



Zoning Map Amendment Request: ZA-2020.03

Property Owners/Applicants: Southern Benedictine Society of NC; CaroMont Health, Inc.

Current zoning: Business Campus Development (BC-D)

Proposed zoning: Institutional Campus Development Conditional District (IC-D/CD)

Property location: The project site is located at the northwest corner of I-85 and Beatty Drive, (NC 273 in Mt. Holly), across the street from YMCA Drive and Caldwell Drive (Exit 27).

Gaston County tax parcel identification numbers: a portion of tax parcel ID# 301922, which is home to Belmont Abbey College. (28+ acres).

Request: A request to rezone a 28+ acres from Business Campus Development to Institutional Campus Development Conditional Zoning (IC-D/CD) district to accommodate hospital campus. The campus will consist of a 54 licensed bed hospital, a medical office building, and a future parking garage.

Map 1. Location of subject property



Background: The request is to rezone a 28+ acre portion of an existing lot to Institutional Campus Development conditional district (IC-D/CD) to allow the development of a hospital campus for CaroMont Health. The proposed campus will consist of a 54 licensed bed hospital (up to 350,000 sq. ft), future medical office building/ambulatory surgery center (up to 156,000 sq. ft.), and future parking garage. The campus will be accessed through a proposed parkway access road with an entrance from Beatty Drive, aligning across from YMCA Road in Mount Holly. The applicant is requesting relief in building height (six stories), sidewalk (width & location), and street stub-out to adjacent property (Belmont Abbey campus).

Staff Analysis: The subject site is located within the 291+ acre parcel which is home to Belmont Abbey College. The proposed 28+ acre project area:

- Is undeveloped with a mix of deciduous and evergreen trees; and
- Has varying topography through-out the site; and
- Has a perennial stream crossing the project area from east to west along the north property line; and
- Has a petroleum pipeline transmission easement of variable width, owned, and operated by Colonial Pipeline Company, and located near the south property line; and
- Has a gravel road crossing the property, running from east to west and whose access is on Beatty Drive.

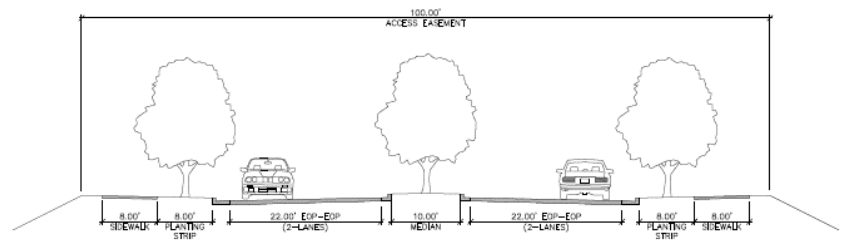
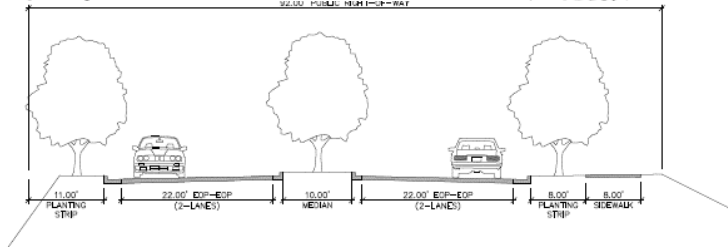
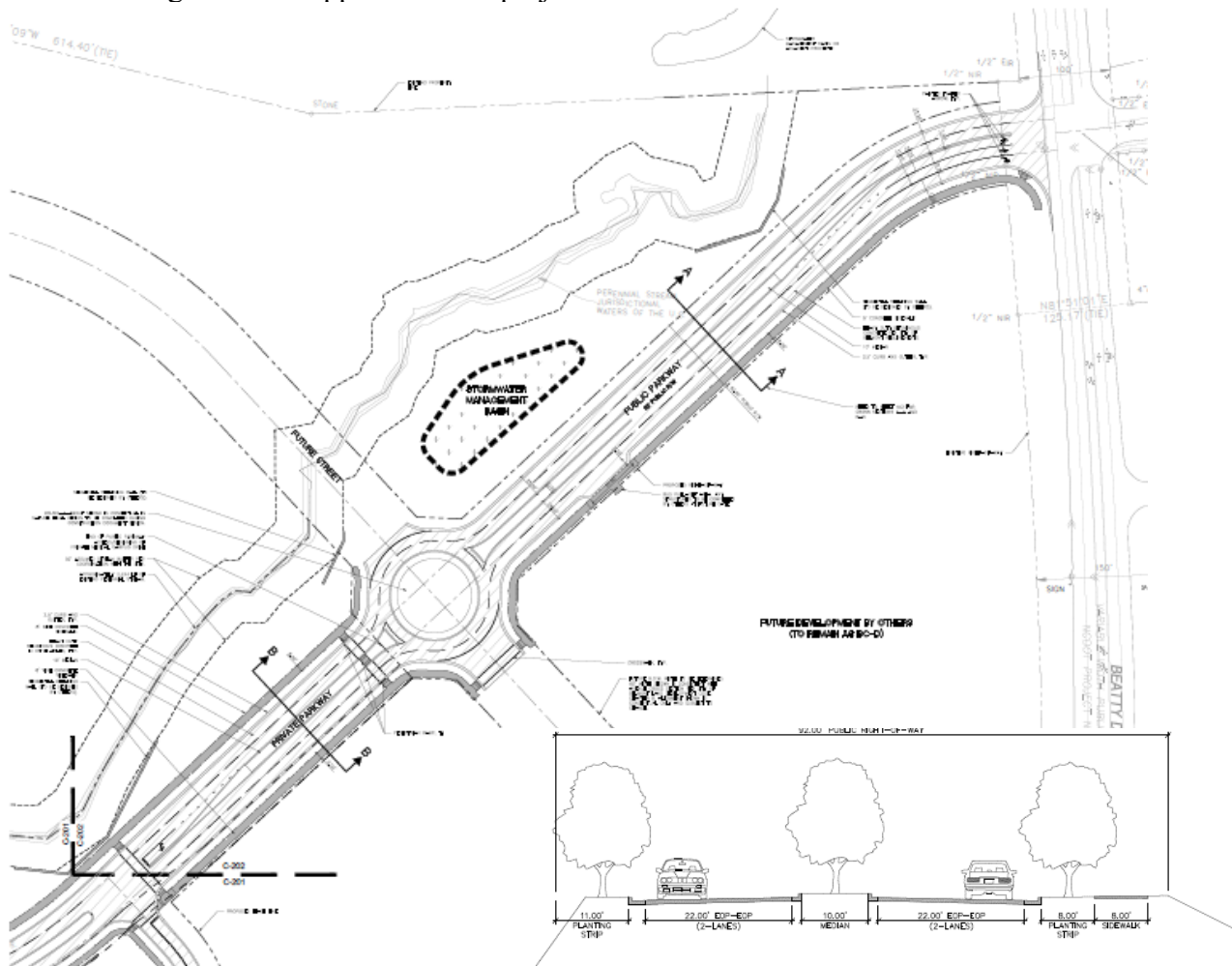
Campus: As stated above, the medical campus will consist of:

- Primary hospital structure – this structure is proposed to be up to 350,000 sq. feet in size and up to six stories in height, not including a basement. The applicant is requesting relief for the maximum height which is five stories or 60 feet. The applicant has indicated the initial phase will consists of a four-story hospital plus a basement, however, they would like the ability for future expansion up to two more stories.
- Medical office building/ambulatory surgery center- this structure is proposed to be five stories and up to 156 square feet in size. There is no relief necessary for the structure. The initial phase for this structure would be a three-story building and 48,000 square feet in size.
- Ancillary Structures and Uses- a hospital campus requires auxiliary structures and uses. The project includes a central energy plant structure, a possible parking garage, and/or helipad. These structures or uses will be required to comply with all regulations of the LDC and outside agencies such as the FAA.



