

PLAN REVIEW UPDATE

PLAT 29

SITE PLAN 14

SKETCH PLAN 17

SPECIAL USE PERMIT 3

ZONING MAP AMENDMENT 4

The City of Belmont's Planning Department reviews various types of plan review projects. In 2021, the department received **67** total plan review applications. Below is a breakdown of the types of application received this year.

PROJECTS IN THE PIPELINE FOR 2022

- ▶ Lakeview Farms (CZ)
- ▶ Henry's Chapel (MDP OR CZ)
- ▶ Imperial Mills (CZ)
- ▶ Crescent Mixed Use (CZ)
- ▶ Central Park South (MDP)
- ▶ Culver's restaurant (SUP OR CZ)
- ▶ Park Street Place (CZ)
- ▶ Belmont Abbey Dorms (MDP OR CZ)
- ▶ GC Fiber Innovation Center (CZ)
- ▶ TKC Double Oaks (MDP)
- ▶ The Oaks at Belmont (MDP)

2021 YEAR-END REPORT



PERMITTING UPDATE

The planning department issued 482 residential zoning permits last year. Residential permits range from new single-family homes to interior renovations. About 52% of those permits were new single-family homes.

Total Residential Valuation

\$64,332,972

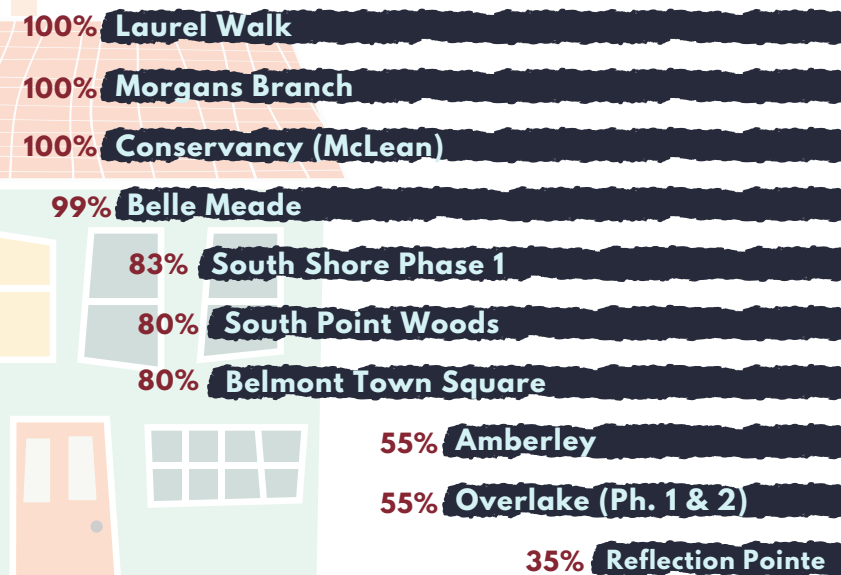
Total Residential Permits

482

Total Inspections

812

ACTIVE SUBDIVISION BUILDOUTS



PERMITTING BREAKDOWN

Accessory Structures 66
 Additions 50
 Upfit/Remodels 116
 New Single-Family Homes 250

NEW SFR PERMITTING IN 2021

74 Amberley
 5 Belmont Town Square
 70 McLean Overlake
 20 McLean South Shore
 11 Tower Crest

RESIDENTIAL PERMITTING

NON-RESIDENTIAL PERMITTING

The department issued 85 commercial permits last year. Commercial permits range from new construction, up-fits, signs, and additions. Commercial projects permitted in 2021 included:

- Drift restaurant
- Chick-fil-A
- Fuel Storage Tank @ McLean Marina
- The Learning Experience
- CaroMont Hospital
- CaroMont Med. Office Building
- Recreation Center
- River West
- Woodlawn East Building

Total Commercial Valuation

\$268,444,696

Total Non-Residential Permits

85

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www.cityofbelmont.org/planning-and-zoning/

APPROVED DEVELOPMENT PROJECTS AND AMENDMENTS

This year, the city council approved **6** development projects and **6** text amendments.

