

Belmont Comprehensive Plan Update

JUNE 29, 2024



OUR BELMONT

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



Welcome to our closing presentation!

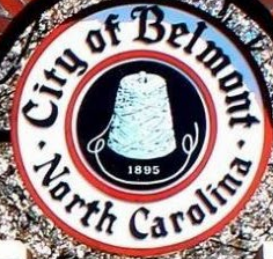


We are so glad that you are here. Here's how you can continue to participate:

- 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

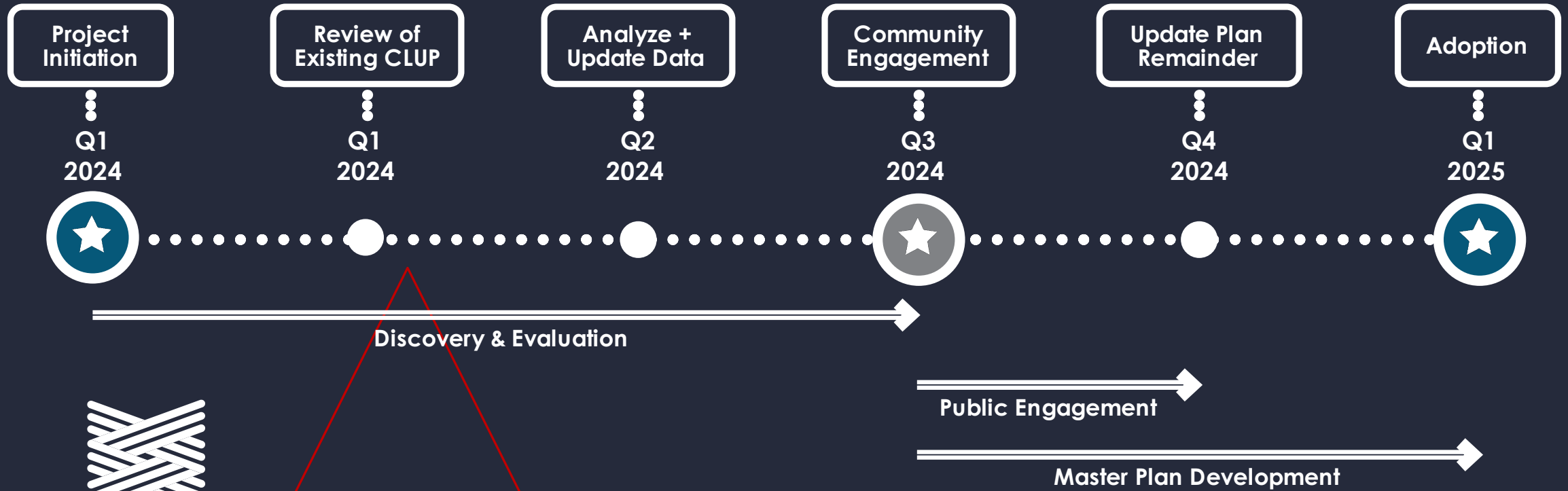
Kimley-Horn

Infrastructure Study

Withers Ravenel

Unified Vision
for Belmont

TIMELINE



