



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

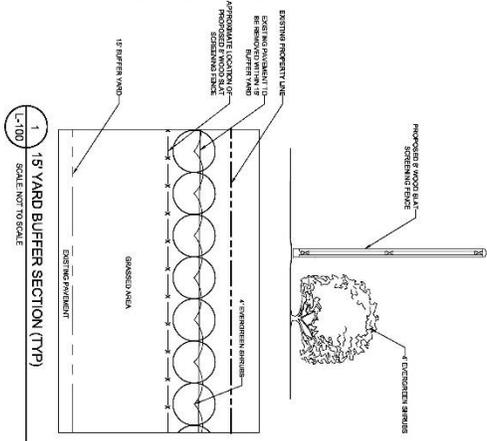
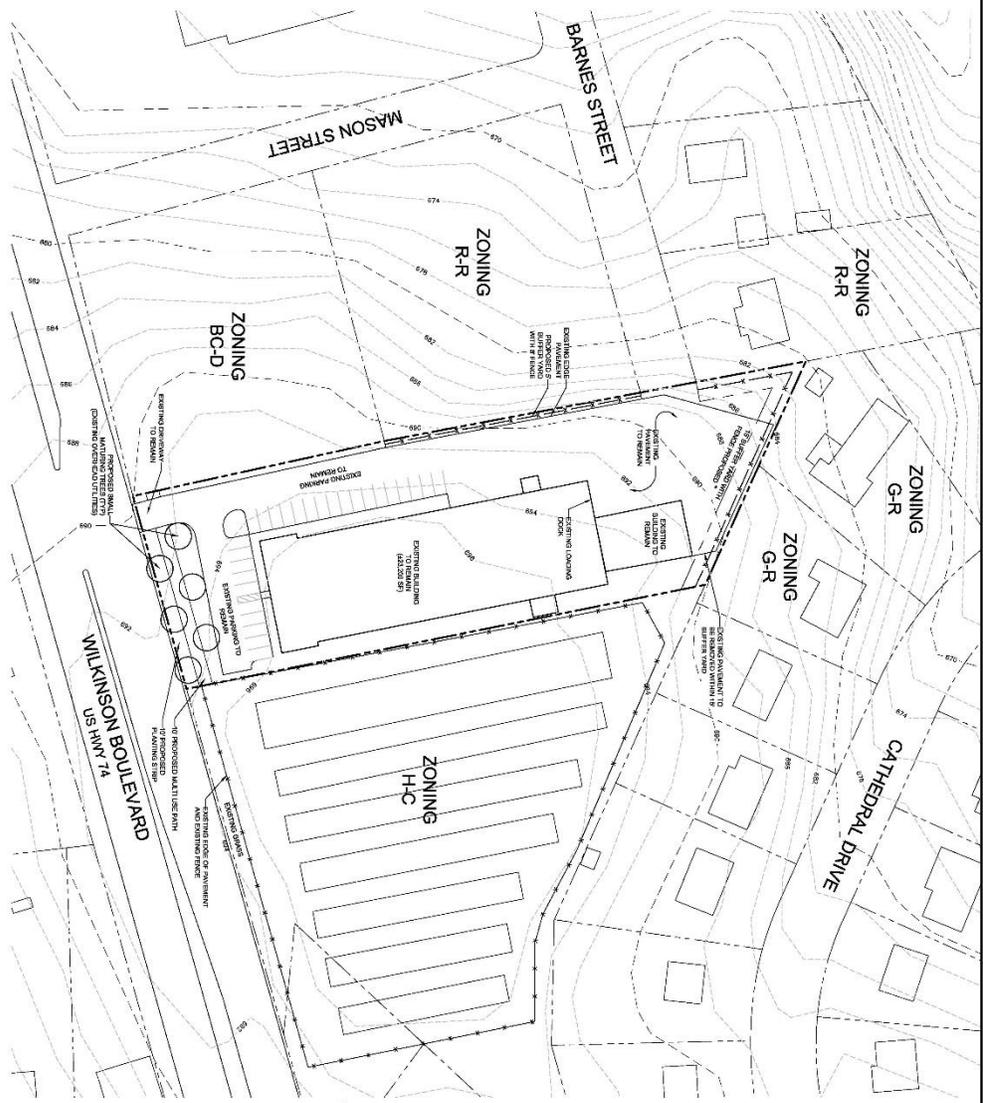
## Planning & Zoning Projects

The Planning and Zoning Board has received an application for the project listed below. For more information about the project and meeting dates contact the project planner.

