



# CITY OF BELMONT

## PLANNING & ZONING

**Zoning Map Amendment Request: ZA-2020.05**

**Property Owner:** Habitat for Humanity of Gaston County, Inc.

**Applicant:** Kay Peninger, Habitat for Humanity of Gaston County, Inc.

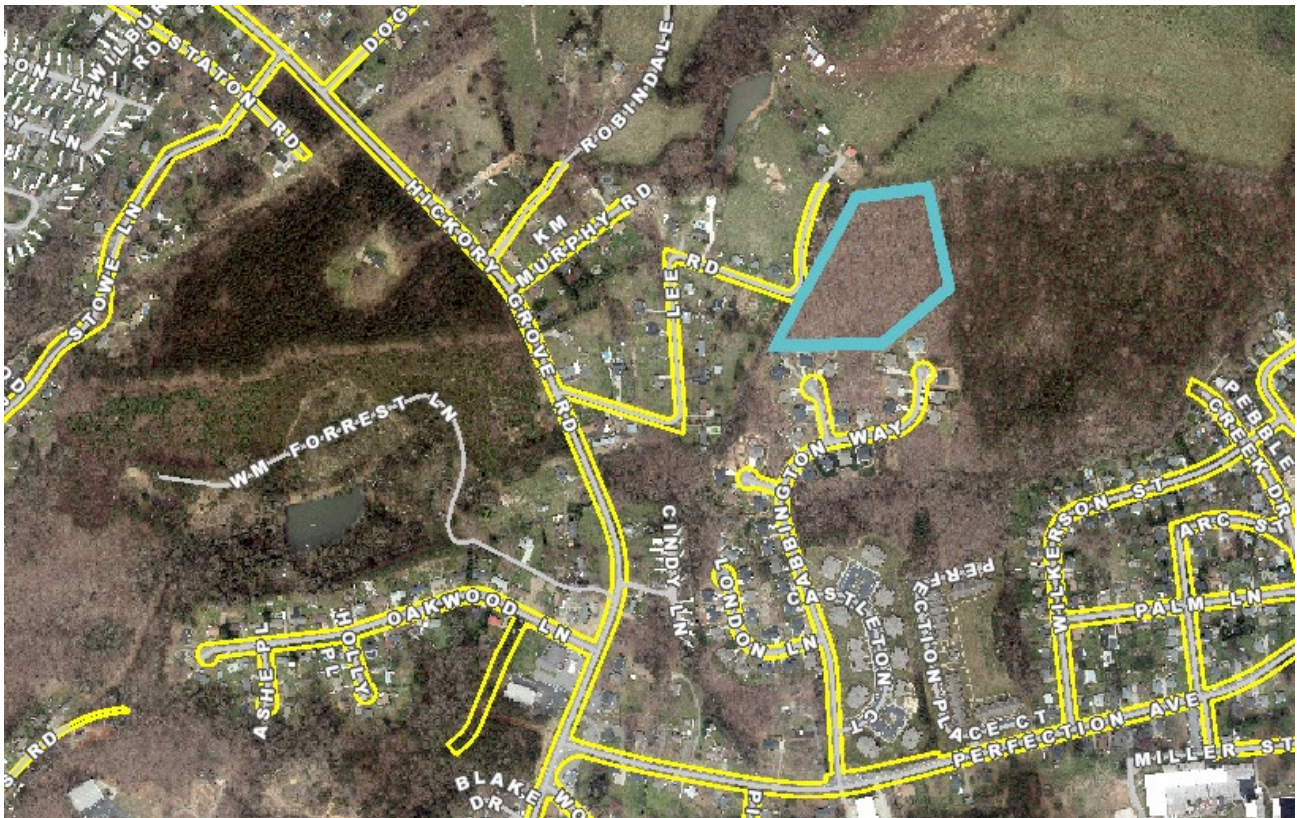
**Current zoning:** Suburban Residential (S-R)

**Proposed zoning:** General Residential Conditional District (G-R/CD)

**Property location:** 3100 Lee Road

**Gaston County tax parcel identification number:** 182236

**Request:** The city council receive and consider the planning board's recommendation to disapprove the request to rezone a 7.58 acre site from Single Family Residential (S-R) to a General Residential conditional zoning district (G-R/CD) for the development of a 28-lot single-family residential subdivision.



Map 1. Location of subject property

**Background:** The subject zoning petition site consists of the entire 7.58 acre parcel (PID#182236).

The request is to rezone 7.58 acres from Suburban Residential (S-R) to General Residential Conditional Zoning District (G-R/CD) in order to develop a 28-home mixed-income single-family residential subdivision, comprised of 3- and 4-bedroom homes with front porches. The average lot size in this community is 5,820 SF. Proposed neighborhood amenities include open green space with walking path, playground, picnic tables, and sidewalks.

A conditional zoning district is required to consider requests for relief from: 1) tree inventory requirements 2) minimum tree-save area 3) street tree requirements adjacent to tree-save 4) residential parking pad size 5) sidewalks parallel to a trail 6) front yard setbacks 7) porch sizing requirements.

The subject property was formerly zoned as R-1, however, Suburban Residential (S-R) zoning was assigned in 2009 upon annexation into municipal limits. General Residential (G-R) zoning was initially explored for this project, but it was determined that the S-R designation allowed for some flexibility on a project-by-project basis, and would be the safer option in light of the recession occurring during that time period. Assigning a G-R zoning designation would have allowed up to six dwelling units per acre (DUA) by right, over and above what was being proposed by Habitat for Humanity, and double the density allowable in the S-R zone.

Schematic plan approval was granted in September 2009, and construction documents for this project had been submitted for review in 2010, but the project became financially infeasible prior to approval of the construction documents. Previous schematic plan approvals have now expired. Because of this, a new schematic plan approval is needed.

