

# WORRELLS RIVER NEIGHBORHOOD MEETING

January 10, 2019

6:30-7:30

## **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 Worrells River was held on Thursday January 10, 2019 from 6:30 to 7:30, at the Hampton Inn Charlotte-Belmont at Montcross at 820 Cecilia Alexander Drive, 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: Chase Kerley from Fielding Homes; Matt Mandle, Alex Bonda, and Skylar White from ESP Associates, Inc.

## **INTRODUCTION & SUMMARY OF PROJECT:**

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

## **DISCUSSION POINTS & QUESTIONS RAISED BY MEETING PARTICIPANTS:**

- It was explained that there was a proposed connection to the Carolina Thread Trail on the western side of the site, which would potentially run north. The exact location/alignment would be determined during design.
- A resident expressed concern over the possibility of home being built in low areas. It was explained that homes would not be built in the floodplain, and trees would be preserved in these lower spots as depicted on the plans.

- Several residents had concerns about trash that comes from the lake. A representative responded that having the proposed development and the Carolina Thread Trail following the lake would bring more foot traffic to help maintain the area.
- A representative from the development team explained that a TIA had been done, and the point of access from Worrells River Road would be sufficient.
- Residents living at the end of the existing Worrells River Road were concerned with how the road would be changed and how access to their properties would be effected during construction. A representative showed the proposed 60' public ROW being designed to follow a similar path as the existing Worrells River Road. They were also assured that access to their homes would be maintained during construction.
- It was explained that there are two lot sizes but different home products would be available for both sizes. There will be multiple styles of homes. The price point is the mid \$200,000's - \$400,000+. These will not be age targeted home lots.
- Residents were appreciative of the amount of trees preserved on site. They were supportive of the proposed 25% of tree save.
- Some residents expressed concerned over the streams and wetlands on site. It was explained that a stream delineation was performed by a Wetland Consultant to verify/confirm stream locations on site.

# Exhibit-A

PIN# 193220 & 193210  
C/O MARY ANNE D HUBBARD  
218 QUEENSFERRY RD  
CARY , NC 27511

PIN# 193233  
BYERS EDWARD L & BYERS CYNTHIA  
266 WORRELLS RIVER  
BELMONT, NC 28012

PIN# 220008  
DANIEL J STOWE CONSERVANCY INC  
PO BOX 1046  
BELMONT, NC 28012

PIN# 193230  
MORROW KATHERINE D & SPRY  
RICHARD L  
6237 S NEW HOPE RD  
BELMONT, NC 28012

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

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

PIN# 194464  
DUKE ENERGY CORPORATION  
422 S CHURCH ST  
CHARLOTTE , NC 28242

PIN# 220009  
CATAWBA LANDS CONSERVANCY  
4530 PARK ROAD SUITE 420  
CHARLOTTE , NC 28209

PIN# 193706 & 193221  
DANIEL J STOWE CONSERVANCY INC  
6500 S NEW HOPE RD  
BELMONT, NC 28012

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

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

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

PIN# 193232  
LANDWEHR TIMOTHY LEE &  
LANDWEHR DONNA C  
268 WORRELLS RIVER RD  
BELMONT, NC 28012

PIN# 193231  
EARLEY WESLEY S EARLEY DUNJA H  
6243 S NEW HOPE RD  
BELMONT, NC 28012

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

The Honorable Doug Gadd  
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

# Exhibit-B

Fielding Homes, LLC  
227 West Trade Street, Suite 1000  
Charlotte, NC 28202



December 28, 2018

Dear Neighbors:

Fielding Homes invites you to a Neighborhood Meeting to share their plans for the Worrells River project. Their current plan proposes developing a residential neighborhood with single family homes. Fielding Homes has submitted a Major Development Plan to the City of Belmont for approximately 93 acres to develop a Master Planned Community. The project is following the existing SR 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 South New Hope Road as shown on the attached site map.

