



# CITY OF BELMONT

## PLANNING & ZONING

# Special Use Permit Application

Date: 04/12/2022

### Site Address / Owner

Site Address: GREENWOOD AVE  
City, State, Zip: , 0  
Parcel ID#: 188367  
Subdivision: SOUTH POINT RD/JULIA DR  
Lot:

Owner Name: BREELAND NONA I &  
BREELAND REGIS C  
Address: C/O NONA BREELAND 2524  
MILL RIDGE LANE  
City, State, Zip: CHAPEL HILL, NC 275148239  
Phone:  
Email:

### Applicant / Alternative Owner

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

Owner Name: Nona and Regis Breeland  
Address: 2524 MILL RIDGE LANE,  
City, State, Zip: CHAPEL HILL, NC 27514-8239  
Phone:  
Email:

### Project

Site Address: Julia Ave, , Parcel IDs 188367,  
188370  
Project Name: Julia Ave Homes  
Use Type:  
Previous Project #:  
Plan Type: SUP-Special Use Permit  
Total Site Area: 1  
# of Lots: 2

Grading/Demo  
Lot Disturbance Area:.0  
Parcel ID#s: 188367, 188370  
Floodway Review:  
Watershed Protection  
Review:

Project Description: Request to subdivide into 4 lots for construction of residential homes

### Consultant

Consultant Firm: Mullen Holland & Cooper, PA  
Consultant Type: Attorney  
Consultant Mailing: PO Box 488, Gastonia, NC  
28053

Point of Contact: John Russell  
Consultant Email: jrussell@mhc-law.com  
Consultant Phone: 704-864-6751

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.

John H. Russell, Jr.

Name

04/12/2022

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 four (4) lots of .27 to .30 acres with frontages of more than 90 feet in lot width. All lots will be developed for single family housing consisting of the Detached House building type as provided in Section 4.2 of the Land Development Code. The use of the property will remain single family residential, which is allowed under the current zoning district and an appropriate use as provided by the City's adopted Future Land Use Plan for Julia Avenue.

The Applicant will meet all requirements for lot development and building type under the Code, including setbacks, maximum height limitations, parking, required landscaping and tree planting, along with the tree save provisions, as provided by Sections 4.2, Chapter 11 or other Sections of the Code. The Site Plan has been designed to work around existing overhead utilities on the north side of Julia Ave and east side of Greenwood, and in addition, the Applicant will extend City water to the property, which is currently served by City sewer but not water.

The proposed subdivision and development plan requires a Special Use Permit only because the frontage, or width, of the subdivided lots is less than the lot averages for the block and the 300-foot radius.<sup>1</sup> In this case, the one block lot width average is difficult to apply because the only properties on the block facing Julia Avenue are the undeveloped subject properties; all others are oriented towards South Point Road and the side street of Greenwood Avenue.

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<sup>1</sup> Under Section 5.4(2) of the LDC, the comparative lot width analysis and Special Use Permit process applies only to infill lots; otherwise, under Section 4.2 the minimum lot width for a detached street front house is 55 feet.

The average lot width of properties within 300 feet of the parcels is 122.0 feet; however, a number of these properties are older homes built prior to the extension of sewer service to Julia Avenue, and were set on larger lots to accommodate septic tanks or fields. Also included in the relevant area are several irregularly-shaped properties, including a nearby tract on Greenwood Avenue with a frontage of more than 397 feet. These lots, of course, skew the average lot width calculation.

By contrast, the proposed subdivided lot widths compare favorably with recent construction on Greenwood Avenue, Julia Avenue, and Willerene Drive, and exceed the lot widths of most of the closest single family homes to the property, including ranch-style housing built between 1952 and 1993 at 204-208 Greenwood Road just to the west, and the home at 801 S. Point Rd. built in 1900 diagonally across the intersection from the subject property. Also of significance, the proposed lot widths exceed all lot widths of the 13 total subdivided lots approved by Council in 2018 and 2019 for the Greenwood and Willerene Road development bordering the subject property to the southwest, and for unrelated subdivisions approved further to the west on the 300 block of Julia Avenue.<sup>2</sup>

