



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA2022.04

Property Owners/Applicants: Gaston College

Applicant Representative: Alan W. Hunter, Partner, WHN Architects
Dr. John Hauser, President, Gaston College

Current Zoning: Institutional Campus District (IC-D)

Proposed Zoning: Institutional Campus District/Conditional District (IC-D/CD)

Property Location: 7220 Wilkinson Blvd is located adjacent to the corner of Wilkinson Blvd and E Catawba St.

Gaston County tax parcel identification number: #186486

Acreage: 18.51 acres

Request: A request to rezone 18.51 acres located at 7220 Wilkinson Blvd (Parcel #186486) from Institutional Campus District (IC-D) to Institutional Campus District/Conditional District (IC-D/CD) to accommodate the addition of a +/- 41,500-sq-ft one-story facility designed to bring raw materials in and produce finished fabrics and textiles. Relief is requested in the areas of streetscape plantings and pervious pavement.

Map 1. Location of subject property



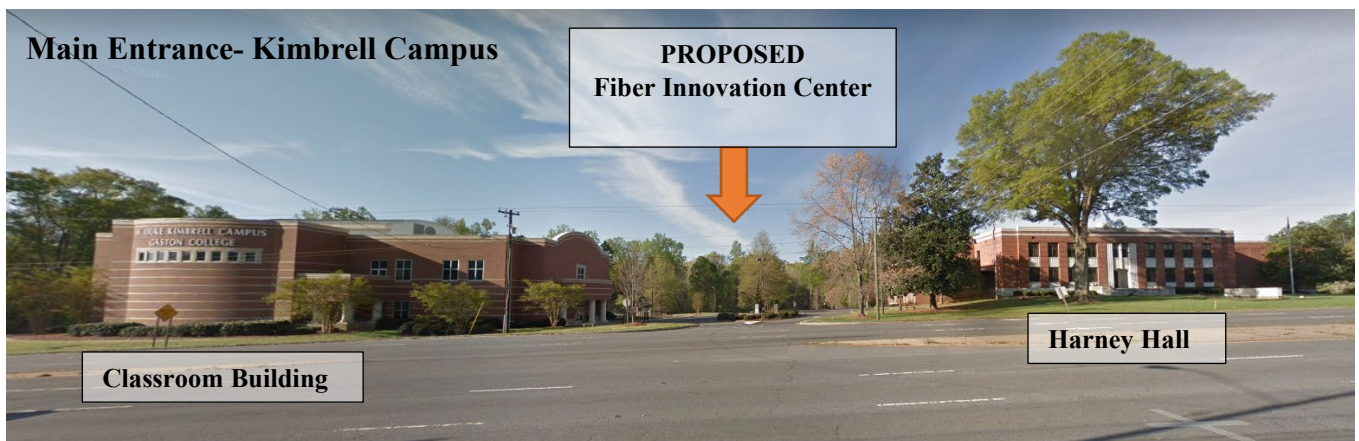


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Staff Analysis: The subject site is located along Wilkinson Blvd. near the Wilkinson/E Catawba St intersection. The property consists of two institutional buildings, and an additional building is proposed.

- Harney Hall is a 48,452 SF three-story brick structure constructed in 1943. It was originally utilized as the North Carolina Vocational Textile School.
- The Classroom Building is a 46,746 SF two-story brick structure constructed in 2003.
- **NEW:** Fiber Innovation Center to be a 41,500 SF one-story brick structure.



The campus has three access points- two along Wilkinson Blvd. and one from Alice Ave. Truck and vehicular access to the campus and the new building was evaluated as a component of staff's analysis.

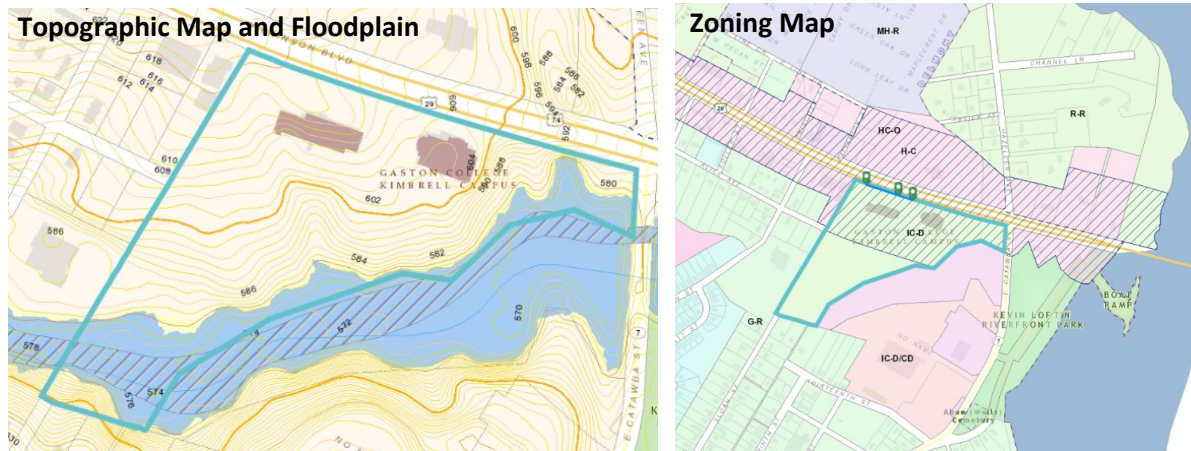




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The rear of the site slopes downstream leading to Abbey Creek and its floodplain. The site falls within the city's critical watershed area. The anticipated site disturbance area is less than 3 acres. The developer will ensure compliance with Belmont's watershed protection ordinance during construction plan review.



