

Belmont Comprehensive Plan Update

JUNE 25, 2024



OUR BELMONT

WEAVING OUR COMMUNITY'S
FUTURE, ONE THREAD AT A TIME



Welcome to our recap presentation!

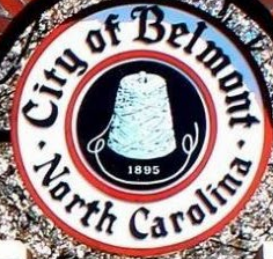


We are so glad that you are here. Here's how you can continue to participate:

- Attended meetings like these.
- Fill out our survey.
- Visit the project website



Who's in the room?



Your team:



Juan Mullerat - Plusurbia



Dylan Gehring - Plusurbia



Michael Dunning - MEND



Joe Eisenberg - CFCP



Tiffany Faro - Belmont Planning



Alison Alexander - Withers Ravenel



Nat Heyward - Kimley Horn



Jessica Feltrin - Plusurbia





The Unifying Part of a Combined Effort

Comprehensive Plan Update

Plusurbia/MEND/CFCP

Multimodal Plan

Kimley-Horn

Infrastructure Study

Withers Ravenel

Unified Vision
for Belmont



This
is
your
plan!





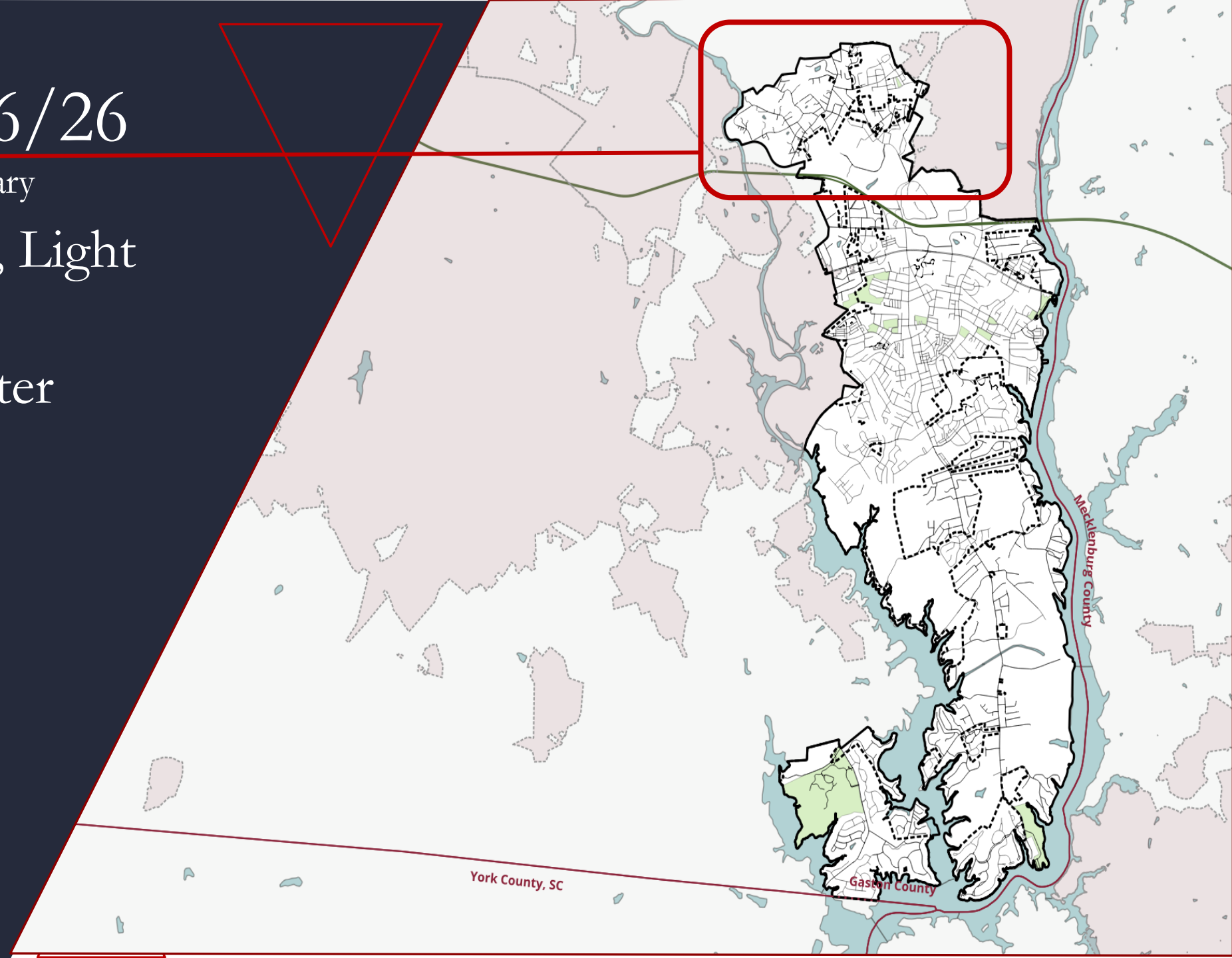
Workshop Schedule

- **June 25 – Recap Presentation, Q&A - CityWorks**
 - 6-8pm
- **June 26 – North Belmont Area Workshop (WS) - North Belmont Elementary**
 - 11am-1pm; 5-7pm
- **June 27 – Central Belmont WS - TechWorks**
 - 11am-1pm; 5-7pm
- **June 28 – Southern Belmont WS - Daniel Stowe**
 - 11am-1pm; 5-7pm
- **June 29 – Closing Presentation – CityWorks**
 - 11am-2pm

Northern – 6/26

North Belmont Elementary

Focus on Land Use, Light
Rail, Industrial/
Neighborhood Center
Growth



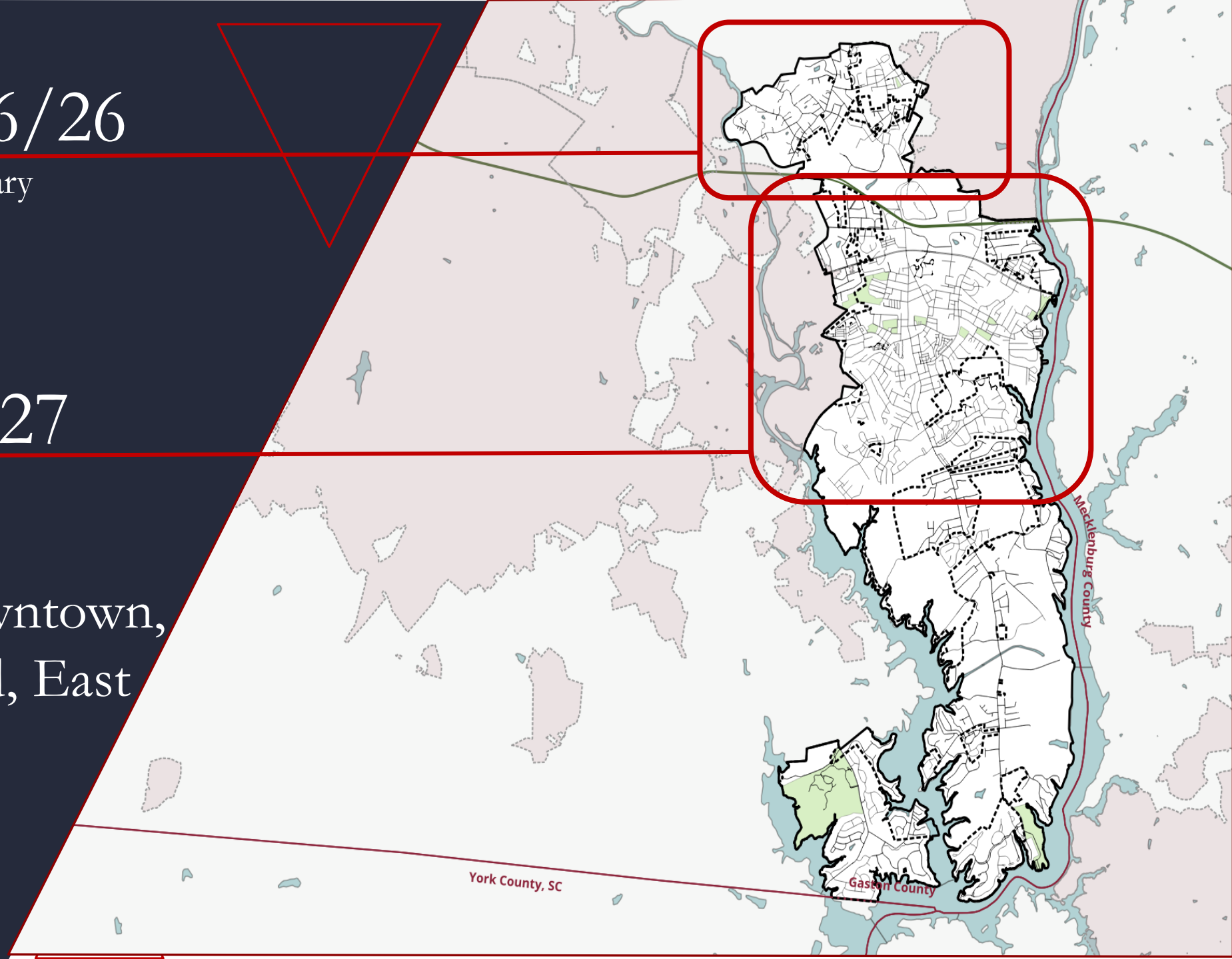
Northern – 6/26

North Belmont Elementary

Central – 6/27

Gaston Tech Works

Focus on Housing,
Gentrification, Downtown,
Reid Neighborhood, East
Belmont.