Zoning: The proposed development is consistent with the intent of the proposed zoning district. The Institutional Campus District (IC-D) is intended “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 larger than 15 acres.”

Transportation Network: The hospital campus is proposed to be accessed by a new 92-foot wide parkway road from Beatty Drive to the campus site. This parkway has two design cross-sections due to the topography of the site and is proposed to be have a publicly maintained segment and a privately-maintained segment as it approaches the project site.



All new roads are required to be designed with curb, gutter, 8-foot wide sidewalk, a 6-foot wide landscape/street tree area, and travel lanes. The access parkway complies with city standards, except for a sidewalk segment on the north side of the parkway between Beatty Drive and the proposed traffic circle. The applicant is requesting relief from the required sidewalk within this segment due to:

- Steep topography; and
- Environmental constraints near the perennial stream; and
- The inability to shift the roadway segment due to the need to align the roadway access across from YMCA and other design requirements.

Road connections to adjacent properties are also required. The parkway design includes a traffic circle that proposes future spurs to adjacent parcels, however, the parkway does not stub out to the west which is home to Belmont Abbey's Campus. Belmont Abbey is opposed to a connection at this location indicating the future connectivity will occur in other locations on the campus. Therefore, relief is needed for this requirement.

A traffic study analysis (TIA) was prepared by the city's consultant in coordination with NCDOT, GCLMPO, and the City of Mount Holly. There are required improvements identified within the TIA that have been reviewed and agreed to by the development team. The TIA is available for review online and the city's consultant will present the study's findings at the board meeting. It has been noted that future expansions (phase 2) will require the TIA to be amended to evaluate the additional square footage proposed for the medical office building and hospital expansion. This has been added as a condition of approval.

Pedestrian, bicycle, and transit facilities: The project proposes a network of sidewalks throughout the development site. Sidewalks are required to be eight (8) feet wide. The project provides a network of six (6) foot sidewalks throughout the parking lot area, therefore, relief is needed to allow the two-foot reduction. The proposed parkway does not include bike lanes, nor are they required. Staff is of the opinion that bike lanes are not warranted within the parkway because it is not a collector road and a future Carolina Thread Trail is proposed to the north of this site that will connect Beatty Road to Belmont Mount Holly Road. A bike lane will be required on Beatty Road in the future when the adjacent property is developed.

Transit facility: Staff requested a future transit stop be incorporated within the design. A future stop has been provided adjacent to the green area near the main entry of the hospital and another on the south side of the parkway just east of the traffic circle.

Signage: Preliminary discussions have occurred regarding signage needs for the hospital campus, however, since the development build-out is approximately two years out, the fine details have not been clearly established. The applicant is confident that relief will be needed in the area of square footage and signage, therefore they are requesting the ability to develop a sign program package in the future and present their request directly to the City Council. A draft condition will be included in the approval in the event this request is supported. In the interim, the applicant would like to request relief in the temporary signage regulations for the maximum square footage for the sign that would front Interstate 85. Maximum square footage for development/construction signs is 32 square feet. The applicant is requesting 200 square feet in size for sign proposed adjacent to the interstate.

Parking & Circulation: The project design provides good circulation, connectivity, and adequate parking for the hospital campus operations including a possible parking garage. The parking areas are well connected with landscaped areas including two large green areas. The project does not provide

the required 5% of pervious pavement system parking spaces as required. The applicant is requesting relief of this requirement due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/ 7 days a week.

Architecture: The architecture and building material are in keeping with the vision of the Southern Benedictine Society and city requirements. The complete set of illustrations can be found in attachment D. All ancillary structures will have treated facades and/or screening based on their location.



North Elevation



South Elevation

0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100' 110' 120' 130' 140' 150' 160' 170' 180' 190' 200' 210' 220' 230' 240' 250' 260' 270' 280' 290' 300' 310' 320' 330' 340' 350' 360' 370' 380' 390' 400' 410' 420' 430' 440' 450' 460' 470' 480' 490' 500' 510' 520' 530' 540' 550' 560' 570' 580' 590' 600' 610' 620' 630' 640' 650' 660' 670' 680' 690' 700' 710' 720' 730' 740' 750' 760' 770' 780' 790' 800' 810' 820' 830' 840' 850' 860' 870' 880' 890' 900' 910' 920' 930' 940' 950' 960' 970' 980' 990' 1000'

AERIAL PERSPECTIVE VIEW 2

Comprehensive land use plan: This site is located within Montcross Small Area Plan of the adopted Comprehensive Land Use Plan. The project area is located within a mixed-use area.

Developments within the small area planning area are required to exhibit the same high standard of architectural and landscape design as they are implemented as Belmont Abbey College and The Oaks industrial park. The development has been coordinated with representatives of the Southern Benedictine Society to ensure these high standards are in keeping with their vision. A letter of support of the rezone and project design is provided in Attachment B.



The project is consistent with the following goals of the adopted Comprehensive Land Use Plan:

1. Land Use – the project provides a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote services and jobs; and
2. Economy – the project fosters a vibrant economy with employment and commerce; and
3. Community Character—the project embraces the character of Belmont by improving community appearance and promoting social and economic diversity.

Neighborhood meeting: The applicant’s team held the required community meeting virtually on August 31, 2020 from 6:00 pm to 7:30 pm, via Zoom. No members of the public attended the virtual meeting other than the representative from Belmont Abbey College and the development team. The meeting documents are provided in attachment C of this report.

Staff Recommendation: The proposed conditional zoning district is the appropriate classification for a medical campus. The applicant is requesting relief in the following areas:

1. Reduction in required sidewalk width: – The Belmont Land Development Code dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the Code requires 8’ sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6’. The 8’ sidewalks along the parkway would remain.
2. Future connectivity to the west – Belmont Land Development Code encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the Hospital private drive.
3. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
4. Permeable Paving- Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/ 7 days a week, relief is being requested on permeable paving requirements noted in the Code to allow only standard paving cross-sections.
5. Signage – The sign plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the ordinance. Once the final sign plans are prepared, we would like to request this be able to be approved by Belmont City Council at the appropriate time. We request relief to exceed the maximum square footage for a temporary development sign area (up to a maximum of 200 square feet) for the sign proposed to be located adjacent to the interstate.

Staff supports the requested areas of relief and this request. Further, we are of the opinion that the project is consistent with the goals of the Comprehensive Land Use Plan and recommend the Planning Board transmit a recommendation to approve.

