



CITY OF BELMONT

PLANNING & ZONING

CONDITIONAL REZONING APPLICATION SUPPLEMENT

Required Community Meeting Before Public Meetings.

- Before a public meeting may be held by the Belmont Planning and Zoning Board on a petition for a conditional zoning district, the petitioner must provide a written report of at least one community meeting held by the petitioner. This report must be filed with the Planning Department a minimum of ten days prior to the Planning Board public meeting date to allow time to review the required information. If the report is not filed with the Planning Department then the rezoning public meeting on the specific petition will be postponed until the following Planning and Zoning Board meeting.
- Notice of such a meeting shall be given to the property owners and organizations entitled to notice as determined by City policy (policy requires that notification include property owners within 200 feet excluding roadways and neighborhood organizations (HOAs) within 500 feet of the project site). The applicant is responsible for mailing the community meeting notice 10-days prior to the scheduled meeting including a copy of the notice to the Planning & Zoning Department.
- The report shall include, at a minimum:
 - ✓○ A listing of those persons and organizations contacted about the meeting and the manner and date of contact.
 - ✓○ The date, time and location of the meeting.
 - ✓○ A roster of persons in attendance at the meeting.
 - ✓○ A summary of issues discussed at the meeting.
 - ✓○ A description of any changes to the rezoning petition made by the petitioner as a result of the meeting.
- In the event the petitioner has not held at least one meeting pursuant to this subsection, the petitioner shall file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.
- The adequacy of a meeting held or report filed pursuant to this section shall be considered by the City Council but shall not be subject to judicial review.

COMMUNITY MEETING FORM

Date of community meeting: Tuesday, Sept. 1, 2020

Persons in attendance at meeting: (Include a copy of the sign in sheet).

Summary of issues discussed and changes made to the petition as a result of the meeting:

Please see attached minutes for items discussed at the drop-in and virtual community meeting. There were several
great ideas shared by attendees that the City will explore for the recreation center facility, however at this time no
design changes are being made based on the feedback recieved.

Note: In addition to the mailed notices sent to the attached mailing list, the public was invited to attend via social
media and the project page on the City website.

Additional sheets may be attached to continue this answer.

Note that in the event the petitioner has not held at least one meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.



COMMUNITY MEETING

Alfred Benesch & Company, along with the CPL design team, will be hosting an open community forum to discuss an upcoming request to rezone the site of the City of Belmont's existing CityWorks building and proposed Recreation Center to Institutional Campus District (IC-D/CD). This site is currently zoned Business Campus Development (BC-D).

Property Location: 1401 East Catawba Street, further identified as parcel ID# 222095, which is directly across from Kevin Loftin Riverfront Park. (16.72 acres)

The intent of the Institutional Campus Development (IC-D) zone is to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities with a total development size of greater than 15 acres.

MEETING INFORMATION

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments.

Date: Tuesday, September 1, 2020

- **Drop-In Style Plan Review and Feedback**
4:00pm to 6:00pm at TechWorks (52A Ervin St, Belmont, NC 28012)
**Attendees will be required to wear masks and adhere to all social distancing protocols.*

OR

- **Virtual Community Meeting**
6:00pm-7:00pm Tune in via www.cityofbelmont.org/livemeetings
**Instructions for public comment and questions will be made available during the meeting.*

For more information, please contact:

Jon Wood, Alfred Benesch & Company	jwood@benesch.com	704-943-3185
Rachel Nilson, CPL Team	rnilson@cplteam.com	980-275-5892

We look forward to hearing from you!

