



CITY OF BELMONT PLANNING & ZONING

Special Use Permit Application

Date: 11/30/2021

Site Address / Owner

Site Address:
City, State, Zip: ,
Parcel ID#:
Subdivision:
Lot:

Owner Name:
Address:
City, State, Zip: ,
Phone:
Email:

Applicant / Alternative Owner

Applicant Cameron Kennedy
Name:
Applicant .Developer
Role:
Applicant 615 RL Stowe Rd
Address:
City, Belmont NC 28012
State,
Zip:
Phone: 301 461 5908
Email: cameronkennedy.ckinvestments@gmail.com

Owner Name: Nona Breeland
Address: 2524 Mill Ridge Lane
City, State, Zip: chapel Hill NC 27514
Phone:
Email:

Project

Site Address:
Project Name: Julia Ave Homes
Use Type:
Previous Project #:
Plan Type: SUP-Special Use Permit
Total Site Area: 1
of Lots: 5

Grading/Demo
Lot Disturbance Area:
Parcel ID#s: 188367, 188370
Floodway Review:
Watershed Protection
Review:

Project Description: Subdividing land into 5 lots

Consultant

Consultant Firm:
Consultant Type: Applicant
Consultant Mailing:

Point of Contact:
Consultant Email:
Consultant Phone:

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

cameron kennedy

Name

11/30/2021

Date

City of Belmont
Attachment to Application for Special Use Permit

Julia Avenue Homes, Belmont, NC
Parcel IDs: 188367 and 188370
Applicant: Cameron Kennedy
615 R.L. Stowe Rd.
Belmont, NC 28012

Applicant hereby answers the required questions as follows:

A. The use meets all required principles and specifications of the Code and any adopted land use plans.

The proposed use of the property is consistent with the current General Residential (G-R) zoning classification. The Applicant proposes to re-combine two existing parcels totaling approximately 1.15 acres, then subdivide the combined property into five (5) equal lots of .21 to .25 acres and slightly more than 72 feet in lot width. All lots will be developed for single family housing consisting of the Detached House building type as provided by Section 4.2 of the City of Belmont Land Development Code. The “use” will therefore remain General Residential (G-R), which is an appropriate use for this area under the City’s adopted future land use plans.

All requirements under lot development and building type provisions of the Code, including setbacks, maximum building height or stories, parking, open space and tree save, as established by Sections 4.2, Chapter 11 or other provisions, will be met. In addition, the Applicant has agreed to extend water and sewer lines, as the property does not current have access to City utilities.

The proposed subdivision and development plan require a Special Use Permit because the width of the subdivided lots is less than the lot averages for the block and the 300-foot radius. In this case the one block lot width average is difficult to apply because the only properties on the block which face Julia Avenue are the subject properties; all others are oriented towards South Point Road and the side street of Greenwood Avenue. The average lot width of properties within 300 feet of the parcels is 122.0 feet. However, it should be noted that properties within the 300-foot radius include irregular shaped lots along Julia Avenue, an undeveloped property along Greenwood Avenue of more than 397 feet, and 4 large parcels along South Point Road, all of which impact the average lot width calculation. The subdivided lot widths compare very favorably to similar properties along Greenwood Avenue, Julia Avenue, and Willerene Drive, and exceed 75% (7 out of 9) of the lot widths recently approved for the Greenwood and

Willerene Road development, which range from 59 feet to 80 feet in width.¹ The Land Development Code further specifically allows lot widths below the 300 foot / block averages if the Applicant submits a Special Use Permit which is approved by the City Council.

Based on these facts, the development plan presented by the Applicant is consistent with the Land Development Code as well as the Comprehensive Land Use Plan.

B. The proposed use, if developed according to the plan submitted and approved, will be visually and functionally compatible to the surrounding area.

The surrounding neighborhood on Julia Avenue, Greenwood Avenue, and Willerene Drive, and even the adjoining properties along South Point Road, consist of single-family homes, detached building type, which include traditional design and building materials. Architectural styles vary with the period of construction and include both ranch style housing popular in the 1950s, 60s, and 70s, along with contemporary homes completed in 2020 or which are still under construction.