Attachment A – Application

Attachment B – Letter of Support

Attachment C – Neighborhood Meeting Minutes

Attachment D – Plans

Attachment E – Recommended Conditions of Approval



CITY OF BELMONT PLANNING & ZONING

| | |
|--|---|
| Date Filed 7/9/2020 | To be completed by City of Belmont Application Number ZA- 2020.03 |
| To be completed by City of Belmont: Hearing Date(s) P&Z / / TBD / / | To be completed by City of Belmont City Council / / / / |

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:

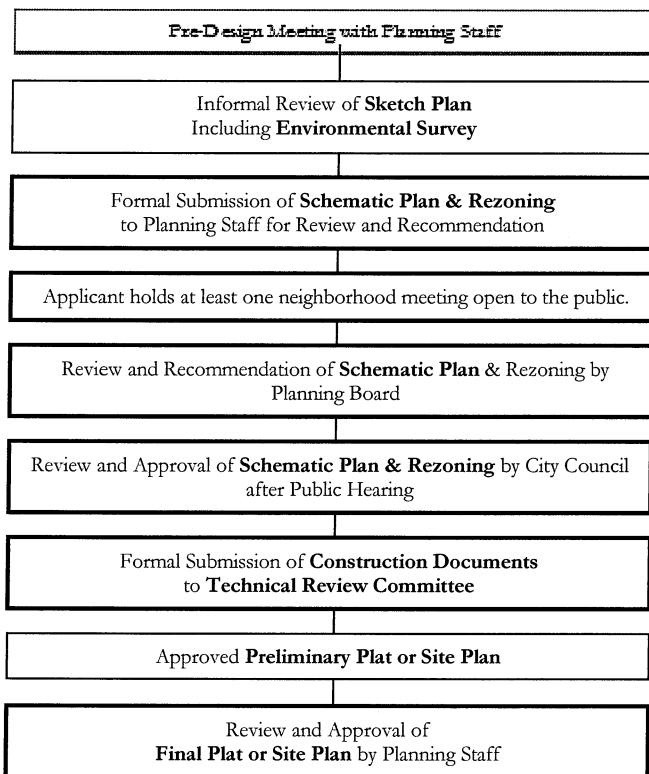
| | | | | | | |
|--|------|-----|-----|------|-------|------|
| Current Zoning (circle one) | R-R | S-R | G-R | NC-R | INF-R | MH-R |
| | NC-C | H-C | R-C | BC-D | IC-D | TN-D |
| Proposed Zoning (circle one) | R-R | S-R | G-R | NC-R | INF-R | MH-R |
| Conditional District? (CD) <input type="checkbox"/>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

| | |
|---|---|
| Physical Property Address: 100 Belmont- Mount Holly Road, Belmont, NC 28012 | |
| Physical Description of Location: Wooded Area | |
| Tax Parcel Number: (PID Number) 301922 | |
| Property Owner: Southern Benedictine Society of NC, Inc. | |
| Owner's Address: 100 Belmont- Mount Holly Road, Belmont, NC 28012 | |
| Phone Number: (704) 461 - 6675 | Email Address: placidosb@bac.edu |
| Applicant Name if different than owner: CaroMont Health, Inc. | Applicant Phone Number if different than owner: 704-834-2084 |
| Applicant Email Address if different than owner: jay.miller@caromonthealth.org | |
| Applicant's address: 2525 Court Drive, Gastonia, NC 28054 | |
| Primary Contact: Jay Miller | |

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (paper and digital version must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina). Additional plans will be requested for the public meetings.
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- Community Meeting Form
- Adjacent Property Owner List – provide a copy of address labels for all adjacent property owners. The City will use this list for public notices for the Planning Board Meeting and the Public Hearing meeting.
- Traffic Impact Analysis, if required, refer to Chapter 16 of the LDC
- Fees associated with review

PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code



The plans will be reviewed internally by city staff. Any deficiencies or request for information will be sent to you within 30-days.

Staff will notify the applicant when the schematic plans are ready to be presented to the public at the required community meeting.

Community Meeting: the scheduling, notification, and meeting report, as described in the supplemental community meeting form, are the responsibility of the applicant. This meeting shall be held a minimum of two weeks (14-days) prior to the scheduled Planning Board meeting.

The Planning Board will hear the request in a public meeting and provide a recommendation to the City Council.

The City Council will hold the public hearing and render a decision on the project. Please refer to Section 20.2 of the LDC for further details.

Placid N. Solari, O.E.B.

Signature of Property Owner

Jay Miller, Casemont Health

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.



Shelley DeHart
Planning Director
City of Belmont
37 North Main Street
Belmont, North Carolina 28012

Re: CaroMont Regional Medical Center – Belmont – Letter of Intent

Dear Ms. DeHart,

CaroMont Health intends to build a 245,00 +/- square foot, 54 licensed bed Hospital on approximately 28 +/- acres on the Belmont Abbey campus (parcel ID #217518) in Belmont, North Carolina. The project will also include a Medical Office Building. The buildings on site will frame a central green area which will be a space that visitors, patients, and employees will be able to use for gathering, relaxing and healing. A tree-lined parkway will be built from the access point at Highway 273 into the site, with a portion being dedicated to the City as a public street.

We are requesting to rezone the portion of the property as shown in the Schematic Site Plan from Business Campus Development (BC-D) to Institutional Campus District (IC-D). Both districts, current and proposed, promote the development of corporate office campus settings which allow for a mix of uses including civic uses such as hospitals, medical office buildings, ambulatory surgery centers, and ancillary support uses. The main reason for this rezoning request is regarding the height of the building that would be allowed in the IC-D zoning, as well as to allow flexibility for future growth.

We appreciate the City staff's time and effort thus far in working with our team on the project, and we look forward to bringing this monumental project to the Belmont community and surrounding.

Please refer to the Schematic Plans for additional detail. If you should have any questions on our submittal or the project, please do not hesitate to contact us.

Best Regards,

A handwritten signature in black ink, appearing to read "Jay Miller". The signature is fluid and cursive, with the first name "Jay" being more prominent than the last name "Miller".

Jay Miller
Construction Manager

Shelley DeHart
Planning and Zoning Director
City of Belmont
37 N Main Street
Belmont, NC 28012

Dear Ms. DeHart,

As you are aware, CaroMont Health is requesting a conditional rezoning of an approximate 28-acre site located on the property of Belmont Abbey College at the intersection of Highway 273 and I-85 South for the development of an acute care hospital facility, medical office building and associated infrastructure. The purpose of the rezoning is to change the current zoning designation from Business Campus Development (BC-D) to Institutional Campus Development (IC-D). As a part of that rezoning, there are certain conditions that we are requesting be included as part of the conditional rezoning approval, as discussed with City Staff:

Conditions to Apply to this Site:

1. Reduction in required sidewalk width: – The Belmont Land Development Code dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the Code requires 8' sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6'. The 8' sidewalks along the parkway would remain.
2. Future connectivity to the west – Belmont Land Development Code encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the Hospital private drive.
3. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
4. Permeable Paving- Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours and 7 days a week, relief is being requested on permeable paving requirements noted in the Code to allow only standard paving cross-sections.
5. Helipad – A helipad on-site may be necessary in the future due to the nature of the medical campus. The addition of a helipad could be coordinated and permitted with city staff and all FAA regulations.
6. Parking Deck – Parking deck(s) may be constructed during the initial phase of the project or future phases. The parking deck would be permitted with the City of Belmont and any other applicable agencies per Belmont Code.
7. Signage – The Sign Plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the Belmont Ordinance. Once the final Sign Plans are prepared, we would like to request this to be approved by Belmont City Council at the appropriate time. We would like to request a temporary construction sign of up to 200 square feet be allowed along the I-85 frontage.

