson Blvd. at Browntown Road. Transportation improvements are also planned for this area which includes intersection improvements at Park & Wilkinson Blvd and improvements to the signal system along this corridor. These are funded projects by NCDOT. The city's transportation consultants will be at the public meeting to present the study's findings.

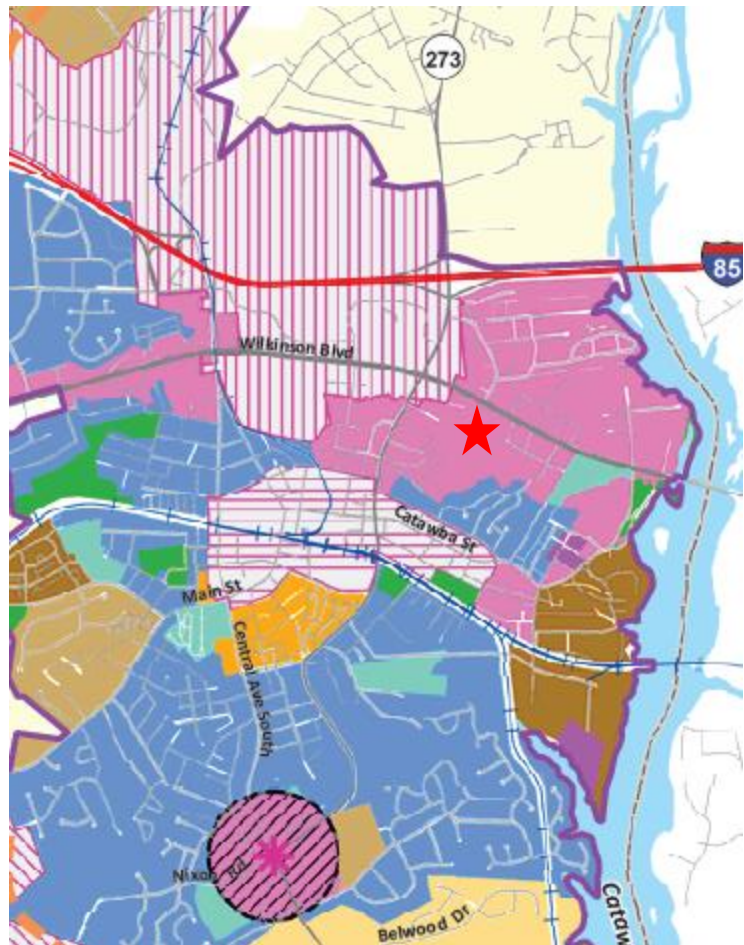
Comprehensive land use plan: This site is located within the Mixed Use District of the adopted Comprehensive Land Use Plan. The vision for this land use category is to allow for medium to high residential, commercial, office, and civic uses in well-designed buildings. This area can include commercial mixed-use, neighborhood mixed-use, or independent or free standing permissible uses.

Staff is of the opinion the proposed project, at this location, is consistent with the vision of the comprehensive land use plan because: 1) it proposes high density residential use, and 2) it is located adjacent to a commercial corridor with an existing six-lane transportation facility. The future silver line light rail alignment is also proposed within this Wilkinson Blvd corridor.

Goals cited within the comprehensive land use plan include:

- Land Use
- Economy
- Mobility
- Community Character
- Park & Recreation
- Infrastructure
- Environment
- Intergovernmental Relations

Staff is of the opinion this project is a reasonable request and consistent with many of the goals of the plan because:



- Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in housing, mobility, and recreation; and
- Economy: The location of this project provides a dense population adjacent to the commercial corridor that supports employment and commerce in the city; and
- Mobility: This project includes a new roadway connection from Park Street to Wilkinson Blvd, a future connection from Wilkinson Blvd to the north towards Plaintiff Drive, and a greenway (CTT) that will connect from Brewer Street to the east property line which supports the long range vision of connecting to Kevin Loftin Park. This project supports multi-modal mobility by accommodating vehicles, pedestrian, and cyclist located in proximity of a future light rail line.
- Community Character: The project will enhance the community appearance of this highly disturbed property while retaining open space and promoting social and economic diversity.
- Park and Recreation: This project proposes amenities for its residents as well as a public greenway for our citizens.
- Infrastructure: The project complies with all city standards related to infrastructure to support the development.
- Environment: This development is proposed at a higher density reducing the footprint of more suburban development resulting more open space. The project is subject to water quality requirements, Stormwater requirements, floodplain requirements, tree canopy save requirements, and tree plantings.

Neighborhood meeting: The applicant's team held the required community meeting on March 7 2019, at Gaston College, Kimbrell Campus located on Wilkinson Blvd. There were approximately 25 members of the community present in addition to the applicant's team. Comments and questions were diverse related to traffic, parking, utilities, apartment communities, greenways, and erosion. The minutes from the meeting are provided in attachment C of this report.

