



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA2022.01

Property Owners/Applicants: COW I LLC | Park Street Partners LLC

Applicant Representative: John Church, Park Street Partners, LLC

Jennifer Church, Centra Properties

Current Zoning: General Residential (GR)

Proposed Zoning: Highway Commercial Conditional District (HC/CD)

Property Location: These properties, 500 & 502 Park Street, are located at the corner of Park Street and McLean Avenue.

Gaston County tax parcel identification number: #305465

Acreage: 0.80 acres

Request: to rezone 0.80 acres located at 500 and 502 Park Street from General Residential (GR) to Highway Commercial Conditional District (HC/CD) to accommodate a professional/office commercial building, not to exceed 11,300 square feet.

Map 1. Location of subject property





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Background: The request is to rezone a 0.80 acre site establishing a conditional zoning district to allow the development of a professional/office commercial building, not to exceed 11,300 square feet, with requested relief in the following areas: sidewalk width, rear yard buffer width, tree save area preservation method, landscape island width, parking quantity requirements, and parking lot setback width.

Staff Analysis: The subject site is located at the corner of Park Street and McLean Avenue. The current property consists of two residential homes – one brick, 2820 square foot conventional single-family home and one 850 square foot bungalow.



Street view from Park Street



Brick wall within site triangle at the corner of Park Street and McLean Avenue

The brick wall at the Park Street and McLean Avenue (shown left) is currently within the sight triangle and is a safety concern. The wall prevents drivers from clearly seeing vehicles traveling northbound on Park Street, making it difficult to turn off McLean Avenue. To address this concern, the removal of the brick wall is within the conditions of approval.

The site's topographic conditions include a slight slope toward the left rear corner along McLean Avenue. To address future drainage, the applicant had an engineer conduct a preliminary stormwater analysis of the anticipated impact from the site development. In the engineer's opinion, the redevelopment will not have a detrimental impact to the downstream properties. See Attachment B for the engineer's full letter. This concern will be reassessed at the construction document phase and is a condition of approval per city engineer.



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Zoning: This property is currently zoned General Residential (GR), which is coded to permit the health of the city's historic neighborhoods as well as provide for the city's expansion within new development along the same traditional lines under which they were established. This district is intended to be the predominant residential district for the city and represents the largest land area on the zoning map.



The proposed zoning is Highway Commercial Conditional District (HC/CD). The Highway Commercial (HC) zoning district is intended to accommodate our largest range of commercial uses and intensities. This district is coded to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots. In addition to the Wilkinson Boulevard, Park Street in the proximity to Wilkinson Boulevard and the south side of I-85 may be designated for Highway Commercial development. Permitted building types in this district are: townhouse, apartment building, shopfront building, flex commercial building, and civic building. Zoning classifications in the project vicinity are Highway Commercial (HC), Business Campus Development (BC-D), and some General Residential (GR).

Site Improvements: The project proposes an 11,376 square foot office/commercial office building, a parking lot with landscaped medians, site lighting, a trash enclosure, and sidewalk extension along McLean Avenue. Currently, there is an existing 5-foot-wide sidewalk along Park Street. Based on the LDC, new sidewalks in commercial areas should be a minimum of 8 feet in width. To keep the public sidewalk width consistent on the project site, the developer is seeking relief in sidewalk width along McLean Avenue and is proposing a 5-foot-wide sidewalk instead of the required 8-foot width. Staff is supportive of this request since it is consistent with adjoining sidewalks.





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Buffers, Tree Save, and Landscaping: Based on the proposed zoning of HC/CD, the ordinance requires a minimum 30-foot-wide buffer area in rear transition yards between HC and all other zoning districts. This requirement would apply to the subject parcel’s rear yard due to the adjacent property’s zoning of GR. However, a 30-foot buffer in the rear would eliminate nearly 40% of the proposed parking and would, in return, reduce the building size by almost half. The developer is seeking relief in this area and proposes a 10-foot, thoroughly landscaped buffer in the rear instead of the required 30-foot buffer. The proposed landscaped buffer is planned to hold the site’s required tree save replanting area.

This development is required to provide 10% of the site as tree save area (TSA) and one-half must be met using existing trees. Based on the site’s tree survey and inventory, it appears that one heritage tree and four significant trees are on-site and in good health. Per the LDC, these trees would need to be saved. However, with the site design, saving those trees is more than likely not feasible. The applicant is seeking relief in requiring one-half of the TSA to be met using existing trees and proposing to utilize all new plantings to fulfill the required TSA. To support this area of relief, the developer submitted a letter from a certified arborist stating, for this project, it would be more beneficial to remove the significant and heritage trees and replant trees of acceptable species to meet the ordinance requirements. See Attachment C for the arborist’s full letter.

Tree Save Area Required	Tree Save Area Credits	% Provided
34,848 * .10 = 3,484.8 SF	12,900 SF	370%

The new plantings included in the calculations above are all proposed within the project’s side/rear yard landscaped buffer.

In addition to the TSA, the developer is proposing ample landscaping to improve the site in accordance with Chapter 11 of the LDC. However, due to site constraints and size, the developer is seeking relief in the requirement of having a minimum 9-foot-wide landscaped island at the end of all parking rows and proposing 6-foot-wide islands instead. The proposed islands will have proper landscaping and site lighting, as required.

Traffic: Staff has confirmed that the proposed development would not meet the threshold for a traffic impact analysis (TIA) study. The project is anticipated to generate 133 total daily trips, including 25 AM peak hour trips and 78 PM peak hour trips (based on fitted curve equation) or 17 PM peak hour trips (based on average rate).



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Parking: Parking within the HC district shall be in the side or rear yard only according to Chapter 5.8.1 of the LDC. The proposed site plan meets this regulation. Our ordinance requires 1 parking space per 300 square feet of office space, which, for this project, would require 38 on-site parking spaces. The development team is proposing 34 parking spaces on-site, 5 of which are compact. The developer is seeking a relief in the parking quantity (a reduction of 4 spaces) due to the site layout and size.

In addition to parking quantity, the developer is seeking relief in the required parking lot setbacks. According to Chapter 4.6.1, parking lots have a required 10-foot setback from side property lines. The proposed plan shows a 6-foot side setback from both side property lines to permit better grading for purposes of drainage and internal parking lot circulation. This reduction will also help accommodate the 34 proposed parking spaces on-site.

Architecture: The proposed office/commercial building is proposed to be built with brick. The proposed architecture complies with the flex commercial building regulations in the LDC.



Front Elevation from Park Street



Side Elevation from McLean Avenue



Rear elevation from proposed parking lot

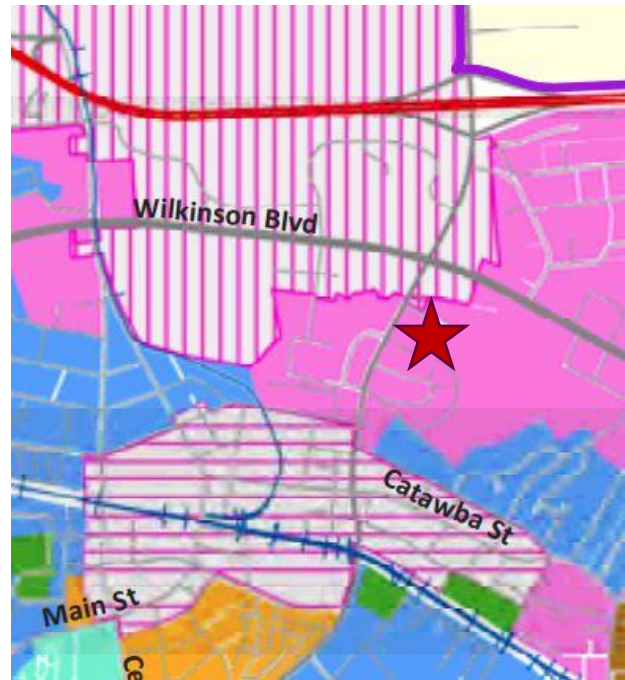


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Comprehensive land use plan: The site is located within the Mixed Use District of the adopted comprehensive land use plan. The vision for this land use category is to allow for medium to high residential, commercial, office, and civic uses in well-designed buildings. This area can include commercial mixed use, neighborhood mixed use, or independent or free-standing permissible uses.

Staff is of the opinion the proposed project, at this location, is consistent with the vision of the comprehensive land use plan because: 1) it proposes an office use, which is a primary land use within this district, and 2) supports the auto-centric Wilkinson Blvd corridor, which promotes a wide range of commercial use. The proposed project is more consistent with this adopted plan than the current use on site of low density residential.



The project is also consistent with the following goals of the adopted comprehensive land use plan:

1. Land Use – the project encourages a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in shopping and services; and
2. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
3. Community Character – the project will enhance the character of Belmont by improving community appearance.

Neighborhood meeting: The applicant team held a neighborhood meeting on Tuesday, January 4, 2022, at 6:00 p.m. No invited adjacent property owners attended. See Attachment D of this report for community meeting details.