DEVELOPMENT PROJECTS

- DIXON VILLAGE:** 28 home mixed-income single family residential subdivision
conditional zoning
- SMITH FARM:** 76 mixed residential community consisting of both single family residential homes and townhomes
conditional zoning
- PRINCE STREET SUBDIVISION:** 3 lot infill residential subdivision with relief in lot width
special use permit
- AMENDMENT OF RIVER WEST:** CZ amendment to add additional land, building square footage, sidewalks, and intersection improvements
conditional zoning amendment
- DEL WEBB COMMUNITY:** 809-unit senior single-family residential subdivision and a commercial village center
conditional zoning
- IMPERIAL LOFTS:** Mixed-use development with 9 residential condominium units and 7 commercial spaces
conditional zoning

TA2019.04 BLOOD PLASMA FACILITY
Amended various chapters of the LDC to establish regulations for blood plasma facilities

TA2020.07 APARTMENT BUILDING FORM
Amendment requires conditional zoning for apartments in all zoning districts except HC

TA2021.02 TREE PROTECTION ORDINANCE
Allows administrative relief in tree inventory requirements for non-residential development projects

TA2021.01 PARKING PAD REQUIREMENTS
Revisions to Chapter 4 of the land development code to increase parking pad requirements for street lot houses

TA2021.04 160D ORDINANCE AMENDMENTS
To bring LDC into alignment with state law

TA2021.03 TIA AMENDMENT
Updated TIA ordinance to raise threshold on peninsula-area and establish a stronger process

LDC TEXT AMENDMENTS

CURRENT PROJECTS ACTIVELY UNDER DEVELOPMENT

The city currently has **5** major projects underway - residential and non-residential.

CHRONICLE MILL



Redevelopment/new development of the Chronicle Mill to include a combination of commercial, office, and residential spaces

CAROMONT HOSPITAL



CaroMont hospital campus of 54 licensed bed hospital, a medical office building, and a future parking garage

THE MORRIS



325-unit multi-family community located south of Wilkinson Blvd including greenway trails, amenity center, and dog parks

BELMONT RECREATION CENTER



A 42,500 square foot public recreation center as part of the city's municipal campus

RIVERWEST BUSINESS PARK



Two office-warehouse buildings with the realignment of Acme Rd. and Cason St.

For more information regarding these and other projects in Belmont, visit:
www.cityofbelmont.org/projects/

ETJ RELINQUISHMENT

WHAT IS THE ETJ?

ETJs were established to give cities zoning control adjacent to their boundaries.

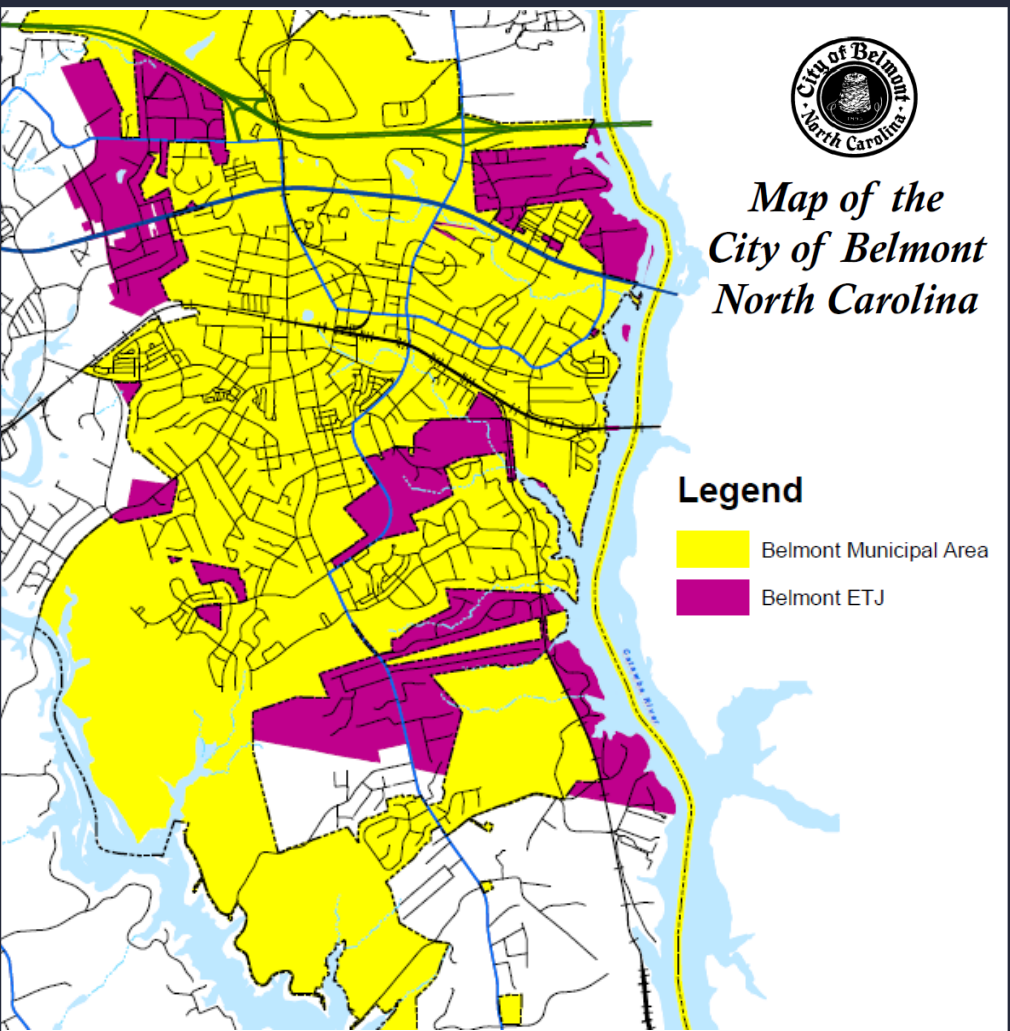
DOES THE CITY OF BELMONT HAVE CODE ENFORCEMENT AUTHORITY WITHIN THE ETJ?