Staff Recommendation: Staff recommends this board transmit a recommendation to approve as conditioned, to the city council. Proposed conditions:

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and code of ordinances with the added relief of:
 - A maximum of 4-stories in height is permissible for the apartment buildings; and
 - Proposed front-loading garages for the carriage house type structures is permissible. Parking in front of all garage doors is prohibited except for loading and unloading. Appropriate signage or striping at these locations is required.
2. The property owners shall complete the annexation process within 90 days for tax parcel ID's: 186553, 186554, 186555, 186556, 186557, and 186558.
3. Architecture and building materials shall comply with elevations included herein. Additional requirements include:
 - Buildings on the site will be 3 story or ¾ splits with an average height in feet of approximately 35 feet and 45 feet respectively at the front building line.
 - The multi-family buildings about a network of required public or private streets with each having a main frontage with a pedestrian entrance fronting these streets.
 - Where ground level patios and porches are provided, walkways shall be provided to connect them to the sidewalk located along the adjacent public or Private Street.
 - Building elevations have been designed with vertical bays and articulated façade features including wall offsets, projections, banding and changes in materials and colors to help break up the mass of the building. Buildings have also been designed with a recognizable architectural base of masonry or stone.
 - Elevations have been designed to have at least 50% of the exteriors (excluding windows, doors, balconies) composed of brick or stone (including precast stone or synthetic stone). The balance of the elevations will have a combination of fiber cement panels and trim, fiber cement lap siding, or fiber cement vertical board & batten siding.
 - Windows to be vinyl, aluminum or wood material.
 - Balcony railings shall be a durable material and not pressure treated lumber
 - Buildings have been designed with a 5:12 roof pitch with architectural fiberglass composite shingles. Further, the elevations have been designed to have elements at corners and balconies that will be higher than the adjacent roof line to give the buildings and urban feel from a pedestrian perspective. All roof vents will be painted to match the roof color.
 - HVAC and related mechanical equipment will be screened.
 - Dumpster areas and recycling areas shall be enclosed by a solid wall or fence utilizing materials consistent/compatible with the materials and colors used on the principal buildings. These enclosures will have one side with a decorative gate for access.
4. The applicant/developer is responsible for construction of the transportation improvements as identified by the TIA pursuant to approval by NCDOT.

5. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the installation of lines or system improvements and acquisition or dedication of any required easements. The developer shall enter into an agreement with regard to water and sewer extensions.
6. Greenways within the development shall include the segment of the Carolina Thread Trail (CTT). The applicant shall continue discussions with the Catawba Land Conservancy regarding the exact location and design of the CTT. The developer or builder is responsible for the construction of the CTT segment through the project community. The responsible party is also required to dedicate the CTT segment to the city for future public use and maintenance.
7. The conditional zoning schematic plan approval is for a 325- unit multi-family community and is valid for a period of 12 months.

Attachment A – Application

Attachment B – Site Plan

Attachment C – Neighborhood Meeting Minutes

Attachment D - Statement of consistency

ATTACHMENT A

CITY OF BELMONT
Application for Zoning Map Amendment (Rezoning)

Date Filed 02/ 22 /2019	To be completed by City of Belmont Application Number ZA- 2019.02
To be completed by City of Belmont: Hearing Date(s) P&Z 03 / 21 / 19	To be completed by City of Belmont City Council / /

To the Planning and Zoning Board and City Council of Belmont, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Proposed Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address: Multiple		
Physical Description of Location: Vacant property South of Wilkinson Blvd, East of Park St, North of Plaintree Dr		
Tax Parcel Number: (PID Number) 186553, 186554, 186555, 186556, 186557, 186558, 186559, 186561, 186562, 186563 & 186564		
Property Owner: Raymond Garrison, Trustee, Madge S. Garrison Revocable Trust		
Owner's Address: 608 Lankashire Rd.		
City: Winston Salem	State: NC	Zip: 27104
Phone Number: (336) 972 - 5911	Email Address: rgarriso@wakehealth.edu	
Applicant Name if different than owner: Morris Kaplan	Applicant Phone Number if different than owner: (305) 901-2200	
Applicant Email Address if different than owner: mkaplan@livekaplan.com		

Revised 8-23-13

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced on one of the following sizes: 8 1/2" by 11", 8 1/2" by 14", or 11" by 17". The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Gaston County Tax Department.
- Full schematic design/site plan as described in Chapter 16.8 of the Belmont Land Development Code (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIREMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.


If a Conditional District (CD) is requested, you must list the specific sections of the Land Development Code from which you seek changes. You may list these on a separate sheet of paper.

