



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA-2019.05

Property Owner: Alliance Real Estate III, Inc

Applicant: Belmont Industrial, LLC represented by Scott Bortz

Current zoning: Business Campus Development (BC-D)

Proposed zoning: a request to establish a Business Campus Development conditional zoning district (BC-D/CD) on 40+ acres for the development of two office-warehouse buildings separated by the existing railroad facility. The project includes the realignment of two adjacent roads, Acme Road and Cason Street, and the closing of Centerview Street.

Property location: North side of Woodlawn St. and on both sides of Acme Rd. and Cason St.

Gaston County tax parcel identification numbers: 226572 and 203018

Acreage: 40+ acres gross

Map 1. Location of subject property



Background: The subject project site is located in an area of Belmont referred to as North Belmont. The western portion of project site (west of the railroad tracks) was home to the Acme Spinning Mill, built in the early 1920's and operated until 1986, at which time it was acquired by Parkdale Mills. Parkdale operated a textile yarn spinning operation in the former Acme mill buildings from 1986 until 2002.



Associated mill houses were located to the north and west of the mill buildings along Jade Circle, Acme Road, and Centerview Street. The

eastern portion of the project site, east of the railroad tracks, housed the mill village baseball fields, Cason Street, and mill houses as seen in the 2005 aerial photograph above. According to a 2015 newspaper article written by Adam Orr and published by the Gaston Gazette, Parkdale acquired the mill in its later years and by 2005, the plant and some adjacent mill houses were demolished.

Economic Development: This site has been identified for, and the subject of, many potential light industrial and business park economic development projects over the past few years. However, none of these economic development projects have come to fruition.

The property owner, applicant, and economic development professionals from various organizations have identified a need for large office warehouse facilities in our area. They have shared that the site's proximity to the Interstate 85 corridor, which is North Carolina's primary economic artery providing direct connection for commercial and commuter traffic between Gaston County and CLT Airport, makes this site attractive for redevelopment. Their team has projected that this proposed facility will generate between 250-350 new jobs, and these job numbers could be doubled if their team is able to secure an e-commerce tenant who utilizes multiple shifts.

Staff Analysis: The subject project consists of two parcels segmented by various roads and railroad tracks as pictured on the following page. The request is not to change the existing base zoning classification of Business Campus Development (BC-D), but to modify it as a BC-D condition zoning district that would provide the applicant the ability to request relief from various regulations which affect the redevelopment potential of this site.

The subject property is vacant and disturbed with one stand of trees remaining located east of Cason Street. A few smaller patches of mature trees can be found scattered along the western portion of the project boundary.

A large gravel area exists on the eastern portion of the site just west of Cason Street. This area was used as a temporary parking lot for a Christmas train operation that ran for one season in 2015.

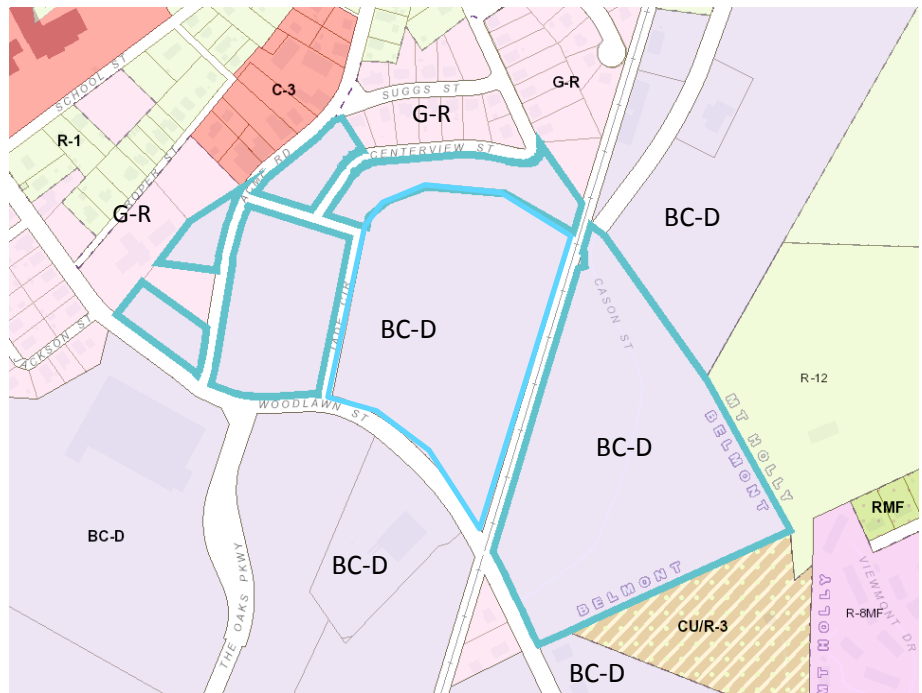


Environmental site assessments have been performed and the subject property will need to participate in the NC Brownfield program for reuse. The applicant has applied for and received confirmation from the North Carolina Department of Environmental Quality (DEQ) that the project is eligible for entry into the program. A condition will be added requiring participation in the program and information regarding state guidelines and process shall be provided to the city prior to issuance of a grading permit for development.

Area zoning and uses: As previously stated, the subject property is zoned Business Campus Development (BC-D).

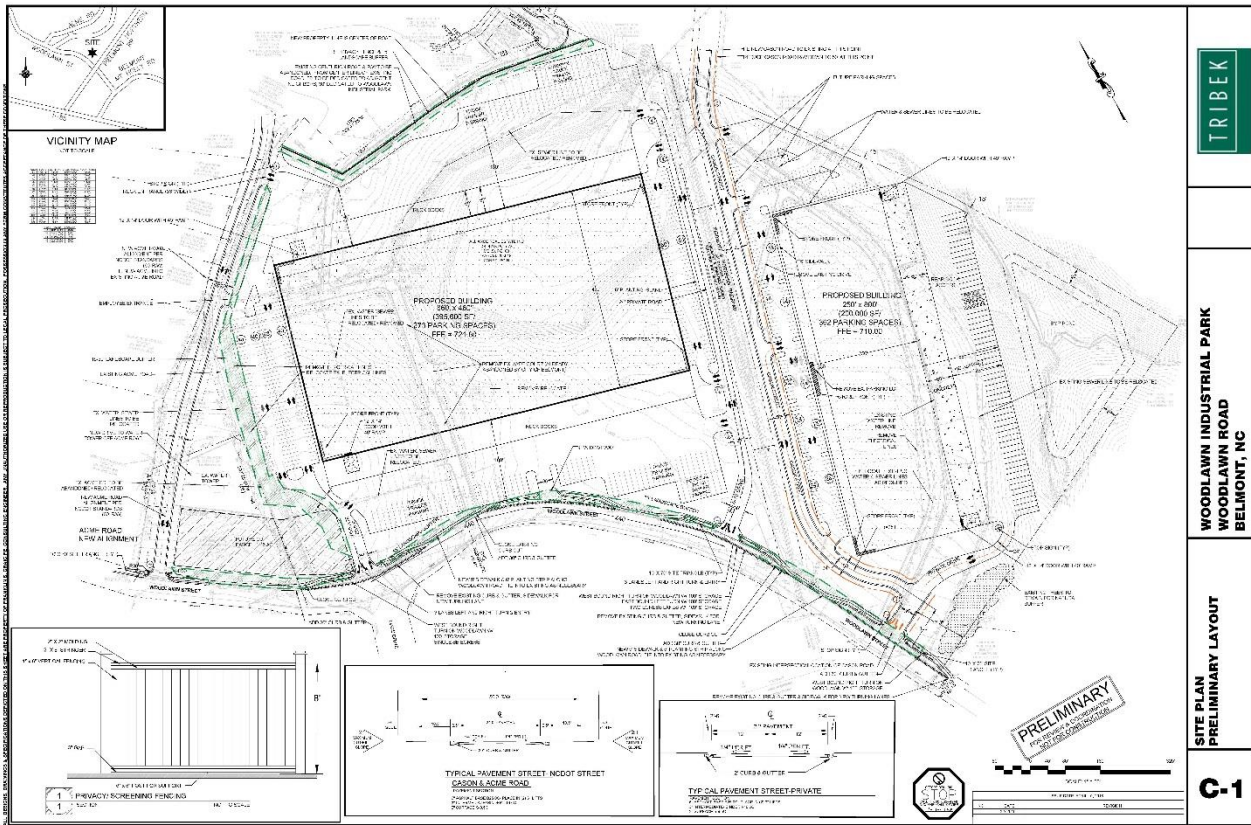
This classification is coded to permit the development of corporate office, light industrial uses, and heavy industrial uses.

