



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA-2021.01

Property Owners/Applicants: Imperial Lofts, LLC

Applicant Representative: Andy Mercer, Finial Construction

Eric Vargosko, Lenox Development Group

Current zoning: Neighborhood Center- Commercial (NC-C)

Proposed zoning: Neighborhood Center- Commercial Conditional District (NC-C /CD)

Property location: The project site is located on the south side of South Main Street next to the Masonic Lodge (201 S Main Street).

Gaston County tax parcel identification numbers: 126708

Request: the applicant is proposing to rezone a 0.45 acre site from Neighborhood Center- Commercial (NC-C) to a Neighborhood Center- Commercial Conditional District (NC-C /CD) to develop a mixed-use building with +/- 3900 SF of office/commercial space on the ground level, and nine dwelling units (7 two-bedroom, 2 one-bedroom) on the upper levels.

Map 1. Location of subject property



Background: The request is to rezone a 0.45 acre site establishing a conditional zoning district to allow the development of a mixed-use building consisting of:

- +/- 3900 SF of leasable commercial space at street level (7 suites maximum).
- Nine residential dwelling units (7 two-bedroom, 2 one-bedroom) on the upper levels.
- Requested relief in the areas of open space and perimeter yard landscaping buffer.

Staff Analysis: The subject site is located within the central portion of the jurisdictional boundary near downtown. The current conditions of the site are as follows:

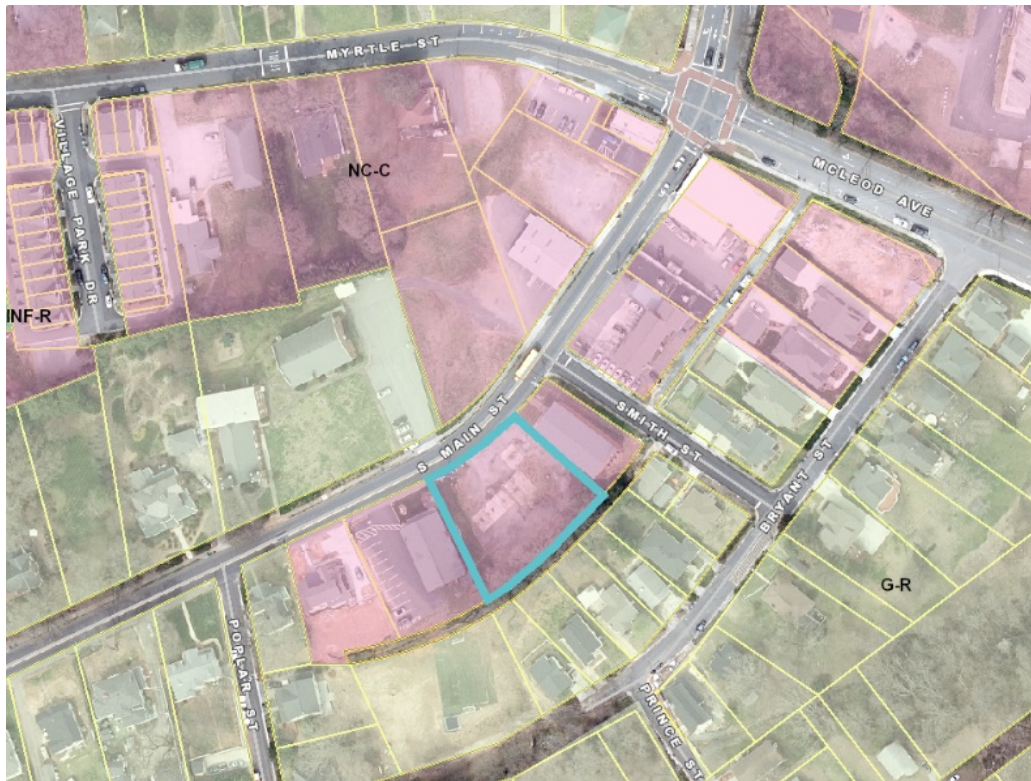
- Has been previously developed, but is currently vacant; and
- Has impervious surface (asphalt and concrete) largely covering the site area; and
- Has minimal topographic variability across the site, with a slight slope toward the rear; and
- Has a ground elevation at the rear lot line that is approximately ten feet higher than the ground elevation at the rear façade of the residential homes on Bryant Street; and
- Has two overhead electric lines currently traversing the site; and
- Does not currently have sidewalk abutting on either side of the project location.

In 2019, city council adopted an ordinance closing the former 15-foot alley behind the lot, expanding the site boundary to the alley centerline. Within the former alley area exists some tree canopy that appears to provide a buffer between the lots, but the tree inventory revealed that this area currently contains mostly small trees (4"-6" in diameter) and underbrush, with ivy growing up and around the trees. There were five medium/large trees identified in the tree inventory, and two were located directly on the site's property line. The other larger existing trees between the site and the neighboring homes are located on the adjacent parcels.



Zoning:

This property is currently zoned Neighborhood Center- Commercial (NC-C), which is coded to provide pedestrian-scaled higher density residential homes and opportunities for limited scale commercial activities along existing mixed-use corridors. Developments in the NC-C Districts are to emulate the Main Street characteristics of Downtown and East Belmont and encourage pedestrian use through connections to adjacent neighborhoods and the construction of mixed-use buildings.



