

**Shea Homes- Belmont Neighborhood Meeting Minutes**  
**September 8<sup>th</sup>, 2022**  
**Meeting Location: Carpenter Hall – FUMC Belmont**

**General Project Questions**

- *How long will this project take?*
  - Construction is expected to start around Spring/Summer of 2024. Expected buildout should take 6-8 years depending on housing demand and the market.
- *How was this process initiated?*
  - Landowners typically list their land for sale. Interested buyers and/or developers consider the Small Area Plan then reach out to the City staff to discuss existing zoning and the process to get approval for the development. Shelley mentioned this plan has been in the works for about a year now and multiple agencies have been notified so they can start evaluating.
- *Is the Del Webb portion of South Fork Parkway going to be completed prior to the portion proposed within Riverview at South Fork?*
  - Shea cannot speak to Pulte's development schedule, but they are in fact 12-15 months ahead in the process. It was mentioned all Del Webb-specific questions should be directed to Shelley DeHart with the City of Belmont to provide more accurate responses.
- *Who Owns the property? Has the property been purchased by Shea yet?*
  - A group of investors represented by South Street LLC. The property is in the feasibility phase and is not owned by Shea yet.
- *What will the phasing of this project look like?*
  - To be determined based on a variety of factors
- *South Point Ridge HOA – only 2 or 3 homeowners out of the entire development received notification of the meeting. How was notification executed?*
  - Belmont provides the process of which properties and how they are notified. In this case, letters via US Mail are sent approximately 14 days prior to the neighborhood meeting to all immediately adjacent landowners and all HOAs (addressed based on GIS listing) within close proximity.
- *Will there be trail and sidewalk connections throughout the community?*
  - Yes.

- *Are there any lake/waterfront properties?*
  - No, the site only includes minimal access to two separate coves.
- *What will occur in the Village Center?*
  - Could be grocery store, small-scale retail, business, and office. Commercial developers will be responsible for research to determine what is needed for the area. Uses are driven by demand. The overall theme is “Neighborhood Services.”

### **HOA and Product Style**

- *What type of homes are in the community? What will the town homes look like?*
  - SF homes, variety of product providing housing options from the first-time homebuyer to the empty nester or retiree. Townhomes are preliminary in design, but they will be up to the City of Belmont’s and community design standards.
- *What is the range of home size? Largest lot size?*
  - Home size ranges from 26’ Town Homes to 70’ wide Single Family Traditional homesites. Largest, minimum lot size is 70’ X 135’
- *What will the price range be?*
  - Around \$400k-\$700K+
- *Will an HOA be required? Will there be restrictions so people cannot buy then rent homes?*
  - In short, yes. There will most likely be one overall master HOA with 5 smaller HOA’s. Restrictions will be included.

### **Environmental, Engineering, and Water**

- *Will FEMA Review be required?*
  - Not unless we encroach in the floodplain
- *Has there been an environmental study?*
  - Yes. Protected and endangered species will be evaluated later in the process. A Special Exception was requested for tree survey process so all 556 acres of the site would not need to be surveyed, so long as the tree save ordinance is met through the acreage that has been surveyed.

- *Once development begins, will the site be clear cut at one time?*
  - No, the project will be cleared based on grading, infrastructure, traffic, etc. Areas shown on the Plan will be preserved, approximately 120 acres of the 560+/- acres in total is intended to be preserved
- *Do you do everything in your power to preserve trees?*
  - While still achieving the development objectives, yes, where possible. We adhere to all local tree save and preservation requirements.
- *Concern about runoff down to Riverfront Drive, what will be done?*
  - We will meet all applicable City/State requirements regarding stormwater runoff
- *Culverts under Riverfront Drive, Concern the existing culverts are in bad shape and will not handle the additional flow.*
  - Culverts will be evaluated at design. May be a DOT issue if the road is state maintained.
- *Sewer easement on north side of plans. Existing knoll on north side. Existing homeowners in South Point Ridge HOA that backup to the property. They requested possible shift of the sewer easement that is shown up there.*
  - This is not a part of Shea's project, but part of the Del Webb project. Please contact City of Belmont for further information
- *What will happen with the watershed near the property? Is there a treatment plan? Can the river survive this process?*
  - We are working with our engineering consultants, wetlands, and the local riverkeeper to ensure all necessary requirements are met. Water Quality ponds are planned to install as basins to be filtered back into the river. Sustainability of the water quality is required at the federal and state level and will meet those guidelines.
- *How is water being handled? Has it been considered?*
  - Shea Homes has been told by City Engineers that there is enough water capacity for this development. Water, sewer, and other infrastructure will be evaluated and calculated by Engineers from ESP Associates and the City of Belmont. Del Webb is constructing a pump station as part of their project. It is assumed a connection will be made off-site.
- *Who will be responsible for lift station costs? The City or Developer?*
  - The developer will be responsible for installing, Belmont responsible to maintain.

