



DESCRIPTION: Public Hearing for ZA2019.05A Woodlawn Industrial Park: a request to amend an approved conditional zoning district to allow additional land and building square footage to be added to the project site.

MEETING: 2021_03_01 Regular City Council

DEPARTMENT: Planning and Zoning

STAFF CONTACT: Shelley DeHart

SUMMARY OF ACTION:

Conduct a public hearing receiving the planning and zoning board's recommendation to approve as modified. The amendment includes the additional of 19 acres into the conditional district, increase in the maximum permissible building square footage by 20,000 sf, site modifications in the areas of circulation, access locations, and buffers.

EXHIBITS:

[CC Staff report - Acme Mill Site Woodlawn](#)



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA-2019.05A

Property Owner/Applicant: Belmont Industrial, LLC represented by Scott Bortz.

Current zoning: Business Campus Development (BC-D and BC-D/CD)

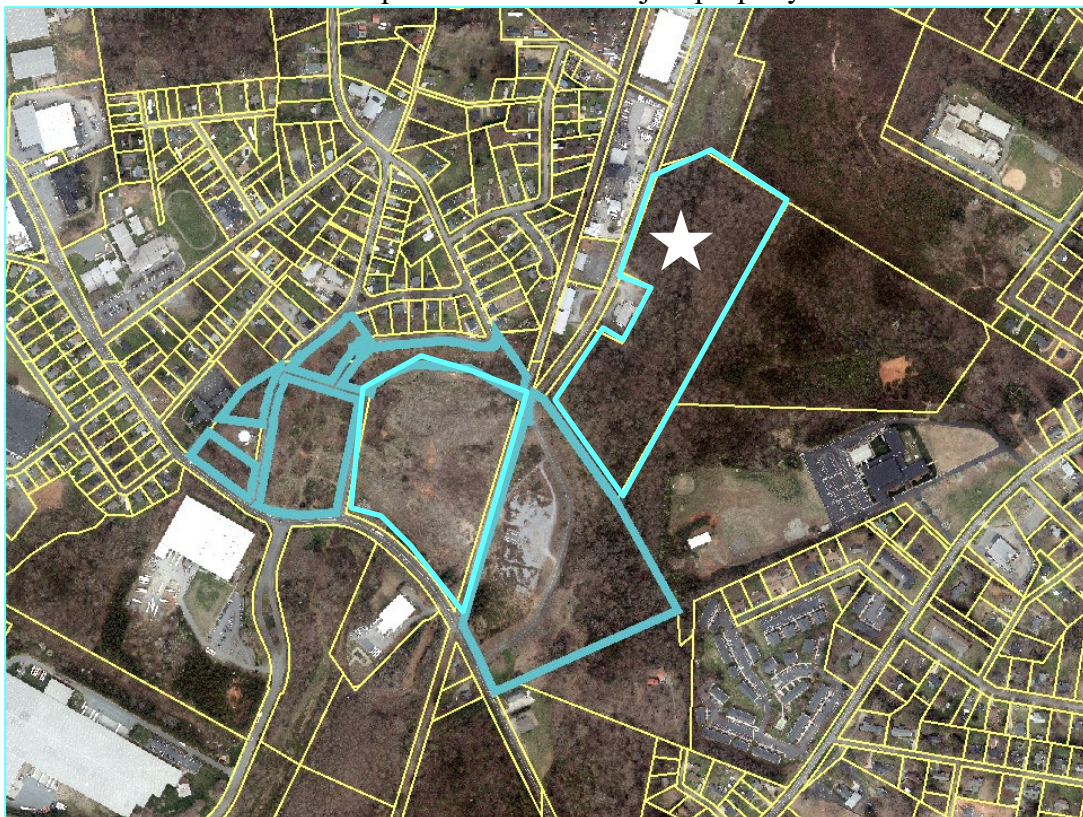
Request: Receive the planning and board recommendation to approve this request with modifications. This request is to amend an approved Business Campus Development conditional zoning district (BC-D/CD) that authorized the development of an industrial park, which included two office-warehouse buildings (600,000 sf), separated by the existing railroad facility and the realignment of two adjacent roads, Acme Road and Cason Street. The amendment proposes to add an additional 19 +/- acres to the project site, on-site circulation changes, west building relocation, paved sidewalks, and additional building area (20,000 sf).

Property location: North side of Woodlawn St. and on both sides of Acme Rd. and Cason St.

Gaston County tax parcel identification numbers: 226572, 203018, 203503

Acreage: 60 +/- acres gross

Map 1. Location of subject property



Background: The city council approved a Business Campus Development conditional zoning district (BC-D/CD) on two parcels consisting of 40+ acres on November 4, 2019. This conditional district authorized an industrial development consisting of:

1. Two office-warehouse buildings up to a maximum of 600,000 square feet in area (total).
2. The realignment of Acme Road and Cason Street.
3. The abandonment of a portion of Jade Circle and Centerview Street.
4. Relief of:
 - Perimeter district setbacks with mitigation in the form of screening and landscape buffer.
 - Proposed parking in the front of the structures with mitigation of landscape screening.
 - Required sidewalks on both sides of Cason Street and the west side of Acme Road.
 - Required bicycle facilities adjacent to Cason Street and Acme Road.
 - Reduction of sidewalk width adjacent to Woodlawn and the east side of Acme Road. The sidewalk was reduced to 5 feet in width.
5. The project approval included nine other conditions of approval.

Site Plan Approved on Nov. 4, 2019



The applicant has started construction activities for the industrial development that include:

1. Entering into agreement to participate in the NC brownfield program for reuse and development of the property.
2. Receiving approval of grading and site work currently underway within original boundary.
3. Receiving roadway plan approval by NCDOT for Acme Road and Cason Street realignment.
4. Submitting construction plans for the west building site (Acme Road), currently under review by the city.
5. Submitting plat for lot recombination.
6. Updating the NC brownfield program request adding additional acres.
7. Submission of this amendment of the conditional zoning district.