HERNANDEZ TOMAS SILVA 103 13TH ST BELMONT,NC 28012	FREER TYLER ALEXANDER FREER MELANIE MCNEESE 1204 E CATAWBA ST BELMONT,NC 28012	MCCUEN R ALLEN 1600 GAITHER RD BELMONT,NC 28012
GLAVIN RACHAEL P 210 13TH ST BELMONT,NC 28012	WATTS CHRISTOPHER D 9044 FORINGTON LN GASTONIA,NC 28056	BURCH HEATHER NICOLE 4139 BRICKYARD RD CHARLOTTE,NC 28214
WELLS CEMETERY C/O B E WELLS HEIRS BELMONT,NC 28012	GASTON COLLEGE C/O RALPH HUDDIN 201 HWY 321 SOUTH DALLAS,NC 28034	WATTS SAM S WATTS ROBERTA E 1206 E CATAWBA ST BELMONT,NC 28012
BELMONT CITY OF PO BOX 431 BELMONT,NC 28012	BUSHA GINA 1/2 & BARNES NICKOLAS L GUARDIAN 1/2 106 MYRTLE ST BELMONT,NC 28012	TDHJ LLC 115 NINTH ST BELMONT,NC 28012
BELMONT CITY OF PO BOX 431 BELMONT,NC 28012	BELMONT CITY OF PO BOX 431 BELMONT,NC 28012	HAMMOND BRANDY LEIGH 1316 CATAWBA ST BELMONT,NC 28012
TDHJ LLC 115 NINTH ST BELMONT,NC 28012	KENNEDY PATRICK S KENNEDY ELIZABETH DAWN MARIE 1203 CATAWBA ST BELMONT,NC 28012	BARNES ROY 106 RIVERSIDE DR BELMONT,NC 28012
BURKETT ROGER D BURKETT ROBERTA A 601 TRYON PLACE GASTONIA,NC 28054	MILLS JULIE M MILLS GREGORY TODD 54 RIVERSIDE DR CRAMERTON,NC 28032	WYLIE NATHAN B WYLIE CANDY L 208 13TH ST BELMONT,NC 28012
TINDOL FAMILY INVESTMENTS LLC 1631 HEATHERLOCH DR GASTONIA,NC 28054	SMITH WILLIAM 1300 E CATAWBA ST BELMONT,NC 28012	KENNEDY PATRICK S MARTIN ELIZABETH D 1203 CATAWBA ST BELMONT,NC 28012
BELMONT CITY OF PO BOX 431 BELMONT,NC 28012	RICHARDS REBECCA BREWER 1318 CATAWBA ST BELMONT,NC 28012	MCCUEN ROY A SR MCCUEN KAREN F 1600 GAITHER ROAD BELMONT,NC 28012
PLEMMONS DANNY E BURNS ROBERT DENNIS 1172 ASSEMBLY ST BELMONT,NC 28012	CARPENTER DAVID WAYNE 105 13 TH ST BELMONT,NC 28012	KIM HILARY KIM DO K 10311 PAXTON RUN RD CHARLOTTE,NC 28277

DEBELL JEROME ALBERT
1320 E CATAWBA ST
BELMONT,NC 28012

ANJ ASSOCIATES LLC
1005 ASHLEY PL
BELMONT,NC 28012

BUSH AND JENA CRONIES LLC
5120 BRIGHT RD
CHARLOTTE,NC 28214

BLACK MOUNTAIN PENLAND PROP LL
430 WHITESIDES RD
CLOVER,SC 29710

TOWNHOMES AT ABERFOYLE OWNERS
ASSOC INC
425 E CATAWBA ST
BELMONT,NC 28012

RIVER RIDGE CONDOMINIUM ASSC
PO BOX 843
BELMONT,NC 28012

ADAM'S BLUFF PROPERTY OWNERS
C/O PROPERTY MATTERS REALTY
PO BOX 158
GASTONIA,NC 28053



Recreation Center Community Meeting Minutes

Drop-In Meeting at TechWorks, 52A Ervin Street (4:00 pm to 6:00 pm)

Summary:

Project Team set up proposed plans and renderings of the Recreation Center for public viewing, along with an elevation of the proposed CityWorks signage conceptual elevation. Guests were asked to sign in upon arrival, and individually interacted with the project team to learn more about the proposed plans for the recreation center site and facility. 15 guests participated in the drop-in Community Meeting.

Public Engagement Questions, Comments, and Responses:

1. Where exactly is this project located?
[Project Team pulled up a Google Map to identify exact location in the broader context. The project site was noted to be large green area in front of City Works building.](#)
2. Is the project team aware that this site is a nesting area for geese? This generally occurs in early Spring.
[The Project Team was not aware of this, thank you for bringing it to our attention.](#)
3. I have concerns about the safety of children playing in the neighborhood with additional vehicle traffic routing along 9th Street from 13th Street with the construction of this new facility. Is there anything in the current design that addresses this?
[The parking lot is proposed to connect with the adjacent parking area in order to allow vehicular traffic to be dispersed onto both 13th Street and the Private Drive instead of solely 13th Street, but does not prevent cars from using 9th Street. We will take this concern into consideration as the project moves forward.](#)
4. Where is the proposed greenway and/or connector trail nearby going to be located? How much clearing is required? Can it be designed to discourage folks from wandering off of the trail into nearby residential property?
[The City of Belmont has contracted with ESP on preliminary engineering of the Abbey Creek Greenway and connector trail linking to this property, but design has not yet been finalized. More information on that project is available on our website at \[www.cityofbelmont.org/abbey-creek-greenway\]\(http://www.cityofbelmont.org/abbey-creek-greenway\), and will be updated as information becomes available. The City will share this concern with ESP to be addressed in design.](#)