Northern – 6/26

North Belmont Elementary

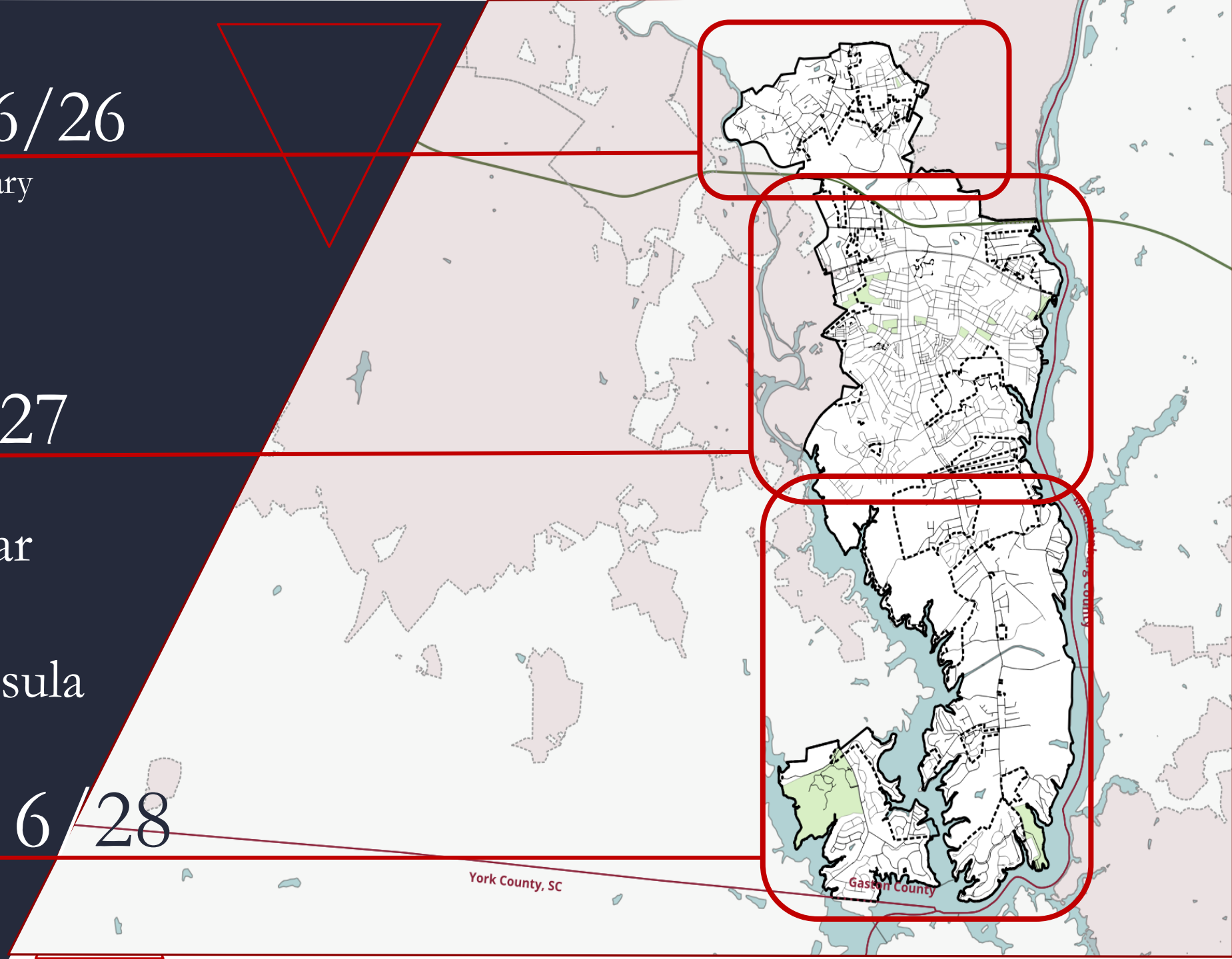
Central – 6/27

Gaston Tech Works

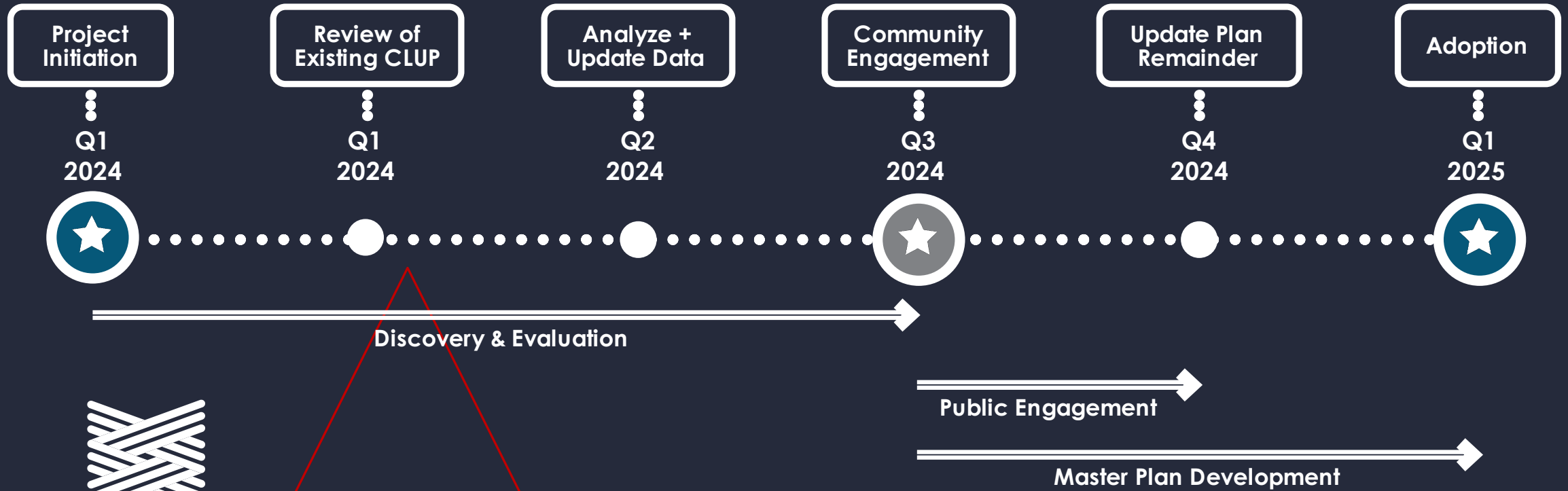
Focuses on Vehicular
Traffic/ Mobility,
Sustainability, Peninsula
Development

Southern – 6/28

Stowe Gardens



TIMELINE



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Time to hear
from you:



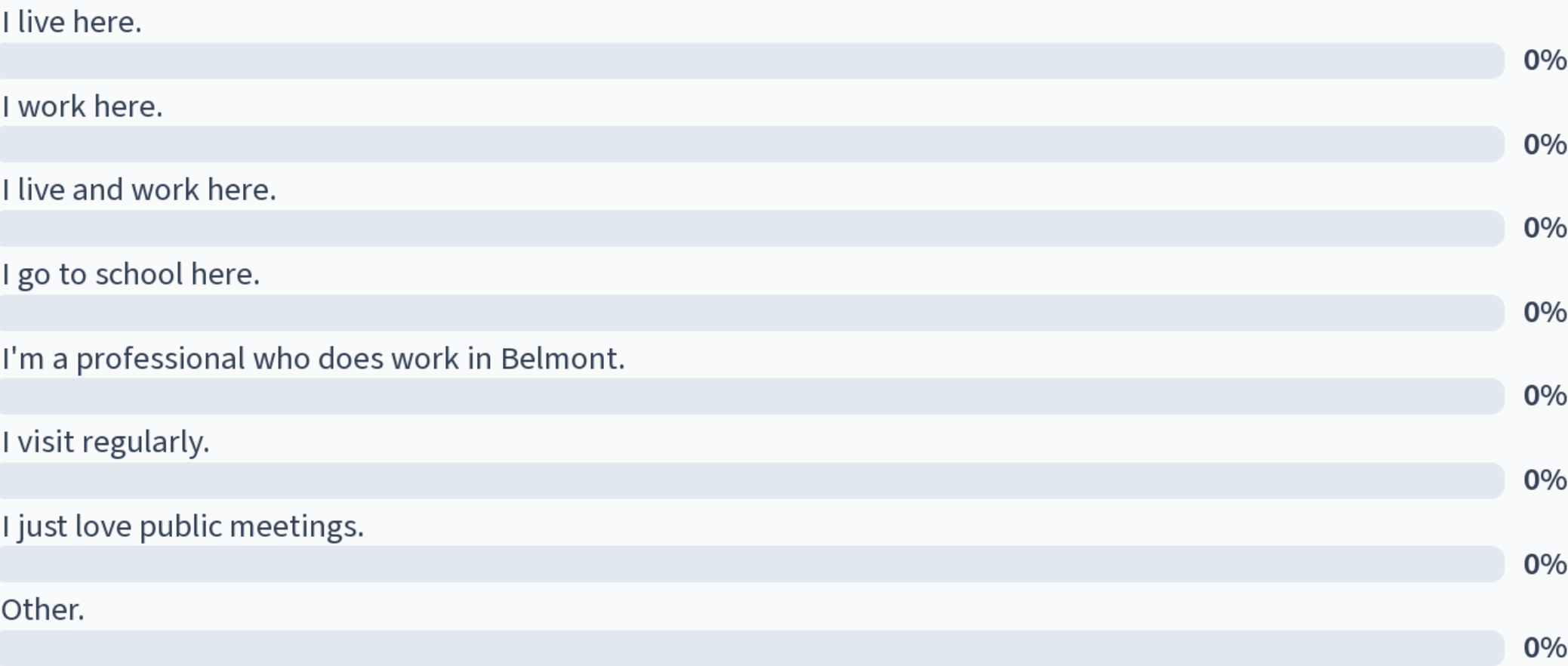
Web: go to pollEv.com
and enter “pud305”



