



# CITY OF BELMONT

## PLANNING & ZONING

### Major Development Plan

**Application number:** MDP2022.06 – Nixon Road Subdivision

**Property owner:** John T and Martha Hayes Living Trust

**Property Owner Representative / Applicant:** Matt Gallagher, Blue Heel Development

**Location:** North side of Nixon Road, between Southridge Drive and Shannon Drive

**Zoning:** General Residential (G-R) | ETJ

**Parcel ID#** 188097 & 306206

**Request:** To develop 36 single-family residential homes on approximately 14 acres. The project complies with all minimum development requirements and exceeds the city’s minimum requirements in the areas of the tree-save area and open space area. In addition, the project includes the abandonment of the Southridge pump station and installation of approximately 590 feet of off-site sidewalk connection between Amberley and Shannon Drive.

**Background:** Chapter 15 of the land development code (LDC) requires the applicant to process a major development plan for projects involving the subdivision of land into eight (8) or more lots. This is considered a “by-right” development based on its existing zoning classification and compliance with the development codes.



**Staff analysis:** The project site is approximately 13.75 acres in size, vacant, and has road frontage on both Nixon Road and Hayes Ridge Drive, a street within the existing Amberley subdivision. The existing road frontage along Nixon Road is about 85 feet in width. The entire site is wooded, consisting of a mix of hardwoods and evergreen trees. The site has slightly steep topography, especially along the north/northwest side of the property adjacent to Amberley, to the west.



The proposed community will consist of:

- 36 single-family residential lots, which equates to a density of 2.56 dwelling units per acre
- Proposed 50-foot right-of-way streets for access to adjacent roads (Nixon Road and Hayes Ridge Drive).
- 2.96 acres of tree save area
- 1.82 acres of open space area, consisting of green space and a greenway

The proposed site plan is in Attachment A of this report.

**LDC: General Residential (G-R):** The intent of the G-R zoning district is to allow residential development within the city's historical neighborhoods as well as providing for the city's expansion with new development along the same traditional lines under which they were established. Permitted building types are detached house (street and alley lots), townhouse, and civic building.

The subject property is located between various neighborhoods - Amberley, Southridge, and Shannon Pointe. The proposed development matches the surrounding building neighborhoods considering they are all single-family, detached homes, with typical lot sizes ranging from 0.13 acres to 0.65 acres. The lots proposed within this development fall within this range, averaging 0.20 acres.

## Performance Standards – General Residential | Single-Family Detached

Lot Standards	Required/Allowed	Proposed
Density	6 DUA or less	2.56 DUA
Tree Save	2.82 acres	2.96 acres
Open Space	1.72 acres	1.82 acres
Lot Width	55' minimum	55' and 65'
Parking Pad Depth	30' minimum from ROW	30' minimum from ROW
Setbacks		
	<b>Front</b>	20'
	<b>Side</b>	20% of lot width or 6 feet, whichever is greater
	<b>Rear</b>	30'

The development, as proposed, meets or exceeds the performance standards found within the LDC.

**Landscaping and tree protection:** Per Chapter 11, this project is required to save 20% of the site area as tree save. Approximately 2.82 acres are required for tree save, and the applicant is proposing 2.96 acres of tree save area, which exceeds the requirements of the LDC.

**Open space:** Per Chapter 7 of the LDC, open space is based on a dedication matrix. The total required open space based on this matrix is 1.72 acres, and the application is proposing 1.82 acres, which is roughly 14% of the total project acreage. The proposed open space types include greens and a greenway. The project, as proposed, exceeds the requirements of the LDC.