Please join us to hear more about this exciting project:

**Neighborhood Meeting Location:**

Hampton Inn Charlotte-Belmont at Montcross  
820 Cecilia Alexander Drive  
Belmont, North Carolina 28012

**Date & Time:**

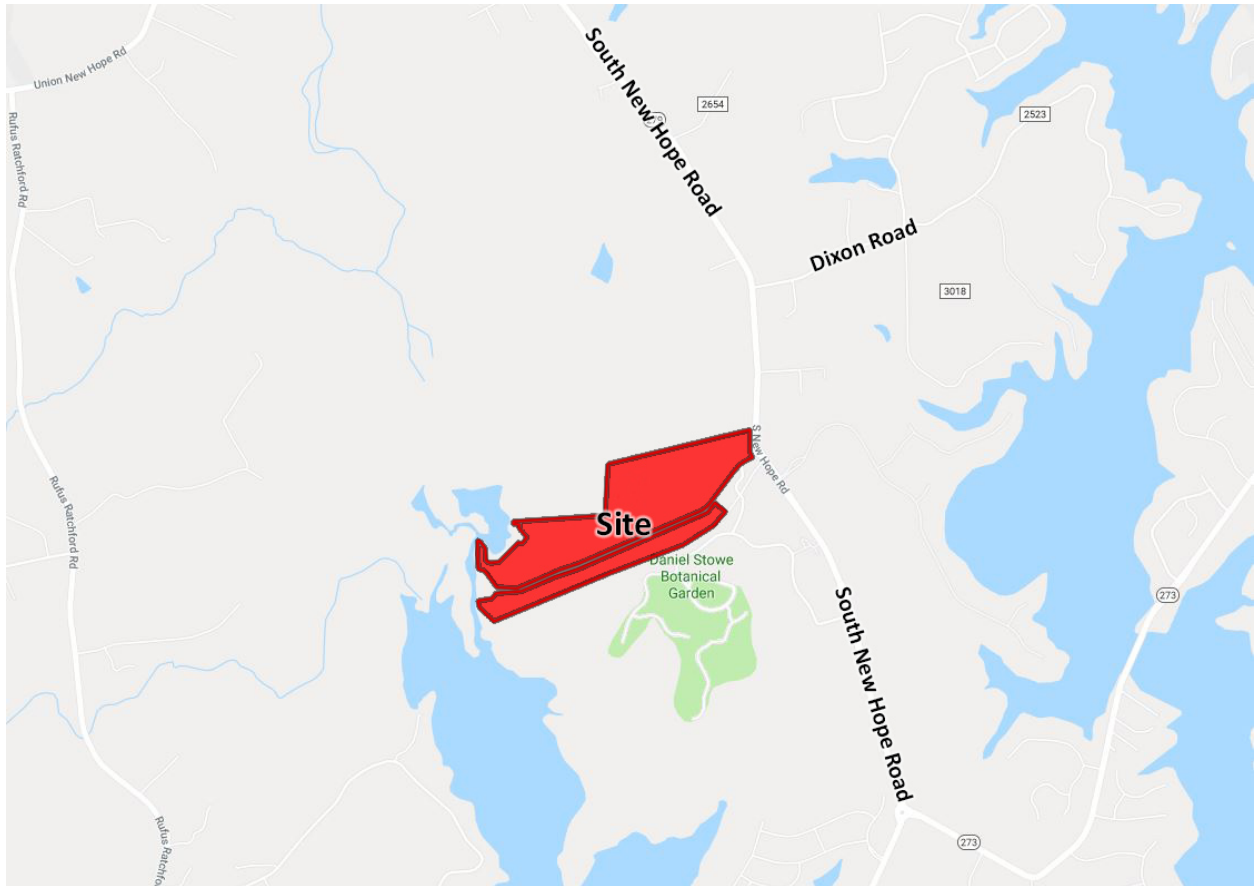
Thursday, January 10, 2018  
Starts promptly @ 6:30 to 7:30

Thank you in advance for your interest and participation. We look forward to meeting you and sharing more information about this exciting new single family residential master planned community.