Zoning: This property is currently zoned Institutional Campus District (IC-D), which is coded to allow for the continued and future use, expansion, and new development of academic and religious campuses. The proposed zoning of Institutional Campus District/Conditional District (IC-D/CD) is being requested in order request relief from ordinance requirements associated with the addition of a new building on campus.

The frontage of the property is also located within the Highway Corridor Overlay. This District is coded to preserve and improve the transportation efficiency, non-motorized mobility, and aesthetics of the Wilkinson Boulevard corridor.

Adjacent zoning includes Highway Commercial (H-C), General Residential (G-R), and Business Campus District (BC-D).

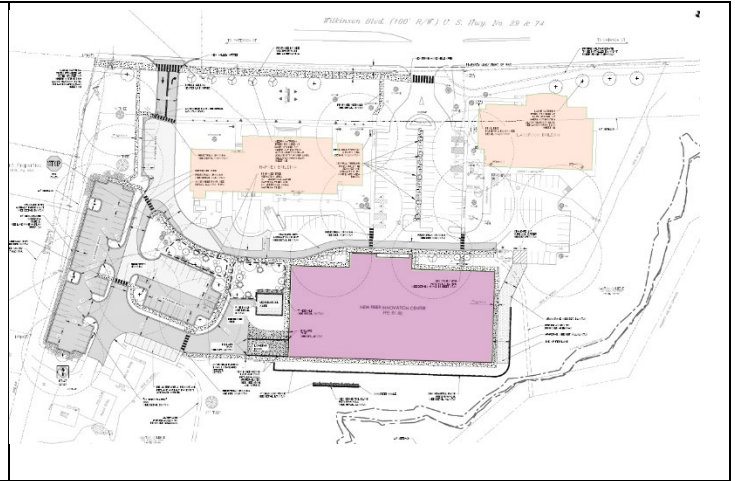
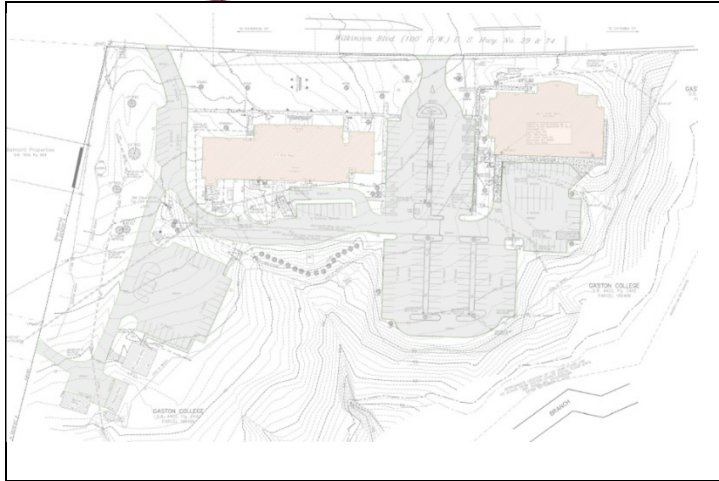
Site Improvements: The project proposes an 41,500-square-foot institutional warehouse building and campus improvements to connect the proposed development with the existing buildings on site, including access drive improvements, increased pedestrian connectivity internally and externally, and a central treed courtyard.

Infrastructure: Fire protection on-campus is currently provided by a private hydrant system. The proposed development includes a new public hydrant at the termination of the public water line along Alice Avenue to serve the campus in the event the private system is shut down. The fire/domestic system layout was also coordinated with the Belmont Fire Department and City Engineer to ensure public safety measures were incorporated.



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Existing Campus Layout

Proposed Campus Layout

Buffers, Tree Save, and Landscaping: A minimum 30-foot-wide Type A buffer area is required for side transition yards between IC-D and all other zoning districts. This has been applied along the western edge of the site adjacent to the General Residential (G-R) zone. Double rows of four-foot-tall min. shrubs will be planted around the perimeter of the parking lot in addition to the existing tree line (to remain undisturbed) to ensure compliance with the ordinance.

The developer provided double the required tree save area (TSA), utilizing the tree inventory alternative allowed for non-residential development. All trees within the TSA were inventoried, along with all heritage trees on-site. The TSA identified on plans contains a quantity and quality of tree canopy that exceeds ordinance requirements, resulting in 35% TSA credit. Seven heritage trees outside of the TSA will also be maintained on the campus.

Tree Save Area Required <i>(Institutional Use)</i>	200% Tree Save Area* <i>(for tree inventory relief)</i>	Tree Save Area Credit Provided
10% 1.85 ac. (80,630 SF)	20% 3.7 ac. (161,259 SF)	35% 6.52 ac. (284, 220 SF)

The developer is seeking relief to allow for some of the required streetscape plantings along Wilkinson Blvd. to be utilized within a treed central courtyard area. The streetscape cross-section proposed is consistent with the cross-section within NCDOT's scope. The courtyard will provide a park-like open space as envisioned by the Comprehensive Land Use Plan, serving as an amenity for its students, staff, and visitors. This area will include five large-maturing trees and 15 small-maturing trees, as well as shrubs and other landscaping. These plantings are in addition to the TSA calculations above and all other required landscaping.



Transportation:

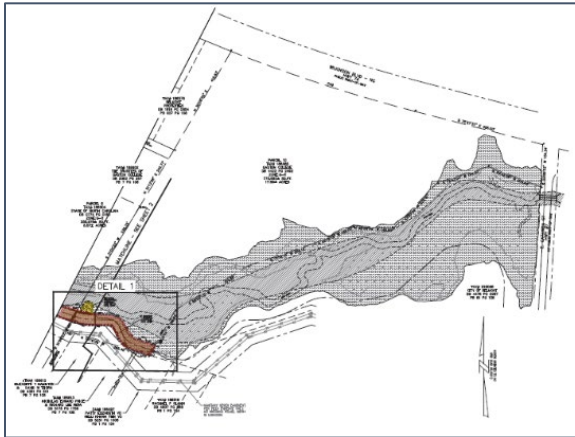


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NCDOT has a funded project at the Wilkinson/Catawba St intersection (U-6143) scheduled to start construction at the end of 2023. U-6143 includes a ten-foot wide multi-use path along a portion of Gaston College's frontage, continuing from E Catawba St to the main entrance. The applicant is coordinating with NCDOT, and will extend the ten-foot wide multi-use path from the end of NCDOT's scope to the property line.