Permitted Uses and Size:

The site may be developed with Hospital and Medical Office/Ambulatory Surgery Center and related uses as allowed in the IC-D zoning district of up to 350,000 square feet of Hospital Floor Area and 156,000 square feet of Medical Office



Building/Ambulatory Surgery Center. The maximum floors of the Hospital will be 6 stories (plus basement), and the maximum height of the Medical Office Building/Ambulatory Surgery Center will be 5 stories.

Please let us know if there are any questions. We appreciate your and the staff's time and cooperation on this project to date. We eagerly look forward to bringing this project to the Belmont community.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Blackburn". The signature is fluid and cursive, written over a white background.

Richard Blackburn
Vice President
Facility and Support Services
CaroMont Health

**STEELWOOD**

September 10, 2020

Ms. Shelley DeHart, AICP
Planning Director
City of Belmont
37 N. Main Street
Belmont, NC 28012
Via Email

Reference: CaroMont Health Re-zoning

Dear Shelley,

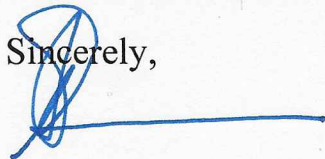
On behalf of the Southern Benedictine Society of NC, Inc. we have reviewed the schematic design submittal for the CaroMont Health project. This is your Case ZA 2020.03.

We have approved this schematic design submittal and on behalf of the Southern Benedictine Society of NC, Inc. we ask that you advise the Planning and Zoning Board and the City Council that the land owner fully supports the re-zoning of the approximately 28 acre property to Institutional Campus Development Conditional Zoning (IC-D/CD).

Thank you for including us in the review process and for coordinating the submittal and neighborhood meeting.

This facility will be a great benefit to the citizens of Belmont and to Belmont Abbey College's new Health Services curriculum.

Sincerely,



William G. Monroe III
President-Steelwood Inc.

CC: Abbot Placid Solari, Adrian Miller, Shelley DeHart, Mark McAuley, Richard Blackburn

2500 BALLENCOURT LN.
CHARLOTTE, NC 28226
704.248.3250
BILLM@STEELWOODSOLUTIONS.COM
WWW.STEELWOODSOLUTIONS.COM

COMMUNITY MEETING REPORT
Petitioner: CaroMont Health, Inc.
Project: CaroMont Regional Medical Center - Belmont
Rezoning Petition ZA2020.03

This Community Meeting Report is being filed with the City of Belmont Planning Staff as required by the Ordinance.

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

The Petitioner mailed a written notice of the date and time of the community meeting to adjacent neighbors as required per the Ordinance and set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on August 18, 2020. Interested parties were requested to RSVP to receive an invitation to a virtual Community Meeting. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on the Zoom platform on August 31, 2020 from 6:00 pm to 7:30 pm EST.

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

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. There was one RSVP from the invited neighbors noted on Exhibit A. However, the meeting did not have anyone join from the invited neighbors. All individuals listed on Exhibit C are representatives of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Although a formal presentation was not made since there were no attendees from the invited neighbors, a powerpoint presentation was prepared in advance of the meeting. It is attached as Exhibit D.

Respectfully submitted, this 3rd day of September, 2020.

cc: All attendees

Project Name: CaroMont Regional Medical Center - Belmont
Project Number: 4643

Adjoining Property List

| Names & Addresses Within 200' of Belmont Abbey Campus (Project Site) | | | | | |
|--|-------------------------|---------|-------|--|--|
| Names | Address | City | State | Mailing Address | |
| SOUTHERN BENEDICTINE SOCIETY | 200 BEATTY DR | Belmont | NC | C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| BELMONT GATEWAY LLC | 210 BEATTY DR | Belmont | NC | 227 WEST TRADE ST STE 1000 , CHARLOTTE, NC 28202 | |
| REGIONAL DEVELOPERS LLC | 220 BEATTY DR | Belmont | NC | 6200 GLYNMOOR LAKES DR , CHARLOTTE, NC 28277 | |
| MAYA HOLLY LLC | 250 BEATTY DR | Belmont | NC | 8632 WILKINSON BLVD , CHARLOTTE, NC 28214 | |
| SOUTHERN BENEDICTINE SOCIETY | 65 BELMONT MT HOLLY RD | Belmont | NC | C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| CIRCLE K STORES INC | 101 BELMONT MT HOLLY RD | Belmont | NC | 1130 WEST WARNER RD BLDG B, TEMPE, AZ 85284 | |
| FAISON-GASTON GATEWAY LLC | No Address Assigned | Belmont | NC | 121 W TRADE ST STE 2800 , CHARLOTTE, NC 28202 | |
| MT HOLLY CITY OF | No Address Assigned | Belmont | NC | PO BOX 406 , MT HOLLY, NC 28120 | |
| SOUTHERN BENEDICTINE SOCIETY | 156 WOODLAWN ST | Belmont | NC | C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| LOCKHART DEBORAH A | 109 BELMONT MT HOLLY RD | Belmont | NC | 109 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| DEMPERIO DAVID D | 111 BELMONT MT HOLLY RD | Belmont | NC | 549 LAKE WYLIE RD , BELMONT, NC 28012 | |
| FORNEY JODAWNDIE | 113 BELMONT MT HOLLY RD | Belmont | NC | 113 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| FORNEY JODAWNDIE, MOORE BRIAN D | 113 BELMONT MT HOLLY RD | Belmont | NC | 113 BELMONT MOUNT HOLLY ROAD , BELMONT, NC 28012 | |
| MOORE BETTY A, MOORE BRIAN D | 115 BELMONT MT HOLLY RD | Belmont | NC | 115 BELMONT MOUNT HOLLY ROAD , BELMONT, NC 28012 | |
| FORNEY NORMA C | 117 BELMONT MT HOLLY RD | Belmont | NC | 117 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| EBENEZER UNITED METHODIST CHUR | 120 BELMONT MT HOLLY RD | Belmont | NC | 120 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| JOHNSON ROBERT M | 222 FORNEY AVE | Belmont | NC | 222 FORNEY AVE , BELMONT, NC 28012 | |
| NAPALI NINE LLC | 199 9 BELSOUTH DR | Belmont | NC | 950 E STATE HWY 114 STE 160 , GRAPEVINE, TX 76092 | |
| EBENEZER UNITED METHODIST CHUR | 102 OAK TRL | Belmont | NC | 120 BELMONT MT HOLLY RD, BELMONT, NC 28012 | |
| ROBERTS LEONARD THOMAS | 104 OAK TRL | Belmont | NC | 120 POINT CIR , BELMONT, NC 28012 | |
| SELLERS MARGIE | 108 1 OAK TRL | Belmont | NC | 833 LEMOND LN , DENVER, NC 28037 | |
| ROBERTS LEONARD THOMAS | No Address Assigned | Belmont | NC | 120 POINT CIR , BELMONT, NC 28012 | |
| RODRIGUEZ EDGAR CALVILLO, GARCIA SINDY CATORENA | 108 4 OAK TRL | Belmont | NC | 3345 BELSOUTH DR , BELMONT, NC 28012 | |
| DAVIS JANICE C | 112 OAK TRL | Belmont | NC | C/O JANICE D BISHOP 112 OAK TRAIL, BELMONT, NC 28012 | |
| JACKSON PAMELA H | 108 OAK TRL | Belmont | NC | 108 OAK TRL , BELMONT, NC 28012 | |
| DELPLACE LAURA A | 110 OAK TRL | Belmont | NC | 110 OAK TRL , BELMONT, NC 28012 | |
| DAVIS JANICE C | 112 OAK TRL | Belmont | NC | C/O JANICE D BISHOP 112 OAK TRAIL, BELMONT, NC 28012 | |
| SMITH TRAVIS, SMITH BRANDI LAIRD | 114 OAK TRL | Belmont | NC | 114 OAK TRL , BELMONT, NC 28012 | |
| DUCKWORTH KATHY ALLEN | 116 OAK TRL | Belmont | NC | 4435 TITMAN RD , GASTONIA, NC 28054 | |
| LOFTIN MAGGIE C | 116 1/2 OAK TRL | Belmont | NC | 110 COMMONWEALTH DR, LINCOLNTON, NC 28092 | |
| HANSEN CHRISTOPHER | 118 OAK TRL | Belmont | NC | 118 OAK TRL , BELMONT, NC 28012 | |
| GUERRY PATRICIA ANN | 120 OAK TRL | Belmont | NC | 120 OAK TRL , BELMONT, NC 28012 | |
| SUMMITT ALBERT, SUMMITT VICKI | 122 OAK TRL | Belmont | NC | 122 OAK TRAIL , BELMONT, NC 28012 | |
| STONE BOBBY L, STONE BETSY GREGORY | 124 OAK TRL | Belmont | NC | 124 OAK TR , BELMONT, NC 28012 | |
| MELESKY JOHN B, MELESKY ROSEMARY | 126 OAK TRL | Belmont | NC | 126 OAK TRL , BELMONT, NC 28012 | |
| NEW LIFE BAPTIST CH OF BELMONT | 201 OAK TRL | Belmont | NC | 201 OAK TRL , BELMONT, NC 28012 | |