Planning and Zoning Board meeting: This project was presented to the board at its regular meeting on February 17th, 2022, at 6:30 p.m. A representative of the adjacent residential property owner spoke against the project during public comment and had concerns regarding stormwater runoff and property value. The board discussed the project in-depth, focusing on sidewalk alignment, the number of parking spaces, and buffer and setback widths. While all board members stated this is a good project, there were some concerns with some of the requested areas of relief. The board considered each area one at a time:



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1. Sidewalk width. The applicant is seeking relief in the required 8-foot-wide sidewalk and is instead proposing a 5-foot-wide sidewalk along Park Street and McLean Avenue to keep the public sidewalk width consistent with other surrounding areas.
The board supported the proposed 5-foot-wide sidewalk request and recommended the sidewalk along Park Street align with the sidewalk on the adjacent property to the south to increase the planting strip, with the intent of public safety. The board recommended the same for McLean Avenue. Support for this request as modified was approved 5-1 (Hegler dissented).
2. Rear yard buffer width. The applicant is seeking relief in rear yard buffer width and proposing a 10-foot-wide, thoroughly landscaped buffer with a 6-foot-tall fence in lieu of the required 30-foot buffer to allow for more area for parking.
The board discussed this area of relief and voted 4-2 to support this request (Hartley and Liska dissented).
3. Tree save area preservation area. The applicant is seeking relief in requiring one-half of the TSA to be met using existing trees and proposing to utilize all new plantings to fulfill the 0.08 acres (10% of the site) of required TSA.
The board discussed this area of relief and voted 4-2 to support this request (Hartley and Divers dissented).
4. Landscaped island width. The applicant is seeking relief of the required 9-foot-wide landscaped islands at the end of parking rows and is in lieu proposing minimum 6-foot-wide islands.
The board recommended a condition of planting appropriate trees and amended soil in the islands to ensure the trees planted remain healthy. Support for this request as modified was approved 4-2 (Divers and Hartley dissented).
5. Parking quantity requirements. The developer is seeking relief for the required 38 parking spaces and is proposing 34 parking spaces due to the site layout and size.
The general discussion was the site was overdesigned and could not accommodate the required parking. There were some concerns regarding future tenants not having enough parking for business operations. Support for this request was not approved and the motion failed 2-4 (Divers, Hart, Hartley, and Liska dissented).
6. Parking lot setback widths. The developer is seeking relief in the required 10-foot-wide parking lot side setbacks and instead proposing 6-foot-wide setbacks to accommodate the parking spaces.
Some board members had concerns that the site was overdesigned and could not accommodate the required parking lot setbacks. Support for this request was not approved and the motion failed 2-4 (Divers, Hart, Hartley, and Liska dissented).

Board member Vesely made a motion to recommend approval of the project with the following modifications:



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- Realigning the 5-foot-wide sidewalk along Park Street to align with the sidewalk on the adjacent property to the south and increasing the planting strip width to improve pedestrian safety; and
- Installing amended soil and planting appropriate trees to ensure the trees planted remain healthy in the planting areas within the parking lot islands.

Board member Hegler seconded the motion. The motion tied 3-3 (Divers, Hartley, and Liska dissented). The action was followed with the required consistency and reasonable request findings. A motion was made that:

- The project is a reasonable request; and
- It is consistent with the following goals of the adopted comprehensive land use plan:
 - Land Use – the project encourages a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in shopping and services; and
 - Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
 - Community Character – the project will enhance the character of Belmont by improving community appearance.

This motion tied 3-3 (Divers, Hartley, and Liska dissented).

Applicant Response: Based on feedback from the planning board meeting, the applicant has since modified the plans in the following areas:

- Parking: The applicant decreased the building square footage to meet the parking requirement. With the reduction of over 1,000 square feet, the site is now required to provide 34 parking spaces, and the applicant is proposing 35 on-site spaces. The revised site plan complies with Chapter 9 of the LDC and is no longer an area of relief.
- Sidewalk Width Location
 - Park Street: The applicant realigned the sidewalk with the sidewalk on the adjacent property to the south and, as a result, increased the planting strip to 10 feet wide. This provides more distance between pedestrians on the sidewalk and traffic on Park Street, which increases public safety. The applicant continues to seek relief for a sidewalk reduction of a minimum 5-foot-wide sidewalk to keep consistent with surrounding areas.
 - McLean Avenue: After further review, the paved portion of McLean Avenue is shifted heavily to the south, which leaves little right-of-way available for required improvements. The team is proposing a 5-foot-wide sidewalk with a 3-foot-wide planting strip.
- Parking Lot Setback Width: The applicant adjusted the parking lot location to meet the required 10-foot parking lot setback along the southern property line. The applicants are continuing to seek setback relief for the northern property line and are proposing a 6-foot-



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wide parking lot setback. After further review, it appears to be difficult to meet the required 10-foot setback due to the location of the paved portion of McLean Avenue and the lack of right-of-way remaining.

City Council Action: to receive the report, hear public comment, and consider the Planning Board's tied recommendation.

Proposed conditions:

1. The proposed development shall be in compliance with requirements of the land development code (LCD), Land Development Standards Manual (LDSM), any other applicable regulations, and the code of ordinances with the added relief of:
 - a. Sidewalk width: A reduction to a minimum 5-foot-wide sidewalk along Park Street and McLean Avenue and a sidewalk realignment along Park Street to align with the sidewalk on the adjacent property to the south.
 - b. Rear yard buffer width: A reduction to a minimum 10-foot-wide buffer with dense landscaping and 6-foot-tall, vinyl fence. The fence must comply with LDC Chapter 4.7.2.B.4.
 - c. Tree save area preservation method: Allowing tree save area requirements to be met by all new plantings.
 - d. Landscape island width: A reduction to minimum 6-foot-wide landscaped islands with the installation of appropriate trees and amended soil to preserve tree health.
 - e. ~~Parking quantity requirements (Removed based on applicant response)~~
 - f. Parking lot setback widths: A reduction to a minimum 6-foot-wide parking lot setback along the northern property line (Relief is no longer needed for the setback along the southern property line based on applicant response).
2. The brick wall within the sight triangle at the corner of Park Street and McLean Avenue must be removed during the construction process.
3. Per city engineer, the stormwater runoff analysis shall be completed during the construction plans review process. The analysis to be provided by the engineer shall include a pre-development runoff analysis and a post-construction analysis. The analysis shall include 10-year and 100-year runoff.
4. Demolition permits must be obtained for the two structures on site.
5. A recombination plat is required and shall be recorded at the Gaston County Register of Deeds prior to construction plan approval.
6. A site lighting plan in compliance with LDC Chapter 12 shall be submitted with the construction plans.
7. Signage will be permitted separately, and a master sign program is needed. All signage must comply with LDC Chapter 10.



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8. The applicant shall comply with all requirements necessary to connect to the municipal water and sewer system to serve the project. System development and other associated fees will be required.
- ~~9. Prior to receiving a CO, any broken sidewalk panels within the existing sidewalk adjacent to this property's frontage along Park Street shall be replaced by the applicant (The applicant is no longer proposing to utilize the existing sidewalk along Park Street and therefore, the condition is not applicable).~~
10. The conditional zoning schematic plan approval includes one office/commercial building not to exceed ~~11,300~~ 10,150 square feet. Approval is valid for 24 months.

Attachment A – Application & Site Plan

Attachment B – Preliminary Stormwater Analysis Report

Attachment C – Arborist Letter & Species Recommendation

Attachment D – Neighborhood Meeting Minutes

Attachment E – Modified Site Plan

Attachment F – Statement of Consistency



Zoning Map Amendment Application

Date: 01/05/2022

Site Address / Owner

Site Address:	500 PARK ST	Owner Name:	[ownername]
City, State, Zip:	BELMONT, NC 28012	Address:	PO BOX 810
Parcel:	305465	City, State, Zip:	BELMONT, NC 28012
Lot:		Phone:	
Subdivision:	PARK STREET	Email:	

Applicant / Alternative Owner

Applicant Name:	Park Street Partners, LLC / John M. Church	Owner Name:	Park Street Partners LLC/ COW I, LLC (John M. Church)
Address:	P.O. Box 810	Owner Address:	P.O. Box 810
City, State, Zip:	Belmont	City, State, Zip:	Belmont
Phone:	7046519605	Owner Phone:	704-560-4857 or 704-651- 9605
Email:	jennifer.a.church@gmail.com	Owner Email:	jchurch@waterstonecap.com

Project

Site Address:	500-502 Park Street, Belmont, NC	Proposed Zoning:	Highway Commercial (HC)
Property Description:	MARY A GARRISON L 53- 59 15 037A 002 00 000	Conditional Zoning:	Yes
Project/Subdivision:	Park Street Place	Total Site Area:	0
Current Zoning:	G-R	Parcel ID#s:	305465 (old parcel ID: 186550 & 186551)
# of Lots:	2		

Project Description: Rezoning of 2 parcels to build 11,376 sf office/retail commercial building

Consultant Information

Company Name:	AGN	Contact Name:	Demetri Baches
Type:	Developer	Email:	demetri@AGN.global
Mailing Address:	528 Selma Street, Unit E, Savannah, GA 31401	Phone:	305-606-7701

I do hereby certify that the information contained herein is true and correct.

