



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA-2020.07

Property Owners/Applicants: Thomas H Smith Jr., and others

Applicant Representative: James Martin--Fielding Homes, LLC/DRB Group

Current zoning: General Residential (G-R)

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

Property location: The project site is located on the east side of South Point Road across from the new Belmont Middle School (1020 South Point Road).

Gaston County tax parcel identification numbers: 187898, 187901, 187899 and 187900.

Request: the applicant is proposing to rezone a 22.84-acre site from General Residential (G-R), to a General Residential Conditional Zoning District (G-R/CD) to accommodate a 99-unit residential subdivision consisting of a mix of single-family residential homes and townhomes.

Map 1. Location of subject property



Background: The request is to rezone the property establishing a conditional zoning district while maintaining the existing zoning classification of General Residential (G-R). The proposed project consists of:

- 99 residential units made up of 57 townhomes and 42 single-family homes.
- 4.8 acres of open space.
- Tree-save area within large open space area representing approximately 4 acres.
- Future roadway dedication area on South Point Road (20,908 sq. feet).
- Realignment of Belwood Drive (24,846 sq. feet R-O-W dedication to NCDOT).

The proposed project includes request for relief in the following areas:

- To exceed the maximum 30% rear-load product for the zoning district.
- Exceed the maximum block length (660 linear feet) on the west side of an internal street running parallel with South Point Road.

Staff Analysis: The subject 22.84-acre site consists of four parcels and is located within the city’s extra-territorial jurisdiction (ETJ). Properties located within a city’s ETJ are technically within the unincorporated area of Gaston County, however, these properties are subject to the city’s zoning regulations. Two of the four parcels, 1013 and 1019 South Point Road, are developed with single-family residential homes, one of which was built in 1910. The property is bounded by:

- The Amity Acres community to the north and east, which consists of half-acre (or greater) lots with single-story ranch style homes built in the mid-to-late 1950s and 60s.
- The Belwood community to the south which consists of lots ranging from a half-acre to over an acre. This neighborhood is also located within the city’s ETJ area.
- The new Belmont Middle School and South Point Road to the west.

Natural Setting: The subject site consists of both disturbed and undisturbed area. Reviewing historic imagery (1938), the north portion of the site was used for farming activities with multiple structures supporting its use. Topography of the site varies from an elevation of 726 at South Point Road to 640 at the southeast corner of the property. The southeast area of the property also has a portion of a perennial stream which is the head of the stream. There are small pockets of wetlands within this area that will remain undisturbed. The steep sloped areas of the property also consist of a mix of large maple, oak, tulip, and cedar trees. Some of the large specimen trees are also located on the individual lots that front South Point Road.



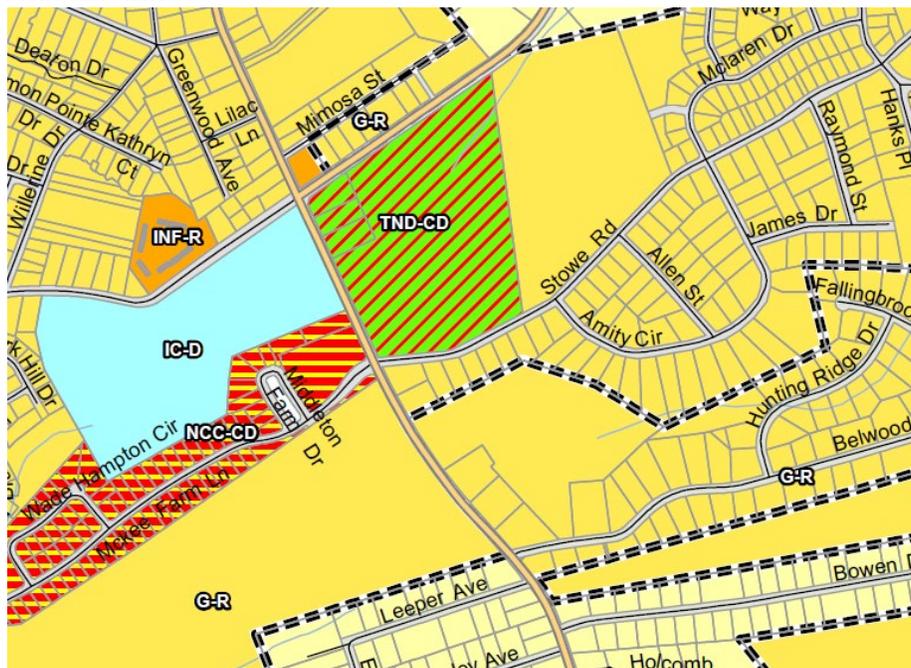
Some of the large specimen trees are also located on the individual lots that front South Point Road.

Zoning: The existing zoning classification is General Residential (G-R) which is coded for single-family residential use. Performance standards for the zoning district:

Standards	Allowed	Proposed
Density	6 du/acre	4.3 du/ac
Minimum lot width Single-family detached – street Townhome	55 feet 16 feet	55 feet 20 feet
Allowable Building Types	Single Family Detached – Street Single Family Detached – Alley Townhome Civic Building	Single Family Detached – Street Townhome
Building Type Ratio	30% for Alley lot or Townhome	57% Townhome*
On-site Parking	One space per bedroom (2 max)	198 spaces
Maximum Height	Townhome – 3 stories SFD – Street – 2 ½ stores	2-stories 2 -stories
Setbacks – SFD – Street Front Side Rear	30 feet garage/ 20 feet house 20% of lot width** 30 feet	30 feet 20% of lot width 30 feet
Setbacks – Townhouse Front Side Rear	0 – 25 feet maximum 0/ 6 feet on corner 15 feet from centerline of alley	0- 25 feet 0/ 6 feet on corner 15 feet + from C/L alley

**Not in compliance – request relief. **Regulations in place at time of application to city*

The zoning map below can be referenced for adjacent zoning classifications. Adjacent zoning classification in all directions is General Residential (G-R). There are more intense zones and uses, beyond adjacent properties, to the north which accommodate mixed use, and less intense residential to the south. This map does not reflect the South Point Peninsula Overlay zoning district on the Belmont Middle School site. The overlay zone was placed on the school property in early 2017 due to its size and undetermined use at that time.



