



# 2024-2025 BELMONT COMPREHENSIVE PLAN UPDATE

## DRAFT REVIEW OPEN HOUSE



**OUR BELMONT**

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





# WHO'S PRESENTING?

**MICHAEL DUNNING, AIA**

MEND Design Collaborative

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Plusurbia Design

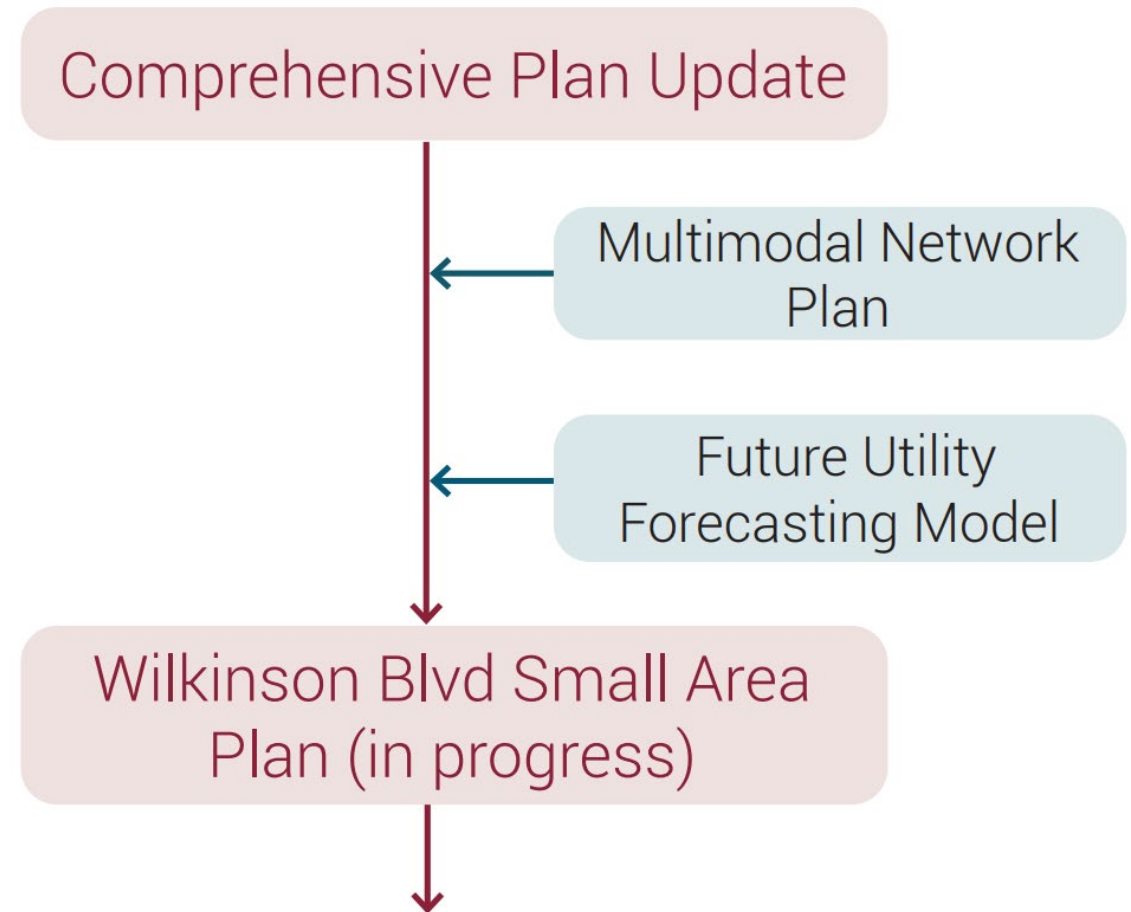
## OVERVIEW

1. Public Engagement
2. Restructuring the Plan
3. Plan Sections
4. Takeaways
5. Q&A



# INTERSECTING EFFORTS

- Belmont is currently undertaking parallel efforts
- Each plan/ analysis informs the other
- Planning is streamlined in the updated Comprehensive Plan