The applicant is pursuing conditional zoning to seek approval for site plans consistent with the original vision to provide an unmet need of affordable housing within the Belmont community. The goal of Dixon Village is to have 1/3 of the houses occupied by Habitat families, and the remaining 2/3 of the houses priced at an entry-level market rate.

**Staff Analysis:**

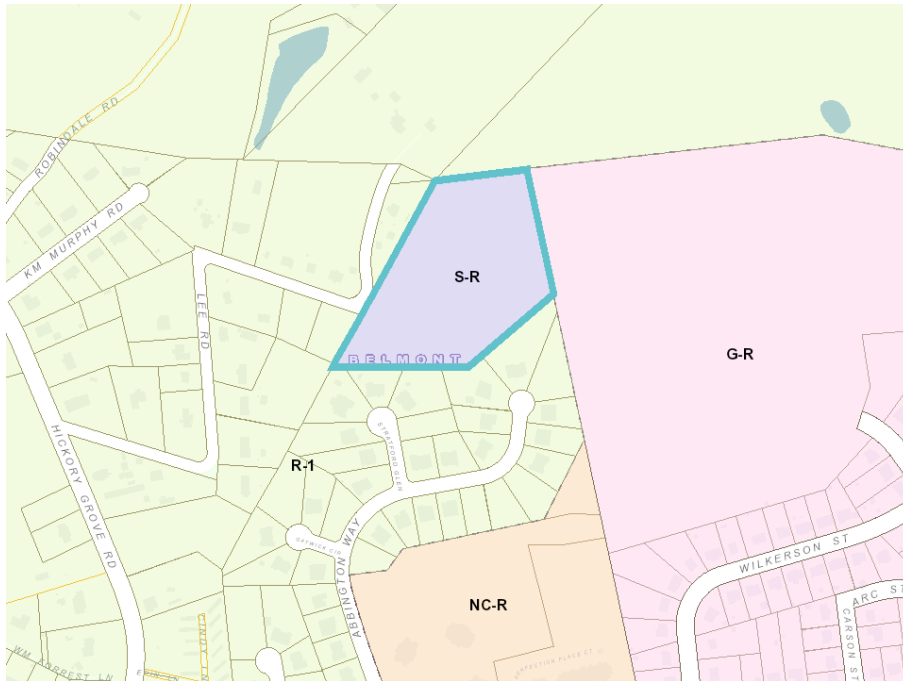
The subject property is currently undeveloped and is forested. Topography slopes down approximately 20' from west to east across the site. It is not located within a floodplain, but is located within the Belmont Watershed Protected area.

Performance standards:

<b>General Residential (SF Detached- Street)</b>	<b>Requirements</b>	<b>Proposed</b>	<b>Relief Needed?</b>
<b>Density</b>	≤ 6 DUA	3.69 DUA	No
<b>Tree-save</b>	20% of lot	18.7% of lot	YES
<b>Common Open Space</b>	1.17 acres	2.1 acres	No
<b>Lot Width</b>	55' min.	55' min.	No
<b>Parking</b>	2 spaces/dwelling	2 spaces/dwelling	No
<b>Parking Pad Size</b>	30' deep	22' deep	YES
<b>Setbacks</b>			
<b>Front</b>	20'	10'	YES
<b>Side</b>	11'	11'	No
<b>Rear</b>	30'	30'	No

Existing land use within the project area is residential. The property is mostly surrounded by properties outside of Belmont’s municipal limits, designated as R-1 (similar to rural residential) by Gaston County zoning. Adjacent properties within municipal limits are zoned G-R (General Residential) and NC-R (Neighborhood Center Residential).

The zoning classifications located adjacent to the project area are:



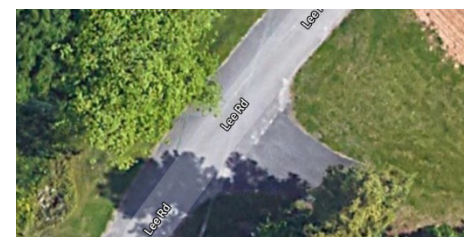
<b>North</b>
R-1 (Gaston County)
<b>South</b>
R-1 (Gaston County) NC-R (Neighborhood Center Residential)
<b>East</b>
G-R (General Residential)
<b>West</b>
R-1 (Gaston County)

A rezoning of G-R/CD for this parcel would align with the adjacent city zoning of G-R, while providing a maximum density well under what is allowable by-right in that zone, taking into account the more rural nature of the residential properties within the County’s jurisdiction.

Access to the site is currently along Lee Road (SR-2055), which is a state-maintained secondary road. Upon entrance into the subdivision, the new road infrastructure is set up as a circular layout around a common open space. This feature would allow vehicles on this road a way to turn around, without needing to use someone’s driveway or the partial hammerhead placed at the end of this street-- see picture. There is also a stubout road proposed that would allow for additional connectivity if the adjacent site behind the Pebble Creek subdivision is developed in the future. Road sections are designed as 50’ ROW and include rolled curb and gutter, 5’ sidewalks, and street trees. The community will also feature a 5’ natural surface trail through the tree-save area, as well as an accessible connection to a playground area and central mailbox station. See the site plan provided in **Attachment B** of this report.



Street View toward Project Site



Current Condition at end of Lee Road

**Tree-save/ Open Space:**

Habitat for Humanity is seeking relief from our current tree protection ordinance standards outlined in Chapter 11, which were adopted one month before their application was submitted, and instead requesting consideration under the tree protection ordinance requirements in place in 2010 at the time the project was formerly under construction plan review. In the 2010 ordinances, residential developments  $\geq 3$  DUA were not required to have any tree-save area, as our ordinance noted that by clustering lots together, greater common open space with tree preservation is achieved.



While the ordinance in place in 2010 did not require any tree-save area, the applicant initially proposed several options on the site to balance tree-save area and common open space improvements. Participants in the community meetings expressed the desire for tree-save area to be maximized, and the applicant was able to preserve 18.7% of the site as tree-save in the proposed plan.