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Northern – 6/26

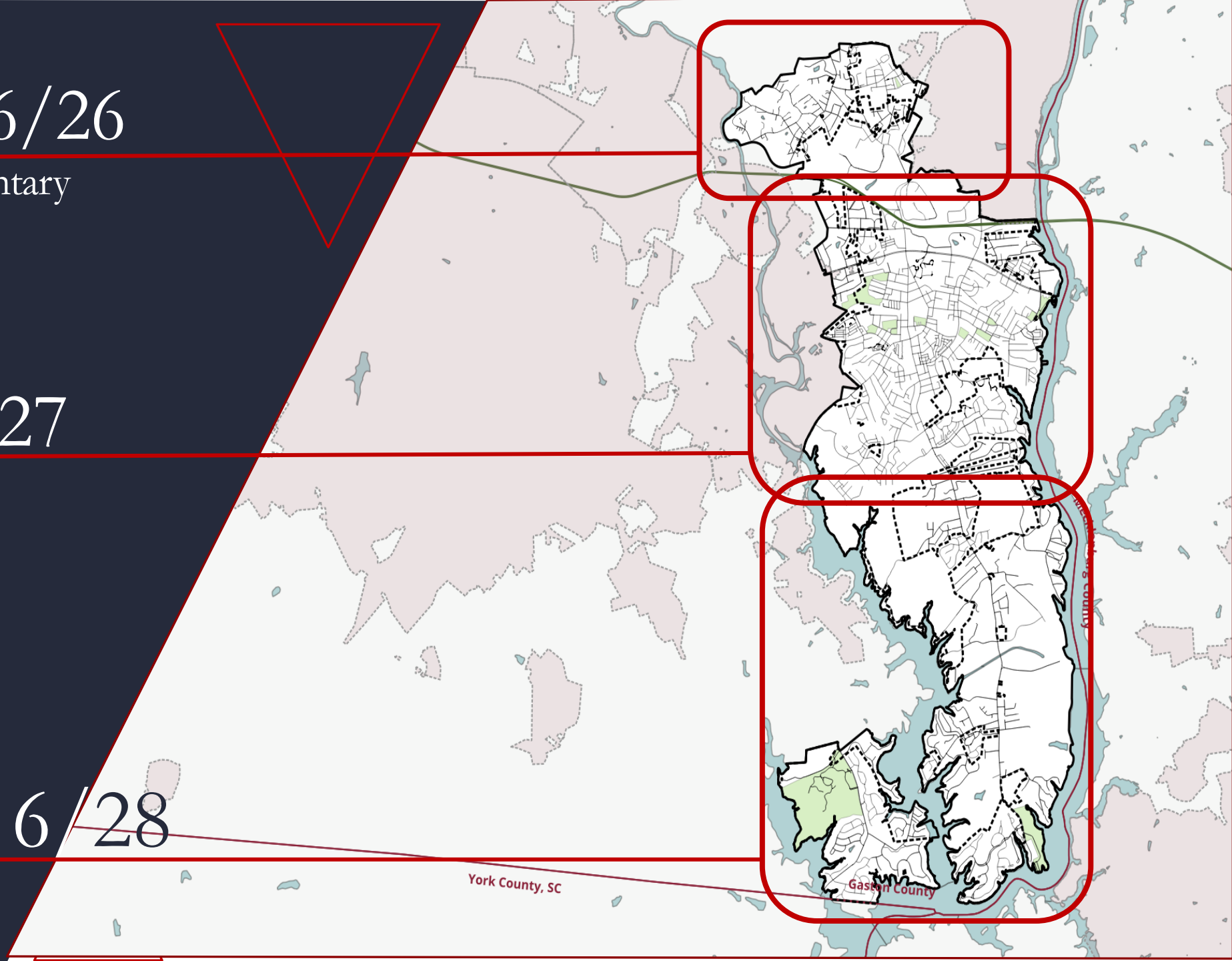
North Belmont Elementary

Central – 6/27

Gaston TechWorks

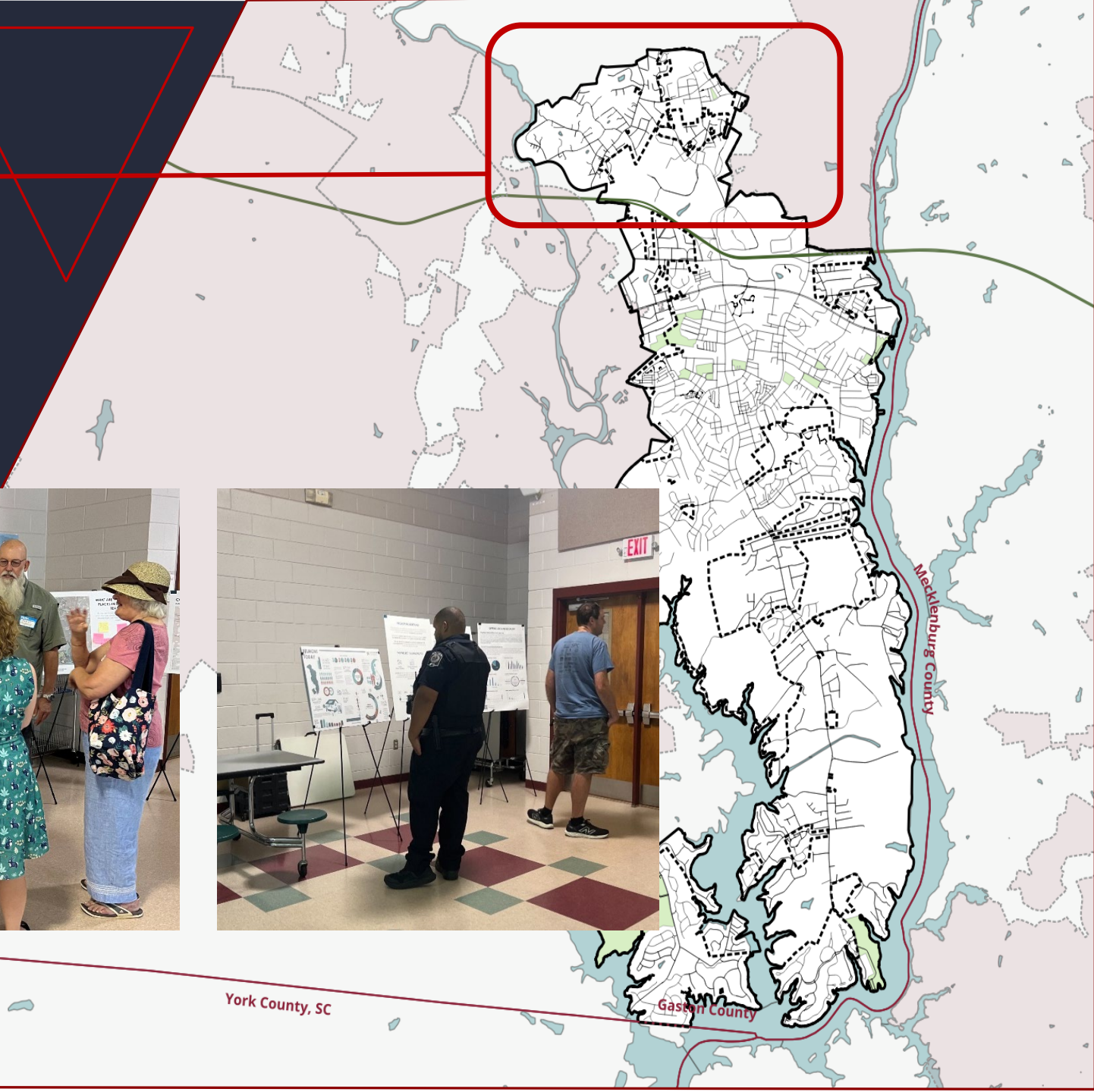
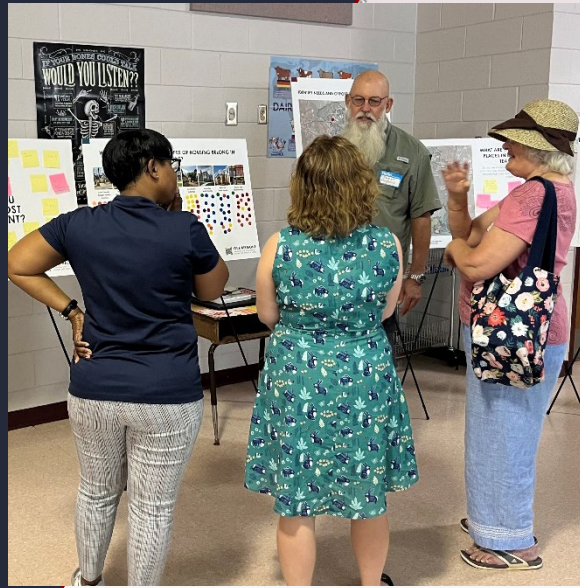
Southern – 6/28