Sincerely,

Chase Kerley  
Director, Land Acquisition

## Site Location:



**Exhibit-C**

WORRELLS RIVER  
Neighborhood Meeting  
Thursday, January 10, 2019

SIGN-IN SHEET

Name: MARY ANNE DIXON HUBBARD  
Address: 10000 BAVIN PL  
Phone: 919 523 9125  
Email: MADHUBB@AOL.COM

Name: Chase Kerley  
Address: Fielding Homes  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Ed & Cynthia Byers  
Address: 366 Worrells River Rd.  
Phone: 704-829-9189  
Email: ccbyers@bellsouth.net

Name: Matt Mandle  
Address: ESP Associates  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: PATRICK LARKIN  
Address: DANIEL STOWE BG  
Phone: 704-829-1250  
Email: LARKIN@DSBG.ORG

Name: Alex Bonda  
Address: ESP Associates  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: BRET BARONAK  
Address: CAROLINA THREAD TRAIL  
Phone: 704 376 2556 x 216  
Email: bret@carolinathreadtrail.org

Name: Skylar White  
Address: ESP Associates  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Heather Mase  
Address: Carolina Thread Trail  
Phone: 704-376-2556 ext 206  
Email: heather@carolinathreadtrail.org

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Charlie Martin  
Address: CITY HALL  
Phone: 704-825-5211  
Email: cmartin@charlotte

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Name: Jim Crouch  
Address: 1001 TONCIN AVE BC  
Phone: 704 813 6693  
Email: JIM CR 50 @ AOL.COM

+webs.com

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_



# Worrells River

## Exhibit-D-1





# Exhibit-D-2



**Vicinity Map**  
Not To Scale

**Site Data:**

Tax Parcels:	193219
Total Acreage:	+/- 93 Acres
Location:	Gaston County, NC
Zoning:	R-1
Existing:	R-1

**General Notes**  
 1. Base information provided by Gaston County GIS Data and should be verified for accuracy.  
 2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.  
 3. Draft - Do not rely on this document.

**Floodplain Information**  
 Floodplain information obtained from FEMA FIRM Panel 3710358200J effective date of study 09/28/2007.

**Stream/Wetland Information**  
 Stream/Wetland information is based on preliminary information provided to ESP by Gaston County GIS data. For purposes of preparation of this Base Map, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Base Map will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy-unit loss may occur.

**Public Information**  
 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.



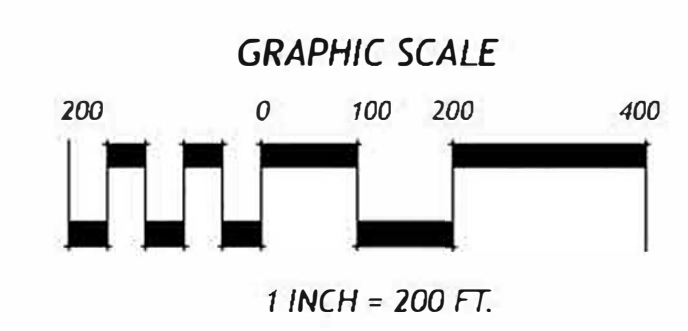
**DRAFT**  
DO NOT RELY ON THIS DOCUMENT

ESP Associates, Inc.  
 P.O. Box 7030  
 Charlotte, NC 28241  
 803.802.2440  
 www.espassociates.com