No. The city does not have code enforcement authority for nuisance complaints like junked vehicles, tall weeds and grass, loud noise, and farm animals. Gaston County will not enforce these "because they're in your ETJ."

HAVE OTHER MUNICIPALITIES RELINQUISHED ETJ?

Yes. The following jurisdictions have gone through this process.

- ▶ Cramerton
- ▶ Gastonia
- ▶ High Shoals
- ▶ Lowell
- ▶ McAdenville
- ▶ Mount Holly



HOW MANY PROPERTIES WILL THIS RELINQUISHMENT AFFECT?

Currently, there are approximately 1,135 parcels within the ETJ. Note, some of these parcels are split. In total, these parcels add up to approximately 1,592 acres, including some road right-of-way.

WHAT DOES THE RELINQUISHMENT PROCESS LOOK LIKE?

This process is conducted in conjunction with Gaston County and will require public notice, public hearing, city council action, and similar proceedings by county staff and commissioners.

OPEN SPACE TEXT AMENDMENT UPDATE

The city council asked staff to prepare an amendment of chapter 7 that would allow for more options for open space requirements in residential neighborhoods and offer relief in downtown areas.

- STEERING COMMITTEE**
- CHRIS BOONE developer
 - BRETT BUMETER parks & rec board
 - JENNIFER CHURCH main street board
 - SHELLEY DEHART staff
 - WALTER DIXON planning & zoning board
 - CHAIR MATT HART planning & zoning board
 - TED MCGAVRAN environmental sustainability board
 - ALEX ROBINSON staff
 - COUNCILWOMAN STOWE city council
 - MAYOR PRO TEM TURNER city council
 - NIC VESELY planning & zoning board
 - AL WALL main street board
 - MIKE WARSAW parks & rec board
 - ROB WILHITE environmental sustainability board

MISSION STATEMENT

THE CITY OF BELMONT ENCOURAGES THOUGHTFULLY DESIGNED, EVENLY DISTRIBUTED, AND WELL-CONNECTED OPEN SPACES IN NEW DEVELOPMENT. OUR OPEN SPACE POLICY SHOULD:

- ▶ PROVIDE FOR MORE ACTIVE, USABLE OPEN SPACES.
- ▶ ALLOW FOR A VARIETY OF OPEN SPACE TYPES.
- ▶ AS MUCH AS POSSIBLE, PRESERVE APPROPRIATE TREES AND DESIRABLE LAND WITHIN THE COMMUNITY AND THE CITY AS A WHOLE.
- ▶ PRESERVE A BALANCE BETWEEN RESPONSIBLE DEVELOPMENT AND OPEN SPACE IN THE CONTEXT OF ECONOMIC DEVELOPMENT.

- ▶ Active and Passive open space regulations
- ▶ Altering open space dedication thresholds
- ▶ Adding another increment to the open space dedication matrix for "within 1/4 mile" option
- ▶ Urban vs. suburban requirements
- ▶ Viewshed protection credits for both water and roadway views
- ▶ Improve diagrams
- ▶ Commercial open space requirements
- ▶ Adding other open space types such as dog parks, SCMs, commercial plazas, public art, and community gardens

POTENTIAL CHANGES

PROJECT TIMELINE