The Abbey Creek Greenway alignment runs along the southern portion of the parcel. Our ordinance requires adopted greenway alignments to be incorporated and provided for as a component of new development sites. Partial relief is requested for the construction of the greenway, as it is planned outside of the project's limits of disturbance, and access to this area is not available until adjacent segments are constructed. In lieu of construction, the developer will



propose an alternative (ie. payment-in-lieu) directly to City Council no later than March 2023. A 40' wide public greenway easement, which includes approximately 13,600 SF of land, has been approved by the Gaston College Board of Trustees and included as a condition of approval. Two potential locations for a private trail connection that could link the campus and the future Abbey Creek Greenway have also been incorporated in the design to facilitate future connectivity.

Traffic and Vehicular Access:

Staff has confirmed with our traffic consultant and NCDOT that the proposed development would not meet the threshold for a traffic impact analysis (TIA) study. A vehicle flow analysis was completed to ensure that trucks could internally navigate the site from Wilkinson Blvd. As a result of this analysis, the existing one-way drive on the western side of the site is proposed to become two-way and serve as the main entrance to the campus for truck traffic.

Alice Ave., which abuts the property on the southern portion of the parcel, has a paved roadway width of 13'-6", which is less than Belmont's current roadway standards. A condition of approval is proposed to restrict truck access on Alice Ave., during construction and ongoing operations. The developer agrees to install all signage as necessary to ensure safe vehicular access to and from the site.



Parking:

A campus-wide parking evaluation was completed to ensure that the existing parking to remain and the newly constructed parking areas both meet the city's parking space requirements. Parking



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calculations determined that 181 spaces were required based on campus uses to serve both the existing and proposed uses on-site, and these have been provided for on-site.

The developer is seeking relief of the 5% pervious paving in the parking lot areas (1458 SF), and instead providing a pervious grass pave system at the fire access lane (3000 SF). This has been reviewed and approved by the Fire Department.

Total # of Parking Spaces Provided	SF pervious parking (5%= 9 spaces required)	SF pervious surface in fire lane (proposed)
181	162 SF/space= 1458 SF	20' wide x 150 LF = 3000 SF

Architecture: The institutional building is proposed to be clad with brick, with an entrance façade of storefront windows surrounded by metal accent panels. Galvanized metal gutters and downspouts are proposed to match the metal accent panels. All rooftop equipment will have screening shielding it from public view. The proposed architecture complies with the Land Development Code requirements.



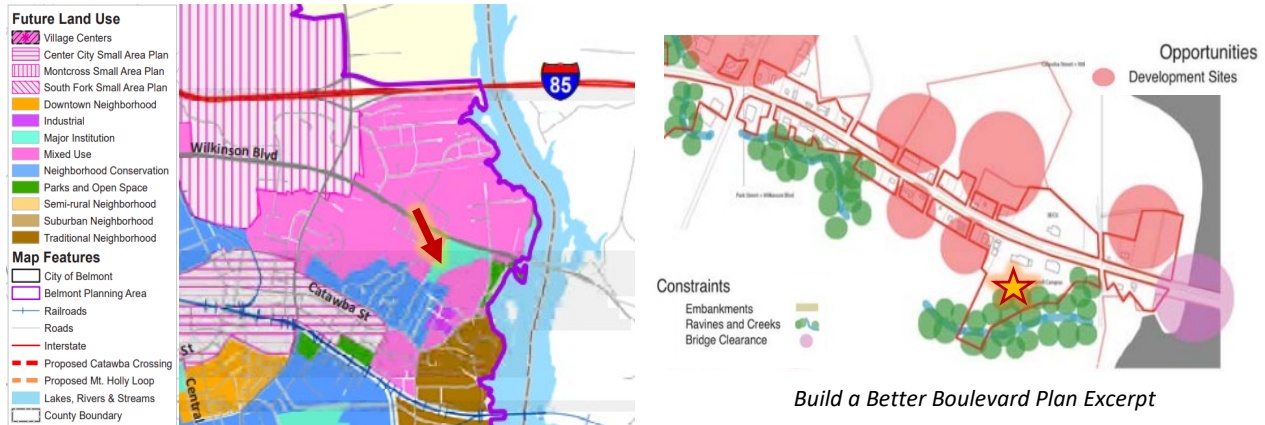
Front Elevation from main entrance (Wilkinson Blvd).

Comprehensive land use plan: The parcel is specifically identified as Major Institution future land use, which encourages park and natural area place types. The vision for this land use category is to preserve key environmental features and to set aside land for natural areas and open space. The proposed project includes a treed central courtyard offering open space on campus which is not required by ordinance, and preserves natural areas by providing 35% tree save area and greenway easement along the Abbey Creek floodplain.



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The site is also located within the Build a Better Boulevard Plan, which is incorporated into adopted comprehensive land use plan. This plan promotes a multimodal corridor with tree-lined streets that supporting revitalization of the Wilkinson Boulevard corridor. The proposed development will provide a 10' planting strip, 10' multi-use path, and 10' landscape strip with trees along the Wilkinson Blvd. frontage, which will connect into adjacent improvement efforts planned by NCDOT to activate the corridor.