Staff Analysis: Section 15.6 of the LDC defines a substantial change to a conditional zoning district and the process for such a district amendment. The applicant is proposing to:

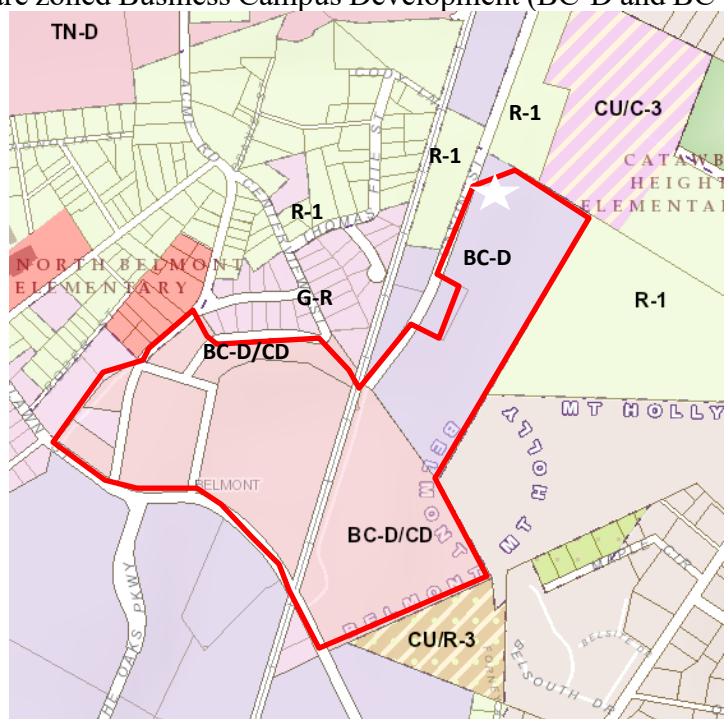
- Add a 19 +/- acre parcel (PID#203503) to the approved conditional zoning site area which will result in a total area of approximately 60 acres.
- Expand the allowable building square footage from 600,000 sf to 620,000 sf in area.
- Modify access driveways per NCDOT roadway review.
- Modify building location and water quality feature on east development site adjacent to Cason Street.

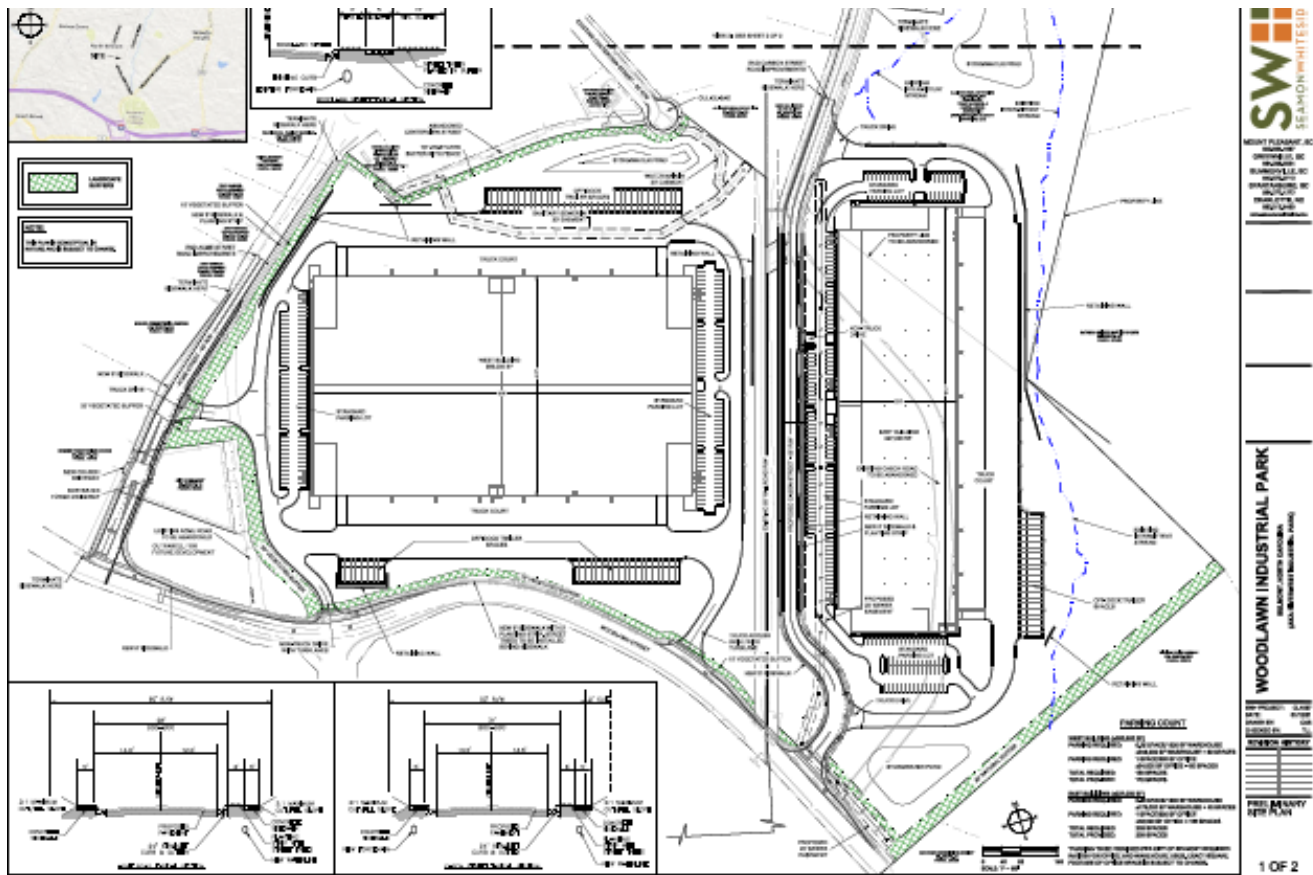
Based on the proposed modifications, the applicant is required to present the project to the planning board and the city council for a decision.