Existing zoning classifications vary in this area and crosses other jurisdictional boundaries that include the unincorporated area of Gaston County and City of Mount Holly. Details are provided in the table on the following page.



Direction	Zoning	Use
North	General Residential (G-R) Belmont	Single-family residential
Northwest across Acme Rd.	General Commercial (C-3) Gaston County	Commercial/Light Industrial
West	General Residential (G-R) Belmont	Church, Water Tower, vacant
South	Business Campus Development (BC-D) Belmont	The Oaks Industrial Park
Southeast (east of RR track)	General Residential (G-R) Belmont	2- lots with Single-family Res. Vacant/Wooded Lots
East	Business Campus Development (BC-D) Belmont Residential/Conditional Use (CU/R-3) Gaston Co Residential (R-12) Mt. Holly	Institutional Non-Profit (Socks)/Vacant Log Cabin Church

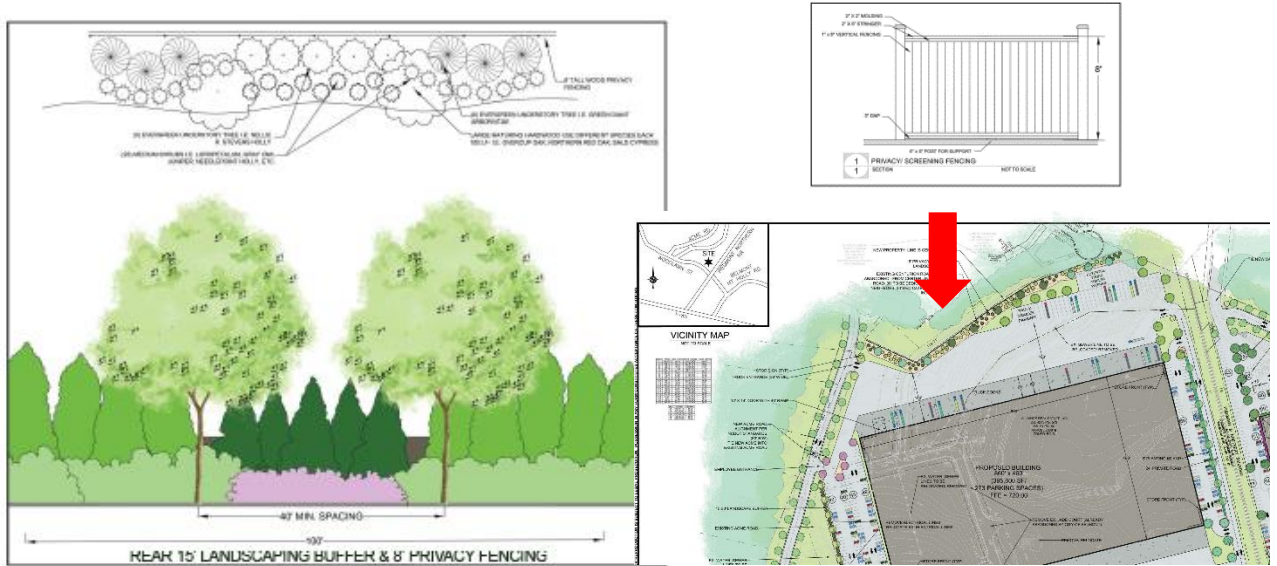
Performance Standards: The project proposes two large office warehouse structures. These structures are classified as “workplace buildings” and are permissible within the existing BC-D zoning district. The structure located west of the railroad track is proposed to be 375,500 square feet in size. The structure located east of the railroad track is proposed to be 200,000 square feet in size.



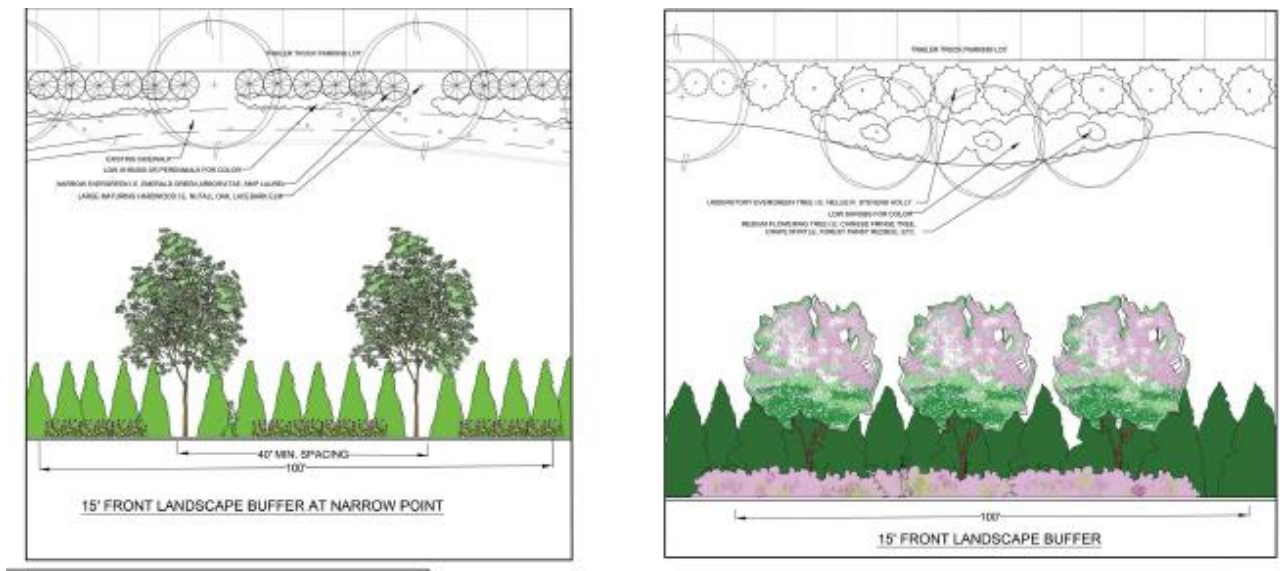
Regulations	Required	Proposed	Comments
Front Setback	10 – 20 feet	10 to 180 feet	Complies
Side	Varies	Varies	Complies
Rear Setback	30 feet	80 to 160	Complies
District Perimeter	200 ft. Light Industrial uses	140 to 500 +	Relief needed from rear corners of both buildings 5.11
Parking Buffer District Perimeter	80 -feet	40 feet	Relief needed from rear area of both buildings corner 5.11
Parking Location	Side or Rear of property	Front	Authorized if approved by CUP or CZ
Outdoor Storage/Delivery	Rear of building	Front on West Bldg.	Relief from 4.6

The applicant is requesting relief in the areas of district perimeter setbacks, warehousing operation location/truck parking location, and parking setback for district perimeter. The applicant is proposing to mitigate the request by proposing a buffer. The buffers vary based on location:

- District perimeter on east side of railroad tracks: Combination of maintaining the existing tree line with supplemental plantings of evergreen trees where needed.
- District perimeter and parking setback at north property line adjacent to Centerview St.; An 8-foot tall privacy fence and 15-foot landscape buffer.