The request is a reasonable request and in the public interest because the development allows for the enhancement of a high-quality institutional use promoting workforce development.

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

1. **Economy** – the project fosters a vibrant economy base that balances residential growth with employment and commerce by enhancing workforce and economic development for the advanced materials and textiles industry of Gaston County and beyond;
2. **Community Character** – the project will enhance the character of Belmont by building on the site's heritage as NC's first vocational school for textile workers, and Belmont's heritage as the heart of the North Carolina textile production.
3. **Environment** – the site will protect the natural environment as a critical public asset through the use of tree save area and common open space on campus and accommodation of a future public greenway.

Neighborhood meetings: The applicant team held two community meetings on Tuesday, August 9, 2022. A virtual meeting was held at 12:00 pm, and had two external attendees. An in-person meeting was held at the Kimbrell Campus at 5pm, and had no attendees. See Attachment B of this report for community meeting details.



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Planning and Zoning Board meeting: This project was presented to the board at its September 22, 2022 public meeting. Following staff's presentation, a representative of Gaston College spoke briefly about the project, highlighting the asset this facility will offer for the college and our region. Planning board discussed each item of relief requested, as well as the proposed conditions of approval.

At the conclusion of the discussion, the board approved motions (5-0) to:

- Find the map amendment request reasonable and in the public interest
- Find the map amendment consistent with the comprehensive land use plan and other adopted plans in the areas of economy, use, community character, and environment; and
- Approve with the proposed conditions.

Recommended areas of relief and conditions of approval:

1. The proposed development shall be in compliance with requirements of the land development code (LDC), Land Development Standards Manual (LDSM), any other applicable regulations, and the code of ordinances with the added relief of:
 - a. Streetscape: Relocation of the tree plantings within the ten-foot streetside planting strip, as well as tree plantings on the development side of the multi-use path directly adjacent to NCDOT's U-6143 scope to be planted within treed courtyard area.
 - b. Pervious Pavement: Relocation of the 5% pervious pavement required for parking lot areas to instead be provided at the fire access drive aisle.
 - c. Greenway: Partial relief of greenway improvements on the development site.
 - i. A greenway easement shall be incorporated into plans and dedicated to the City of Belmont.
 - ii. In lieu of construction, the developer will propose an alternative (ie. payment-in-lieu) directly to City Council no later than March 2023. Any agreed-upon greenway alternative must be provided for acceptance prior to occupancy of the building.
2. Trucks shall access the campus utilizing the western entrance off Wilkinson Blvd. only. Construction and permanent truck traffic to and from the site via Alice Ave. shall be prohibited. Signage is required to be installed by the developer as appropriate to ensure proper access to and through the proposed development during and after construction.
3. A 40' wide permanent greenway easement shall be granted to the City of Belmont along the adopted Abbey Creek Greenway alignment.
4. A site lighting plan in compliance with LDC Chapter 12 shall be submitted with the construction plans.



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5. Signage will be permitted separately. All signage must comply with LDC Chapter 10.
6. 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 to be paid.
7. The conditional zoning schematic plan approval includes one building not to exceed 42,000 square feet. Any additional changes would be considered an amendment to the conditional rezoning.
8. Approval is valid for 24 months. Any additional development not contained within this approval shall require a modification of the conditional zoning.

City Council Action: Receive the P & Z transmittal to approve the zoning petition as conditioned, public comment, and render a decision.

Attachment A – Application & Site Plan

Attachment B – Neighborhood Meeting Minutes

Attachment C – Statement of Consistency



Zoning Map Amendment Application

Date: 07/27/2022

Site Address / Owner

Site Address: 7220 WILKINSON BLVD
 City, State, Zip: BELMONT, NC 28012
 Parcel: 186486
 Lot:
 Subdivision:

Owner Name: [ownername]
 Address: C/O RALPH HUDDIN 201
 HWY 321 SOUTH
 City, State, Zip: DALLAS, NC 280340000
 Phone: 704-825-3737
 Email: jkeith@gaston.edu

Applicant / Alternative Owner

Applicant Name: Mack Millen
 Address: 201 Hwy. 321 S
 City, State, Zip: Dallas, NC 28034
 Phone: 704-922-2438
 Email: millen.mack@gaston.edu

Owner Name: Same as Above
 Owner Address:
 City, State, Zip:
 Owner Phone:
 Owner Email:

Project

Site Address: 7220 Wilkinson Blvd.
 Belmont, NC 28012
 Property Description: . 15 036 001 00 000
 Project/Subdivision: Gaston College Fiber
 Innovation Center
 Current Zoning: IC-D
 # of Lots: 1

Proposed Zoning: Institutional Campus
 District (IC-D)
 Conditional Zoning: Yes
 Total Site Area: 19
 Parcel ID#s: 186486

Project Description: New 40,000 sf Fiber Technology Building

Consultant Information

Company Name: WHN Architects
 Type: Architect
 Mailing Address: 330 W. 10th Street,
 Charlotte, NC 28202