Open Space/Tree Save: The project exceeds the minimum requirements for both the required open space and tree save area. The applicant followed the new tree protection ordinance. A letter of compliance was received from Davey Resource Group which assisted the city in the development of the tree protection ordinance.

	Required	Provided
Open Space	176,280 sq. ft (4.04 acre)	212,936 sq. ft. (4.8 acres)
Tree Protection Area	174,240 sq. ft.	261,360 sq. ft. 80 protected/133 significant/ 3 heritage trees.

Transportation / Circulation: The subject property is located adjacent to South Point Road (SR273). The proposed development was evaluated by the city’s transportation consultant to determine if it met the threshold for a traffic impact analysis (TIA) as required by the Land Development Code (LDC). It was determined that the proposed development met neither the city’s nor NCDOT’s threshold for a TIA. Based on the site’s location, staff continued discussions with NCDOT and its transportation consultants about needed improvements in the area referring to the TIA performed for Belmont Middle School in 2018. This study identified a needed roadway realignment for the Belwood community through the subject development site to the new traffic signal at South Point Road.

Belwood Drive and Driveway #1 were initially analyzed as separate intersections along S Point Road (NC 273) based on the initial site plan provided by the applicant. However, based on discussions at the TIA review meeting held with the City of Belmont, NCDOT and representatives of the applicant on August 29, 2018, Belwood Drive is recommended to be realigned slightly north to tie into a revised driveway location for the proposed middle school. This new intersection would include four approaches and is recommended to be located at the southern frontage of the proposed site.

NCDOT did not include this identified improvement in the roadway improvements constructed for the school development. Staff, NCDOT, GCLMPO, and the project’s development team discussed including this improvement within the proposed project, working in partnership to get this improvement built.

Request to the developer:

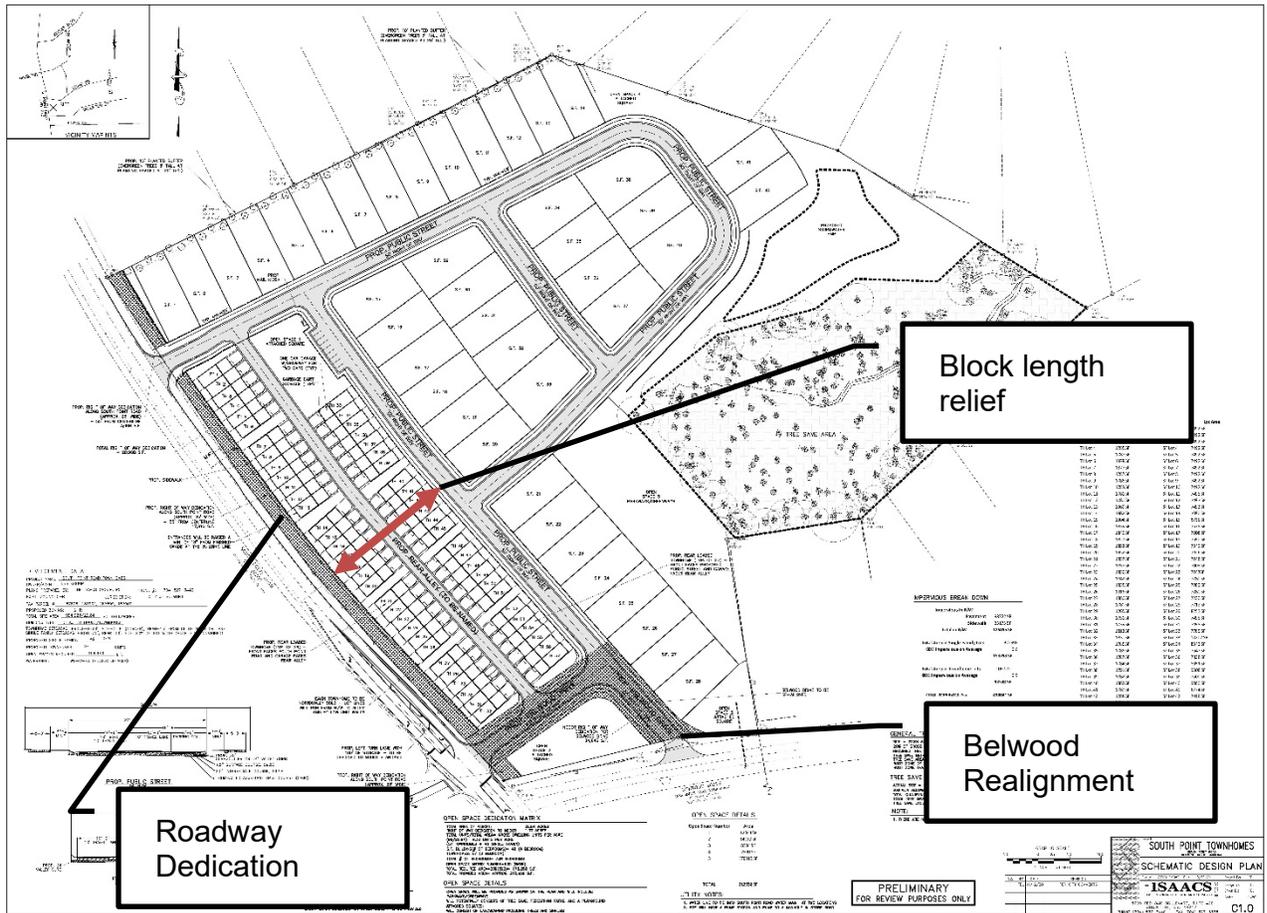
- Dedicate future right-of-way to NCDOT along the South Point road frontage to accommodate a future road widening (55 feet from centerline).
- Dedicate a 60-foot right-of-way from the Belwood community to South Point Road for the Belwood Drive realignment.
- Build the realignment (60-foot right-of-way) from South Point Road into the Belwood community).
- Build a left turn lane on SB South Point Road onto the Belwood realignment driveway.
- South Point Road frontage improvements, curb, gutter, and 5-foot-wide sidewalk. We have requested the sidewalk be placed at the edge of the future right-of-way away from travel lanes.

The developer has indicated the extra cost associated with the realignment project (see attachment B) is the need for the total 99 units to offset cost. The development design of 99 units results in exceeding the maximum 30% townhome building type.