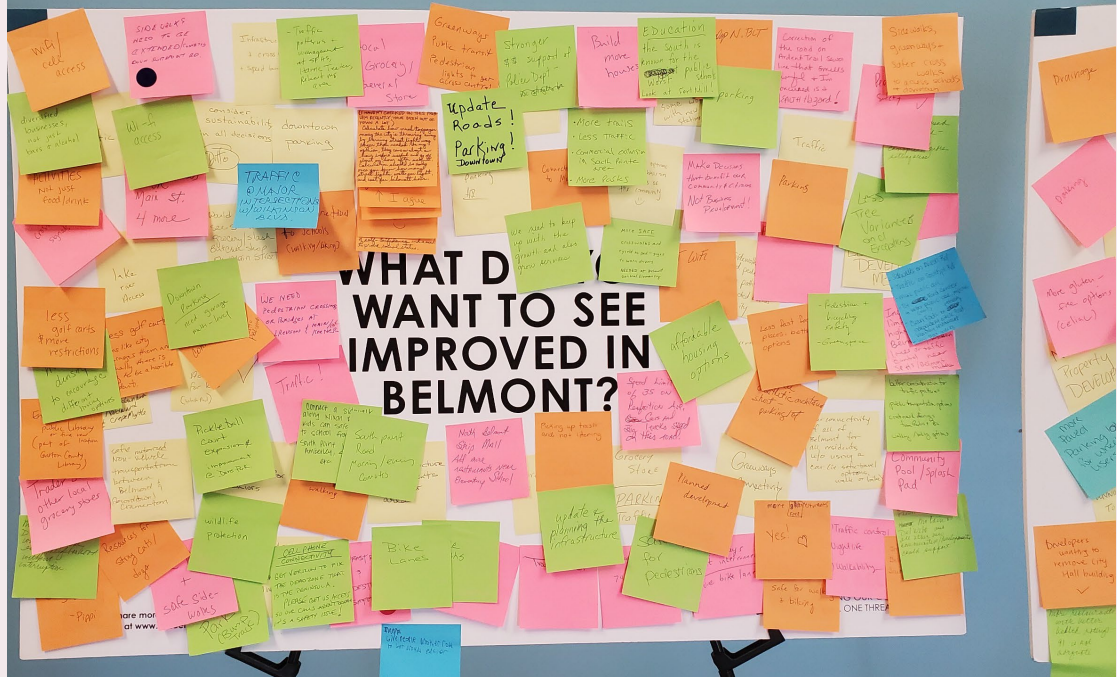
# COMMUNITY ENGAGEMENT

## OVER 2,000 COMMENTS RECEIVED!

- Monitor pace of growth & maximize its community-wide benefits
- Protect natural resources that are key to the city's identity
- Plan for Village Centers to help residents meet their needs locally
- Increase public access to the water, especially parks, trails & dining









## UPGRADING THE PLAN FOR 2025

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- Belmont's vision & priorities updated for 2025 through new community engagement & data
- Bulky 2018 plan shortened by nearly 100 pages
- Now structured into 11 sections by topic for efficient reference





# PLAN ORGANIZATION

To use this plan, **turquoise** sections serve as introductory narrative, presenting a broad overview of this document and the community it serves, while **crimson** sections contain the necessary analysis, visioning and recommended policies to accomplish Belmont's goals.



## 01 INTRODUCTION

*Current section.* This provides an introductory overview of Belmont's position, the rationale behind this plan and why it matters, document layout and an exploration of the community engagement that helped shape it.



## 02 HISTORY

Belmont's history is briefly recounted in this section, particularly highlighting economic and land use development trends that have shaped the community we know and continue to plan for today.



## 03 LAND USE

This section establishes policies to guide the type, intensity and location of future development, ensuring balanced and sustainable land use patterns. By clearly defining development types such as traditional neighborhoods, village centers and major institutions, Belmont can maintain its unique identity and character as it grows.



## 04 HOUSING

Ensuring a diverse and attainable housing stock is vital for Belmont's continued vibrancy and resilience. This section focuses on strategies to increase housing availability, affordability and variety to accommodate a growing and diverse population.



## 05 ECONOMY

Economic development strategies outlined in this section should foster a robust local economy. This involves supporting local businesses, attracting new investments, and enhancing workforce development to ensure Belmont remains economically competitive and sustainable.



## 06 MOBILITY

Efficient and accessible transportation systems are fundamental to community vitality. The mobility section promotes improvements to pedestrian and bicycle infrastructure, road connectivity, public transit availability and the integration of emerging mobility technologies to meet future demands.



## 07 COMMUNITY CHARACTER

Preserving and enhancing Belmont's distinct character is critical as the city grows. This section emphasizes the many neighborhoods, historical and cultural assets that give Belmont its feel, provide recommendations, and discuss enhancing gateways for a lasting positive impression.



## 08 PARKS & RECREATION

Quality parks, recreational facilities and open spaces significantly contribute to residents' quality of life. Recreational sites and access, green space goals, and creating new parks in step with community development are detailed within this section.



## 09 INFRASTRUCTURE

Reliable and sustainable infrastructural systems are essential for community growth. This section outlines strategies for infrastructure maintenance, expansion, and modernization to support current and future needs.



## 10 ENVIRONMENT

Recognizing Belmont's abundant natural resources and their impact on its character and economy, this section provides policies and programs designed to protect environmental quality, manage natural hazards, promote sustainable practices, and enhance resilience.



## 11 INTERGOV. RELATIONS

Effective collaboration with neighboring jurisdictions, regional agencies and other governmental entities is crucial for comprehensive growth management. This section outlines strategies for maintaining strong intergovernmental partnerships, coordination and advocacy.





# COMP PLAN SECTIONS

## 01. INTRO

- Explains purpose of Comprehensive Plan & need to update (city & state reasons)
- Explores community engagement process

## 02. HISTORY

- Brief overview of community history, including mill villages & form-based code
- How history positions Belmont for today





