

Sketch Plan Application No. SKP2021.10

Belmont Land and Investment Company, LLC and
Lat Purser & Associates, Inc., Applicants

Community Meeting
January 20, 2022

Agenda

- I. Introduction of Team Members
- II. Process
- III. Site
- IV. Current Zoning of the Site
- V. Rezoning Request
- VI. Information on Belmont Land and Investment Company, LLC
- VII. Information on Lat Purser & Associates, Inc.

Agenda - Continued

VIII. Prior Versions of the Site Plan

IX. Current Site Plan

X. Building Elevations

XI. Precedent Images of the Pedestrian Promenade

XII. Questions and Comments

Team

- Bill Carstarphen, Belmont Land and Investment Company, LLC
- Lat Purser, Lat Purser & Associates, Inc.
- Jack Levinson, Lat Purser & Associates, Inc.
- Carey Sikes, BB+M Architecture
- Taylor Critcher, SeamonWhiteside
- Marc Meddaugh, SeamonWhiteside
- John Carmichael, Robinson Bradshaw & Hinson

Process

Sketch Plan: Submitted and Under Review

First and Second Community Meetings: January 20, 2022

Traffic Study: Not Started Yet

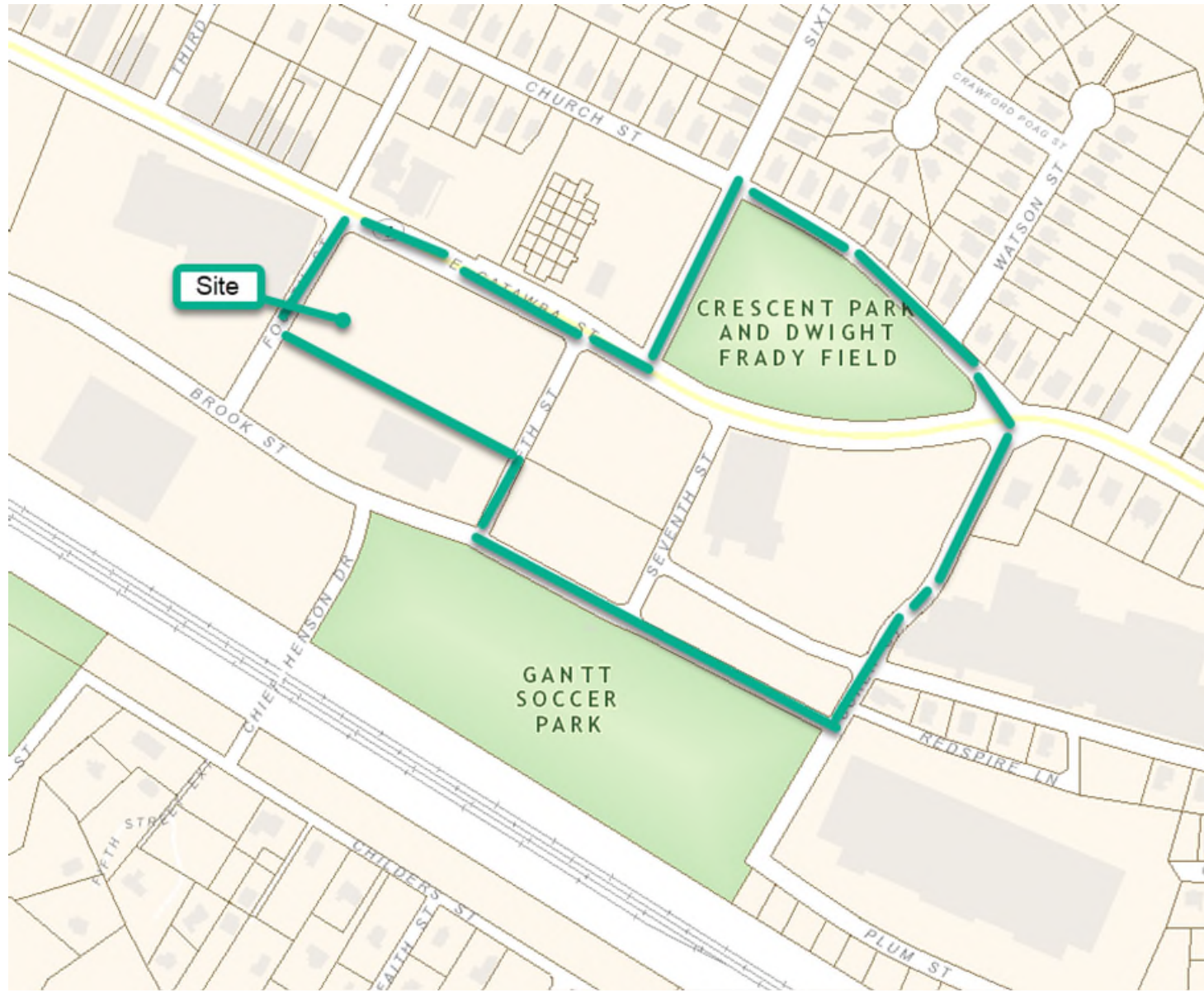
Rezoning Application and Schematic Plan Submittal: Due Upon
Completion of Sketch Plan Review