NCDOT has committed to constructing the closure of the existing Belwood connection at South Point road and the maintenance of this extension. Staff is also working with NCDOT on a pedestrian crossing at the new signal location.

Internal Circulation: All streets proposed within the development (excluding Belwood realignment) are 50-foot-wide streets with curb, gutter, street trees, and 5-foot-wide sidewalk. One internal block

length exceeds the maximum 660 linear feet. This street runs parallel to South Point Road and NCDOT will not permit another driveway from the internal street to South Point road for access management purposes. The developer is requesting relief for this one block that is adjacent and parallel to South Point Road.



Architecture: The development team is committing to architectural materials and features in keeping with the LDC (see Attachment C). Both the single-family homes and townhomes are proposed to have cementitious siding with brick and stone enhancements as shown in elevations.

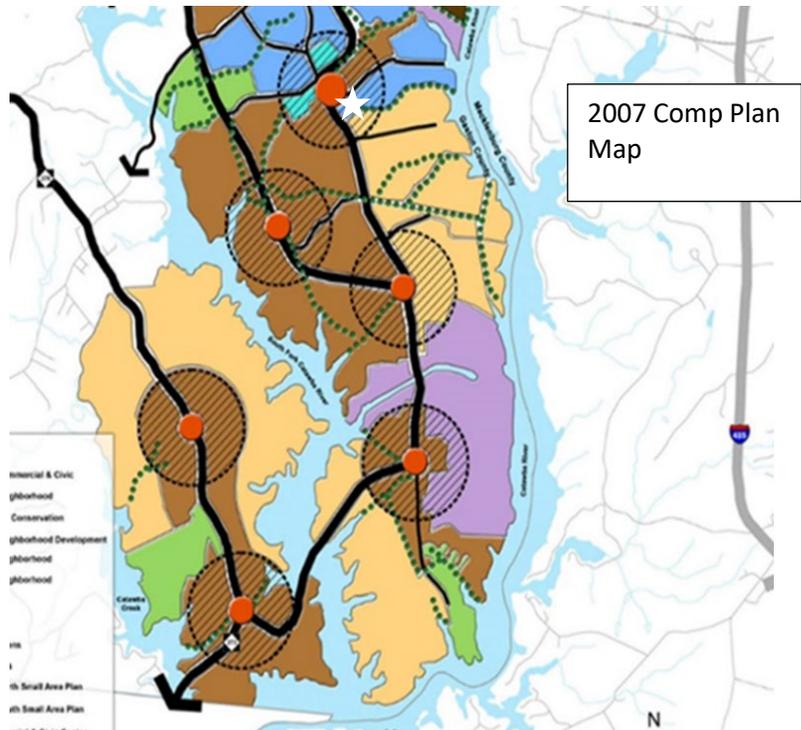


Comprehensive land use plan: All requests for zoning map amendments are required to evaluate consistency with the goals of the adopted comprehensive land use plan. Although the applicant is proposing to maintain their existing zoning classification (G-R), they are requesting a conditional zoning district which opens the project up to review.

The subject property is located within the Semi-rural Neighborhood future land use designation which is coded for single-family residential use and a maximum density of three dwelling units to the acre (du/acre). Thus, the existing zoning classification of General Residential (G-R) that would allow 6 units to the acre, is out-of-sync with the long-range vision for development on the peninsula. High residential density is expected to be located within the village centers; however, the subject property is not located within a center based on the 2018 adopted plan. Staff explored this disconnect and found:



- The future land use map in the adopted 2007 Comprehensive Land Use Plan did show the subject project site located within a village center—thus the zoning was consistent with the long-range vision at that time. See white star on adjacent map.
- The city established the South Point Peninsula Overlay District in 2016 that would reduce the maximum density of G-R zoned properties to 3 du/acre.
- The city initiated rezoning actions on large undeveloped properties zoned G-R in 2016-2017.
- The middle school property located directly across the street from the project site was included in the zoning actions.



- The subject site—the four Smith properties—was not included in the overlay rezone actions of 2016-2017.
- The village center was reduced in this area to ensure the middle school property, zoned with the overlay, was not in the village center as part of the 2018 comprehensive plan update.
- The reduction in village center diameter also removed the four Smith properties.

The proposed project is not consistent with the semi-rural neighborhood future land use designation as far as density is concerned but is consistent with use. In staff's opinion, the project site could be considered for a higher density development area based on the following factors:

- The site is only two residential parcels removed from the edge of the village center; and
- Within a 3 to 5-minute walk of two commercial center; and
- The project has good road connectivity to a signalized collector road; and
- Is within walking distance to the future Belmont Middle School and existing South Point High School; and
- The development includes off-site roadway improvement that benefits the neighboring community.

Neighborhood meeting: The applicant's team held the required community meeting virtually on January 7, 2021 at 5:30 pm, via Zoom. The virtual meeting was well attended. Questions and comments focused on:

- Belwood realignment.
- Existing wall located on the project site behind properties fronting Stowe Road.
- Stormwater and drainage plans.
- Tree save areas.
- Traffic on South Point Road.

The meeting documents are provided in attachment D of this report. The development team revised the plan providing a 10-foot-wide planted area as a rear buffer on lots that abut the existing homes along Stowe Road. An on-site meeting is scheduled with adjacent neighbors on 1/15/2021, to discuss the existing wall, potential impacts to trees on adjacent lots, and stormwater drainage.

Staff Recommendation: Staff supports this conditional zoning request finding the site area characteristics more closely relate to a village center than a semi-rural neighborhood future land use designation because of its proximity to the village center core (commercial areas), schools, and existing zoning classification.

The applicant is requesting relief in the following areas:

1. Maximum Block Length- the first internal street (west side) exceeds the maximum 660 linear feet in length. Relief is needed to comply with access management limitations on South Point Road.
2. Building Type ratio- the project consists of 57 townhome units exceeding the maximum of 30% total building type units. The developer states 99 units are necessary to offset cost of realignment.