The proposed development is consistent with the intent of the current zoning district (NC-C), however, multi-family uses may only be approved by the conditional zoning process. The purpose of creating a conditional zoning district, beside carrying out the purposes of the comprehensive land use plan, is to provide the city and the development team with a tool to consider special limitations and conditions on the use and development design of the property proposed for rezoning. Through this process, the applicant is seeking relief in the areas of open space and parking lot perimeter buffer due to the project's site constraints, downtown context, and its proximity to Stowe Park.

Zoning classifications directly adjacent to the subject parcel on S Main Street are Neighborhood Center-Commercial, with residential properties to the rear zoned as General Residential (G-R). NC-C and G-R-zoned properties are across the street from this site.

Downtown Connectivity (Bike and Ped):

The subject site is located within Belmont's National Register Historic District, and just south of the current Main Street program Historic Downtown area boundary. The architecture proposed uses the predominant materials present in existing structures to complement the historic character of this area.

The site's design includes eight bicycle parking areas via bike racks for those looking to cycle to and from the proposed development. The future transportation map in the 2018 comprehensive land use plan notes the desire for a future on-street bike lane along Main Street. There is sufficient ROW currently in front of the subject property to accommodate sharrows or a shared lane as recommended within the center city core area.



There is also an 8.5-foot wide sidewalk and easement within the parcel’s boundary, however, there is currently not any adjoining sidewalk for this site to tie directly into. The Center City Small Area Plan’s center city core land use principles state that infill development should be designed to connect to the existing street network and the existing sidewalk network; also the disposition of buildings, parking, and pedestrian facilities should be an extension of the existing downtown rather than an isolated development.

A future off-site pedestrian connection, while outside of what can be required to be constructed by this project, would provide increased access to the businesses located in the office/retail on-site, as well as safe pedestrian access for the users of this development to all the amenities within our downtown core, including additional public parking if needed.

The sidewalk on-site is proposed outside of the existing ROW, with a sidewalk easement to the City of Belmont noted on the plans. The current design could accommodate space for a 2’ x 8’ planter box to be between the street and sidewalk area, to help continue the downtown aesthetic to the proposed development site if agreed to by the developer and the city at a later date.

Open Space:

Since this development contains nine residential units, and is located outside of the Downtown District zoning classification, our ordinance requires open space to be dedicated per the calculation below:

Estimated # of Bedrooms	Gross DUA	Proximity to Parks
7 two-bedroom + 2 one-bedroom	10+	Within ½ mile
16	435 (Factor from Matrix)	
Required=6960 SF of Open Space		
Total Site Area=19,776 SF		
35% of the site as open space required		
2575 SF provided (13% of site area; 36% of req’d open space)		Relief requested for 4385 SF

If open space is impractical on-site, our ordinance allows for the acceptance of a payment-in-lieu at city council’s discretion for the remaining open space not able to be dedicated on-site per the adopted formula. The amount for this project would be \$31,839. The developer is instead seeking relief from this requirement as the project is located less than 400 feet away from Stowe Park, which contains more than 6.5 acres of open space.

Our current ordinance language excludes development within the “Downtown District” zone from open space requirements in order to encourage development of residential units in the downtown. Staff believes this exemption was incorporated as a part of the 2003 land development code with the intent to pursue a subsequent rezoning of the lots downtown zoned Neighborhood Center-Commercial to the newly created Downtown District designation contained within the adopted language. None of the parcels downtown were ever rezoned by the city, however, and this section of the ordinance was not amended to reflect that change in approach.

Staff is supportive of the developer’s request for relief from on-site open space requirements for this project due to its proximity to downtown and Stowe Park and the desire of to encourage residential units downtown.

Tree Save and Landscaping:

This developer is required to provide 5% of the site as tree save area, and has elected to utilize all new plantings to fulfill this requirement due to the locations of the qualifying trees noted within the tree inventory performed, with no existing medium or large trees being fully contained on-site.

Tree Save Area Required	Tree Save Area Credits	% Provided
19,776 x .05 = 988 SF	6600 SF	660% of required TSA

The new plantings included in the calculations above are all proposed within the project’s open space area. The developer is additionally proposing two small street trees that will be located on the property within the proposed sidewalk easement in between the new sidewalk and the roadway.



A 10' minimum perimeter parking lot landscape buffer is also required, and the developer is seeking relief of this in specific areas of the site in order to maximize parking provided on-site. While the full 10-foot width is not provided on the proposed plans, the developer is planning to include significant landscaping within the provided open space area that staff believes will meet the intended purpose of this screening for the adjacent properties along the rear and south of the site. While no landscaping is provided along the northern adjacent site (masonic lodge), the footprint of the current structure extends beyond that point on the site, and the adjacent elevation of the building is brick with no windows overlooking the proposed development.

Traffic:

Staff has confirmed that the proposed mixed-use development would not trigger a traffic impact analysis (TIA) study. The project is anticipated to generate 689 total daily trips, including 17 AM peak hour trips and 56 PM peak hour trips.

Parking:

Within the NC-C zone, the area available for office or commercial use is limited by the requirement of one assigned parking space per 400 SF; however, leasable uses less than 2500 SF are exempt from this parking ratio requirement if on-street parking is available or if public parking is available within 300' of the primary building entrances. While there used to be a public parking lot located across the street on PID# 303561 which would have exempted the separate leasable areas from their associated parking requirements, city council approved the sale of this property which contained public parking in April 2020. The closest public parking lot currently is located off of Myrtle Street, just behind the 102 S Main St building on PID#303560, which falls just outside of this exemption distance. On-street public parking along the property frontage on S Main Street is recommended to be restricted for loading/unloading only by the fire department to ensure vehicular access for public safety, so this option is also unavailable for this proposed development.