Area zoning and uses: The subject properties are zoned Business Campus Development (BC-D and BC-D/CD).

This classification is coded to permit the development of corporate office, light industrial uses, and heavy industrial uses.

Existing zoning classifications within the project area vary and cross other jurisdictional boundaries that include the unincorporated area of Gaston County and City of Mount Holly. Zoning classifications located adjacent to the added parcel are county-zoned to the north and east and range from R-1 to commercial. The land use across from and north of the added parcel are industrial, commercial, and a vacant Superfund parcel. The land use located to the east of the newly added property are vacant and institutional (Catawba Heights Baptist Church campus).





New site plan

Site Plan Changes: The project still proposes two large office warehouse structures; however, the building sizes and the east building location have changed. The structure located west of the railroad track was proposed to be 375,500 sf in size, however, is now proposed to be 380,000 sf in size. The building to the east of the railroad track was proposed to be 200,000 sf in size, however, is now proposed to be 227,000 sf in size. The east building location has also shifted to the north resulting in the building straddling two property lines and the request to add the additional property to the conditional district.

These proposed structures now total 607,000 sf of building area, which is over the maximum building area of the original conditional zoning (600,000 sf). The applicant has proposed the maximum building area be increase to 620,000 sf to allow flexibility to meet a potential user's needs. Changes in performance standards from the original approval are in red.

Regulations	Required	Proposed	Comments
Building Area	600,000 sf (approved)	620,000 sf	Permissible
Front Setback	10 – 20 feet	80 to 180 feet	Complies
Side	Varies	Varies	Complies
Rear Setback	30 feet	80 to 200+	Complies
District Perimeter	200 ft. Light Industrial uses	160 to 500 +	Relief needed from rear corners of both buildings 5.11
Parking Buffer District Perimeter	80 -feet	70 feet (increased from 40')	Relief needed from rear area of east building corner 5.11
Parking Location	Side or Rear of property	Front	Authorized if approved by CUP or CZ
Outdoor Storage/Delivery	Rear of building	Front on West Bldg.	Relief from 4.6

The project maintains the original requests for relief in the areas of district perimeter setbacks, warehousing operation location/truck parking location, and parking setback for district perimeter.

Buffers: The original approval included a variation of landscape buffers around the perimeter of the development. These buffers ranged in widths from 15 feet to 30 feet in width. The redesign of the project on the east side of the district has primarily resulted in an increase in buffers and reduced environmental impacts. The changes include:

- Approximately 13 acres of tree canopy preservation will result from the addition of the northern property and building relocation.
- Reduced impact to intermittent stream area located within the southeast corner of the site.
- Buffers enlargement except for a 120-foot section located mid-building adjacent to the east property line. The lot configuration within this area results in a “pinch” point that runs for approximately 120 linear feet where a retaining wall is needed. The applicant is proposing a 5-foot-wide buffer from property line that would consist of a retaining wall and fence on the retaining wall to provide additional screening. A detail of this area will be provided at the meeting.

Transportation and Roadway Infrastructure (Bicycle and Pedestrian): The proposed amendment includes modification around circulation, and roadway infrastructure.

TIA: A traffic impact analysis was performed and approved by NCDOT and the city. The TIA analyzed an industrial park representing 584,300 sf of building area. The applicant is proposing a new maximum building area of 620,000 sf. This information was sent to the city’s transportation consultant and NCDOT to evaluate whether the TIA needed to be updated. The additional square footage resulted in an additional 105 average daily trip (ADT). NCDOT, Kimley Horn, and city staff have determined this change is minimal and an update of the TIA is not warranted. The applicant is still required to construct improvements identified within the original TIA as conditioned by ZA 2019.05.

Circulation changes: The project includes the relocation of Acme Road and Cason Street. These roads are NCDOT-maintained roads and subject to design approval by the state agency. NCDOT has approved the road realignments based on the new plan that includes the additional 19 acres on Cason Street. Its approval includes changes to driveway locations and the removal of the center driveway location on Woodlawn Street. Staff is of the opinion the driveway locations are an improvement to the site plan.

Pedestrian and bicycle improvements: The project was approved providing the following relief:

- Required sidewalks on both sides of Cason Street and the west side of Acme Road. The project was conditioned to requiring grading adjacent to the road to accommodate a future sidewalk project.
- Required bicycle facilities adjacent to Cason Street and Acme Road.
- Reduction of sidewalk width adjacent to Woodlawn and the east side of Acme Road. The sidewalk was reduced to 5 feet in width.

The review of this zoning map amendment allowed staff to discuss these areas of relief. Based on realignment of Cason Street and Acme Road, right-of-way width and roadway design approved by NCDOT, and city standards, the applicant has agreed to the following project enhancements:

- Acme Road:
 - Construct curb, gutter, and a five-foot-wide sidewalk on the west side of the street within the realignment area. The sidewalk will be located at the back-of-curb with no landscape tree area. This design is based on the limits of roadway design and access to developed properties on the west side of Acme Rd.
 - Construct curb, gutter, street tree area, and five-foot-wide sidewalk on the east side of Acme Road to the terminus of the project site.