Contact Name: Alan Hunter
 Email: alan@whnarch.com
 Phone: 704-333-9952

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

Alan Hunter

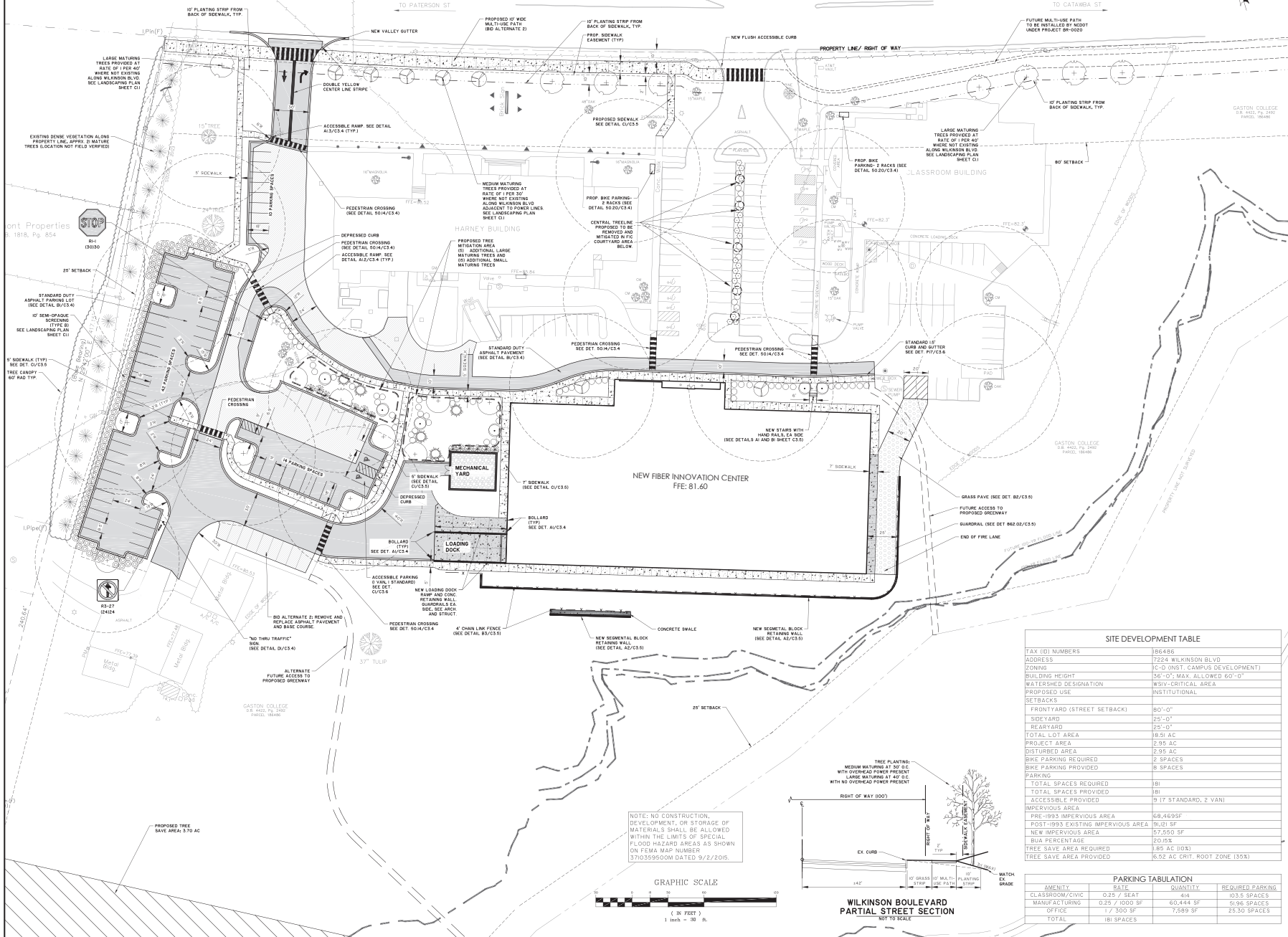
Name

07/27/2022

Date


ATTACHMENT A

Wilkinson Blvd. (100' R/W) U. S. Hwy. No. 29 & 74





SITE DEVELOPMENT TABLE	
TAX (ID) NUMBERS	186486
ADDRESS	7224 WILKINSON BLVD
ZONING	IC-D (INST. CAMPUS DEVELOPMENT)
BUILDING HEIGHT	35'-0"; MAX. ALLOWED 60'-0"
WATERSHED DESIGNATION	W51V-CRITICAL AREA
PROPOSED USE	INSTITUTIONAL
SETBACKS	
FRONTYARD (STREET SETBACK)	80'-0"
SIDEYARD	25'-0"
REARYARD	25'-0"
TOTAL LOT AREA	38.91 AC
PROJECT AREA	2.95 AC
DISTURBED AREA	2.95 AC
BIKE PARKING REQUIRED	2 SPACES
BIKE PARKING PROVIDED	8 SPACES
PARKING	
TOTAL SPACES REQUIRED	181
TOTAL SPACES PROVIDED	181
ACCESSIBLE PROVIDED	9 (1 STANDARD, 2 VAN)
IMPERVIOUS AREA	
PRE-1993 IMPERVIOUS AREA	68,469 SF
POST-1993 EXISTING IMPERVIOUS AREA	19,021 SF
NEW IMPERVIOUS AREA	57,550 SF
BUA PERCENTAGE	20.1%
TREE SAVE AREA REQUIRED	1.95 AC (10X)
TREE SAVE AREA PROVIDED	6.82 AC CRIT. ROOT ZONE (35%)

PARKING TABULATION			
AMENITY	RATE	QUANTITY	REQUIRED PARKING
CLASSROOM/CIVIC	0.25 / SEAT	416	102.5 SPACES
MANUFACTURING	0.25 / 1000 SF	60,444 SF	51.96 SPACES
OFFICE	1 / 300 SF	7,589 SF	25.30 SPACES
TOTAL			181 SPACES



Designs for a changing world

Architect:
WHN Architects, PA
330 W. 10th Street
Charlotte, NC 28202
704.333.6662 Tel.
NC License # 50267

Civil Engineer:
Thomas & Hutton
1020 South Hanna
Charlotte, NC 28203
980.201.5505 Fax
NC License # F 0871

Structural Engineer:
Shawley D. Lindsey & Associates
1347 Harding Plaza, Suite 201
Charlotte, NC 28204
704.333.1127 Tel.
NC License # C-3532

Fire Protection, Plumbing, Mechanical, Electrical Engineer:
McDon & Creel, Inc.
8025 Tower Point Ct. #7708
Charlotte, NC 28277
704.841.5588 Fax
NC License # F-1222

Historical/Archaeological Consultant:
Harrington Group Inc.
10235 Stonehenge
Charlotte, NC 28277
704.849.130 Tel.