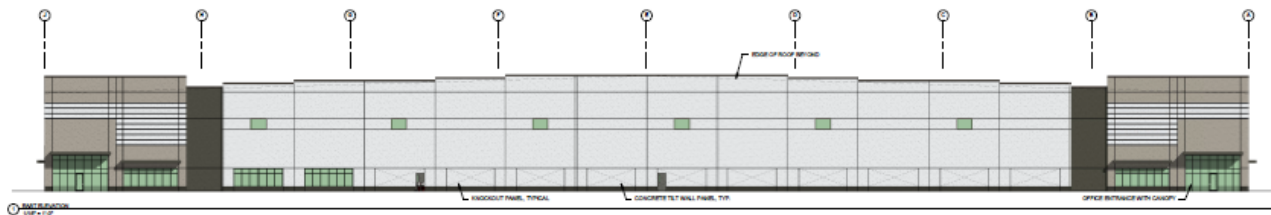


- Front Warehouse Delivery Operations adjacent to Woodlawn: A 15-foot wide landscape buffer.



- Parking adjacent to right-of-way in front of buildings: This is permissible in the BC-D district when approved by processing a conditional use permit or conditional zoning. Standard perimeter plantings are required by LDC. The project is conditioned to provide a detailed landscape plan with site plan documents for approval. Staff is of the opinion visual impacts can be mitigated through landscape buffering and supports the request for relief with proposed mitigation.

Architecture: Architectural renderings have been provided as attachment B in this report. The buildings are required to comply with Section 4.6 (2) of the LDC. Building walls visible from the public street shall be brick, cast concrete, stucco, stone, marble, decorative masonry unit, or other materials similar in appearance and durability. The building walls are proposed to be tilt-up concrete wall panels which is the most commonly used material used for large-scale warehouses and distribution centers.



Utilities and Infrastructure: The project will be conditioned to relocate existing utilities in coordination with development of this site and street realignments. Utilities include: water and sewer lines, electrical and cable lines. Water uses will be evaluated upon identification of the proposed user.

Stormwater: The subject property is located within the Protected Watershed Area (WS-IV-PA) and is subject to compliance with Chapter 153 – Watershed Protection Ordinance. This has been added as a condition of approval.

Roadway Infrastructure (Bicycle and Pedestrian): The project proposes changes to the roadway system in the area. They include:

- The realignment of Cason Street. Cason Street is a 60-foot right-of-way with no curb/gutter, bike, or pedestrian facilities. It is proposed to shift Cason Street to the west starting at the northern property line, following the alignment of the adjacent railroad right-of-way and turning back to the east as it approaches its existing connection at Woodlawn. Curb and gutter, with street trees are proposed within the realigned segment, however is subject to NCDOT approval. No bike or pedestrian facilities are proposed. Therefore, relief is needed from chapter 8.2 and bike and pedestrian plan.

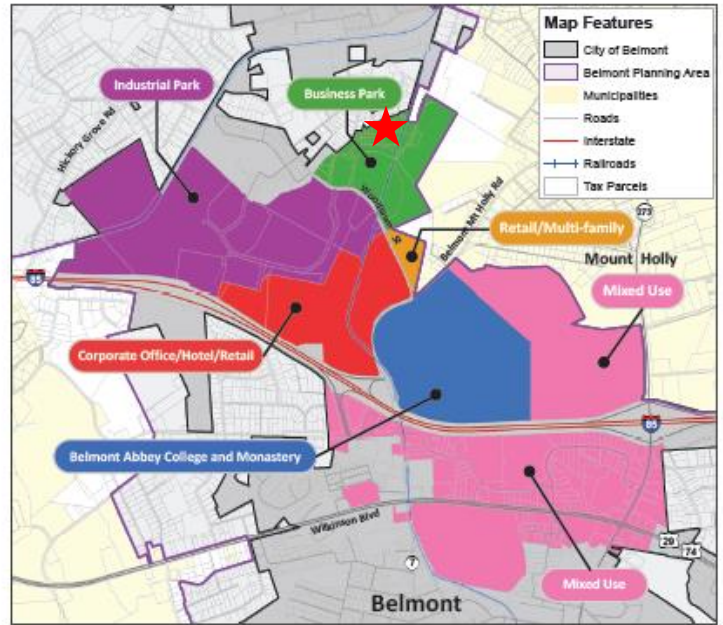
- The realignment of the southern portion of Acme Road as recommended in the TIA. The southern portion of the road is proposed to shift to the west, adjacent to Goshen Presbyterian Church at Woodlawn to address the existing sight-distance issue at that intersection. Two of the three adjacent properties that the realignment will affect are part of the project site. The third parcel is owned by the city and is a water tower utility site. The realignment does not affect its operation other than having to change its access point. The existing road does not have curb and gutter, bike, or pedestrian facilities. It is proposed to have curb and gutter, street trees, with no pedestrian or bike facilities. Therefore, relief is needed for bike and pedestrian facilities on the east side of Cason Street.
- Abandon a portion of Centerview Street at the north property line. Closing of a portion of this street will require the construction of a cul-de-sac at the south end of the remaining segment. The residents located adjacent to this portion of Centerview St. have presented a petition of support to staff stating this may help address ongoing issues of illegal dumping and other activities that occur at the rear of their properties.
- Abandon the remaining portion of Jade Circle. The portion of Jade Circle that connects to Woodlawn was abandoned by the city a couple of years ago in anticipation of a possible economic development project. The remaining portion that connects Centerview Street to Acme Road will no longer serve a purpose.
- This project will modify the frontage of Woodlawn Street removing existing curb and gutter in some areas and the existing substandard sidewalk. The project includes curb and gutter along the frontage and a 5-foot-wide sidewalk. The minimum sidewalk width for a non-residential development is 8 feet. The applicant is requesting relief in order to provide a 15-foot-wide landscape buffer along the frontage of Woodlawn to screen warehousing operations.

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 at various locations in order to mitigate impacts associated with the development.

- Woodlawn Street at Belmont Mt. Holly Road. NCDOT has confirmed improvements to this intersection are included in the I-85 widening project, therefore the developer is not responsible.
- Woodlawn Street At Hickory Grove Road: A westbound left-turn lane on Woodlawn with 125' of storage.
- Woodlawn Street at Cason Street: Westbound right-turn lane on Woodlawn St. with 100' of storage.
- Woodlawn Street at Oaks Park/Driveway:
 - Eastbound left-turn lane on Woodlawn Street with 100' of storage
 - Westbound right-turn lane on Woodlawn Street with 100' of storage
 - Two egress lanes and one ingress lane on Driveway #1; the two egress lanes to include a southbound shared left/through lane and a designated right-turn lane with 100' of storage
- Other Driveway Improvements.

There have been some modifications to the site plan since the preparation of the TIA in March of 2019. NCDOT and the city's consultant are continuing to evaluate these changes and additional information will be provided the meeting. A condition will be added to require compliance with all transportation improvements identified in the TIA and as required by NCDOT, excluding the improvements tied to the I-85 widening project.

Comprehensive land use plan: This site is located within the Montcross Small Area Plan of the adopted Comprehensive Land Use Plan. It is unclear when this small area plan was created, however, the small area plan states it was a collaboration on a long range plan for land owned by property owners in the area: Southern Benedictine Society of North Carolina, R.L. Stowe Mills, Parkdale Mills, and Pharr yarns. The vision for this small area plan is mixed use that includes multi-family, corporate office park, retail and hotel uses, business park uses, and industrial park uses. The subject properties are located within the Business Park area of the plan. A business park typically is defined as an area where company offices and light industrial premises are built.