Based on this information, the development team has updated their initial site plans, and is providing 26 total spaces on-site which meets our ordinance requirements of one parking space per 400 SF of office/retail required in NC-C (10 spaces), and one space per bedroom for residential units (16 spaces). The developer is seeking some relief of the parking lot perimeter landscaping buffer to be able to fit this quantity of spaces on the parcel.

During the community meeting, the development team noted that reserved marked spaces for each unit will need to be discussed by property management/HOA at a later date.

Architecture:

The proposed mixed-use building consists of three stories, with the ground level accessible from the street and reserved for office/retail use and the second and third floors consisting of residential uses, which are accessed via a third-floor walkway with entrance doors facing the parking lot. The commercial spaces within the first-floor building footprint are segmented to allow vehicles to pass underneath the upper floors to access the parking area in the rear, with a clearance height of 13'-6". Commercial spaces are designed to include storefront windows, while the residential windows on the upper levels are designed to include muntins that complement the style and character found on other buildings within downtown. While no windows are proposed on the side elevations, a bricked-in window aesthetic is utilized similar to that on the existing Masonic lodge structure next door. Exposed exterior metal stairwells are located on the rear of the structure, along with an elevator clad in brick to match the rest of the building's façade.

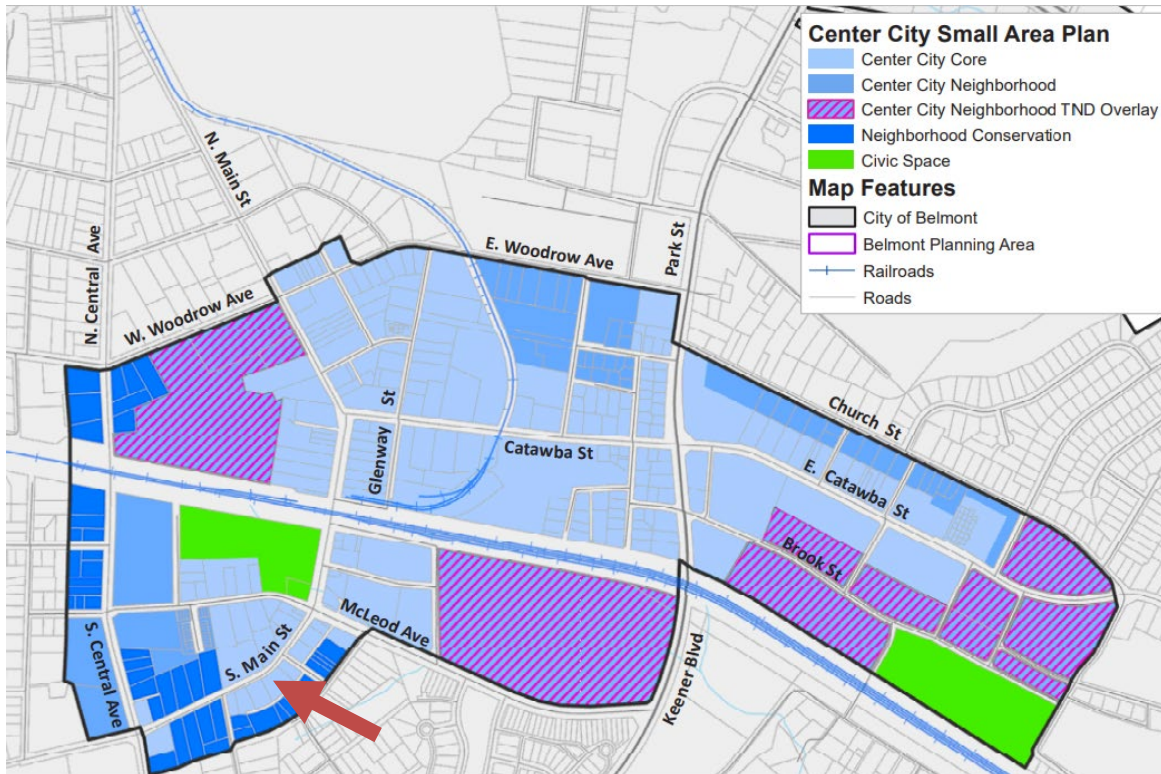


Comprehensive land use plan:

This site is included as a part of the Center City Small Area Plan of the adopted comprehensive land use plan, and is located within the Center City Core area. Mixed-use development incorporating ground-floor retail and commercial spaces with upper floor residential is encouraged. Along commercial streets, all ground floor uses should be non-residential.

The proposed development is consistent with the following land use principles for this area:

- Center City Core Area properties that are non-residential in use should be screened from adjacent residential uses in abutting land use categories.
- Land use transitions need to occur at the rear of properties. In most instances, land uses across the street from each other should be similar or compatible.
- New buildings should face the street and need to provide street-side sidewalks wide enough for sidewalk cafes, sidewalk displays, and similar activities.