Third Community Meeting: To Be Scheduled

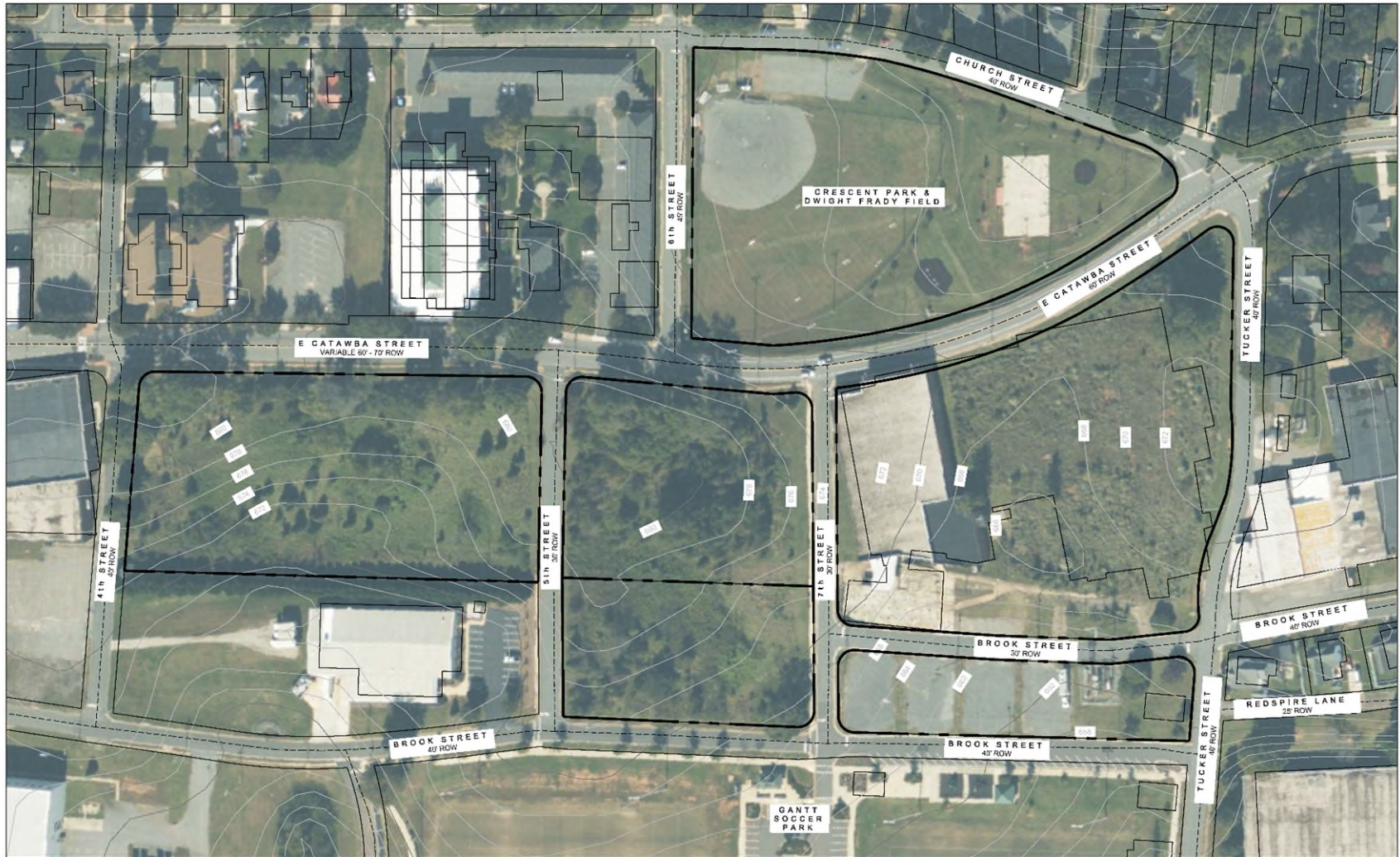
Planning Board Meeting: To Be Scheduled

City Council Public