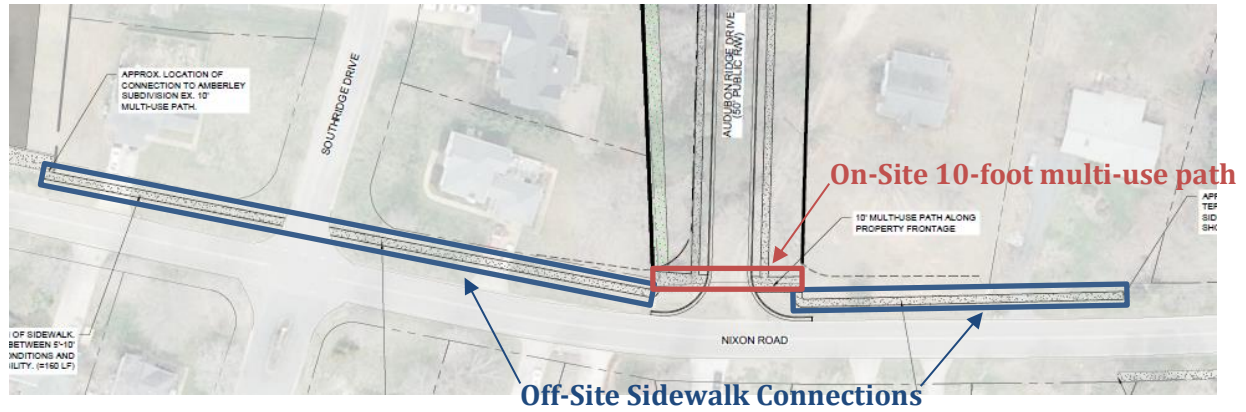
### Street design and Parking

- **Exterior street design – Nixon Road:** Nixon Road is currently a 60-foot-wide right-of-way state road and is classified locally as a collector road. Per NCDOT, Nixon Road is a planned future three-lane facility, which is an 80-foot right-of-way and includes curb, gutter, sidewalk/multi-use path, and street trees. The applicants are dedicating approximately 0.06 acres of the project site to NCDOT to contribute to the future vision of an 80-foot right-of-way along Nixon Road. The applicant is also building a 10-foot multi-use path along the project site's frontage on Nixon Road.
  - **Parking:** No parking will be allowed along Nixon Road.
- **Interior streets:** The project proposes a 50-foot-right-of-way design for both streets within the development – Audubon Ridge Drive and the continuation of Hayes Ridge Drive in Amberley. The design follows the standard local street cross section design found in Chapter 8 of the LDC. This cross section includes a 5-foot-wide sidewalk, a 6-foot-wide planting strip for street trees, curbing on both sides of the street, and 26 feet of roadway pavement.
  - **Parking:** A typical 50-foot right-of-way allows for parking on one side of the street only. “No Parking” signs are to be posted within the cul-de-sac and on one side of the proposed interior streets. This is listed as a condition of approval and will be verified during the construction document review phase.

**Off-Site Sidewalk:** In addition to required sidewalk, the developer is committing to install approximately 590 feet of off-site sidewalk to connect sidewalk along Nixon Road from Amberley to Shannon Drive. The off-site sidewalk is proposed on the northern side of Nixon Road. The proposed sidewalk would align with the sidewalk just west of Shannon Drive on the southern side of Nixon

Road. To allow for safe pedestrian usage, a crosswalk here is critical. If approved, this would be an opportunity for the city and NCDOT to work together to install a mid-block pedestrian crossing.

Due to different right-of-way widths, city staff supports potential varying widths of this sidewalk. Staff required a 5-foot minimum width for the off-site sidewalk with a 10-foot maximum width. Sidewalk widths would be determined during the construction document review. Associated documentation for the sidewalk connection is shown below and in Attachment B of this report.



**Transportation:** Pursuant to Chapter 16 Section 14 (TIA Ordinance), the city coordinated with its traffic consultant, Kimley-Horn, and it was confirmed that a traffic impact analysis would not be required for this project. In addition, the city routed this site plan to NCDOT, and there were no comments or improvement recommendations.

**Utilities:** City water and sewer are available to serve this development and the applicant is responsible for extending services to provide utilities for the proposed 36 lots.

In addition to extending services, the applicant has agreed to abandon the Southridge pump station located on Southridge Drive and collect the existing and newly proposed sewer via gravity mains. This is a benefit to the city because it reduces costs for pump station maintenance and staff time.

To continue sewer via gravity, this community's sewer must connect to Amberley's existing sewer system. To do this requires a sewer easement through Amberley's tree save area. The applicant has worked with the Amberley HOA to obtain a sewer easement through its property. Staff supports this sewer connection. However, the tree save area disturbed must be mitigated to maintain Amberley's compliance with the tree preservation ordinance. The applicant is responsible for replanting trees to satisfy this requirement. The Amberley HOA has also approved this replanting plan and proposed tree locations.

**Architectural design:** Architectural requirements for apartment buildings are in Section 4.2 (2) of the LDC. The applicant has provided conceptual elevation renderings (Attachment C), which includes dormers, posts, recessed garages, and other enhancements. The applicant has provided a list of architectural commitments (Attachment D), which includes different building materials and design elements for each home.

In addition, the applicant has provided a package of examples of homes that include the features listed in the commitments document. The submitted documents comply with the LDC. Examples of proposed architectural commitments:



**Community Meeting:** The development team held a community meeting on Tuesday, August 16<sup>th</sup>, at 6:00 p.m., at First United Methodist Church (807 South Point Road). In addition to the development team and city staff, ten residents attended the meeting. These residents had concerns regarding the tree save area, connectivity to Amberley, and buffer between the proposed and existing lots. Associated documentation and meeting minutes are in Attachment E of this report.

In response to the community meeting, the development team added a voluntary 10-foot undisturbed buffer adjacent to existing lots to maintain distance between proposed homes and existing homes. This buffer is shown on the current schematic plan.