The proposed development is consistent with the following community form principles for this area:

- Buildings located along primary streets should orient their access points onto the adjacent civic realm and should prioritize pedestrians over cars.
- Buildings should use the predominant materials present in existing structures by employing these (or contemporary equivalents) in new construction.
- Individual buildings are encouraged to mix two or more uses.
- All off-street parking (surface and structured) along local streets should be located to the rear of buildings or within central courtyards away from public rights-of-way.
- Buildings should not exceed three floors on Main Street.
- All streets should have trees planted along sidewalks.

The project is also consistent with the following goals of the adopted comprehensive land use plan:

1. Land Use – the project provides a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in housing, shopping, and services; and
2. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
3. Community Character—the project enhance the character of Belmont by building on our heritage, improving community appearance, and promoting social and economic diversity.

Neighborhood meeting: The applicant’s team held the required community meetings on June 30, 2021. A drop-in meeting was held on-site from 9:00 am to 11:00 am, and five members of the public attended the meeting. A virtual meeting was attempted from 6:00 PM to 7:00 pm the same day, with one member of the public emailing the development team for the meeting link, and no members of the public in attendance. The meeting documents are provided in attachment C of this report.

Planning and Zoning Board meeting: This project was presented to the board at its July 15th public meeting. The discussion focused on the areas of relief being requested:

- Open space: The planning board did not support the developer’s request for relief in the open space required by ordinance, as it may set a precedent for future requests, but did support the amount of on-site open space provided on the plans if combined with a payment-in-lieu for off-site open space improvements. The developer is still requesting relief of this requirement, seeking a reduction of 4385 SF of the required 6960 SF of open space due to the project’s proximity to Stowe Park, however, the recommended conditions presented are consistent with the planning board’s recommendation.
- Parking lot perimeter landscape buffer: The planning board discussed the needed areas for relief, and the nearby structures and current uses adjacent to the parking lot area. They supported a reduction in the parking lot perimeter landscape buffer requirement for the adjacent properties facing S Main Street, but expressed concern with a reduction adjacent to the residential homes to the rear of the site. Planning board recommended a four-foot-high opaque fence along the rear area of relief being requested be added as a condition; and suggested the utilization of compact parking spaces in the rear to reduce the needed relief in this area. The developer is seeking re-consideration of the recommended fencing condition based on topographic conditions.

At the conclusion of the discussion, the board approved motions (7-0) to:

- Find the map amendment request reasonable and consistent with the comprehensive land use plan and other adopted plans in the areas of land use, economy, and community character; and
- Approve with the modified conditions.

Recommended areas of relief and conditions of approval for ZA 2021.01 Imperial Lofts

A) Areas of relief:

1. Allowing a reduction in the 10-foot parking perimeter landscaping buffer specifically in the areas noted on the site plan to accommodate the inclusion of 26 parking spaces on the project site.

B) Conditions of approval:

1. The development shall meet the open space requirements as outlined in the land development code through a combination of on-site open space (2575 SF proposed) and payment in-lieu.
2. The development shall provide a minimum four-foot-tall opaque fence along the rear property abutting residential uses within the requested area of parking lot perimeter landscape buffer relief.
3. The development shall contain a sidewalk/public access easement dedicated to the city for the area between the existing ROW and back edge of the proposed sidewalk.
4. The applicant shall conduct a drainage study to evaluate the proposed drainage of water from the site, and ensure that the flow of water is evenly distributed in a manner acceptable by the city engineer.
5. Locations of water service access/backflow preventer shall be evaluated to ensure that above-ground placement is aesthetically pleasing and adequately screened from view.
6. Developer to follow arborist recommendations to clean the ivy and all debris/ underbrush/ sapling trees on-site that are competing with space of the large hardwoods, which are planned to be retained.
7. Exact tree species shall be confirmed during construction plan review to ensure consistency with Belmont's approved tree species list, however, the sizes of plantings proposed shall remain consistent with the proposed landscape plan.
8. The applicant shall coordinate with Duke Energy distribution team on the relocation and/or burial of above-ground electric lines.
9. The passageway underneath the proposed building shall be a minimum height of 13'-6" to provide adequate clearance for emergency vehicles, and shall confirm serviceability of the rear dumpster with waste service provider.

10. Parking shall be restricted along the street frontage for this development. Loading/unloading vehicles are acceptable as needed upon confirmation with NCDOT.
11. Applicant shall provide a minimum of 26 spaces on-site, with four compact parking spaces along the rear row of the parking lot within the requested area of perimeter lot landscape buffer relief to maximize landscape buffer area/width.
12. Applicant shall install a new fire hydrant on-site along the S Main Street frontage.
13. Applicant to verify that sufficient sewer capacity exists to service seven commercial suites and nine residential units at the proposed site location as part of the construction plan review.
14. The conditional zoning schematic plan approval includes the proposed three-story, +/- 14,000 SF mixed-use building to include up to seven commercial suites on the ground floor, and nine residential units on the upper levels. Approval is valid for a period of 24 months.

City Council Action: Receive report, public comment, and render a decision.

Attachment A – Application

Attachment B – Plans*

Attachment C – Neighborhood Meeting Minutes

Attachment D – Planning Board Consistency Statement

* A full set of digital plans can be found at www.cityofbelmont.org/imperial-lofts.