MAP 5-3 MONTCROSS SMALL AREA PLAN MAP

Staff is of the opinion the proposed project, at this location and as conditioned, is a reasonable request in the public interest and consistent with the vision of the comprehensive land use plan because it proposes office, warehouse and distributions use, and is consistent with the following goals:

- Land Use: The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential tax payers.
- Economy: The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
- Intergovernmental Relations: This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

Neighborhood meeting: The applicant’s team held the required community meeting on September 30, 2019 at Goshen Presbyterian Church located on Woodlawn. There were approximately 15 members of the community present in addition to the applicant’s team. Comments and questions were diverse, related to roadway improvements, potential for noise from trucks parking next to Centerview, and viewsheds from adjacent properties and Woodlawn. The minutes from the meeting are provided in attachment C of this report. The applicant’s team has indicated they are scheduled to meet with a representative for Belmont Abbey to discuss concerns voiced at the meeting.

Staff recommends the board receive this report, public comment, and transmit a recommendation to approve as conditioned.

Draft Conditions of approval

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:
 - Sections 5.11 and 4.6 related to perimeter district setbacks provided mitigation in the form of screening and landscape buffering is installed as proposed.
 - Proposed parking located in front of the structures. Applicant shall install required perimeter landscaping pursuant to the requirement of the land development code.
 - Sidewalks and bike lanes adjacent to Cason Street and Acme Street.
 - Reduction of sidewalk width adjacent to Woodlawn. A minimum 5-foot-wide sidewalk is required.
2. Structures shall be built in compliance of 4.6(2) of the LDC and consistent with architectural renderings provided herein as attachment B.
3. The applicant/developer is responsible for construction of the transportation improvements as identified by the TIA pursuant to approval by NCDOT, excluding improvement at the intersection of Woodlawn Street and Belmont-Mt. Holly Road that are included in the I-85 widening project.
4. Site lighting shall be provided as required by Chapter 12 of the LDC.
5. Street trees are required to be planted in compliance with the LDC adjacent to all roadways.
6. The applicant/developer is required to participate in the NC Brownfield program for reuse and development of the property. Information regarding state guidelines and process shall be provided to the city prior to issuance of a grading permit for development.
7. The project is subject to compliance with Chapter 153 – Watershed Protection Ordinance. Compliance will be confirmed during site plan review.
8. The site plan shall include a detailed landscape plan to confirm proposed mitigation of screening and buffering will be met.
9. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the relocation and/or 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.
10. The conditional zoning schematic plan approval is for a maximum of 600,000 square feet of office warehouse use and is valid for a period of 24 months.

Attachment A – Application & Site Plan

Attachment B – Architectural Renderings

Attachment C – Neighborhood Meeting Minutes

Attachment D – Consistency Findings

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed 9/5/19	To be completed by City of Belmont Application Number ZA-2019-05
To be completed by City of Belmont: Hearing Date(s) P&Z 10/24/19	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 checked="" type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address: 182 Woodlawn St. and 667 Casor St. Belmont, NC	
Physical Description of Location:	
Tax Parcel Number: (PID Number) 203018 and 203500	
Property Owner: Alliance Real Estate III, Inc	
Owner's Address: Alliance Real Estate III, Inc Attn: Julia B. Singh, Pres. 531 Cotton Blossom Circle Gastonia, NC 28054	
Phone Number: (704) 874-5105	Email Address: julia.singh@parkdalemill.com
Applicant Name if different than owner: Belmont Industrial, LLC	Applicant Phone Number if different than owner: 704.714.2860
Applicant Email Address if different than owner: shortz@tribek.com	
Applicant's address: c/o Tribek Properties, Inc 101 S. Kings Drive, Suite 200 Charlotte, NC 28204	

Received

Revised 10-17

SEP 5 2019

City of Belmont
 Planning Department

Aurane Real Estate, Inc.
Julia B Singh

Signature of Property Owner

Scott C. Post

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.



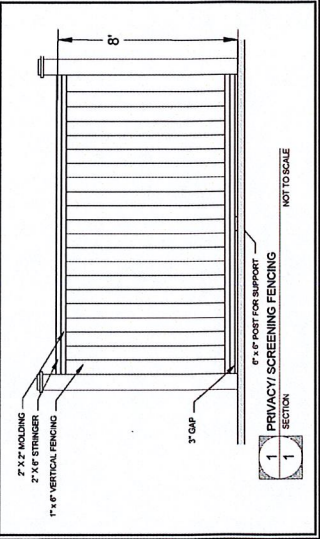
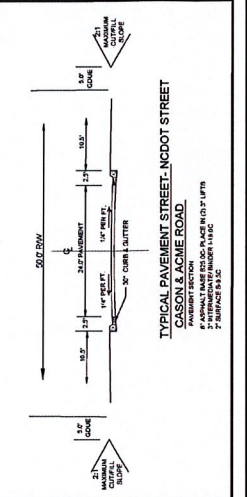
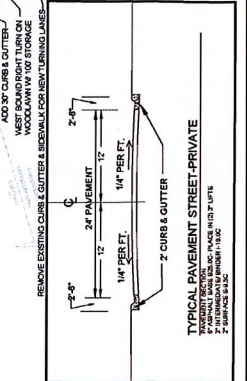
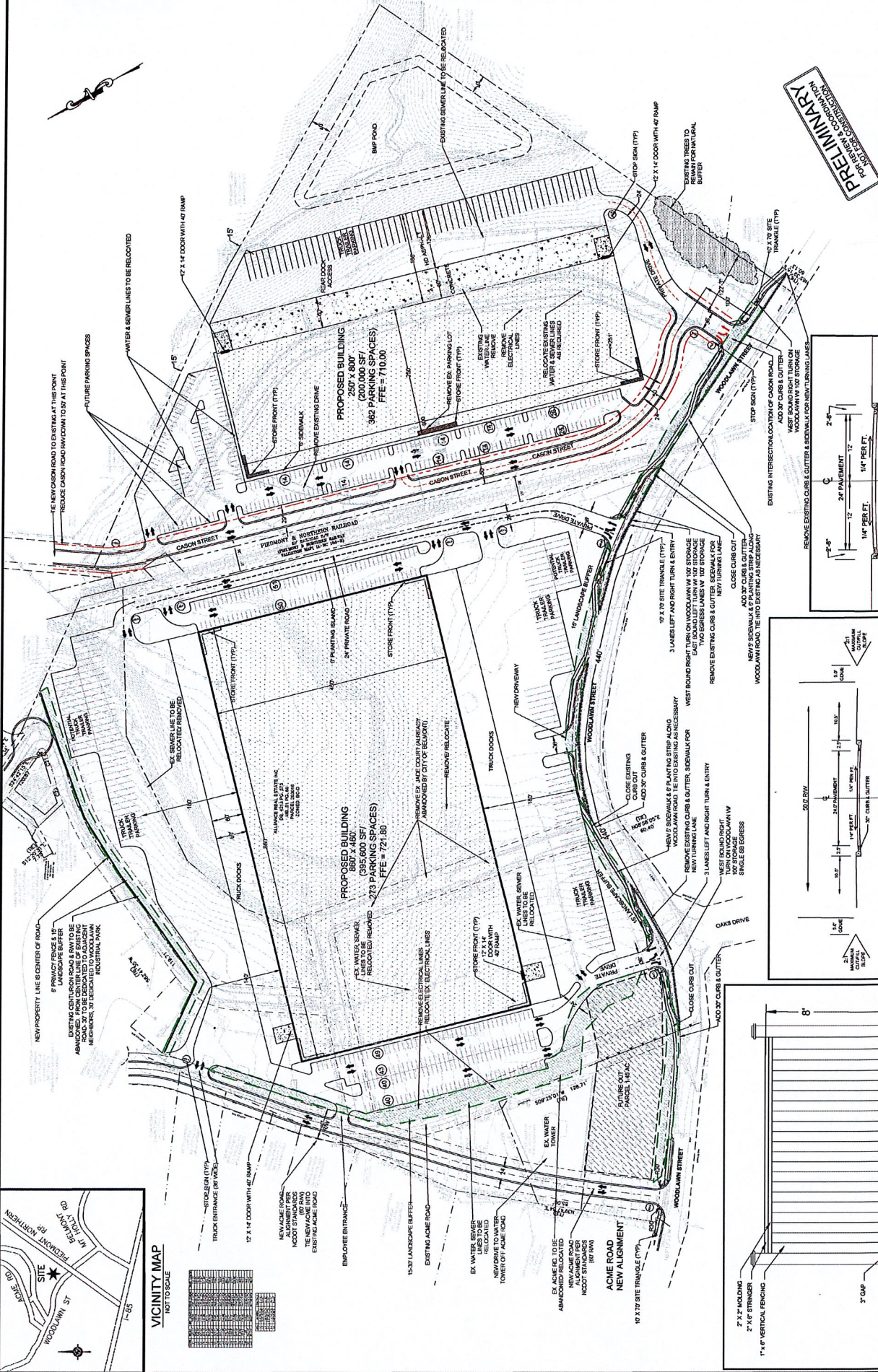
WOODLAWN INDUSTRIAL PARK WOODLAWN ROAD BELMONT, NC

