



# CITY OF BELMONT

## PLANNING & ZONING

Planning and Zoning Department  
PO Box 431  
Belmont, NC 28012  
(704) 901-2610

### NOTICE OF PUBLIC HEARING

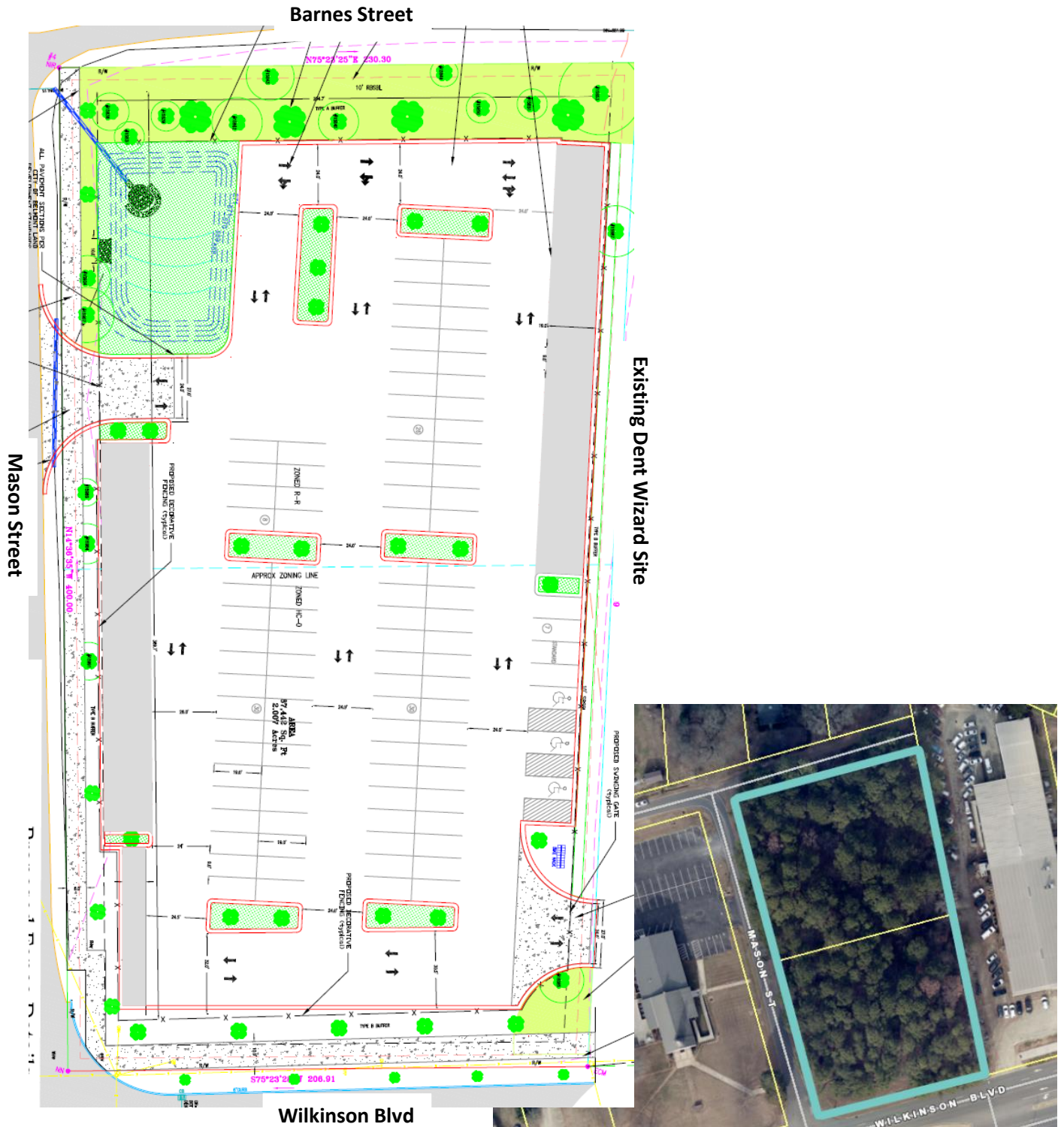
The Belmont City Council will hear the following case listed below. You are receiving this notice because you are an owner of property located within the notification area and are invited to attend the public meeting.

Case ZA 2019.01A – Dent Wizard	
<b>Meeting Information</b>	Monday, February 6th, 2023, at 6:00 p.m. CityWorks Community Room, 1401 E. Catawba St., Belmont, NC 28012
<b>Subject Property Location</b>	PID #185780 & #185766 Properties at the corner of Wilkinson Blvd and Mason Street
<b>Proposed Zoning</b>	Highway Commercial Conditional District (H-C/CD)
<b>Existing Zoning</b>	Business Campus Development (BC-D) and Rural Residential (R-R)
<b>Project Intent</b>	A request to amend an approved conditional zoning district to allow for a site expansion of 1.91 acres to create more available parking spaces for business operations.
<b>Applicant &amp; Points of Contact</b>	R.E.D. 5 LLC   1921 Freedom Drive Charlotte, NC 28208 <ul style="list-style-type: none"> <li>Daniel Marsha Email: <a href="mailto:daniel@whitesidecre.com">daniel@whitesidecre.com</a> Phone: 704.347.4676</li> <li>Aaron Long Email: <a href="mailto:along@excelengr.com">along@excelengr.com</a> Phone: 704.853.0800</li> </ul>
<b>Project Planner</b>	Peyton Ratchford, CZO <a href="mailto:pratchford@cityofbelmont.org">pratchford@cityofbelmont.org</a> or 704 901-2084
<b>Web Information</b>	<a href="https://www.cityofbelmont.org/dent-wizard-site-expansion/">https://www.cityofbelmont.org/dent-wizard-site-expansion/</a>

What is a Conditional Zoning Map Amendment or Conditional Rezoning? The zoning district for a property designates the type of use permitted on a property (i.e., residential, commercial, industrial, etc.) and certain development standards. A zoning map amendment is the process to change the zoning district for a property from one district to another district. In the conditional rezoning process, a site-specific concept plan is made part of the formal approval and conditions are placed on the rezoning. The Belmont Planning and Zoning Board reviews zoning map amendment applications and provides a recommendation to the Belmont City Council, which makes the final decision in a public hearing.

Friday, January 27, 2023

The documentation on the proposed project is available for viewing from 8:00 am until 5:00 pm, Monday – Friday at the Belmont Planning Department, located at 1401 E. Catawba St, Belmont by appointment only or available for viewing anytime on the city’s website.



Friday, January 27, 2023