Zoning Map Amendment Application

Date: 06/16/2021

Site Address / Owner

Site Address:		Owner Name:	[ownername]
City, State, Zip:	BELMONT, NC 28012	Address:	102 HIDDEN PASTURES DR STE 213
Parcel:	126708	City, State, Zip:	CRAMERTON, NC 28032
Lot:		Phone:	
Subdivision:	BELMONT PERIMETER CBD	Email:	

Applicant / Alternative Owner

Applicant Name:	Andy Mercer	Owner Name:	IMPERIAL LOFTS LLC
Address:	31 N Main Street, Suite B	Owner Address:	
City, State, Zip:	Belmont NC 28012	City, State, Zip:	
Phone:	704-718-8910	Owner Phone:	
Email:	andy@finialconstruction.com	Owner Email:	

Project

Site Address:		Proposed Zoning:	Neighborhood Center Commercial (NC-C)
Property Description:	SMITH ESTATE L 21-25 04 013 083 00 000	Conditional Zoning:	Yes
Project/Subdivision:	Imperial Lofts	Total Site Area:	0
Current Zoning:	NC-C	Parcel ID#s:	
# of Lots:	0		

Project Description: mixed use project to include 9 dwellings (7 two-bedroom; 2 one-bedroom) and 3900 SF of retail/office space

Consultant Information

Company Name:	Frank Craig, P.E.	Contact Name:	Frank Craig
Type:	Engineer	Email:	frankcraig12@gmail.com
Mailing Address:	2543 Gleneagles Dr' Gastonia NC 28056	Phone:	704-813-3764

I do hereby certify that the information contained herein is true and correct.

Frank Craig

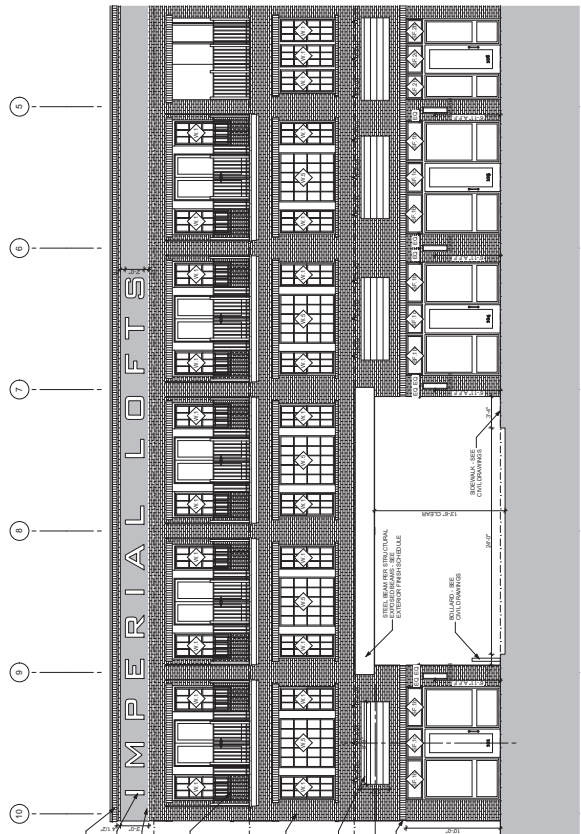
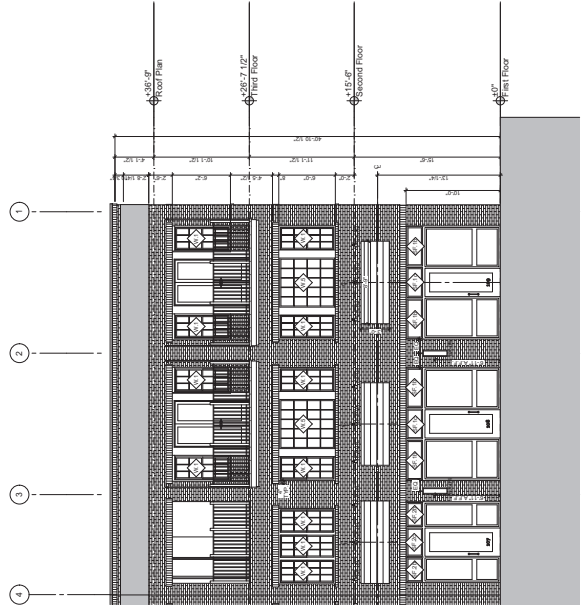
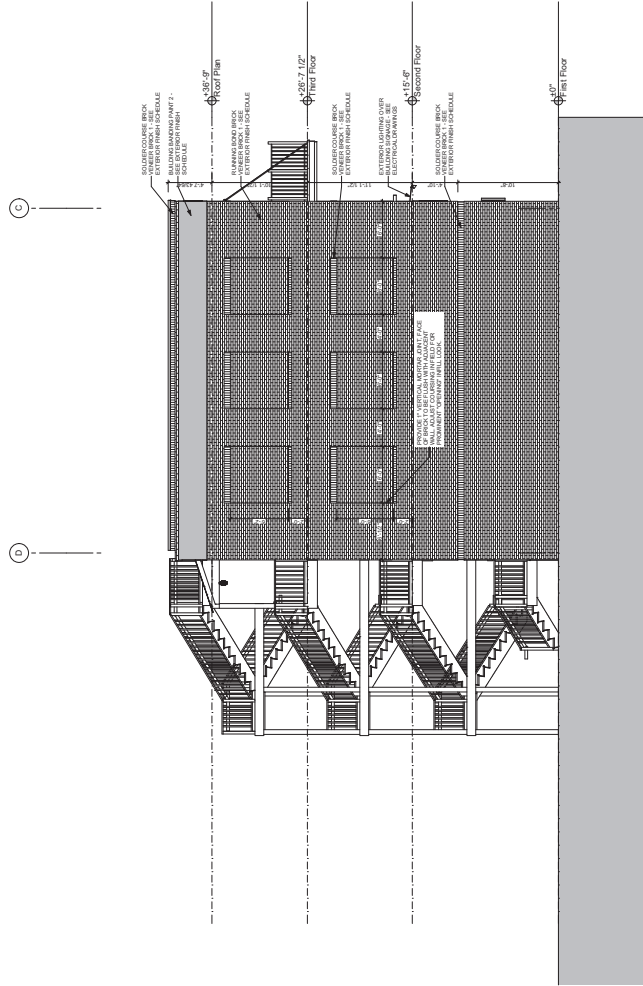
Name