**Architecture:** Homes will be a mix of three- and four- bedroom layouts with a mix of textures on the front facades. While the applicant is seeking relief for the exact porch depth and width requirements, they are committing to front porches at least 40 SF in size. Habitat for Humanity is seeking relief from the 20' front setback requirement to allow for homes to be situated slightly closer to the street, planning to have both the home and porch set back a minimum of 10' from the ROW. Homes will not have garages-- parking will instead be located along the side of the dwelling which will result in increased spacing between residences. **See Attachment E.**



*Representative Images of Proposed Dwellings within Dixon Village*

**Utilities and Infrastructure:** A booster pump station is required to be installed before residential construction can begin and has been incorporated as a project in the City's Capital Improvement Plan since this project was originally envisioned. Upon receipt of a new schematic plan application for the project, the City Engineer received authorization to proceed with the design of the booster pump station and is currently in process of retaining an engineering firm to design the facility. Habitat understands that coordination with the City Engineer is needed for all on-site construction and improvements to ensure that the project schedule is properly aligned with booster pump station installation. The future booster pump station to be installed by the City will improve water pressure for existing residents in the area while also allowing service of water to this new community.

The applicant conducted a road-mile study to ensure all proposed dwellings will be located within five miles of the fire station at 301 Keener Blvd. After reviewing the study, the fire department has confirmed their ability to rate subdivision from current station location once hydrant system is installed.

The new subdivision will be required to install a fire hydrant system that meets City of Belmont specifications. Currently fire protection along Lee Road is graded on a rural water supply. Once the hydrant system is installed, any property owner newly within 1000 feet of a city hydrant should be eligible for a reduction in homeowner's insurance policy at no cost to property owner based on their proximity to this infrastructure.

**Watershed and Stormwater:** The development is subject to the city's watershed development and stormwater ordinances. All required detention will be on the subject parcel at the location indicated on the schematic plans, as provided in **Attachment B** of this report.

**Traffic Analysis:** The trip generation for the proposed site does not meet the Traffic Impact Analysis (TIA) threshold. Kimley Horn calculated the expected trips for 28 single family homes as shown below:

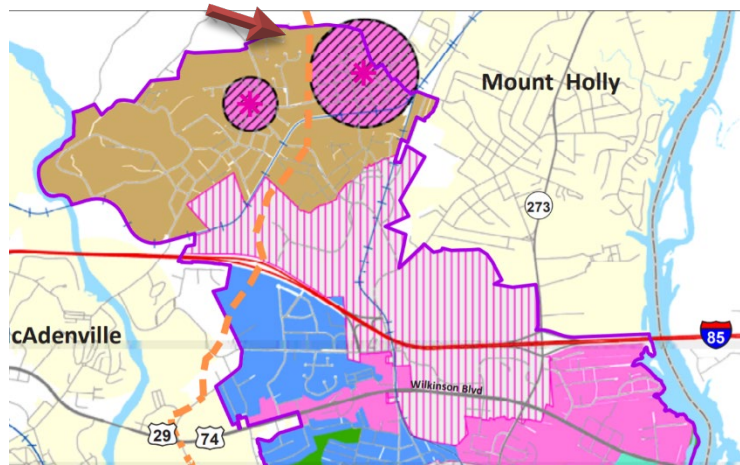
- Daily: 322 (vs 1,000-trip threshold)
- AM: 25 (vs 100-trip threshold)
- PM: 30 (vs 100-trip threshold)

Staff has contacted NCDOT to inform it of the proposed development and to share the concerns expressed by neighboring property owners since Lee Road is a state-maintained roadway. NCDOT has confirmed that the design of Lee Road meets minimum subdivision roadway standards and will accommodate two-way travel to and from the proposed site. NCDOT recommends a stop sign be placed on Geneva Circle at the intersection with Lee Road. Staff has also advised the applicant to reach out to Kimley Horn for further analysis of Lee Road based on feedback received at the Planning Board meeting to confirm that the current design of the roadway will support the addition of additional traffic.

### **Comprehensive land use plan:**

At the time of initial annexation and zoning in 2009, the comprehensive land use plan envisioned this area for semi-rural development.

In the 2018 comprehensive plan, this area is now identified for suburban neighborhood development. Suburban Neighborhood development is designated for low and medium density ( $\geq 6$  units/acre). This land use category is dominated by single-family detached houses arranged in moderate-density neighborhoods.



Staff is of the opinion the proposed project, at this location, is consistent with the vision of the comprehensive land use plan because: 1) it proposes medium density residential development, and 2) it is proposed as single family detached dwellings arranged as a neighborhood.

Goals cited within the comprehensive land use plan include:

- Land Use
- Economy
- Mobility
- Community Character
- Parks & Recreation
- Infrastructure
- Environment
- Intergovernmental Relations

Staff is of the opinion this project is a reasonable request and consistent with the following goals of the plan:

- **Land Use:** The project helps ensure a balanced approach to land use that promotes choice in housing.
- **Community Character:** The project protects and enhances the character of Belmont by improving community appearance and promoting social and economic diversity.

**Staff Recommendation:**

Staff supports rezoning the property to G-R/CD with the associated schematic plan, as it allows for the site layout and density originally approved for site 2010, while locking in a site plan with a density just slightly above what is allowable by-right on the property to provide mixed-income housing choices within Belmont. While concerns regarding access for the site have been expressed, staff has confirmed with NCDOT that Lee Road meets its minimum subdivision road design standards and that access to the property would be permitted. The applicant has also committed to a variety of conditions to address concerns raised regarding buffers and overall community appearance.