Recommended conditions:

1. The properties shall be annexed into the City of Belmont.
2. Development shall comply with all adopted regulations and plans (excluding relief request approved through the conditional zoning process).
3. The development shall connect to municipal water and sewer. The site shall require a low-pressure sanitary sewer system.
4. All street improvements shall include curb, gutter, street trees, lighting, and sidewalk.
5. Roadway improvements shall include:
 - a. Future right-of-way dedication to NCDOT adjacent to South Point Road.
 - b. Realignment of Belwood Drive to South Point Road. Improvements shall include dedication of a 60-foot-wide right-of-way and roadway construction as shown on the schematic plan and approved by NCDOT.
 - c. Left turn lane on south bound South Point Road with 100 feet of storage.

6. Compliance with all watershed regulations and permitting.
7. Architecture and building material shall be consistent with rendering and commitments included in the conditional zoning petition.
8. A buffer shall be provided on proposed lots located adjacent to the north property line as shown on the schematic plan.
9. The conditional zoning is valid for two years.

Attachment A – Application

Attachment B – Justification letter from DRB Group

Attachment C – Architectural Renderings

Attachment D – Neighborhood Meeting Minutes

Attachment E – Plan

CITY OF BELMONT
Application for Zoning Map Amendment (Rezoning)

Date Filed 12/ / 15 /2020	To be completed by City of Belmont Application Number ZA- 2020 . 07
To be completed by City of Belmont: Hearing Date(s) P&Z 01 / 21 / 2020 / /	To be completed by City of Belmont City Council TBD / / / /

To the Planning and Zoning Board and City Council of Belmont, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

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

Physical Property Address: 1013 South Point Road Belmont, NC		
Physical Description of Location: Located on the East side of South Point Road between Stowe Road and Belwood Dr.		
Tax Parcel Number: (PID Number) 187898, 187901, 187899, and 187900		
Property Owner: Thomas H Smith Jr. and Others		
Owner's Address: 9009 Pennyhill Drive		
City: Huntersville	State: NC	Zip: 28078
Phone Number: (704) 727-0566	Email Address: tommymith.taxman@gmail.com	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced on one of the following sizes: 8 1/2" by 11", 8 1/2" by 14", or 11" by 17". The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Gaston County Tax Department.
- Full schematic design/site plan as described in Chapter 16.8 of the Belmont Land Development Code (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIREMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.

If a Conditional District (CD) is requested, you must list the specific sections of the Land Development Code from which you seek changes. You may list these on a separate sheet of paper.

Requesting that the number of townhomes to single family lots exceeds 30% as required in Chapter 5 of the ordinance.

Open space will consist of natural area/tree save

The proposed alley between the townhomes will have an uninterrupted length of approximate 725'.

DocuSigned by:
Thomas H. Smith Jr.
00C7C8B0203C445...

Signature of Property Owner

Signature of Applicant, if different than the property owner

Signature of Applicant, if different than the property owner

DocuSigned by:
Christine E. Smith
5593C9D05D2249D...

DocuSigned by:
Robert W. Smith
3DC3DEBEDE9D41C...

DocuSigned by:
Catherine A. Watkins
73D28F0E1E0B46B...

Application Fee (Dept Use Only)

DocuSigned by:
[Signature]
6FE47818FA114DA...

DocuSigned by:
DJ
EE16FBA448284F2...

DocuSigned by:
Keni C. Johnson
CAE48FFCD082471...

-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.

Fielding Homes, LLC
DRB Group
227 West Trade Street, Suite 1610
Charlotte, NC 28208

January 14, 2021

Shelley DeHart
Planning and Zoning Director
City of Belmont, North Carolina
115 N Main St
Belmont, NC 28012

Re: South Point Road Development, Smith Farm

Dear Ms. DeHart,

Good afternoon. I wanted to take a moment to discuss our proposed plan for annexation and conditional zoning of the 22.8-acre property located at the corner of South Point Road and Belwood Drive and across the street from the new middle school. This parcel lies within the Belmont ETJ with a zoning designation of General Residential (GR) and is not located within the South Point Peninsula Overlay District. Given this, per Chapter 5.4 of the Belmont Land Development Code, it appears our maximum density is allowed to be up to 6 units per acre. At our proposed 99 units on 22.8 acres, our density is 4.3 units per acre which is less than the allowable density per the Code. Given the location of this property within a few hundred feet from the new middle school and less than 1/4 of a mile from The Belmont Town Center Retail Center and South Point High School, this density aligns not only with the current zoning designation but also with being walkable to a retail center.

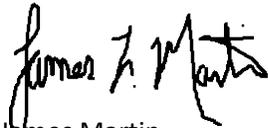
It is true that we are requesting a few conditions and making commitments on our plan submittal including architectural commitments, donating land along South Point Road for potential road improvement projects in the future, relief of the maximum block length along South Point Road, relief on the percentage of townhomes allowed within our property, and the donating of property and the construction needed to realign Belwood Drive.

As you are aware, when the new middle school was built, the entrance road into the school where the new traffic light is located was built in a location that created an offset intersection with Belwood Drive thus creating an odd solution of placing the stop bar on South Point Road for the traffic light just south of Belwood, which is at least 50' back from where it should be. Although there is a light and stop bar in this location, this offset intersection creates an unsafe road condition, as all offset intersections do. It

was my understanding that prior to our involvement with this property, the City of Belmont and the NCDOT had met with residents of Belwood Drive where the residents expressed their concern over this intersection. The Belmont City Council had then directed staff to reach out to the property owner of our parcel to inquire about purchasing the necessary right of way and to create construction estimates for the realignment of Belwood Drive with the intersection in front of the new middle school. With our involvement on this property, pending our zoning approval, we have agreed to handle this work. To do so will involve taking away developable land, donating even more right of way (in addition to the donation along the South Point Road frontage), designing and constructing this new road with no monetary help from any local or State agency. Given this burden, it is imperative to have our requested 99 units approved on this site to help offset the cost of rebuilding Belwood Drive.

We look forward to creating a beautiful community within the City of Belmont.

Sincerely,

A handwritten signature in black ink that reads "James H. Martin". The signature is written in a cursive, slightly slanted style.