Daniel Stowe Gardens



Northern – 6/26

North Belmont Elementary



Central – 6/27

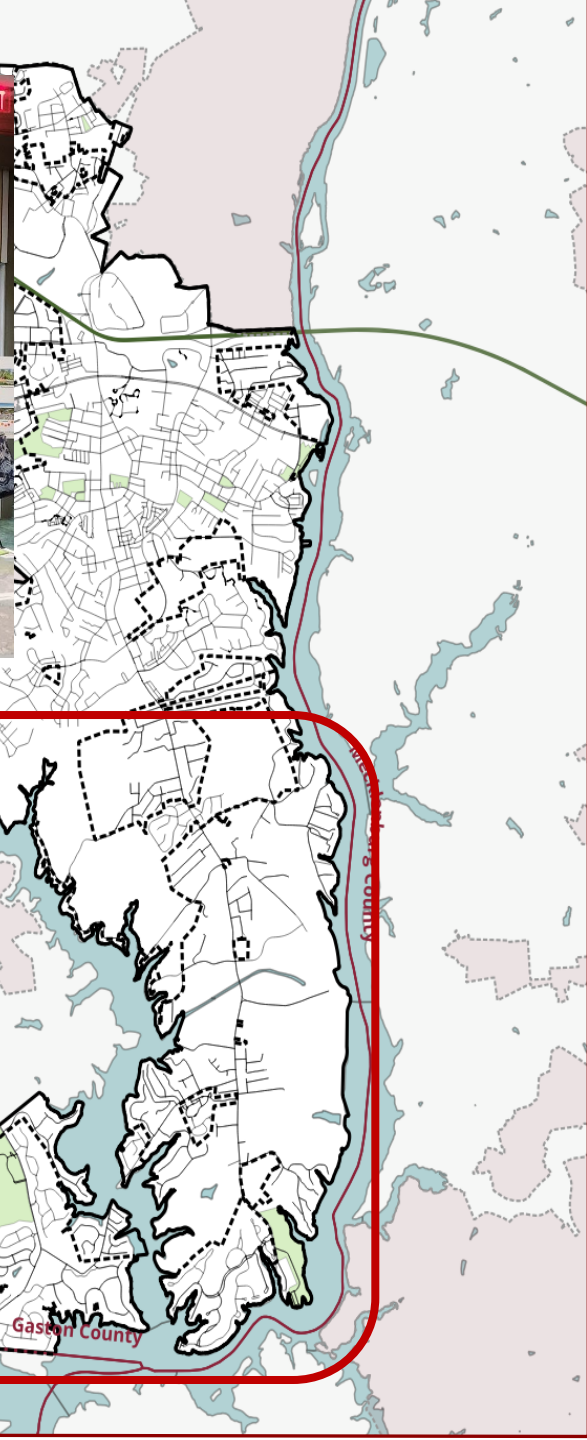
Gaston TechWorks



What are Belmont's Greatest Opportunities?



- Capitalize on **Waterfront**
- Preservation of **Character**
- **Downtown Parking Solutions**
- Cultivate **Affordable Housing**
- Redevelop **Old Middle School**
- **East Belmont Infill**
- **Stowe Site Potential**



Southern — 6/28

Daniel Stowe Gardens

York County, SC

Gascon County

What are Belmont's Greatest Opportunities?



- Prioritize **Tree Canopy**
- **Small Retail** on Peninsula
- Continued **Local Events**
- Improved **Waterfront Access**
- **Bike Connectivity** to Downtown
- Investment in **Libraries/ Schools**
- Deploy **Citywide Wifi**

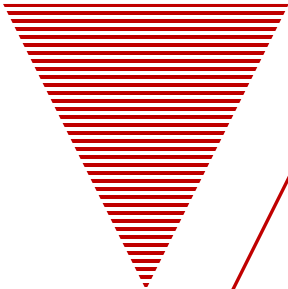


Stakeholder Consensus: “Belmont’s Opportunities”



A word cloud illustrating the consensus on Belmont's opportunities. The words are arranged in a cluster, with larger words indicating higher frequency or importance. The colors of the words are: green for 'history', 'parks', 'connectivity', and 'schools'; red for 'downtown', 'waterfront', and 'trees'; and blue for 'light rail', 'affordable housing', and 'parking'. Smaller words include 'textile history', 'small retail', 'arts', 'streetscape', 'old middle school', 'stowe site', 'preservation', 'east belmont', 'trails', 'peninsula', 'library', 'character', 'walkability', 'wifi', 'roundabouts', 'events', 'sidewalks', and 'grocery'.

history
parks
downtown
waterfront
light rail
connectivity
trees
schools
affordable housing
parking
textile history
small retail
arts
streetscape
old middle school
stowe site
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east belmont
trails
peninsula
library
character
walkability
wifi
roundabouts
events
sidewalks
grocery



Our Town **Belmont**

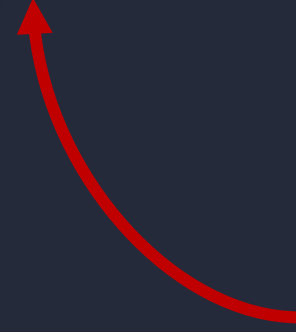
Comprehensive Blueprint for Our Town

CITY HALL

Adopted 4/2/18

What is a
Comprehensive
Plan?

It's 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





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.