John M. Church

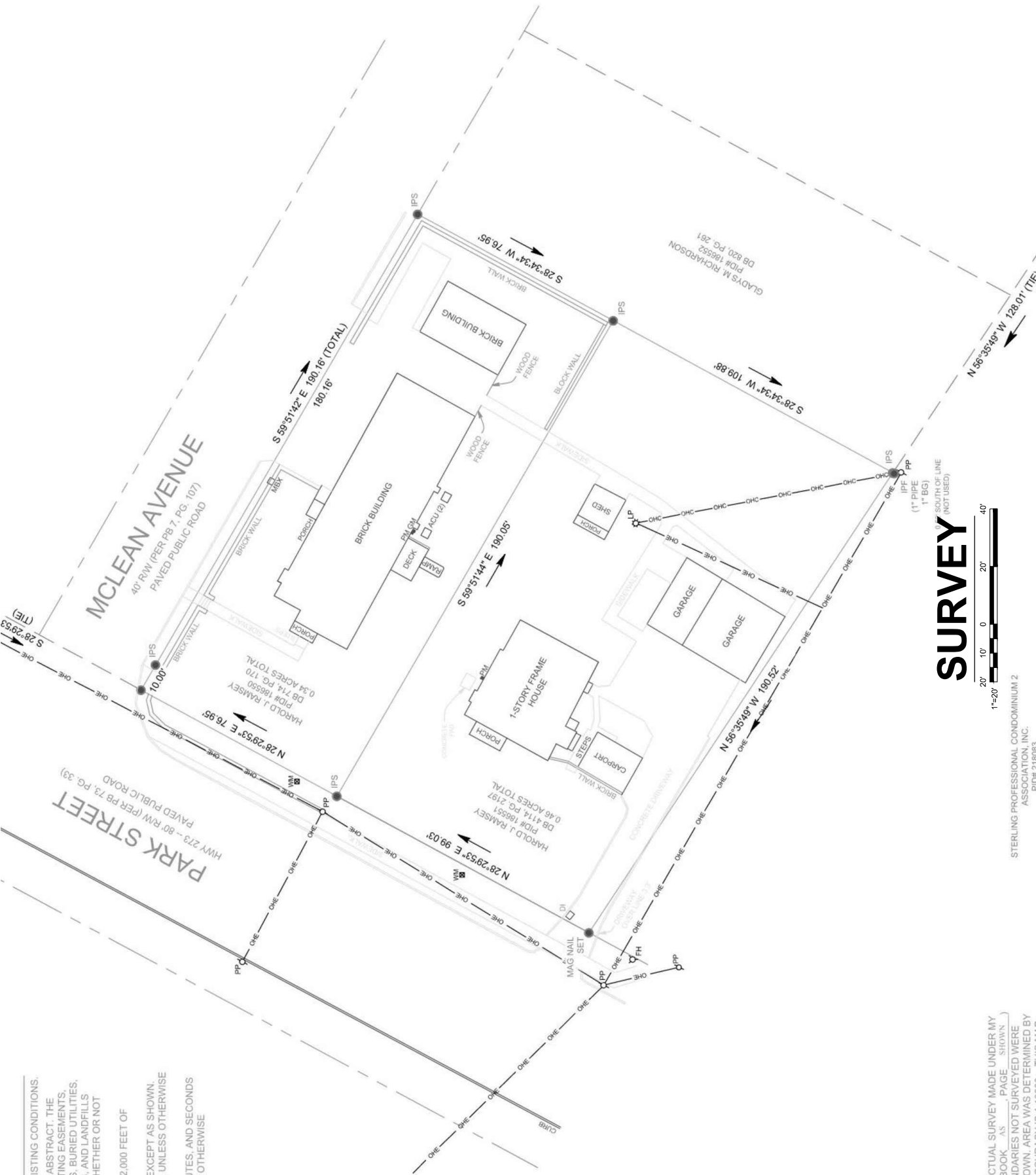
Name

01/05/2022

Date

NOTES:

- 1. ALL DIMENSIONS ARE BASED ON THE SURVEY RECORD.
- 2. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE INDICATED.
- 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD, UNLESS OTHERWISE INDICATED.
- 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD, UNLESS OTHERWISE INDICATED.
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- 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD, UNLESS OTHERWISE INDICATED.



SURVEY



THIS SURVEY WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION AND IS ACCURATE AS SHOWN. I AM NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SOURCE OF THE INFORMATION IS AS SHOWN. BOUNDARIES NOT SURVEYED WERE DETERMINED BY OTHER SURVEYS. REFERENCE SOURCE AS SHOWN. AREA WAS DETERMINED BY MEASUREMENT.

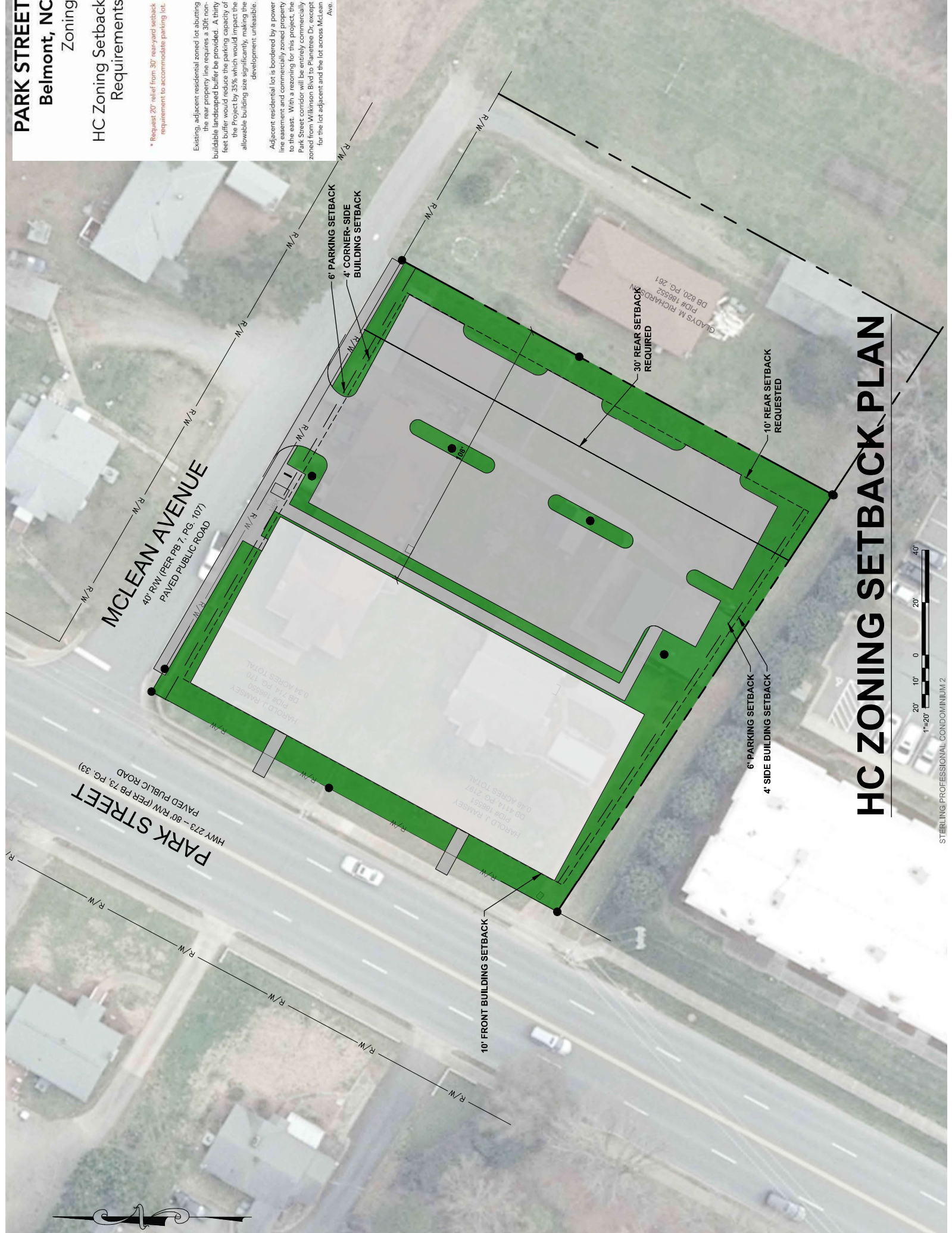
STERLING PROFESSIONAL CONDOMINIUM 2
ASSOCIATION, INC.
DATE: 01/15/2024

**PARK STREET
Belmont, NC**
Zoning
HC Zoning Setback
Requirements

* Request 20' relief from 30' rear-yard setback requirement to accommodate parking lot.