Message “pud305”
to 22333



How are you associated with Belmont?



What pops into your head when you think about Belmont?

Nobody has responded yet.

Hang tight! Responses are coming in.

Have you heard of the comprehensive plan before this meeting?

Yes, I've read it cover to cover.

0%

Yes, I've read some but not all of it.

0%

Yes, but I haven't read it yet.

0%

No, I came here today to learn about it.

0%

Were you here for the Comprehensive Plan update in 2018?

Yes, I participated in that process.

0%

Yes, but I did not participate in that process.

0%

No, I was not here for that process.

0%

Which of these other plans are you aware of?

(A) (2023) Pedestrian Plan Update

0%

(B) (2020) Rocky Branch Park Concept Plan

0%

(C) (2020) 2045 Metropolitan Transportation Plan

0%

(D) (2019) Parks and Recreation Master Plan

0%

(E) (2015) Build a Better Boulevard Plan

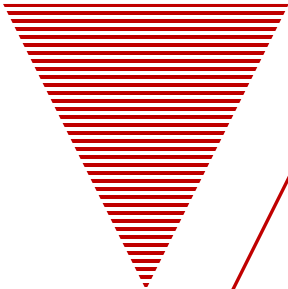
0%

(F) (2013) Belmont Bicycle Master Plan

0%

(G) (2009) Carolina Thread Trail Master Plan

0%



Our Town **Belmont**

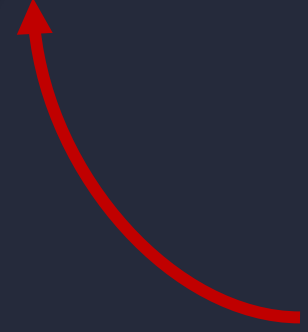
Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

What is a
Comprehensive
Plan?

It's this!





Why might we update a Comprehensive Plan?

- Something in Belmont has changed (Population change, economic shifts, updated housing preferences, etc.)
- Something nearby has changed (Disaster preparedness, large multijurisdictional transit project, etc.)
- Something in the world has changed (New technology, public health concerns, etc.)
- New legal requirements.
- Our preferences have changed.



Why do we do
this?



Why do we do
this?



G.S. 160D-501

Why do we do
this?

A comprehensive plan
sets forth goals, policies,
and programs intended to
guide the present and future
physical, social, and economic
development of the jurisdiction.

G.S. 160D-501





Our Town **Belmont**

Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- Chapter 1 – Summary
- Chapter 2 – Introduction
- Chapter 3 – Past and Present
- Chapter 4 – Belmont Vision
- Chapter 5 – Belmont Future
- Chapter 6 – Getting There





Our Town **Belmont**

Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- **Chapter 1 – Summary**

A thumbnail sketch of the core elements of this plan.





Our Town **Belmont**

Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- **Chapter 2 – Introduction**

An overview of what the Plan is, what it contains, how it was created, and how to use it.





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Comprehensive Blueprint for Our Town

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Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- **Chapter 3 – Belmont's Past and Present**

A summary of demographic and economic data, the natural environment, land use patterns and regulations, and town character.





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Comprehensive Blueprint for Our Town

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Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- **Chapter 4 – Belmont’s Vision and Direction**

Detail about the foundation of the Plan contained within the vision statement, guiding principles, and goals.





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Comprehensive Blueprint for Our

CITY HALL

Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

- **Chapter 5 – Belmont's Future**

Detail about future land use, infrastructure, parks and open space for the Planning Area, planning districts, and small area plans.





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Adopted 4/2/18

The Comprehensive Plan has 6 Chapters:

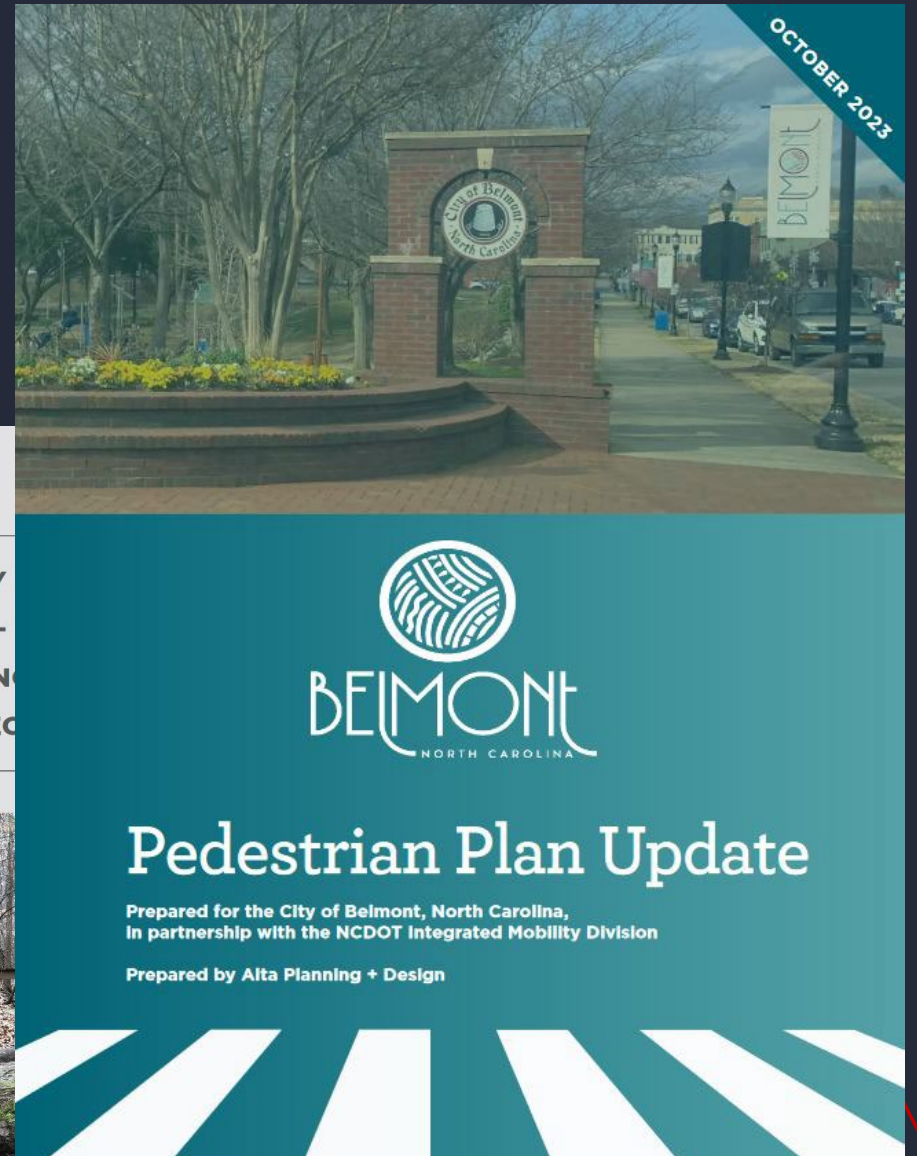
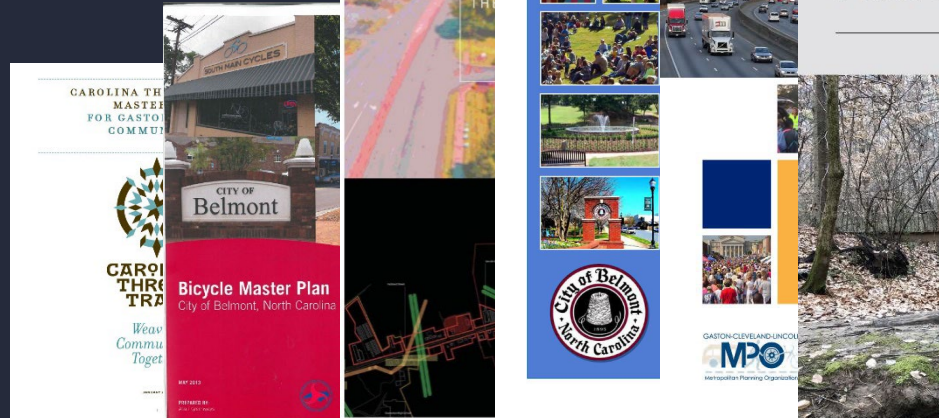
- **Chapter 6 – Getting there**

Information about how the Plan will be implemented including a detailed implementation matrix for strategic actions and projects necessary to make the vision a reality.



