



# CITY OF BELMONT

## PLANNING & ZONING

Planning and Zoning Department  
 PO Box 431  
 Belmont, NC 28012  
 (704) 901-2610

### NOTICE FOR PUBLIC MEETING—LOCATION CHANGE

The Belmont Planning & Zoning Board will hold a public meeting to consider a proposed Zoning Map Amendment (ZA 2020.01), to modify the setback requirements of the approved conditional zoning district for the McLean Master Plan Development. You are receiving this notification because you are an owner of property located within the notification area and are invited to attend the public meeting.

Case ZA 2020.01 Conservancy Amendment			
<b>Meeting Information</b>	Thursday, June 18, 2020 at 7:00 pm Techworks, 52-A Ervin Street, Belmont		
<b>Subject Property Location and Property Owner</b>	Lot Number	Address	Property Owner
	8	423 Trillium Way	Richard Morono
	12	439 Trillium Way	James Chaney
	86	515 Trillium Way	Essex Homes
	90	527 Trillium Way	Harry Chambers
	107	520 Trillium Way	Kevin Eckard
	109	512 Trillium Way	Neil Kiker
	112	500 Trillium Way	Lisa Barnette
	120	420 Trillium Way	Pamela Hannon
	123	408 Trillium Way	Billy Simmons
<b>Proposed Zoning</b>	General Residential Conditional District (GR/CD) -- No change		
<b>Existing Zoning</b>	General Residential Conditional District (GR/CD)		
<b>Project Intent</b>	To amend a condition of approval for the minimum garage front yard setback for nine (9) developed properties. Relief from the minimum 22-foot setback ranges from a just over an inch to just over three (3) feet in length. Eight of the nine lots are under private ownership other than the builder – Essex Homes.		
<b>Project Planner</b>	Shelley DeHart, AICP <a href="mailto:sdehart@cityofbelmont.org">sdehart@cityofbelmont.org</a> or 704 901-2065		
<b>Web Information</b>	<a href="https://www.cityofbelmont.org/543/ZA202001-Conservancy-Amendment">https://www.cityofbelmont.org/543/ZA202001-Conservancy-Amendment</a>		

What is a Conditional Zoning Map Amendment or Conditional Rezoning? The zoning district for a property designates the type of uses permitted on a property (i.e., residential, commercial, industrial, etc.) and certain development standards. A zoning map amendment is the process to change the zoning district for a property from one district to another district. In the Conditional Rezoning process, a site-specific Concept Plan is made part of the formal approval and conditions are placed on the rezoning. The Belmont Planning and Zoning Board reviews zoning map amendment applications and provides a recommendation to the Belmont City Council which makes the final decision in a public hearing.

The documentation on the proposed changes is available for viewing from 8:00 am until 5:00 pm, Monday – Friday at the Belmont Planning Department located at 37 N. Main Street, Belmont by appointment only or available for viewing anytime on the city's website.

# The Conservancy at McLean Phase 1

Belmont, North Carolina

Prepared For:  
NW Lake Wylie, LLC



**Development C**

Owner:	NW Lake Wylie, LLC 133 S. 2nd Charlotte, NC 28202
Developer:	NW Lake Wylie, LLC 133 S. 2nd Charlotte, NC 28202
Engineer:	Wayne S. Lee 901 Wood State St. Charlotte, NC 28202

**Sheet Index**

C310	Cover Sheet
C311	Survey
C301-C302	Site Plan
C303	Site Plan
C304	Site Plan
C305	Site Plan
C306	Site Plan
C307	Site Plan
C308	Site Plan
C309	Site Plan
C310	Site Plan
C311	Site Plan
C312	Site Plan
C313	Site Plan
C314	Site Plan
C315	Site Plan
C316	Site Plan
C317	Site Plan
C318	Site Plan
C319	Site Plan
C320	Site Plan
C321	Site Plan
C322	Site Plan
C323	Site Plan
C324	Site Plan
C325	Site Plan
C326	Site Plan
C327	Site Plan
C328	Site Plan
C329	Site Plan
C330	Site Plan
C331	Site Plan
C332	Site Plan
C333	Site Plan
C334	Site Plan
C335	Site Plan
C336	Site Plan
C337	Site Plan
C338	Site Plan
C339	Site Plan
C340	Site Plan
C341	Site Plan
C342	Site Plan
C343	Site Plan
C344	Site Plan
C345	Site Plan
C346	Site Plan
C347	Site Plan
C348	Site Plan
C349	Site Plan
C350	Site Plan
C351	Site Plan
C352	Site Plan
C353	Site Plan
C354	Site Plan
C355	Site Plan
C356	Site Plan
C357	Site Plan
C358	Site Plan
C359	Site Plan
C360	Site Plan
C361	Site Plan
C362	Site Plan
C363	Site Plan
C364	Site Plan
C365	Site Plan
C366	Site Plan
C367	Site Plan
C368	Site Plan
C369	Site Plan
C370	Site Plan
C371	Site Plan
C372	Site Plan
C373	Site Plan
C374	Site Plan
C375	Site Plan
C376	Site Plan
C377	Site Plan
C378	Site Plan
C379	Site Plan
C380	Site Plan
C381	Site Plan
C382	Site Plan
C383	Site Plan
C384	Site Plan
C385	Site Plan
C386	Site Plan
C387	Site Plan
C388	Site Plan
C389	Site Plan
C390	Site Plan
C391	Site Plan
C392	Site Plan
C393	Site Plan
C394	Site Plan
C395	Site Plan
C396	Site Plan
C397	Site Plan
C398	Site Plan
C399	Site Plan
C400	Site Plan

**This Plan Set includes revised EC Sheets Dated 5-7-2015: C301-C305 & C306. Revisions per field conditions. Revised Sheets were submitted and approved by GCNRD. This plan set includes revised Utility Sheets C350-C362 as approved by NCDENR.**

**Site Data**

Overall Site:	100% (100% min. per acre)
C305 A:	4.8 Ac.
C305 B:	7.5 Ac.
C305 C:	17.0 Ac.
C305 D:	0.8 Ac.
C305 E:	1.6 Ac.
C305 F:	0.3 Ac.
TOTAL:	18.0 Ac. (or 30%)

**Public Streets**

Street	R/W Width	Area (sq ft)
Conservancy Drive	97'	1,004 LF
Gardenbrook Trail	97'	1,004 LF
Trillium Way	97'	1,004 LF
Wood Lily Drive	97'	1,004 LF
Conservancy Drive	97'	1,004 LF
Blue Lily Drive	97'	1,004 LF
TOTAL:		7,220 LF

Total Average to R/W: 4.8 Ac.



- 811**  
Know what's below. Call before you dig.
1. Contractor to fully responsible for obtaining all necessary permits and ensuring that utility offices are located prior to beginning construction.
  2. Contractor to be responsible for obtaining all necessary permits, etc. as necessary to ensure the safety of the public.
  3. All proposed work, as shown on the plan, shall be done in accordance with the standards of the North Carolina Department of Transportation and City of Belmont specifications.
  4. Stormwater shall be managed in accordance with the standards of the North Carolina Department of Transportation and City of Belmont specifications.

**APPROVED**  
1-15-2015  
S.W. [Signature]

**EC APPROVED**  
12-23-2014  
S.W. [Signature]