SITE PLAN PRELIMINARY LAYOUT

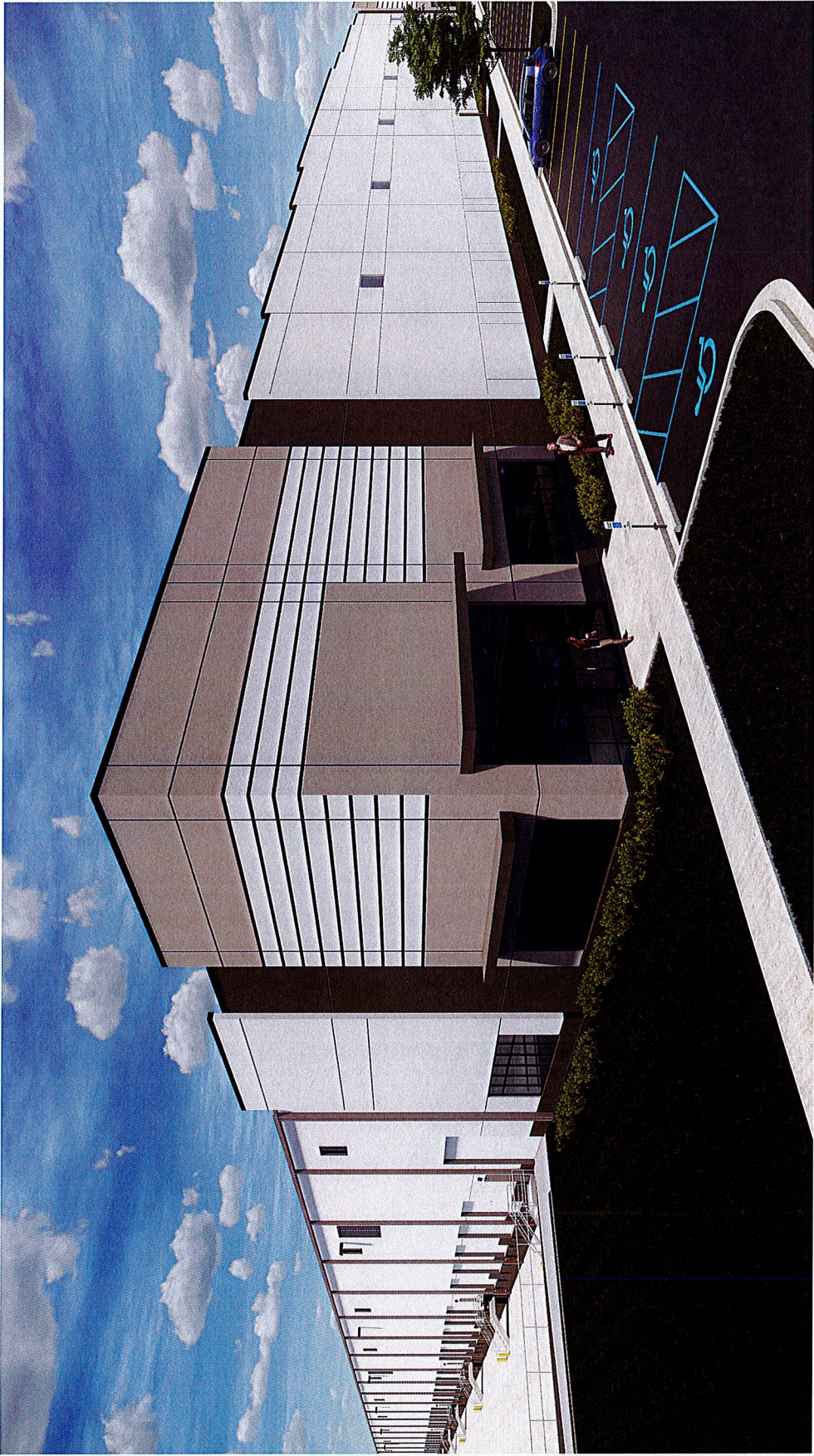
C-1

NO.	DATE	REVISION
1	2/2018	

SCALE: 1" = 50'
DATE: APRIL 19, 2018
REVISION:



ALL DESIGN DIMENSIONS & SPECIFICATIONS DEPICTED ON THIS SHEET ARE PROPERTY OF TRIBEK & ASSOCIATES, INC. ANY REVISIONS TO THIS SHEET SHALL BE MADE BY TRIBEK & ASSOCIATES, INC. IN WRITING. NO PART OF THIS SHEET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TRIBEK & ASSOCIATES, INC.



AG-901

RENDERING

PROJECT No: A19556.0
 DRAWN BY: PGP
 CHECKED BY: MAC
 SCALE: 1/8" = 1'-0"

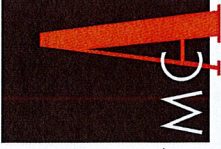
NO.	DESCRIPTION	DATE
1	PREPARED	11/20/19
2	REVISION	

Revised by: _____

WOODMAN STREET
 BUILDING NORTH CAROLINA

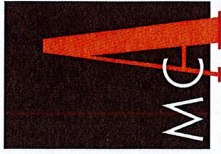
WOODLAND INDUSTRIAL PARK
 SPECULATIVE BUILDING A

SEALS



MCK ARCHITECTURE
 T 864.839.8004
 F 864.370.9359
 88 Asara Place
 Cary, NC
 27513

1 2 3 4 5 6 7 8 9 10 11 12



MGA ARCHITECTURE
 T 864.939.8804
 F 864.370.9359
 88 Agoria Place
 Greensboro, NC
 27401-5