- Woodlawn Street: Construct the 5-foot-wide sidewalk with a landscaped area behind the curb ranging from 3 feet to 5 feet in width and street trees behind the sidewalk to enhance the required landscape buffer within that area.
- Cason Street
 - Construct curb, gutter, and a five-foot-wide sidewalk on the west side of the street within the realignment area. The sidewalk will be located at the back-of-curb with no landscape tree area. This area is adjacent to the railroad right-of-way.
 - Construct curb, gutter, street tree area, and a five-foot-wide sidewalk on the east side of the street to 700 Cason Street, which is approximately half the length of the added parcel to the north.

These changes are an enhancement to the project and provide pedestrian facilities within the area. The project still needs relief in bicycle facilities and street trees on the west side of both Acme Rd. and Cason St. Staff supports this request.

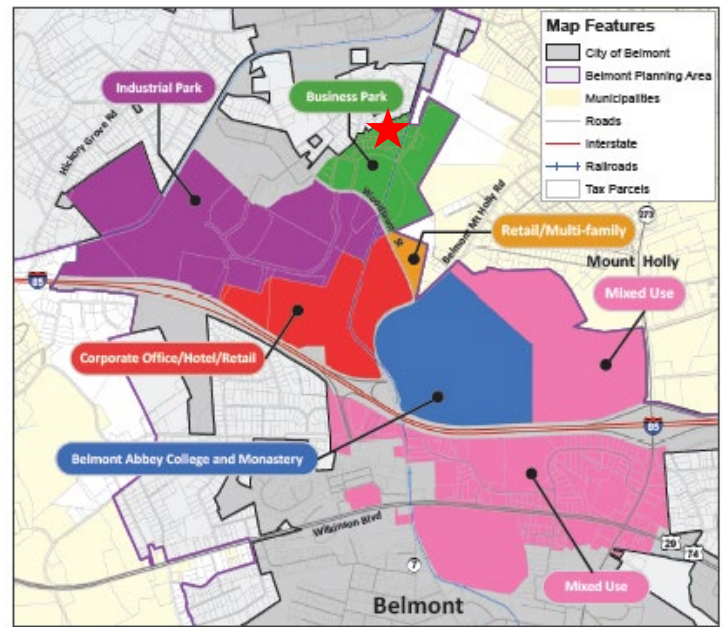
Architecture: The buildings are required to comply with Section 4.6 (2) of the LDC. Building walls visible from the public street shall be brick, cast concrete, stucco, stone, marble, decorative masonry unit, or other materials similar in appearance and durability. The building walls are proposed to be tilt-up concrete wall panels which is the most used material used for large-scale warehouses and distribution centers.



Utilities and Infrastructure: The project is conditioned to relocate existing utilities in coordination with development of this site and street realignments. Utilities include water and sewer lines, electrical and cable lines. Water uses will be evaluated upon identification of the proposed user.

Stormwater: The subject property is located within the Protected Watershed Area (WS-IV-PA) and is subject to compliance with Chapter 153 – Watershed Protection Ordinance. This is a condition of approval.

Comprehensive land use plan: This site is located within the Montcross Small Area Plan of the adopted Comprehensive Land Use Plan. It is unclear when this small area plan was created, however, the small area plan states it was a collaboration on a long-range plan for land owned by property owners in the area: Southern Benedictine Society of North Carolina, R.L. Stowe Mills, Parkdale Mills, and Pharr Yarns. The vision for this small area plan is mixed use that includes multi-family, corporate office park, retail and hotel uses, business park uses, and industrial park uses. The subject properties are located within the Business Park area of the plan. A business park typically is defined as an area where company offices and light industrial premises are built.



MAP 5-3 MONTCROSS SMALL AREA PLAN MAP

Staff is of the opinion the proposed project, at this location and as conditioned, is a reasonable request in the public interest and consistent with the vision of the comprehensive land use plan because it proposes office, warehouse, and distribution use, and is consistent with the following goals:

- **Land Use:** The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential taxpayers.
- **Economy:** The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
- **Environment:** The project redesign provides approximately 13 acres of tree preservation (20%) of the industrial park site which is double what is required by ordinance.
- **Intergovernmental Relations:** This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

Neighborhood meeting: Staff requested the applicant's team to hold at least one community meeting, although this request is an amendment to an approved project. The applicant's team held the required community meeting on February 8, 2021 at Goshen Presbyterian Church located on Woodlawn. Based on the minutes from the applicant, only one guest and the applicant's team were present. The discussion focused on the proposed changes. The applicant did not provide details to any discussion held. The minutes from the meeting are provided in attachment C of this report.

Planning & Zoning Board Meeting: the project was heard by the board at its February regular meeting. The board discussion was focused on the proposed sidewalk location and size and reduced buffer associated with the east building. At the completion of deliberations, the board recommended approval with the follow modifications:

1. The required sidewalk adjacent to Woodlawn shall be increased to an 8-foot-wide sidewalk.
2. No sidewalk shall be required on the west side of Cason Street adjacent to the railroad right-of-way.
3. The 5-foot-wide sidewalk required on the east side of Cason Street shall be extended to the limit of the northern boundary of the proposed conditional district. This sidewalk shall

include construction of sidewalk adjacent to tax parcel ID #183605, if sufficient room exists within the right-of-way.