**Neighborhood meeting #1:** The applicant's team held an initial community meeting on December 28, 2020 using a virtual platform because of the COVID-19 pandemic. There were approximately six members of the community present in addition to the applicant's team. Comments and questions were mainly related to tree-save, property values, and ongoing community maintenance. The minutes from the meeting are provided in **Attachment C** of this report.

**Neighborhood meeting #2:** The applicant's team held the second required community meeting on January 11, 2020 using a virtual platform because of the COVID-19 pandemic. There were approximately 12 members of the community present in addition to the applicant's team. Comments and questions were mainly related to buffers, booster pump station, street access and easements, clearing for development, need for rezoning and other city requirements. The minutes from the meeting are provided in **Attachment D** of this report.

**Planning Board Meeting:** The project was presented to the board in its public meeting on January 21<sup>st</sup>. Six adjacent property owners spoke during the public comment period, and five others provided public comment via email that were read into the record during the public meeting. Further discussion by the planning board followed public comments. Concerns expressed related to:

- Proposed density of the new development
- the impact on the residents of Lee Road, the design of Lee Road and its ability to serve additional homes.
- desired buffers between this project and existing neighborhoods
- questions related to water pressure and the planned booster pump station improvements.

The planning board determined that request as presented was not reasonable and was therefore not consistent with the adopted Comprehensive Land Use Plan because project exceeds the density currently allowable within the S-R zoning designation, and the increased density is not supported by adjacent property owners. The finding was supported by a 5-1 vote (Divers dissenting).

**Applicant Response:** Following feedback at the planning board meeting, the applicant has volunteered to the following additional conditions to be placed on the development:

1. Install a planted buffer consisting of a single row of evergreen trees along the rear of lots 4-6.
2. Change building material type from vinyl to cement fiber board.
3. Lots within the community will consist of a minimum of three unique floor plans for this project to ensure and promote variety, instead of a "cookie cutter" type appearance.
4. Provide each house an 80 SF minimum storage shed to be clad in cement fiber board and be architecturally compatible with the house.
5. Habitat will coordinate with the City Engineer for all on-site construction and improvements to ensure that the project schedule is properly aligned with booster pump station installation.

## Proposed 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:
  - Not requiring a tree inventory to be performed on the site.
  - Allowing a tree-save area of 18.7% instead of 20%.
  - Not requiring street trees along one side of Geneva Circle where it abuts tree-save area/common open space.
  - Not requiring sidewalks along one side of Geneva Circle where location would be adjacent/parallel with the proposed parkway/greenway.
  - Reducing the front yard setback to 10'-0", but requiring the porch to be fully located behind the front yard setback (except the steps).
  - Eliminating the required front porch depth and width, instead committing that all porches will be at least 40 SF in area.
2. Relief shall be granted to the current tree protection ordinances to accommodate site plans as shown. Any tree-save area located on a single-family residential lot shall be required to be recorded as a conservation easement.
3. In addition to designated tree-save area, developer shall install a planted buffer consisting of a single row of evergreen trees along the rear of lots 4-6.
4. Dwellings shall be clad in fiber cement siding material utilizing various design profiles to maximize curb appeal. Front facades shall be comprised of a minimum of two different materials (i.e., fiber cement, stone) or textural profiles (i.e., horizontal, board and batten, shake) on the front façade.
5. Developer shall provide each house an 80 SF minimum storage shed to be clad in cement fiber board and be architecturally compatible with the house.
6. Lots within the community will consist of a minimum of three unique floor plans for this project to ensure and promote variety, instead of a "cookie cutter" type appearance.
7. Applicant shall apply for an Architectural Review and approval through the Planning Department prior to the issuance of zoning permits for new single-family residential dwellings.
8. Developer agrees to install a stop sign on Geneva Circle at the intersection with Lee Road per NCDOT's recommendation.
9. Applicant shall coordinate with the City Engineer for all on-site construction and improvements to ensure that the project schedule is properly aligned with booster pump station installation.
10. The conditional zoning schematic plan approval includes a 28-lot residential subdivision with common open spaces, walking path, playground, picnic tables, and sidewalks. Approval is valid for a period of 24 months.

**City Council Action:** Receive report, public comment, and consider action.

Attachment A – Application and Letter of Intent

Attachment B – Site Plan\*

Attachment C – Initial Community Meeting Minutes

Attachment D – Second Community Meeting Minutes

Attachment E – Representative Elevations

Attachment F – Statement of Consistency

\*A full set of plans is available at [www.cityofbelmont.org/dixon\\_village](http://www.cityofbelmont.org/dixon_village).





# CITY OF BELMONT PLANNING & ZONING

Date Filed	11 / 13 / 2020	To be completed by City of Belmont Application Number ZA-_____
To be completed by City of Belmont: Hearing Date(s) P&Z	/ / / /	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:

<b>Current Zoning (circle one)</b>	R-R	<u>S-R</u>	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