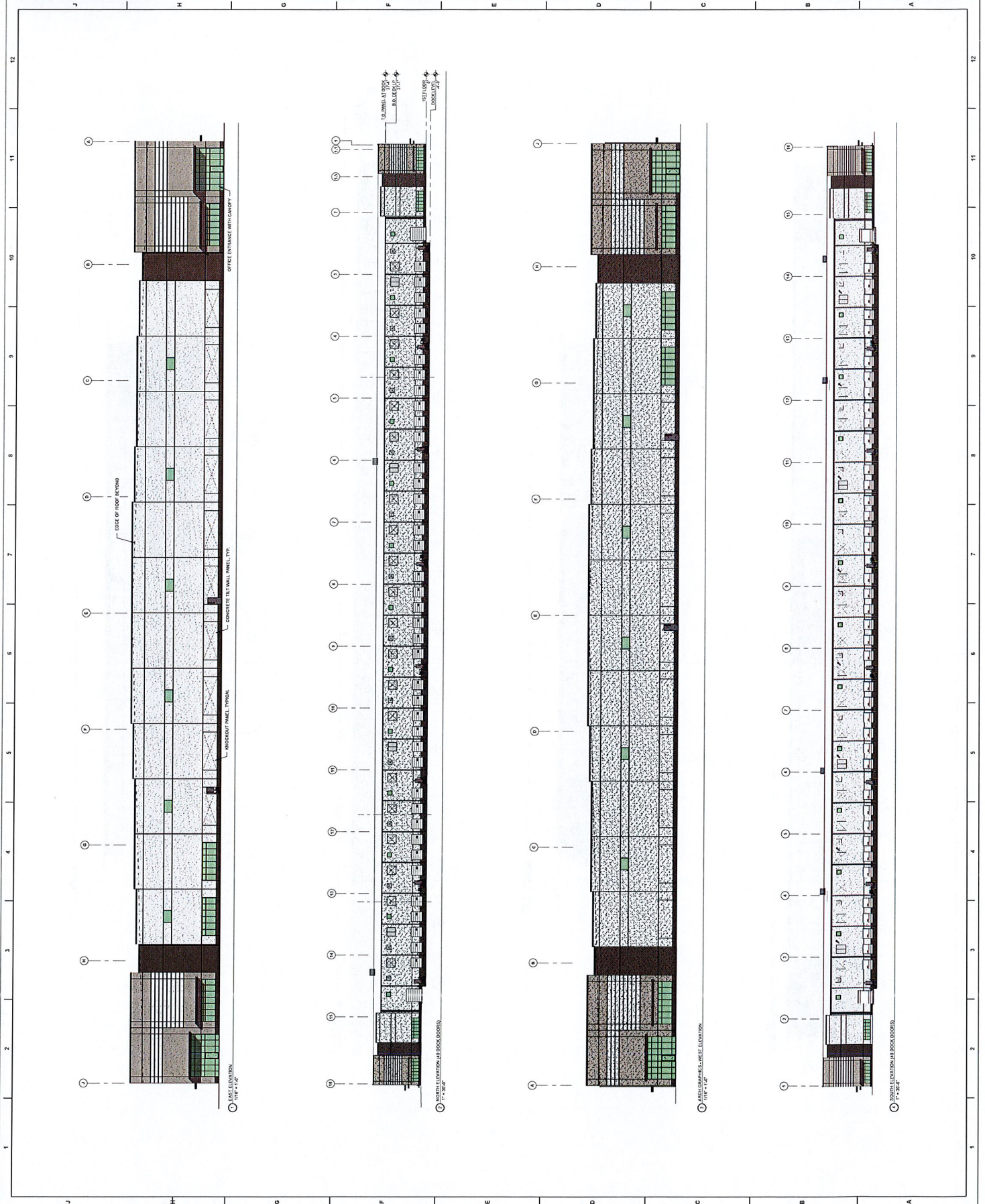


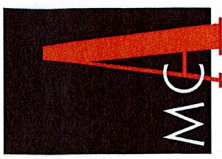
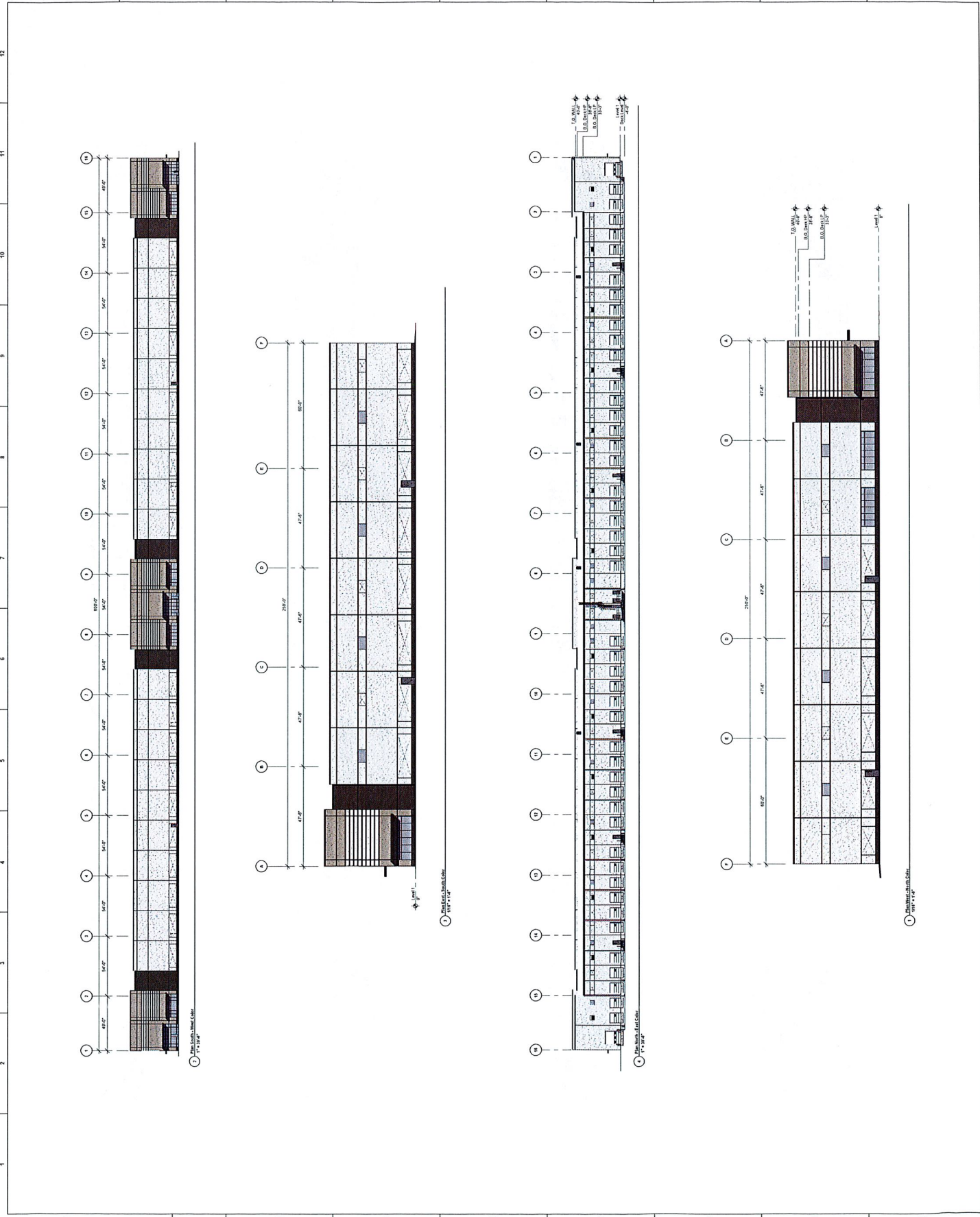
SEALS
 WOODLAWN STREET
 BUILDING, NORTH CAROLINA
 SPECULATIVE BUILDING A

PROJECT No.	A195569
DRAWN BY	PCP
CHECKED BY	MAC
SCALE	AS SHOWN

ELEVATIONS

AG-201





MCA ARCHITECTURE
 T 864.932.8004
 F 864.370.9359
 28 Agora Place
 Greenville, SC
 29615



SCALES

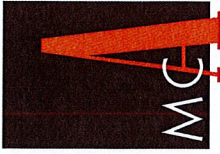
WOODLAND INDUSTRIAL PARK
 SPECULATIVE BUILDING 8

WOODLAND STREET
 BELMONT, NORTH CAROLINA

PROJECT No. A19252.0
 DRAWN BY: ACC
 CHECKED BY: SAC
 SCALE: As indicated

ELEVATIONS

AG-201



MCF ARCHITECTURE
 T 864.535.8804
 F 864.370.9359
 38 Agora Place
 Greenville, SC
 29601-5



