

# BELMONT | COMPREHENSIVE PLAN UPDATE



# WHY COMP PLAN?

# THIS PROJECT...







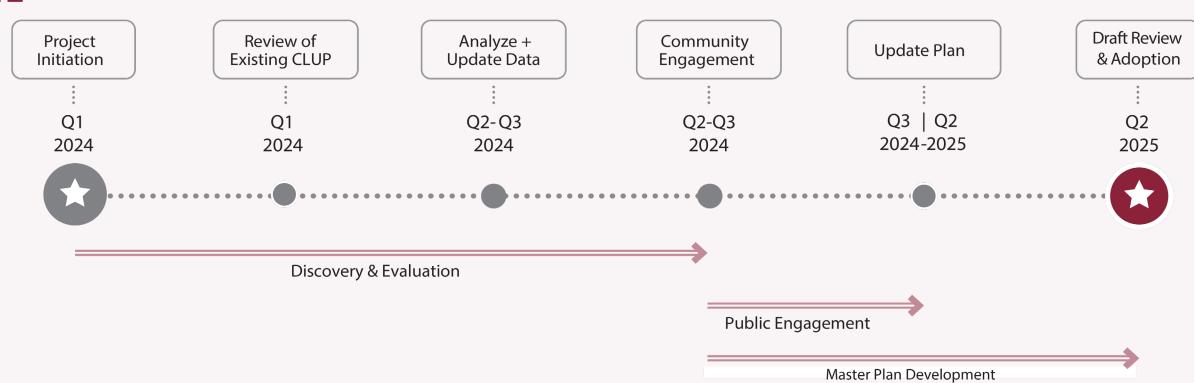
#### **Analyses Existing Conditions**

Addresses Development Pressures

Identifies Infrastructure and Regulatory Needs

Our Belmont, the city's latest Comprehensive Land Use Plan, is an opportunity to engage stakeholders and residents in shaping the future of the city, ensuring their goals and desires are reflected in the development and implementation of the plan.

## TIMELINE



# WHAT WE HEARD











- Belmont needs a more thoughtful approach to new development that manages its pace and maximizes community-wide benefits
- Natural resources like Belmont's expansive shoreline and tree canopy are key to the city's identity and must be protected
- Limited infrastructure capacity (particularly road & wastewater) is a major obstacle to Belmont's quality of life
- A strong Downtown and neighborhoods are important aspects of Belmont's small town feel
- Incorporating small scale mixed use opportunities into Village Centers will help residents meet their needs locally
- Residents want more public access to the water, especially parks, trails and waterfront dining

FROM OVER 2,000 COMMENTS!

# PLAN ORGANIZATION



# 01 INTRODUCTION

Provides an introductory overview of the rationale behind this plan, why it matters, and how it came to be.



# 02 HISTORY

Briefly recounts Belmont's history, highlighting economic and land use development trends that have shaped the community.



# 03 LAND USE

Establishes policies to guide the type, intensity and location of future development to maintain Belmont's character as it grows.



### 04 HOUSING

Highlights Belmont's housing stock and outlines strategies to increase home availability, affordability and variety, including the "missing middle."



# 05 ECONOMY

Outlines economic development strategies to foster a robust economy that meets residents' needs locally and attracts further investment.



# 06 MOBILITY

Currently under development, this section promotes upcoming local improvements to pedestrian and bicycle infrastructure, road capacity, and transit availability.



# 07 COMMUNITY CHARACTER

Explores Belmont's identity and highlights strategies to support Belmont's Downtown, neighborhoods, environment, and other character elements.



# 08 PARKS & RECREATION

Examines Belmont's parks and trails. Supports new green space goals and improved connectivity in step with community development.



# 09 INFRASTRUCTURE

Outlines strategies for infrastructure maintenance, expansion and modernization to support current and future needs.



# 10 ENVIRONMENT

Recognizes Belmont's natural resources and their impact on its character and economy. Provides policies to protect environmental integrity.



### 11 INTERGOVERMENTAL RELATIONS

Plans for effective collaboration with neighboring jurisdictions, regional agencies, and other governmental entities.

## **KEY TAKEAWAYS**

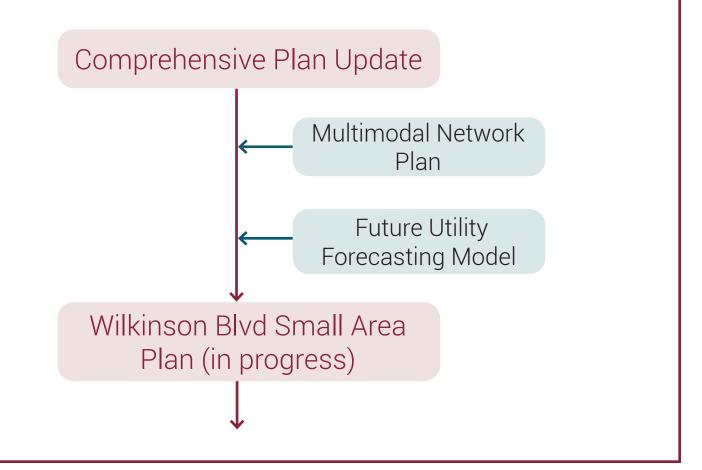
- Belmont's vision & priorities updated for 2025 through new community engagement and data
- Bulky 2018 plan shortened by nearly 100 pages
- Now structured into 11 sections by topic for efficient reference
- New Policies & Programs are clearly organized to inform decisions by City Council & Boards
- New land use recommendations for Village Centers to strengthen ability to meet needs locally & offer desired waterfront amenities
- Comprehensive Planning has been streamlined by parallel mobility & utility studies

# **PROCESS**

Belmont is updating four distinct plans and analyses simultaneously to ensure coordination as our community plans for its future.

