



CITY OF BELMONT

PLANNING & ZONING

Project Approvals for Oaks Commerce Center

November 7, 2022

To Whom It May Concern,

The City of Belmont considered three separate applications filed by the Crow Holdings development team associated with the Oaks Commerce project at the November 7, 2022 City Council meeting. Please find a summary of each application and the associated approvals below.

Major Development Plan Application: MDP2022.04 Oaks Commerce Center

Description: An industrial development consisting of a +/- 470,000 square-foot warehouse building on 43.7 acres (Parcel ID#306477) with access proposed via Hickory Grove Road. The City Council unanimously approved the schematic plan at its November 7, 2022 meeting, subject to the following agreed-upon conditions as noted on the associated site plan:

- 1) The Transportation Technical Memorandum (TTM) approved on August 23, 2022 is based on a speculative warehousing end-user (ITE Land Use Category 150).
 - a) All mitigation currently identified must be in place prior to approval of construction documents for the development.
 - b) Verification of the user type is required prior to approval of a zoning upfit permit, change of use permit, or signage permit by the City of Belmont and/or Gaston County.
 - c) Any increase in intensity of the ITE land use category proposed for the building on-site, whether by the initial or any subsequent occupants, will require an updated transportation analysis to be completed. Any changes to mitigation identified in the updated analysis will require approval by City Council as an amendment to the Major Development Plan.
- 2) The new public right-of-way identified as Crawford Oaks Lane shall be privately maintained by the owner of the subject site (PID#306477). The developer agrees to prohibit on-street parking on Crawford Oaks Lane, and shall install associated signage that meets MUTCD standards.

Documents to be Recorded at the Gaston County Register of Deeds: Resolution of Approval and Approved Site Plan

Petition for Contiguous Annexation: ANX2022.02 Hickory Grove Road Parcels

Description: A petition was filed requesting contiguous annexation into the City of Belmont municipal limits for two parcels adjacent to Hickory Grove Rd totaling approximately .67 acres (Parcel ID# 183195 and 183196). The City Clerk found the petition to meet the requirements for annexation, and a public hearing was held at the November 7, 2022 City Council meeting. Following the public hearing, City Council unanimously approved an ordinance to annex both parcels into city limits.



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Documents to be Recorded at the Gaston County Register of Deeds: Annexation plat and Annexation Ordinance

Conditional Zoning Application: ZA2022.05 Zoning Assignment for Hickory Grove Road Parcels

Description: Zoning assignment of the two annexed parcels (Parcel ID#183195 and 183196) as Business Campus Development/ Conditional District was unanimously approved at the November 7, 2022 City Council meeting, subject to the following conditions:

- 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 privately 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.

This zoning approval is linked to the approved plans and any substantial changes to the approved plans are subject to Belmont's map amendment processes outlined in Chapter 15.6 of the Land Development Code.

Documents to be Recorded at the Gaston County Register of Deeds: Zoning Map Amendment Ordinance, Signed Conditions of Approval, and Approved Site Plan

Minutes from the November 7, 2022 meeting will be considered for approval at the December 5, 2022 City Council meeting and then available for distribution. Please feel free to contact me directly if you have any questions on the associated approvals.

Regards,

Tiffany Faro, AICP
Senior Planner
tfaro@cityofbelmont.org
704-829-4010