SEAS

WOODLAND INDUSTRIAL PARK
 SPECULATIVE BUILDING B

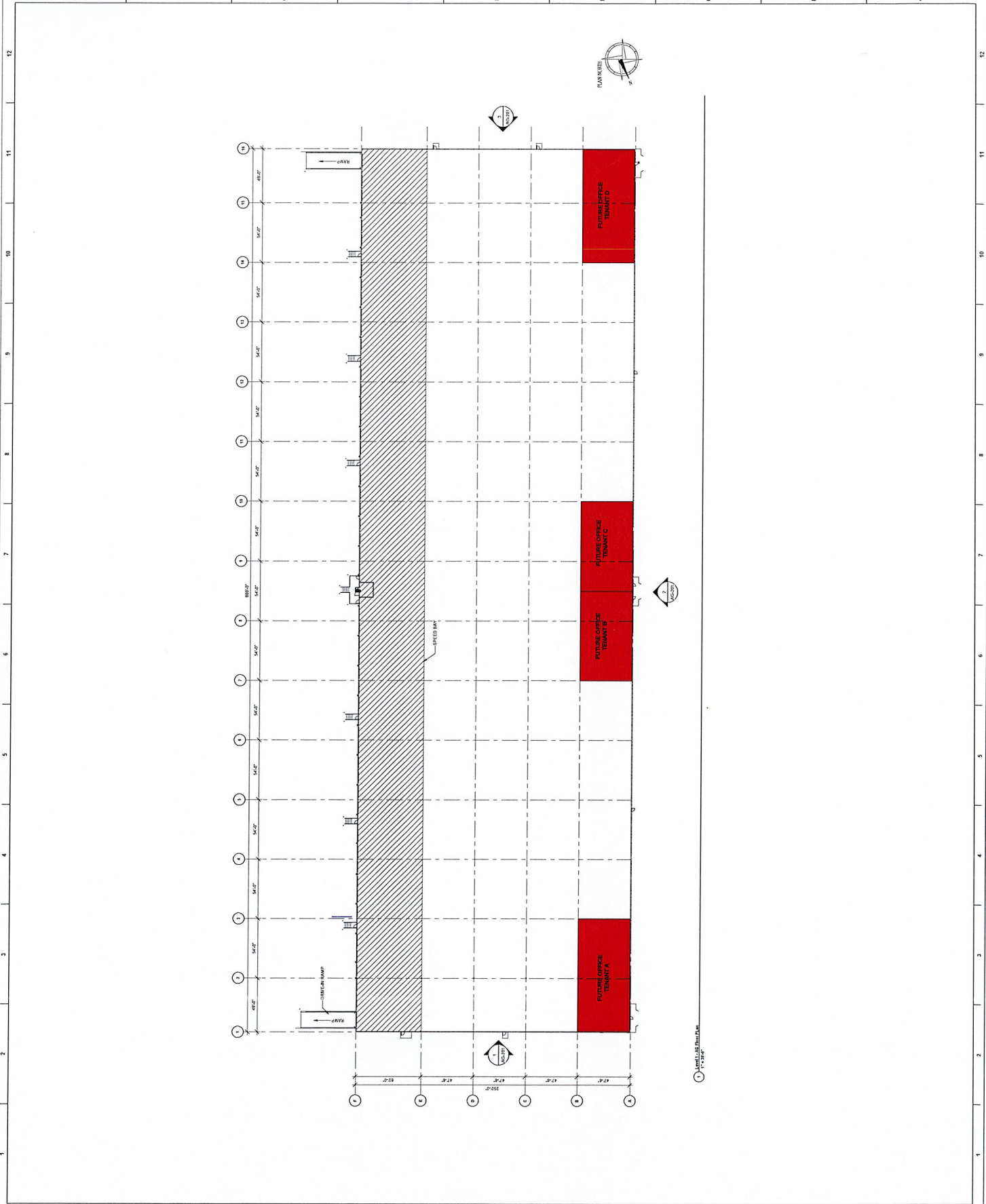
WOODLAND STREET
 BELMONT, NORTH CAROLINA

Revision table
 No. Description DATE
 A. ISSUED FOR REVIEW 11.06.19

PROJECT No: A19256.0
 DRAWN BY: PCP
 CHECKED BY: KAC
 SCALE: 1" = 30'-0"

FLOOR PLAN

AG-101



WOODLAWN COMMUNITY MEETING

September 30, 2019

Convene- 6:00 PM

Introductions

- Robert Pressley (CBC MECA)- Applicant Broker and Presenter
- Pastor Almond (Goshen Presbyterian Church)
- Scott Bortz and Ralph Falls- Applicants
- Frank Craig- Civil Engineer
- Robert Clay (CBC MECA)- Property Owner's Broker
- Belmont Mayor Charlie Martin and Wife, Dot

Attendance- See Exhibit A

Welcome- Pastor Almond

Project Overview- Robert Pressley

A general overview of the project and rezoning request was presented to the neighbors. Certain project specific information was provided as follows:

- Land Area: +/-47 acres
- # of new buildings: Two
- Building Size: +/-600,000 SF
- Current Zoning: BCD
- New Zoning: BCD-CD
- Reason for New Zoning: To allow for exception not allowed by right.

Site Design- Frank Craig

Site specific information was presented, and technical questions were answered.

Developer Introduction

The development team was introduced, and Scott Bortz spoke on their behalf. He welcomed everyone and offered his contact information in the event anyone wanted to contact him directly after the meeting.

Q&A

After the presentation, attendees were offered the opportunity to ask questions and address any concerns. The following is a general overview of questions asked and responses given.

- Q- It was noted the junction of Acme and Woodlawn has long been a concern of the neighbors since the “hill” on the eastern corner of that intersection impedes sight lines of oncoming traffic.

A- It was shared with the group that as part of the project, Acme was being relocated to the west and the “hill” was going to be graded down as a result of the project. The new intersection should provide better visibility of oncoming traffic.

- Q- What will be developed at the new corner of Acme and Woodlawn?

A- As designed, the corner to the East would become a developable outparcel with no specific plans currently. A discussion of the types of potential uses allowed by current zoning were shared.

- Q- What will become of Centerview Street as the plans currently show it being removed?

A- In anticipation of this question, the Developers had an alternative plan drawn which would keep Centerview Street with a slight realignment of +/-100’ at Acme (shown attached hereto as Exhibit B). The developer indicated a willingness to reconsider removing it if neighbors were opposed. Much discussion was had about the pros and cons of removing or keeping the street. “Pros” of *eliminating* the street, as seen by the neighbors, were it might provide further buffering as a landscape berm could possibly be built in its place further buffering the backyards of adjoining neighbors. “Pros” of *keeping* the street centered around the realigned section provided a better, more direct access to Acme according to the neighbors.

“Cons” of removing the street meant elimination of an interior road and direct access to certain neighbors’ properties. “Cons” of keeping the street meant dumping might continue which has been a problem over the years.

By the end of the meeting it was unclear which direction the neighbors felt most strongly about and they could see benefits to both options.

- Q- Will the newly configured Cason Street have any negative impacts on the neighborhood.

A- It was shared that the relocation of Cason should have no negative impact on the community as it will be replaced with generally the same street design and orientation. Most neighbors felt pushing the street East would help at its intersection at Woodlawn. There was one exception, Bill Monroe who represents the owners of the corner parcel at Woodlawn and the relocated Cason. We believe this was an alternative view from most property owners who would see having a public street on two sides of their property as a benefit.

- Q- Bill Monroe raised his concerns of seeing trucks from Woodlawn.

A- It was explained that the area is seen by Belmont as an “industrial” area from the City and seeing trucks from Woodlawn would be expected in such an environment. No other neighbors seemed to share his concerns and in fact, were please road changes to Woodlawn would occur as part of the project (i.e. installation of turn lanes, street trees and sidewalks).

- Q- Will road improvement be added all the way down Woodlawn in each direction?

A- No, just along the property line. However, major improvements will occur at the intersections of Woodlawn and Belmont/Mt. Holly road and Woodlawn and Hickory Grove Road. The neighbors were happy to hear of these improvements except for Bill Monroe who was critical of the intersection improvement at Belmont/Mt. Holly Road.

- Q- What improvement will be made to Acme?

A- It was shared that sidewalks and street trees would be added to Acme. This again was well received by the neighbors.

- Q- What buffers will run along the rear of the property? Some neighbors voiced concerns about the potential for noise at the rear of the property where truck parking is shown.