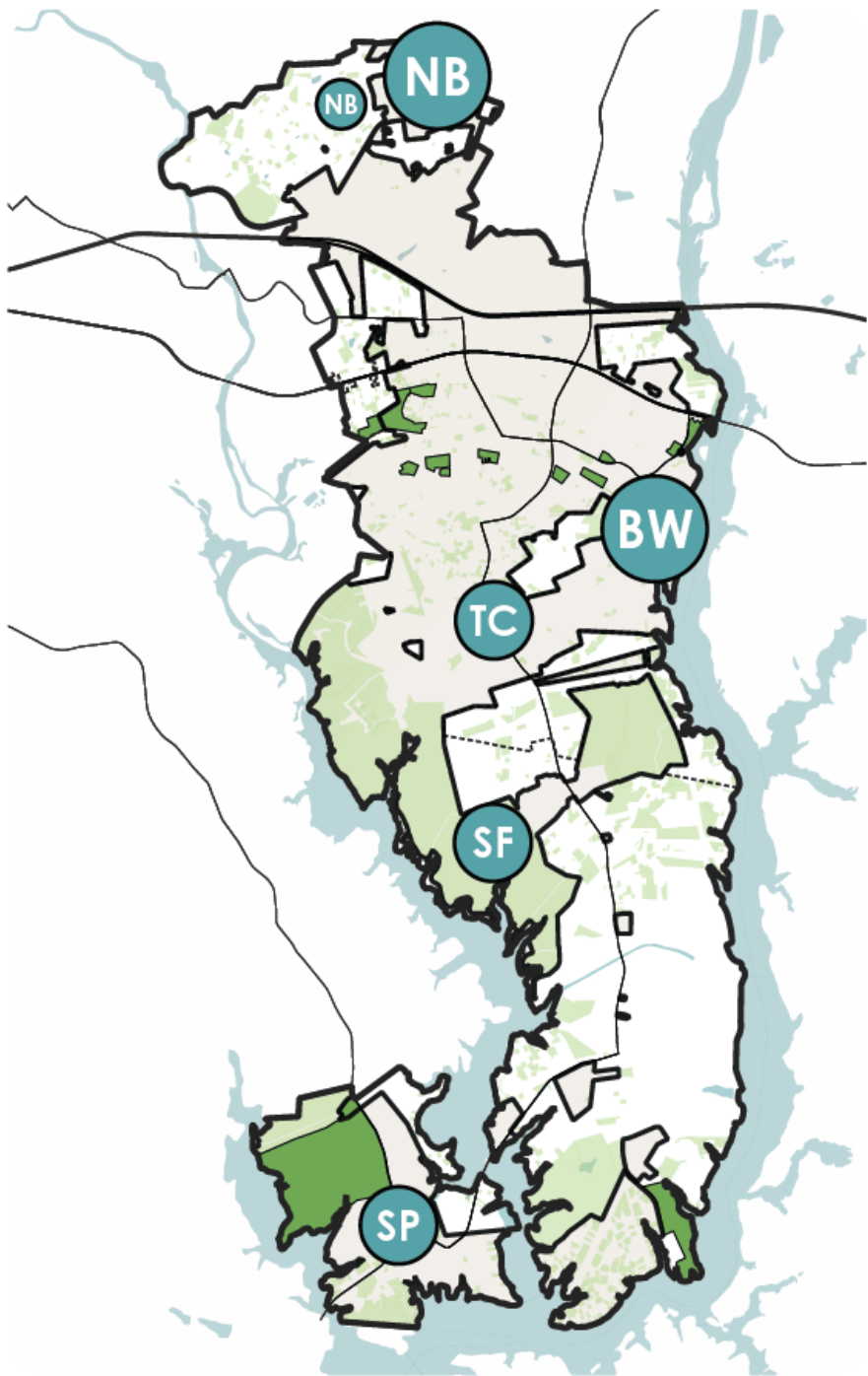
## 03. LAND USE

### PLANNING PRIORITIES



- Leverage influx of private investment to score benefits for the entire community
- Permanently conserve open space through cluster & low impact development
- Concentrate mixed uses into Village Centers, supporting each part of the City
- Continue to strengthen Downtown & support Belmont's neighborhoods





## 03. LAND USE

### VILLAGE CENTERS

- Common goal of Village Centers: **“meet everyday needs locally”**
- North Belmont (NB), Belmont Town Center (TC) already established
- Belmont Waterfront (BW) offers greatest opportunity for a dynamic destination that responds to community feedback
- South Fork (SF), South Point (SP)







## 04. HOUSING

### PLANNING PRIORITIES

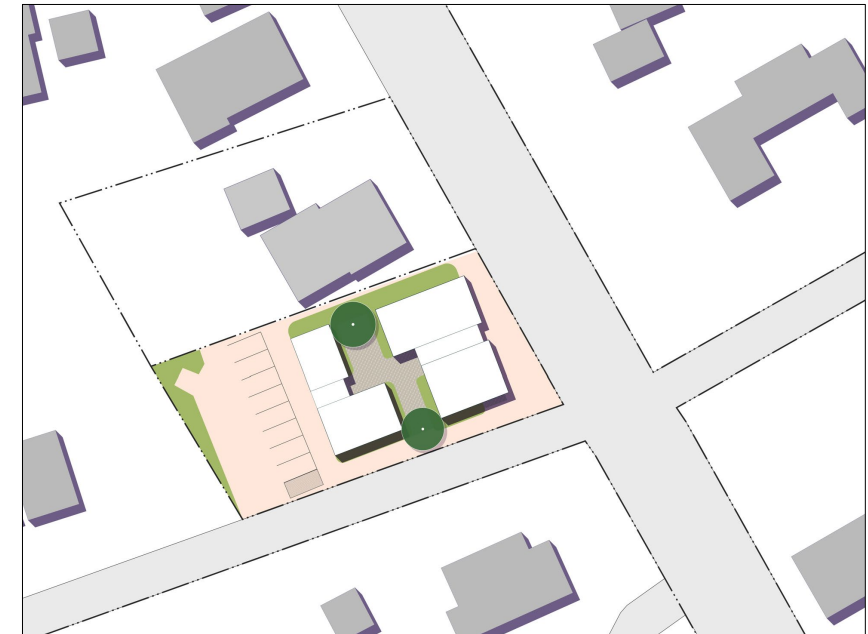
- Preserve tree canopy & open space through cluster development
- Plan for Traditional Neighborhood Development near walkable areas
- Protect established neighborhoods & promote context-sensitive infill
- Remove barriers to Missing Middle housing types the public supports