- Section 4.4 - Setbacks, Max Building Height
- Section 9.2 - Minimum Parking Ratio
- Section 11.3 - Preservation of Existing Vegetation

The City of Belmont is required to notify all property owners within one hundred (100) feet of the boundary of the property. Those properties immediately across the ROW from the property shall be included in this list. The City will also post the subject property with at least one rezoning sign and will advertise the rezoning request in the local newspaper.

Raymond S. Gamoin, Trustee
Mudge S. Garrison Revocable Trust

Signature of Property Owner



Signature of Applicant, if different than the property owner



Application Fee (Dept Use Only)

-Please note...The applicant is responsible for the costs of all public notices required by state law. The City will be responsible for the dissemination of the advertisements and will arrange to have the bills sent directly to the applicant. Any changes to this policy must be made prior to the submission of the application.

-This application must be signed by the property owner or their authorized agent.

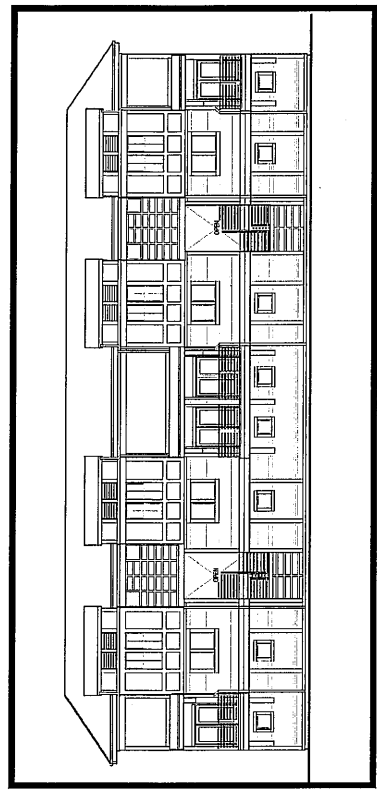
PROJECT NUMBER: 1704-13-003
DESIGNED BY: JAMES W. HARRIS, INC.
DATE: 02/20/13
SHEET: 5 OF 5