5. What activity is proposed to have the highest volume of people in attendance that would impact traffic activity?
Tournaments are likely to generate the highest number of occupants for the recreation center facility, however, some of the guests may be utilizing travel busses instead of all driving cars to and from the site. A Technical Memorandum was performed by Kimley Horn to address traffic concerns of this proposed development as a part of this project.
6. What is the length of the greenway near this site?
The proposed Abbey Creek Greenway will be approximately 1.2 miles of 10' wide paved trail surface. (greenway website in Question 4)
7. Will running be allowed on the indoor track? What about rollerblading?
The indoor track will be for walking, running and jogging only.
8. Will the proposed mid-block crossing be signalized?
The design of this mid-block crossing is being determined by ESP in conjunction with NCDOT, but it would likely be a pedestrian operated push button system.
9. Where is the greenway connection as a part of this site?
The current plan proposes a connector trail coming down 13th Street and then crossing over Catawba as shown at the crosswalk indicated to Kevin Loftin Park.
10. What will the flooring be at the lobby areas?
Flooring is still to be determined, but will likely be an LVT or stained concrete material.
11. What will the flooring be at the track?
Flooring is still to be determined, but will likely be similar to the gym flooring or an indoor track type of flooring.
12. So it will be a "softer" material? (in reference to Question 11)
Yes, it will not be just concrete.

COMMUNITY MEETING - BELMONT RECREATION CENTER

NAME	STREET ADDRESS	EMAIL (OPTIONAL)
Tiffany Faro	Staff	city t.faro@cityofbelmont.org
Brian McGonagle	Staff	Bmcgonagle@cityofbelmont.org
Alex Godette	Staff	Agodette@cityofbelmont.org
Heather Burck	1401 East Catawba Street	hceatherburck38@yahoo.com
Cynthia McElroy	Gaston College	mcelroy.cynthia@gaston.edu
Nathan Wyrce	208 13th Street	
Candi Wyrce	"	
Melissa Lockamy	Staff	mlockamy@cityofbelmont.org
Jim Hefferan	CITY COUNCIL	jhefferan@cityofbelmont.org
Mark Kmeel	Whiting - Turner	mark.kmeel@whiting-turner.com
Sam Watts	1206 Catawba St.	buchinwatts4648@aol.com
Lillie Harris	204 Linesthree Dr.	LHARRIS47@aol.com
Miles Warrasan	517 Tailorway	mwarasan@carolir.net
Ashia Miller	Staff	

ORGANIZATION TIME EVENT DATE LOCATION

Rezoning Public Meeting 4-6PM 9/1/2020 TrechWorks; Belmont, NC

COMMUNITY MEETING - BELMONT RECREATION CENTER

NAME

STREET ADDRESS

EMAIL (OPTIONAL)

Morgan Stewart

217 Todd Street, Belmont

morgan.r.stewart@gmail.com

Zip Steve

122 Texler Ave, WTHall

zstowe@cityofbelmont.org

ORGANIZATION

TIME

EVENT DATE

LOCATION

Rezoning Public Meeting

4-6PM

9/1/2020

TrechWorks; Belmont, NC



Recreation Center Community Meeting Minutes

Virtual Presentation (6:00 pm to 7:00 pm)

Summary:

Project Team presented a PowerPoint presentation including plans and renderings of the Recreation Center, along with an elevation of the proposed CityWorks signage conceptual elevation. This meeting was streamed live, and participants were invited to submit questions via Swift for the Project Team to answer during the meeting. 15 guests participated in the virtual Community Meeting.

Public Engagement Questions, Comments, and Responses:

1. What will the roof look like? Could we ever build up another level? Or put a skate park on the roof? ~ Brett (topic came up last week)
CPL shared that the gym portion is sloped metal roof- couldn't add another level on that area, and it would need to be determined upfront for structural reasons. On the other areas of the building, it is planned to be primarily flat roof with some sloped roof as well. There may be an alternate location being explored for the skate park by the City.
2. Will the colors of the walls and floors be accurate to the finished product?
CPL noted that renderings don't show color very well, but exterior colors are proposed to be a combination of brick red for an accent color, white polished block, and other metal panel color to be determined. Interior colors are also to be determined, so they are shown as white for now.
3. Can you speak to the multi-generational aspect of this facility?
CPL noted that what is proposed for programming and space is designed to be as flexible as possible to accommodate kids play area, teen programming, walking track attractive for senior population, gyms are separated in a way to allow for multiple programs by various age groups simultaneously.
4. With this plan do we have any indication of what heating/cooling (utilities) will cost?
CPL noted that information not available at this time, and City staff shared that that information can be made available upon request once it is able to be determined.
5. Is there opportunity for solar panels?
CPL noted that solar panels could potentially be added in the future, but are not on current plans due to cost.