Other Plans:

2023 - Pedestrian Plan Update



Other Plans:

2020 - Rocky Branch Park Concept Plan



ROCKY BRANCH PARK - TRAIL ENHANCEMENT PROJECT

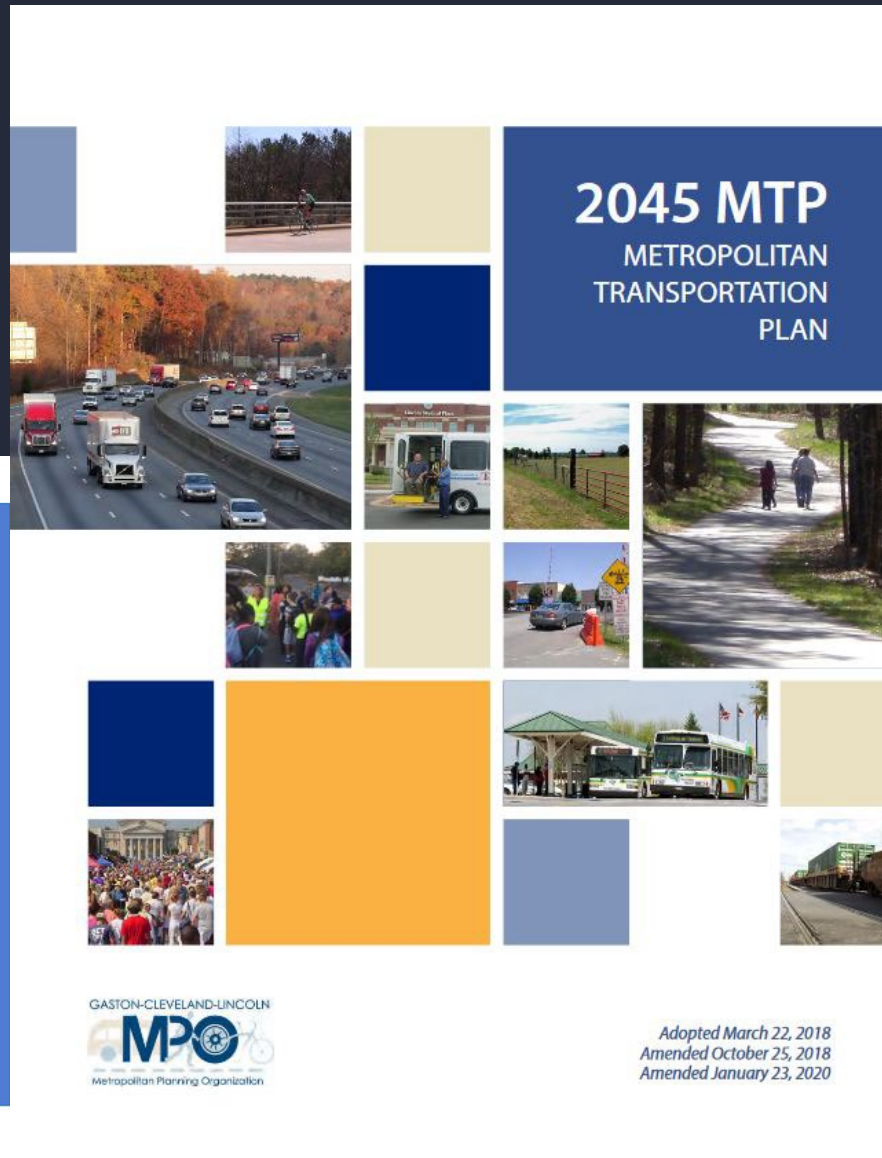
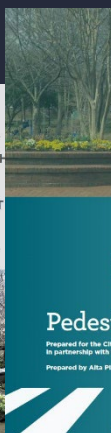
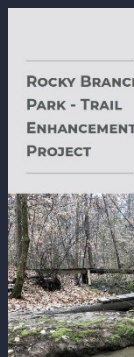


Prepared For:
Rocky Branch Trail Committee
Tarheel Trail Blazers
City of Belmont

Prepared By:
Craig Brickser, MSP
Community Trail Design, LLC

Other Plans:

2020 - 2045 Metropolitan Transit Plan



GASTON-CLEVELAND-LINCOLN
MPO
Metropolitan Planning Organization

Adopted March 22, 2018
Amended October 25, 2018
Amended January 23, 2020

Other Plans:

2019 – Parks and Rec Master Plan



FINAL REPORT

EXECUTIVE SUMMARY REPORT

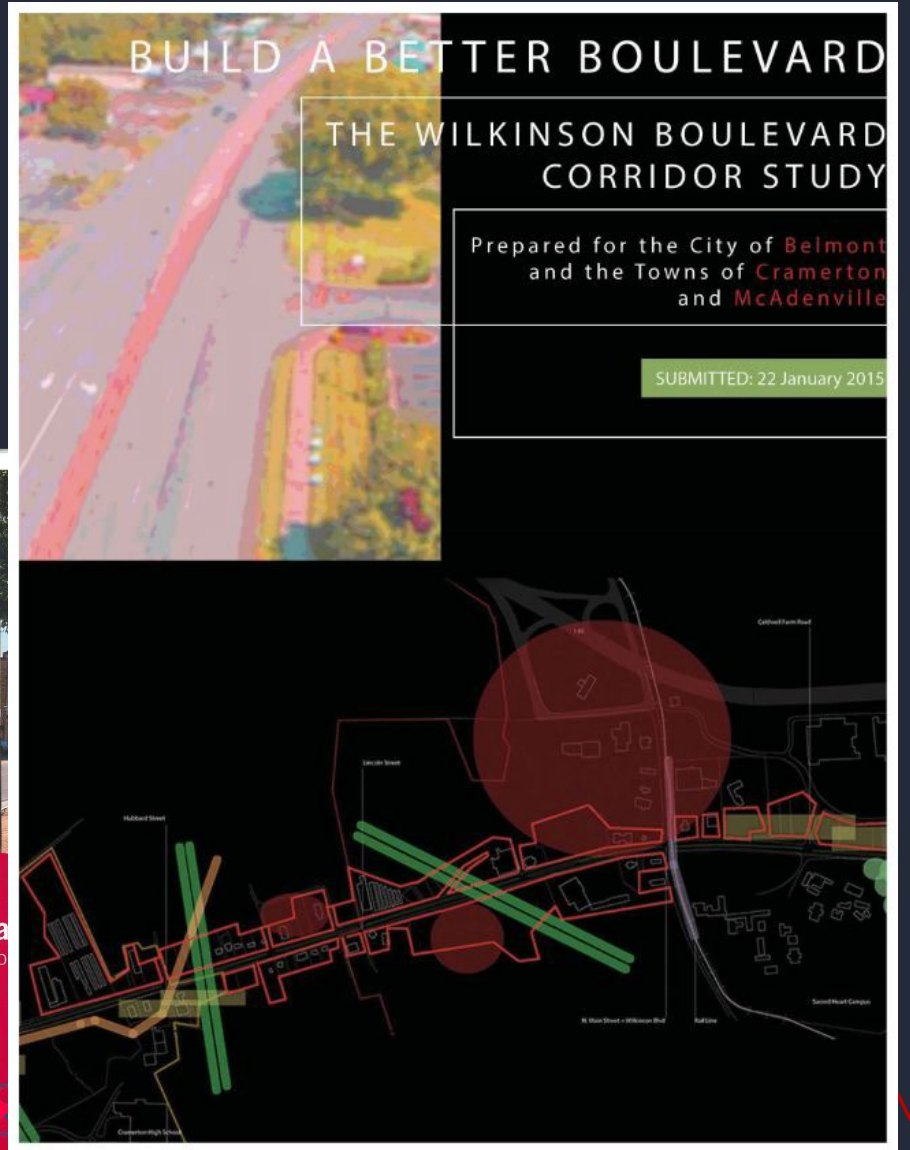
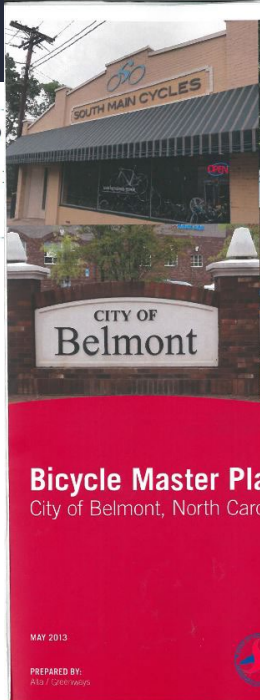
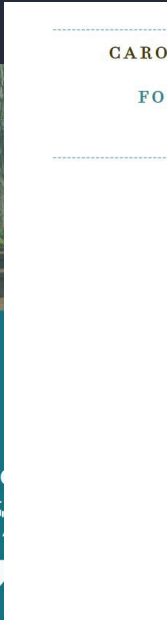
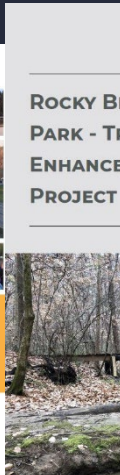
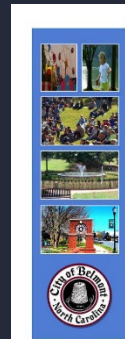
BELMONT 2019 PARKS & RECREATION COMPREHENSIVE MASTER PLAN

(Update Through Year 2029)

JULY 2019

Other Plans:

2015 – Build a Better Boulevard Plan



Other Plans:

2013 – Belmont Bicycle Master Plan



Other Plans:

2009 – Carolina Thread Trail Master Plan



CAROLINA THREAD TRAIL MASTER PLAN FOR GASTON COUNTY COMMUNITIES



CAROLINA THREAD TRAIL

*Weaving
Communities
Together*

JANUARY 2009



What's in a Comprehensive Plan?