ARCHITECTURAL ELEVATION AND RENDERING
(SHEET 5 OF 5)
THE MORRIS AT BELMONT
CITY OF BELMONT, NORTH CAROLINA

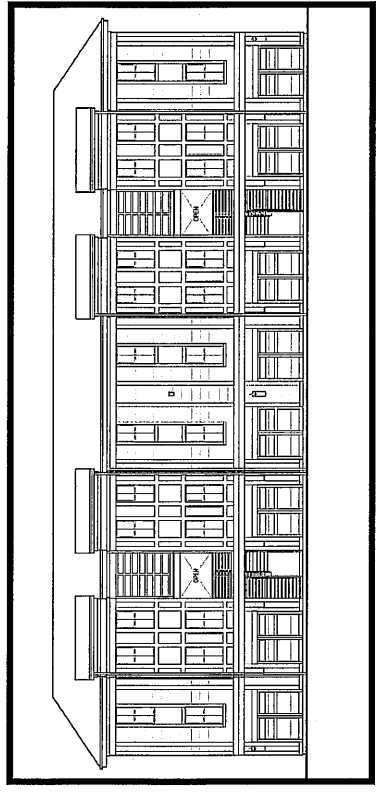
NO.	DATE	REVISION



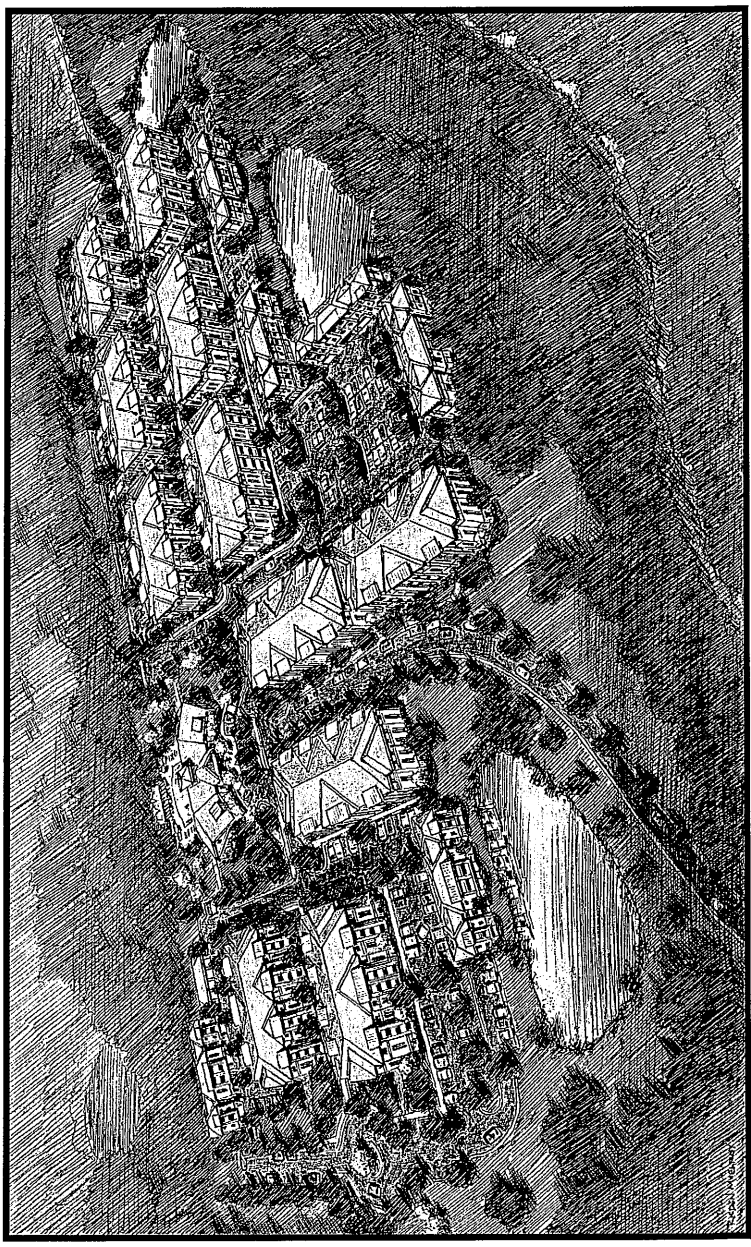
ESP Associates, Inc.
P.O. Box 1038
Cary, NC 27513
315.335.0000
www.ESPinc.com



EXAMPLE CARRIAGE HOUSE / APARTMENT BUILDING REAR ELEVATION - NTS *



EXAMPLE CARRIAGE HOUSE / APARTMENT BUILDING FRONT ELEVATION - NTS *



PROJECT BIRD'S EYE VIEW *

* NOTE: EXAMPLE ELEVATIONS AND BIRD'S EYE RENDERING ARE FOR CONCEPTUAL PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

THE MORRIS AT BELMONT NEIGHBORHOOD MEETING

March 7, 2019
5:00PM -8:00PM

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

ESP Associates, Inc. mailed a written notice of the date, time, and location of the Neighborhood Meeting to the individuals listed on the attached address sheet (**Exhibit-A**). A copy of the written notice (**Exhibit-B**) is attached.

DATE, TIME, AND LOCATION OF MEETING:

The Neighborhood Meeting for The Morris at Belmont was held on Thursday March 7, 2019 from 5:00pm to 8:00pm, at the Gaston College – Kimbrell Campus & Textile Technology Center, 7220 Wilkinson Boulevard, Belmont, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Neighborhood Meeting was attended by those individuals identified on the attached sign-in sheet (**Exhibit-C**). Development team members in attendance at the meeting included: Brian Ford from Capstone Apartment Partners; Beau McIntosh and AJ Klenk with Catalyst Capital Partners; Alex Bonda, Tristan McMannis, and Sarah Haynes from ESP Associates, Inc.

INTRODUCTION & SUMMARY OF PROJECT:

There was no formal presentation given, but site plans/boards (**Exhibit-D**) were displayed at three stations in the room. Representatives were at each station to answer questions property owners had about the project.

DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:

- Traffic concerns/questions:
 - Many residents indicated that Wilkinson Boulevard has an existing issue near rush hour, with backups occurring. They indicated there are backups that occur where people are turning left from Wilkinson onto 6th Street, and also at Park Street. They indicated this is usually more of an issue in the evening than in the morning. Many residents asked if NCDOT was going to implement changes to the timing of the signals. We acknowledged their request and told them we would relay their comments to the City, who would coordinate with NCDOT.