### **Major development process**

The intent of the major development process is to provide a fair and equitable process to all interests including the petitioners, affected neighbors, city staff, the planning board, and the city council. A schematic plan review has been completed by staff, project notification has been sent to adjacent property owners, a community meeting was held, and the planning board is now tasked with review and a recommendation of the schematic plan to the city council.

### **Staff Recommendation**

Staff has reviewed this development plan and finds the plan, as conditioned, complies with the requirements of the LDC. Staff supports the planning board recommend approval to the city council with the added commitments listed below as conditions.

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and approved schematic plan.
2. Street infrastructure improvements shall include curb, gutter, landscape area with street trees and streetlights internal and external to the site.
3. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the installation of lines, system improvements, acquisition or dedication of any required easements, and abandonment of the Southridge pump station.
4. The developer shall mitigate the tree removal within the Amberley subdivision's tree save area for utility connection. Mitigation must occur through replanting and comply with the approved Sewer Easement Agreement with Amberley and Tree Replanting Mitigation Plan.
5. The detached homes shall be constructed in compliance with the architectural commitments document, based on the example packet provided.
6. The location and design of the mail kiosk shall be confirmed at the construction document review phase and coordinated with Gaston County and the Postmaster.
7. The proposed development shall maintain a 10-foot buffer next to adjacent properties as shown on the approved schematic plan. Where needed, additional plantings may be required to enhance the voluntary buffer to allow for more screening.

8. The developer has committed to the installation of 590 linear feet of off-site sidewalk to connect sidewalk from Amberley to Shannon Drive. Sidewalk shall be a minimum 5 feet in width and a maximum of 10 feet in width, depending on available right-of-way. Sidewalk width shall be confirmed at the construction document review phase.
9. The schematic plan approval is valid for a period of 24 months.

Attachment A: Application and Site Plan

Attachment B: Off-Site Sidewalk Exhibit

Attachment C: Architectural Renderings

Attachment D: Architectural Commitment List

Attachment E: Community Meeting Materials



# CITY OF BELMONT

## PLANNING & ZONING

# Major Development Plan Application

Date: 08/24/2022

### Site Address / Owner

Site Address:	NIXON RD	Owner Name:	JOHN T & MARTHA H HAYES
City, State, Zip:	, 0		LV TR
Parcel ID#:	188097	Address:	222 LAKEVIEW DR
Subdivision:	SOUTH POINT ROAD A	City, State, Zip:	BELMONT, NC 280120000
Lot:		Phone:	
		Email:	

### Applicant / Alternative Owner

Applicant Name:	MATT GALLAGHER	Owner Name:	JOHN T & MARTHA H HAYES
Applicant Role:	.Developer		LV TR
Applicant Address:	9606 BAILEY ROAD, STE 265	Address:	222 LAKEVIEW DR
City, State, Zip:	CORNELIUS, NC 28031	City, State, Zip:	BELMONT, NC 28012
Phone:	(704)-334-5348	Phone:	
Email:	ESUDDRETH@WKDICKSON.COM	Email:	

### Project

Site Address:	Unassigned Nixon Road	Grading/Demo:	Yes
Project Name:	Nixon Road Subdivision	Lot Disturbance Area:.	0
Use Type:	Residential	Parcel ID#s:	306206,188099 & 188097
Project #:	MDP2022.06		(PORTION OF)
Plan Type:	MDP- Major Development Plan	Floodway Review:	
	Review	Watershed Protection	
Total Site Area:	14	Review:	
# of Lots:	36		
Project Description: 36 Lot Single Family Detached Subdivision			

### Consultant

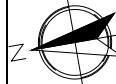
Consultant Firm:	W.K. Dickson	Point of Contact:	Edwin Suddreth
Type:	Engineer	Consultant Email:	esuddreth@wkdickson.com
Consultant Mailing:	1213 W Morehead St Charlotte NC	Consultant Phone:	7043345348

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

_____	08/24/2022
Name	Date

**Nixon Road Site**

**Schematic Plan**



PROJ. NO.	ETS
DESIGN BY	ETS
DRAWN BY	ETS
DRAWING NUMBER	20210724.01.01

WKD PROJ. NO. 1.0

DATE	COMMENT

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**DEVELOPMENT SUMMARY**

PARCEL # 301021.88099 & 188070(PORION OF)  
BLUEHEEL DEVELOPMENT  
808 BAILEY ROAD, STE 285  
CONTACT: MATT CALAGHER  
MATT.CALAGHER@WKDICKSON.COM  
MATT@BLUEHEELDEVELOPMENT.COM  
W.K. DICKSON - EDWIN SUDDETH, PE  
1213 W. AURORA STREET, SUITE 300  
CHICAGO, IL 60608  
PHONE NUMBER: (773) 334-5348  
ESSIDORE@WKDICKSON.COM  
SUDDETH@WKDICKSON.COM  
14.00 AC (BLVD FRONT ET)