The Multimodal Network Plan & Future Utility Forecasting Model inform the Comprehensive Plan's vision for land use, development & infrastructure.

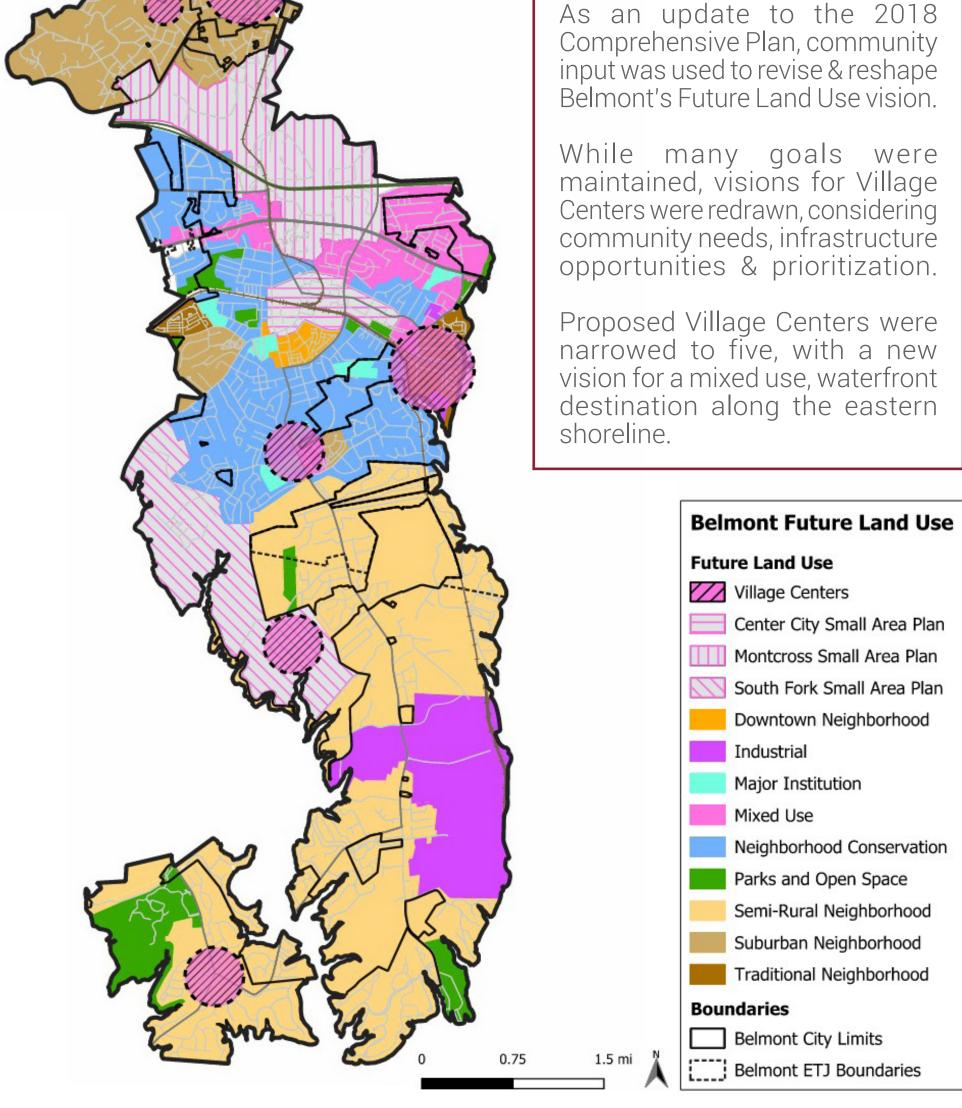
Implementation will be carried out through modifications to the Land Development Code and focused Small Area Plans.