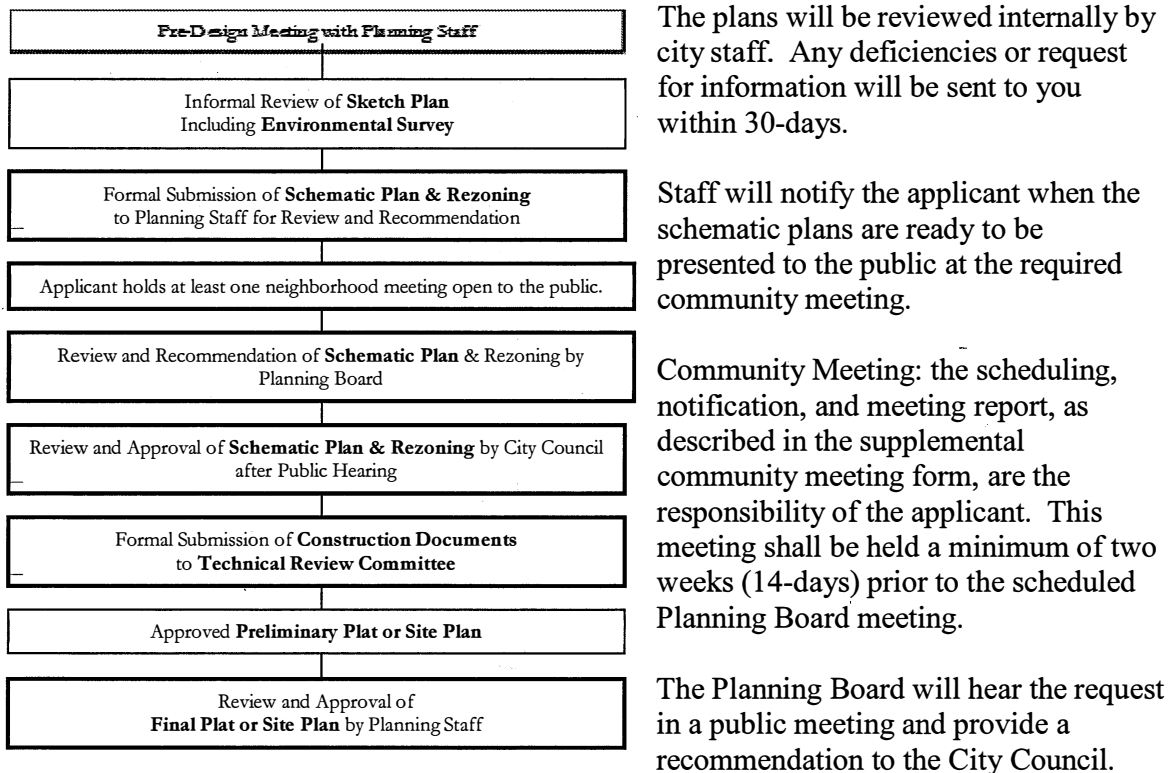
<b>Proposed Zoning (circle one) Conditional District? (CD) <input checked="" type="checkbox"/></b>	R-R	<u>S-R</u>	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address: <i>Lee Road</i>	
Physical Description of Location: <i>7.58 acre parcel on the east side of Lee Road, approximately 500 l.f. from the end of Lee Road.</i>	
Tax Parcel Number: (PID Number)	<i>3586648641</i>
Property Owner:	<i>Habitat for Humanity of Gaston County, Inc.</i>
Owner's Address:	<i>1840 E. Franklin Blvd., Gastonia, NC 28054</i>
Phone Number: ( 704 ) 874 - 0499	Email Address: <i>kay@habitatgaston.org</i>
Applicant Name if different than owner: <i>Same as Owner</i>	Applicant Phone Number if different than owner: <i>Same as Owner</i>
Applicant Email Address if different than owner: <i>Same as Owner</i>	
Applicant's address:	<i>Same as Owner</i>
Primary Contact:	<i>Anthony Brent Cowan, P.E The Isaacs Group, P.C.</i>

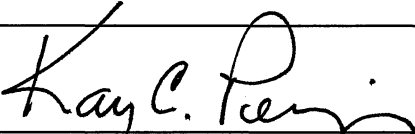
## SUBMITTAL REQUIREMENTS

- 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 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.



Signature of Property Owner



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.



January 12, 2021

Ms. Shelley DeHart  
Director of Planning  
Belmont Planning Department  
PO Box 431  
Belmont, NC 28012

Ms. Tiffany Faro  
Associate Planner

Dear Shelley and Tiffany,

Habitat for Humanity of Gaston County has applied to rezone PID 182236, 3100 Lee Road, commonly known as the Dixon Village neighborhood. The city of Belmont is familiar with this project as it was approved in 2010 by the council.

Dixon Village will be a unique, mixed-income neighborhood that will contribute greatly to a strong and healthy city of Belmont, as well as a greater Gaston County, by providing affordable housing. This is an innovative project that is designed to encourage interaction in a diverse, closely-knit community, creating what research shows are economic and social benefits for our entire region.

Dixon Village is a proposed 28 home mixed-income single family residential subdivision, comprised of 3- and 4-bedroom homes with front porches. The average lot size in this community is approximately 5,820 s.f. Proposed neighborhood amenities include open green space with walking path, playground, picnic tables and sidewalks.

This innovative neighborhood will support hard-working, low-income Habitat families achieve their dream of becoming homeowners, which will allow them to provide an environment where their children will grow and thrive. It will also provide the opportunity for entry-level, market-rate buyers to buy a house in the lower range of home prices.

The 2020 State of Housing in Charlotte research report, conducted by the Childress Klein Center for Real Estate at UNCC, illuminated the lack of availability in the real estate market of houses priced at \$250,000 and below. Key findings from the report include:

- Population growth in the region is outpacing housing growth. From 2010 to 2019, the population grew by 1.9%, but housing units grew by only 1.6%.
- Land prices are rising rapidly across the region, which is driving up the price of housing and also pushing more people toward the suburban fringe.
- The lowest-priced segment of the owner-occupied market has seen the sharpest price increase, impacting low-income and middle-income affordability. Between 2010 and 2019, home prices in this segment have risen 195%, from \$48,990 to \$145,000. That is an annual increase of 14.5%.

Habitat Future Homeowners fall into the 30-60% of area median income segment and earn an average of \$33,122 annually. Without a "hand up" these families will not be able to afford homeownership. Habitat families pay for their

1840 E Franklin Blvd Gastonia, NC 28054 ▪ Phone: 704-864-6536 ▪ [info@habitatgaston.org](mailto:info@habitatgaston.org) ▪ [habitatgaston.org](http://habitatgaston.org)

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house with an affordable mortgage, defined as no more than 30% of their gross income. The goal of Dixon Village is to have 1/3 of the houses occupied by Habitat Families and the remaining 2/3 of the houses will be priced at an entry level market rate.