06/16/2021

Date

EXTERIOR FINISH SCHEDULE

FINISH DESCRIPTION	MATERIAL	COLOR	MANUFACTURE	MODEL / PRODUCT	COLOR	FEATURE
BUILDING SKIN	MODULAR BRICK	-	-	-	-	-
BUILDING SKIN	PAINT	WHITE	EXTERIOR PAINT	EXTERIOR PAINT	WHITE	FINE FINISH
BUILDING SKIN	PAINT	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
BUILDING SKIN	WOOD	TED	EXTERIOR PAINT	EXTERIOR PAINT	TED	FINE FINISH
BUILDING SKIN	METAL	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
BUILDING SKIN	STEEL	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
BUILDING SKIN	STEEL	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
BUILDING SKIN	STEEL	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
BUILDING SKIN	ALUMINUM	DARK BRONZE	EXTERIOR PAINT	EXTERIOR PAINT	DARK BRONZE	FINE FINISH
BUILDING SKIN	ALUMINUM	DARK BRONZE	EXTERIOR PAINT	EXTERIOR PAINT	DARK BRONZE	FINE FINISH
BUILDING SKIN	ALUMINUM	DARK BRONZE	EXTERIOR PAINT	EXTERIOR PAINT	DARK BRONZE	FINE FINISH
BUILDING SKIN	ALUMINUM	BLACK	EXTERIOR PAINT	EXTERIOR PAINT	BLACK	FINE FINISH
ALL UNFINISHED EQUIPMENT TO BE FINISHED TO MATCH ADJACENT COLOR TO BE SPECIFIED.						



EXTERIOR ELEVATIONS

Belmont Mixed-Use
201 1/2 S Main Street, Belmont, NC 28012

A2.01
2018-6100.06

DATE: 11/02/2018
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN

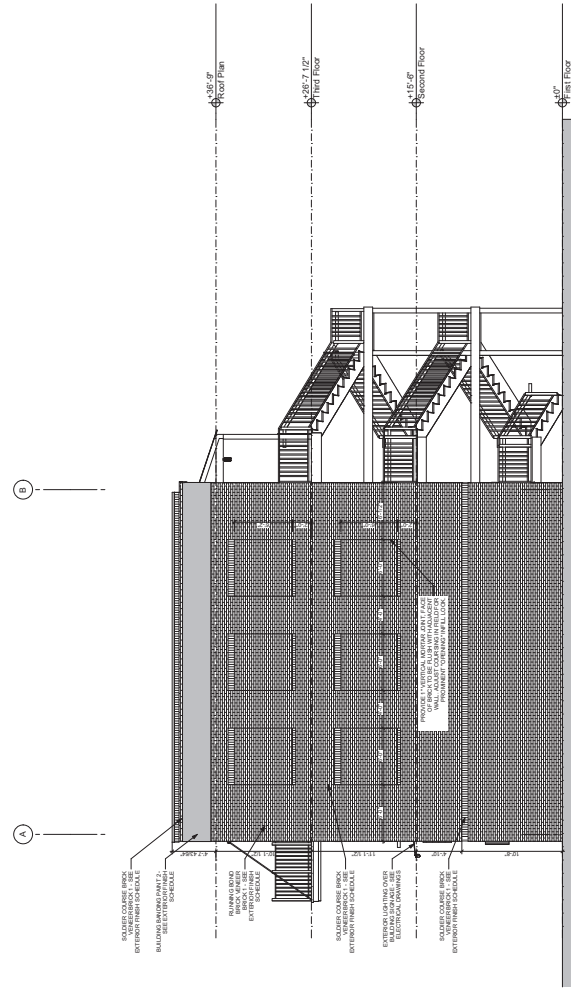
DATE: 11/13/2018	
DRAWN BY: [Redacted]	
CHECKED BY: [Redacted]	
SCALE: 3/16" = 1'-0"	
PROJECT: 201 1/2 S. Main Street, Belmont, NC 28012	
SHEET: A2.02	
DATE: 2018-9-10-06	