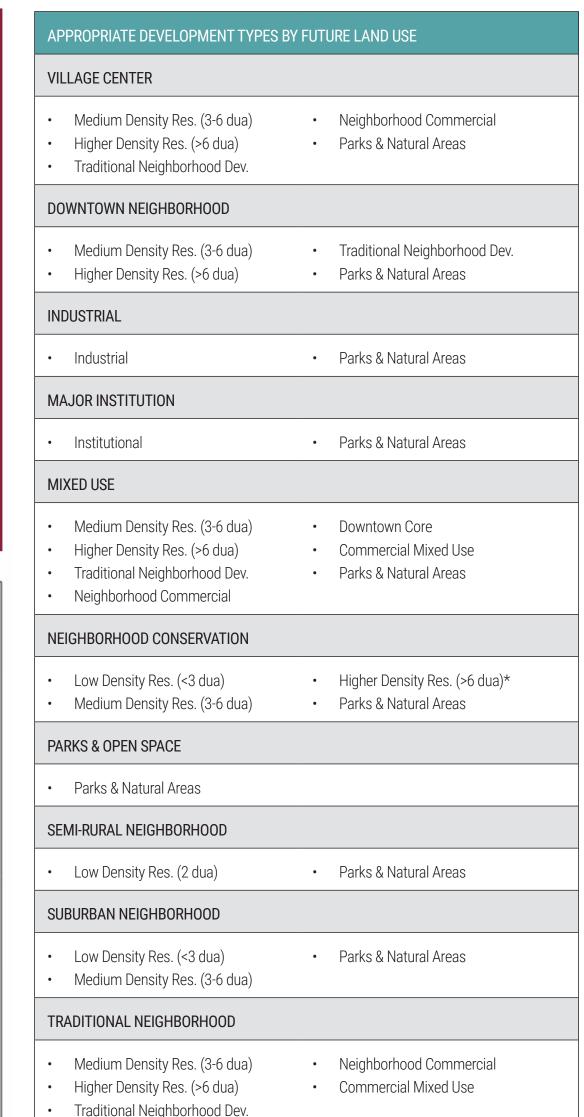




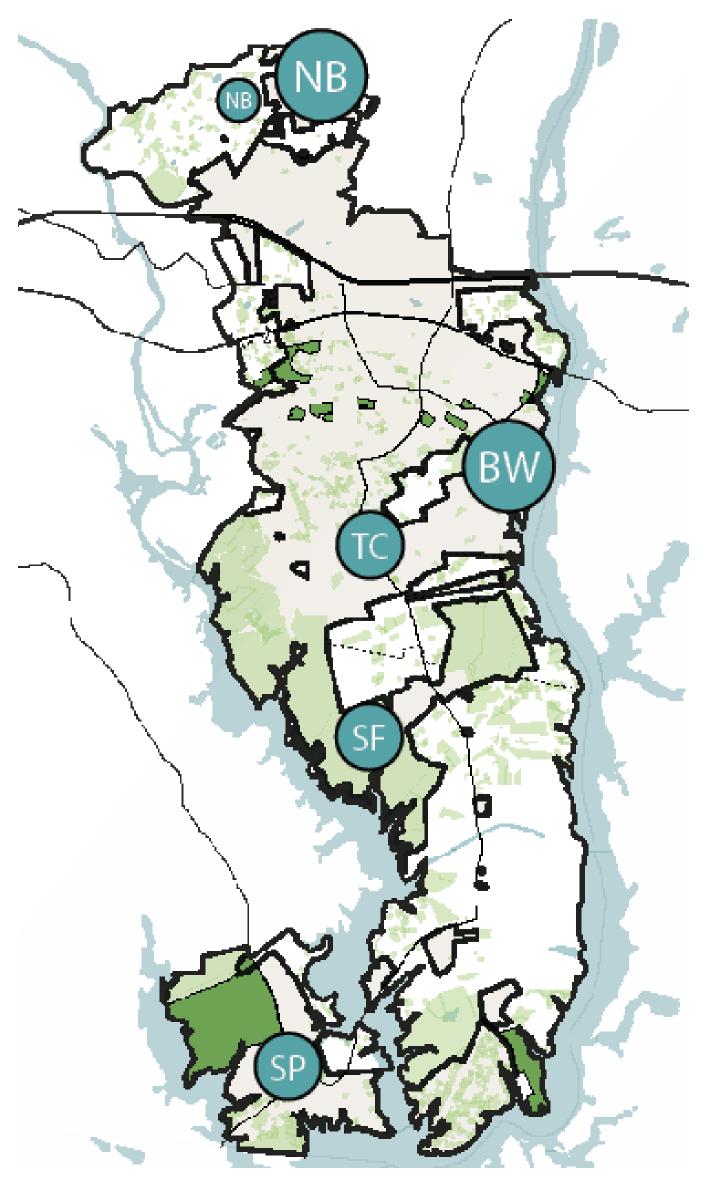
# LAND USE

### **FUTURE LAND USE MAP**





# FIVE CALIBRATED VILLAGE CENTERS



VEWLY PROPOSED

## **Belmont Waterfront**

Nearby investments have demonstrated the potential for this underutilized shoreline site. It is ideal for transformation into a dynamic Village Center, featuring recreation, housing, public access and other community amenities, warranting a detailed Small Area Plan.



#### North Belmont

The proposed Village Center in North Belmont aims to reconnect the area with essential services and guide future mixed-use, lower-density redevelopment, addressing long-standing isolation caused by I-85.



### **Belmont Town Center**

The mostly built-out Village Center at Nixon and South Point Rd offers walkable access to schools and shops, with limited future infill potential and a focus on addressing traffic congestion through NCDOT collaboration.



### South Fork

This Village Center, guided by the South Fork Small Area Plan, is a planned mixed-use hub supported by future residential growth, multimodal connectivity, and potential regional access via the Catawba Crossings project.



# Southern Peninsula

Public feedback highlighted the need for retail near Belmont's peninsulas, prompting plans for a community-backed Village Center near the intersection of Armstrong and New Hope Rd, with development related to housing growth and new investments by Daniel Stowe Botanical Garden.

# **VISION STATEMENT**

PR

[F]

EN

 IR

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

### POLICY PRIORITIES

2018 VS. 2025 FUTURE VISION

- Leverage influx of private investment to score benefits for the entire community
- Permanently conserve as much land as possible through cluster development & other strategies that reduce environmental impact
- Concentrate mixed uses into Village Centers, supporting each part of the City
- Foster a well connected, mixed use waterfront destination
   Village Center in the marina area
- Continue to strengthen Downtown & support Belmont's neighborhoods

Establishing each of the five Village Centers proposed across Belmont is underpinned by a common goal to meet everyday needs locally (therefore reducing traffic inside the city and strengthening neighborhood identity). Each center will materialize differently based on its context and underlying zoning.

Boundary lines and the location of each Village Center should be considered approximate, as this vision should adapt as Belmont evolves and new opportunities arise. Currently, Village Centers are planned to range from lower density shopping areas to waterfront destinations.





## HOUSING IN BELMONT

**Carefully increasing Belmont's missing middle** housing will provide a host of new residential options, key to accommodating a variety of residents and families at difference price

#### Benefits:

- Allowed projects are calibrated to neighborhood context
- Supports attainable home ownership
- Allows families to age-in-place when downsizing
- Projects are well suited for local small developers, not out-of-state firms with cookie cutter solutions

Out of many choices during public engagement, **Belmont residents supported integrating Cottage Courts & Courtyard Buildings into the Land Development Code.** 

Across the city, missing middle housing can be integrated differently, depending on the context and available infrastructure.

