

COMMUNITY MEETING REPORT

DATE OF MEETING: TUESDAY AUGUST 16TH, 2022 AT 6:00PM

DATE OF REPORT: WEDNESDAY AUGUST 24TH, 2022

APPLICANT: BLUE HEEL DEVELOPMENT

LAND PLANNING/CIVIL ENGINEER: EDWIN SUDDRETH, PE, W.K. DICKSON

PROPERTY: NORTH SIDE OF NIXON ROAD, EAST OF THE INTERSECTION OF NIXON ROAD & SOUTHRIDGE DRIVE (PINS: 306206,188099 & PORTION OF 188097)

The required Community Meeting was held in-person at the First United Methodist Belmont Church (807 South Point Rd. Belmont, NC.) W.K. Dickson mailed a written notice of the date, time, and location of the Community Meeting to the individuals and organizations listed in Attachment A. The notices were mailed via the U.S. Mail on August 4th 2022. List of neighboring property owners was created from County GIS information. A copy of the written notice is attached as Attachment B. The sign-in sheet from the required Community Meeting is attached as Attachment C.

Summary of Meeting:

Matt Gallagher, with Blue Heel Development opened the meeting shortly after 6:00pm and introduced himself, Edwin Suddreth (W.K. Dickson) & Peyton Ratchford, CZO (City of Belmont).

Matt Gallagher explained the development process within the City of Belmont and at what stage the Nixon Road site was at in the process. Matt then explained the location of the site, its proximity to nearby streets and neighborhoods.

Matt gave a background of himself and the Blue Heel development company. He explained that they are a developer and a builder and that for this site they had not determined if they would be developing and building their own product line of houses or if a different home builder would be building on the site.

Matt explained the site layout, the number of lots proposed, the different lot sizes and other features associated with the sketch plan. Peyton added additional clarification on the city required setbacks as it relates to this development. Matt said that they would offer architectural commitments for the project in the event that they were not the builder the builder for the development would be required to follow.

Matt then discussed the benefits that the City would have with the proposed development. With the proposed development, Matt explained that the development would be taking offline an ageing existing pump station that adjoins the property. The existing pump station is located off Southridge Drive that the City currently has a capital improvement project to replace. Matt also committed to working with

NCDOT and the City about extending sidewalk along the north shoulder of Nixon Road where it currently stop at the end of the Amberley Subdivision up to the west side of Shannon Dr .

Matt, Edwin and Peyton explained the City's requirements on tree save and how it is calculated. Edwin then showed on the sketch plan where the tree save was proposed within the site.

Matt opened the meeting to questions from the attendees, which are summarized below. The meeting was concluded at approximately 7:30 PM.

Summary of Questions/Comments and Responses:

Q: What would make Blue Heel Development switch to another builder?

A: Matt responded that there is a lot of factors that could result in Blue Heel Development not being the builder, but that he had been approached by other builders interested in the property and that given the market and supply chain concerns did not want to rule out another builder potentially being the builder for the Nixon Road site.

Q: What are the projected price points of the homes?

A: They are not known at this time.

Q: How wide is the proposed sewer easement shown between lots 27-28 and would the trees be cleared in the easement?

A: The easement is currently projected to be 30' wide and per the City's requirements for utility easements, the trees would be cleared.

Q: Where are the accesses to the neighborhood?

A: The main access will be along Nixon Road and we are providing a connection to Amberley as well at the Hayes Drive extension.

Q: Do you have to connect to Hayes Drive?

A: Yes, the City requirement is to connect to stub roads of adjoining neighborhoods.

Q: What is COS?

A: It stands for common open space that is owned and maintained by the Homeowners Association.

Q: Is there any tree save located behind lot 5 & 6

A: Currently there is some tree save proposed behind lot 5. The tree save shown on the plan is the minimal requirement for the site based upon the current trees onsite. This does not preclude the development from saving trees that are not located within the tree save areas assuming that the trees are healthy and do not interfere with grading to capture stormwater.

At the conclusion of the group questions, the meeting moved to an informal small group discussion per table with individual questions not asked of the group. Most of the questions were surrounding tree save areas, potential buffer additions, city requirements for tree save, etc.