A- It was shared that a 15’ landscaping buffer and fencing would be installed. Some raised objections to fencing being chain-link to which the developer promised it would be privacy fencing.

- Q- What would be the heights of the buildings?

A- The conceptual buildings would be 35’-40’ in height, however, no buildings are pushed up to the lot lines and based on final designs, most likely will be built in an area below the grade of their homes. This did not seem to be an issue provided the landscaping buffers shown were installed. The one exception was Bill Monroe who was averse to the building heights.

- Q- Bill Monroe objected to the buffering along the Eastern side of the property and at certain points along Woodlawn citing concerns about being able to see the building and trucks on site from Woodlawn or adjoining property to east. His primary concern was buffering to the east which, in the event his client developed apartments on that site, could pose an issue. The response was the buffering was consistent with the two properties as they both have the same commercial zoning, which does not allow

residential uses. The other neighbors voiced their strong concern and objection to apartments being developed in the area and did not share his concerns.

Discussion Summary- Scott Bortz thanked everyone for coming and for their input on the project. We believe the excitement of new development in North Belmont was encouraging for the community and they generally support the project. The developer is working on a few minor changes to the plan and will discuss with Belmont Planning prior to the October 24th Planning and Zoning Board meeting. Many neighbors stayed well after adjournment and additional positive comments were received.

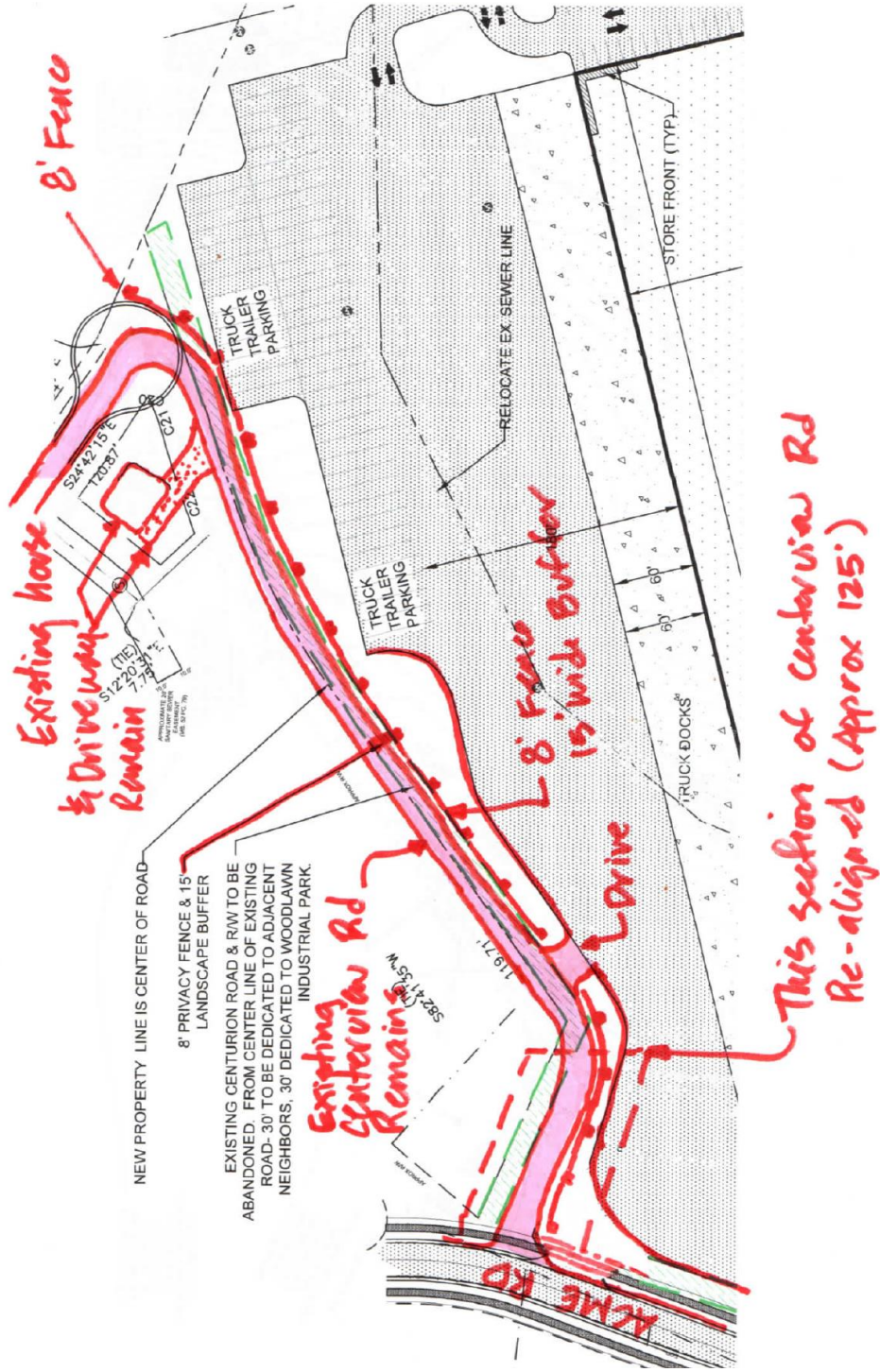
Adjourn- 7:15 PM

EXHIBIT A "Sign-In Sheet"

Woodlawn Community Meeting 9/30 /2019

NAME	PHONE NUMBER	EMAIL	HOME ADDRESS
Development Team			
Scott Bortz	704-333-8484	Sbortz@tribeck.COM	
Ralph Falls	704-333-4244	ralph@pacecommercial.com	3415 Foxcroft Rd. 28211
Bob Clay	704-266-5034	bob.clay@cbcmeca.com	339 E. Catawba St. Belmont, 28012
Frank Craig	704-813-3764	frankcraig12@gmail.com	2543 Glen Eagles Dr. Gastonia, NC 28056
Rob Pressley	704-904-4053	rob.pressley@cbcmeca.com	2320 E. Morehead St, 2nd Flr, Charlotte, NC 28208
Neighbors			
Barry B. Smith	704-675-0751	N/A	792 Cason Street, Belmont 28012
Warren Rhinehart	704-827-8514	N/A	791 Cason Street, Belmont 28012
Erich Limer	704-827-5787	erichlimer51@gmail.com	3108 Suggs Street, Belmont 28012
Donald Ellison	704-330-0898	lededese@aol.com	3100 Suggs Street, Belmont 28012
Kara Scott	919-943-1289	kdsctt5043@gmail.com	112 Centerview Street, Belmont 28012
Sid Dellinger	704-298-9347	halfblindrabbet@msn.com	2101 Jackson Street, Belmont 28012
Chansourivong Bouaphat Sisavat	704-6487258	N/A	167 Woodlawn Street, Belmont 28012
Jerry Cowart	704-827-6358	N/A	165 Woodlawn Street, Belmont 28012
Charles Martin	704-825-5211	crmartin@charlotte.twcbc.com	113 N. Central Ave. Belmont 28012
Dot Martin	704-825-5211	dotmartin@att.net	113 N. Central Ave. Belmont 28012
John Ellington	704-737-5578	john_ellington@bellsouth.net	707 Cason Street, Belmont 28012
James Almond	704-467-3216	teacherira@gmail.com	1885 Perfection Avenue, Belmont 28012
Bill Monroe	704-248-3250	billm@steelwoodsolutions.com	100 Belmont Mount Holly Road, Belmont 28012

EXHIBIT B
“Centerview Street Realignment”





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 2019.05 the Business Campus Development conditional zoning (BC-D/CD) request for tax parcel ID's # 226572 and 20318, 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 economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential tax payers.
- **Economy:** The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
- **Intergovernmental Relations:** This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

This finding is supported by a _____ vote of the Belmont planning and zoning board during its 24 October 2019 meeting.

James Hefferan , Vice Chair

Date