James Martin
Fielding Homes, LLC
DRB Group
704-634-1703

Smith Farm,
South Point Rd
Belmont, NC

Architecture
January 7, 2021

DRB

DRB GROUP

Positively Life Changing

Townhomes



• Architectural Features

- Front foundation exposed 18" at front entryway
- Each unit has 2' offset from neighboring unit
- Recessed entryway
- Alley-fed garages (20' long driveway)
- 6" roof overhangs on front and rear of units
- Cementitious Siding with brick, stone per elevation (No Vinyl Siding)
 - Vinyl windows and soffit and aluminum gutters; trim and garage doors are allowed
- Main roofs to be minimum 4:12 pitch with 25-year architectural shingles



Anticipated Sales Price

- **\$275,000**
- 1600 Heated Sq. Ft
- 2 stories
- 3 Bedrooms
- 2.5 Bathrooms
- 1-car garage with extra parking space and 20' driveway

Single Family Detached



• Architectural Features

- Cementitious Siding with brick, stone per elevation (No Vinyl Siding)
 - Vinyl windows and soffit and aluminum gutters, trim and garage doors are allowed
- Main roofs to be minimum 5:12 pitch with 25-year architectural shingles
- Garages recessed 30' from right of way to allow for ample parking behind sidewalk
- Finished Floor a minimum of 12" above public sidewalk fronting the unit
- Minimum of 6" overhangs on front and rear
- Decorative Garage Doors
- Recessed/Covered Front Entry



Anticipated Sales Price

- \$380,000
- 1800-2700 Heated Sq. Ft
- 2 stories
- 3-4 Bedrooms
- 2.5-3 Bathrooms
- 2-car garage



CITY OF BELMONT PLANNING & ZONING

COMMUNITY MEETING APPLICATION SUPPLEMENT

To enhance public engagement and dialog between various interested parties on development projects, the city has expanded its community meeting requirements. Conditional zoning projects are now required to hold two community meetings at various stages of the plan review, before being heard by the Planning and Zoning Board.

Initial community meeting: Upon determination of completeness and general conformity of a **sketch plan** with the Land Development Code, the planning department will authorize the applicant to conduct the first community meeting. This meeting provides the opportunity for the development team to introduce its development project and answer questions. The development team is responsible meeting notification, taking meeting minutes, and submitting a meeting report to the planning department as prescribed below. The meeting report is required to be submitted to the city prior to submission of the schematic plan. Staff will review the report and discuss the community input with the development team.

Second community meeting: Upon determination of completeness and general conformity of a **schematic plan** with the Land Development Code, the planning department will authorize the applicant to conduct the second community meeting. This meeting provides the opportunity for the development team to share any changes to the plan that may have occurred after the initial presentation and answer questions prior to the public meeting with the Planning and Zoning Board. As with the initial meeting, the development team is responsible meeting notification, taking meeting minutes, and submitting a meeting report to the planning department as prescribed below. The meeting report is required to be submitted a minimum of ten (10) calendar days prior to the planning and zoning board public meeting.

Criteria

COVID-19 MEETINGS: As long as COVID-19 protocols remain in place, meetings must be conducted in compliance with any in-person compliance restrictions. There are various tools available to conduct virtual meetings using web-based meeting service. Webinar software can be a great tool to engage community members in deeper conversations and can help build and maintain connections while people are social distancing. A digital recording shall be provided along with the written minutes if utilizing a virtual platform for a community meeting. Applicant is also required to accept all forms of comments whether by phone, in writing, or through the virtual platform if a meeting is not held in-person.

- **Meeting Notice Requirements:** Notice of a community 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 ten (10) calendar days prior to the scheduled meeting, including a copy of the notice to the Planning & Zoning Department.
 - The notice shall include, at a minimum:
 - The date, time and location of the meeting.
 - A brief description of the proposed project and any associated project illustrations.
 - Other methods of obtaining project information such as a project website link or person to contact for more information.
- **Meeting Location:** The meeting should be held in a neutral location near the project site.
- **Community Meeting Report:** 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. The report shall include:
 - 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 proposed changes to the project planned by the development team as a result of the meeting.

A sample of a community meeting form is attached for use as a guide.

COMMUNITY MEETING REPORT
Petitioner: Fielding Homes/DRB Group
South Point Subdivision/Smith Farm

This Community Meeting Report is being filed with the Town of Belmont Planning Director pursuant to the provisions of the City Code.

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

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations adjacent to the property as required by sending such notice via U.S. mail on December 23, 2020. A copy of the written notice is attached.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on Thursday, January 7 at 5:30 pm. The call was done by way of a Zoom meeting (instructions for the meeting were included with the notification letter).

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

The Community Meeting was attended by:

Sharon Emory
Kevin Carr
Debra Blee
Nic Vesley
Ross Paisant
Ana Paisant
Andrew Elliot
Chris Carnes
Rebecca Yount
Kevin Granson
Mary Warner
Melinda Ratchford
Don Ratchford
Christopher Wentz
Allison Nolting
Courtney Roche

The Petitioner was represented at the Community Meeting by James Martin of Fielding Homes/DRB Group and Benji Layman of The Isaacs Group, P.C.

SUMMARY OF PRESENTATION/DISCUSSION:

Benji Layman and James Martin welcomed the attendees as they joined the call. Mr. Martin explained the purpose of the meeting was to rezone the parcel to allow for townhomes and to annex the property into the Town limit. Mr. Martin explained the purpose of the meeting was to discuss the rezoning request and the conditional site plan and respond to questions and concerns from nearby residents and property owners. Mr. Martin provided a presentation consisting of information about the builder and proposed product. Elevations and the site plan were presented along with an explanation of how the site plan was derived. As part of the presentation Mr. Martin touched on the tree save requirement and the re-alignment of Belwood Drive.