# 04. HOUSING

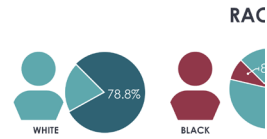
## INTEGRATING MISSING MIDDLE HOUSING

- Calibrated to context
- Supporting attainable ownership
- Projects for local, small developers





# BELMONT TODAY

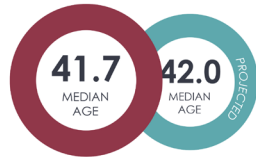


Since 2017, Belmont's rate of population growth has far outpaced the county and the state.

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.



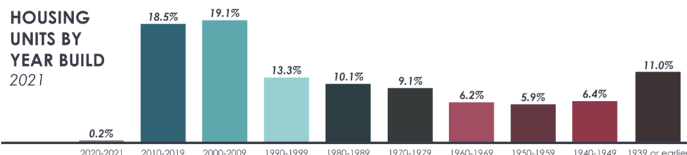
**72.7%**  
OF HOUSING UN  
SINGLE-DETACHED

**\$291,368**  
MEDIAN HOME VALUE  
OWNER OCCUPIED

**5.5%**  
VACANT HOUSING UNITS  
2021

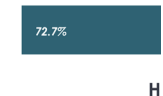


The primary cause of vacant housing in Belmont is seasonal vacation homes and 'Other.' Vacant housing that falls into the 'Other' category includes homes that do not fit neatly into the other categories surveyed.



**\$1,507**  
MULTI-FAMILY  
UNIT RENT

Belmont has the highest percentage of housing built between 2010 & the highest percentage of housing earlier. The latter point is note older housing is more likely to materials, such as lead and c more vulnerable to severe wv Additionally, it is noteworthy t percentage of homes being dropped significantly betwee in the 1980's, the number of t began to increase significant



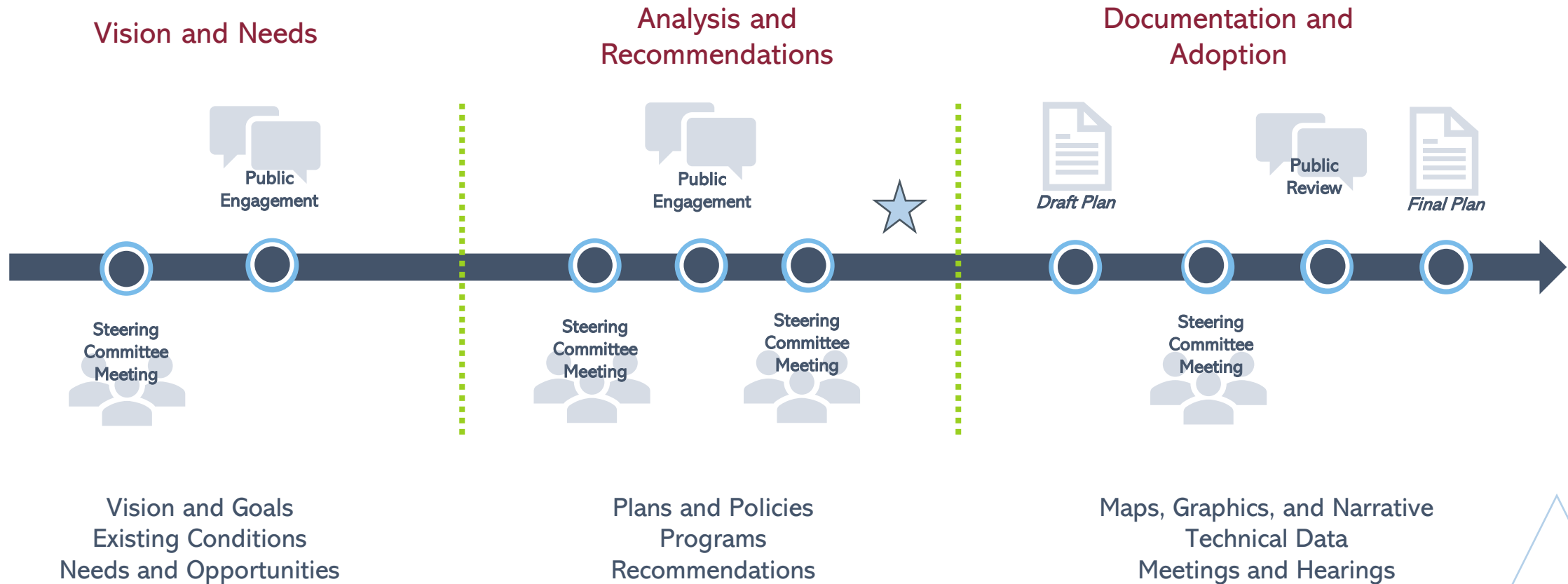
## 05. ECONOMY PLANNING PRIORITIES

- Attract higher paying jobs to Belmont in varied industries
- Create new/bolster regional destinations in Belmont, especially along the waterfront
- Plan for Village Centers to better meet neighborhood needs
- Support small entrepreneurs & local business incubation