Existing, adjacent residential zoned lot abutting the rear property line requires a 30ft non-buildable landscaped buffer be provided. A thirty feet buffer would reduce the parking capacity of the Project by 35%, which would impact the allowable building size significantly, making the development unfeasible.

Adjacent residential lot is bordered by a power line easement and commercially zoned property to the east. With a rezoning for this project, the Park Street corridor will be entirely commercially zoned from Wilkinson Blvd to Planetree Dr, except for the lot adjacent and the lot across McLean Ave.



HC ZONING SETBACK PLAN

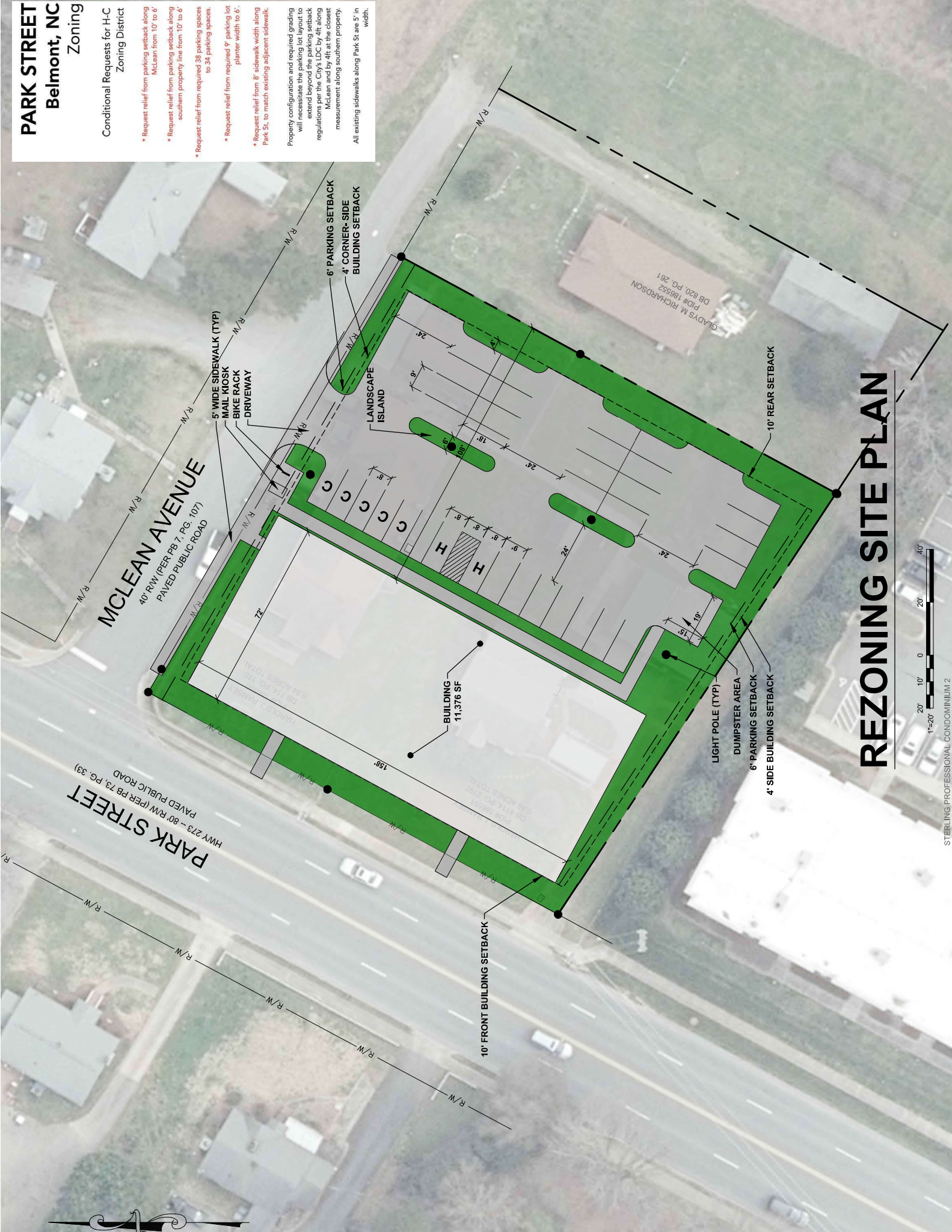


PARK STREET Belmont, NC Zoning

Conditional Requests for H-C
Zoning District

- Request relief from parking setback along McLean from 10' to 6'
- Request relief from parking setback along southern property line from 10' to 6'
- Request relief from required 38 parking spaces to 34 parking spaces
- Request relief from required 7' parking lot planter width to 6'
- Request relief from 8' sidewalk width along Park St, to match existing adjacent sidewalk.

Property configuration and required grading will necessitate the parking lot layout to extend beyond the parking setback regulations per the City's LDC by 4ft along McLean and by 4ft at the closest measurement along southern property. All existing sidewalks along Park St are 5' in width.



REZONING SITE PLAN



**PARK STREET
Belmont, NC**
Landscape

* Request relief from Tree Save Ordinance per section 11.3.3.C, to replant required trees in landscape yards to rear and side of property

Surveyed Tree

5,890.5 ft² Total Open Space provided





TREE REMOVAL PLAN



PARK STREET Belmont, NC Landscape

Landscape Plan
See Arborist Statement concerning existing qualifying tree survey attached.

3,484.0 ft ²	Tree Save Area required by Ordinance	9 Medium Trees	8 Small Trees	Tree Save Area Provided
2,700 ft ²				
800 ft ²				
3,500 ft ²				



ILLUSTRATIVE/LANDSCAPE PLAN





September 29, 2021

City of Belmont
Zoning Department

RE: Preliminary Stormwater Analysis for Park Street Re-Development

I have completed a preliminary analysis of the impact anticipated to the surrounding properties regarding stormwater runoff for the above referenced project.

My analysis is based upon a submittal package prepared by AGN, LLC which show a proposed commercial development in place of existing residential use. The package prepared by AGN, LLC contained site plans and a conceptual plan containing topographic contours. Utilizing the information provided, it is in my opinion that the redevelopment of this project will not have a detrimental impact to the downstream properties from a stormwater perspective as proposed.

Since the increase of runoff from the site during a 10-year storm is approximately 1 CFS and the absence of proposed development between the site and the floodplain, downstream impact is negligible. The proposed site design calls for a well planted buffer at the discharge point which could likely reduce the velocity of the stormwater leaving the site.

Sincerely,

Kyle Crowe, PE



09/29/21



Centra Properties LLC

Inventory for 500 Park Street

Prepared For:

Jennifer Church
PO Box 810
Belmont, NC 28012

Prepared By:

Chris Diffley

ISA Board Certified Master Arborist SO-6087B
American Society of Consulting Arborists Member
ISA Qualified Tree Risk Assessor
North Carolina Landscape Contractor's License #3592

Julia Hennessy

ISA Certified Arborist SO-10677A
ISA Qualified Tree Risk Assessor



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Executive Summary

Heartwood Tree Service performed the tree inventory at 500 Park Street in Belmont on October 14th 2021. Assessments were performed for the trees on site as specified in the scope of work. All trees and shrubs at this site were included. This survey is intended as a guide for Centra Properties LLC to make informed decisions regarding the plant material at this site. A total of 15 trees and shrubs were surveyed.

Inventory Procedures

Data Collection and Reporting

Heartwood Tree Service captured the following tree attribute data in accordance with City Ordinances:

- Location (X and Y GPS and Northing/Easting coordinates)
- Species
- Diameter at Breast Height (DBH)
- Condition (Based upon ISA "*Guide to Judging the Condition of a Shade Tree*" JOA 1978)

Link (click to follow):

The TreePlotter inventory map is interactive, and the trees can be filtered by species and DBH range. The table at the bottom provides a detailed spreadsheet of all trees surveyed and was also attached in xlsx format to the email containing your report.