POLICY



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FUTURE, ONE THREAD AT A TIME





Comprehensive Plan Goals:



Land Use



Economy



Mobility



Community Character



Parks and Recreation



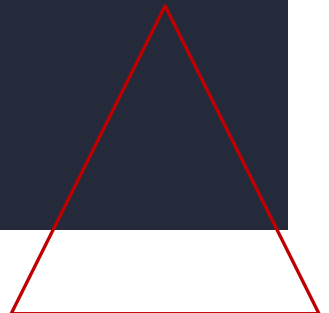
Infrastructure



Environment



Intergovernmental Relations



What's in a Comprehensive Plan?



Land Use

To ensure a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in housing, shopping, mobility, services, and recreation.

Land use imbalances can lead to economic fragility and a threatened tax base. Land use is also a critical component of our character and is a determinant of how healthy and vibrant Belmont is as a city.



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What's in a Comprehensive Plan?



Economy

To foster a vibrant economy with a diversified tax base that balances residential growth with employment and commerce.

Belmont has an opportunity to be the region's most desirable city for entrepreneurs, small industry, technology-based businesses and the arts community. Interstate 85 and Wilkinson Boulevard provide space for commercial growth, and the City has successfully created a vibrant downtown environment. The quality of life in Belmont, with reasonable housing prices, growing recreational resources, and a destination downtown, makes it a desirable place for both commercial and new residential development.



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What's in a Comprehensive Plan?



Mobility

To provide choice in how citizens and visitors move around Belmont.

Mobility options are needed to ensure that all citizens, whether young or old, fully functional or impaired, rich or poor, have the ability to transport themselves to critical services, food outlets, employment, institutions, and places of recreation. Multi-modal communities also encourage healthy activity, create more interesting places, and better support densities needed for vibrant communities.



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What's in a Comprehensive Plan?



Community Character

To protect and enhance the character of Belmont by building on our heritage, protecting historic resources, embracing surrounding rivers and lakes, improving community appearance, and promoting social and economic diversity.

Belmont isn't just an address. It's a place with a strong sense of character, and our character is what sets us apart in the region. It is possible to embrace many different types of neighborhoods, housing types, commercial choices, industry, institutions, and services while maintaining and deepening those elements of our character that make us special. We can enhance our character by identifying, building on, and using our assets.



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What's in a Comprehensive Plan?



Parks and Recreation

To ensure a range of park and recreational opportunities for all citizens.

Quality parks and recreational opportunities are not optional if Belmont wants to maintain and grow its reputation as a livable city. They are essential elements of a healthy, vibrant community and connect our citizens to each other and the City in ways few other types of land uses can.



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What's in a Comprehensive Plan?



Infrastructure

To ensure high quality, efficient, and effective infrastructure throughout Belmont.

Without reliable infrastructure Belmont cannot sustain itself or grow in ways that support our economy, our character, or our environment. Aligning growth and land uses with infrastructure maintenance and expansion plans will help ensure Belmont's continued appeal as a place to live and grow a business.



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What's in a Comprehensive Plan?



Environment

To protect the natural environmental of Belmont as a critical public asset.

A high-quality natural environment is essential to Belmont's character and livability. Whether the issue is water quality, tree canopy, habitat, or healthy air, Belmont's citizens and the future of our city depend on our success at protecting our natural resources.



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What's in a Comprehensive Plan?



Intergovernmental Relations

To partner with surrounding jurisdictions, state agencies, utilities and other non-local entities to promote the interests of Belmont's citizens, and to ensure the ongoing success and quality of life within the greater Charlotte metropolitan region.

Belmont does not exist in isolation. The City impacts and is impacted by the jurisdictions that intersect it, surround it, and lie within the greater Charlotte metropolitan area. Belmont residents depend on access to jobs, retail, entertainment, and services available within the region. The health and success of our city depend on a healthy, successful region. We must work with other jurisdictions to ensure a bright future.



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What's in a Comprehensive Plan?