The Applicant's renderings combine elements of both styles, incorporating traditional buildings materials, covered porches and detached garages reflective of earlier areas, but with architectural details like dormers, larger window spaces, and stone and wooden beam accents that are characteristic of current design and construction. Building materials will include brick, hardie board, stone, and wood shake, with no vinyl siding. Design features and building materials are thus consistent with recent development around the City, and the new construction is intended to supplement the distinctive hometown feel associated with infill development in Belmont.

The homes will be neatly landscaped, with attractive, though not expansive, front lawns. In addition, the Applicant plans to concentrate the tree save and replanting area along South Point Road at the eastern edge of the property, which will improve the buffer and appearance of the property from that viewpoint.

The development design will include a 5-foot sidewalk along Julia Avenue in front of the homes, which will also promote a neighborhood atmosphere and contribute to the overall conformity with existing development. The site plans also includes side driveways with garages and substantial rear parking, which will add to the overall curb appeal of the development.

Based on the above, the site plan and improvements are consistent with and complement the other homes in the neighborhood. The proposed plan is therefore visually and functionally compatible to the surrounding area.

¹ The Greenwood Rd. – Willerene Dr. project was a Conditional Use Permit project approved by Council in 2018. 77% of the lots (7 out of 9) contained lot widths of 65 feet or less, with 2 lots containing an 80-foot lot width.

C. The use will not materially endanger the public health or safety and will not substantially injure the value of adjoining property if located where proposed.

The Applicant has had multiple meetings with the Planning and Zoning Staff to make sure all public health and safety concerns or issues are addressed. As a result of these meetings, the Applicant moved the driveway on the western-most lot to Greenwood Avenue to take one driveway off of Julia Avenue. Site plans were revised at various times to provide additional rear parking pads and turn around space, along with wider driveways to avoid the need to back out of driveways on to Julia Avenue. The Applicant will also be meeting with the Post Office with regard to a postal kiosk at the southwestern corner, which the Applicant is open to constructing if that would help with delivery or traffic patterns.

As previously noted, the site plans for the proposed homes will meet all required setbacks and development specifications. The Applicant will extend water and sewer to the property, bringing infrastructure improvements to the City, and the addition of the sidewalk addresses a long-held Staff priority of adding sidewalk to Julia Avenue, particularly along those properties closest to South Point Road.

The improvements, together with the construction and site plan previously described, are all reasonably expected to have a positive impact on the value of surrounding properties. Special Use Permits or Conditional Use Permits have been approved under similar circumstances around the City, including on Julia Avenue and as noted previously on the side streets of Greenwood and Willerene. None of these approvals resulted in any adverse impact to the value of surrounding properties. Single family housing continues to be in high demand in Belmont, and the proposed development helps to address those needs in a manner that is sensitive to the character of the neighborhood and community, and complements the attractive and distinctive built environment of the City.

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Table of Block Length and 300' Radius Averages

Block

(Subject property)	150.8
(Subject property)	200

Average within 1 block length 175.4 feet

300-foot radius

204 Greenwood Ave.	75
206 Greenwood Ave.	88
208 Greenwood Ave.	86.85
210 Greenwood Ave.	187.5
Greenwood Ave. (no address)	397.8
121 Greenwood Ave.	248
529 Julia Ave.	200
530 Julia Ave.	100
534 Julia Ave.	60.16
137 Willerene Dr.	61.33
141 Willerene Dr.	62.62
145 Willerene Dr.	61.33

149 Willerene Dr.	80.06
130 Willerene Dr.	110
134 Greenwood Ave.	84.92
304 Greenwood Ave.	104
306 Greenwood Ave.	125
297 Greenwood Ave.	80.6
299 Greenwood Ave.	65
301 Greenwood Ave.	65
303 Greenwood Ave.	65
305 Greenwood Ave.	100
710 South Point Rd.	175
800 South Point Rd.	207
711 South Point Rd.	163
713 South Point Rd.	163
801 South Point Rd.	80
803 South Point Rd.	120

Average within 300-foot radius 122.0 feet









1008