Based on these facts, the development plan presented by the Applicant is consistent with both recent construction or development in the area, and with all principals and specifications of the Land Development Code and the City's Comprehensive Future 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 around 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

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<sup>2</sup> The Greenwood Rd. – Willerene Dr. project was a Conditional Use Permit project approved by Council in 2018. The lot widths on that project ranged from 59 to 80 feet, with 77% of the lots (7 out of 9) containing lot widths of 65 feet or less. Council approved separate Conditional Use Permits at 318 Julia in 2018 allowing two lots of 87.5 feet in width and at 303 Julia in 2019, allowing a subdivision of property with resulting lot widths of 85 and 78 feet.

is intended to supplement the distinctive hometown feel associated with infill development in Belmont.

All homes will be neatly landscaped, with attractive, though not expansive, front lawns. Side driveways with rear detached garages allowing for expanded parking or turn around areas behind the homes will also add to the overall curb appeal of the development. The development design will also include a tree save area consistent with Code requirements with medium, maturing trees on the eastern border. These site improvements will contribute to the appearance of the neighborhood and conformity with existing development.

Visual and functional compatibility is also demonstrated by overall lot size which compares favorably with properties in the relevant area. Based on an inventory of all properties along Willerene and Greenwood which are south of Ann Drive, east of South Point Road and north of the Greenwood dead end and Willerene intersection with Kathryn Court, an inventory which covers approximately a 500 foot radius from the intersection of Greenwood, Willerene, and Julia Avenue and a total of 49 properties, it appears that 29, or 59%, consist of lots less than .4 of an acre. Functionally and visually, such lots are substantially similar to the .27 to .30 acres lots proposed for Julia Avenue Homes.

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.

**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. Following an early meeting in the planning phase of the project, the Applicant moved the driveway on the western-most lot to Greenwood Avenue in order to remove one driveway from Julia Avenue. Subsequently, the Site Plan was revised to provide additional rear parking pads and turn around space, along with wider driveways to avoid the need to back out on to Julia Avenue.

These improvements were reviewed at TRC meetings with City department heads, which included public safety review. No public safety concerns with the proposed development were reported at these meetings. The proposed 4 home site plan with 3 driveways on Julia and 1 on Greenwood also exceeds the City's requirements for access to collector streets, as provided in Section 8.15 of the LDC:

In order to promote public safety and to minimize the probability of collisions between vehicles/vehicles and vehicles/pedestrians, automobile and vehicle access to houses in a new subdivision on a collector street shall meet the one of the following requirements: ... for street segments less than one thousand (1,000)

feet, the ratio shall remain one (1) driveway per one hundred (100) feet on average. For houses on corner lots, driveways and garages openings should be located on the side (non-collector) street.

In other words, under Section 8.15 of the LDC, the City would allow 3 driveways on a collector street as long as there is at least 300 feet of street frontage. The total frontage of the combined lots in this case is 360 feet, thus meeting the Code requirements for 3 driveways.<sup>3</sup>

Finally, with respect to the impact of potential development traffic on public safety, the overall size of the combined parcels would allow development by right with up to 3 duplexes, meaning the current proposal and site plan provides potentially less density than what would be allowed by right, further minimizing any incremental traffic impact from the project. The current site plan also includes the reservation of 7.5 feet along lots 1 and 2 to allow for the construction of a future left turn lane to South Point Road and for stacking of traffic in the event the City should at some point decide to construct a left turn lane.

As previously noted, the site plans for the proposed homes also meet all required setbacks and development specifications. The Applicant will extend or connect the property to City water lines, bringing infrastructure improvements, and 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 patterns.

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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<sup>3</sup> Technically Julia Avenue is not listed as a “collector street” in Section 8.15, but Planning Staff has advised the Applicant that Julia functions similarly to the roads and streets identified in that section and that Staff would therefore view 3 driveways within 360 feet of frontage as exceeding the City’s minimum requirements.



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**Table of Block Length and 300' Radius Averages**

**Block**

(Subject property)	150.8
(Subject property)	200

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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

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Average within 300-foot radius 122.0 feet

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