The project, as modified, received a unanimous vote to recommend approval to the City Council and the following consistency findings were made:

- The project is a reasonable request and in the public interest; and
- It is consistent with the comprehensive land use plan's because it proposes office, warehouse and distribution use, and is consistent with the following goals:
 - Land Use: The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential taxpayers.
 - Economy: The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
 - Environment: The project redesign provides approximately 13 acres of tree preservation (20%) of the industrial park site which is double what is required by ordinance.
 - Intergovernmental Relations: This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

Modified Conditions of approval

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and code of ordinances with the added relief of:
 - a. Sections 5.11 and 4.6 related to perimeter district setbacks provided mitigation in the form of screening and landscape buffering is installed as proposed. The buffer proposed at the Woodlawn frontage shall be enhanced with the use of additional landscaping and/or screening walls. Screening on the east parcel adjacent to east property line shall include a fence on top of the retaining wall where buffer is reduced below 15 feet in width.
 - b. Proposed parking located in front of the structures. Applicant shall install required perimeter landscaping pursuant to the requirement of the land development code.
 - c. Bicycle facilities adjacent to Cason Street and Acme Road.
 - d. Reduction of sidewalk width adjacent Acme Road, and Cason Street. Said sidewalk shall be a minimum of 5-feet in width.
 - e. Required street trees located on the west side of Acme Road and Cason Street. The required street trees on Woodlawn may be placed behind the required sidewalk.
2. Structures shall be built in compliance of 4.6(2) of the LDC and consistent with architectural renderings provided herein as attachment B.
3. The applicant/developer is responsible for construction of the transportation improvements as identified by the TIA pursuant to approval by NCDOT, excluding improvements at the intersection of Woodlawn Street and Belmont-Mt. Holly Road that are included in the I-85 widening project.
4. Site lighting shall be provided as required by Chapter 12 of the LDC.
5. Street trees are required to be planted in compliance with the LDC adjacent to all roadways unless otherwise provided herein.
6. The required sidewalk located adjacent to the Woodlawn street frontage shall be a minimum of 8-feet in width.
7. The required sidewalk located on the east side of Cason Street shall be extended to the northern limit of the conditional district. This sidewalk shall include construction of sidewalk adjacent to tax parcel ID #183605, if sufficient room exists within the right-of-way.
8. The applicant/developer is required to participate in the NC brownfield program for reuse and development of the property. Information regarding state guidelines and process shall be provided to the city prior to issuance of a grading permit for development.

9. The project is subject to compliance with Chapter 153 – Watershed Protection Ordinance. Compliance will be confirmed during site plan review.
10. The site plan shall include a detailed landscape plan to confirm proposed mitigation of screening and buffering will be met.
11. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the relocation and/or installation of lines or system improvements and acquisition or dedication of any required easements. The developer shall enter into an agreement regarding water and sewer extensions.
12. The conditional zoning schematic plan approval is for a maximum of 620,000 square feet of office/ warehouse use and is valid for a period of 24 months.

Attachment A – Application & Site Plan

Attachment B – Previous Approval

Attachment C – Neighborhood Meeting Minutes

Attachment D – PB Consistency Findings



January 13, 2021
Revised January 15, 2021

Ms. Shelley DeHart
City of Belmont – Planning Department
1401 E. Catawba Street
Belmont, NC 28012

Woodlawn Industrial Park (ZA2019.05)
Belmont, North Carolina
Sketch Plan and Conditional Rezoning Modifications

Ms. DeHart,

It is our client's (Belmont Industrial, LLC) intent to amend ZA2019.05 for the Woodlawn Industrial Park (also known as RiverWest Industrial Park). Submitted to you is an updated Sketch Plan for approval. We'd like to note the following changes as it relates to the originally approved conditional rezoning:

East Building / Cason Street:

1. Addition of new property 19.03 Acre property to the North (parcel number 203503). To be recombined as shown on sketch plan.
2. Realignment of Cason Street relocation to meet NCDOT standards.
3. East building expansion. Revision to Condition #10 to allow a maximum building square footage of 620,000 sf
4. Car parking provided in accordance with City of Belmont parking standards for Office and Warehouse uses.
5. Tie into existing Cason Street moved further North.
6. Truck Access drive on Cason Street added at north end of site.
7. Two parking lot access driveways removed from Cason Street.
8. East property line buffer shown as 30' natural buffer along entire length of property line.
9. Relocation of proposed BMP Pond to protect existing intermittent streams.
10. Changes to the proposed Cason Street section to include proposed sidewalks on both sides to the point of termination shown on the sketch plan (eliminate condition #1.c.). We are proposing to install street trees on the east side of Cason to the sidewalk termination point and asking for relief from installing street trees on the west side of Cason Street (relief for west side in condition #5)

Acme Road:

11. Changes to the proposed Acme Road street section to include proposed sidewalks on both sides to the point of termination shown on the sketch plan (eliminate condition 1.c.). We are proposing to install street trees on the east side of Acme Road to the sidewalk termination point and asking for relief from installing street trees on the west side of Acme Road (relief for west side in condition 5).
12. Removal of 1 driveway access on Acme Road.

Please do not hesitate to reach out with any questions.

Sincerely,
SEAMON WHITESIDE

Signed: Tommie L. (Trey) Little III, PE



CITY OF BELMONT

PLANNING & ZONING

Date Filed / 13 / 2021	To be completed by City of Belmont Application Number ZA-2019 .05-1
To be completed by City of Belmont: Hearing Date(s) P&Z TBD / /	To be completed by City of Belmont City Council TBD / /

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D
Proposed Zoning (circle one) Conditional District? (CD) <input checked="" type="checkbox"/>	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

