

Good afternoon,

I'm providing the following information per your request. You asked about changes in population and housing units since the last update of the city's comprehensive land use plan. The city's comprehensive land use plan can be viewed in its entirety at this link: <https://www.cityofbelmont.org/adopted-plans-and-maps/>. It is important to know that a comprehensive land use plan is an aspirational policy guide for how Belmont should manage land use change over the next twenty years. It contains a vision statement, guiding principles, a future land use map, goals, action statements and a detailed implementation element that together provide a blueprint for citizens, developers, property owners, City staff, boards and the City Council. It is updated approximately every five-years to take into account factors that affect our town such as transportation, economy, the market, and societal changes.

- Chapter 3 – **Past and Present**, provides the “snapshot” of where we were when the update of the 2007 plan was initiated.
 - Page 36 – Existing Land Use section starts the discussion of land use, zoning etc. It's important to note that the tables are often broken down into City of Belmont and Planning Area. The planning area represents areas outside of the city limits (Gaston County) that share our roads, schools, etc., and could have an interest in developing within the city in the future. Our future plan does plan for that area in the event an area proposes to be annexed and connect to our city services.
 - Page 59 starts the Marketing and Demographic Section. Page 61 provides population numbers and projections. It was projected that the city's population would grow to approximately 11,519 persons in the city by 2022. The 2020 Census estimates 14,977 persons, however, 15,136 persons as of July 1, 2021. The city's typical pattern is about 1.5% annual growth, however the growth rate between 2020 and 2022 is closer to 2.84% .
 - Page 69 provides a table of housing unit growth. The market analysis indicated we had 4,846 housing units in 2017 with a 2022 projection of 5,106. We will obtain a confirmed number upon the update of the comprehensive plan.
 - The table below identifies subdivisions that were under development or approved at the time the comprehensive plan update was underway. I've provided an update as of May 2022.

DEVELOPMENT NAME	APPROVED LOTS/UNITS	TOTAL PERMITTED	TOTAL VACANT	PERCENTAGE BUILT-OUT
City of Belmont	2,711	943	1,768	34.8%
Amberley	164	0	164	0.0%
Belle Meade	146	137	9	93.8%
Belmont Reserve	104	88	16	84.6%
Belmont Town Center	109	0	109	0.0%
Belmont Village	22	12	10	54.5%
Eagle Park	283	257	26	90.8%
Lakepoint	52	44	8	84.6%
Linford Street	28	24	4	85.7%
McLean	850	25	825	2.9%
Mercy Place II	60	0	60	0.0%
Morgan's Branch	150	39	111	26.0%
Reflection Pointe	350	110	240	31.4%
Rivermist	86	0	86	0.0%
South Point Ridge	209	207	2	99.0%
Montross Senior Apts Phase II	98	0	98	0.0%



%
67%
100
100
100
100
100
100
60%
0
100
36%
0
100
100
To

Other developments approved after the start of the last comprehensive land use plan update include:

Development Name	Units	% Built out
Dixon Village – Habitat project	28	0%
South Point Woods	20	80%
Towercrest	11	100%
Worrells River	209	0%
Carolina Riverside- Del Webb Senior	809	0%
The Morris- 74- Apartment Community – under development	325	0%
Chronicle – Mixed Use	240	100%- not for lease yet.
	1,642	

Units approved and not yet built is approximately 2,300 units total. They include multi-family units, single-family units, and townhome development. Build out time is approximately 5-10+ years for approved projects.

This information is an estimate and will be confirmed during the next update. We will be preparing out “Request for Qualifications” to hopefully start the update of the future land use plan early next year. We will keep you in the loop on the update process as well as the South Fork Riverside project. We are also always looking for volunteers to serve on city boards, plan update steering committees, and as neighborhood liaisons.




Regards,

Shelley



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