6. Will this be where all parks and rec employees are now?
CPL shared that Parks and Recreation employees will be split partially between this facility and the CityWorks building right on the other side of the parking lot. Staff dedicated to this building will be located in the Recreation Center.
7. Is there an indoor walkway? I heard there might be.
CPL indicated that there will be an elevated track around 2 of the basketball courts inside.
8. How will the construction of this facility be funded?
City staff shared that the Recreation Center is a capital improvement project for the City of Belmont. The City is also seeking some additional grant funding (PARTF) and sponsorships to help fund this project- so if anyone has any sponsorship opportunities for consideration, they are encouraged to contact Zip Stowe.
9. What is the distance of the walkway?
CPL shared that the indoor walking track distance will be 10 or 12 laps for a mile.
10. Will there be indoor speakers for ambient music?
CPL stated that audio is something still to be determined in the final stages of the design.
11. Can we start a fight club or mma classes?
City staff noted they would need more information before making a determination, but Zip Stowe would be happy to speak further about this idea for consideration.
12. Can we do indoor hockey?
City staff noted we should be able to do some of that- assuming this question is referring to field hockey.
13. Will there be a safe place for smaller children to enjoy the facility?
City staff shared that there will be an enclosed play area with play unit that will be able to be viewed from the lobby.
14. Will there be any outdoor fields at this location?
City staff shared that outdoor fields are currently not in this proposal, as most of this remaining site area will be needed for parking.



15. Will you be about to hold concerts inside? What's the capacity for the gym? Where will bleachers be to watch games?
CPL indicated that concerts will be able to be accommodated up to 1000 double, 500 single- a set of fixed bleachers, likely movable bleachers that could be positioned as needed to best suit viewing.
16. Is anyone looking into sports tournaments being hosted here for example from local schools? Will this have a larger capacity than a high school gym?
City staff shared that the City is looking to host tournaments and hopes this will be one of the main sources of revenue from this facility. Tournament examples are basketball, volleyball, and pickleball. CPL noted that the courts are high school sized.
17. Very nice, how exciting!
Thank you!
18. I noticed what looks like an outdoor balcony. I would love to enjoy a drink out there overlooking the river. Will alcohol be allowed for parties or events?
CPL indicated that an outdoor balcony is planned directly off of multipurpose room for parties and events, and there is a plan to allow alcohol specifically for those parties and events in that space.
19. Will this be open for people to sit and use free wifi and just enjoy work overlooking the water?
City staff noted that they should be able to make that accommodation. CPL noted that a drone flight indicates we should have a view of the Riverfront Park, and in wintertime of the river itself. The view will include a lot of greenery that is situated between this site and the river.
20. Will you consider offering a membership for business people to utilize the indoor wifi for balcony access? For example, setting specific days as reserved for working individuals to access the balcony and they pay a membership fee.
City staff shared that this was a great idea, and is definitely something the City will look into.
21. Will the signage be incorporating the new logos I have seen in some places already? Or will it be using the old seal image?
Mosaic Civic Studio noted that the proposed signage will incorporate the new brand into the signage in a cohesive way, and is appropriate for visibility and portraying information at a pedestrian scale.



22. Will the public be given a chance to provide input to the signage? For example, we get to see two or three final options to vote on.
Mosaic Civic Studio is not sure if this will be a public decision, however photorealistic renderings will be provided to the City around mid-October. They are happy to hear any design ideas as the design has not yet been finalized.
23. What is estimated completion if this is able to start on time? The current building that is being worked on at this location seems like it took years for just a facelift.
CPL shared that construction is anticipated to begin early summer 2021, with 14 months planned for construction- finishing up in Summer 2022. A Construction Manager at Risk is already on board, and that is Edifice Construction.
24. Is this two separate buildings? It looks like a separate building in the back.
City staff shared that this site contains 16.72 acres in total and does contain 2 structures, the existing CityWorks building with the proposed recreation center building directly in front. CPL added that the back section of the proposed building contains the court space, and front areas contain offices and activity spaces, but both areas are connected as one overall structure.
25. Will there be any special cups or memorabilia such as stickers or shirts with new City branding?
Mosaic Civic Studio has prelim designs for collateral and dept. logos consistent with new branding, not yet specifically designed any giveaway type items like cups or koozies, but the City may choose to pursue that in the future. City staff agrees adding some of that to this facility is a great idea to be explored.
26. Yes, we want merchandise!!!
Thank you for your feedback!
27. With there be a gym and gym membership option?
This question was not seen or responded to during the live meeting.

Video Recording Link: <https://www.youtube.com/watch?v=ADGD6lQdZk8> (meeting starts around 13:30)

Project Website: www.cityofbelmont.org/recreation-center

Virtual Community Meeting

9/1/2020 6:00pm-7:00pm

Viewing Statistics

Video	Views	Watch time (hours)	Impressions	Impressions click-through rate (%)
Total	13	2.3448	23	34.78

Note: Guests were encouraged to sign in virtually using Swift, however, we did not receive any names to add to a roster for virtual attendees.