Hearing: To Be Scheduled

Site – 14.70 Acres



Site

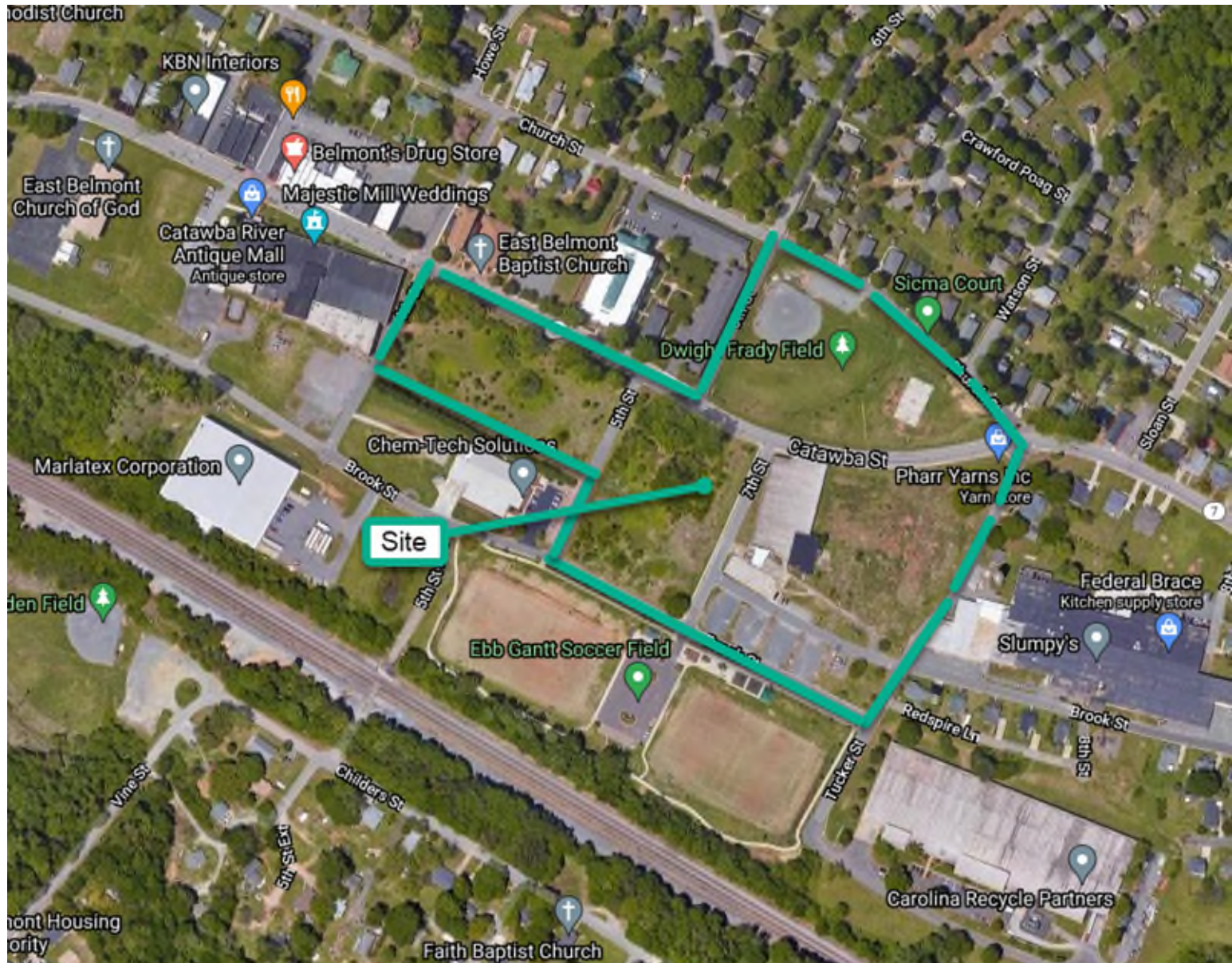


RZ0.1 - GIS AERIAL
SCALE: 1" = 10'