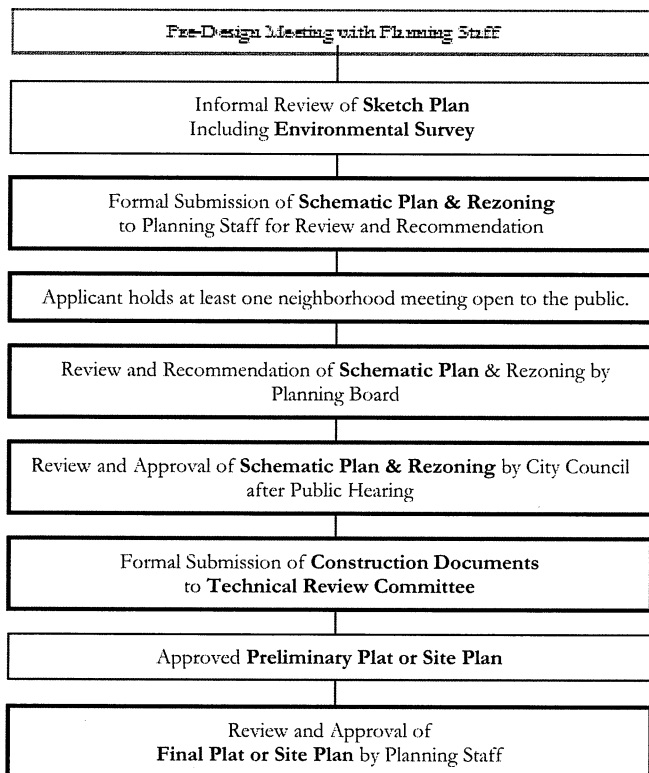
Physical Property Address: N/A		
Physical Description of Location: EAST OF CASON STREET AND ALSO SURRONS PARCEL # 183605 ON THREE SIDES		
Tax Parcel Number: (PID Number) 203018		
Property Owner: BELMONT INDUSTRIAL, LLC.		
Owner's Address: C/O TRIBEK PROPERTIES, INC. 101 SOUTH KINGS DRIVE, SUITE 200, CHARLOTTE, NC 28204		
Phone Number: (704) 714 - 2860	Email Address:	SBORTZ@TRIBEK.COM
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		
Primary Contact: SCOTT C. BORTZ		

Received

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (paper and digital version must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina). Additional plans will be requested for the public meetings.
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- Community Meeting Form
- Adjacent Property Owner List – provide a copy of address labels for all adjacent property owners. The City will use this list for public notices for the Planning Board Meeting and the Public Hearing meeting.
- Traffic Impact Analysis, if required, refer to Chapter 16 of the LDC
- Fees associated with review

PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code



The plans will be reviewed internally by city staff. Any deficiencies or request for information will be sent to you within 30-days.

Staff will notify the applicant when the schematic plans are ready to be presented to the public at the required community meeting.

Community Meeting: the scheduling, notification, and meeting report, as described in the supplemental community meeting form, are the responsibility of the applicant. This meeting shall be held a minimum of two weeks (14-days) prior to the scheduled Planning Board meeting.

The Planning Board will hear the request in a public meeting and provide a recommendation to the City Council.

The City Council will hold the public hearing and render a decision on the project. Please refer to Section 20.2 of the LDC for further details.

Scott C. But

Signature of Property Owner

Signature of Applicant, if different than the property owner

Application Fee (Dept Use Only)

-Please note...The applicant is responsible for the costs of all public notices required by state law. The City will be responsible for the dissemination of the advertisements and will arrange to have the bills sent directly to the applicant. Any changes to this policy must be made prior to the submission of the application.

-This application must be signed by the property owner or their authorized agent.

Type: CRP
Recorded: 12/12/2019 at 02:49:48 PM
Fee Amt: \$26.00 Page 1 of 8
Gaston, NC
Susan S. Lockridge Register of Deeds
BK **5087** PG **1745-1752**

8 RECORDING 26.00
REVENUE _____
NSF _____
ROTC ☒ PQ ☐ CS ☒

Cover Sheet for Recording

Prepared by PARKS H. WILSON, JR., ATTORNEY, BOX #73

Return to : PARKS H. WILSON, JR., ATTORNEY, BOX #73

Kind of Instrument: ORDINANCE TO AMEND
ZONING MAP (BELMONT INDUSTRIAL, LLC)

Date of Instrument: NOVEMBER 4, 2019.

Parties: CITY OF BELMONT/BELMONT
INDUSTRIAL, LLC; ALLIANCE REAL ESTATE,
III, INC.

Ordinance # 2019.11.02

An Ordinance to Amend the City of Belmont Official Zoning Map

WHEREAS, the City of Belmont has a land development code that provides for various rules for how land can be used and developed within Belmont's planning and zoning jurisdiction; and,

WHEREAS, Belmont Industrial, LLC, applicant, and Alliance Real Estate III, Inc., the property owner of record, submitted an application for a zoning map amendment to rezone properties identified as tax parcel identification numbers: 226572 and 203018 from Business Campus Development (BC-D) to Business Campus Development Conditional District (BC-D/CD) for the purpose of developing two office-warehouse buildings approximately 600,000 sq. ft. in size (total area) on a 40+ acre site; and

WHEREAS, the public hearing for this map amendment has been noticed in compliance with North Carolina General Statutes; and,

WHEREAS, the Belmont planning and zoning board has reviewed the map amendment petition and voted 7-1 to find the map amendment to be a reasonable request and in the best interest of the public, consistent with the Belmont comprehensive land use plan, and recommended approval of the amendment as conditioned to the city council during the board's 24 October 2019 meeting; and,

WHEREAS, the Belmont city council held the public hearing on 4 November 2019, and after hearing such, made the following required findings:

1. The conditional zoning petition is a reasonable request and in the public interest because it supports economic development in our city; and,
2. The proposed project is consistent with the following goals of the adopted comprehensive land use plan:
 - Land Use: The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential tax payers.
 - Economy: The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
 - Intergovernmental Relations: This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.


NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belmont, that the official zoning map of the city be amended to reflect this adopted change, in accordance with Exhibit A attached herein.

If any provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this ordinance are hereby declared to be severable.

This ordinance shall be effective on this 4th day of November, 2019.