# 06. MOBILITY

## MULTIMODAL PLAN PROCESS





# What Have We Heard?

- Congestion relief is a major priority for residents, and would likely prioritize investment in congestion management over safety improvements and additional multimodal investment.
- The majority of participants want to see a **balance** of large capital projects and smaller, maintenance-focused projects.
- Most **don't feel safe walking or biking** in the community now, and would walk/bike more safer options were available.
- There is some desire for improved **transit** in the community, but it's **not a top priority** for most.

## Summer 2024

Open House and Character Area  
Workshops

## Winter 2024/2025

Digital Survey



# Engagement



# Plan Elements



## Projects

Multimodal facility  
recommendations (roadway,  
bike, pedestrian)



## Prioritization

Guidance for how Belmont  
prioritizes investment



## Policy

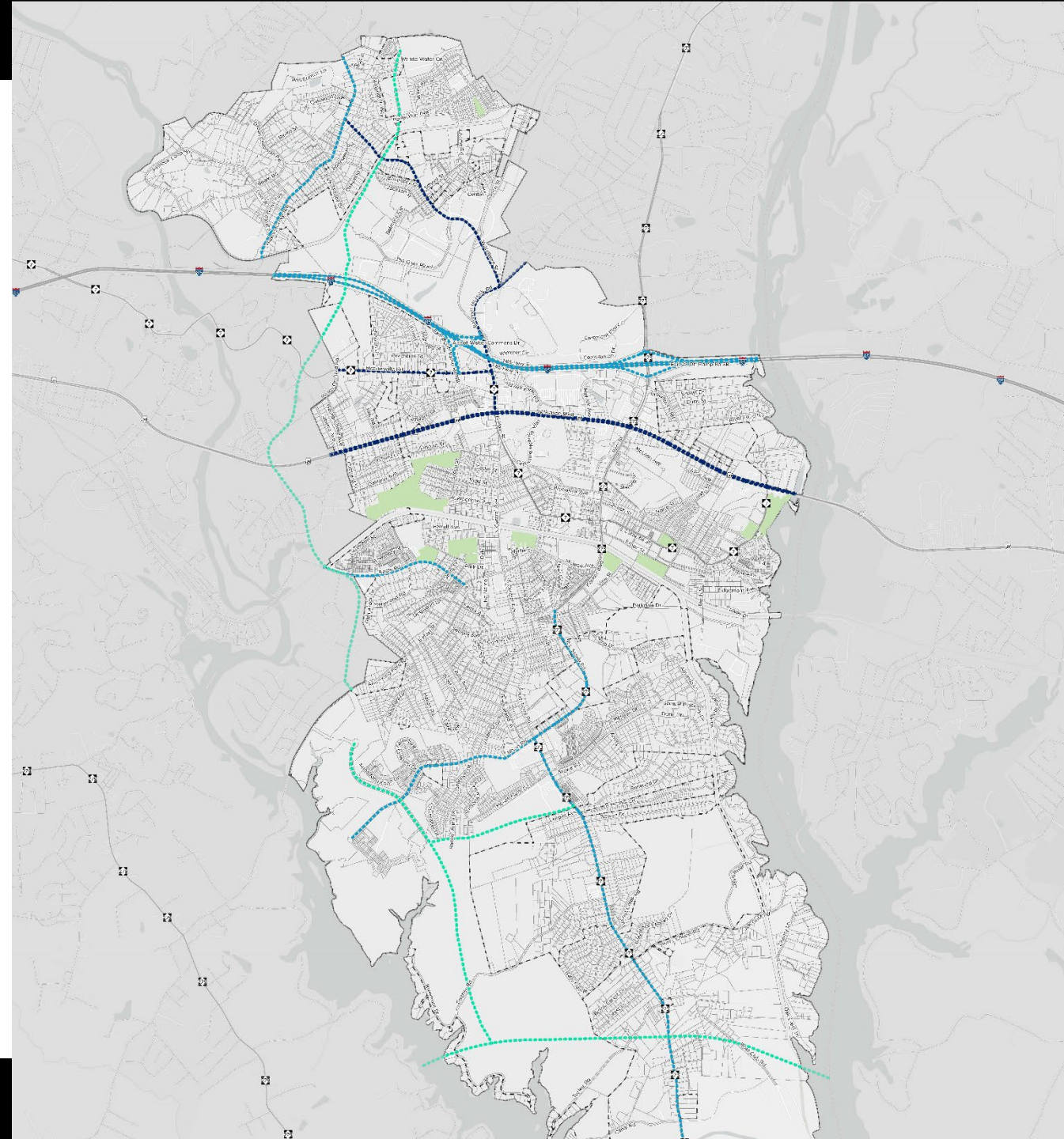
Policy and programmatic  
recommendations to support the  
shared vision





# Draft Future Networks

- Roadway network focused on growth and congestion management, safety improved connectivity, modernization
- Multimodal network focused on improvements to safety, access, recreation/public health
- Leverages recommendations from the previous plans
- Projects prioritized using methodology consistent with community vision





# Policies and Actions

Promote solutions to manage existing and future congestion

Improve local neighborhood connectivity to enhance access to transportation options

Improve roadway safety for all users

Enhance safe access to schools

Strengthen regional transportation connectivity

Explore opportunities to provide transit options

Invest in/promote transportation options that enhance quality of life

Align transportation policies with local and regional planning goals

Each policy is supported by key actions that provide specific direction to achieve the policy.