- Many residents inquired whether there would be a traffic signal and left turn at the main entrance to the development from Wilkinson Boulevard. We reviewed with them the findings of the draft TIA that Belmont has contracted with Kimley-Horn. We discussed the improvements that were recommended per that report, which includes a right-turn lane onto Browntown Road and a right turn lane from Wilkinson into the site.
- Many residents shared that the evening rush hour going West on Wilkinson Boulevard was significantly worse than the morning rush hour. Many residents offered suggestions of just changing the timing of the lights during these times which should dramatically help improve traffic on this corridor. It was described to us that the left turn light at the intersection of Wilkinson Boulevard and Park Street only allows 5 cars to turn left onto Park before it switches. Then you have to wait 5 minutes for the signal to change again. Due to this traffic issue, many Belmont residents make a left onto 6th Street which drives through the Adams Bluff community. This frustrates the Adams Bluff residents. Residents seem to be comfortable with the Morris at Belmont project assuming that a left turn lane would be allowed into the community and improvements to the timing of the signal lights would be improved.
- A few residents mentioned that the traffic at Wilkinson Boulevard and Old Dowd Road greatly improved after a flashing yellow turn arrow was installed at the Amazon intersection. The residents wondered if something as simple as changing a street light to include a flashing yellow light could help ease traffic turning onto Park Street from Wilkinson Boulevard.
- Apartment Building concerns/questions:
 - Many residents were interested in knowing what type of apartments would be built. Urban luxury apartments would be built with mainly 1 & 2-bedroom apartments, and some 3-bedroom apartments.
 - A couple from Adams Bluff asked if the apartments could be townhomes or condos. They were concerned that since they were apartments, the residents wouldn't take care of the buildings/facilities and that their property value could depreciate over the next 5-10 years. They were informed that the project was being designed and developed as apartments, and it was Kaplan Residential's responsibility to maintain the property. A well-maintained property helps to attract high income professionals to live at The Morris at Belmont.
 - The estimated monthly rent for the apartments would start at \$1,000 for a 1 bedroom, \$1,500 for a 2 bedroom and \$1,700 for a 3 bedroom. These prices are subject to change depending on local market rates and comparables at the time of leasing.
 - The expected minimal annual income needed to move into a 2 bedroom would be approximately \$55,000.
- Future greenway concerns/questions:
 - Many of the residents commented on the future greenway and were in favor of the future greenway. A few wanted to know if the future greenway was going to connect to the neighborhood trail for Adams Bluff. We reviewed the potential conceptual trail layout with the residents and showed them where the current plan depicted a potential connection to the future greenway.

- A few residents were curious to know who would maintain the future greenway through the site. They were informed that Kaplan Residential would install the future greenway on the property they are developing and would meet the greenway standards set by the City. The City of Belmont Parks and Recreation Department would be responsible for maintaining the future greenway on the property.
- Residents informed us that a portion of the Adams Bluff HOA owned and maintained trail currently encroaches The Morris at Belmont subject property. This portion of the existing trail may need to be removed in order to allow for the future greenway to be installed. Coordination with Adams Bluff HOA and the City will be ongoing to ensure proper pedestrian connectivity is maintained.
- Erosion along gulley to the southeast of the project concerns/questions:
 - A resident wanted to know how stormwater from the project site would be handled as she is seeing erosion along the gulley to the southeast of the project site near her back yard. We indicated stormwater quality and detention would be provided per the City and NCDENR standards. Additionally, the subject property would likely drain to the north east and flow into a separate channel so impacts to the gulley are not anticipated.
 - Another resident from Adams Bluff voiced concerns about erosion in the gulley, and noted that upstream there used to be a crushed culvert, but the City replaced it and now the problem appears to be worse.
 - Other residents indicated they wanted that gulley to remain wooded and natural. We indicated that because the gulley was located off the project site, impacts to the gulley from the subject property are not anticipated.
- Utility & sewer concerns/questions:
 - George Kelada (Spartan Dyers) was present and inquired about maintaining his sewer service, which crosses onto the subject property near the southeast corner. We indicated that the current plan did not appear to impact his sewer. We also indicated that discussions with Chuck Flowers (City of Belmont) and Jerry Hatton (City of Belmont) revolved around maintaining service to other properties that have sewer flowing through the property and that if improvements or re-routing of existing lines is necessary, pumping of the sewage from one manhole to one further downstream may be needed at some point during construction.
 - George also inquired about where power for the proposed project would be pulled from. We indicated that had yet to be determined, but discussions with the electrical provider would occur when the project moves into the construction document phase to determine location of power serving the site and where it would be pulled from.
 - A resident from 237 6th Street stated they had issues with their tap water developing odors and some discoloration when it rains. We advised them to contact the City of Belmont Water and Sewer department as their water line was outside the project limits and may need to be repaired.
 - One resident was concerned that the increase in residents would create a worse smelling sewer system, which they can already smell. They were informed that

the proposed development would actually be helping the smell go away by flushing more water through the system.

- Miscellaneous concerns/questions:
 - One resident was interested in knowing what type of parking there would be. Open lots behind apartment buildings, on-street parking, and garages would be provided. 1 parking space would be dedicated per 1-bedroom apartment, and 2 parking spaces would be dedicated per 2 & 3-bedroom apartment.
 - One resident from Adams Bluff voiced concerns about coyotes in the area. They indicated the coyotes are out in daylight, they see them many times from the neighborhood trail, and can hear them howl when the fire trucks go by. Other neighbors also made comments about seeing deer and copperheads along the trail adjacent to the site.