### **North Belmont & Downtown Neighborhoods:**

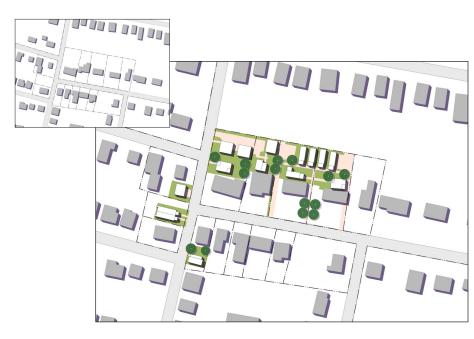
- ADUs
- Cottage Courts
- Courtyard Buildings
- Duplex/Tri/Quad

#### Peninsula:

- ADUs
- Cottage Courts

# **EXAMPLE MISSING MIDDLE PROJECTS**

**01.**Fourplexes on vacant lot



02.Backyard ADU's, Duplexes & Cottage



03. Missing Middle Community: Cottage Court, Walk-ups & Fourplexes

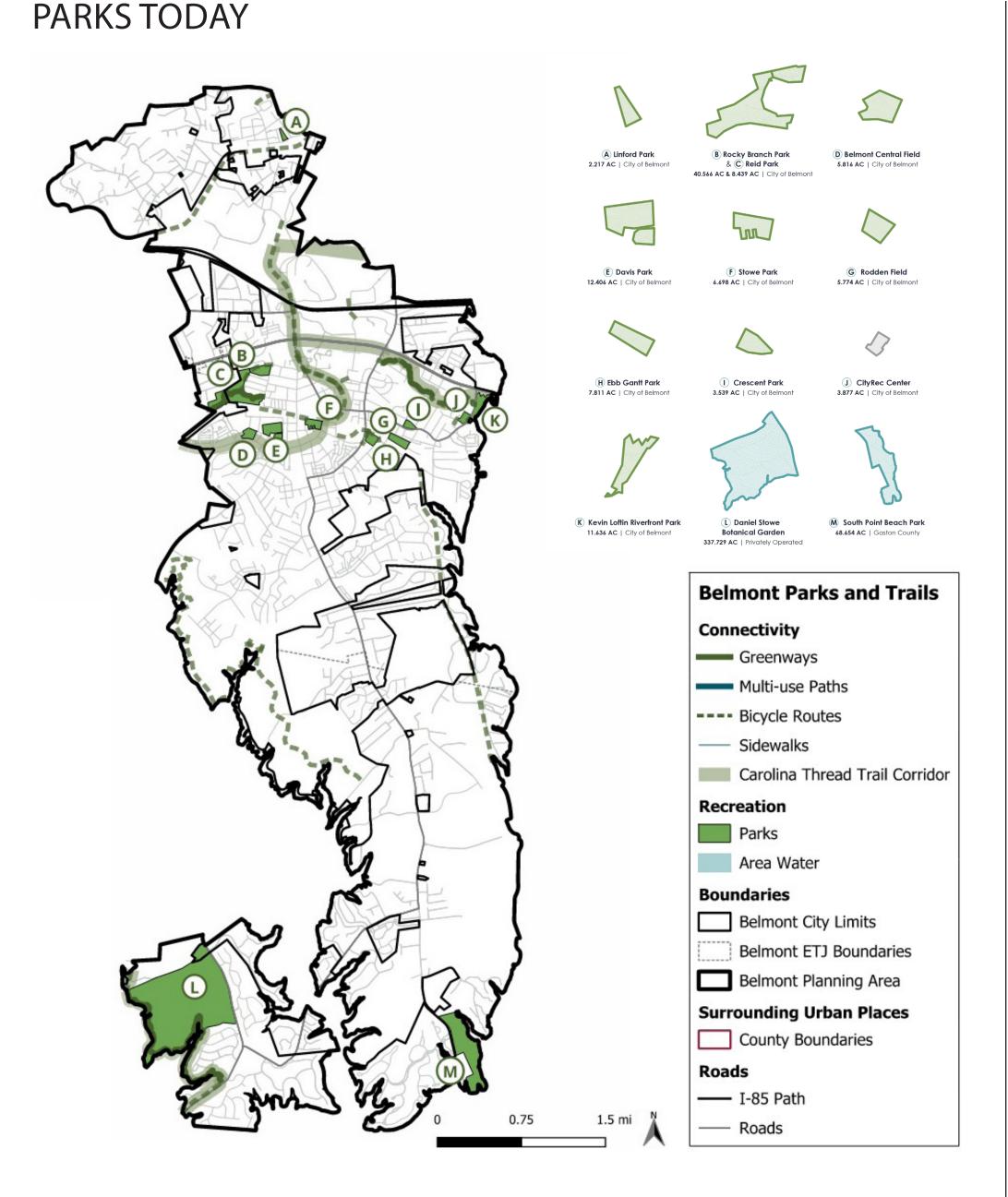


#### **VISION STATEMENT**

To promote housing choice that tastefully meets the needs of everyone in the community, is aptly supported by infrastructure, and positions Belmont's neighborhoods for lasting success.

#### **POLICY PRIORITIES**

- Incentivize cluster development techniques to preserve tree canopy & open space in new neighborhoods
- Plan for further Traditional Neighborhood Developments to encourage walkability & efficient use of land
- Establish Neighborhood Conservation Areas to strengthen established neighborhoods & promote infill development
- Remove barriers to Accessory Dwelling Units & Missing Middle housing types with public support (ex. cottage courts, courtyard buildings)



#### **VISION STATEMENT**

To ensure a range of opportunities for all citizens to enjoy and engage with the outdoors.