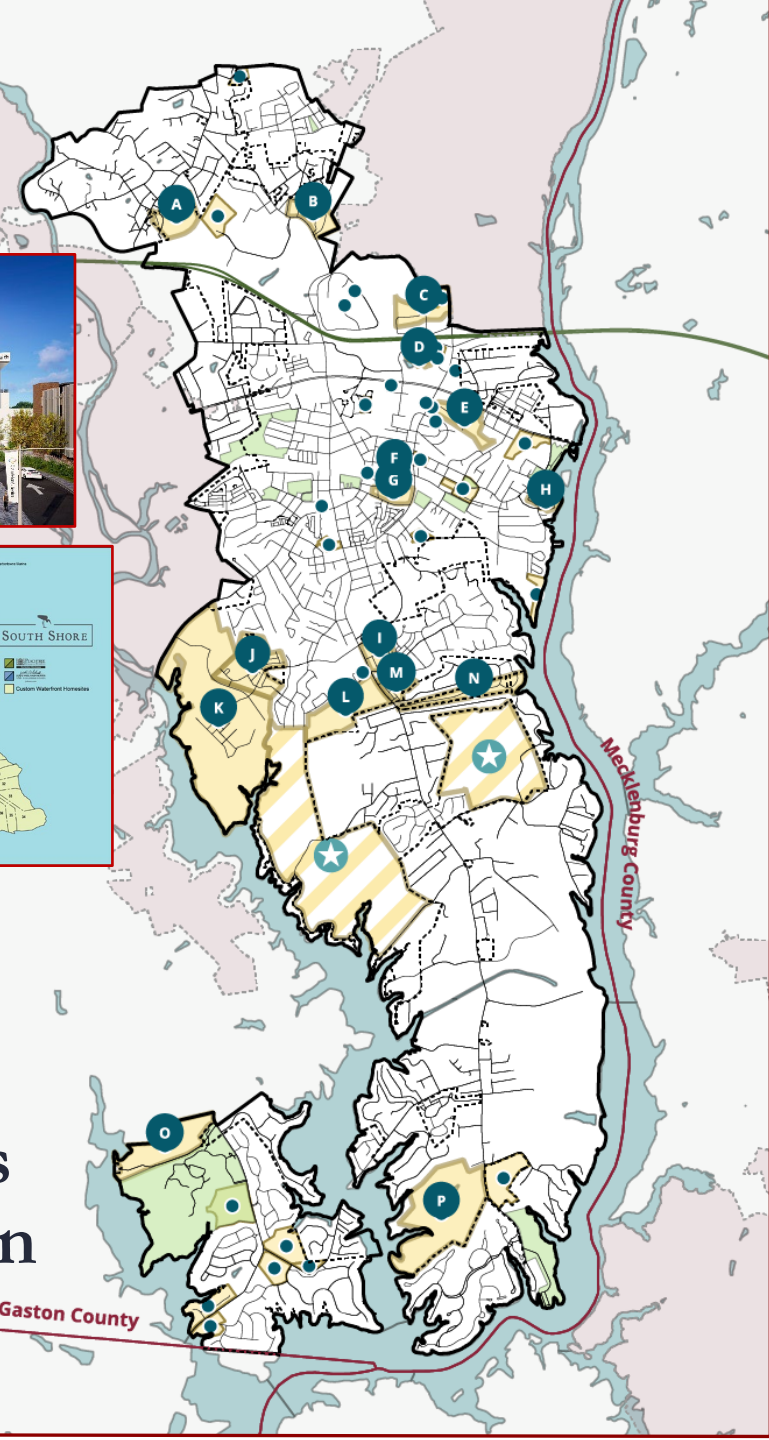
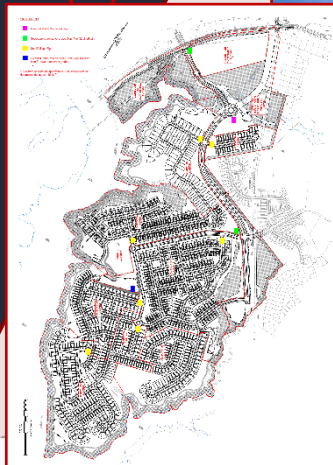
Something in
Belmont has
changed...



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FUTURE, ONE THREAD AT A TIME

**48 Development Projects
since 2018 Plan's Adoption**





Something nearby
has changed...



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Something in the
world has
changed...



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There are new
legal
requirements...

NORTH CAROLINA STATE BUILDING CODE:

RESIDENTIAL CODE



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(2015 IRC®, IMC®, IFGC® and IPC® with
North Carolina Amendments)



Our preferences have changed...