Fiber Innovation Center

SCO ID # 21-23122-01/A
Gaston College, Kimbrell Campus
7224 Wilkinson Boulevard
Belmont, NC 28012

NCSS NO. 2675
PROJECT NO. 20172
DATE ISSUED: 7/26/22

REVISIONS		
#	DESCRIPTION	Date
1	ZONING RESUBMITTAL	08/16/22
2	ZONING RESUBMITTAL	09/09/22

OVERALL SITE PLAN

C1.0
SHEET NUMBER OF

WHN ARCHITECTS hereby reserves their common law copyright and other property rights in these plans, ideas and designs. These plans, ideas and designs are not to be reproduced, changed or copied in any form or by any means without the express written permission from WHN ARCHITECTS. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and WHN ARCHITECTS must be notified in writing of any variations from the dimensions, conditions, and specifications on these drawings.



FIBER INNOVATION CENTER COMMUNITY MEETING

Gaston College
Kimbrell Campus
7220 Wilkinson Blvd, Belmont, NC 28012

Gaston College, along with WHN Architects architecture team and Shelco LLC, will be hosting an open community forum to discuss a conditional zoning request with the City of Belmont that would allow for the upcoming expansion of the Gaston College Kimbrell Campus to include a World-Class Fiber Innovation Center.

PROJECT DESCRIPTION

Property Location: Located on 7220 Wilkinson Blvd., Belmont, NC 28012

The intent of the Fiber Innovation Center expansion on the Kimbrell Campus is to enhance workforce and economic development for the advanced materials and textiles industry of Gaston County and beyond. The single floor 40,000 square foot addition will include the following:

- Polymer Development Lab to include Polymer Reactor and Small-Scale Extrusion.
- Extrusion Line to include Melt Spinning, Drawing, Crimping, Cutting and Texturing.
- Spun Yarn and Filament Yarn Lines to include Opening, Cleaning, Blending, Carding, Drawing, Roving, Spinning, Twisting, Braiding and Winding.

MEETING INFORMATION

The purpose of this meeting is to inform neighboring property owners about the nature of the proposed expansion to the Gaston College Kimbrell Campus and to seek comments on the development plans associated with the conditional zoning request.

Option 1: Virtual

Date: Tuesday, August 9, 2022

Time: 12:00 p.m. – 1:00 p.m.

Meeting Link: <https://bit.ly/FICplanning>

Call-In Number: +1 301 715 8592

Meeting ID: 915 5442 4172

Passcode: 964608

Option 2: In-Person

Date: Tuesday, August 9, 2022

5:00 pm – 7:00 pm (Drop-In Style Plan Review and Feedback)

7220 Wilkinson Blvd., Belmont, NC 28012

Kimbrell Classroom Building – Conference Center



For more information about the request and to view the project plans, visit:
<http://www.cityofbelmont.org/gc-fiber-innovation-center>

OUR VISION

Gaston College's Kimbrell Campus will be a World-Class Fiber Innovation Center focused on advanced materials and the textile industry. The full programs and services offered at the Kimbrell Campus will become the focal point for our region and state providing advanced fiber development, high quality training, degree programs, workforce development programs, apprenticeships, and a textile academy. The Kimbrell Campus will also house a cutting-edge cybersecurity training and degree programs focused on artificial intelligence for various sectors of the manufacturing industry including textiles.

The addition of the Fiber Innovation Center (FIC) will provide industry with a state-of-the-art facility to develop and test advanced fibers for the advanced materials industry for products such as: Personal Protective Equipment, smart textiles for the defense industry, and many other proprietary products developed by our national and international partners.

The FIC will be the only facility in North America open to industry that will house the entire range of advanced fiber development capabilities able to support the industry with scalability where scientists can start with an idea, move to small-scale trials and work up to a commercially viable product ready for production. An on-site dedicated full-service lab will support development and small-scale production efforts. This innovation ecosystem is ideal for entrepreneurs, equipping creatives with viable resources and opportunities to successfully start and maintain their own business.

As a leading education and training institution in the North Carolina Community College System, Gaston College will offer the following workforce development programs:

- Associate in Applied Science in Textile Technology – 2-year degree
- Associate in Applied Science in Cybersecurity – 2-year degree
- Career Now Program – AAS in Textile Technology and Cybersecurity courses for high school students' career pathways
- Apprenticeship 321 – Textile Technology Technician Program for students earning apprenticeship hours with industry and college credits toward AAS in Textile Technology
- STEM courses for traditional college students and high school students earn college credits toward career pathways in textile technology and cybersecurity
- Textile robotics and automation simulation center for Textile Academy – a short-term industry-supported training program
- Education and Training opportunities will be available from polymer to finished product



For more information, please contact:

Alan W. Hunter, AIA, LEED BD+C, PMP, Partner, WHN Architects

704-333-9952 (O)

704-975-2537 (M)

Email: alan@whnarch.com

Justin P. Heitz, Senior Vice President

Shelco, LLC

2359 Perimeter Pointe Blvd., Ste. 600

Charlotte, NC 28208

704-367-5604 (O)

704-806-2343 (C)

704-364-0120 (F)