## Traffic

- *Private Road maintenance of Riverfront Drive, what will be done?*
  - Belmont will make direct contact with residents to discuss options.
- *Will the tying into the Del Webb Community be a continuation of the South Fork Parkway?*
  - Yes.
- *What main roads does South Fork Parkway intersect?*
  - Nixon Road (Del Webb Project), then bisects Gaither Road and ends at Tucker Road.
- *How quickly will roads be built?*
  - Roads will be phased, per the Traffic Impact Analysis (TIA).
- *Was the middle school along South Point Road required to complete a TIA? Does TIA consider other developments in the area?*
  - Yes. The goal of the TIA is to mitigate challenges that may arise. All adjacent properties are considered in the process.
- *There is a lot of development in the area; 80 homes for rent in one, 657 homes in another, the Del Webb and now this. Is NCDOT aware and how soon do they get involved?*
  - NCDOT has been involved from the start with the Traffic Impact Analysis (TIA) Scoping Meeting and will need to approve the final TIA.
- *What is the timeline of the Traffic Impact Analysis (TIA)?*
  - TIA will take a minimum of 3 months. The TIS “scoping” has been completed. The TIA analysis has not started
- *If widening of the road occurs, on Gaither Rd for example, what will happen to those property owner’s front yards?*
  - Road widening would need to stay within NCDOT’s right of way without owner’s permissions to expand wider.

- *What is the process for Catawba Crossing?*
  - NCDOT has jurisdiction over that road, and therefore is the best place to get information on that road.
- *Where will construction Access be?*
  - Too early in process to tell. This will be considered as the project progresses.

### **Belmont City/Government Specific Questions (School, Master Plan, Etc.)**

- *What impact will this have on our schools?*
  - Schools are in the Gaston County District. They have been made aware of this project and have not yet provided comments or feedback, however, are expected to coordinate during the process.
- *Were other Government representatives invited? If so, are any in attendance other than the City of Belmont?*
  - Representatives from other jurisdictions were invited; please refer to the mailing list. Three council members were also in attendance.
- *Who gives final approval of this project to move forward?*
  - City of Belmont Council Members
- *Who is developing the Masterplan of Belmont?*
  - Shelley DeHart explained the original 2007 Plan was updated around 2016-2018 utilizing a public forum process which was advertised in local papers and other media sources.
  - *How do we change the plan?* An update of the plan has been funded and planned for this year.
  - *The attendee then asked how many people in the room participated in the plan process.* A few hands were raised.
- *Will Police and Fire stations/staff be considered? Where will the additional resources come from?*
  - Fire and other emergency agencies are part of the review process. Roughly 3.5 acres of land will be dedicated as “Public Services/Safety.” It will be up to the City of Belmont and these agencies to determine the use of the dedicated land.

- *How can the plan be revised to better consider schools, fire, and roads?*
  - Still early in the process. Feedback from today's meeting will be considered and incorporated moving forward. Comments and direction from other agencies will also help guide the project as it continues in the process.

### **Zoning**

- *Is it possible to see a plan following existing zoning?*
  - Current zoning allows up to 3.0 DU/AC. This project is proposing 2.2 DU/AC which is under the threshold. Shelley explained the city recently down-zoned multiple parcels from the previously permitted 6.0 DU/AC to 3.0 DU/AC in efforts to control development.
- *Will this property be annexed into the city?*
  - This land area is already in the City of Belmont district.
- *Is the current zoning what is needed for the project? Is this conditional or by, right? Will you have to go to the town to approve the conditions?*
  - The project is going through a conditional zoning in compliance with the vision of the South Fork Small Area Plan. There will be conditions of approval.

Shea concluded the meeting by thanking all attendees and committing to sending the minutes to everyone who had shared their email on the sign in sheet.