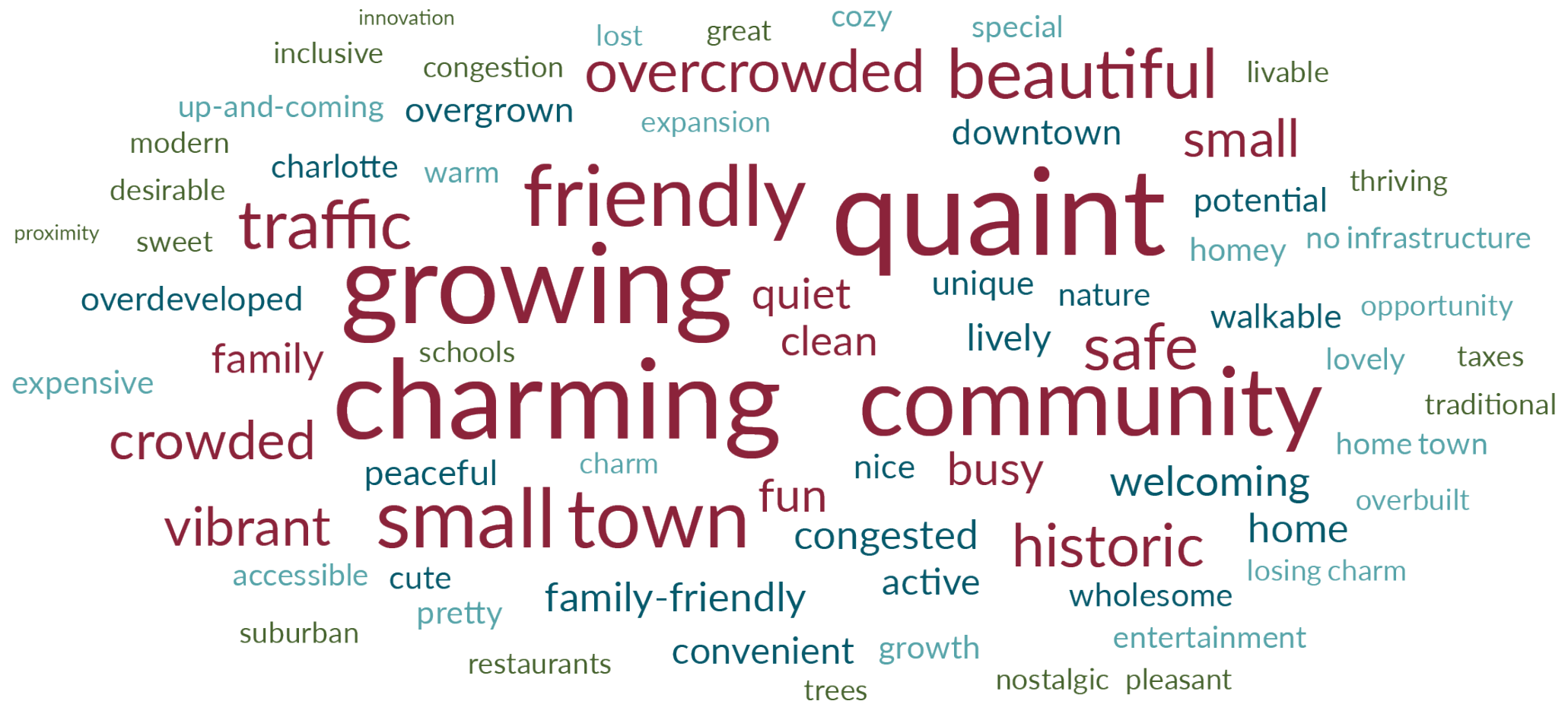


# Next Steps

- Finalize Future Networks
- Refine Project Prioritization
- Refine Policy and Actions
- Draft Plan

## 07. COMMUNITY CHARACTER

“WHAT 3 WORDS BEST DESCRIBE BELMONT?”