Email: jheitz@shelcolc.com

Dr. John Hauser, President

Gaston College

201 Highway 321 South

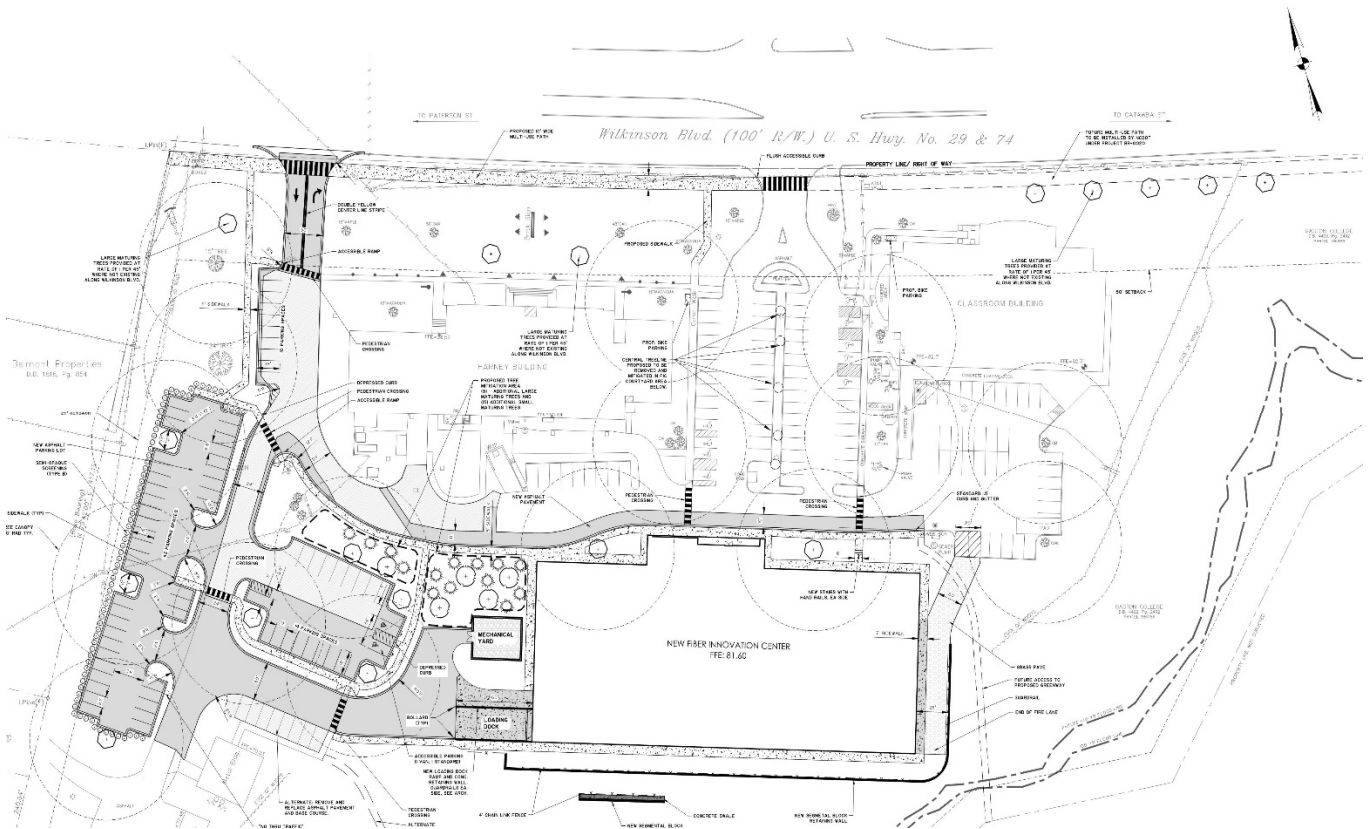
Dallas, NC 28034

704-922-6475 (O)

336-486-0686 (C)

704-922-2329 (F)