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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



Comprehensive Plan Goals:



Land Use



Economy



Mobility



Community Character



Parks and Recreation



Infrastructure



Environment



Intergovernmental Relations

Proposed New Plan Structure



Land Use



Economy



Mobility



Community Character



Parks and Recreation



Infrastructure



Environment



Intergovernmental Relations



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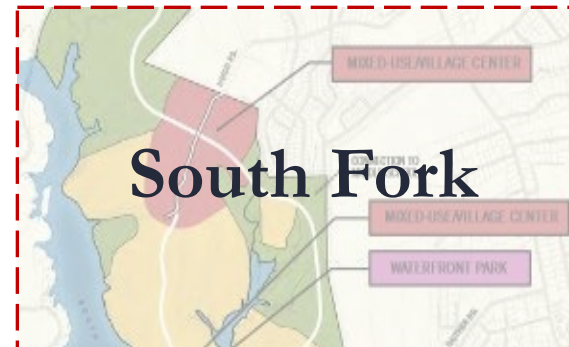
Small Area Plans



City Center



Montcross



South Fork



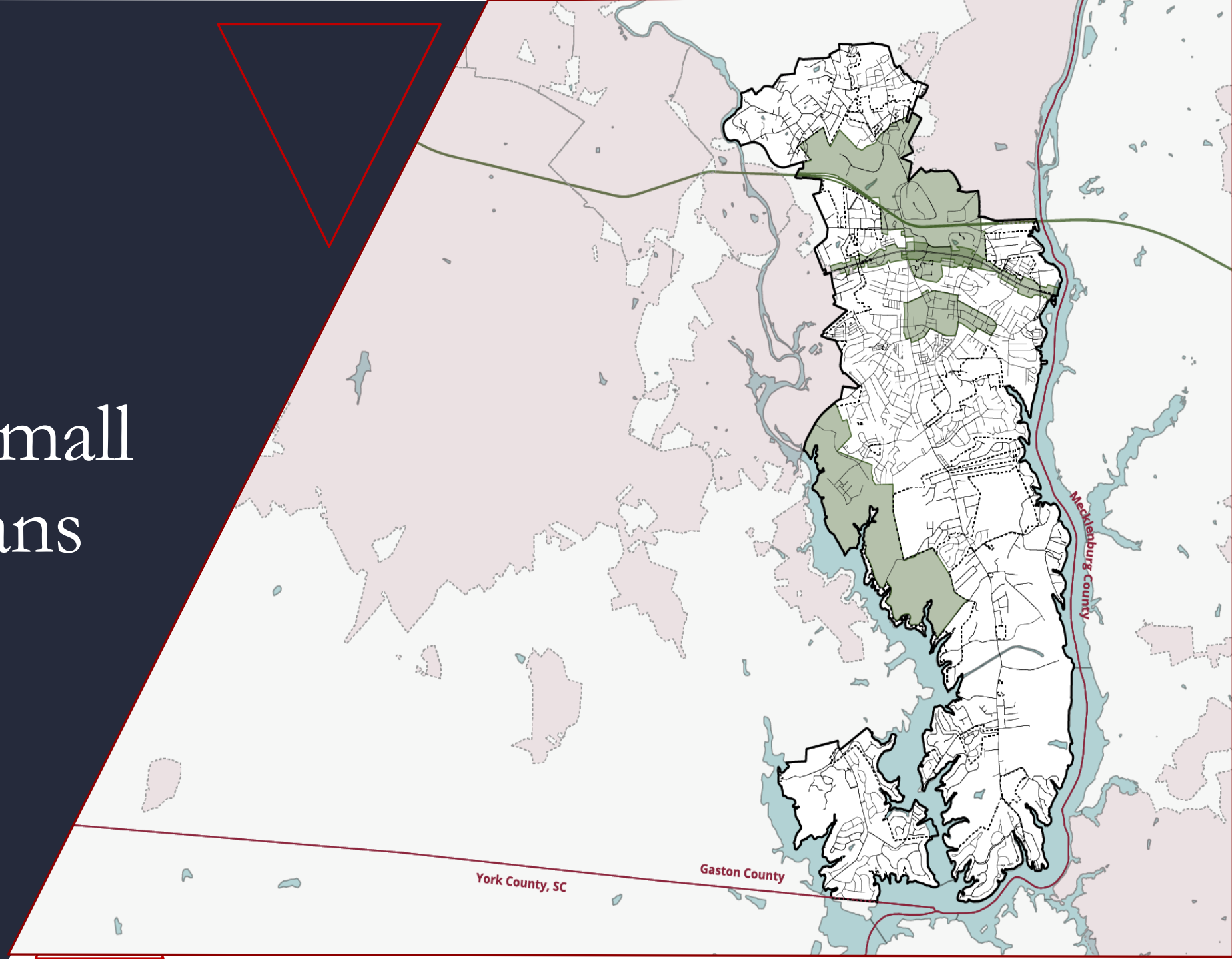
Wilkinson


Map of Small Area Plans



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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

A slope analysis was conducted... Slopes from 9% to 16%, including Udorthents soils that have been altered by excavation or covered by earthy fill material, are considered to pose low to moderate development constraints and are best suited for residential and light commercial development.