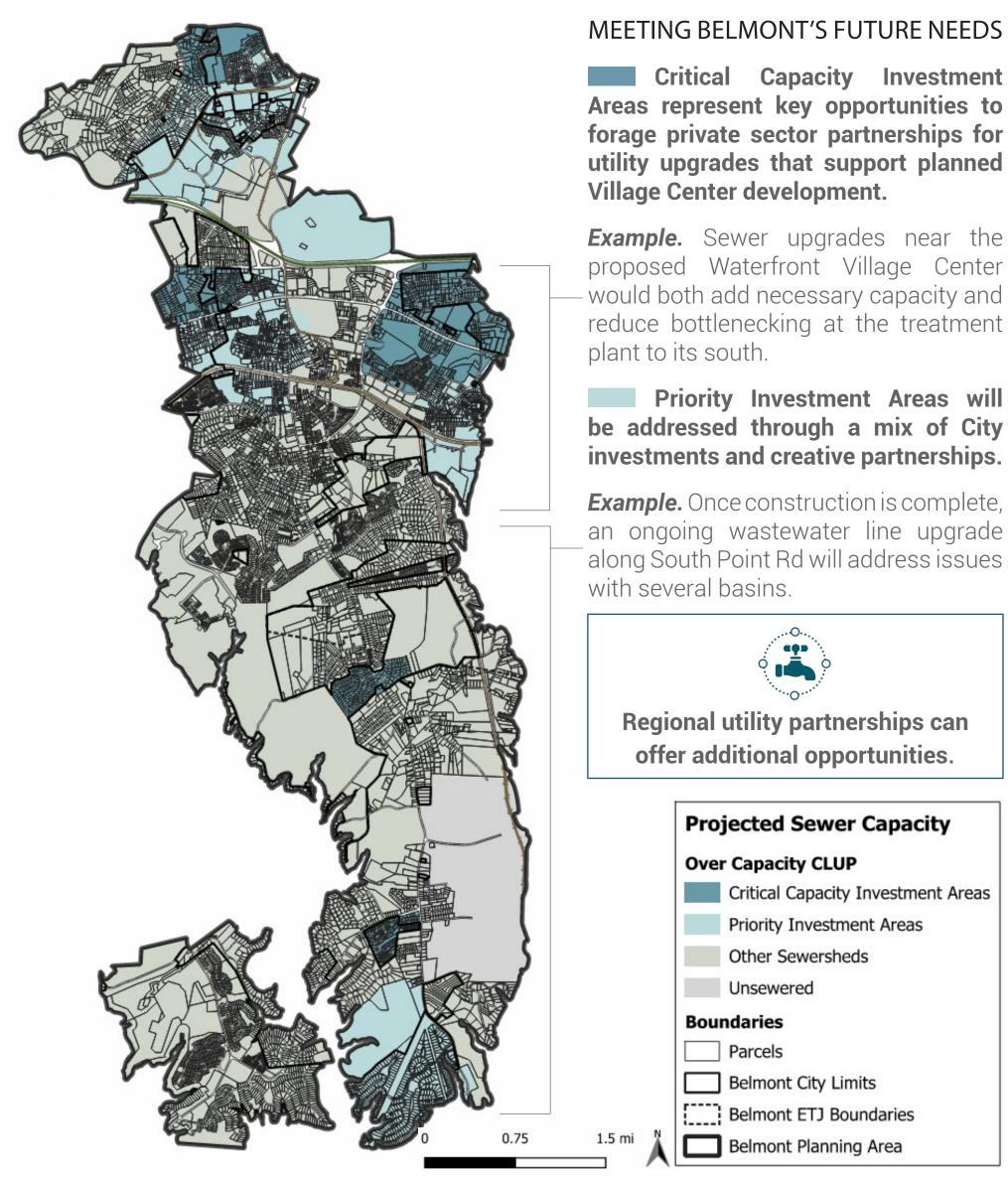
#### **POLICY PRIORITIES**

- As Belmont grows, target 10% of the community as parks & natural areas
- · Work with developers to create public parks through private investment, championing community green space over private parks
- Support the Carolina Thread Trail & invest in greenway connectivity, especially to bridge the gaps between Downtown, North Belmont & the waterfront
- Ensure new park investments include a variety of equipment & experiences
- Increase capacity of city recreation programs as resources become available

# PARKS & RECREATION INFRASTRUCTURE

# PROJECTED WASTEWATER CAPACITY

BASED ON FUTURE LAND USE VISION



### **VISION STATEMENT**

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

#### **POLICY PRIORITIES**

- Long range planning & monitoring is necessary to keep infrastructure development in-step with new growth
- New wastewater investments & system maintenance are required to accommodate further development
- Belmont must work closely with its neighbors to plan effective infrastructure systems & address regional impacts









