



CITY OF BELMONT

PLANNING & ZONING

PO Box 431
Belmont, NC 28012

NOTICE FOR PUBLIC HEARING

The city council will hold a public hearing for the following case listed below. You are receiving this notification because you are an owner of property located within the notification area and are invited to attend the public hearing. ***Due to the COVID-19 pandemic, anyone wanting to submit public comment without attending the public hearing, please email your comments to Jamie Campbell, City Clerk at jcampbell@cityofbelmont.org by 5 pm on Monday, May 24, 2021. All comments submitted will be read aloud by the City Manager during the teleconference.***

Case ZA 2020.02 South Point Community--Del Webb	
Meeting Information	Monday, May 24, 2021 at 6:00 pm CityWorks Community Room, 1401 E. Catawba St., Belmont OR watch live at www.cityofbelmont.org/livemeetings
Subject Property Location	The project site is located on the south side of Armstrong Ford Road between Eastwood Drive and the South Fork River bridge. Parcel ID# 188444
Property Owner Applicant	Belmont#1 US321/74Bypass & Southeast Land MGT, LLC; and A G of GAST LLC & Others; Applicant—Pulte Group, Fred Matrulli
Proposed Zoning	General Residential Conditional Zoning District (G-R/CD) and Neighborhood Center Commercial Conditional District (NC-C/CD)
Existing Zoning	General Residential (G-R) / Traditional Neighborhood Development (TN-D)
Project Intent	A request to rezone a 462-acre site to allow the development of 809 single-family homes and a future neighborhood commercial center along Armstrong Ford road. The project includes open space, tree save areas, offer of a public park and greenway area, and architectural enhancements. The development is proposed to be a Del Webb senior community.
Project Planner	Shelley DeHart, AICP; sdehart@cityofbelmont.org or 704 901-2065
Web Information	https://www.cityofbelmont.org/south-fork-senior-community/

What is a Conditional Zoning Map Amendment or Conditional Rezoning? The zoning district for a property designates the type of uses permitted on a property (i.e., residential, commercial, industrial, etc.) and certain development standards. A zoning map amendment is the process to change the zoning district for a property from one district to another district. In the Conditional Rezoning process, a site-specific concept plan is made part of the formal approval and conditions are placed on the rezoning. The Belmont Planning and Zoning Board reviews zoning map amendment applications and provides a recommendation to the Belmont City Council which makes the final decision in a public hearing.

The documentation on the proposed project is available for viewing from 8:00 am until 5:00 pm, Monday – Friday at the Belmont Planning Department located at 1401 E. Catawba St, Belmont by appointment only or available for viewing anytime on the city's website.

Tuesday, May 11, 2021