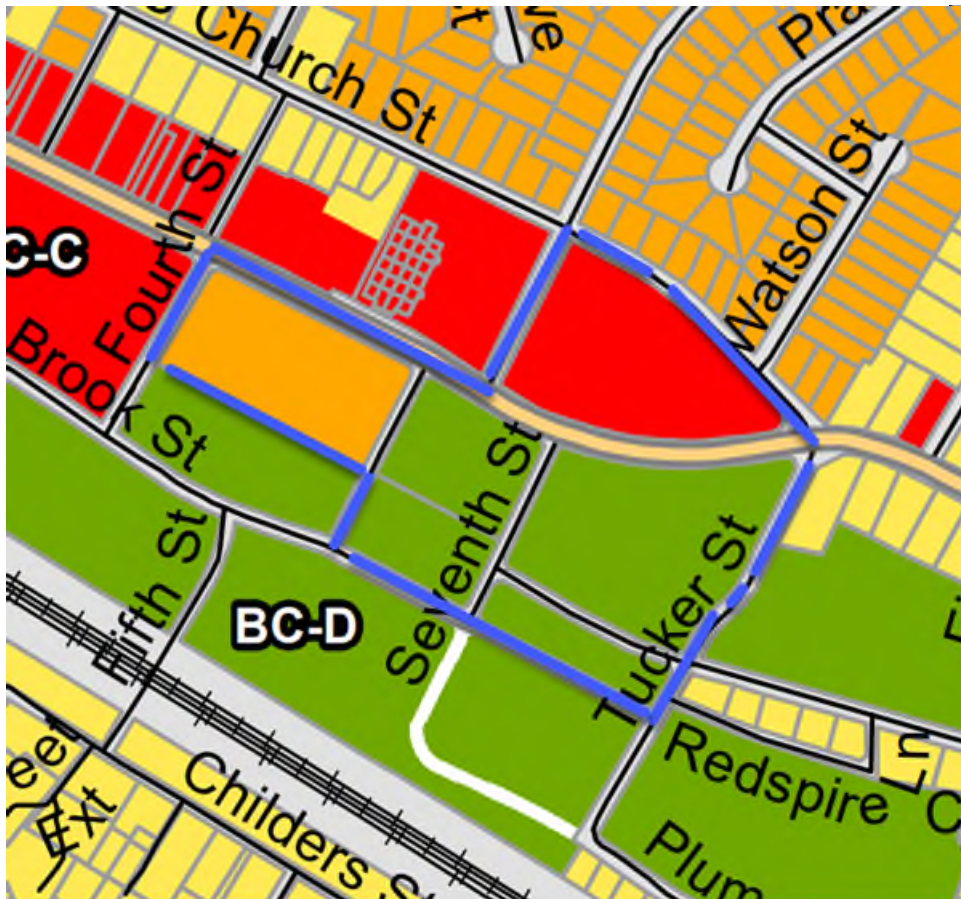


BELMONT - CRESCENT PROJECT (REVISION F)
LAT PURSER & ASSOCIATES, INC.
BELMONT, NORTH CAROLINA
CL 11-05-1 TNC1 110.07.2021