<b>Project Number: ZA2019.01 Dellinger property</b>		<b>Date Submitted: 1/3/2019</b>
<b>Project Request</b>	A request to establish a conditional zoning district on 1.62 acres to allow relief from certain zoning provisions for operation of a rental fleet auto service business not open to the general public. Applicant is seeking relief from specific zoning regulations including lot frontage (lot width of 200 ft. is required, subject property is 150 ft. wide) and lot size requirements (2 acres is required, subject property is 1.62 acres), and buffer width (30 ft. required, 15 feet proposed with fence and landscape plantings).	
<b>Subject Property Location</b>	6213 Wilkinson Blvd.; Parcel ID #185785	
<b>Proposed Zoning</b>	Highway Commercial-Highway Corridor Overlay conditional zoning district (HC-HCO/CD)	
<b>Existing Zoning</b>	Highway Commercial-Highway Corridor Overlay (HC-HCO)	
<b>Project Intent</b>	To approve a zoning district with conditions of approval in conjunction with a site specific development plan for operation of a wholesale rental fleet auto service business.	
<b>Applicant or Agent</b>	David Stophel, 1921 Freedom Drive, Charlotte, NC 28208	
<b>Property Owner</b>	Larry Dellinger	
<b>Project Planner</b>	Melissa Lockamy; <a href="mailto:mlockamy@cityofbelmont.org">mlockamy@cityofbelmont.org</a> ; (704) 901-2079	
<b>Planning Board Meeting Date</b>	1/24/2019	
<b>City Council Meeting Date</b>	TBD	
<b>Project Status</b>	Scheduled For Planning Board	

What is a Conditional Zoning Map Amendment or Conditional Rezoning? 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. 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 who makes the final decision in a public hearing.

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.



**SITE DATA:**

TAX MAP ID:	18073
EXISTING ZONING:	R-1B NC
PROPOSED ZONING:	H-C (CONDITIONAL DENSITY)
PROPOSED USE:	ALTERNATE SINGLE-FAMILY RESIDENCE
MIN. LOT AREA (ACRES):	0.02
MIN. LOT AREA (SQ. FT.):	3,024
MIN. FRONT YARD SETBACK:	20' MIN.
MIN. SIDE YARD SETBACK:	5' MIN.
MIN. REAR YARD SETBACK:	5' MIN.
MIN. BUFFER ZONE REQUIRED:	20' MIN. (ADJACENT TO RESIDENTIAL)
PROPOSED BUFFER ZONE:	15' BUFFER ZONE (SQUARE FEET: 8,250)

PROPOSED ZONING VARIANCE REQUESTS (SEE SHEET 02 FOR RECORD):  
 1. MINIMUM LOT WIDTH VARIANCE (EXISTING: 20 FEET (LOT RECORD), PROPOSED: 15 FEET)  
 2. MINIMUM FRONT YARD SETBACK VARIANCE (EXISTING: 20 FEET (RECORDED), PROPOSED: 15 FEET)  
 3. EXISTING CONDITIONAL ZONING (EXISTING: R-1B NC, PROPOSED: H-C)  
 4. EXISTING BUFFER ZONE (EXISTING: 20' BUFFER ZONE, PROPOSED: 15' BUFFER ZONE)

This Plan is a Preliminary Design for Informational Construction

0 47' 80' 160'

SCALE: 1"=40'

DATE: 1/14/19

PROJECT NUMBER: 18094

SHEET NUMBER: L-100

**6213 WILKINSON BLVD SITE CONDITIONAL ZONING PETITION**  
 R.E.D. LLC 4  
 BELMONT, NC

**Schematic Site Plan**

**Professional Seals:**  
 - North Carolina Professional Engineer Seal (No. 957)  
 - North Carolina Professional Land Surveyor Seal (No. C-25)

**Project Information:**  
 Project Manager: MDL  
 Design By: AHM  
 Checked By: MDL  
 Date: 1/14/19  
 Project Number: 18094  
 Sheet Number: L-100

**Landworks Design Group, PA**  
 CREATING SPACES TO LIVE, WORK AND PLAY  
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