## 07. COMMUNITY CHARACTER

### PLANNING PRIORITIES

- Maintain & strengthen Belmont as a “charming, friendly, small-town community”
- Support safe, stable & attractive neighborhoods with great access & amenities
- A strong Downtown is a strong Belmont
- Environmental integrity is core to Belmont’s quality of life



# 08. PARKS & RECREATION

## PLANNING PRIORITIES

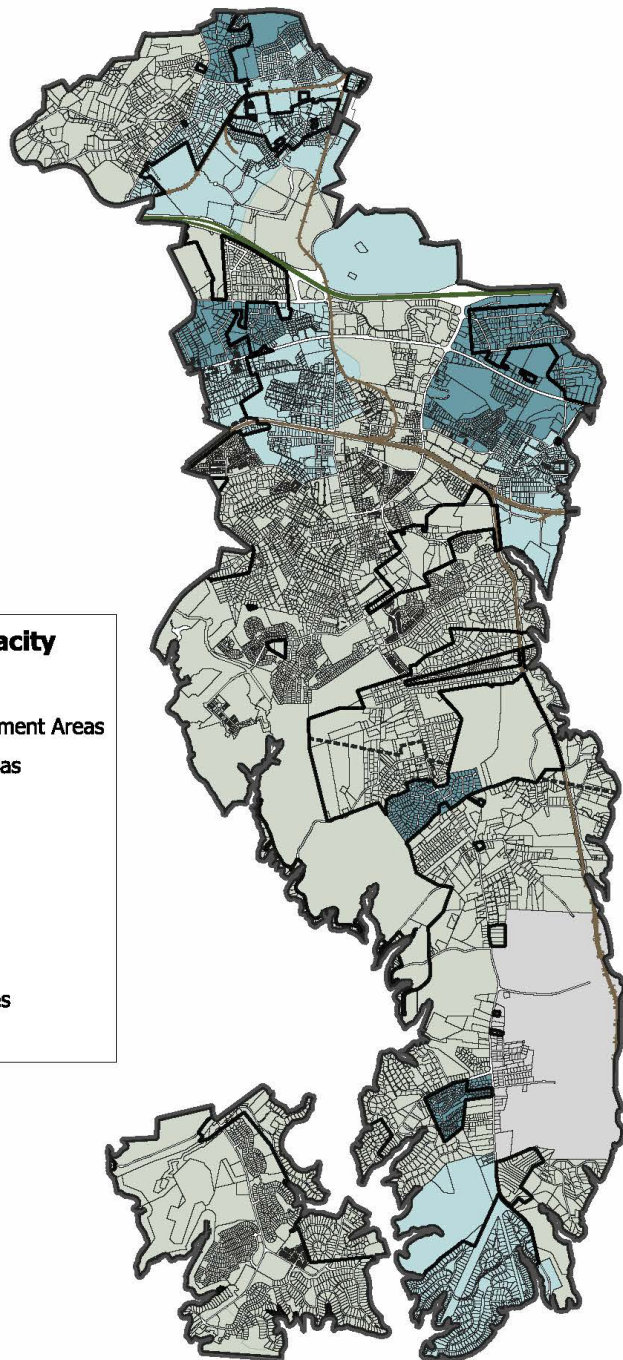
- Target 10% of Belmont as parks & natural areas
- Continue working with developers to create & designate new public parks
- Invest in greenway connectivity, including the Carolina Thread Trail network
- Ensure new park investments include a variety of equipment & experiences





# 09. INFRASTRUCTURE

## PLANNING PRIORITIES

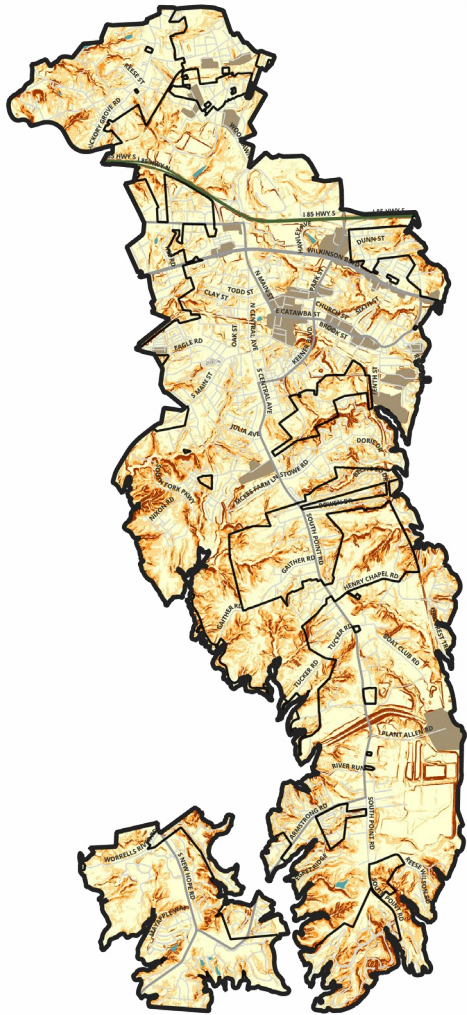


- Keep infrastructure development in-step with new growth
- Prioritize wastewater system investments in basins where new development is most desired (ex. Village Centers)
- Collaborate with neighboring jurisdictions to address regional infrastructure impacts