Land Use



Economy



Mobility



Community Character



Parks and Recreation



Infrastructure



Environment



Intergovernmental Relations

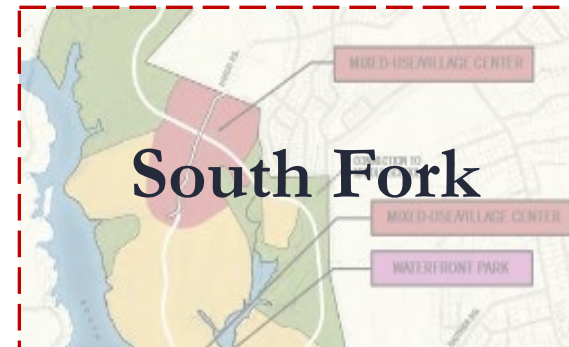




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Small Area Plans

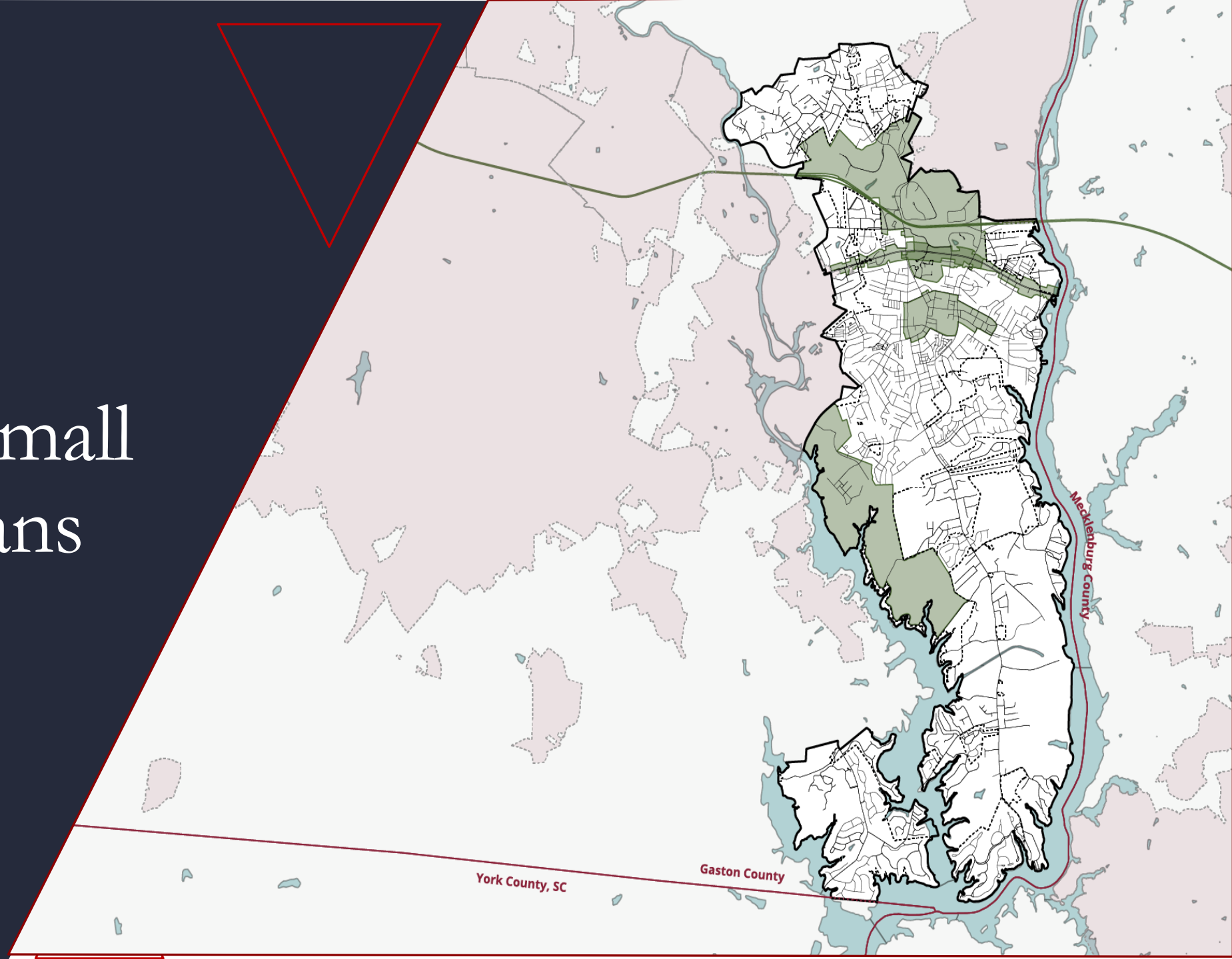


Map of Small Area Plans



OUR BELMONT

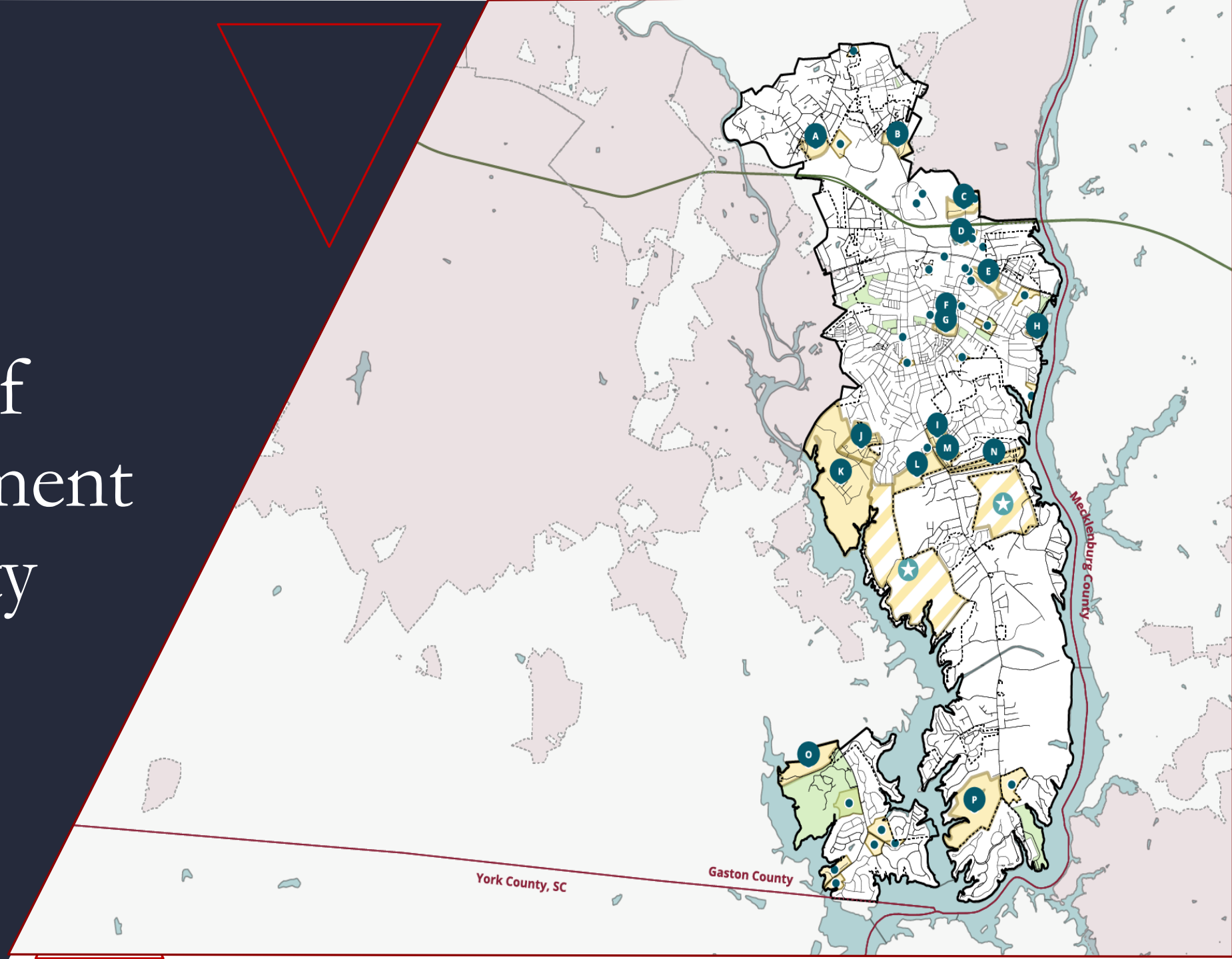
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Map of Development Activity



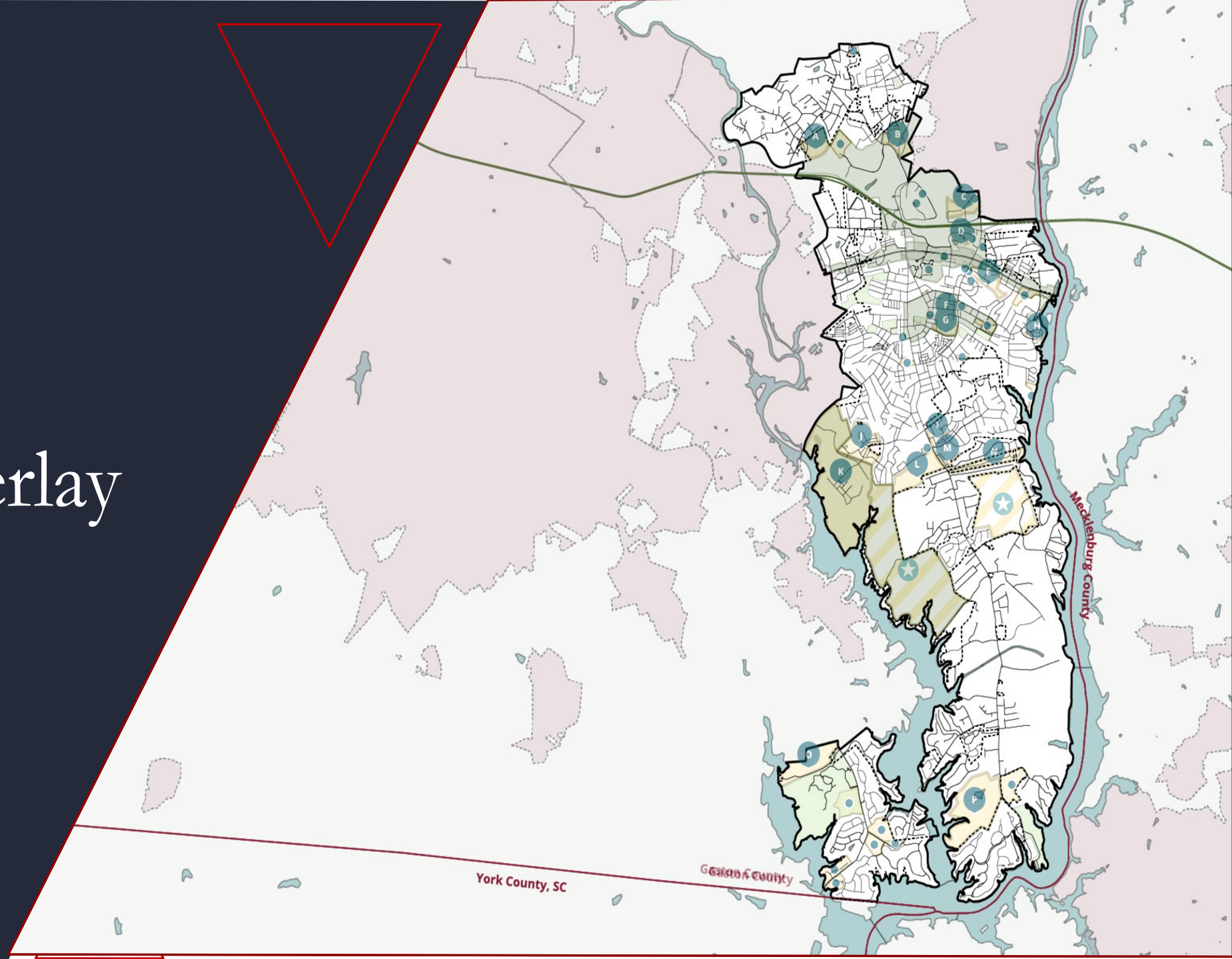
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Map Overlay



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What we learned this
time and last time:

- The Comprehensive Plan is full of good stuff, but it is challenging to effectively use.

Clear

- Most people aren't aware of the Comprehensive Plan.

Concise

- There are topics that aren't addressed in the Comprehensive Plan that are important to you!

Complete



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The Best
Comprehensive
Plans are:
Clear
Concise
Complete





Clear

From Chapter 3 of the
Comprehensive Plan:

“There is some support for
expanding the **National Register**
District [in Downtown].”



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Clear

Current Organization:

Goal – Big and Bold

Action – Small and Specific




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FUTURE, ONE THREAD AT A TIME

Clear

Goal – Big and Bold



WHAT ARE
BELMONT'S
GREATEST
OPPORTUNITIES?