Attachment A

First	Last Name	CURR_CITY	CURR_STATE	Zip
CARY & BARBARA	RAVER	BELMONT	NC	28012
BETTY	THOMASTON	BELMONT	NC	28012
CLIFFORD & PAMELA	UNDERWOOD	BELMONT	NC	28012
STEVEN	POLCHINSKI & CHRISTINA ELIZABETH	BELMONT	NC	28078
APRIL & THOMAS	SCHILPP	BELMONT	NC	28208
PAMELA & STEPHEN	AYCOCK	BELMONT	NC	28012
DANIEL & ANGELA	TATHAM	BELMONT	NC	28012
DAVIS	RAY	BELMONT	NC	28012
MICHAEL & HANNAH	WUTTKE	BELMONT	NC	28012
TEXIE CUNNINGHAM BAUCOM FAM TR	C/O MICHAEL K BAUCOM TRUSTEE	MT HOLLY	NC	28120
ANDREW	GREER	BELMONT	NC	28208
KURT & JOAN	WIDENHOUSE	BELMONT	NC	28012
DONNIE & KIMBERLY	HODGE	BELMONT	NC	28012
CHRISTINE & KENNETH	TUCKER	BELMONT	NC	28012
RANDALL & KATHRYN	ROWLAND	BELMONT	NC	28012
THOMAS	HAYES	BELMONT	NC	28012
ALLISON & CLAY	FREEMAN	BELMONT	NC	28078
BILLY & JACQUELINE	GREENWAY	BELMONT	NC	28012
JASON & CATHERINE	EVANS	FAIRFAX STATION	VA	22039
ALEXANDER & MELANIE	FREER	BELMONT	NC	28078
THOMAS & CYNTHIA	ADKINS	BELMONT	NC	28012
FKH SFR PROPCO H L P		MARIETTA	GA	30067
SRPS LP		SCOTTSDALE	AZ	85255
JASON & APRIL	LEGNOSKY	BELMONT	NC	28208
FARRELL	MAULDIN	BELMONT	NC	28012
RANDY & SHERRY	WILLS	BELMONT	NC	28012
CATHY	YUZNA	LOS ANGELES	CA	90028
ANGELO & ANTONINA	DEL SIGNORE	BELMONT	NC	28012
PAUL & JOANN	GERARD	BELMONT	NC	28012
PATRICK & KAREN	VALENTINE	BELMONT	NC	28208
LOWELL & PATRICE	JONES	BELMONT	NC	28012
DEAN & MICHELLE	MAYER	BELMONT	NC	28012
THOMAS & KATIE	GOFORTH	BELMONT	NC	28012
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ANNA	MADDOX	BELMONT	NC	28012
JOHN T & MARTHA H HAYES LV TR		BELMONT	NC	28012
HORACE	MCCOLLIN	BELMONT	NC	28078
MICHAEL & JOY	AUTEN	BELMONT	NC	28012
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AMBERLEY HOMEOWNERS ASSOCIATION INC		CHARLOTTE	NC	28277
ARCHIE & ELMYRA	AUSTIN	BELMONT	NC	28012
HEATHER & BRANDON	KAUFFMAN	BELMONT	NC	28012
GOWTHAM & SUSMITHA	RAJASEKAR	BELMONT	NC	28078
CHARLES & ELIZABETH	GRAY	BELMONT	NC	28208
TIMOTHY & RENEE	PAINTER	BELMONT	NC	28208
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PROGRESS RES BORROWER 3 LLC		SCOTTSDALE	AZ	85261
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JOHN & ELAINE	LUDDY	BELMONT	NC	28012
RABBI	SADMAN & ASHLYN STOVER	BELMONT	NC	28012
BENJAMIN & LINDSAY	HOCHSTETLER	BELMONT	NC	28078
SARAH & JEFFREY	RASMUSSEN	BELMONT	NC	28012
PAUL & MADELINE RAY IRREV TRST		BELMONT	NC	28012
ROBERT & JACQUELINE	CUNNINGHAM	SOUTHAVEN	MS	28214
JOHN & GERALDINE	PAGE	BELMONT	NC	28012
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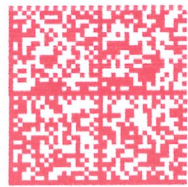