Total Inventory:

Login: Centra

Password: Heartwood1

Organization: Centra Properties LLC

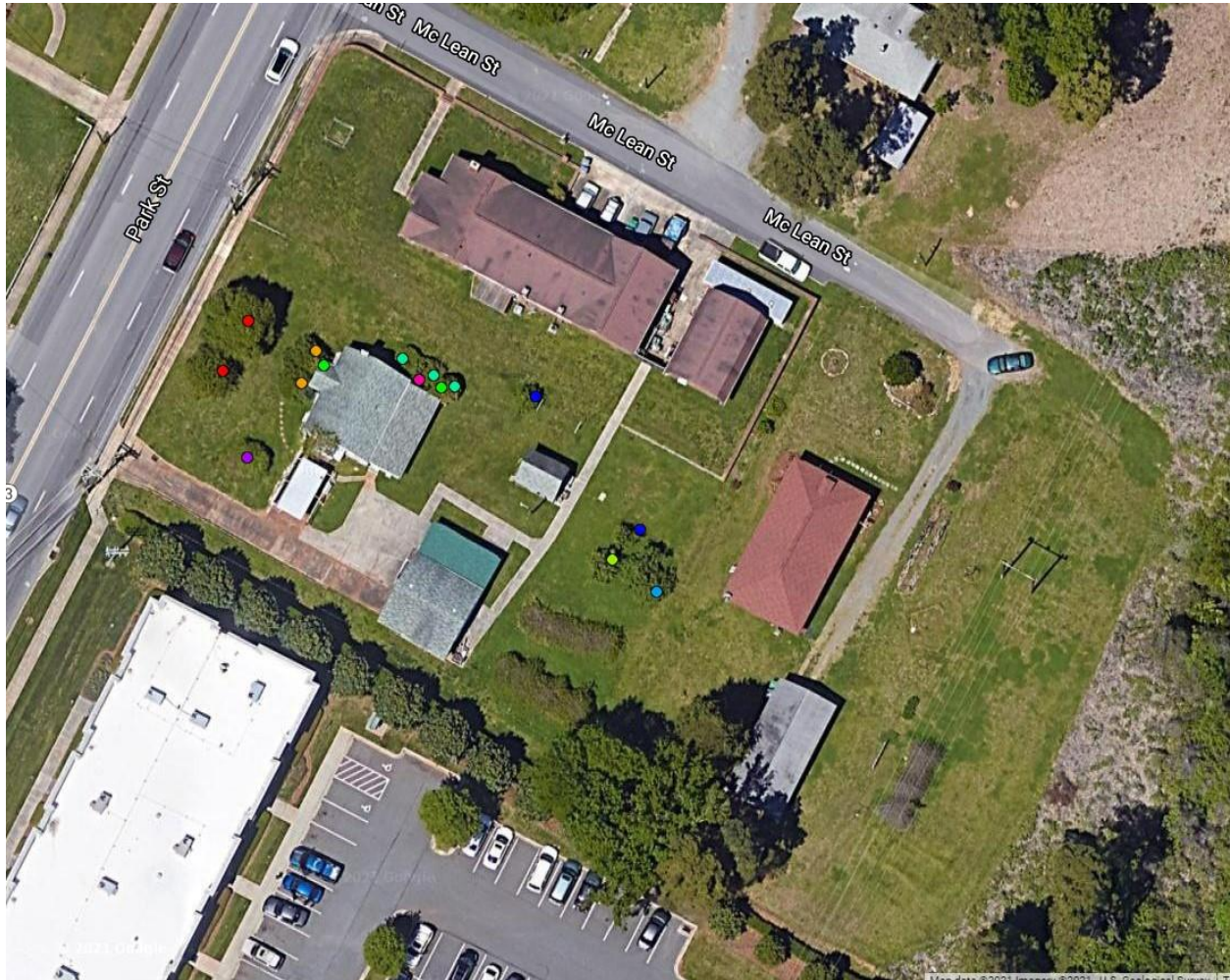
<https://pg-cloud.com/HeartwoodTree/?scenario=centra>

Table:

https://docs.google.com/spreadsheets/d/1BhWvHtSj_ObOIpGw8IFjaV6jl2rdNE_5Mveahu6ubmo/edit?usp=sharing

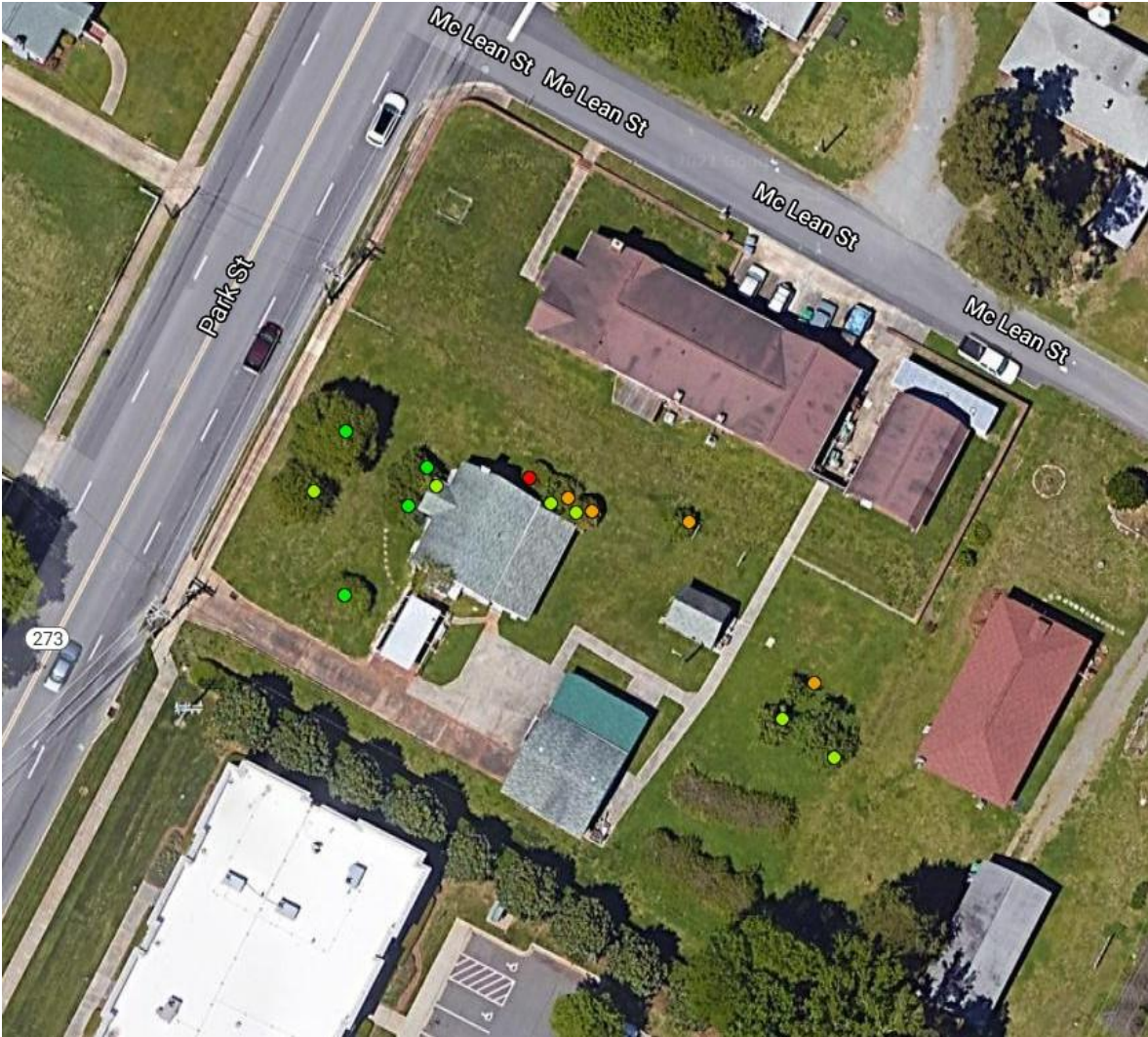
Stand Dynamics

Full Inventory



- Bradford pear (2)
- Chinese Holly (2)
- Common pear
- Elm (2)
- Northern white cedar (3)
- Peach
- Plum (2)
- Privet
- White ash

By Condition



- Good (4)
- Fair (6)
- Poor (4)
- Dead



- 0-10in (7)
- 10-18in (3)
- 18-36in (4)
- >36in

Limits of Assignment

This investigation was limited to above-ground observations of the subject trees and the surrounding site at the time of inspection. This inventory is based solely upon an Arborist site inspection, client reporting, and images obtained by Heartwood Tree Service. All the information provided regarding the history of the site and the subject trees was assumed to be true. If any information is found to be false, the conclusions in this report may be invalidated.

Our expertise in this matter is limited to arboriculture, and this report is not intended to be legal advice. We do not guarantee the safety, health, or condition of the subject trees. There is no warranty or guarantee, expressed or implied, that problems or deficiencies in the subject trees may not arise in the future.

Arborists are tree specialists who use their knowledge, education, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living trees. Clients may choose to accept or disregard Heartwood Tree Service's recommendations, or to seek additional advice. Visual inspection is confined to the designated subject tree(s) and the inspections for this project are performed in the interest of facts of the tree(s) without prejudice to or for any other service or any interested party.



Site Assessment and Recommendations



Prepared for:

Jennifer Church

Centra Properties

Park Street Place

500 Park Street, Belmont, NC

Submitted by:

Chris Diffley

ISA Board Certified Master Arborist SO-6087B

Tree Risk Assessment Qualified

American Society of Consulting Arborists Member

North Carolina Licensed Landscape Contractor #3592



Purpose

The purpose of this letter is to meet the required recommendations by the City of Belmont, NC regarding proper tree replacement based on the needs determined during the recent tree survey (See city ordinance chapter 11 pages 11-14 at www.cityofbelmont.org).

Due to the site plan and tree locations it is not recommended or feasible to attempt to save the one heritage and four significant trees present. Though meeting the requirements based on size for their designations, none of these trees are aesthetically or historically significant. It would be much more beneficial to remove these trees and replant with acceptable species (detailed below) that meet the ordinance requirements in the specified “tree save” area where they can thrive in a much more suitable location for many years to come. The location proposed exceeds the current ordinance requirements as well as meeting other zoning requirements based upon the neighboring properties.