Action – Small and Specific



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Clear

Goal – Big and Bold

Policy – Explains the
rationale for how we are
making the decisions we
make.

Program – Small and Specific



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Clear

Goal – To ensure a range of park and recreational opportunities for all citizens.

Policy?

Program – More Monkey Bars



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Concise

USDA Shipping Point and Market
Inspection Instructions for Cabbage

7000 words

Declaration of Independence

1300 words



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Our Town **Belmont**

Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

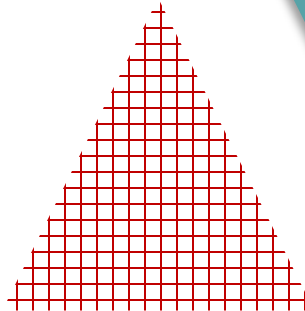
Remember
this?

It's 250
pages!

Concise

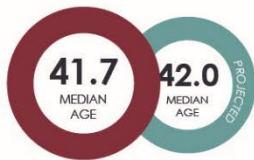
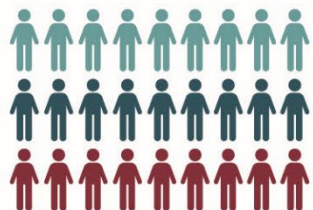
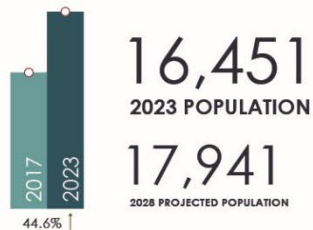


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Concise

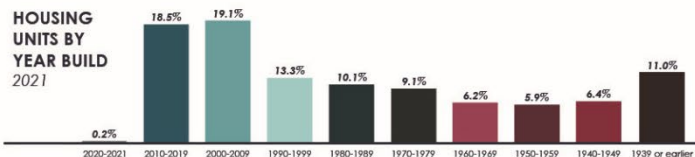
BELMONT TODAY



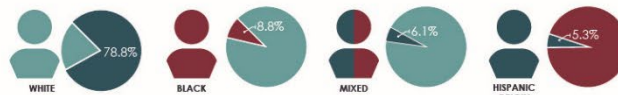
\$291,368
MEDIAN HOME VALUE
OWNER OCCUPIED

5.5%
VACANT HOUSING UNITS
2021

The primary cause of vacant housing in Belmont is seasonal vacation homes and 'Other.' Vacant housing that falls into the 'Other' category includes homes that do not fit neatly into the other categories surveyed.



RACE COMPOSITION



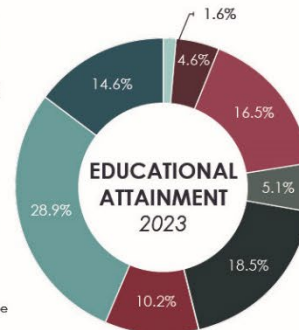
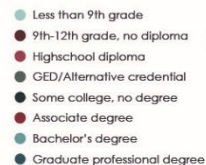
Since 2017, Belmont's rate of population growth has far outpaced the county and the state.

Belmont accounts for roughly 7% of Gaston County's population.

Belmont is aging faster than North Carolina - the city's median age has increased from 38.4 to 41.7.

Belmont both exports and imports jobs. Only 337 residents live and work within the city.

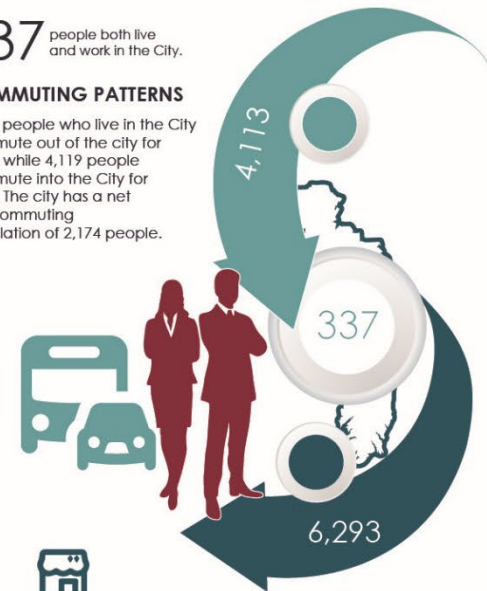
\$79,741
2023 MEDIAN HOUSEHOLD INCOME



337 people both live and work in the City.

COMMUTING PATTERNS

6,293 people who live in the City commute out of the city for work, while 4,119 people commute into the City for work. The city has a net out-commuting population of 2,174 people.



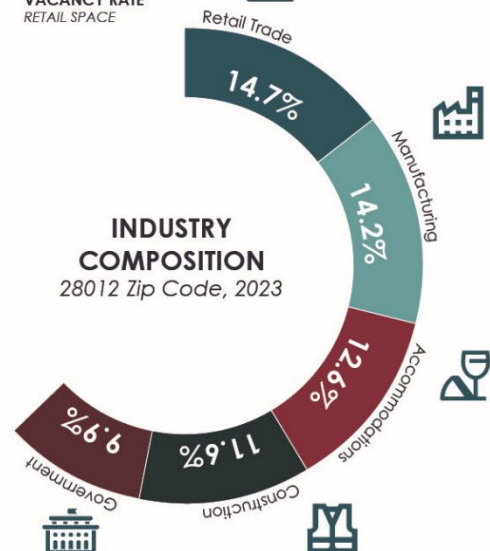
72.7%
OF HOUSING UNITS
SINGLE-DETACHED HOMES

\$1,507
MULTI-FAMILY
UNIT RENT

Belmont has the highest percentages of housing built between 2010 to 2019, and the highest percentage of housing built in 1940 or earlier. The latter point is noteworthy because older housing is more likely to have hazardous materials, such as lead and asbestos, and to be more vulnerable to severe weather events. Additionally, it is noteworthy that the percentage of homes being built in Belmont dropped significantly between 1940 and 1979. In the 1980's, the number of housing units began to increase significantly through 2021.



0.4%
VACANCY RATE
RETAIL SPACE



234.7%
Increases in construction jobs (2013-2023)

The largest industry sector is Retail Trade, accounting for 1,402 jobs, or approximately 14.7% of total jobs within the geography. Manufacturing is the second largest, employing 1,349, and Accommodation and Food Services is third, employing 1,201.

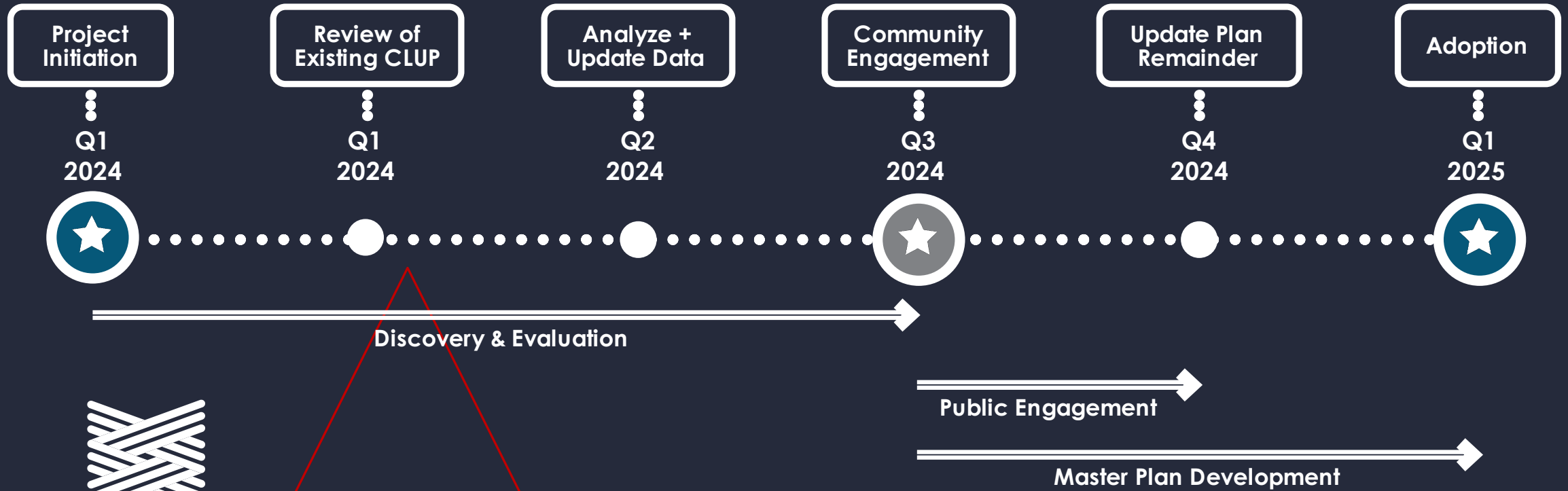
Complete

- Lake and river access.
- Summer activities for kids (Splash pad).
- Consider sustainability in decision-making.
- More healthy food options and health/wellness focus.
- Downtown parking.
- More monkey bars.
- Bridge digital divide.

WHERE DO YOU THINK THESE TYPES OF HOUSING BELONG IN BELMONT?