PR

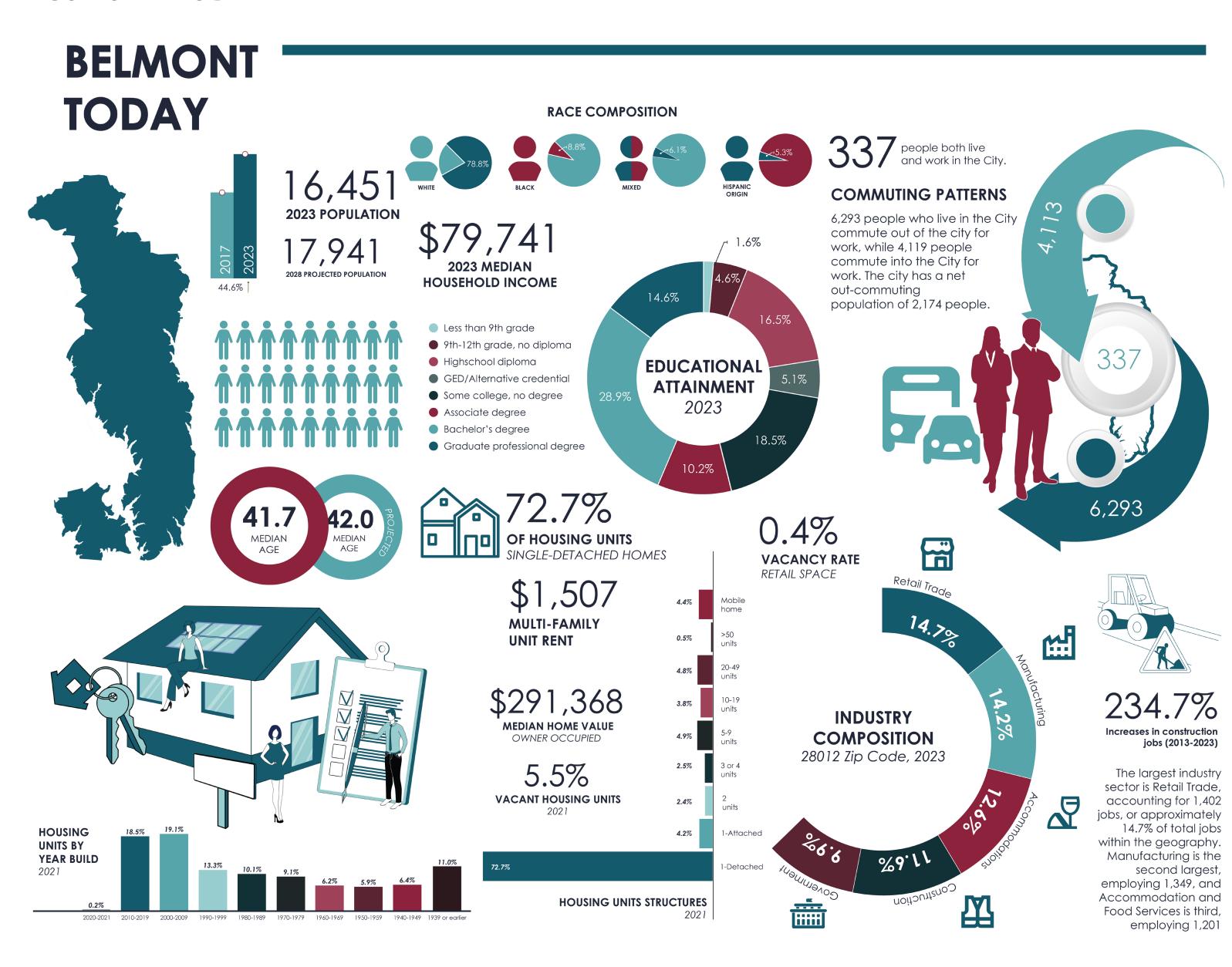






# EC ECONOMY

**ECONOMY TODAY** 



### **VISION STATEMENT**

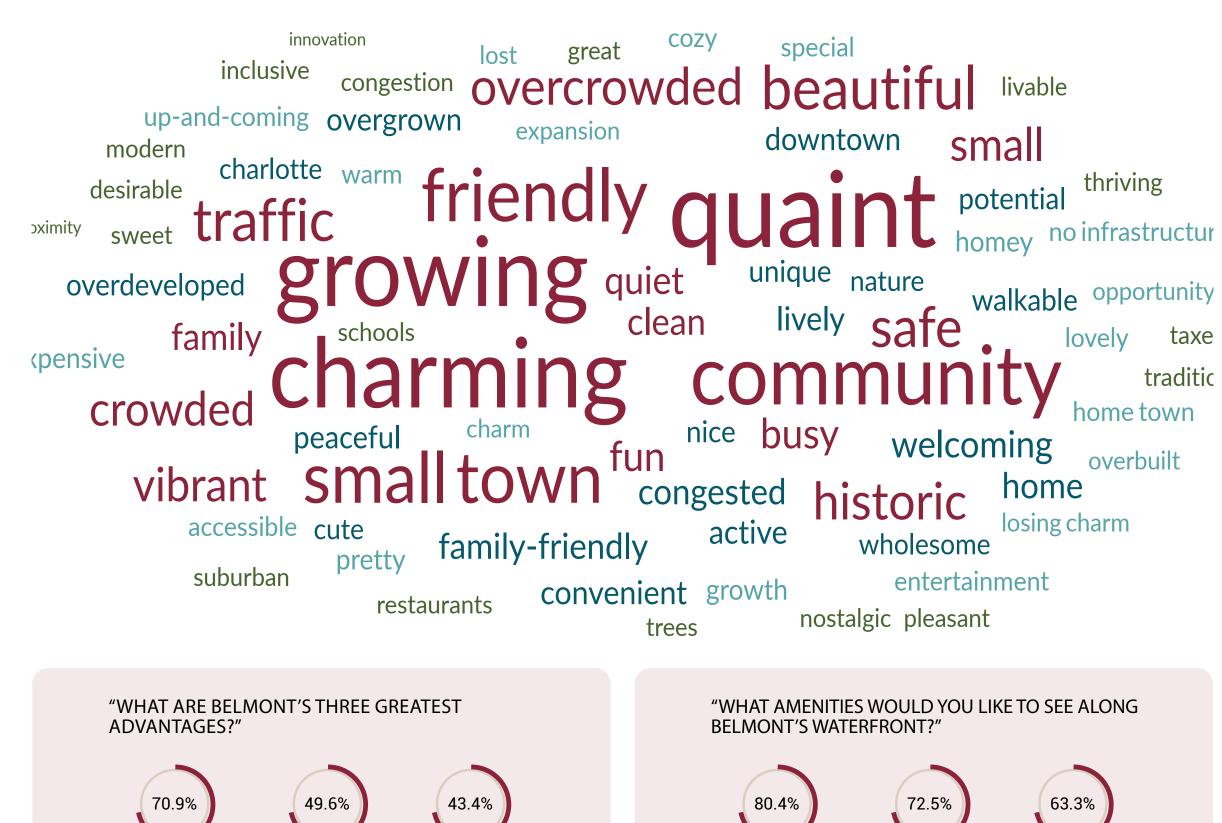
To foster a vibrant and sustainable economy supported by a diversified tax base that balances residential growth with employment and commerce.

