



# Zoning Map Amendment Application

Date: 03/28/2023

## Site Address / Owner

Site Address: HICKORY GROVE RD  
City, State, Zip: BELMONT NC 28012,  
Parcel: 183195  
Lot:  
Subdivision: HICKORY GROVE RD

Owner Name: [ownername]  
Address: 1001 PENNSYLVANIA AVE  
NW STE 220S  
City, State, Zip: WASHINGTON, DC 20004  
Phone:  
Email:

## Applicant / Alternative Owner

Applicant Name: CRP/CHI Oaks Commerce  
Center Owner, LLC  
Address: 4525 Sharon Road, Suite 250  
City, State, Zip: Charlotte, NC 28211  
Phone: 704-258-9147  
Email: mcochrane@crowholdings.com

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

## Project

Site Address: Crawford Oaks Drive  
Property Description: BELMONT LAND &  
INVEST L 6-8,P/ 5  
Project/Subdivision: Oaks Commerce Center  
Current Zoning: BC-D  
# of Lots: 1

Proposed Zoning: Business Campus  
Development (BC-D)  
Conditional Zoning: Yes  
Total Site Area: 1  
Parcel ID#s: 183195, 183196

Project Description: office/warehouse building

## Consultant Information

Company Name: Orsborn Engineering Group  
Type: Engineer  
Mailing Address: 605 Lexington Avenue,  
Suite 301, Charlotte, NC  
28203

Contact Name: Lin Leslie  
Email: lleslie@orsborn-eng.com  
Phone: 980-227-2353

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

\_\_\_\_\_  
Matt Cochrane

Name

\_\_\_\_\_  
03/28/2023

Date

# CROW HOLDINGS

INDUSTRIAL

March 25, 2023

Attention: City of Belmont, Planning and Zoning Division  
1401 E. Catawba Street  
Belmont, NC 28012

**Re:** Request for Conditional Zoning Amendment

**Applicant Name:** CRP/CHI Oaks Commerce Center Owner, L.L.C.

**Project Name:** Oaks Commerce Center

Dear Planning Staff,

We respectfully request a hearing to amend the conditions of approval for Oaks Commerce Center (ZA 2022.05). The following were the conditions of our approval:

1. The subject properties use shall be restricted to public road and buffers. Any proposed changes in use shall require the conditional zoning district be amended.
2. The design of the public road shall be consistent with the schematic plan and include all requirements and recommendations in the transportation technical memorandum (TTM) approved by NCDOT on August 19, 2022, sealed and delivered to the city by Kimley Horn on August 23, 2022.
3. New public road shall be private maintained by property owners of PID 306477. If the subject parcels are not recombined with PID 306477, a maintenance agreement shall be recorded on the roadway dedication plat.
4. Approval is valid for a period of 24 months.

Conditions 1, 3, and 4 can all be accommodated, but we are asking to revise condition 2, which has multiple parts as outlined below.

- A. Construction of Access 1 as a full movement, stop-controlled driveway with a single egress lane and single ingress lane.
- B. Provide a 100-foot internal protective stem (IPS) along Access 1.
- C. Based on a horizontal and vertical sight distance analysis, no immediate vertical conflicts were found; however any obstructions located above ground level within the limits of the sight distance triangles (as shown on the sight distance profile included in the Attachments) will need to be cleared. Four (4) parcels, two (2) of which appear to be developer-owned, will require sight distance easements. No landscaping, vegetation, fencing, structures, parking areas, or other obstructions shall encroach within the sight distance easements.

While the project did not generate enough traffic to warrant a traffic impact analysis, we completed a TTM to ensure the project is developed in a manner that ensures the safety of the local community, motorists in the area, and the future businesses that will be based in the project. We as a development team have designed the project to ensure the built environment will conform with requirement A and B of the TTM and have worked with our neighbors for months to acquire the easements outlined in requirement C, but our attempts have been unsuccessful.

In working with Gaston County and NCDOT, we have learned the existing utility easement that are along the south side of Hickory Grove Road allow for the regular maintenance of the sight distance easement area, as outlined in requirement C of the second condition. While this solution does not strictly follow the guidelines set forth in requirement C of condition 2, it meets the end intent to provide a safe environment for all motorists and pedestrians in the area. We propose condition 2 be revised as follows.

# CROW HOLDINGS

## INDUSTRIAL

- The design of the public road shall be consistent with the schematic plan and include the following requirements and recommendations in the transportation technical memorandum (TTM) approved by NCDOT on August 19, 2022, sealed and delivered to the city by Kimley Horn on August 23, 2022:
  - Construction of Access 1 as a full movement, stop-controlled driveway with a single egress lane and single ingress plan.
  - Provide a 100-foot internal protective stem (IPS) along Access 1.

We appreciate your time and consideration and are looking forward to answering any questions you may have.

Best,

Matt Cochrane  
Managing Director, Carolinas  
Crow Holdings Industrial