**DESIGN ENGINEER:**  
W.K. DICKSON - EDWIN SUDDETH, PE  
1213 W. AURORA STREET, SUITE 300  
CHICAGO, IL 60608  
PHONE NUMBER: (773) 334-5348  
ESSIDORE@WKDICKSON.COM  
SUDDETH@WKDICKSON.COM

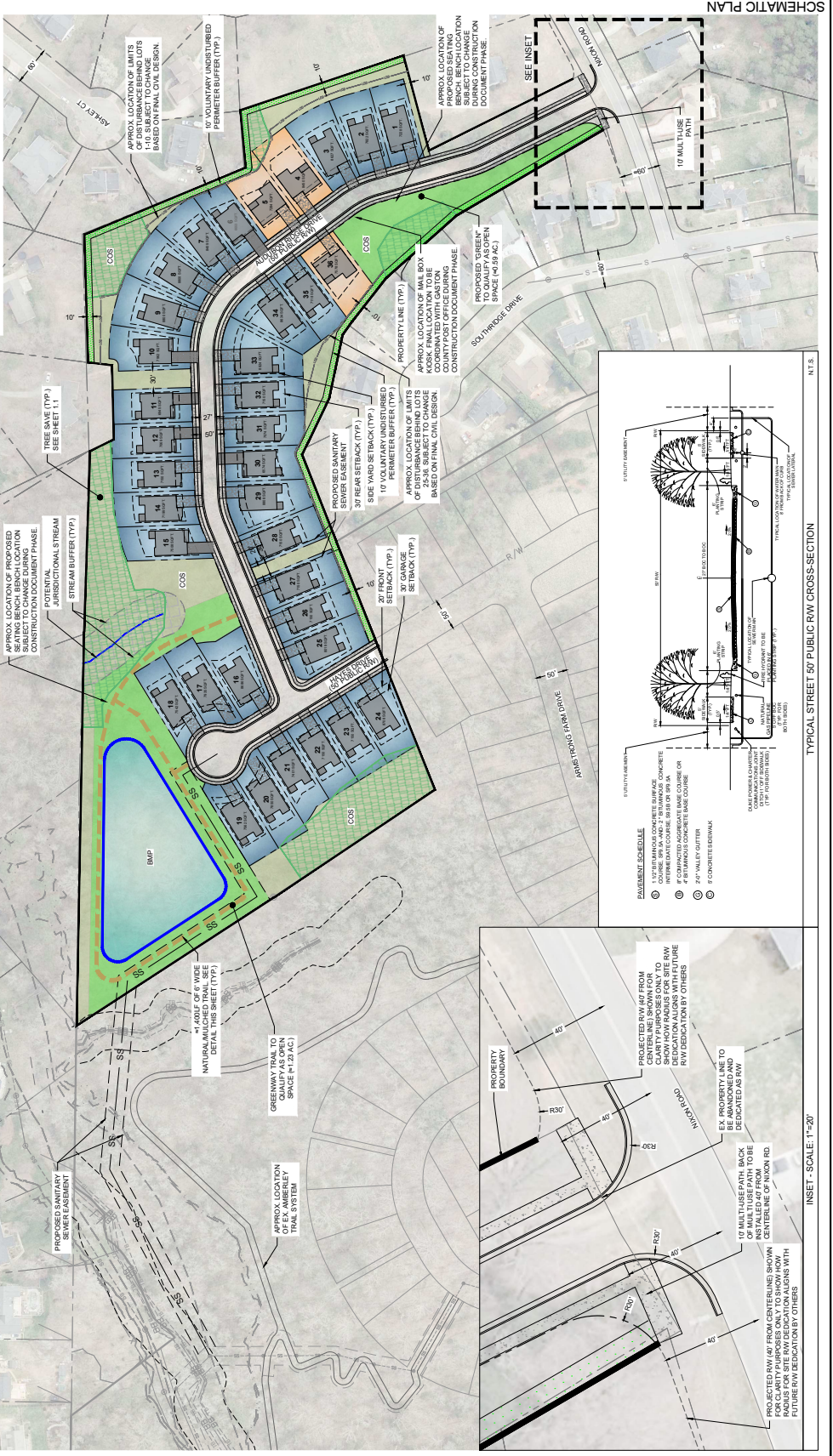
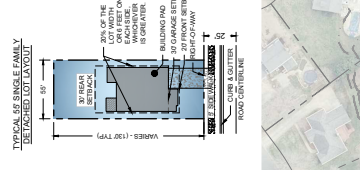
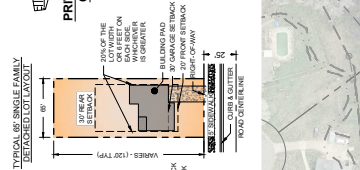
**EXISTING USE:**  
VACANT