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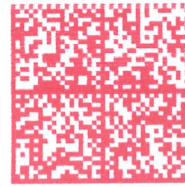
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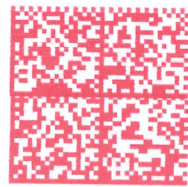


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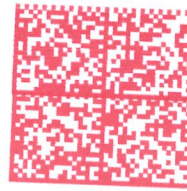


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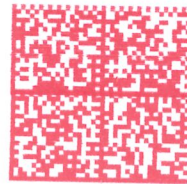


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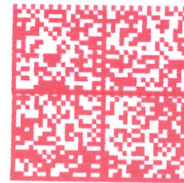


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RANDY & SHERRY WILLS
303 NIXON RD
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Charlotte, NC 28208

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HANSA & DEVENDRA PATEL
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ANGELO & ANTONINA DEL SIGNORE
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CATHY YUZNA
1626 WILCOX AVE # 244
LOS ANGELES, CA 90028

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3006 HAYES RIDGE DRIVE
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ALLISON & CLAY FREEMAN
3008 HAYES RIDGE DRIVE
BELMONT, NC 28078

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FKH SFR PROPCO H L P
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#900
MARIETTA, GA 30067

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JASON & CATHERINE EVANS
10705 ELLIES CT
FAIRFAX STATION, VA 22039

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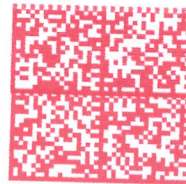


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ALEXANDER & MELANIE FREER
3011 HAYES RIDGE DRIVE
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BILLY & JACQUELINE GREENWAY
1812 SOUTHRIDGE DRIVE
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TEXIE CUNNINGHAM BAUCOM FAM TR C/O
MICHAEL K BAUCOM TRUSTEE
248 RIVERFRONT PKWY
MT HOLLY, NC 28120

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MICHAEL & HANNAH WUTTKE
4020 ARMSTRONG FARM DRIVE
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PATRICK & KAREN VALENTINE
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PAUL & JOANN GERARD
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SRPS LP
8665 E HARTFORD DR STE 200
SCOTTSDALE, AZ 85255

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AMBERLEY HOMEOWNERS ASSOCIATION INC
13925 BALLANTYNE CORPORATE PLACE
SUITE 300
CHARLOTTE, NC 28277

August 4, 2022

NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD MEETING

Date: Tuesday, August 16th, 2022 at 6:00-7:00 p.m.
Location: First United Methodist Belmont Church
807 South Point Rd.
Belmont, NC
Applicant: Blue Heel Development

Dear Neighbors:

W.K. Dickson is representing Blue Heel Development in its request to create a single family subdivision on approximately 14.09 acres along Nixon Road as shown in Attachment A. In accordance with the requirements of the City of Belmont ordinance, the applicant will hold a Neighborhood Meeting for the purpose of discussing the proposed project with nearby property owners and organizations. Gaston County records indicate that you are an owner of property that is near the subject property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Neighborhood Meeting regarding this Petition on Tuesday, August 16th, 2022, at 6:00 p.m. to meet with the applicant and its development team. The meeting will be held at the First United Methodist Belmont Church located approx. a half of a mile from the site at 807 South Point Rd. Belmont, NC. We will give a brief overview of the proposed project and then provide an opportunity for you to ask questions of the team.