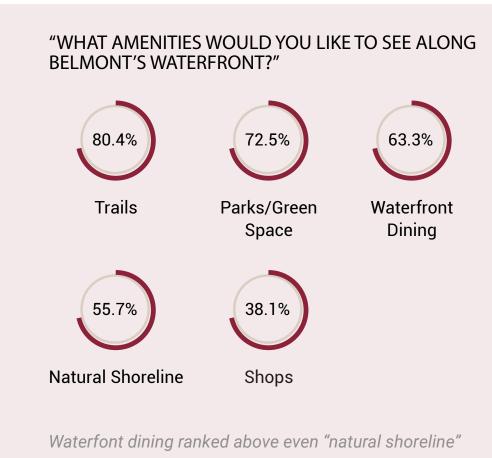
### POLICY PRIORITIES

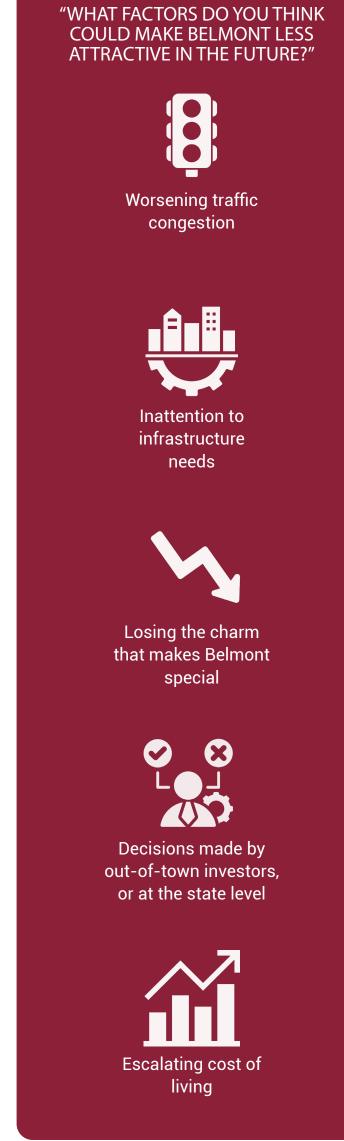
- Nearly all Belmont residents leave the city for work, while almost all local jobs are filled by commuters. Attracting diverse, higher paying jobs to Belmont is important for its economic vitality
- Create new/ bolster existing regional destinations in Belmont, especially along the waterfront
- Running errands in Belmont is time consuming, especially for Peninsula and North Belmont residents. Planning for Village Centers with limited retail & services can help meet neighborhood needs
- Supporting small entrepreneurs & local business incubation

# CC COMMUNITY CHARACTER

## WHAT 3 WORDS BEST DESCRIBE BELMONT?







## VISION STATEMENT

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.

Proximity to

97.4% of respondents noted Downtown or Stowe Park

as defining Belmont locations. Only 34.0% mentioned

the river or waterfront, demonstrating underutilization.

Community

#### POLICY PRIORITIES

- Maintain the character & quality of life residents describe as "charming," "friendly," "small town," and a strong "community"
- Safe, stable and attractive neighborhoods are essential to Belmont's quality of life. Supporting them and improving their access to amenities helps maintain desirability
- A strong Downtown is a strong Belmont. The city should continue to recruit new businesses to downtown, address parking, and plan for opportunities -especially vacant lots
- Environmental integrity is a core asset of Belmont and its quality of life