The trees listed on the following pages all meet the requirements of our area (recommended both by the North Carolina Urban Forestry Council, as well as being on Charlotte/Mecklenburg’s list of approved trees. Using the descriptions provided with each species, the requirements of the site due to conditions, as well as the needs of screening for privacy along the borders, all the ordinance requirements can be met. Below I have also listed my personal recommendations for the site.

To achieve the goal of creating a buffer with some privacy, I would recommend planting one of the following species: *Cryptomeria japonica*, *Magnolia grandiflora*, or *Thuja standishii* x *plicata* 'Green Giant'. Each of these is tolerant of urban soils and stresses, are evergreen, and should not exceed the specified planting area.

The effective date of this letter is November 16th, 2021. The onsite inspection for the inventory was conducted on October 14th, 2021.

See below for additional trees that meet the requirements if additional options are needed.



Tree Planting List

Overstory Trees typically reach a trunk diameter 25”+ and a height 60’+ at maturity.

Required Spacing: 35’+ on center between both existing and replacement trees

- Oaks
 - Willow Oak (*Quercus phellos*)
 - Sawtooth Oak (*Quercus acutissima*)
 - Red Oak (*Quercus spp.*)
 - Swamp White Oak (*Quercus bicolor*) (Good for poorly drained soils)
- Maidenhair Tree (*Ginkgo biloba*)
- Black Gum (*Nyssa sylvatica*)
- Tulip Poplar (*Liriodendron tulipifera*)

Midstory Trees typically reach a trunk diameter of 10-25” and a height of 30-60’ at maturity.

Required spacing: 25’+ on center between both existing and replacement trees

- Maples
 - Red Maple (*Acer rubrum*) (Good for poorly drained soils)
 - Sugar Maple (*Acer saccharum*)
- Magnolias
 - Southern Magnolia (*Magnolia grandiflora*)
 - Sweetbay Magnolia (*Magnolia virginiana*)
- Deodar Cedar (*Cedrus deodara*)
- American Beech (*Fagus grandifolia*)
- River Birch (*Betula nigra*) (Good for poorly drained soils)
- Corkscrew Willow (*Salix matsudana ‘Tortuosa’*)
- Bald Cypress (*Taxodium distichum*)
- Elm, Lacebark (*Ulmus parvifolia*)
- European Hornbeam (*Carpinus betulus*)



Understory and Ornamental Trees typically reach a trunk diameter less than 15” and a height of 30’ or less at maturity.

Required Spacing: minimum 15 feet on center between both existing and replacement trees

- Japanese maple (*Acer palmatum*)
 - ‘Blood Good’
 - ‘Crimson Queen’
 - ‘Viridis’
- Flowering Cherry Trees
- Dogwoods
 - Flowering dogwood (*Cornus florida*)
 - Kousa Dogwood (*Cornus kousa*)
- Ornamental Magnolias
 - Star Magnolia (*Magnolia stellata*)
 - Saucer Magnolia (*Magnolia soulangiana*)
- Crepe Myrtle (*Lagerstromia indica*)
- Redbud (*Cercis canadensis*)
- Trident maple (*Acer buergerianum*) (Good for poorly drained soils)
- Serviceberry (*Amelanchier laevis*)
- Hawthorn (*Crataegus viridis*) ‘Winter King’
- Carolina Silverbell (*Halesia caroliniana*)
- Japanese Snowbell (*Styrax japonicus*)




Trees for Screen Planting

- Cryptomeria (*Cryptomeria japonica*)
- Arborvitae '*Green Giant*'
- Dwarf Southern Magnolia
 - '*Little Gem*'
 - '*Teddy Bear*'



Tree Recommendations



Prepared for:
Jennifer Church
Centra Properties

Submitted by:
Chris Diffley
ISA Board Certified Master Arborist SO-6087B
Tree Risk Assessment Qualified
American Society of Consulting Arborists Member
North Carolina Licensed Landscape Contractor #3592



Purpose

The purpose of this letter is to meet the required recommendations by the City of Belmont, NC regarding proper tree replacement based on the needs determined during the recent tree survey (See city ordinance chapter 11 pages 11-14 at www.cityofbelmont.org) The trees listed below all meet the requirements of our area (recommended both by the North Carolina Urban Forestry Council, as well as being on Charlotte/Mecklenburg's list of approved trees. Using the descriptions provided with each species, the requirements of the site due to conditions, as well as the needs of screening for privacy along the borders, can be met.



Tree Planting List

Overstory Trees typically reach a trunk diameter 25”+ and a height 60’+ at maturity.

Required Spacing: 35’+ on center between both existing and replacement trees

- Oaks
 - Willow Oak (*Quercus phellos*)
 - Sawtooth Oak (*Quercus acutissima*)
 - Red Oak (*Quercus spp.*)
 - Swamp White Oak (*Quercus bicolor*) (Good for poorly drained soils)
- Maidenhair Tree (*Ginkgo biloba*)
- Black Gum (*Nyssa sylvatica*)
- Tulip Poplar (*Liriodendron tulipifera*)

Midstory Trees typically reach a trunk diameter of 10-25” and a height of 30-60’ at maturity.

Required spacing: 25’+ on center between both existing and replacement trees

- Maples
 - Red Maple (*Acer rubrum*) (Good for poorly drained soils)
 - Sugar Maple (*Acer saccharum*)
- Magnolias
 - Southern Magnolia (*Magnolia grandiflora*)
 - Sweetbay Magnolia (*Magnolia virginiana*)
- Deodar Cedar (*Cedrus deodara*)
- American Beech (*Fagus grandifolia*)
- River Birch (*Betula nigra*) (Good for poorly drained soils)
- Corkscrew Willow (*Salix matsudana ‘Tortuosa’*)
- Bald Cypress (*Taxodium distichum*)
- Elm, Lacebark (*Ulmus parvifolia*)
- European Hornbeam (*Carpinus betulus*)



Understory and Ornamental Trees typically reach a trunk diameter less than 15” and a height of 30’ or less at maturity.

Required Spacing: minimum 15 feet on center between both existing and replacement trees

- Japanese maple (*Acer palmatum*)
 - ‘Blood Good’
 - ‘Crimson Queen’
 - ‘Viridis’
- Flowering Cherry Trees
- Dogwoods
 - Flowering dogwood (*Cornus florida*)
 - Kousa Dogwood (*Cornus kousa*)
- Ornamental Magnolias
 - Star Magnolia (*Magnolia stellata*)
 - Saucer Magnolia (*Magnolia soulangiana*)
- Crepe Myrtle (*Lagerstromia indica*)
- Redbud (*Cercis canadensis*)
- Trident maple (*Acer buergerianum*) (Good for poorly drained soils)
- Serviceberry (*Amelanchier laevis*)
- Hawthorn (*Crataegus viridis*) ‘Winter King’
- Carolina Silverbell (*Halesia caroliniana*)
- Japanese Snowbell (*Styrax japonicus*)



Trees & Shrubs for Screen Planting

- Cryptomeria (*Cryptomeria japonica*)
- Arborvitae 'Green Giant'
- Dwarf Southern Magnolia
 - 'Little Gem'
 - 'Teddy Bear'
- 'Chindo' Viburnum
- Fragrant Tea Olive (*Osmanthus fragrans*)
- Camellias
 - Fall-Blooming (*C. sasanqua*) (more shade tolerant)
 - Spring-Blooming (*C. japonica*) (more sun tolerant)
- Hollies (*Ilex species*)
 - 'Nellie Stevens'
 - 'Foster's Holly'
- Loropetalum (*Loropetalum chinense*)

Flowering Shrubs

- Camellias
 - Fall-Blooming (*C. sasanqua*) (more shade tolerant)
 - Spring-Blooming (*C. japonica*) (more sun tolerant)
- Loropetalum (*Loropetalum chinense*)
- Glossy Abelia (*Abelia x grandiflora*)
- Edgeworthia (*Edgeworthia chrysantha*)
- Gardenia (*Gardenia radicans*)
 - Full-size
 - Dwarf



Evergreen Foundation Shrubs

Small (Height: 1'-4')

- Sweetbox (*Sarcococca ruscifolia*)
- Japanese Holly (*Ilex crenata*) - great boxwood replacement
- Dwarf Yaupon Holly (*Ilex vomitoria*)

Medium (Height: 4'-6')

- Sweetbox (*Sarcococca ruscifolia*)
- Loropetalum (*Loropetalum chinense*)

Large (Height: 6'+)

- Hollies (*Ilex species*)
 - 'Nellie Stevens'
 - 'Foster's Holly'
- Osmanthus

Variety of Sizes Available

- Evergreen Azaleas (*Rhododendron species*)
- Loropetalum (*Loropetalum chinense*)
- Camellias
 - Fall-Blooming (*C. sasanqua*) (more shade tolerant)

Spring-Blooming (*C. japonica*) (more sun tolerant)

PARK STREET PARTNERS, LLC

COMMUNITY MEETING

Park Street Partners, LLC, along with the AGN, LLC design team, will be hosting an open community forum to discuss an upcoming request to rezone the site at 500 Park Street in Belmont, NC to Highway-Commercial (HC). This site is current zoned Residential. (See City of Belmont LDC Section 5.8)

Park Street Partners LLC is requesting rezoning of a parcel located at 500 Park Street (0.80 acres). This site is currently zoned Residential. Park Street Partners, LLC is requesting the parcel be rezoned to Highway Commercial (HC) (City of Belmont LDC Section 5.8). Upon rezoning approval, a single story 11,760 sf office / retail commercial building with 35 parking spaces will be constructed. (<https://www.cityofbelmont.org/park-street-place/>)

Property Location: 500 Park Street, further identified as parcel ID#305465 (0.80 acres)

The intent of the Highway-Commercial (HC) zone is to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

MEETING INFORMATION

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments.