Construction plans for this project were previously prepared, reviewed and partially approved in 2010. Drawings were approved by the NCDOT and Gaston County Natural Resources. The city of Belmont conducted a sketch plan review process and two reviews of construction drawings and the plans were verbally approved contingent upon the receipt of city required development fees. These fees, charged in the economically hard time of the great recession that began in 2008 ultimately led to the termination of development plans moving forward.

Today, a new regime of Habitat looks forward to working with the city of Belmont to develop this project to provide an unmet need of affordable housing within the Belmont community. Updates to the Belmont land development ordinances since the original 2010 plans have added an additional cost burden to this project making it challenging to remain economically feasible. The costs to prepare this land for construction are extremely high and are becoming cost prohibitive. Therefore, in order to make this project feasible, Habitat requests the following relief and design considerations:

1. Relief from conducting a tree inventory due to the time and expense, and relief from tree save requirement of 20%. The original design was in compliance with the 2010 ordinance which did not require any tree save since existing topography slopes were less than 15%. The plan as submitted shows a tree save of 18.7%.
2. Relief from parking pad size requirement of 30' long x 20' wide and allow for installation of parking pads that are 22' long x 18' wide. This size is equal to or greater than that required for two commercial parking spaces and will be designed so the length is outside the right of way and sidewalk to avoid car overhang obstruction of the walk. The designed road grades along with arrangement of house and driveway on a 55' wide lot, the requirement of a wider driveway would require costly retaining walls in order to make grade transitions.
3. Relief from System Development Fees, following the example of the Loftin Senior Housing complex.
4. Relief to eliminate sidewalks on one side of Geneva Circle along road centerline stations 2+00 through 8+00 where it abuts the Parkway/Greenway COS and has a walking trail in the tree save area.
5. Relief to eliminate street trees on one side of Geneva Circle along road centerline stations 2+00 through 8+00 where it abuts the Parkway/Greenway COS and has a walking trail in the tree save area.
6. Ability to use Powell funds to pay for construction of sidewalks and new street construction.
7. Relief from Belmont Land Development Code Section 4.2 #A1 that says "useable front porches are at least 6 feet deep and extend more than 50% of the façade." The proposed houses will have porches, but they may be smaller than 6 feet in depth and may not extend more than 50% of the façade. The minimum area of porch will be 40 square feet.
8. Relief from the 20-foot setback requirement to allow a 10-foot minimum setback as shown on the originally approved 2010 plans. The Habitat house footprint will not fit on the lot with a 20-foot setback. Petitioner agrees to prohibit front porches from encroaching into the 10-foot setback but steps from the porch will be allowed to encroach.

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Habitat for Humanity of Gaston County is very excited to work with the city of Belmont on this project. Safe and stable housing is the building block of our society and Dixon Village will be a needed and meaningful addition to the housing stock of Belmont and Gaston County.

Sincerely,

A handwritten signature in blue ink that reads "Kay Peninger". The signature is fluid and cursive.

Kay Peninger  
Executive Director



**Dixon Village Community Input Meeting**  
**Hosted by Habitat for Humanity of Gaston County, Inc.**  
**Monday, December 28, 2020 at 6:00 pm via Zoom**

**Attending:**

Kay Peninger – Habitat Executive Director

Anne Schenk – Habitat Board

Steve Whitesell – Habitat Board

Andy Ratchford – Habitat Board

Tom Ras – Thomas Construction

Brent Cowan - Issacs Group

Cathy Young – Allen Tate Realty

Adam Penley – Abbington Woods Neighborhood Homeowner

Jan Chapman – Abbington Woods Neighborhood Homeowner

John and Terry Williams – Abbington Woods Neighborhood Homeowner

Joanne Dauer – Abbington Woods Neighborhood Homeowner

Jean (Last name unknown)

704-819-3921 (Name Unknown)

Kay Peninger welcomes everyone to the meeting, reviews the guidelines to conduct the meeting, introduces herself and Habitat for Humanity of Gaston County. She describes the Dixon Village project.

Brent Cowan introduces himself. He explains that the Dixon Village project had originally began in 2010 and that the site plans are quite similar to the plans from 2010.

John Williams asks if the green space behind his house will be trees.

Brent shares the screen so that everyone can see the site plans. He then zooms into Lot 31 which is the lot of John and Terry Williams to show the space behind Lot 31. Brent explains that the city will decide whether the area will be tree space or a community garden as part of improved common open space. Brent points out that the Dixon Village project team prefers to leave the space as tree space, but repeats that the Belmont City Council will make the decision.

Cathy Young adds in that it is important for the Dixon Village team to hear what the surrounding neighbors desire and that it is important to share at this meeting as the city of Belmont will take this into consideration.

Brent Cowan agrees with Cathy Young.

Adam Penley stated that he prefers to keep the space as tree space. His home backs up to COS#1 and it's important to him that the area be designated as tree save.

John and Terry Williams stated that the tree save is their preference as well.

Joanne Dauer agrees with her neighbors that she prefers the area as tree save.

Jan Chapman and her husband agree with their neighbors that they prefer the area as tree save.

Joanne Dauer states her concern about the resale value of the homes in the neighborhood and asks when the groundbreaking will take place.

Kay Peninger answers Joanne's question saying the groundbreaking is anticipated to take place beginning late spring and that we hope to begin building in June or July.

Kay mentions that Adam Penley had also asked her a question about the home values over an email prior to the meeting. Kay shared that Habitat International requires Habitat houses to be sold at fair market value as determined by an independent appraiser. They will ensure that the surrounding home values won't be negatively affected.

Adam Penley asks what the square footage of the homes will be.

Kay replies that there will be three- and four-bedroom homes. The three-bedroom homes will be approximately 1100-1200 sq. ft. and the four-bedroom homes will be approximately 1200-1400 sq. ft.