After the introduction of the project, there was an informal discussion between the petitioner's representatives and the citizens that were in attendance in which questions were asked relating to the project. Items that were discussed are as follows:

- An attendee asked if the current Belwood entrance would be closed with the re-alignment. Mr. Martin explained that it would, but further design and coordination with NCDOT would be needed to understand the timing. Mr. Martin noted, the two houses closest to South Point would not be cut off with our re-alignment.
- One attendee asked about the average lot size and side setbacks. Mr. Layman described the setback requirement based on the Town requirement and estimated approximately 10'-15' between houses.
- One attendee that lives off of Stowe Road had questions about an existing wall behind their property. They asked if it would remain. Mr. Vesley also spoke regarding the wall with additional information. He voiced concerns about the wall causing storm ponding. He also asked about trees along the property line and whether they would stay. Mr. Martin said he wasn't sure exactly where the wall was located in relation to the property line and if it would remain. He also noted he wouldn't want any storm issues there either and we would look further into it. After the meeting, Mr. Martin and Mr. Vesley exchanged a couple of emails trying to set up a meeting on site to take a look along with Mr. Layman. We are working toward an on site meeting around January 15.
- Ms. Roche texted a question on zoom during the meeting asking if we would be providing a crosswalk to the school. Mr. Layman said they had not proposed a cross walk at this time but would be providing sidewalk along South Point. He stated that was something he would coordinate with NCDOT.
- Ms. Nolting asked what the timing of the stop light/construction was. Mr. Martin explained the rezoning and then permitting process but could not give an exact date on changes to the light.
- Several attendees asked more questions regarding tree save, specifically around the perimeter that is adjacent to the existing homes. Mr. Martin explained some of the lots were deeper to accommodate more room between the proposed homes and adjacent lots. He also explained some of the grading that would take place and the relationship of the storm water bmp to adjacent homes. Mr. Layman said a full grading plan had not been done yet, but the plan is stay off of the property lines as much as possible to keep the existing trees. He also stated the storm water pond was more than 50' from a property line. Mr. Layman explained while we will try to save other trees, we can't commit to that being part of the tree save. Mr. Martin also gave more explanation on the tree save calculation.
- Another neighbor asked why we weren't saving more groups of trees in other areas. Mr. Martin explained in order to get in the required/necessary infrastructure saving other groups of trees was difficult.
- An attendee asked about the watershed and down stream impacts. Mr. Layman described the storm water requirements and how we would not be allowed by code to have a negative impact on storm infrastructure downstream.
- A neighbor asked about the queuing at Belwood as part of the new intersection. She voiced concerns that the addition of this traffic plus the Belwood traffic would cause a problem at the stop light. Mr. Layman measured off approximately 250' of internal stem for cars to back up at the stop light.
- Ms. Nolting asked if sidewalk would be added as part of the project. Mr. Martin showed on the site plan where sidewalk along South Point Road would be added along with it being added on both sides of the internal streets.
- Mr. Vesley asked about how sewer would be served, if there would be a pump station, and who would maintain. Mr. Martin stated we have been working with Mr. Jerry Hatton with Belmont on a low pressure system, which would allow for individual privately maintained pumps. Another neighbor also asked about smelling sewer along Stowe Road in the past. Mr. Martin suggested we would look into that.
- A neighbor asked what would be done in the other green spaces throughout the plan. Mr. Martin answered and said they would be active open space areas in several locations but mentioned this site did not have a larger amenity such as a pool or club house.

- Ms. Susie Fuqua contacted Mr. Layman on January 5th by phone. She had seen the rezoning sign and had questions regarding traffic. She lives further down South Point Road, but voiced her general concerns about traffic in Belmont and along South Point Road. We spoke of some of the work we were doing, such as right of way dedication and the Belwood re-alignment.

CHANGES MADE TO THE PETITION AS A RESULT OF THE COMMUNITY MEETING AS OF THE DATE HEREOF:

The petitioner has agreed to provide a 10' planted rear buffer for the lots that abut the existing homes along Stowe Road.

Respectfully submitted,
Benji Layman on the behalf of Fielding Homes/DRB Group, Petitioner

December 23, 2020

Re: Smith Farm Development Neighborhood Meeting
Parcels 187898, 187901, 187899, and 187900

Dear Adjacent Land Owner,

This letter is to invite you to a community meeting about a proposed residential development planned for the property referenced above near your neighborhood. The proposed development consists of approximately 57 townhomes and 42 single family lots with access off of South Point Road. This property will be requesting annexation into the City of Belmont with conditions under the G-R zoning designation. This project will also include the re-alignment of Belwood Drive in order to connect to the new stop light. The informal community meeting will be held on Thursday January 7th, from 5:30 pm to 7:00 pm by way of Zoom call (see below for instructions). Plans for the proposed development will be shown and you will have the opportunity to review the plan and ask questions of people knowledgeable about the details of the project. No public decision makers will be in attendance; this meeting is for informational purposes only.

We would appreciate your attendance and input at the community meeting. We realize you may not have access to Zoom and are always welcome to contact me directly at 704-527-3440 or email address blayman@isaacsgrp.com. I will be happy to send a Site Plan and discuss any questions or comments you may have.

Zoom Instructions:

Join Zoom Meeting

<https://drbgroup.zoom.us/j/97554121732?pwd=bjErTENyTnlpTk83cC9IaXNSTFluQT09>

Meeting ID: 975 5412 1732

Passcode: 292642

One tap mobile

+16468769923,,97554121732#,,,,*292642# US (New York)

+13017158592,,97554121732#,,,,*292642# US (Washington D.C)

Dial by your location

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington D.C)

+1 312 626 6799 US (Chicago)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