**PROPOSED USE:**  
31 LOTS  
3 LOTS  
2.88 AC

**OPEN SPACE AREA:**  
36 LOTS X 4 BERMA LOT 4.88 AC (SOT FBRM)  
TOTAL OPEN SPACE CALCULATION:  
TOTAL OPEN SPACE PROVIDED: 1.23 AC  
TOTAL OPEN SPACE REQUIRED: 1.02 AC  
TOTAL OPEN SPACE PROVIDED:  
1.23 AC  
TOTAL OPEN SPACE PROVIDED:  
1.02 AC  
TOTAL OPEN SPACE PROVIDED:  
1.23 AC  
TOTAL OPEN SPACE PROVIDED:  
1.02 AC

**GENERAL NOTES:**

- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL STORMWATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- ROADWAY ALIGNMENTS DEPICTED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO SHOW THE GENERAL LOCATION AND CHARACTERISTICS OF THE PROPOSED ROADWAY. THE FINAL LOCATION AND CHARACTERISTICS OF THE ROADWAY SHALL BE DETERMINED BY THE COUNTY ENGINEER AND SHALL BE SHOWN ON THE COUNTY ENGINEER'S CONSTRUCTION DOCUMENTS.
- BASE INFORMATION OBTAINED FROM GAITHER COUNTY GIS.
- PER EMERGENCY SERVICES, PARKING WILL NOT BE ALLOWED WITHIN THE RIGHT-OF-WAY FOR PARKING ON ONE SIDE OF THE STREET ONLY. NO PARKING ON THIS SIDE OF THE STREET IS REQUIRED.
- SEATING BENCHES ARE REQUIRED ON THE INTERIOR SIDES OF THE ROADWAY. SEATING BENCHES ARE REQUIRED ON BOTH SIDES OF THE INTERIOR STREETS AND ON THE BALCONIES, STAIRS, STAIRS, CHANGING ROOMS, BAY WINDOWS, AND RAISED DOORWAYS ARE PERMITTED TO ENDOURCH INTO ANY REQUIRED FRONT OR REAR SETBACK, MINIMUM OF 8 FT.

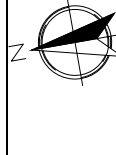


SCHEMATIC PLAN

TYPICAL STREET 50' PUBLIC R/W CROSS-SECTION

INSET - SCALE: 1"=20'





PROJ. NO.	ETS
DESIGNED BY	ETS
DRAWN BY	ETS
DRAWING NUMBER	242.07.03.01.01

WKD PROJ. NO. 1.1

DATE	COMMENT

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- GENERAL NOTES:**
- ADJUSTMENTS MAY BE NECESSARY TO ACCOMMODATE ACTUAL TREE SURVEY DATA, TREE REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  - ROADWAY ALIGNMENTS DERIVED ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH ALIGNMENTS. THE EXACT LOCATION, WIDTH, AND CURVATURE OF SUCH ALIGNMENTS AND SIZES ARE GRAPHIC REPRESENTATIONS AND MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS, ETC.
  - BASE INFORMATION OBTAINED FROM GASTON COUNTY GIS.

**TREE SAVE AREA:**  
TREE SAVE AREA REQUIRED FOR SITE  
TREE SAVE AREA PROVIDED  
+3.92 AC (20.1%)  
+2.96 AC (21.6%)  
\*TREE NOT COUNTED DOES NOT INDICATE THAT THE TREE WILL BE REMOVED. THE TREE MAY NOT BE REMOVED IF IT IS DETERMINED THAT THE TREE IS NEARLY ADJACENT TO A PROPERTY LINE AND THE TREE IS TO BE COUNTED AS TREE SAVE TREE COUNTED IN TREE SAVE AREA

**EX. SLOPE ANALYSIS:**  
SLOPES FROM 10.0% - 15.0%  
SLOPES FROM 15.0% - 25.0%  
SLOPES >25.0%



- 11.3.4 On-Site Tree Save Area Calculation Methods**
- A. Existing Trees
- Existing trees must meet the definition of a qualifying tree (see section 11.1.1.2) to be eligible for use in fulfillment of TSA requirements. There are three classifications of potential qualifying trees:
    - Protected tree** Any deciduous tree that is 10 inches in diameter or larger, as measured at 4.5 feet above grade (i. e., diameter at breast height).
    - Significant tree** Any tree, deciduous or conifer, that is 18 inches in diameter or larger, as measured at 4.5 feet above grade, i. e., diameter at breast height.
    - Heritage tree** Any tree that is 36 inches in diameter or larger, as measured at 4.5 feet above grade, i. e., diameter at breast height.