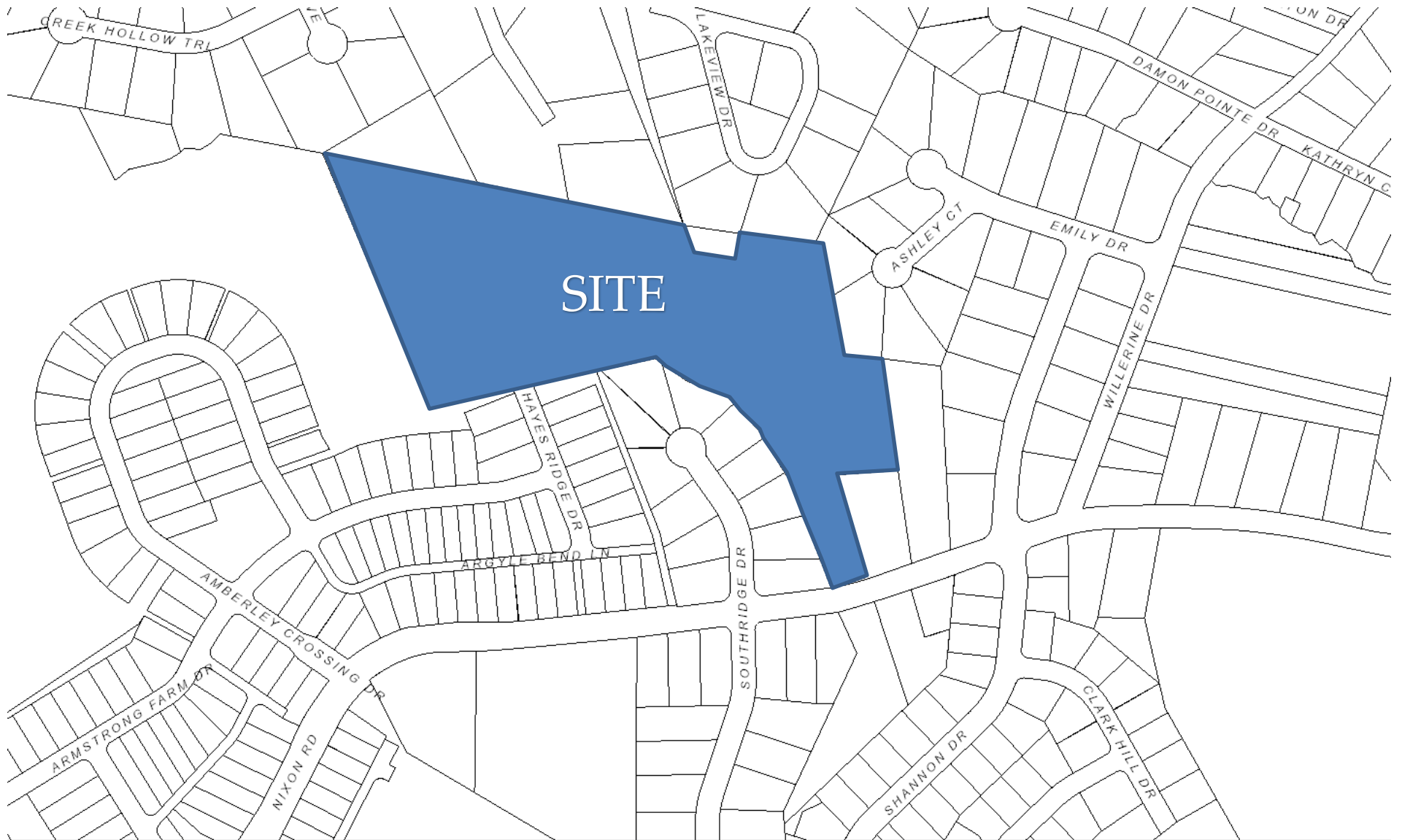
Please contact me if you are unable to attend and would like additional information.

Sincerely,



W.K. Dickson & Co.
Edwin Suddreth, PE
Project Manager
esuddreth@wkdickson.com

Attachment A



1213 W. Morehead St. Suite 300
Charlotte, NC 28208
Tel. 704.334.5348
www.wkdickson.com

Attachment C

Neighborhood Meeting for Nixon Road Subdivision

Sign-In Sheet

Applicant: Blue Heel Development

Engineer: WK Dickson & Co., Inc.

Name	Address	Email
DEAN MAYER	307 NIXON RD	DEAN MAYER@GMAIL.COM
Robert Loveland	315 Nixon Rd	nmedic@live.com
Brandon Kuttman	1805 Southridge	BKauf85@gmail.com
April Legnosky	2515 Ashley Court	april.legnosky@me.com
Karen Valentine	2508 Ashley ct	karengu@bellsouth.net
Myra Austin	230 Lakeview Dr	myraaustin47@yahoo.com
Skye Gonzalez	228 Lakeview Dr.	skye.gonzalez@icloud.com
Pam Aycock & Steve	4018 Aristleong Farm Dr	pam_aycock@hotmail.com
Steve & Robbin Parks	2524 Ashley Ct.	srsp@bellsouth.net
Ken Latessa	3012 Hayes Ridge Dr	KCL8588@gmail.com
Peyton Patunford	1401 E Catamba St	ppatunford@cityofbelemont.org