Meeting ID: 975 5412 1732

Passcode: 292642

Find your local number: <https://drbgroup.zoom.us/u/ahHyMJGnU>

Sincerely,

Benji Layman
The Isaacs Group
Civil Engineer for Developer/Applicant

Hollan and Matthew Delany
1005 South Point Road
Belmont, NC 28012

Jack Rhinehart
100 Stowe Road
Belmont, NC 28012

Irene Wyant
1351 Robinwood Road Apt. B222
Gastonia, NC 28054

James Jachym
104 Stowe Road
Belmont, NC 28012

Nicholas Vesley and Meghan Walter
106 Stowe Road
Belmont, NC 28012

Jimmy Chatman
1931 Oakland Drive SW
Ocean Isle Beach, NC 28469

Kevin and Robbie Carr
110 Stowe Road
Belmont, NC 28012

Edward and Kathy Lunsford
112 Stowe Road
Belmont, NC 28012

Joye Guinn
114 Stowe Road
Belmont, NC 28012

Ankurkumar and Daxa Patel
116 Stowe Road
Belmont, NC 28012

Ankurkumar and Daxa Patel
100 Amity Circle
Belmont, NC 28012

Ross and Ana Paisant
102 Amity Circle
Belmont, NC 28012

Betty Lou Pennington Irrevc Tr
104 Amity Circle
Belmont, NC 28012

Andrew Elliott
106 Amity Circle
Belmont, NC 28012

Sharon Emory
108 Amity Circle
Belmont, NC 28012

Marta and Conley Jones
110 Amity Circle
Belmont, NC 28012

Ronald and Paula Wilkerson
112 Amity Circle
Belmont, NC 28012

William, Lauren, and Amy Burgin
114 Amity Circle
Belmont, NC 28012

Walter and Carol Tomlinson
116 Amity Circle
Belmont, NC 28012

Long Lloye Life Estate
118 Amity Circle
Belmont, NC 28012

Wanda Hollard Revocable Trust
900 McCormick Highway
Saluda, SC 29138

Louise Raxter and Marsha Josey
PO Box 773
Troutman, NC 28166

Robert and Susan Deaton
131 Crossing Avenue
Belmont, NC 28012

Robert Shelby Heirs
531 Boxwood Street
Hudson, NC 28638

Smith Cemetary
128 W Main Ave.
Gastonia, NC 28052

Christopher and Roxane Wentz
200 Belwood Drive
Belmont, NC 28012

Michael Starnes
101 Belwood Drive
Belmont, NC 28012

Samuel and Mary Warber
205 Belwood Drive
Belmont, NC 28012

Betty Smith
207 Belwood Drive
Belmont, NC 28012

Audrey Martin
209 Belwood Drive
Belmont, NC 28012

Joshua and Helena Feury
211 Belwood Road
Belmont, NC 28012

Don and Melinda Ratchford
1207 Huntington Ridge Drive
Belmont, NC 28012

Gaston County Board of Education
943 Osceola Street
Gastonia, NC 28054

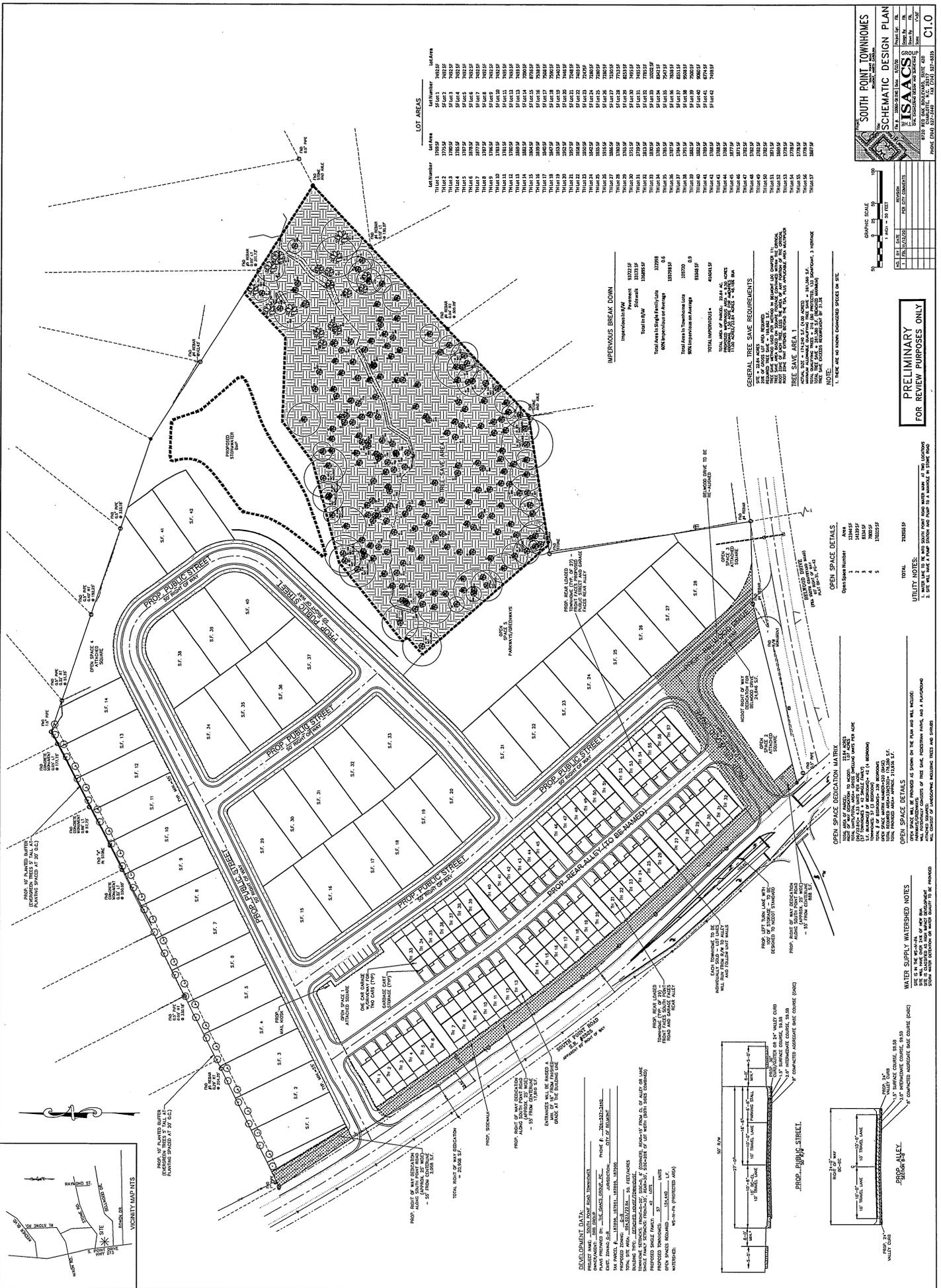
Jonathan Carnes
1100 South Point Road
Belmont, NC 28012

Laurel Walk Owners Association
122 West Trade Street Suite 2800
Charlotte, NC 28202