SCHEMATIC PLAN



**WK DICKSON**  
community infrastructure consultants  
1213 W. MORGAN STREET, SUITE 500  
CHARLOTTE, NC 28203  
PHONE: 352.998.5199  
WWW.WKDICKSON.COM  
NCLICENSE: 001-6074

**blue heel**  
DEVELOPMENT

Nixon Road Site

Nixon Road Sidewalk Exhibit

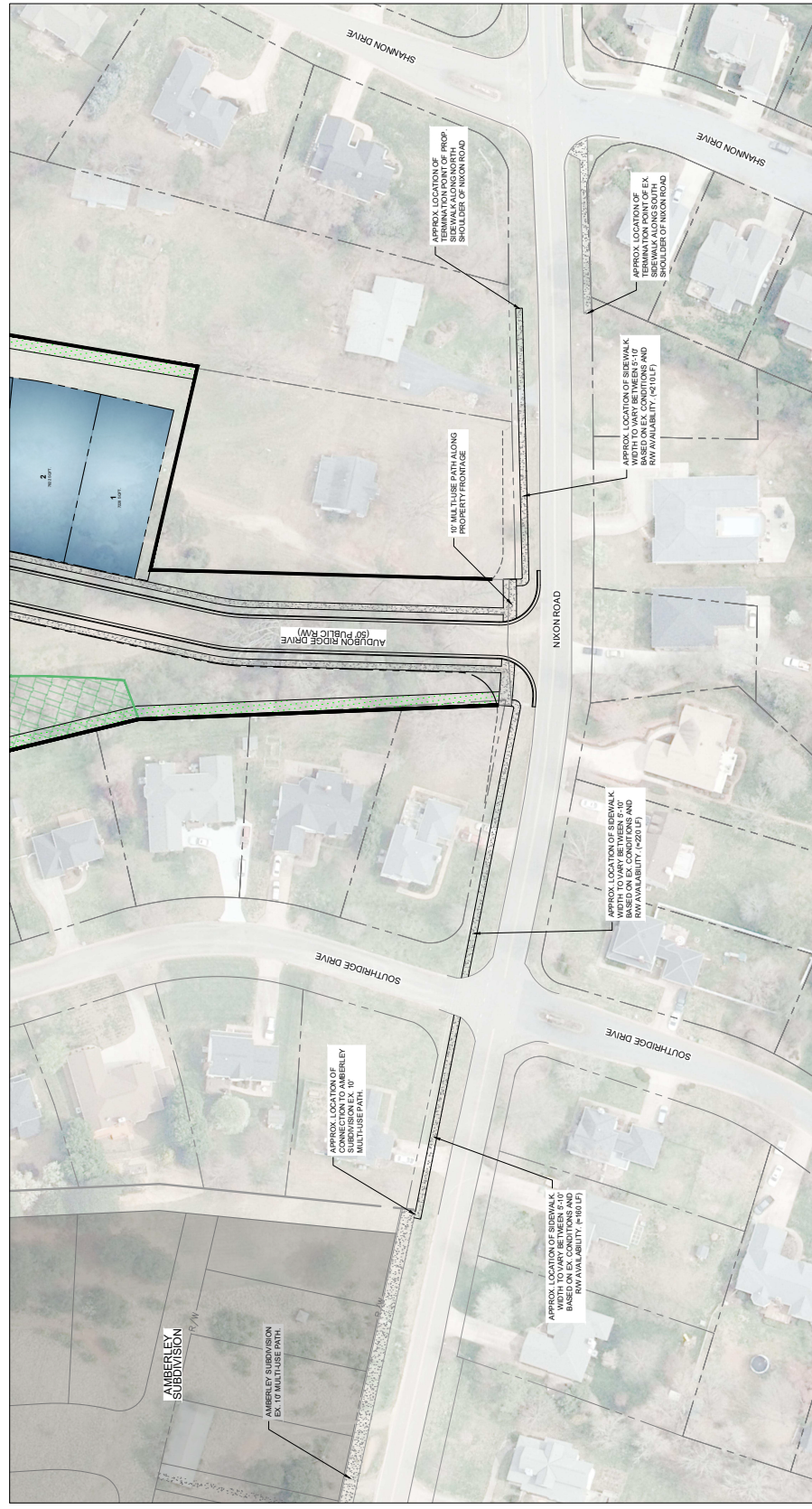
SCALE: 1" = 50'

PROJECT NO.	ETS
DESIGNED BY	ETS
DRAWN BY	ETS
CHECKED BY	ETS
DRAWING NUMBER	2023.07.26.001

WKD PROJ. NO. 1.0

DATE	COMMENT

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**GENERAL NOTES:**

- SIDEWALK WIDTH AND LOCATION IS SUBJECT TO CITY AVAILABILITY AND ACROSS APPROVAL.