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Application filed by CaroMont Health, Inc. to rezone approximately 28 acres located on the property of Belmont Abbey College and at the intersection of Hwy. 273 and I-85 South to allow the development of an acute care hospital facility, medical office building, and associated infrastructure.

Date and Time of Meeting: Monday, August 31, 2020 at 6:00 PM

Place of Meeting: Virtual Platform

Applicant: CaroMont Health, Inc.

Application NO.: ZA2020.03

We are assisting CaroMont Health, Inc. with a Rezoning Application filed with the City of Belmont, Planning & Zoning Department seeking to rezone an approximately 28 AC site located on the property of Belmont Abbey College and at the intersection of Hwy. 273 and I-85 South. The purpose of the rezoning is to change the current zoning designation from Business Campus Development (BC-D) to Institutional Campus Development (IC-D).

In accordance with the requirements of the City of Belmont Zoning Ordinance, the Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application to discuss this rezoning proposal with nearby property owners and organizations. The City of Belmont Planning & Zoning Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins or is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Monday, August 31, 2020 on a virtual platform. The Applicant's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Application.

Due to these unprecedented times and with concern for public health, the Applicant will be holding a virtual Community Meeting. To receive a digital invitation to the virtual Community Meeting, please RSVP to Jamie Toler (jtoler@bridgewater-inc.com).

In the meantime, please refer to City of Belmont's website, www.cityofbelmont.org/caromont-hospital/ for information. Should you have any questions or comments about this matter, please call Jamie Toler at 704-591-2708.

cc: Shelley DeHart, Planning Director, City of Belmont

Exhibit C

PROJECT NAME: CRMC Belmont

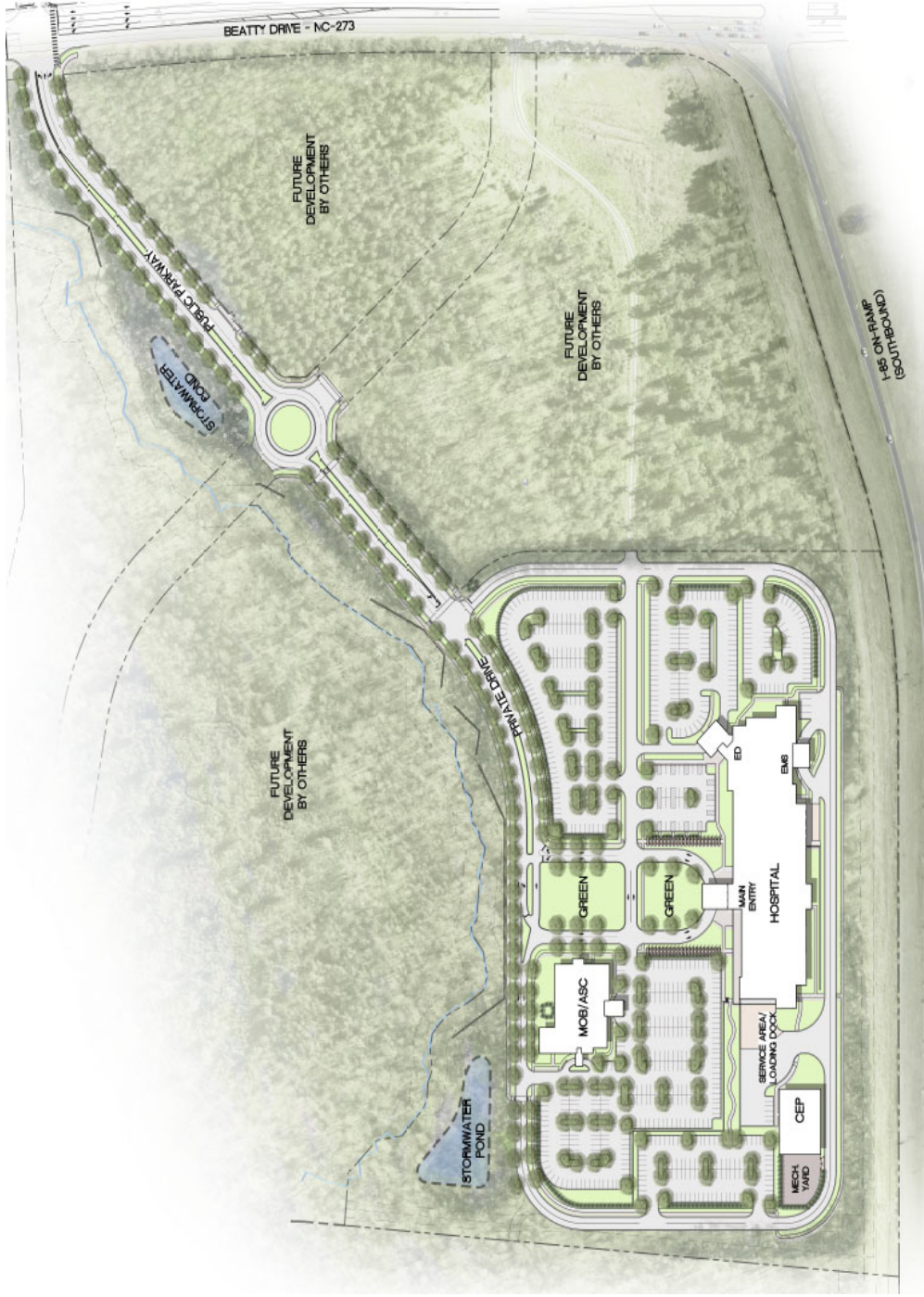
Community Meeting Attendees

| <u>Name</u> | <u>Company Name</u> |
|-------------------|--|
| Bill Monroe | Representative for Belmont Abbey College |
| Richard Blackburn | CaroMont Health |
| Jay Miller | CaroMont Health |
| Jamie Toler | Bridgewater |
| Aaron Jeffers | McMillan Pazdan Smith |
| Marcus Sheward | McMillan Pazdan Smith |
| Sam Walker | McMillan Pazdan Smith |
| Mark McAuley | ColeJenest & Stone |



