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

NOTICE FOR PUBLIC MEETING

The Planning and Zoning Board will hold a public meeting to hear a proposed Zoning Map Amendment (ZA 2016.09) on three contiguous parcels (67.9 acres) for the purpose of placing an overlay zone on the subject property. You are receiving this notification because you are the owner of the property and are invited to attend the public meeting.

Case ZA 2016.10 Carolina Centers– South Point Peninsula Overlay	
Meeting Information	Wednesday, October 26, 2016 at 7:00 pm Belmont City Hall, 115 N. Main Street Belmont
Subject Property Location	The subject properties are located on Tucker Road, Tanglewood Cove, and Canal Rd. (see map) Parcels# 201476, 201477, and 201478
Proposed Zoning	South Point Peninsula Overlay District (SPPO-D -Base zoning remains)
Existing Zoning	General Residential (GR-D)/ Traditional Neighborhood District (TN-D)
Project Intent	Place the overlay zone on subject properties for consistency with the adopted Comprehensive Land Use Plan
Applicant	City of Belmont, PO Box 431, Belmont, NC 28012
Property Owner	Carolina Centers, LLC c/o Crescent Resources LLC 227 West Trade St, STE 1000, Charlotte, NC 28202
Project Planner	Shelley DeHart, AICP sdehart@cityofbelmont.org or 704 901-2065

What is a Zoning Map Amendment?
The zoning district for a property designates the type of uses permitted on a property (i.e. residential, commercial, industrial, etc.) and certain development standards. An overlay zone is a zoning district applied over one or more previously established zoning districts establishing additional or stricter standards and criteria for covered properties in addition to those of underlying districts.

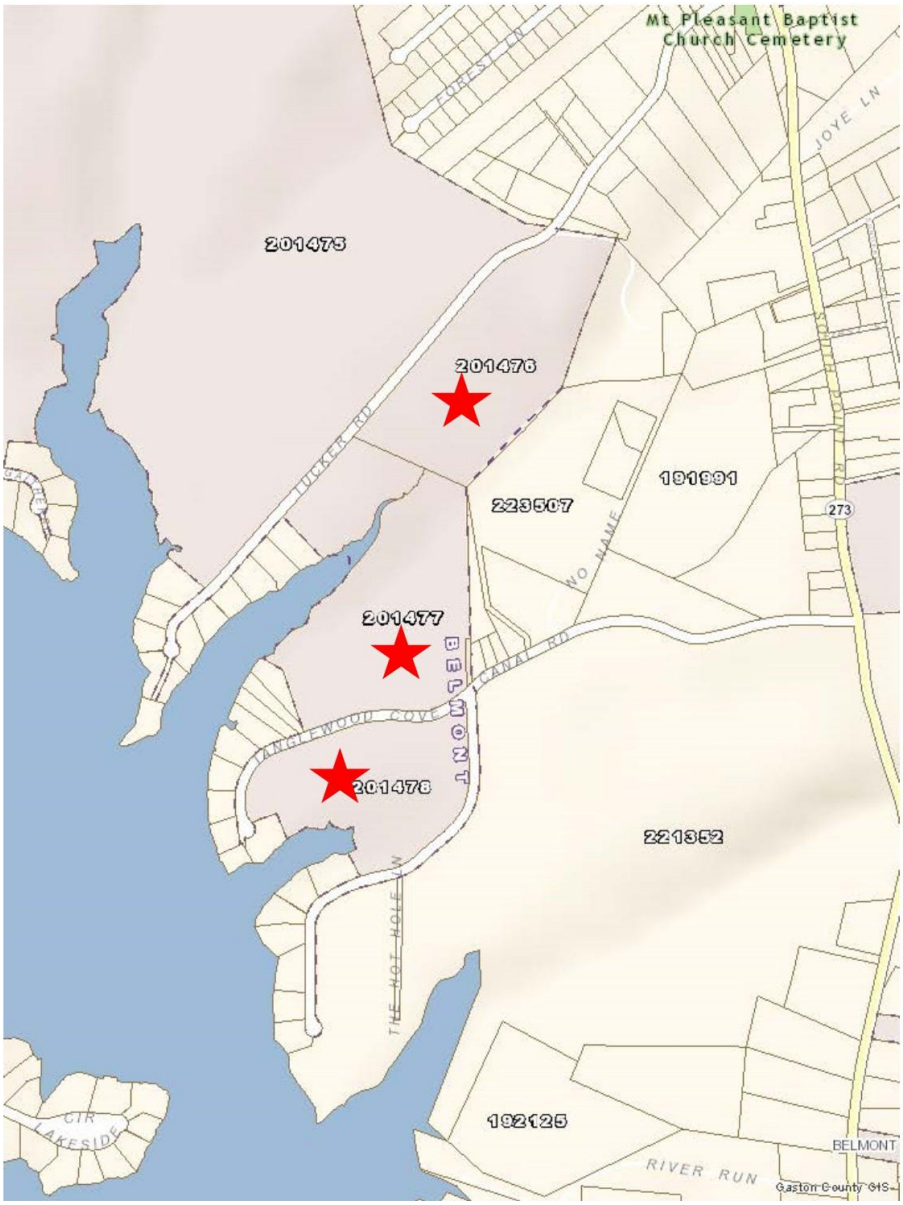
A zoning map amendment is the process to change the zoning district for a property from one district to another district. The Belmont Planning and Zoning Board reviews zoning map amendment applications and provides a recommendation to the Belmont City Council who makes the final decision in a public hearing.

Thursday, October 13, 2016

The documentation on the proposed changes is available for viewing from 8:00 am until 5:00 pm, Monday – Friday at the Belmont Planning Department located at 37 N. Main Street, Belmont. The proposed site plan associated with this project is provided on the backside of this notice.

South Point Peninsula Overlay District is intended to implement Belmont's Comprehensive Land Use Plan dated 2007 which established densities between 1 to 3-du/acre. This overlay would establish by right the minimum lot size, setbacks, and dimensional requirements listed below. Any exceptions to these requirements may be considered through a Conditional Zoning District.

Minimum lot size: 15,000 sq. ft.
Minimum lot width: 90-feet
Setbacks:
Front 30-feet
Side 12-feet
Rear 30-feet



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