South Point Village HOA
PO Box 158
Gastonia, NC 28053

Belmont Res Town Center LLC
2820 Selwyn Ave Suite 350
Charlotte, NC 28209

Stowe Point HOA
8008 Corporate Center Suite 100
Charlotte, NC 28226



LOT AREAS

Lot Number	Area (sq. ft.)
TH1001	7295.57
TH1002	7295.57
TH1003	7295.57
TH1004	7295.57
TH1005	7295.57
TH1006	7295.57
TH1007	7295.57
TH1008	7295.57
TH1009	7295.57
TH1010	7295.57
TH1011	7295.57
TH1012	7295.57
TH1013	7295.57
TH1014	7295.57
TH1015	7295.57
TH1016	7295.57
TH1017	7295.57
TH1018	7295.57
TH1019	7295.57
TH1020	7295.57
TH1021	7295.57
TH1022	7295.57
TH1023	7295.57
TH1024	7295.57
TH1025	7295.57
TH1026	7295.57
TH1027	7295.57
TH1028	7295.57
TH1029	7295.57
TH1030	7295.57
TH1031	7295.57
TH1032	7295.57
TH1033	7295.57
TH1034	7295.57
TH1035	7295.57
TH1036	7295.57
TH1037	7295.57
TH1038	7295.57
TH1039	7295.57
TH1040	7295.57
TH1041	7295.57
TH1042	7295.57
TH1043	7295.57
TH1044	7295.57
TH1045	7295.57
TH1046	7295.57
TH1047	7295.57
TH1048	7295.57
TH1049	7295.57
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TH1065	7295.57
TH1066	7295.57
TH1067	7295.57
TH1068	7295.57
TH1069	7295.57
TH1070	7295.57
TH1071	7295.57
TH1072	7295.57
TH1073	7295.57
TH1074	7295.57
TH1075	7295.57
TH1076	7295.57
TH1077	7295.57
TH1078	7295.57
TH1079	7295.57
TH1080	7295.57
TH1081	7295.57
TH1082	7295.57
TH1083	7295.57
TH1084	7295.57
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TH1090	7295.57
TH1091	7295.57
TH1092	7295.57
TH1093	7295.57
TH1094	7295.57
TH1095	7295.57
TH1096	7295.57
TH1097	7295.57
TH1098	7295.57
TH1099	7295.57
TH1100	7295.57

IMPERVIOUS BREAK DOWN

Category	Area (sq. ft.)
Impervious	10025.57
Permeable	21215.57
Total	31241.14

TREE SAVE AREA 1

1. TREE SAVE AREA 1 IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA. IT IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA. IT IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA.

SOUTH POINT TOWNHOMES

SCHEMATIC DESIGN PLAN

ISAACS

10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

PHONE: (303) 733-1111 FAX: (303) 733-1112

PROJECT NO. 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

DATE: 10/15/2010

SCALE: 1" = 30' (AS SHOWN)

PROJECT: SOUTH POINT TOWNHOMES

PHASE: SCHEMATIC DESIGN PLAN

DATE: 10/15/2010

SCALE: 1" = 30' (AS SHOWN)

PROJECT: SOUTH POINT TOWNHOMES

PHASE: SCHEMATIC DESIGN PLAN

DATE: 10/15/2010

SCALE: 1" = 30' (AS SHOWN)

OPEN SPACE DETAILS

Open Space Number	Area (sq. ft.)
1	10025.57
2	21215.57
3	31241.14
4	41241.14
5	51241.14
6	61241.14
7	71241.14
8	81241.14
9	91241.14
10	101241.14
11	111241.14
12	121241.14
13	131241.14
14	141241.14
15	151241.14
16	161241.14
17	171241.14
18	181241.14
19	191241.14
20	201241.14
21	211241.14
22	221241.14
23	231241.14
24	241241.14
25	251241.14
26	261241.14
27	271241.14
28	281241.14
29	291241.14
30	301241.14
31	311241.14
32	321241.14
33	331241.14
34	341241.14
35	351241.14
36	361241.14
37	371241.14
38	381241.14
39	391241.14
40	401241.14
41	411241.14
42	421241.14
43	431241.14
44	441241.14
45	451241.14
46	461241.14
47	471241.14
48	481241.14
49	491241.14
50	501241.14
51	511241.14
52	521241.14
53	531241.14
54	541241.14
55	551241.14
56	561241.14
57	571241.14
58	581241.14
59	591241.14
60	601241.14
61	611241.14
62	621241.14
63	631241.14
64	641241.14
65	651241.14
66	661241.14
67	671241.14
68	681241.14
69	691241.14
70	701241.14
71	711241.14
72	721241.14
73	731241.14
74	741241.14
75	751241.14
76	761241.14
77	771241.14
78	781241.14
79	791241.14
80	801241.14
81	811241.14
82	821241.14
83	831241.14
84	841241.14
85	851241.14
86	861241.14
87	871241.14
88	881241.14
89	891241.14
90	901241.14
91	911241.14
92	921241.14
93	931241.14
94	941241.14
95	951241.14
96	961241.14
97	971241.14
98	981241.14
99	991241.14
100	1001241.14

GENERAL TREE SAVE REQUIREMENTS

1. TREE SAVE AREA 1 IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA. IT IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA. IT IS THE AREA OF THE PROJECT THAT IS DESIGNATED AS A TREE SAVE AREA.

UTILITY NOTES

1. ALL UTILITIES SHOWN ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA.

2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48" BELOW FINISHED GRADE.

3. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND BENCHES.

4. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND BENCHES.

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OPEN SPACE DEDICATION MATRIX

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55	551241.14
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57	571241.14
58	581241.14
59	591241.14
60	601241.14
61	611241.14
62	621241.14
63	631241.14
64	641241.14
65	651241.14
66	661241.14
67	671241.14
68	681241.14
69	691241.14
70	701241.14
71	711241.14
72	721241.14
73	731241.14
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77	771241.14
78	781241.14
79	791241.14
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92	921241.14
93	931241.14
94	941241.14
95	951241.14
96	961241.14
97	971241.14
98	981241.14
99	991241.14
100	1001241.14

WATER SUPPLY WATERSHED NOTES

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5. ALL UTILITIES SHALL BE PROTECTED BY CONCRETE CURBS AND BENCHES.

DEVELOPMENT DATA:

PROJECT NAME: SOUTH POINT TOWNHOMES

PROJECT NO: 10000 W. 10TH AVENUE, SUITE 100, DENVER, CO 80202

DATE: 10/15/2010

SCALE: 1" = 30' (AS SHOWN)

PROJECT: SOUTH POINT TOWNHOMES

PHASE: SCHEMATIC DESIGN PLAN

DATE: 10/15/2010

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PRELIMINARY

FOR REVIEW PURPOSES ONLY

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OPEN SPACE DEDICATION MATRIX

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