

January 6, 2022

JCarmichael@robinsonbradshaw.com
704.377.8341 : Direct Phone
704.373.3941 : Direct Fax

Re: Community Meeting Regarding the Proposed Crescent Mixed Use Project
(See Below for Date, Time and Location and Attendance Options)

Dear Sir or Madam:

We are assisting Belmont Land and Investment Company, LLC and Lat Purser & Associates, Inc. (hereinafter collectively referred to as the "Applicant") in connection with a Sketch Plan Application (SKP2021.10) the Applicant has filed with the Belmont Planning and Zoning Department in connection with a request to rezone an approximately 14.70 acre site generally bounded by Church Street, 6th Street, East Catawba Street, 4th Street, Brook Street and Tucker Street (the "Site"). The Site includes Crescent Park/Dwight Frady Field and is comprised of Tax Parcel Nos. 126073, 126079, 126078, 215799 and 126080.

The Applicant is 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) to accommodate a master planned, mixed-use development on the Site. The proposed master planned, mixed-use development is currently referred to as the Crescent Mixed Use Project, and under the current sketch plan, the Site is proposed to contain a maximum of 22,225 square feet of commercial uses, 2,200 square feet of ancillary uses, four live/work units, a maximum of 238 multi-family dwelling units and a maximum of 62 multi-family townhome dwelling 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 park subsequent to the approval of the rezoning request. Enclosed is a copy of the current sketch plan for the proposed development.

The Applicant is holding an in-person Community Meeting regarding this rezoning and development proposal and a virtual Community Meeting regarding this rezoning and development proposal for the purpose of sharing the proposal with area residents and property owners and answering questions. You are invited to attend one or both of these meetings.

The Applicant will hold the in-person Community Meeting on **Thursday, January 20, 2022 at 6:30 PM at Park Street United Methodist Church located at 120 Park Street in Belmont, NC.**

The Applicant will hold the virtual Community Meeting on **Thursday, January 20, 2022 at 12:00 PM (noon).** **Area residents and representatives of area organizations who would like to participate in the virtual Community Meeting must email their email addresses to communitymeeting@robinsonbradshaw.com to receive an electronic invitation and link to**

January 6, 2022

Page 2

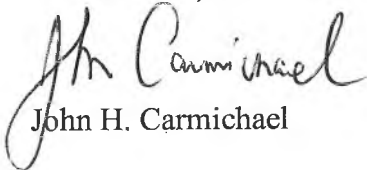
the virtual Community Meeting. Once you log into the virtual Community Meeting, a presentation regarding the rezoning and development proposal will be provided. After the presentation, attendees will have an opportunity to ask questions.

We look forward to seeing you at one or both of these meetings.

In the meantime, should you have any questions, please give me a call at 704-377-8341.

Sincerely,

ROBINSON, BRADSHAW & HINSON, P.A.

A handwritten signature in black ink that reads "John H. Carmichael". The signature is written in a cursive style with a large initial "J".

John H. Carmichael

JHC/ns

cc: Ms. Shelley DeHart, Belmont Planning Director (via email)



RZ1.3 - SKETCH PLAN