# THE TEMPLETON

*Cottage Collection*



- Single Family Home**
- 2 Car Garage**
- 2,080+ sf**
- 2+ Bedrooms**
- 2.5+ Bathrooms**

Included Features:

- Flex space - great office or den
- Open floor plan
- Upstairs loft, bath, & 2nd bedroom
- Attic storage

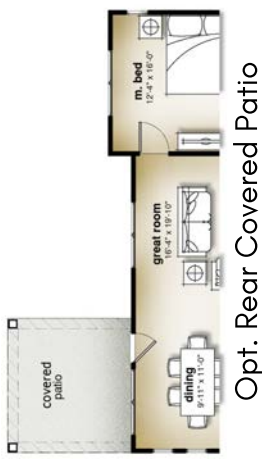
Optional Features:

- Extended Rear Covered Patio
- First floor guest suite
- Additional bedroom upstairs

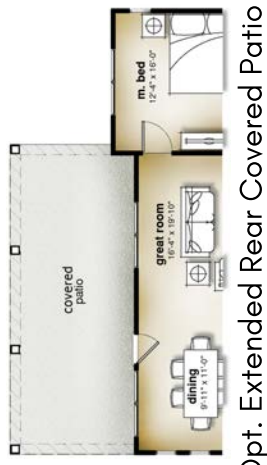
[www.corbintonliving.com](http://www.corbintonliving.com)



# THE TEMPLETON



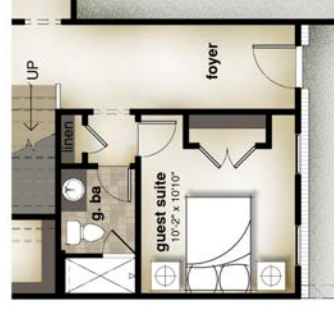
Opt. Rear Covered Patio



Opt. Extended Rear Covered Patio



Opt. Side or Corner Fireplace



Opt. Guest Suite



## SECOND FLOOR



Opt. Bedroom 4



## FIRST FLOOR

Exterior elevations and floor plans are artist renderings only and are subject to change. Elevations and floor plans shown may represent upgrades or options that are offered at an additional cost to the base purchase price. Seller reserves the right to change or substitute products, colors, and materials. Refrigerator, washer, dryer, and furniture shown in the floor plans are not included. Window layout is dependent on home site location and floor plan elevation.





# THE TRYON

*Manor Collection*



**FARMHOUSE**

**CRAFTSMAN**

**TRADITIONAL**

**Single Family Home**

**2 Car Garage**

**2,120+ sf**

**3+ Bedrooms**

**3 Bathrooms**

Included Features:

- Secluded owner's suite
- Private courtyard
- Rocking chair front porch
- Upstairs loft, bath, & 3rd bedroom
- Large unfinished storage area

Optional Features:

- Owner's suite sitting room
- 4th bedroom upstairs
- Rear covered porch

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# THE TRYON



**FIRST FLOOR**



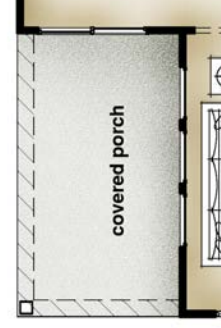
**SECOND FLOOR**



Opt. Bedroom 4



Opt. Fireplace



Opt. Rear Covered Porch



Opt. Sitting Room

Exterior elevations and floor plans are artist renderings only and are subject to change. Elevations and floor plans shown may represent upgrades or options that are offered at an additional cost to the base purchase price. Seller reserves the right to change or substitute products, colors, and materials. Refrigerator, washer, dryer, and furniture shown in the floor plans are not included. Window layout is dependent on home site location and floor plan elevation.





# THE UMSTEAD

*Cottage Collection*



**FARMHOUSE**

**CRAFTSMAN**

**TRADITIONAL**

- Single Family Home**
- 2 Car Garage**
- 1,812+ sf**
- 3 Bedrooms**
- 2 Bathrooms**

Included Features:

- Ranch home (single floor only)
- Private courtyard
- 3 bedrooms on the first floor
- Large walk-in pantry
- Open floor plan

Optional Features:

- Sunroom
- Breakfast area extension
- Rear covered porch

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# THE UMSTEAD



## FIRST FLOOR



Opt. Rear Covered Porch



Opt. Sunroom



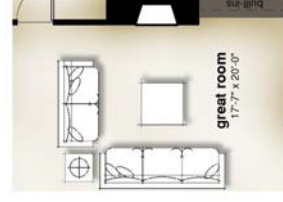
Opt. Breakfast Extension



Opt. Sunroom with Rear Covered Porch



Opt. Breakfast Extension with Rear Covered Porch



Opt. Fireplace



Opt. Dining or Flex Room

Exterior elevations and floor plans are artist renderings only and are subject to change. Elevations and floor plans shown may represent upgrades or options that are offered at an additional cost to the base purchase price. Seller reserves the right to change or substitute products, colors, and materials. Refrigerator, washer, dryer, and furniture shown in the floor plans are not included. Window layout is dependent on home site location and floor plan elevation.