John Williams asks if the homes will have driveways. He is concerned about parking on the sides of the road.

Brent Cowan answers that the houses will have driveways, but they will not have garages. Brent drew the location of the house and driveway on the site plan and showed it to the audience through screen share.

Adam Penley asks if there will be an HOA for Dixon Village.

Kay answered that there will be an HOA to cover annual maintenance and to keep the neighborhood looking nice.

Joanne Dauer asks if the project will be done in phases.

Kay answers that the project will continue to be built until finished. It will not be in phases.

Jan Chapman mentions that there has been a water pressure issue in their neighborhood for years. She and her neighbors talked to the city about the issue. She says that the town promised to fix the issue with a new water tower. With this new neighborhood, will this issue be addressed and finally fixed?

Brent Cowan answered that the Dixon Village team is aware of the issue and that Adrian Miller, the city manager, has begun the process of addressing this issue thanks to the Dixon Village development.

Adam Penley agrees that the water pressure has been an issue for years and he looks forward to the issue being fixed.

Adam Penley asks Kay to explain the 1/3 Habitat homes and 2/3 Market Value homes situation.

Kay Peninger explained that 1/3 of the houses will address the number of future homeowners who will be ready to purchase a house and that the rest will be entry-level buyers and that we are addressing two housing needs with this project.

John Williams asks if the Dixon Village neighborhood will be served by public transportation.

Kay answers that it would be a great idea if the city added a bus route that connected the neighborhood to public transportation.

Cathy Young adds that the project team wants to reassure the neighbors. Even without garages with the houses, the value of the homes will be great. The goal of the Dixon Village project is that one won't be able to spot the Habitat houses. All of the houses will look the same from the street. Cathy mentions that Tom Ras is a great partner and has plenty of experience with building custom homes. We want to assure you that the value of your home will not be negatively impacted.

Tom Ras replies that our goal is to build a variety of homes that will have different looks rather than the regular "cookie cutter" Habitat homes. We hope that other Habitats and counties will follow the example of the mixed-income neighborhood.

Adam Penley asks when the next communication will be.

Kay explains that the meeting and neighbor concerns will be reviewed by the city of Belmont and then we will move forward.

The meeting ends.



**Dixon Village Community Input Meeting 2**

**Monday, January 11, 2021 at 6:00 pm**

<b>Attending:</b>	Russell ---
Kay Peninger – Executive Director	Adam Penley
Cathy Young – Board and Allen Tate Realty	Christine Steiner
Brent Cowan – Isaacs Group	Jean Robbins
Les Davis - Board	John ---
Andy Ratchford – Board	Sean Baxter
Bill Dodgen - Board	Suzanne O’Brien
Tom Ras – Thomas Construction	Michelle Bourhill
Ed Lineberger	Joanne Dauer
Jan Chapman	858-7142-1395

Kay Peninger opened the meeting with introductions of herself and the Dixon Village project team members. She followed with an overview of the Dixon Village project for those that did not join the first meeting.

Kay presented a question that she was asked earlier via email regarding what type of border or fencing will there be between Dixon Village and the Abbingon Woods neighborhood. Some neighbors have experience unwanted foot traffic through their property. Kay answers that there are no plans to install a fence between neighborhoods.

Brent Cowan added that the tree save areas will provide a buffer between the neighborhoods. Brent pointed out that it was discussed during the last meeting that the Abbingon Woods residents prefer the tree save area rather than a community garden. The community garden concept has been taken off the table.

Brent Cowan shared his screen to review the tree save areas.

Cathy Young added that with Brent sharing his screen to show the Dixon Village plans, it is a good time for neighbors to see how their property line will connect to the Dixon Village neighborhood.

Adam Penley asked to explain the zoning variances and why that needed to be changed.

Brent Cowan explained that when Dixon Village project was under zoning review, at that time, 2010, the zoning allowed 28 lots and we had received approval from the city of Belmont. Now, in 2021, when we reached out to the city of Belmont and told them we were proceeding with Dixon Village, they let us know that the zoning had changed and to keep the site plan the same we would need to rezone. So, we are applying for a zoning category that fits our site plan.

Sean Baxter asked what the price range of the Dixon Village houses will be?

Cathy Young answered that from a per sq ft standpoint, the houses are going to be on par with all of the surrounding properties. The goal of Dixon Village is to not be able to tell the difference between the Habitat homes and the market rate homes. We want to educate the world on what a lower income product can be. We have a high-end custom builder on the team. This project is near to our hearts. The price range will be between \$220,000-275,000. Things change from month to month, but this is the strongest market that I have experienced in my 28 years in the business.

Cathy continued that as for the issue with foot traffic through the properties, this subdivision is going to have covenants and restrictions and will to be held to the same standard as all of Belmont.

Kay agreed with what Cathy is saying and mentioned that there will be an HOA to cover annual maintenance and other aspects to keep the area looking good.

John ---- asked for an update on the booster-pump situation.

Brent Cowan assured the audience that the issue was brought to the council and due to the Dixon village project, the issue is on their radar. The city manager is in the process of submitting bids to engineering firms to design it, so it is moving forward.

Cathy Young added that all the feedback from the last input meeting was taken to the mayor and city manager so they are aware.

Sean Baxter asked why are there plans for a dead-end road with no houses on it?

Brent Cowan explained that planners are required to stub to the property lines so that future development can occur. There is a way to extend that road if there is a future development.

Sean Baxter also asks how many designs of different houses will there be?

Kay answered that we have not finalized our house plans. The intention, however, is to use different styles and variations so that the houses do not look 'cookie cutter'.

Tom Ras added that the goal for this project will be to debunk the cookie cutter myth and look. Our goal is to make this a stand-alone project that this team and the city of Belmont can hang

our hats on. Where every house looks unique and custom, and we provide a service to the community by doing so.

Cathy Young pointed out that there are currently four plans under review.