## Worrells River Tract Base Map

ESP Job # ER20      January 10, 2019



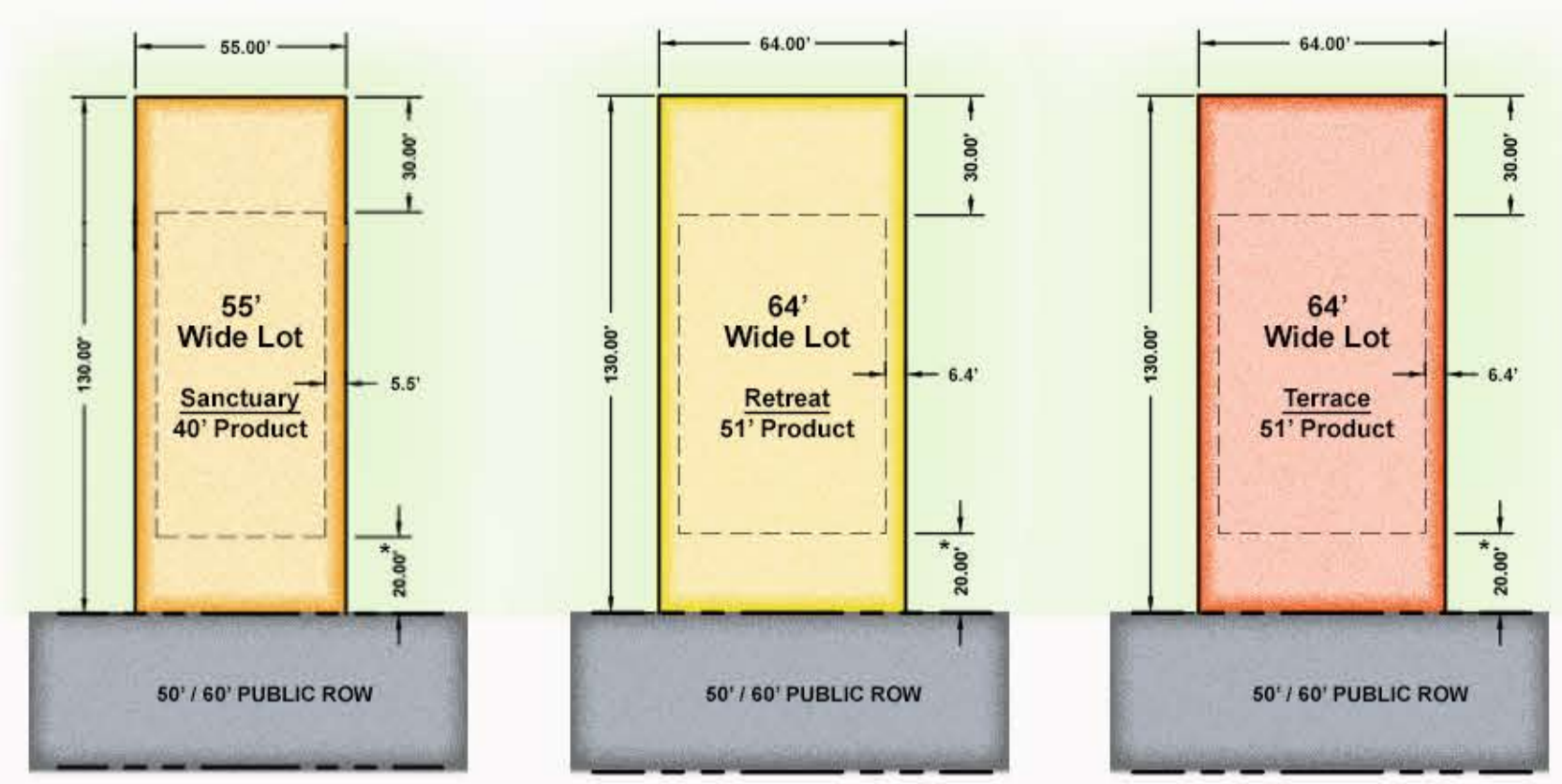
FIELDING  
HOMES  
227 W Trade Street, Suite 1000  
Charlotte, NC 28202



# Exhibit-D-3

## Typical Lot Details

NOT TO SCALE



Setbacks	Setbacks	Setbacks
F: 20'	F: 20'	F: 20'
S: 5.5'	S: 6.4'	S: 6.4'
R: 30'	R: 30'	R: 30'
*F: 30' to Garage	*F: 30' to Garage	*F: 30' to Garage



Vicinity Map  
Not To Scale

**Site Data:**

Tax Parcels:	193219
Total Acreage:	+/- 87.5 Acres
Location:	Belmont, NC
Zoning:	SR
Total Potential Lots:	+/- 209 Lots

55' x 130' Lots:	+/- 88 Lots (42%)
64' x 130' Lots:	+/- 90 Lots (43%)
64' x 130' Lots:	+/- 31 Lots (15%)

**Setbacks:**

Front:	20' / 30' To Garage
Side:	5.5', & 6.4'*
Rear:	30'

\* Note: Side setback is 20% of the proposed lot width.