PIN# 125317
Spartan Dyers Inc
PO BOX 790
Belmont, NC 28012

PIN# 212639
Sterling Belmont LLC C/O Pharr Yarns LLC
PO BOX 1939
McAdenville, NC 28101

PIN# 212640
Sterling Professional PK POA
2133 Southend Drive, Suite 107
Charlotte, NC 28203

PIN# 212638
Gaston Capital Properties LLC
1104 Spruce Street
Belmont, NC 28012

PIN# 218083
Sterling Prof Condo 2 Assoc
2133 Southend Drive, Suite 107
Charlotte, NC 28203

PIN# 221547
CMRE LLC ATTN Oscar N Mvula
420 Park Street Suite 101
Belmont, NC 28012

PIN# 221546
CMRE LLC ATTN Oscar N Mvula
420 Park Street Suite 101
Belmont, NC 28012

PIN# 218082
BFM Capital LLC
420 Park Street Unit A
Belmont, NC 28012

PIN# 186551
Harold Ramsey J
502 Park Street
Belmont, NC 28012

PIN# 186550
Harold Ramsey
502 Park Street
Belmont, NC 28012

PIN# 186552
Gladys Mildred Richardson
504 N Park Street
Belmont, NC 28012

PIN# 186549
Inez S McCarn Family Trust C/O Reginald
McCarn
700 Springhill Drive NE
Cleveland, TN 37312

PIN# 186291
Thomas M Hunter Jr. & John E Hunter III
PO BOX 592
Belmont, NC 28012

PIN# 186290
Sandra B & Stephen W Honbaier
406 Smith Road
Mount Holly, NC 28120

PIN# 201948
Belmont Drug Store Investments & Phil-Co
Enterprises Inc 7.19%
PO BOX 1159
Deerfield, IL 60015

PIN# 186283
Darlyn Willard
PO BOX 1247
Belmont, NC 28012

PIN# 186282
Akwalia Development Corp Inc
7008 W Wilkinson Blvd
Belmont, NC 28012

PIN# 186281
Bennie B Brookshire Sr.
1128 S Main Street
Mount Holly, NC 28120

PIN# 186293
Bennie B Brookshire Sr.
1128 S Main Street
Mount Holly, NC 28120

PIN# 186294
Patel Arun/Patel Jyotsna American Motel
6834 Wilkinson Blvd
Belmont, NC 28012

PIN# 186295
Maggie McKee Brown
500 Turner Road
Gastonia, NC 28056

PIN# 186296
S J Earnhardt
10922 Wildlife Road
Charlotte, NC 28210

PIN# 186297
McKenney Investments LLC
PO BOX 708
Belmont, NC 28012

PIN# 186298
McKenney Investments LLC
PO BOX 708
Belmont, NC 28012

PIN# 186299
McKenney Investments LLC
PO BOX 708
Belmont, NC 28012

PIN# 186153
Northlake Partners LLC
8178 Mountain Shore Road
Sherrills Ford, NC 28673

PIN# 186249
Shannon Family Limited*
150 Stowe Dairy Road
Gastonia, NC 28052

PIN# 186252
Charles E Cato
PO BOX 863
Belmont, NC 28012

PIN# 186565
Dimitrios & Voula D Karvounis
2 Alice Ave
Belmont, NC 28012

PIN# 186566
Dimitrios & Voula D Karvounis
2 Alice Ave
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PIN# 186567
 Akwalia Development Corp Inc
 7008 W Wilkinson Blvd
 Belmont, NC 28012

PIN# 186560
 Eunice Price
 6 Alice Ave
 Belmont, NC 28012

PIN# 186586
 Larry G Price & Elaine Price
 16 Alice Ave
 Belmont, NC 28012

PIN# 208005
 Niranjana Chandrakant Patel
 21 Alice Ave
 Belmont, NC 28012

PIN# 186587
 Larry Gene Price & Elaine Paula Price
 16 Alice Ave
 Belmont, NC 28012

PIN# 186588
 Larry G Price Sr. & Elaine P Price
 16 Alice Ave
 Belmont, NC 28012

PIN# 186589
 Black Mountain Penland Prop LL
 430 Whitesides Road
 Clover, SC 29710

PIN# 186590
 Larry G Price
 16 Alice Ave
 Belmont, NC 28012

PIN# 186591
 Fermin O Garcia & Nora G Alvarez
 3021 E Long Ave
 Gastonia, NC 28054

PIN# 186592
 Ryan E & Elizabeth S Newton
 164 S Buirris Road
 Sharon, SC 29742

PIN# 186595
 Ryan E Newton & Elizabeth S Newton
 164 S Buirris Road
 Sharon, SC 29742