Charles R. Martin, Mayor

Attest:


City Clerk

Approved as to form:

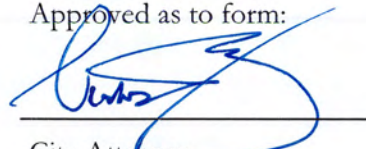

City Attorney



Exhibit A
Conditions of Approval
ZA2019.05

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and code of ordinances with the added relief of:
 - a. Sections 5.11 and 4.6 related to perimeter district setbacks provided mitigation in the form of screening and landscape buffering is installed as proposed. The buffer proposed at the Woodlawn frontage shall be enhanced with the use of additional landscaping and/or screening walls.
 - b. Proposed parking located in front of the structures. Applicant shall install required perimeter landscaping pursuant to the requirement of the land development code.
 - c. Sidewalks on both sides of Cason Street and the west side of Acme Road. The responsible party shall grade the area located behind the curb for future construction of a sidewalk.
 - d. Bicycle facilities adjacent to Cason Street and Acme Road.
 - e. Reduction of sidewalk width adjacent to Woodlawn and on the east side of Acme Road. A minimum 5-foot-wide sidewalk is required.
2. Structures shall be built in compliance of 4.6(2) of the LDC and consistent with architectural renderings provided herein as attachment B.
3. The applicant/developer is responsible for construction of the transportation improvements as identified by the TIA pursuant to approval by NCDOT, excluding improvements at the intersection of Woodlawn Street and Belmont-Mt. Holly Road that are included in the I-85 widening project.
4. Site lighting shall be provided as required by Chapter 12 of the LDC.
5. Street trees are required to be planted in compliance with the LDC adjacent to all roadways.
6. The applicant/developer is required to participate in the NC Brownfield program for reuse and development of the property. Information regarding state guidelines and process shall be provided to the city prior to issuance of a grading permit for development.
7. The project is subject to compliance with Chapter 153 – Watershed Protection Ordinance. Compliance will be confirmed during site plan review.
8. The site plan shall include a detailed landscape plan to confirm proposed mitigation of screening and buffering will be met.
9. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the relocation and/or installation of lines or system improvements and acquisition or dedication of any required easements. The developer shall enter into an agreement with regard to water and sewer extensions.
10. The conditional zoning schematic plan approval is for a maximum of 600,000 square feet of office warehouse use and is valid for a period of 24 months.

Applicant agrees to the conditions herein (Exhibit A) as approved by the Belmont City Council on November 4, 2019.

Belmont Industrial LLC.

By: _____

Signature

Manager

Title

Date: _____

11/5/19



City of Belmont

115 North Main St.
P. O. Box 431
Belmont, NC 28012
704 825 5586
Fax: 704 825 0514

Statement of consistency

In considering the request associated with petition ZA 2019.05 the Business Campus Development conditional zoning (BC-D/CD) request for tax parcel ID's # 226572 and 20318, the Belmont city council finds this petition to be a reasonable request and in the public interest. It further finds the petition to be consistent with the comprehensive land use plan because it supports the goals in the area of:

- Land Use: The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential tax payers.
- Economy: The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
- Intergovernmental Relations: This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

This finding is supported by a *5-0* vote of the Belmont planning and zoning board during its 4 November 2019 meeting.

Charles A Martin
Charles Martin, Mayor

Date

11/4/2019





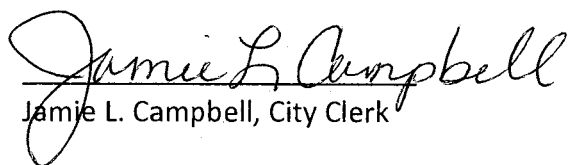
City of Belmont

115 N. MAIN STREET
POST OFFICE BOX 431
BELMONT, N.C. 28012
PHONE (704) 825-5586

CERTIFICATE OF RECORDING OFFICER

The undersigned and duly qualified City Clerk of the City of Belmont, N.C. does hereby certify that the attached Ordinance is a true and correct copy of the Ordinance, as regularly adopted at a legally convened meeting of the Belmont City Council of the City of Belmont, North Carolina, duly held November 4, 2019 and further that such has been duly recorded in the journal of proceedings and records in my office.

In Witness Whereof, I have hereunto set my hand this 4th day of November 2019


Jamie L. Campbell, City Clerk



STATE OF NORTH CAROLINA

COUNTY OF GASTON

This the 4th day of December, 2019 personally appeared before me, a Notary Public for said County and State, Jamie L. Campbell, who being duly sworn by me, says she knows the common seal of the City of Belmont, and is acquainted with Charles R. Martin who is said Mayor and presiding member of said Municipal Corporation; that she saw the Mayor sign the foregoing instrument and saw the said common seal of said Municipal Corporation affixed to said instrument by said Mayor; and that she, the said City Clerk signed her name in attestation of said instrument in the presence of said Mayor of said Municipal Corporation.

Witness my hand and seal, the 4th day of December, 2019

Debra M Brown
Notary Public



11-27-2021
My Commission Expiration Date

COMMUNITY MEETING FORM

Date of community meeting: February 8, 2021

Time of meeting: 6:30pm

Location: Goshen Presbyterian Church 380 Woodlawn St Belmont, NC

Persons in attendance at meeting: (Include a copy of the sign in sheet).

Summary of issues discussed and changes made to the petition as a result of the meeting:

Issues discussed centered around why the petition was filed
There will be no proposed changes to the project planned
as a result of this meeting.

Additional sheets may be attached to continue this answer.

Note that in the event the petitioner has not held a community meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.