**Density:** 2.39 DU/AC

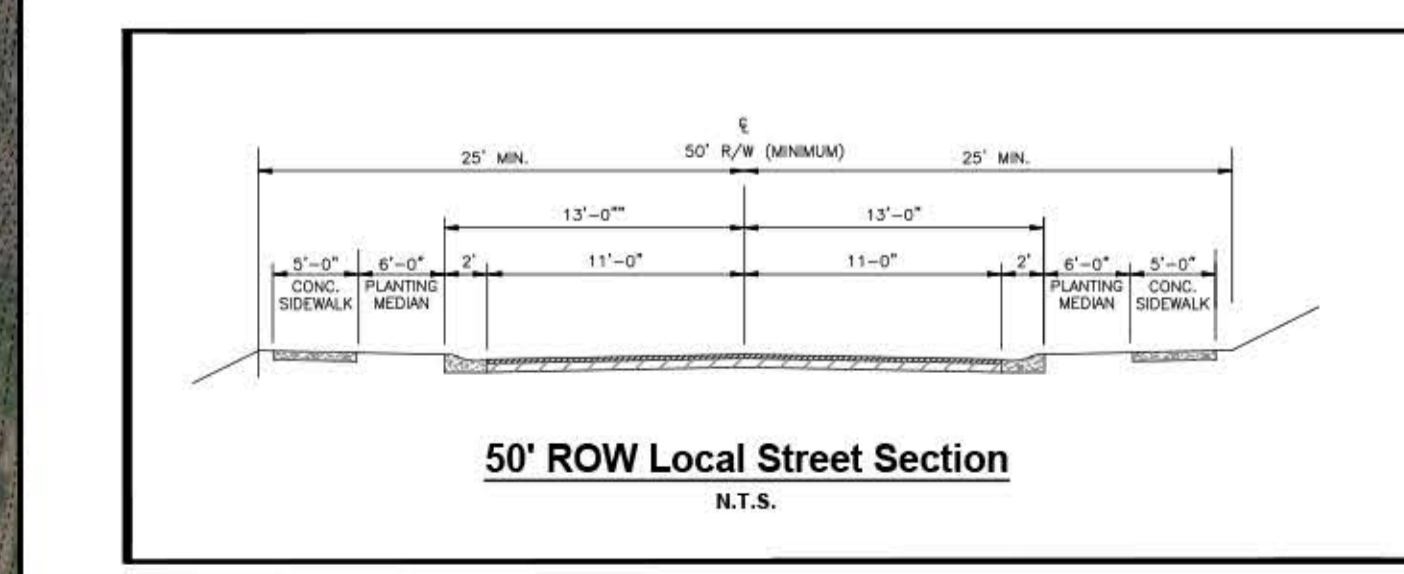