PIN# 186593
 Tamara L Poteat & Teresa F Rowell
 PO BOX 70
 Belmont, NC 28012

PIN# 186594
 Martha H Bass Life Estate
 30 Alice Ave
 Belmont, NC 28012

PIN# 186597
 Kevin Graves
 11516 Innes Court
 Charlotte, NC 28277

PIN# 186600
 Charles R Farmer
 1030 Hoover Street
 Mount Holly, NC 28120

PIN# 186598
 Callie H Byrd Irrevocable Trust
 PO BOX 334
 Belmont, NC 28012

PIN# 186604
 State of North Carolina
 1321 Mail Service Center
 Raleigh, NC 27699

PIN# 126120
 Adam's Bluff Property Owners
 PO BOX 1267
 Belmont, NC 28012

PIN# 126176
 Jefferson R Lockman & Lorene R Lawing
 245 6th Street
 Belmont, NC 28012

PIN# 126175
 Bertha S Elliott
 243 Sixth Street
 Belmont, NC 28012

PIN# 126174
 Aharon & Shlomit F Ankonina
 1575 Tenaka Place Apartment 3V
 Sunnyvale, CA 94087

PIN# 126173
 Sandra D Campbell
 7953 Mill Trace Run
 Raleigh, NC 27615

PIN# 126172
 Carle E & Gwenlo F Gore & Other
 8269 Bright Water Lane
 Denver, NC 28037

PIN# 126171
 Gordon Johnson & Others
 235 6th Street
 Belmont, NC 28012

PIN# 126170
 Kenneth & Katherine Migaki
 10711 Flatt Iron Road
 Littleton, CO 80124

PIN# 126169
 Bridget Ansbro
 231 6th Street
 Belmont, NC 28012

PIN# 126149
 Ronald D Shafer & Angela K Shafer
 18217 Kalabash Road
 Charlotte, NC 28278

PIN# 126150
 Clara Hunt Eden & Harvey Clarke Eden
 227 6th Street
 Belmont, NC 28012

PIN# 126107
 John R Mayo & Judy Z Mayo
 962 Blackberry Circle
 Charlotte, NC 28209

PIN# 126106
 Nicholas & Brittany Duckworth
 227 Howe Street
 Belmont, NC 28012

PIN# 126105
Duane & Jamie Davidson
225 Howe Street
Belmont, NC 28012

PIN# 126104
Troy Knight
223 Howe Street
Belmont, NC 28012

PIN# 126103
George Gardener
105 Page Place
Emerald Isle, NC 28594

PIN# 126082
Adam's Bluff Property Owners
PO BOX 1267
Belmont, NC 28012

Shelley DeHart
Planning Director
P.O. Box 431
Belmont, NC 28012

The Honorable Richard Turner
Councilman, Belmont, NC
P.O. Box 431
Belmont, NC 28012

Adrian Miller
City Manager
P.O. Box 431
Belmont, NC 28012

The Honorable Charlie Martin
Mayor of Belmont, NC
P.O. Box 431
Belmont, NC 28012

The Honorable Doug Gadd
Councilman, Belmont, NC
P.O. Box 431
Belmont, NC 28012

The Honorable Ron Foulk
Councilman, Belmont, NC
P.O. Box 431
Belmont, NC 28012

The Honorable Ryan Schrift
Councilman, Belmont, NC
P.O. Box 431
Belmont, NC 28012

The Honorable Martha Stowe
Councilwoman/Mayor Pro Tempore
P.O. Box 431
Belmont, NC 28012

Kaplan Residential
1111 Kane Concourse, Suite 302
Bay Harbor Islands, Florida 33154



February 25, 2019

Dear Neighbors:

Kaplan Residential invites you to a Neighborhood Meeting to share their plans for The Morris at Belmont project. Their current plan proposes developing a community with urban luxury apartments. Kaplan Residential has submitted a Schematic Design Plan to the City of Belmont for approximately 37 acres. The project is proposing HC zoning regulations and is being planned within the current requirements of Belmont zoning. By inviting you to a neighborhood meeting, it creates the opportunity to interact with the surrounding community about this future development. The proposed community is located along Wilkinson Boulevard as shown on the attached site map. Please feel free to show up at any time during the arranged meeting time below.

Please join us to hear more about this exciting project:

Neighborhood Meeting Location:

Gaston College – Kimbrell Campus & Textile Technology Center
7220 Wilkinson Boulevard
Belmont, North Carolina 28012

Date & Time:

Thursday March 7th, 2019
5:00 PM – 8:00 PM

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this exciting new urban luxury apartment community.