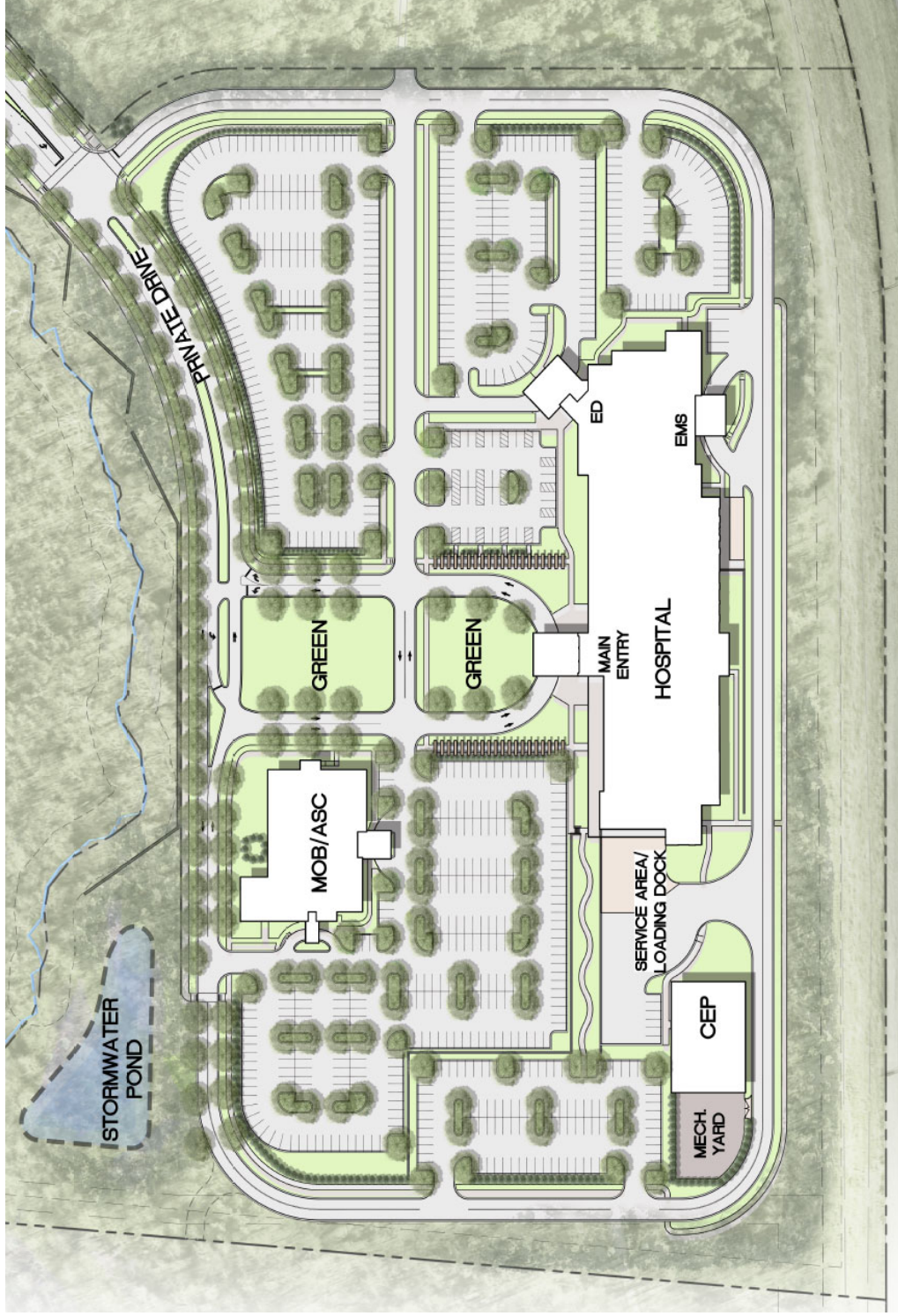
CAROMONT REGIONAL MEDICAL CENTER - BELMONT

AERIAL MAP



CAROMONT REGIONAL MEDICAL CENTER - BELMONT

OVERALL SITE PLAN



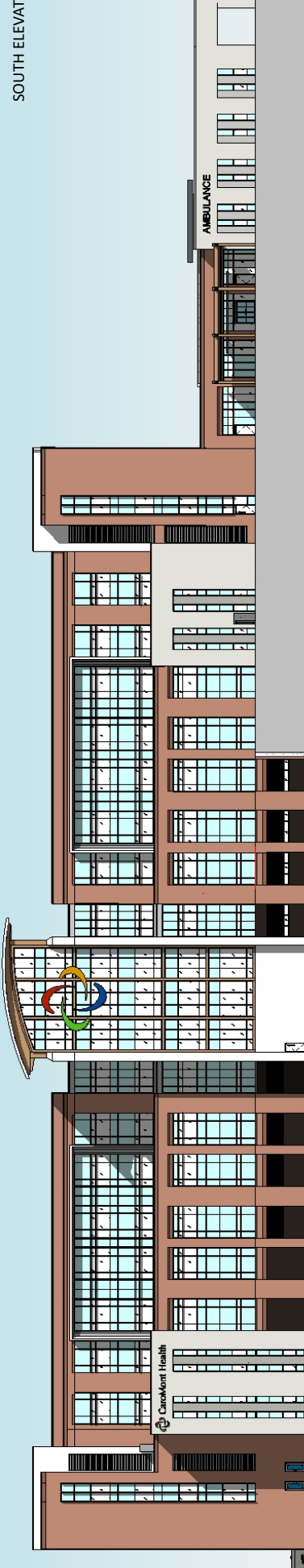
CAROMONT REGIONAL MEDICAL CENTER - BELMONT

SITE PLAN

NORTH ELEVATION



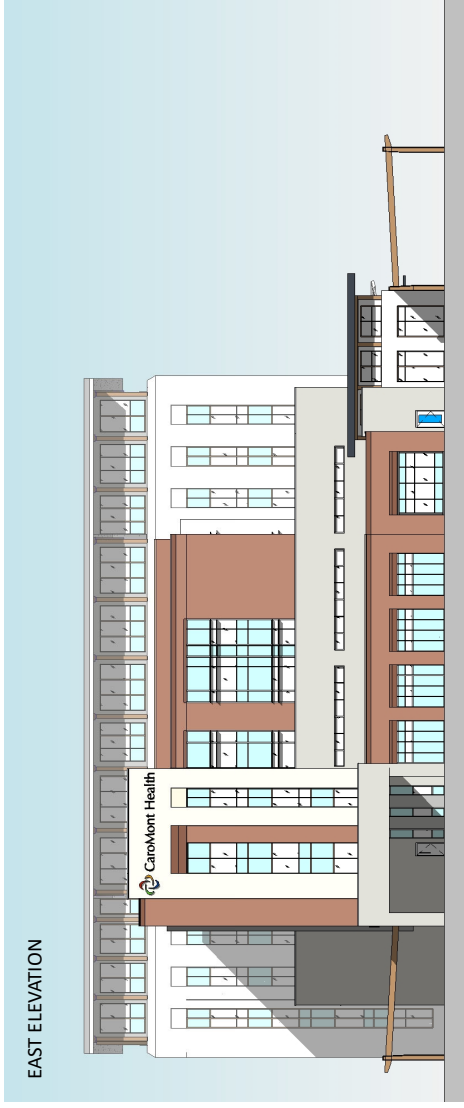
SOUTH ELEVATION



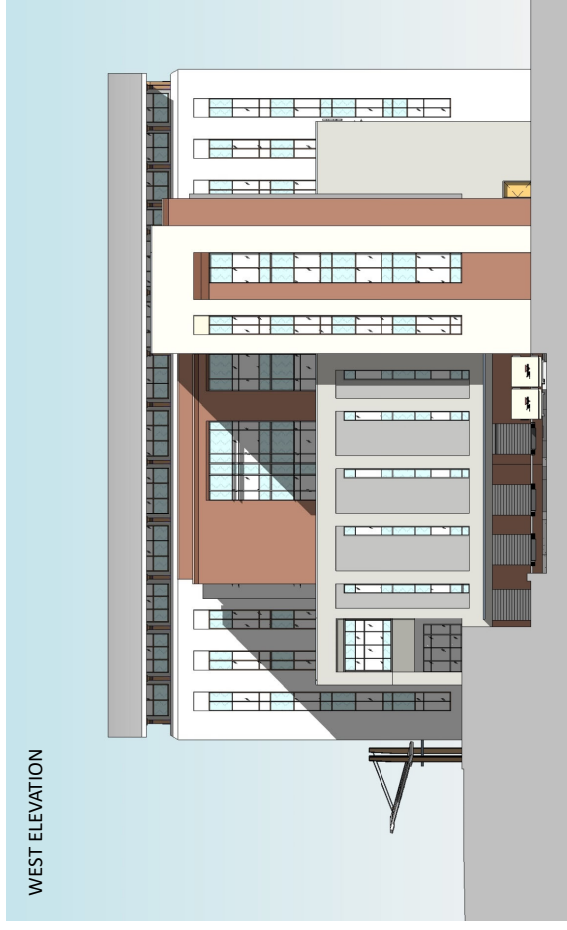
CONCEPTUAL ELEVATIONS
NOT TO SCALE

CAROMONT REGIONAL MEDICAL CENTER - BELMONT





EAST ELEVATION



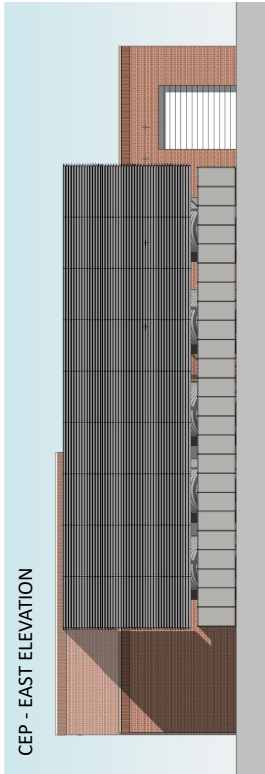
WEST ELEVATION

CONCEPTUAL ELEVATIONS
NOT TO SCALE

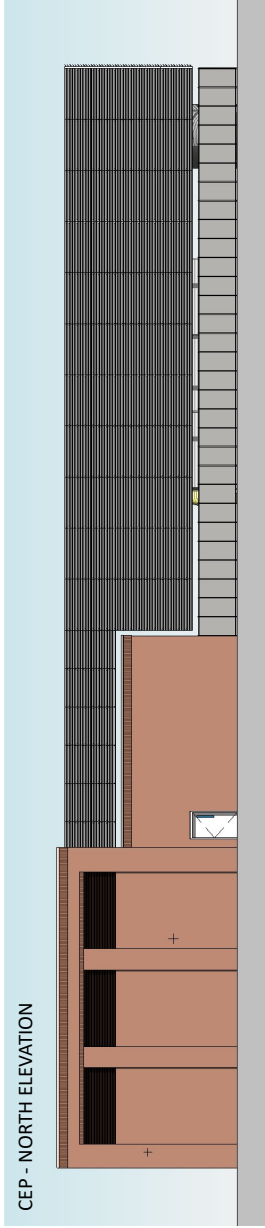
CAROMONT REGIONAL MEDICAL CENTER - BELMONT