TIMELINE



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Time to hear
from you:



Web: go to pollEv.com
and enter “pud305”



Message “pud305”
to 22333



Based on what you learned today, which of the current Comprehensive Plan's goals is most important to you?



Which Comprehensive Plan goal seems the least successful in Belmont?

Land Use

0%

Economy

0%

Mobility

0%

Community Character

0%

Parks and Recreation

0%

Infrastructure

0%

Environment

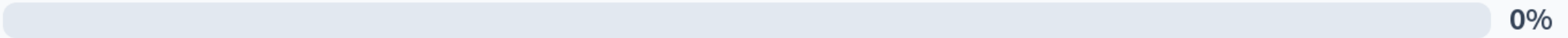
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Intergovernmental Relations

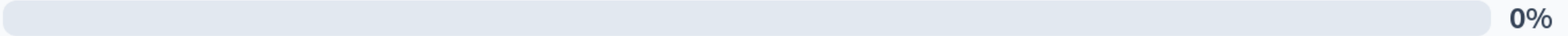
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Which Comprehensive Plan goal seems to be the easiest to improve?

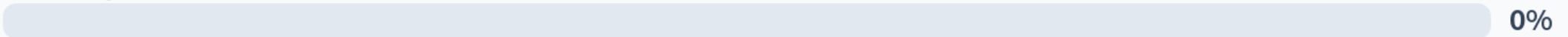
Land Use



Economy



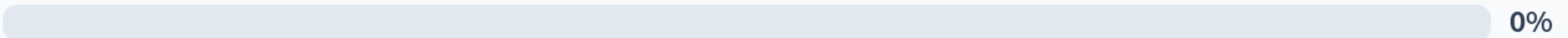
Mobility



Community Character



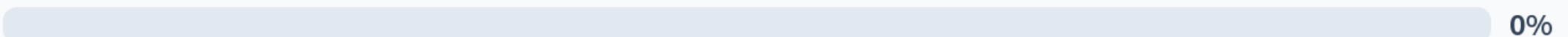
Parks and Recreation



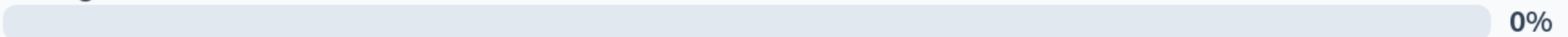
Infrastructure



Environment



Intergovernmental Relations

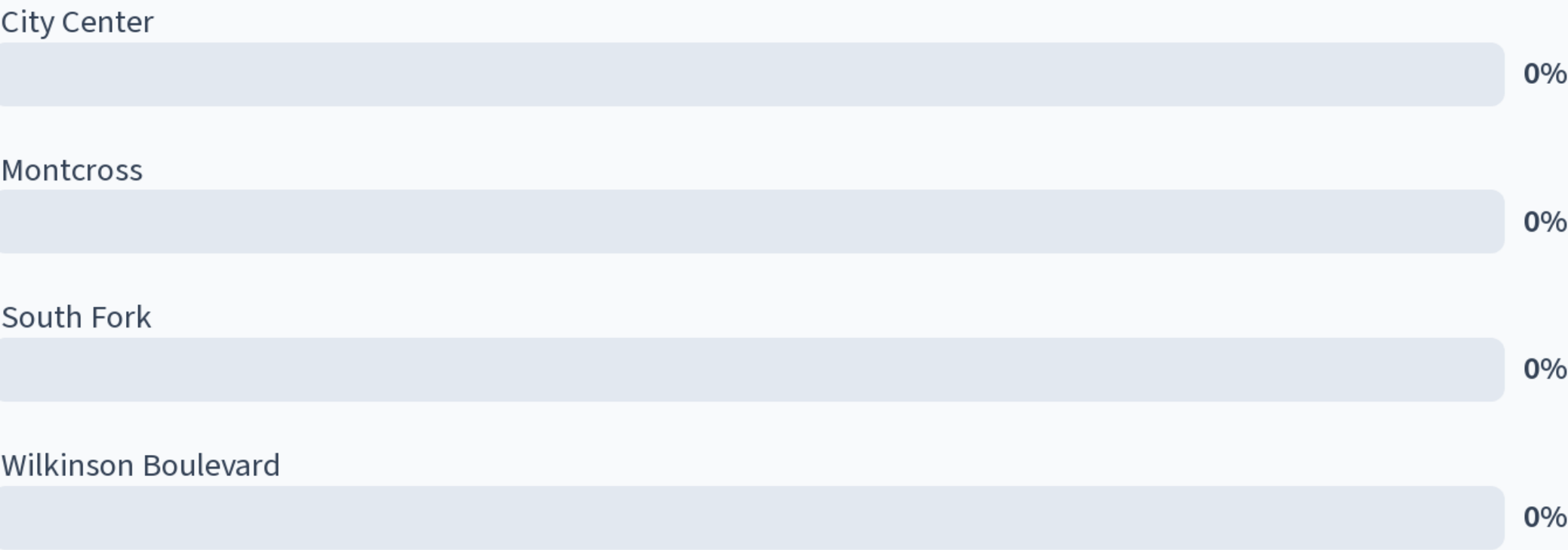


What do you think is not covered in the Comprehensive Plan, but should be?

Nobody has responded yet.

Hang tight! Responses are coming in.

Which of the Small Area Plans are you aware of?



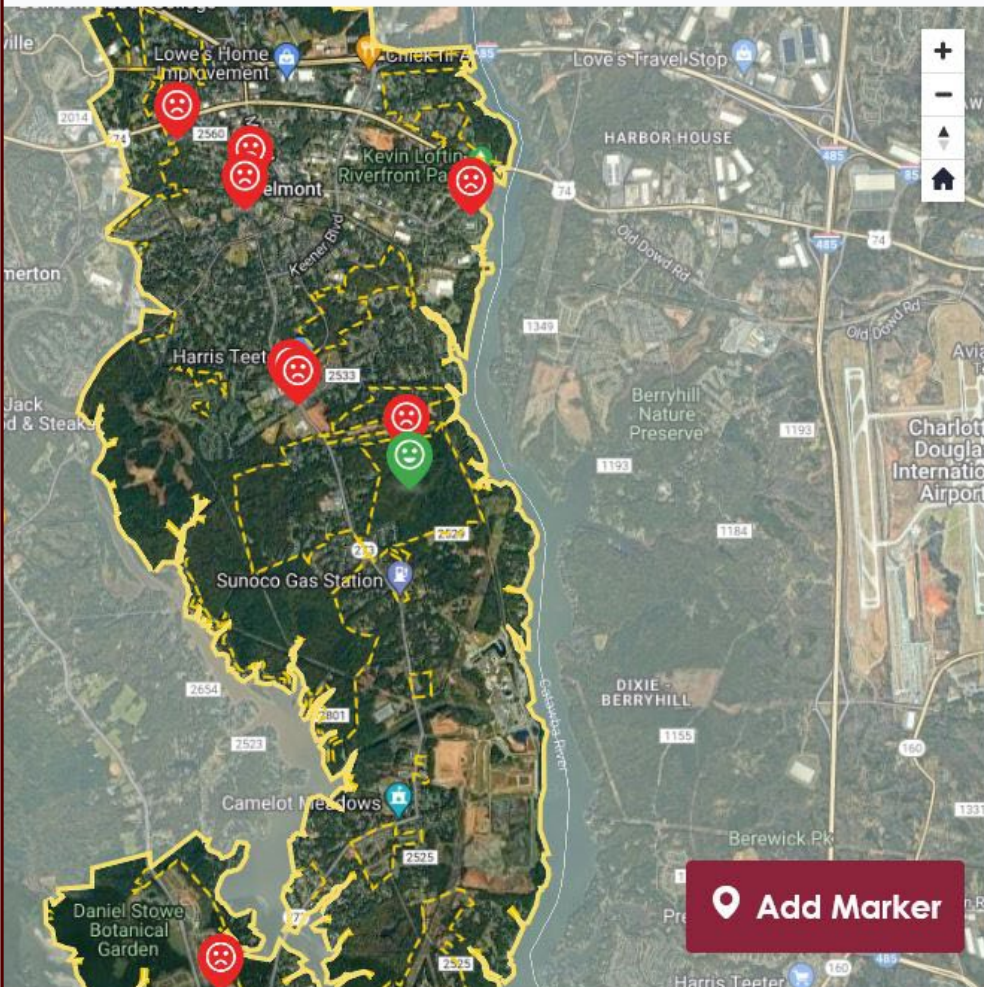
Thoughts on the Map!

better expressed with a map. Whether you love something in Belmont or it needs a comment on the location!

so far

Enter an address

Locations



• Write "Existing Conditions" plan chapter



Community Engagement

- Website and survey launch
- Attend community events
- Citywide workshops
- Character area workshops
- Small group stakeholder meetings
- Write "Vision + Goals" plan chapter



Update Plan Remainder

- Update remaining comprehensive chapters
- Draft plan released for review
- Complete final revisions



Adoption

- Final plan presented to Board and City Council

See I

Our Team



Poll.



How to stay engaged!

Project Website.





▶ Thank you! Q&A Time!

We're here today as long as needed, to ensure all of your questions are answered.