Sincerely,

Morris Kaplan

Site Location:
**Gaston College – Kimbrell Campus & Textile
Technology Center**

7220 Wilkinson Boulevard
Belmont, North Carolina 28012



THE MORRIS AT BELMONT
Neighborhood Meeting
Thursday, March 7, 2019
SIGN-IN SHEET

Exhibit C
Agenda Item #B.(2)

Name: Alex
Address: ESP
Phone: _____
Email: _____

Name: GEORGE KELADA
Address: _____
Phone: 704-516-0910
Email: GKELADA@SPARTANDYERS.COM

Name: Sarah
Address: ESP
Phone: _____
Email: _____

Name: Jasmine Stone
Address: 207 Howe St
Phone: 704-813-3957
Email: Jasmine.sicilia@gmail.com

Name: ARUN PATEL
Address: 6834 E. WILKINSON
Phone: 980 329 2341
Email: _____

Name: Dwane Davidson
Address: 225 Howe St
Phone: 704-820-4244
Email: dwane.davidsonjr@gmail

Name: Nancy Baker
Address: 101 Pratt St.
Phone: 704-914-6620
Email: nanceliebaker@yahoo.com

Name: Dean & Debbie Maples
Address: 237 Sixth Street
Phone: 704-214-0013
Email: 4dmaples2@gmail.com

Name: Jefferson Lockman
Address: 245 Sixth St.
Phone: 704 616 0063
Email: NO

Name: Dawn Krashke
Address: dawnkrashke@gmail.com
Phone: 407-721-7482
Email: 217 cetz St.

Name: Ray Banison
Address: 608 Lombashue Rd.
Phone: 336 768 4170
Email: rbaniso@wakehealth.edu

Name: Journae Little
Address: 104 Pratt St.
Phone: 704-214-1716
Email: _____

Name: TERRY SPORLE
Address: 215 SIXTH STREET
Phone: _____
Email: TESPORLE@GMAIL.COM

Name: AJ Kleuk
Address: _____
Phone: 704 231 9882
Email: aj@catdstep.com

THE MORRIS AT BELMONT
Neighborhood Meeting
Thursday, March 7, 2019
SIGN-IN SHEET

Agenda Item #B.(2)
Exhibit-C

Name: Brian Ford
Address: ~~Kaplan~~
Phone: Capstone
Email: _____

Name: Beau McIntosh
Address: _____
Phone: Catalyst Capital
Email: Partners

Name: Tristan
Address: ESP
Phone: _____
Email: _____

Name: _____
Address: _____
Phone: _____
Email: _____

Name: Ken McCarver
Address: 506 Park Street
Phone: 704-483-7920
Email: KenMcCarver@j.mccarver.com

Name: _____
Address: _____
Phone: _____
Email: _____

Name: Karen Harris
Address: 218 6th St.
Phone: _____
Email: _____

Name: _____
Address: _____
Phone: _____
Email: _____

Name: Rochele Noque
Address: rochele.noque@hotmail.com
Phone: 509.481.0607
Email: 203 Noque Belmont NC 28012

Name: _____
Address: _____
Phone: _____
Email: _____

Name: Josni Bray
Address: 118 Howe Ct.
Phone: 7
Email: homesite44@yahoo.com

Name: _____
Address: _____
Phone: _____
Email: _____

Name: JC Maloney
Address: 200 Howe St
Phone: /
Email: jcmaloney@yahoo

Name: _____
Address: _____
Phone: _____
Email: _____



City of Belmont

115 North Main St.
 P. O. Box 431
 Belmont, NC 28012
 704 825 5586
 Fax: 704 825 0514

Statement of consistency

In considering the request associated with petition ZA 2019.02, the Highway Commercial conditional zoning (HC/-CD) request for tax parcel ID's # 186553, 186554, 186555, 186556, 186557, 186558, 186559, 1865561, 186562, 186563, and 186564, the Belmont planning and zoning board finds this petition to be a reasonable request and in the public interest. It further finds the petition to be consistent with the comprehensive land use plan because it supports the goals in the area of:

- Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in housing, mobility, and recreation; and
- Economy: The location of this project provides a dense population adjacent to the commercial corridor that supports employment and commerce in the city; and
- Mobility: This project includes a new roadway connection from Park Street to Wilkinson Blvd, a future connection from Wilkinson Blvd to the north towards Plaintree Drive, and a greenway (CTT) that will connect from Brewer Street to the east property line which supports the long range vision of connecting to Kevin Loftin Park. This project supports multi-model mobility by accommodating vehicles, pedestrian, and cyclist located in proximity of a future light rail line.
- Community Character: The project will enhance the community appearance of this highly disturbed property while retaining open space and promoting social and economic diversity.
- Park and Recreation: This project proposes amenities for its residents as well as a public greenway for our citizens.
- Infrastructure: The project complies with all city standards related to infrastructure to support the development.
- Environment: This development is proposed at a higher density reducing the footprint of more suburban development resulting more open space. The project is subject to water quality requirements, Stormwater requirements, floodplain requirements, tree canopy save requirements, and tree plantings.

This finding is supported by a _____ vote of the Belmont planning and zoning board during its 21 March 2019 meeting.

 Neil Brennan, Chair

 Date