Date: Tuesday, January 4, 2022

Virtual Community Meeting

6:00pm – 7:00pm Tune in via <https://www.zoom.us/join>
Meeting ID: 835 9828 8682
Passcode: 941569

For more information, please contact:

Jennifer Church, Centra Properties	jennifer@centraprop.com	704.651.9605
John Church, Park Street Partners, LLC	jchurch@waterstonecap.com	704.560.4857

We look forward to hearing from you!

**P.O. Box 810
BELMONT, NC 28012**

**704-651-9605
704-560-4857**

Balatsias Investments LLC
107 Cedar Street
Belmont, NC 28012

John Kawyn, Theodore Kawyn,
Lisa Giardini
322 Jean Place Court
Matthews, NC 28104

Thomas M. Hunter & John Hunter
P.O. Box 592
Belmont, NC 28012

Balatsias Investments LLC
107 Cedar Street
Belmont, NC 28012

Stephen W. & Sandra B. Honbaier
406 Smith Road
Mt. Holly, NC 28120

National Retail Properties LP
450 S. Orange Avenue, Ste. B310
Orlando, FL 32801

Gladys Mildred Richardson
504 N. Park St.
Belmont, NC 28012

Morris at Belmont LLC
5665 Glenridge Drive, Ste. B310
Atlanta, GA 30328

Ceenta Fairview Prop LLC
6035 Fairview Rd
Charlotte, N 28210

Sterling Professional Condo 2 Assoc
2133 Southend Drive Ste 107
Charlotte, C 28210

BFM Capital LLC
420 Park St, Unit A
Belmont, NC 28012-3393

CMRE LLC, Attn: Oscar N. Mvula
420 Park St., Ste 101
Belmont, NC 28012

Dilmar Investments Inc.
1951 W. Darlington St
Florence, SC 29501

Sterling Professional Park POA
2133 Southend Drive, Ste 107
Charlotte, NC 28203

1100 Spruce LLC
P.O. Box 2249
Huntersville, NC 28070

Sterling Professional Condo 3 Assoc
2320 W. Morehead St, 2nd Floor
Charlotte, NC 28208

Gaston Capital Properties LLC
1104 Spruce St
Belmont, NC 28012

Ninette Properties LLC
3125 Springbank Lane Ste A
Charlotte, NC 28226-3379

Ganus Properties Charlotte LLC
2320 W. Morehead St, 2nd Floor
Charlotte, NC 28203

NKNV Properties LLC
9217 Egret Rd
Belmont, NC 28012

Caromont Health Inc.
2525 Court Drive
Gastonia, NC 28054

Gary E. McCord
P.O. Box 1024
Belmont, NC 28012

Gaston Memorial Hospital Inc.
2525 Court Drive
Gastonia, NC 28054

CVS Caremark Corp #2233-01
1 CVS Drive
Woonsocket, RI 02895-6146

Belmont Drug Store Investment LLC
P.O. Box 5411
Asheville, NC 28813

City of Belmont Planning & Zoning
Attn: Peyton Ratchford
P.O. Box 431
Belmont, NC 28012

Park Street Partners
P.O. Box 810
Belmont, NC 28012

PARK STREET PARTNERS, LLC

**PARK STREET PARTNERS, LLC
COMMUNITY MEETING SIGN-IN SHEET
JANUARY 4, 2022 – 6:00 pm-7:00 pm
SKPR 2021.07**

Park Street Partners, LLC, along with the AGN, LLC development team, hosted a Community Meeting on January 4, 2022 from 6:00 pm-7:00 pm EST, per City of Belmont Meeting Notice Requirements for development projects. This meeting was held in a virtual format.

Property Location: 500 Park Street, further identified as parcel ID#305465 (0.80 acres), SKPR 2021.07

Date of Meeting: January 4, 2022
Time of Meeting: 6:00 pm-7:00 pm
Meeting Location: Virtual format via Zoom (Meeting ID: 835 9828 8682 / Passcode: 941569)

Persons in attendance:

Name

John Church-Park Street Partners	1004 Middleton Ct., Cramerton, NC	jchurch@waterstonecap.com
Jennifer Church-Park Street Partners	1004 Middleton Ct., Cramerton, NC	jennifer.a.church@gmail.com
Demetri Baches- AGN, LLC	528 Selma	
Ryan Roche-Rykar Homes	5416 Grayson Ridge Ct., Gastonia, NC	ryan@rykarhomes.com
Peyton Ratchford-City of Belmont	1401 E. Catawba St., Belmont, NC	pratchford@cityofbelmont.org

**P.O. Box 810
BELMONT, NC 28012**

**704-651-9605
704-560-4857**

PARK STREET PARTNERS, LLC

COMMUNITY MEETING MINUTES JANUARY 4, 2022 – 6:00 pm-7:00 pm

Park Street Partners, LLC, along with the AGN, LLC development team, hosted a Community Meeting on January 4, 2022 from 6:00 pm-7:00 pm EST, per City of Belmont Meeting Notice Requirements for development projects. This meeting was held in a virtual format.

Date of Meeting: January 4, 2022
Time of Meeting: 6:00 pm-7:00 pm
Location: Virtual format via Zoom (Meeting ID: 835 9828 8682 / Passcode: 941569)

Persons in attendance at meeting (see Meeting Roster):

John Church-Park Street Partners Owner
Jennifer Church-Park Street Partners-Owner
Demetri Baches- AGN, LLC-Planner/Developer
Ryan Roche-Rykar Homes
Peyton Ratchford-City of Belmont- Associate Planner

Property Location: 500 Park Street, further identified as parcel ID#305465 (0.80 acres)

Purpose of Meeting: Purpose of meeting was to discuss an upcoming request to rezone the site at 500 Park Street in Belmont, NC to Highway-Commercial (HC). This site is current zoned Residential. (See City of Belmont LDC Section 5.8). The intent of the Highway-Commercial (HC) zone is to facilitate convenient access, minimize traffic congestion, and reduce the visual impact of excessive signage and parking lots.

Summary of issues discussed and changes made to the petition as a result of the meeting:

Owners and Planner/Developer made introductions and gathered contact information from attendees. Demetri Baches and John Church reviewed project plans with attendees and opened the meeting to questions and comments from attendees.

No questions or comments from persons in attendance.

NOTES:

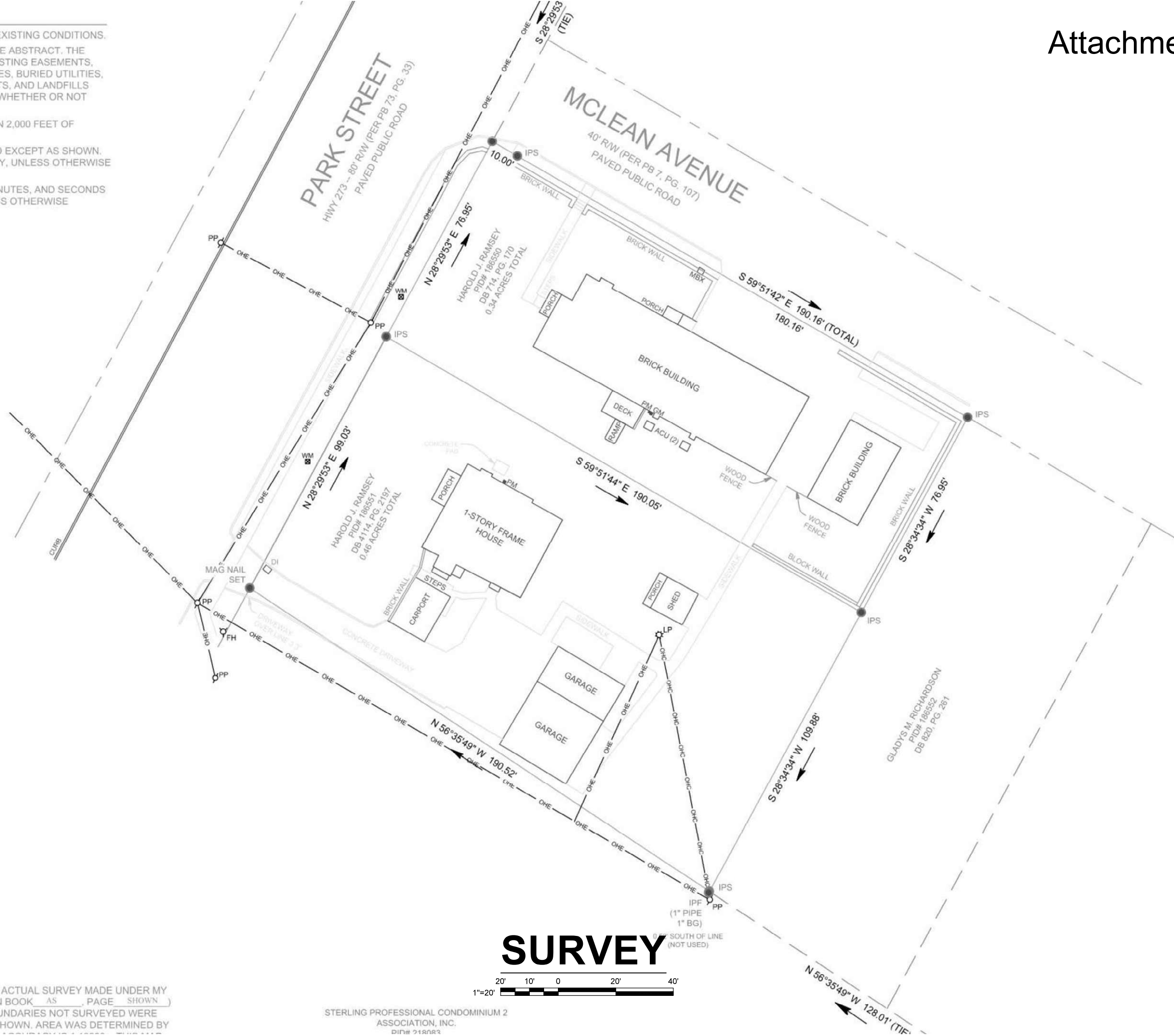
PHYSICAL EVIDENCE AND EXISTING CONDITIONS.

WITHOUT BENEFIT OF TITLE ABSTRACT, THIS IS SUBJECT TO ANY EXISTING EASEMENTS, RESTRICTIONS, SETBACK LINES, BURIED UTILITIES, EASEMENTS, EJECTA RIGHTS, TIMBER RIGHTS, AND LANDFILLS SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED.

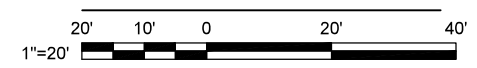
UTILITIES WERE FOUND WITHIN 2,000 FEET OF THIS SURVEY UNLESS OTHERWISE INDICATED.

UTILITIES WERE NOT LOCATED EXCEPT AS SHOWN. THIS SURVEY IS FOR EVIDENCE ONLY, UNLESS OTHERWISE INDICATED.

ANGLES ARE IN DEGREES, MINUTES, AND SECONDS UNLESS OTHERWISE INDICATED. DISTANCES ARE IN SURVEY FEET, UNLESS OTHERWISE INDICATED.



SURVEY



THIS PLAT WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY PERSONAL SUPERVISION. THE DESCRIPTION RECORDED IN BOOK AS PAGE SHOWN IS THE SOURCE AS SHOWN. BOUNDARIES NOT SURVEYED WERE DETERMINED BY REFERENCE TO THE SOURCE AS SHOWN. AREA WAS DETERMINED BY MEASUREMENT.

STERLING PROFESSIONAL CONDOMINIUM 2 ASSOCIATION, INC. 2120023

**PARK STREET
Belmont, NC
Zoning**

**HC Zoning Setback
Requirements**

* Request 20' relief from 30' rear-yard setback requirement to accommodate parking lot.

Existing, adjacent residential zoned lot abutting the rear property line requires a 30ft non-buildable landscaped buffer be provided. A thirty feet buffer would reduce the parking capacity of the Project by 35% which would impact the allowable building size significantly, making the development unfeasible.

Adjacent residential lot is bordered by a power line easement and commercially zoned property to the east. With a rezoning for this project, the Park Street corridor will be entirely commercially zoned from Wilkinson Blvd to Planetree Dr, except for the lot adjacent and the lot across McLean Ave.

PARK STREET
HWY 273 -- 80' R/W (PER PB 73, PG. 33)
PAVED PUBLIC ROAD

MCLEAN AVENUE
40' R/W (PER PB 7, PG. 107)
PAVED PUBLIC ROAD

10' FRONT BUILDING SETBACK

HAROLD J. RAMSEY
PID# 186551
DB 4114, PG. 2187
0.44 ACRES TOTAL

HAROLD J. RAMSEY
PID# 186550
DB 714, PG. 17
0.34 ACRES TOTAL

10' PARKING SETBACK
4' SIDE BUILDING SETBACK

30' REAR SETBACK
REQUIRED

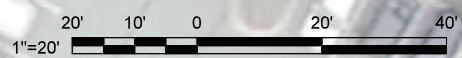
10' REAR SETBACK
REQUESTED

6' PARKING SETBACK
8' CORNER-SIDE
BUILDING SETBACK

RELOCATED BRICK
WALL
EXISTING BRICK
WALL

GLADYS M. RICHARDSON
PID# 186532
DB 820, PG. 261

HC ZONING SETBACK PLAN



PARK STREET Belmont, NC Zoning

- * Request relief from parking setback along McLean from 10' to 6'
- * Request relief from required 9' parking lot planter width to 6'
- * Request relief from 8' sidewalk width along Park St, to match existing adjacent sidewalk.

Property configuration and required grading will necessitate the parking lot layout to extend beyond the parking setback regulations for side yards per the City's LDC by 4ft along McLean and by 4ft at the closest measurement along southern property.

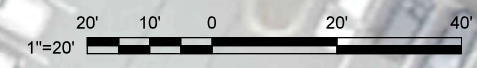
All existing sidewalks along Park St are 5' in width. Development will match the width and alignment of sidewalk from the south, and construct a new sidewalk along McLean Ave., and provide a planting strip between Park St and McLean Ave.

Storm Water Runoff Plan

See Civil Engineering Statement concerning storm water runoff post development attached.



REZONING SITE PLAN



PARK STREET Belmont, NC Tree Survey



PARK STREET
HWY 273 -- 80' R/W (PER PB 73, PG. 33)
PAVED PUBLIC ROAD

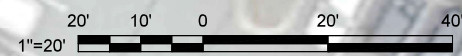
MCLEAN AVENUE
40' R/W (PER PB 7, PG. 107)
PAVED PUBLIC ROAD

HAROLD J. RAMSEY
PID# 186551
DB 4114, PG. 2187
0.46 ACRES TOTAL

HAROLD J. RAMSEY
PID# 186550
DB 714, PG. 17
0.34 ACRES TOTAL

GLADYS M. RICHARDSON
PID# 186532
DB 820, PG. 261

TREE REMOVAL PLAN



PARK STREET Belmont, NC Landscape Plan

See Arborist Statement concerning existing qualifying tree survey attached.

* Request relief from Tree Save Ordinance per section 11.3.3.C, to replant required trees in landscape yards to rear and side of property


3,484.0 ft² Tree Save Area required by Ordinance

8,100 ft²  9 Medium Trees

4,800 ft²  8 Small Trees

12,900 ft² Tree Save Area Provided

Additional Landscape Buffer plantings and parking lot landscape islands

 +/- 30 Shrubs

A vinyl fence 6' in height will be built along the entirety of the rear property line.

PARK STREET
HWY 273 -- 80' R/W (PER PB 73, PG. 33)
PAVED PUBLIC ROAD

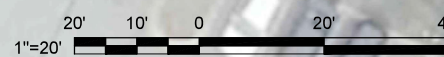
MCLEAN AVENUE
40' R/W (PER PB 7, PG. 107)
PAVED PUBLIC ROAD

HAROLD J. RAMSEY
PID# 186551
DB 4114, PG. 2187
0.44 ACRES TOTAL

HAROLD J. RAMSEY
PID# 186550
DB 714, PG. 17
0.34 ACRES TOTAL

GLADYS M. RICHARDSON
PID# 186552
DB 820, PG. 261

ILLUSTRATIVE/LANDSCAPE PLAN







CITY OF BELMONT

PLANNING & ZONING

Statement of consistency

In considering the zoning map amendment request associated with petition ZA 2022.01 Park Street Place, the Planning and Zoning Board finds:

- The project is a reasonable request; and
- It is consistent with following goals of the adopted Comprehensive Land Use Plan:
 1. Land Use – the project encourages a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in shopping and services; and
 2. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
 3. Community Character – the project will enhance the character of Belmont by improving community appearance.

This finding tied by a 3 - 3 vote by the Belmont planning and zoning board during its February 17th, 2022, meeting subject to the relief and conditions within the staff report.

Matt Hart, Chairman

Date