Site



Current Zoning of the Site



Zoning Type and Name

-  HIGHWAY CORRIDOR OVERLAY DISTRICT (HC-O)
-  SOUTH POINT PENINSULA OVERLAY DISTRICT (SPP-O)
- Belmont Zoning**
-  BC-D, BUSINESS CAMPUS DEVELOPMENT
-  BC-D/CD, BUSINESS CAMPUS DEVELOPMENT COND. DISTRICT
-  G-R, GENERAL RESIDENTIAL
-  G-R/CD, GENERAL RESIDENTIAL CONDITIONAL DISTRICT
-  G-R/TN-D, PARALLEL DISTRICT
-  H-C, HIGHWAY COMMERCIAL
-  H-C/CD, HIGHWAY COMMERCIAL CONDITIONAL DISTRICT
-  IC-D, INSTITUTIONAL CAMPUS DEVELOPMENT
-  IC-D/BC-D, PARALLEL DISTRICT
-  IC-D/NC-C, INSTITUTIONAL CAMPUS DEV. NEIGH. CENTER COMMERCIAL
-  INF-R, INFILL RESIDENTIAL
-  MH-R, MANUFACTURED HOUSING RESIDENTIAL
-  NC-C, NEIGHBORHOOD CENTER COMMERCIAL
-  NC-R, NEIGHBORHOOD CENTER RESIDENTIAL
-  NCC-CD, NEIGHBORHOOD CENTER COMMERCIAL COND. DISTRICT
-  NCR-CD, NEIGHBORHOOD CENTER RESIDENTIAL COND. DISTRICT
-  R-C, RURAL COMMERCIAL
-  R-R, RURAL RESIDENTIAL
-  S-R, SUBURBAN RESIDENTIAL
-  TN-D, TRADITIONAL NEIGHBORHOOD DEVELOPMENT
-  TND-CD, TRADITIONAL NEIGHBORHOOD DEV. COND. DISTRICT

Rezoning Request

Applicants are requesting that the site be rezoned from the NC-C, BC-D and INF-R zoning districts to the Downtown District/Conditional District (DD/CD) zoning district to accommodate a master planned, mixed-use development on the site.

This master planned, mixed-use development is proposed to be comprised of the following:

Rezoning Request - Continued

- 22,225 square feet of commercial uses
- 2,200 square feet of ancillary uses
- 4 live/work units
- Up to 238 multi-family dwelling units
- Up to 62 multi-family townhome units

Under this development proposal, Crescent Park/Dwight Frady Field would be dedicated and conveyed to the City of Belmont for continued use as a public park upon the successful rezoning of the site



Belmont Land and Investment Company, LLC

Adams Bluff



Hawthorne



Hawthorne



Sterling Professional Park



Hampton Inn Montcross





Lat Purser & Associates, Inc.

Anker Haus Townhomes, Charlotte



Anker Haus Townhomes, Charlotte



Anker Haus Townhomes, Charlotte



Anker Haus Townhomes, Charlotte



The Anderson, Rock Hill



The Anderson, Rock Hill



Preston Ridge Multi-Family Flats, Hickory



Preston Ridge Multi-Family Flats, Hickory



Preston Ridge Multi-Family Flats, Hickory



Matadora, Savannah (Ground Floor Live/Work Units)