Suzanne O'Brien commented that at the end of the Abbington Woods cul-de-sac, the 2 right of ways, we cannot read. We would like to find out if that is just storm water coming through and are they existing right of ways?

Brent answered that these are utility easements. Coming off of the Abbington cul-de-sac is an existing water line that's been stubbed. That's where we will be connecting our water line and bringing it into Dixon Village. (Brent is showing this plan through screen share and pointing out the plans) To the right side is sewer easement which is also existing. This is something the developers were made to do by the city. Similar to the road being stubbed for future development, lines are stubbed as well so future developments have access to public water lines and public sewer lines.

Sean Baxter asks if there are any road improvements planned to address the extra traffic this neighborhood will cause?

Brent Cowan answered that there are no road improvements planned.

Joanne Dauer commented that the original plans show three different house plans. Hence, she feels this is considered track-built homes. It is rhetorical. I was adding a correction.

Kay replied that our intent is that the neighborhood does not look cookie cutter that it has an attractive and charming look.

Cathy added that when we think about track-built subdivisions, we think of a huge piece of land, all trees cut down, and a hundred vinyl boxes that all look the same. The Dixon Village homes will be one- and two-story houses, and won't just be vinyl boxes. They will have custom features. The builder's wife is a designer and she takes a lot of time making specific selections. It really will be a lovely neighborhood. It will in no way negatively impact anyone's property values surrounding.

Ed Lineberger asks what about traffic on Lee road? It is already hard to get on Hickory Grove Road.

Kay replied that as Brent said earlier, there are no road improvements planned currently.

Ed Lineberger replied that with approximately 56 more cars, there will be a congested mess. I don't believe not planning for that is adequate due to the high traffic.

Cathy asked Ed what he thinks needs to be addressed? Stop signs? Stop lights?

Ed answers that he already has trouble getting on Hickory Grove Road. He is worried about the increased traffic and no stop light.

Cathy acknowledges that this is a valid point and the accessibility is something to be looked at.

Ed answered that he does not want to have to go through the development to safely get on Hickory Grove road.

Joanne Dauer adds that there is not a road connection into Abbington and that the traffic will be going towards Lee Road and in turn will be an issue for Ed and his neighbors, there needs to be stop signs because these people can't drive.

Suzanne O'Brien asked which way does storm water runoff come out of the development?

Brent Cowan answers that storm water runoff will be collected and routed to the pond in Dixon Village and when it leaves the pond it will go through a connected pipe and going over the property line. It will not runoff into Abbington Woods.

Joanne Dauer commented asking are you saying you are not doing a total clear?

Kay asks Joanne if she's referring to the green space behind Joanne's lot?

Joanne replies that she is referring to the green space. She is concerned about that because she has the least green space. She has white oaks that she wants to salvage on our property. She is also worried about the displacement of animals and losing privacy.

Brent Cowan answers that we are not clear cutting. There will be plenty of tree save and green area around and in the perimeter.

Joanne replies that when the work begins, who picks out which trees to cut down? There are mature trees around that keep the value up. She's concerned about the wildlife.

Brent answers that the surveyor will very accurately stake and tag these tree save areas. The contractor will then put up tree protective fencing which is bright orange and communicates where to stop. They will also stake limits of disturbance along the tree save line. From there the clearing company will cut down the trees beside the areas identified.

Joanne adds that they will resurvey their land and keep an eye out.

Sean Baxter asks what the estimated completion date for the neighborhood?

Kay replied that our timeline is to break ground in June 2021, we intend to start three homes per month, so we plan to be finished in about a year, around June 2022.

Adam Penley comments that he understands the plans are 10 years old, but existing zoning is there for a reason. Many of Abbington Wood residents do not agree with the zoning change request. We believe existing zoning should stay and plans should be adjusted to existing regulations. Adam continues that in other words, the residents do not agree with trying to change regulations to put more homes per acre than currently allowed.

Brent Cowan responded to Adam that his statement is acknowledged. This is on record and Brent invites Adam to the planning and zoning board meeting on January 21 at 6:30PM virtually to speak his statement to the board.

Sean Baxter asks if we would be willing to increase the wooded buffer between Abbingdon and Dixon Village. Let's say a 30-foot minimum along property line.

Brent answers that the project cannot accommodate that.

Sean Baxter asks what is the reasoning behind the storm water pond vs letting it run off in the storm drains?

Brent replies that the state of NC and city of Belmont have regulations that require us to treat the first inch of runoff and remove 85% of the total suspended solids. Also to reduce the volume that would be leaving the site. The pond collects and slowly releases the increased volume so that the peak rate post-development is equal to or less than peak rate pre-developed. There are two functions to the pond which are cleaning the water and slowing the water down so as to not cause downstream erosion or flooding.

Ed Lineberger stated that it is hard for him to attend meetings on Thursday due to work. He would like the traffic problem addressed.

Kay assured Ed that the message will be received about the traffic issue.

Joanne comments on her concern about the small buffer against her property. She points out that her neighbors have more tree space.

Adam Penley suggested that we could add decks for the homes on that line as a substitution for less back yard.

Kay thanks Adam for his suggestions.

There are no other questions.

The meeting ended.



REPRESENTATIVE ELEVATIONS





# CITY OF BELMONT

## PLANNING & ZONING

### Statement of consistency

In considering the zoning map amendment of the Land Development Code request associated with petition ZA 2020.05 Dixon Village, the Planning and Zoning Board finds:

The request as presented is not reasonable and is therefore not consistent with the adopted Comprehensive Land Use Plan for the following reason:

- 1. Density:** The project exceeds the density currently allowable within the S-R zoning designation, and the increased density is not supported by adjacent property owners.

This finding is supported by an 5-1 vote by the Belmont planning and zoning board during its January 21, 2021 meeting.

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Walter Dixon, Chairman

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Date