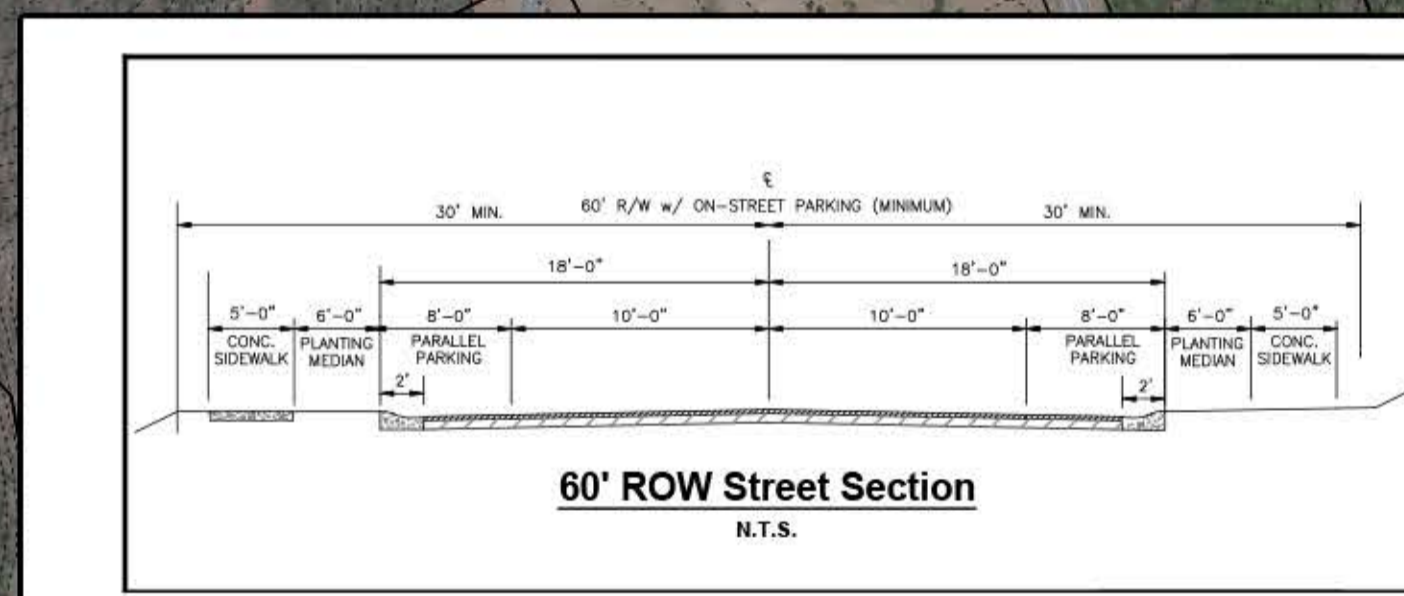
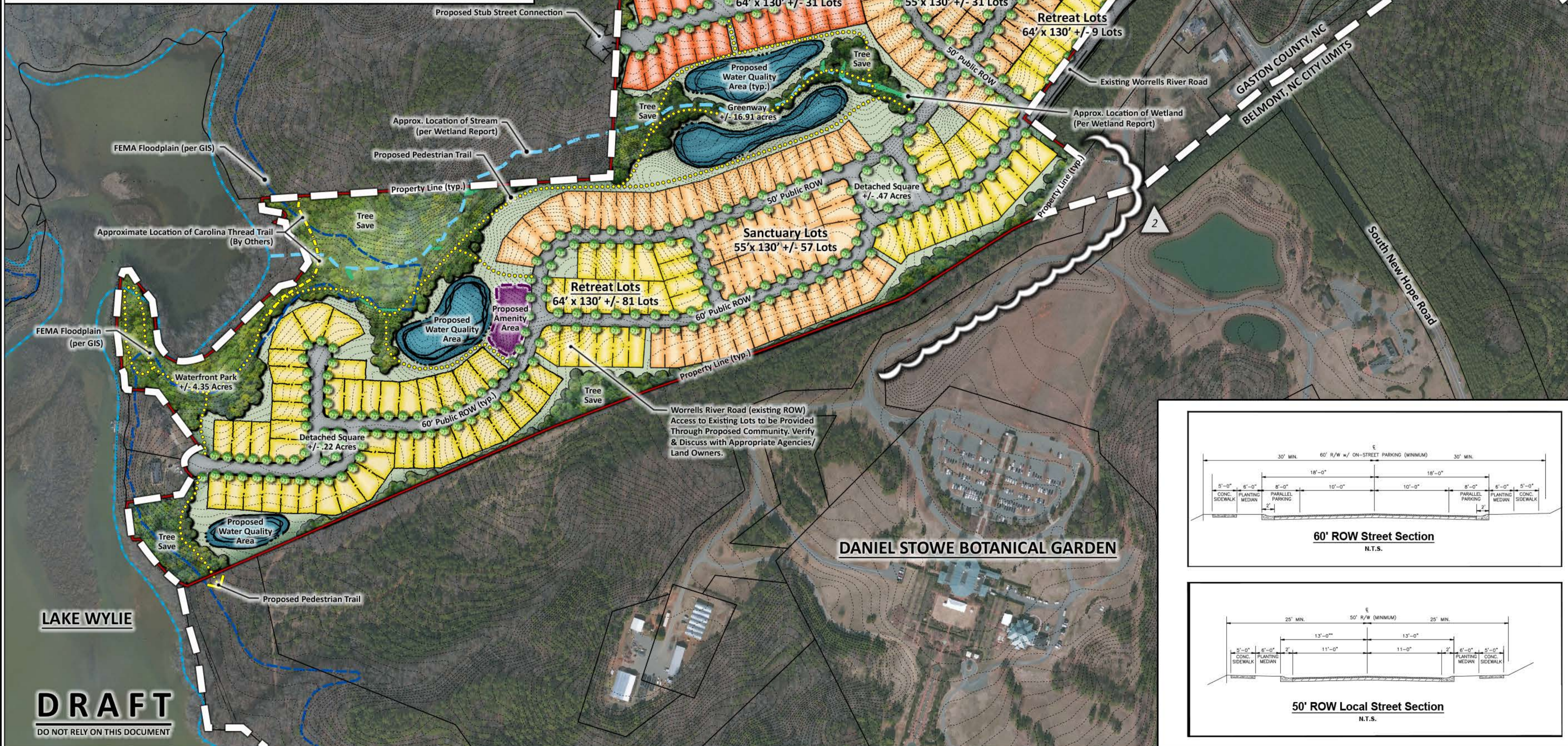
**Open Space:**