Matadora Multi-Family Flats, Savannah



Bowery 1 and 2, Savannah

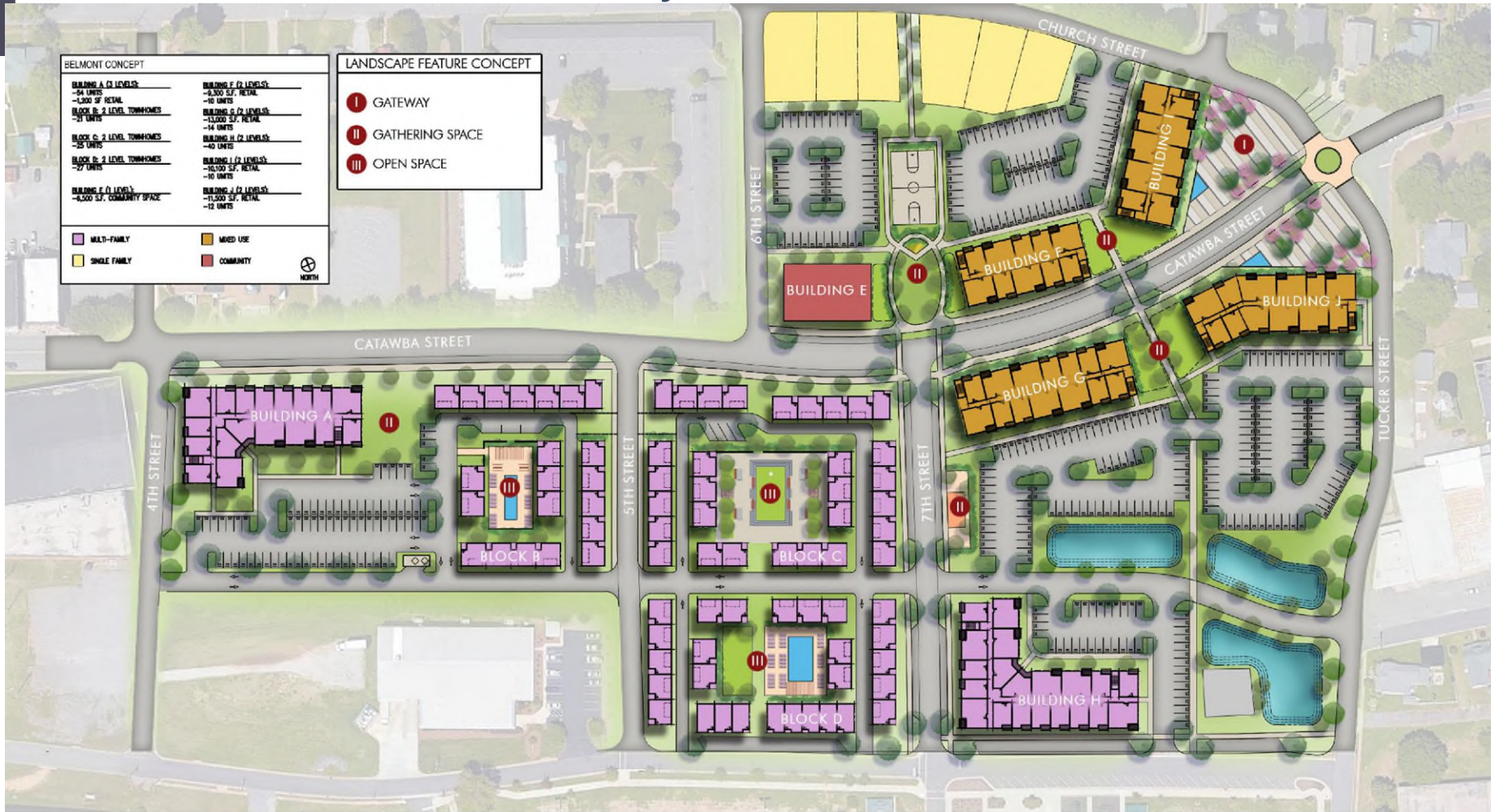


Bowery 1 and 2, Savannah



Prior Versions of the Site Plan

July 30, 2020



August 26, 2020



January 22, 2021



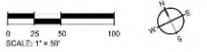
April 22, 2021



Current Site Plan



RT1.3 - SKETCH PLAN





Building Elevations

Building A – Facing East Catawba Street



Block 1 Multi-Family Townhomes – Facing East Catawba Street



Precedent Images for the Pedestrian Promenade





Questions and Comments