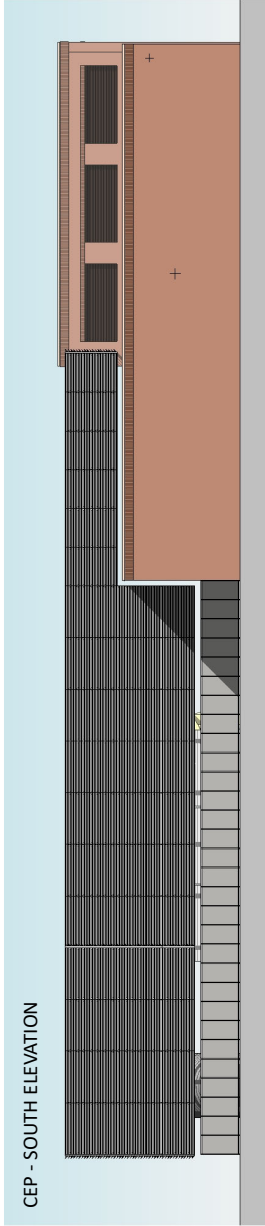
CEP - EAST ELEVATION



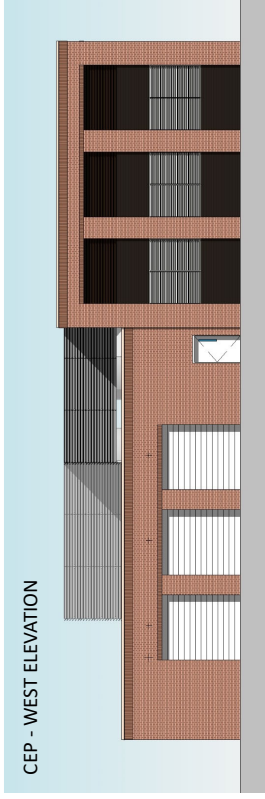
CEP - NORTH ELEVATION



CEP - SOUTH ELEVATION



CEP - WEST ELEVATION



CAROMONT REGIONAL MEDICAL CENTER - BELMONT

CONCEPTUAL ELEVATIONS
NOT TO SCALE

CaroMont Regional Medical Center – Belmont
Rezoning Community Meeting
Key Milestone Dates

| | |
|------------------------------|--|
| 1 st Quarter 2021 | Begin Site Clearing and Grading |
| 3 rd Quarter 2021 | Begin Construction of Hospital and Medical Office Building |
| 4 th Quarter 2022 | Complete Construction of Medical Office Building |
| 3 rd Quarter 2023 | Complete Construction of Hospital; Begin Patient Care |