Required:	+/- 8.7 Acres (10%)**
Proposed:	+/- 8.7 Acres (10%) Min.
Waterfront:	+/- 4.35 Acres (50% of overall) Min.

\*\*Note: Open Space Requirement is calculated by multiplying the number of bedrooms per unit x (number of units x 520 SF): 3.5(209 x 520) = 380,380 SF

**Tree Save:**

Required:	+/- 21.9 Acres (25%)
Proposed:	+/- 21.9 Acres (25%) Min.



**General Notes**

1. Base information provided by Gaston County GIS Data and should be verified for accuracy.
2. All site plan, zoning, and wetland information utilized in the preparation of this plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

**Floodplain Information**  
Floodplain information obtained from FEMA FIRM Panel 3710358200J effective date of study 09/28/2007.

**Stream/Wetland Information**  
Stream/Wetland information is based on "Worrells River Road - Preliminary Map-Waters of the U.S." provided by Wetlands and Environmental Planning Group dated January 16, 2018 and preliminary information provided to ESP by Gaston County GIS data. For purposes of preparation of this Preliminary Concept Plan, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location. The Preliminary Concept Plan will need to be revised once all agencies approved on-site wetland/stream and appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy - unit loss may occur.

**Access Points/Driveways/Streets**

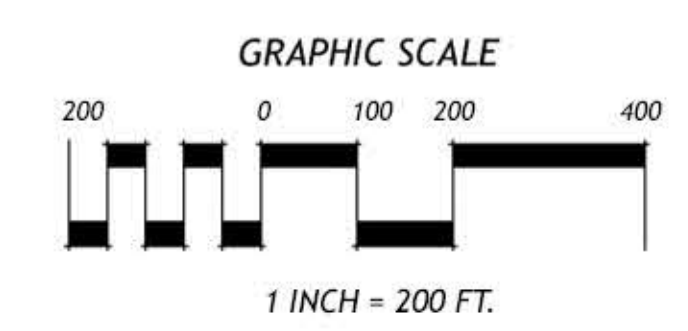
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Belmont LDC and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

**Open Space/Tree Save**  
Open Space and Tree Save areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

**Potential Stormwater Quality Areas**  
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

**Public Information**  
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**DRAFT**  
DO NOT RELY ON THIS DOCUMENT





# Worrrells River Elevations

**Exhibit-D-4**