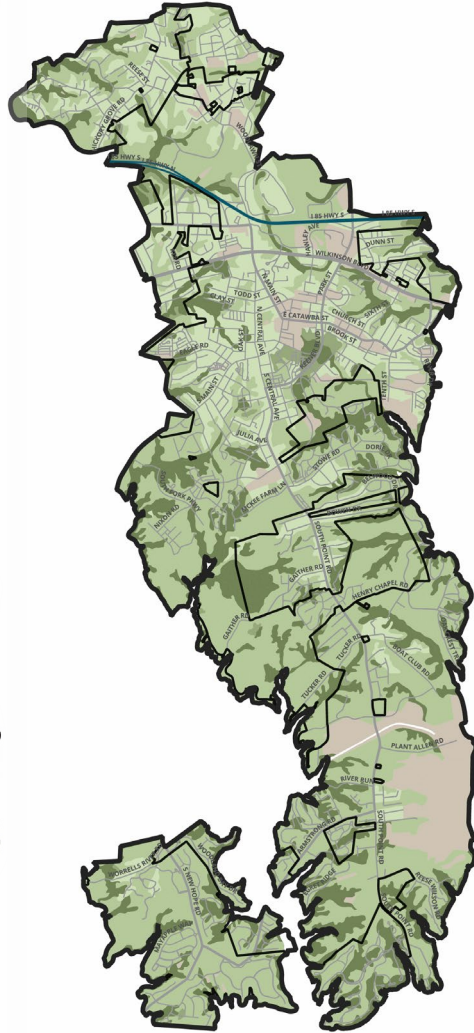


# 10. ENVIRONMENT

## PLANNING PRIORITIES



SLOPE CONSTRAINTS



SOIL CONSTRAINTS

- Regulations are key. <20% of the Planning Area has environmental constraints
- Preserving Belmont's tree canopy & water quality are essential
- Update the Stormwater Ordinance & coordinate enforcement to limit erosion
- Property reserved for open space & recreation must include quality land







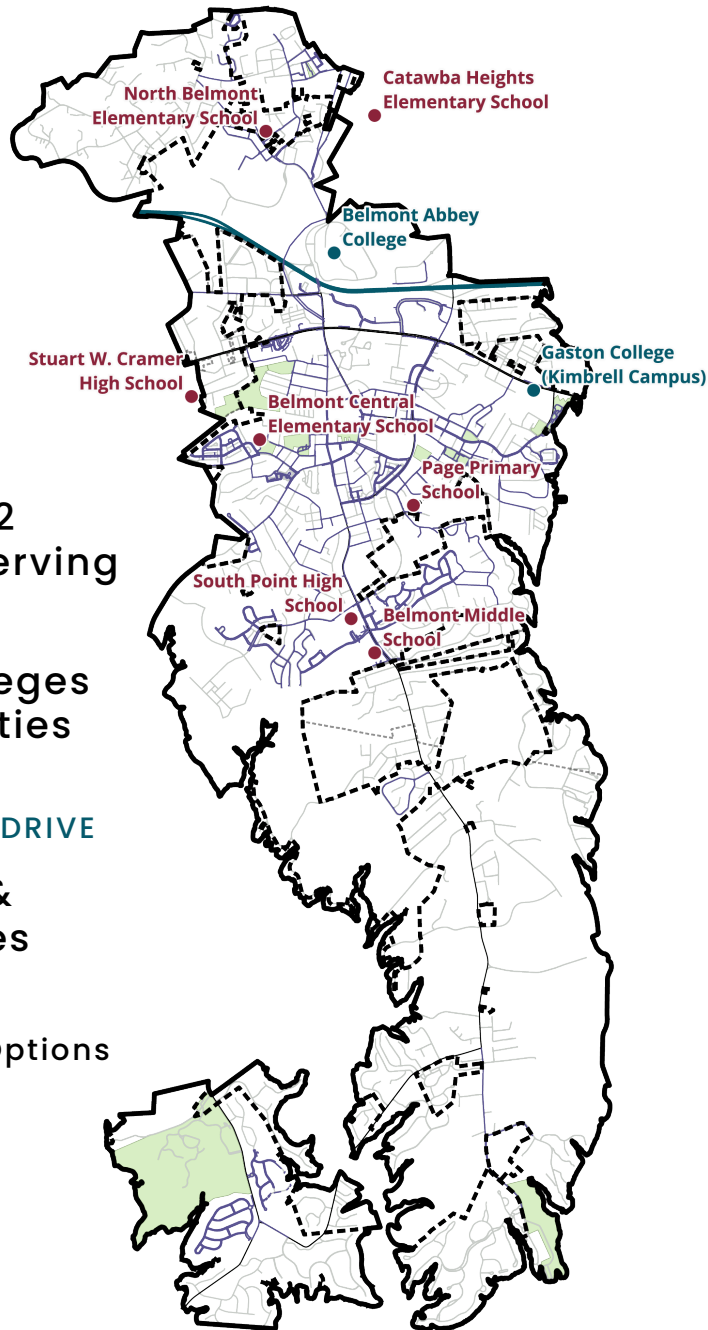
**7** Public K-12  
Schools Serving  
Belmont

**2** Local Colleges  
& Universities

WITHIN A 30 MIN DRIVE

**7** Colleges &  
Universities

**3** Other Post  
Secondary Options



## 11. INTERGOV. RELATIONS PLANNING PRIORITIES

- Work with school/educational leadership to accommodate increased demand from new neighborhoods
- Promote & participate in regional collaboration to maximize efficient services & infrastructure provision
- Monitor neighboring community's planned growth impacting Belmont





# MOVING FORWARD...

## ACTIONS

- Amendments to the Development Code
- Develop focused Small Area Plans
- Coordinate infrastructure projects in CIP to support land use vision
- Continued role of Technical Advisory Committee for coordination between departments





A scenic view of a wooden boardwalk along a lake. Several people are walking along the boardwalk, which has a wooden railing. In the background, there is a dense forest and a clear blue sky. The text "Q&A" is overlaid in the center.

# Q&A

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