Belmont Mixed-Use
201 1/2 S. Main Street, Belmont, NC 28012



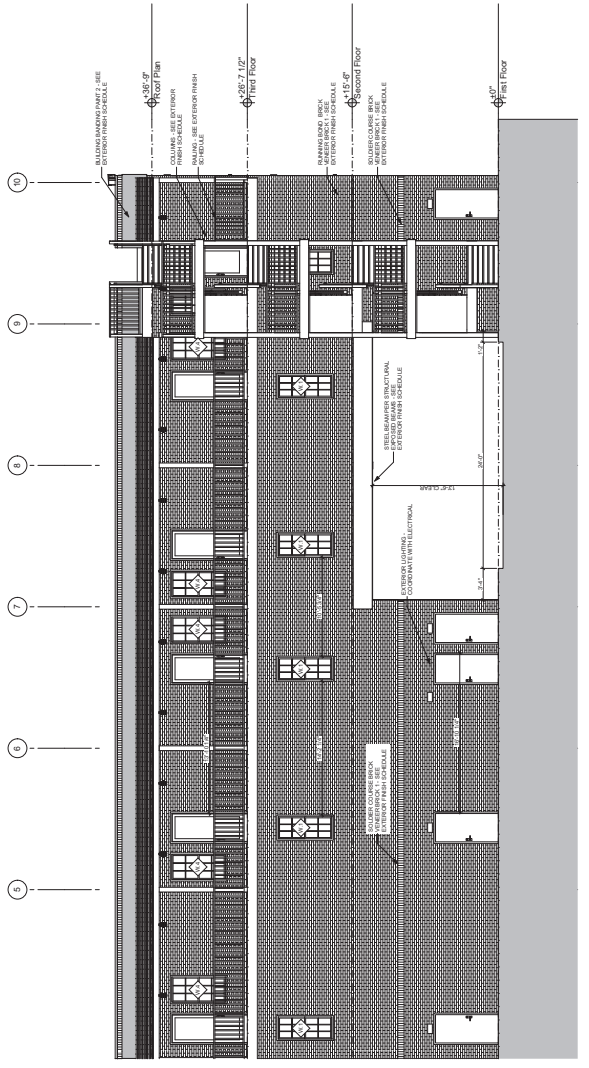
Window Types

VIEW	W-1	W-1	W-1	W-1	W-5
Type	Fixed	Fixed	Fixed	Fixed	Fixed
Unit Name	W1 24x36	W1 24x36	W1 24x36	W1 24x36	W5 24x36
Width	24"	24"	24"	24"	24"
Height	36"	36"	36"	36"	36"
Sill Height	24.00'	24.00'	24.00'	24.00'	24.00'



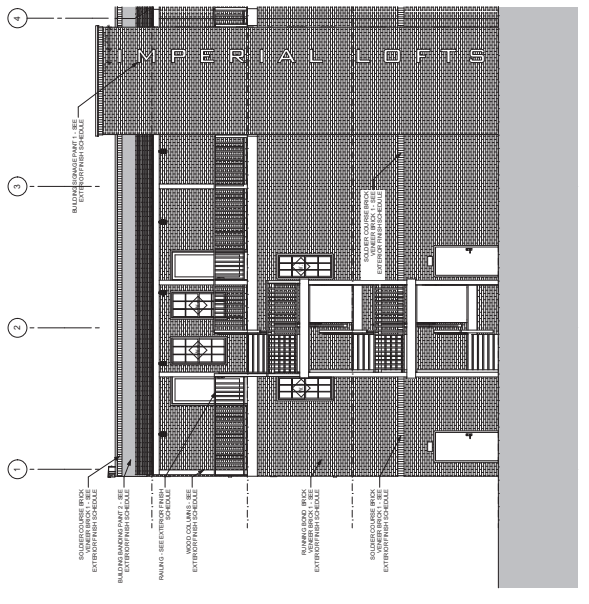
Left Elevation

3/16" = 1'-0"



Back Elevation 1

3/16" = 1'-0"



Back Elevation 2

3/16" = 1'-0"

COMMUNITY MEETING

Lenox Development Group, along with the NOVUS architecture team, will be hosting an open community forum to discuss an upcoming request to rezone the site of the City of Belmont's lot and proposed Neighborhood Center Commercial to Neighborhood Center Commercial/Conditional District (NC-C to NC-C/CD). This site is currently zoned Neighborhood Center Commercial (NC-C). Meeting was conducted and attended by Curtis Houser (Lenox Development Group), Dan Kerber (Finial Construction), Jennifer Brown (NOVUS Architects), and Frank Craig (Civil Engineer)

Property Location: Located on South Main Street, further identified as parcel ID# 126708. Next to 201 S Main Street.

MEETING #1 – ON-SITE

Date: Wednesday, June 30, 2021 9:00am - 11:00am

Attendees: (5 total) – Sign In Sheet Enclosed

MEETING #2 – VIRTUAL VIA ZOOM

Date: Wednesday, June 30, 2021 6:00pm – 7:00pm

Attendees: (0 total)

MEETING MINUTES:

Jason Everakes +1 - jeverakes@outlook.com – Future Investor
Questions were focused from a buyer perspective

What happened to the rooftop terraces?

A: The rooftops were technically infeasible due to costs and engineering impact. Discussed why rooftops could not be added on unit by unit basis.

Mechanicals on the rooftop of each unit?

A: Most units will have a mechanical unit on the roof of their respective units for the residential and commercial spaces.

Are all units reserved?

A: All commercial and residential units are reserved at this time

Hot water heater, regular or tankless?

A: Lowboy Water Heaters to be installed under the stair in all residential units.

Interior finish options for the residential?

A: There may be options available, to be determined and discussed at a later date

IMPERIAL LOFTS

Gas or Electric?

A: All equipment and appliances to be electric.

When will contracts be issued?

A: Buyer Contracts will follow permitting

A: Maybe closer to construction completion

Are there two parking spaces per unit/ will they be marked?