Email: Hauser.John@gaston.edu



Community Input Meeting Mailing List

AKPAR	PROPERTY ADDRESS	CURR_NAME1	CURR_NAME2	MAILING ADDRESS	CURR_ADDR2	CURR_CITY	CURR_STATE	CURR_ZIPCODE
186612	223 SLOAN ST	ELIZABETH T HAMILTON &	DAVID W THORN	3909 PINE COVE DR		GASTONIA	NC	280560000
216907	7225 WILKINSON BLVD	STATE EMPLOYEES CREDIT UNION	BELMONT BRANCH	PO BOX 26807		RALEIGH	NC	276110000
186604	300 SIXTH ST	STATE OF NORTH CAROLINA		C/O STATE PROPERTY OFFICE	1321 MAIL SERVICE CENTER	RALEIGH	NC	276991321
186278	NO ASSIGNED ADDRESS	STATE EMPLOYEES CREDIT UNION	BELMONT BRANCH	PO BOX 26807		RALEIGH	NC	276110000
186518	210 THIRTEENTH ST	RACHAEL P GLAVIN		210 13TH ST		BELMONT	NC	280123551
186614	218 SLOAN ST	JASON WOLFE DALE		218 SLOAN ST		BELMONT	NC	280123535
186613	224 SLOAN ST	NICHOLAS EDWARD PRICE	RICHARD LEE FERA	224 SLOAN STREET		BELMONT	NC	28012
216908	NO ASSIGNED ADDRESS	STATE EMPLOYEES CREDIT UNION	BELMONT BRANCH	PO BOX 26807		RALEIGH	NC	276110000
186577	NO ASSIGNED ADDRESS	GASTON COLLEGE		201 HWY 321 SOUTH		DALLAS	NC	280340000
186462	7303 WILKINSON BLVD	DONNA WORICK NEIL &	DOLLY WORICK WILLIAMS	202 HAZELEEN AVE		BELMONT	NC	280120000
186602	100 ALICE AVE	GASTON COLLEGE		C/O USPS	3151 DALLAS HIGH SHOALS HWY	DALLAS	NC	280340000
186578	NO ASSIGNED ADDRESS	GASTON COLLEGE		201 HWY 321 SOUTH		DALLAS	NC	280340000
305639	1401 E CATAWBA ST	CITY OF BELMONT		PO BOX 431		BELMONT	NC	280120431
224591	7304 WILKINSON BLVD	ARETE 108 LLC		4127 GLENWOOD DR		CHARLOTTE	NC	28208
186603	104 ALICE AVE	THE TRUSTEES OF GASTON COLLEGE		C/O CYNTHIA P MCCRORY	201 HIGHWAY 321 SOUTH	DALLAS	NC	28034
186486	7220 WILKINSON BLVD	GASTON COLLEGE		C/O RALPH HUDDIN	201 HWY 321 SOUTH	DALLAS	NC	280340000
186517	208 THIRTEENTH ST	NATHAN B WYLIE &	CANDY L WYLIE	208 13TH ST		BELMONT	NC	280123551
214172	1400 E CATAWBA ST	CITY OF BELMONT		PO BOX 431		BELMONT	NC	280120431
186575	7202 WILKINSON BLVD	GOODMAN INVESTMENT GROUP LLC		2417 SABINA WAY		VIRGINIA BEACH	VA	23456
186611	219 SLOAN ST	RANDALL R CLARDY &	SAMANTHA L CLARDY	219 SLOAN ST		BELMONT	NC	280120000
186601	308 SIXTH ST	MATTHEW JASON STEPHENS	SHANNON DAWN STEPHENS	308 6TH ST		BELMONT	NC	280123239
186576	7212 WILKINSON BLVD	BELMONT PROPERTIES		C/O DAVID LEE MARROW	P O BOX 1097	BELMONT	NC	280120000
186277	NO ASSIGNED ADDRESS	STATE EMPLOYEES CREDIT UNION	BELMONT BRANCH	PO BOX 26807		RALEIGH	NC	276110000
186497	300 THIRTEENTH ST	PATTY ELIZABETH VO	NELLI KHANH TIEN VO	300 THIRTEENTH STREET		BELMONT	NC	28012
222096	NO ASSIGNED ADDRESS	CITY OF BELMONT		PO BOX 431		BELMONT	NC	280120431
126120	NO ASSIGNED ADDRESS	ADAM'S BLUFF PROPERTY OWNERS		C/O PROPERTY MATTERS REALTY	PO BOX 158	GASTONIA	NC	28053



MEETING MINUTES

Date: August 9, 2022

Time: Noon

Project: Fiber Innovation Center
Gaston College

Project Nos. SCO No. 21-23122-01, NCCS No. 2575, WHN No. 20172

Location: Virtual

Subject: Community Input Meeting

Attending: David Jackson
DV
Tiffany Faro, Belmont Zoning
Dr. John Hauser; Gaston College
Mack Millen; Gaston College
Guyann Howe; Gaston College
Julie Ostrowski; Gaston College
Justin Heitz; Shelco
Alan Hunter, AIA; WHN Architects
Nguyen Tao; WHN Architects

Prepared By: Alan Hunter, AIA; WHN Architects

The purpose of this meeting was to conduct a presentation of the project and give opportunity for the public to comment and ask questions.

1. Dr. Hauser and Alan Hunter gave a presentation about the project for approximately 30-mins. It was recorded and posted to the City of Belmont website (<https://www.cityofbelmont.org/gc-fiber-innovation-center>) for public viewing.
2. No questions were asked during the meeting.

The meeting adjourned at approximately 1:00 pm



MEETING MINUTES

Date: August 9, 2022

Time: 5pm

Project: Fiber Innovation Center
Gaston College

Project Nos. SCO No. 21-23122-01, NCCS No. 2575, WHN No. 20172

Location: Gaston College, Kimbrell Campus, Kimbrell Building Conference Room

Subject: Community Input Meeting

Attending: Tiffany Faro, Belmont Zoning
Dr. John Hauser; Gaston College
Mack Millen; Gaston College
Don Rusch; Gaston College
Sam Buff; Gaston College
Justin Heitz; Shelco
Alan Hunter, AIA; WHN Architects
Nguyen Tao; WHN Architects

Prepared By: Alan Hunter, AIA; WHN Architects

The purpose of this meeting was to conduct a presentation of the project and give opportunity for the public to comment and ask questions.

1. No citizens attended the meeting, and no questions were asked during the meeting.

The meeting adjourned at approximately 6:30 pm

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WHN Architects, PA
330 West Tenth Street
Charlotte, NC 28202
704-333-9952
www.whnarch.com



CITY OF BELMONT PLANNING & ZONING

Statement of consistency

In considering the zoning map amendment request associated with petition ZA 2022.04 Gaston College Fiber Innovation Center, the Planning and Zoning Board finds:

- The project is a reasonable request and in the public interest; and
- It is consistent with following goals of the adopted Comprehensive Land Use Plan:
 1. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce by enhancing workforce and economic development for the advanced materials and textiles industry of Gaston County and beyond;
 2. Community Character – the project will enhance the character of Belmont by building on the site’s heritage as NC’s first vocational school for textile workers, and Belmont’s heritage as the heart of the North Carolina textile production.
 3. Environment- the site will protect the natural environment as a critical public asset through the use of tree save area and common open space on campus.

This finding was made by a 5 - 0 vote by the Belmont planning and zoning board during its September 22nd, 2022 meeting, subject to the relief and conditions within the staff report.

A handwritten signature in black ink, appearing to be "M Hart", written over a horizontal line.

~~Matt Hart, Chairman~~

NIC VESELY, VICE-CHAIRMAN

A handwritten date "9/22/2022" written in black ink over a horizontal line.

Date