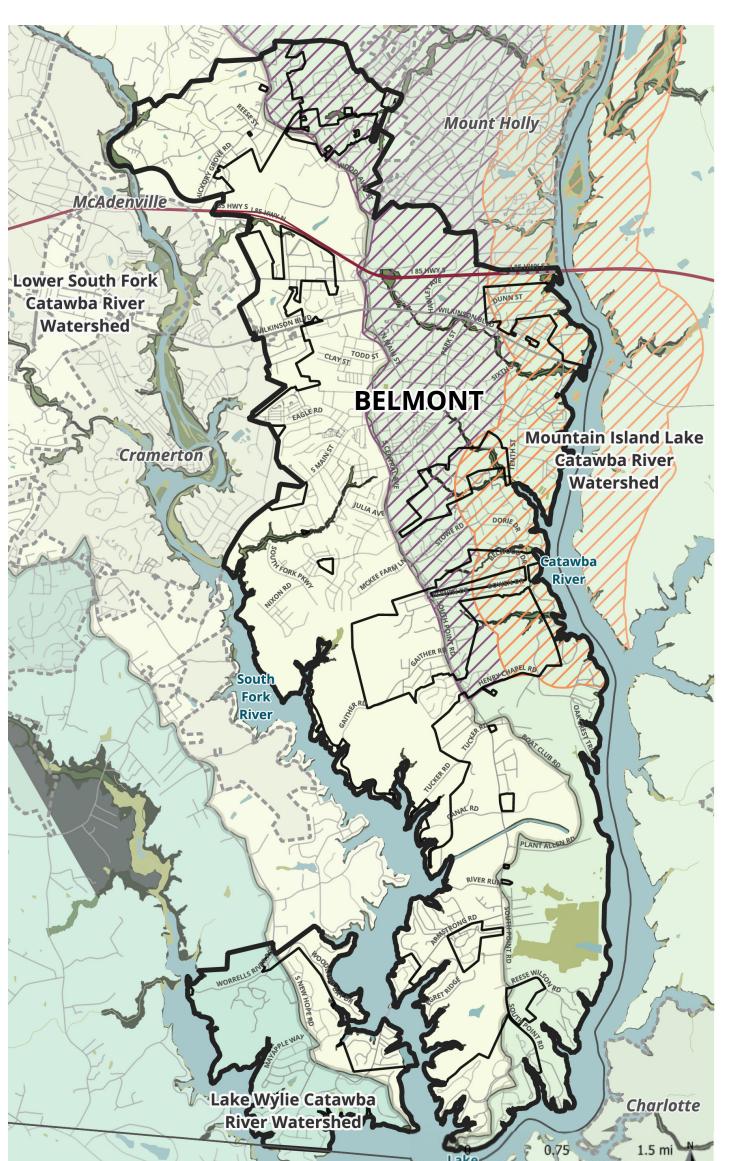






# **ENVIRONMENT**

## **ENVIRONMENTAL CONSTRAINTS**



\_ess than 20% of Belmont's Planning Area has slope, soil or hydrological constraints with the potential to significantly restrict development.

presents significant opportunity to primarily shape undeveloped areas through zoning and underscores the need to consciously preserve open space.

### Regional Watersheds Lake Wylie - Catawba River Lower South Fork Catawba River Mountain Island Lake - Catawba River Critical Areas Lake Wylie Protected Area Lake Wylie Critical Area FEMA 100-Year Floodplain **NWI Wetlands Drainage Divides**



**Water Resources** 

Belmont Planning Area Surrounding Urban Places

**County Boundaries** 

ransportation

# INTERGOVERMENTAL RELATIONS

# SCHOOLS



# **ADJACENT COMMUNITIES**



Similar to Belmont, Cramerton is McAdenville envisions incremental Mount Holly is seeking to create

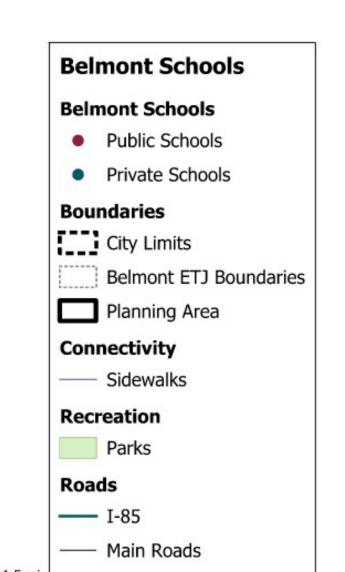
planning for Village Centers, river growth to increase housing options neighborhood centers, strengthen improved schools, multimodal



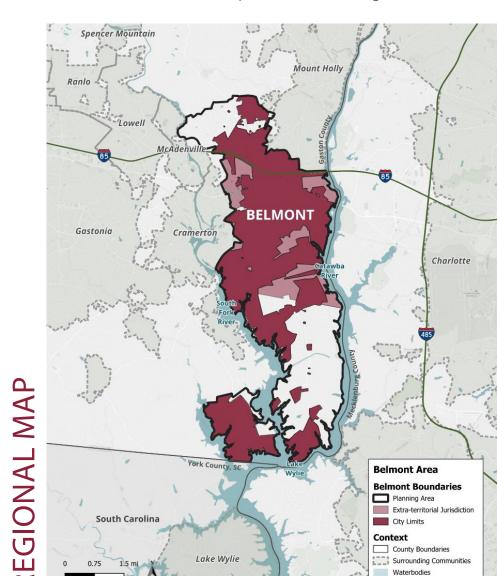
major regional activity center across the see light rail service and increased logistics



growing in York County, supported by new nfrastructure investments. A future village center is planned near B.B. Bridge.



Secondary Roads



#### **VISION STATEMENT** POLICY PRIORITIES

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

 Preserving Belmont's tree canopy & water quality are essential for community integrity

Slope Constraints

Slope Constraints

High: >24.0%

Other Constraints

Boundaries

Highly Urbanized Land

Belmont City Limits

Low: ≤8% slope

Low to Moderate: 8-16% slope

Moderate: 16-24% slope

- An updated Stormwater Ordinance & coordinated enforcement will limit soil erosion & runoff from new development sites
- Land reserved for open space & conservation areas includes high quality habitat, not just left over land
- Infill & cluster development techniques ensure new growth capitalizes on existing infrastructure & limits disruption to vacant land

### **VISION STATEMENT**

Public K-12 Schools Serving Belmont

WITHIN A 30 MIN DRIVE

Local Colleges 8

Universities

7 Colleges & Universities

To partner with surrounding jurisdictions, state agencies, utility providers, and other external 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.

### POLICY PRIORITIES

- High quality schools are an important pillar of Belmont's quality of life. Gaston County Schools & other educational opportunities will be ready to accommodate increased demand from new neighborhoods
- Belmont will promote regional collaboration to maximize efficient services & infrastructure provision
- Neighboring communities are planning for growth that will impact Belmont; partnering with surrounding governments will help address the effects