# THE WESLEY

*Cottage Collection*



**Single Family Home**  
**2 Car Garage**  
**2,175+ sf**  
**3+ Bedrooms**  
**3 Bathrooms**

Included Features:

- Open floor plan
- 2 bedrooms on the first floor
- Formal dining or flex space
- Large unfinished storage upstairs
- Upstairs loft, bath, & 3rd bedroom

Optional Features:

- Rear covered porch
- Breakfast area extension
- 2 additional bedrooms

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# THE WESLEY



**FIRST FLOOR**



Opt. Rear Covered Porch



Opt. Breakfast Extension



Opt. Breakfast Extension with Rear Covered Porch

## SECOND FLOOR



Opt. Bedroom 5



Opt. Study



Opt. Fireplace



Opt. Bedroom 4

Exterior elevations and floor plans are artist renderings only and are subject to change. Elevations and floor plans shown may represent upgrades or options that are offered at an additional cost to the base purchase price. Seller reserves the right to change or substitute products, colors, and materials. Refrigerator, washer, dryer, and furniture shown in the floor plans are not included. Window layout is dependent on home site location and floor plan elevation.



## Architectural Commitments for the Nixon Road Community

A varied color palette shall be utilized on homes throughout the subdivision to include a minimum of three-color families for siding and shall include varied trim, shutter, and accent colors complementing the siding color. Where varied siding and trim, shutter, and accent colors are not provided on an individual dwelling, a minimum of three varied materials shall be provided.

In addition, community commitments will include:

- No Vinyl Siding allowed
- When 100% Hardie Plank (or Hardie equivalent) siding is used then at least two different types of Hardie siding to be employed
  - Decorative trim – including vertical siding/board and batten style
  - Decorative shakes
  - Horizontal siding
- Stone and Brick water table or accents on front of the home
- All elevations of the homes that front on a right-of-way including a secondary street side shall have trim around the windows.
- Recessed garages to front plane of the home or at least 2' behind the front plane of a front porch.
  - Garages to include:
    - Carriage style hardware
    - Carriage style glass windows

Detailed design shall be provided by using at least three (3) of the following architectural features on front elevations:

- Dormers
- Gables
- Recessed Entries
- Covered Porch Entries
- Cupolas or towers
- Pillars or Posts
- Eaves (minimum 6 inch projection)
- Window Trim (minimum 4 inches wide)
- Bay Windows
- Balconies
- Decorative patterns on exterior finish (e.g. scales/shingles, wainscoting, ornamentation, and similar features)
- Decorative cornices and roof lines (for flat roofs)



## **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 4<sup>th</sup> 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
JESSICA & ALEXANDER	DUNSON	BELMONT	NC	28078
LAWRENCE	SPITTLE	BELMONT	NC	28012
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
SHANA & KENNETH	LATESSA	BELMONT	NC	28078
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
HANSA & DEVENDRA	PATEL	BELMONT	NC	28012
PROGRESS RES BORROWER 3 LLC		SCOTTSDALE	AZ	85261
STEVEN & ROBIN	PARKS	BELMONT	NC	28208
RYAN & MEGAN	DUFFY	BELMONT	NC	28012
FREDRICK	SAUNDERS	BELMONT	NC	28012
SUSAN	ANDERSON & DELIA WEAVER	BELMONT	NC	28012
EMILY & JOSHUA	RHYNE	BELMONT	NC	28012
CAROLINE & STEPHEN	METHVIN	BELMONT	NC	28012
THOMAS & JENNIFER	TEDERS	BELMONT	NC	28208
ROBERT & JENNIFER	LOVELAND	BELMONT	NC	28012
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
BINH	TRAN	BELMONT	NC	28012

August 4, 2022

**NOTICE TO INTERESTED PARTIES OF NEIGHBORHOOD MEETING**

Date: Tuesday, August 16<sup>th</sup>, 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 16<sup>th</sup>, 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](mailto:esuddreth@wkdickson.com)



## Attachment A



1213 W. Morehead St. Suite 300  
Charlotte, NC 28208  
Tel. 704.334.5348  
[www.wkdickson.com](http://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