A: Parking requirement to meet zoning ordinance:

One parking space per bedroom, with a maximum of 2 spaces, is required for each residential unit and one parking space per 400 SF of office or commercial space is required within the NC-C zone. Marked spaces will need to be considered by HOA and Property Management at a later date.

Will there be exposed ductwork in the residential units?

A: Yes, but all items are open until construction documents are complete and through the permit process.

Hardwood or LVP flooring?

A: Planning for LVP

Dual vanity or single sink for the bathroom?

A: Single sink vanity at all bathrooms

Is there additional storage for the residential units?

A: Unfortunately, no

Rick Jordan Rick.jordan@svn.com – Neighbor

Is zoning complete?

A: We are currently going through the process, today's meeting is one step in that direction

How many units total?

A: 9 Residential / 7 Commercial

Are the units privately owned?

A: Yes

Where would retail parking be?

A: Behind the building

Are you keeping the masonic building?

A: Yes, that is on an adjacent parcel, owned and managed by others.

Have you conducted a traffic study to deal with children and pedestrians walking down Main Street

IMPERIAL LOFTS

A: No we have not; we are adding a sidewalk to improve pedestrian safety on this stretch of Main Street.
Patrick Davidson - Neighbor

Will there be parking in the back of the building?

A: Yes, 26 parking spaces to meet zoning requirements

How far will parking go back?

A: Parking extends to the property line in some areas as required to meet required parking counts. The existing trees larger than 6" dia. are outside of our property boundary and are assumed to remain. Landscaping to be provided as space permits.

Glenn Dedrick – local resident, interested in investment

Will there be an elevator?

A: Yes

Are there residential units available?

A: Not at this time, all units are reserved

What's the price point?

A: We will get back to you

Gas or electric?

A: All electric

Will there be card readers or access system?

A: No, all units have private entry with individual keys

What is the roof construction?

A: Flat TPO roof, slope to drain with parapets.

What's the life expectancy of the roof?

A: Proposed 10 year warranty, to be reviewed and finalized at time of construction

What is the construction schedule?

A: Late 2022

Imperial Lofts Community Meeting Statement

The nature of the (drop-in) attendees were inquisitive and focused on investment opportunities or general curiosity of the project. There was one inquiry about a traffic study for pedestrian safety, which is extraneous with the addition of new sidewalks. No further concerns or requests related to the site planning, zoning or architectural design were raised beyond personal investment pursuits.

The conductors of the meeting were present and available for the full duration of both of the scheduled meeting times.

There are no proposed changed plans by the project development team as a result of the meetings.

Per email by Curtis Houser, Lenox Development Group on July 1, 2021 regarding scheduling of mailed notices:

The original mailing date was Friday June 18th.

The correction letter was hand delivered to residents on the 28th and mailed to businesses on the 28th as well.

The one RSVP pre-registered email was from:

David Mitchell
100 Cliveden Ct
Belmont, NC 28012
704-773-6183

On June 28th at 9:40am I received his email expressing he want to participate and was responded to at 11:56 am on the same day (June 28th).

The virtual meeting last 1 hour 7 minutes.

Curtis Houser
Lenox Development Group
607-742-5158

AJL Holdings, LLC
111 S Main St.
Belmont, NC 28012

EKO Properties, LLC
203 S Main St.
Belmont, NC 28012

Belmont Lodge 627
201 S Main St.
Belmont, NC 28012

Frances Cook
124 Bryant St.
Belmont, NC 28012

Rhyne Hedrick
13 Poplar St.
Belmont, NC 28012

Two Brothers, LLC
4400 Tucker Rd
Belmont, NC 28012

Blake Smith
108 Bryant St.
Belmont, NC 28012

Samantha Dancer-Campbell
120 Bryant St.
Belmont, NC 28012

Brain Gibson
116 Bryant St.
Belmont, NC 28012

Elizabeth Causey
126 Bryant St.
Belmont, NC 28012

Darlyn Willard
117 S Main St.
Belmont, NC 28012

Patrick Davidson
129 Bryant St.
Belmont, NC 28012

Thomas Young
116 S Main St.
Belmont, NC 28012

Curtis Sloop
205 S Main St.
Belmont, NC 28012

Elizabeth Causey
202 Bryant St.
Belmont, NC 28012

Brain Wallace
207 S Main St.
Belmont, NC 28012

Alexander Memorial Bapt. Church
208 S Main St.
Belmont, NC 28012

Village Park Owners Association
C/O Property Matters Realty
P.O. Box 158
Gastonia, NC 28053-0158

LLS Capital Partners, LLC
218 Merewood Rd
Belmont, NC 28012

Eric Forrest
9 Poplar St.
Belmont, NC 28012

Hawthorne Owners Association
C/O Property Matters Realty
P.O. Box 158
Gastonia, NC 28053-0158

Two Brothers, LLC
118 S Bryant St.
Belmont, NC 28012

Trenton Douglass
112 Bryant St.
Belmont, NC 28012

City of Belmont
Attn: Tiffany Faro
P.O. Box 431
Belmont, NC 28012

Alan Smith
7 Poplar St.
Belmont, NC 28012

Lucinda Huffstickler
121 Bryant St.
Belmont, NC 28012

Busha Gina Barnes
125 Bryant St.
Belmont, NC 28012

Shim Jones Houses, LLC
122 Bryant St.
Belmont, NC 28012