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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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





Our Town **Belmont**

Comprehensive Blueprint for Our

CITY HALL

Adopted 4/2/18

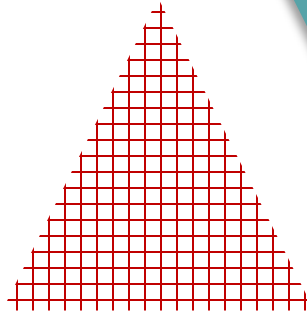
Remember
this?

It's 250
pages!

Concise

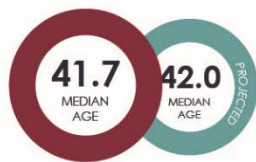
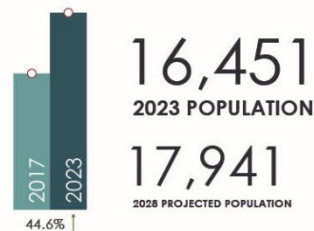


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Concise

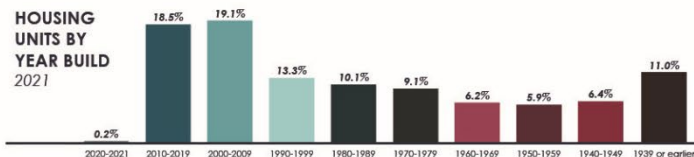
BELMONT TODAY



\$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



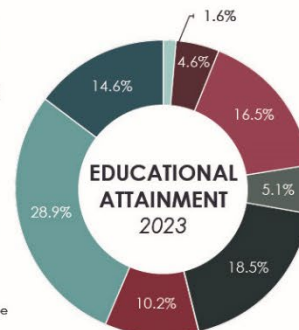
Since 2017, Belmont's rate of population growth has far outpaced the county and the state.

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



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

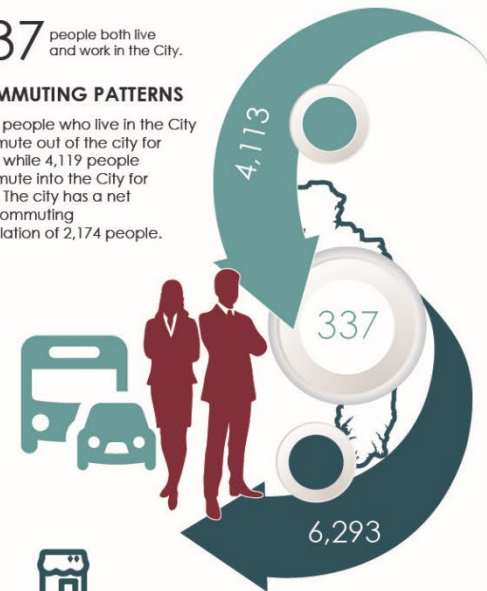


HOUSING UNITS STRUCTURES
2021

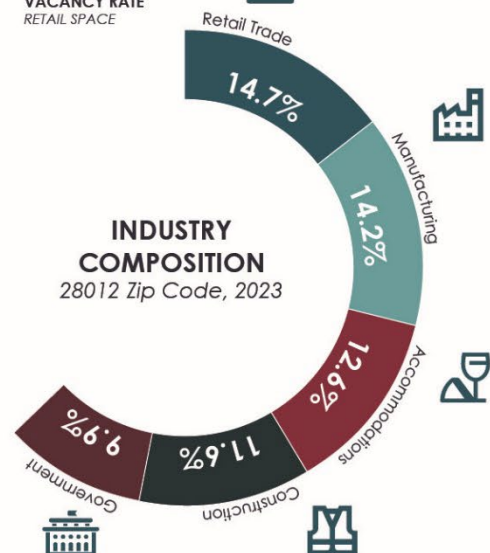
337 people both live and work in the City.

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.