Date: 2/8/21

Roster of Persons in Attendance
Belmont Neighborhood Meeting

Name

Address

Phone #

Ralph Falls

1310 S. Tryon St.
Suite 104
Charlotte NC 28203

704 333 4244

Pastor James
Almond

380 Woodlawn St
Belmont NC

704. 467. 3216

Scott Burtz

101
~~200~~ S. Kings Drive
Suite 200
Charlotte NC 28202

704. 333. 8484



5160®

Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®Go to avery.com/templates
Use Avery Template 5160

CPC CORPORATION
PO BOX 531
MT HOLLY, NC 28120

CATAWBA HEIGHTS BAPTIST CHURCH
311 BELMONT MT HOLLY RD
BELMONT, NC 28012

CARVER TROY D &
759 CASON ST
BELMONT, NC 28012

MCCLAIN DANNY LEE
3104 SUGGS ST
BELMONT, NC 28012

ELLISON DONALD RAY
3100 SUGGS ST
BELMONT, NC 28012

ANJ ASSOCIATES LLC
1005 ASHLEY PL
BELMONT, NC 28012

JOHNSON LARRY KEITH & OTHERS
6419 AMOS SMITH RD
CHARLOTTE, NC 28214

ANDERSON ANTHONY ROSEVELT
3102 SUGGS ST
BELMONT, NC 28012

CARVER TROY D &
759 CASON ST
BELMONT, NC 28012

OLIVER WILLIAM GLENN
2232 ACME ST
BELMONT, NC 28012

LINER CAROLYN A
3108 SUGGS ST
BELMONT, NC 28012

BENFIELD BARRY J SR
3106 SUGGS ST
BELMONT, NC 28012

CONTINENTAL CABINET SHOP INC
2115 ACME RD
BELMONT, NC 28012

ALLIANCE REAL ESTATE III INC
PO BOX 1787
GASTONIA, NC 28053

CARVER TROY &
4490 TUCKER RD
BELMONT, NC 28012

GOSHEN PRESBYTERIAN CHURCH
380 WOODLAWN AVE
BELMONT, NC 28012

CARUS PHOSPHATES INC
315 FIFTH AVE
PERU, IL 61354

WILBERT INC
2001 OAKS PKWY
BELMONT, NC 28012

DELLINGER KEITH S JR
2101 JACKSON ST
BELMONT, NC 28012

BELMONT CITY OF
PO BOX 431
BELMONT, NC 28012

GOSHEN PRESBYTERIAN CHURCH
380 WOODLAWN AVE
BELMONT, NC 28012

COWART JERRY L
165 WOODLAWN ST
BELMONT, NC 28012

MORGAN WILLIAM DAVID
PO BOX 1498
BELMONT, NC 28012

CHANSOURIVONG BOUAPHAT SISAVAT
167 WOODLAWN ST
BELMONT, NC 28012

ALLIANCE REAL ESTATE III INC
PO BOX 1787
GASTONIA, NC 28053

ALLIANCE REAL ESTATE III INC
PO BOX 1787
GASTONIA, NC 28053

SOUTHERN BENEDICTINE SOCIETY
100 BELMONT MT HOLLY RD
BELMONT, NC 28012

SOUTHERN BENEDICTINE SOCIETY
100 BELMONT MT HOLLY RD
BELMONT, NC 28012

ALLIANCE REAL ESTATE III INC
PO BOX 1787
GASTONIA, NC 28053

MCGEE BAILEY HOPE CAMPBELL
100 CENTERVIEW ST
BELMONT, NC 28012

Minutes

Neighborhood Meeting

2/8/21

The participants were the two principals from Belmont Industrial, LLC and the pastor of Goshen Presbyterian Church.

No neighbors attended this meeting.

We adjourned at about 7:00 pm

Minutes prepared by:

Scott C. Bortz

Scott C. Bortz, Manager

Belmont Industrial, LLC



MEMORANDUM

TO: Belmont/Woodlawn Neighbor
FROM: Belmont Industrial, LLC
DATE: January 18, 2021
RE: Community Meeting – Goshen Presbyterian
Rezoning of Cason Street Parcel (#203503)

Belmont Industrial, LLC has filed a petition to rezone approximately 19 acres located on Cason Street, also known as Gaston County Tax Parcel 203503. This letter is to make you aware of an upcoming community meeting related to that rezoning application.

As a part of the rezoning process, Belmont requires the Petitioner to hold a community meeting with neighbors of the Property to share their development plans and answer questions.

Please join the Belmont Industrial development team and your neighbors on Monday, February 8, 2021 at Goshen Presbyterian Church located at 380 Woodlawn Street, Belmont, NC. The meeting will be held in the Fellowship Hall directly behind the church and will begin at 6:00pm.

If in advance of the meeting you have any questions, please do not hesitate to contact me at (704) 714-2860.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott C. Bortz".

Scott C. Bortz, Manager
Belmont Industrial, LLC

cc: Shelley DeHart



CITY OF BELMONT

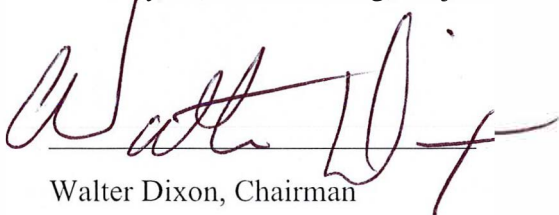
PLANNING & ZONING

Statement of consistency

In considering the zoning map amendment request associated with petition ZA 2019.05A Woodlawn Industrial Park Amendment, the Planning and Zoning Board finds:

- The project is a reasonable request and in the public interest; and
- It is consistent with the comprehensive land use plan's because it proposes office, warehouse and distribution use, and is consistent with the following goals:
 - Land Use: The economic development project encourages a healthier tax base by expanding the non-residential tax base, lessening the burden on residential taxpayers.
 - Economy: The project represents a sizable investment in the community providing an opportunity for over 250 jobs.
 - Environment: The project redesign provides approximately 13 acres of tree preservation (20%) of the industrial park site which is double what is required by ordinance.
 - Intergovernmental Relations: This project is proposed to be a public private partnership that includes NCDOT, Gaston County, and the City.

This finding is supported by an vote by the Belmont planning and zoning during its February 18, 2021 meeting, subject to the relief and conditions attached as Exhibit A.


Walter Dixon, Chairman

2-18-2021
Date