Meeting Agenda for Re-Zoning Petition No. ZA202.03 by CaroMont Health, Inc:

Project: CaroMont Regional Medical Center - Belmont

Date: 08/31/2020

Time: 6:00pm-7:30pm EST

Location: Virtual (Zoom Platform)

1. Owner/Design Team Introductions
2. Introduction to Project
3. Existing Site, Surrounding Context, and Site Plan Overview
4. Building Program and Elevations
5. Schedule
6. Q&A
7. Next Steps
 - a. Planning Board – 9/17/20 – 6:30 PM
 - b. City Council – 10/5/20- 6:45 PM

****All attendees will be placed on mute upon entering virtual meeting. Attendees should use the “raise hand” button at the lower right-hand corner of the screen to ask a question during the Q&A section. We ask that questions be asked during the Q&A time.****

****Meeting is to be recorded in order to keep a list of community questions and feedback****



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CaroMont Health
2835 Court Drive
Gastonia
North Carolina 28054

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

Belmont
North Carolina 28284

ILLUSTRATIVE LANDSCAPE PLAN

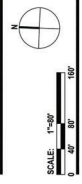
Project No.
4643

Issued
7/10/20

SCHEMATIC DRAWINGS

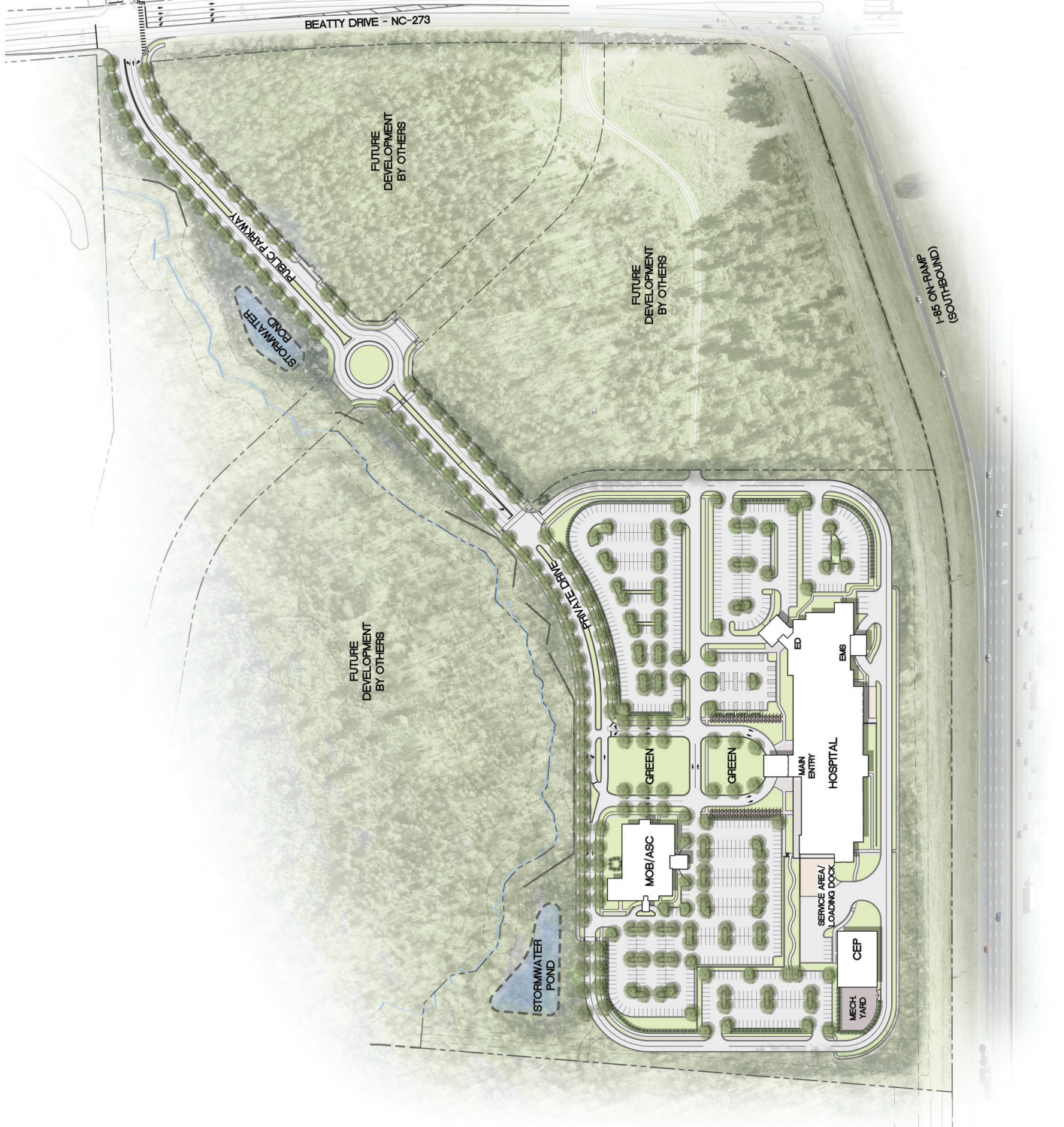
Revised

**PRELIMINARY
NOT FOR
CONSTRUCTION**



C-200

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Proposed Conditions of Approval ZA2020.03 CaroMont Hospital

A) Areas of Relief:

- a. Reduction in required sidewalk width: – The Belmont Land Development Code dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the Code requires 8’ sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6’. The 8’ sidewalks along the parkway would remain.
- b. Future connectivity to the west – Belmont Land Development Code encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the Hospital private drive.
- c. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
- d. Permeable Paving- Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/ 7 days a week, relief is being requested on permeable paving requirements noted in the Code to allow only standard paving cross-sections.
- e. Signage – The sign plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the ordinance. Once the final sign plans are prepared, we would like to request this be able to be approved by Belmont City Council at the appropriate time. We request relief to exceed the maximum square footage for a temporary development sign area (up to a maximum of 200 square feet) for the sign proposed to be located adjacent to the interstate.

B) Conditions of Approval

- a. The project shall comply with all requirement of the LDC and other adopted codes.
- b. The project shall obtain construction plan approval for the project and future expansion of structures or uses on the site.
- c. The TIA shall be a evaluated and amended (if necessary) to account for future expansion of structures exceeding square footage of the original TIA. This will be conducted with the site plan review.
- d. The applicant may present the sign program to the City Council for consideration and approval thereby amending the conditional zoning district.
- e. The development shall be built consistent with the plans provided and approved within this conditional zoning district.
- f. The conditional zoning requires a site-specific plan and therefore are vested initially for a two-year period. The Council has at their discretion the ability to extend the approval up to a five-year time period) G.S. 160D-108.