0.4%
VACANCY RATE
RETAIL SPACE



**INDUSTRY
COMPOSITION**
28012 Zip Code, 2023



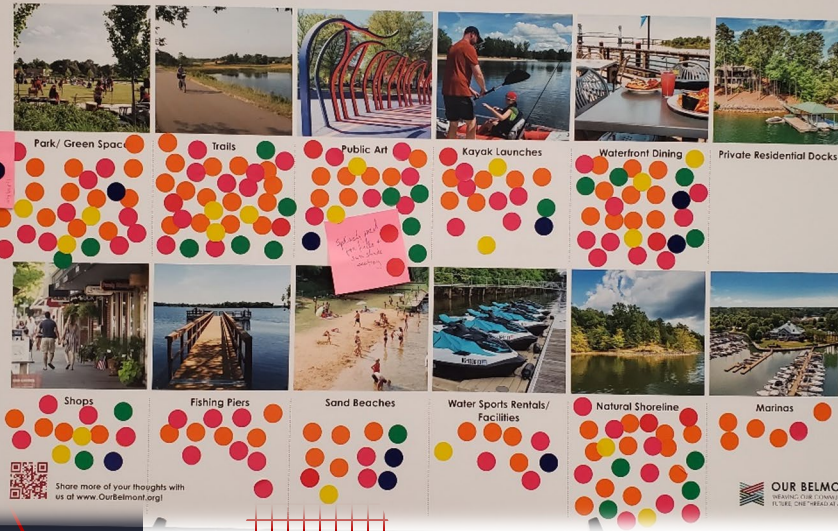
234.7%
Increases in construction
jobs (2013-2023)

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.

WHAT AMENITIES WOULD YOU LIKE TO SEE ALONG
BELMONT'S WATERFRONT?



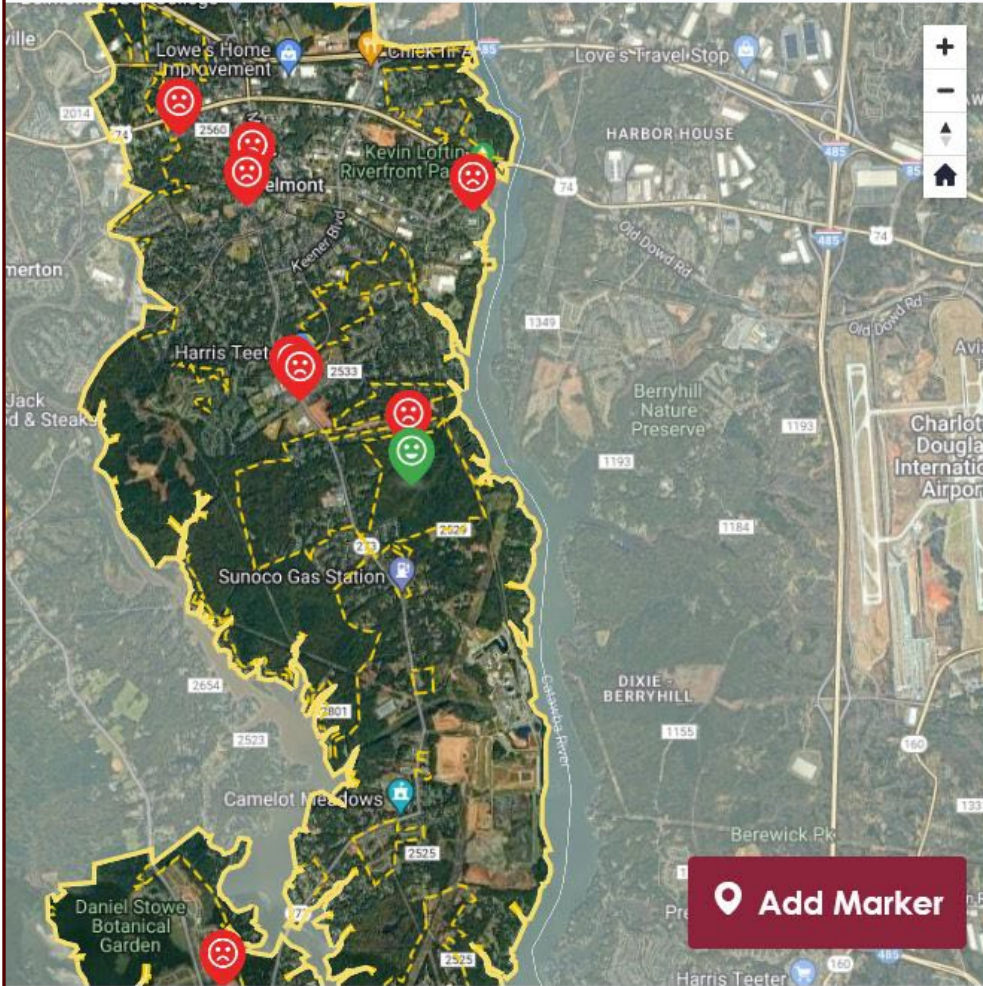
Thoughts on the Map!

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.

