The City of Belmont

Regular City Council

City Hall
October 05, 2020

DESCRIPTION: Public hearing on ZA2020.03 CaroMont Health Hospital Complex: a request to rezone 28+ acres from Business Campus Development to Institutional Campus Development Conditional Zoning (IC-D/CD) district to accommodate 350,000 square foot Hospital Campus. The campus will consist of a 54 licensed bed hospital, a medical office building, and a future parking garage.

MEETING: 2020_10_05 Regular City Council

DEPARTMENT: Planning and Zoning

STAFF CONTACT: Shelley DeHart

FISCAL IMPACT SUMMARY:

$280,000,000 investment, zero tax revenue, water usage revenue, potential for 400 jobs and a catalyst for other economic development.

SUMMARY OF ACTION:

Conduct a public hearing to consider zoning map amendment in conjunction with the site specific development plan.

EXHIBITS:

CC_Packet

STAFF RECOMMENDATION:

The city manager recommends the council conduct the required public hearing for the zoning amendment.

Zoning Map Amendment Request: ZA-2020.03

Property owners/applicants: Southern Benedictine Society of NC; CaroMont Health, Inc.

Current zoning: Business Campus Development (BC-D)

Proposed zoning: Institutional Campus Development Conditional District (IC-D/CD)

Property location: The project site is located at the northwest corner of I-85 and Beatty Drive, (NC 273 in Mt. Holly), across the street from YMCA Drive and Caldwell Drive (Exit 27).

Gaston County tax parcel identification numbers: a portion (28+ acres) of tax parcel ID 301922, which is home to Belmont Abbey College.

Request: Receive the planning and zoning board recommendation to approve this request to rezone a 28+ acre site from Business Campus Development to Institutional Campus Development Conditional Zoning (IC-D/CD) district to accommodate hospital campus. The campus will consist of a 54 licensed bed hospital, a medical office building, and a future parking garage.

Map 1. Location of subject property

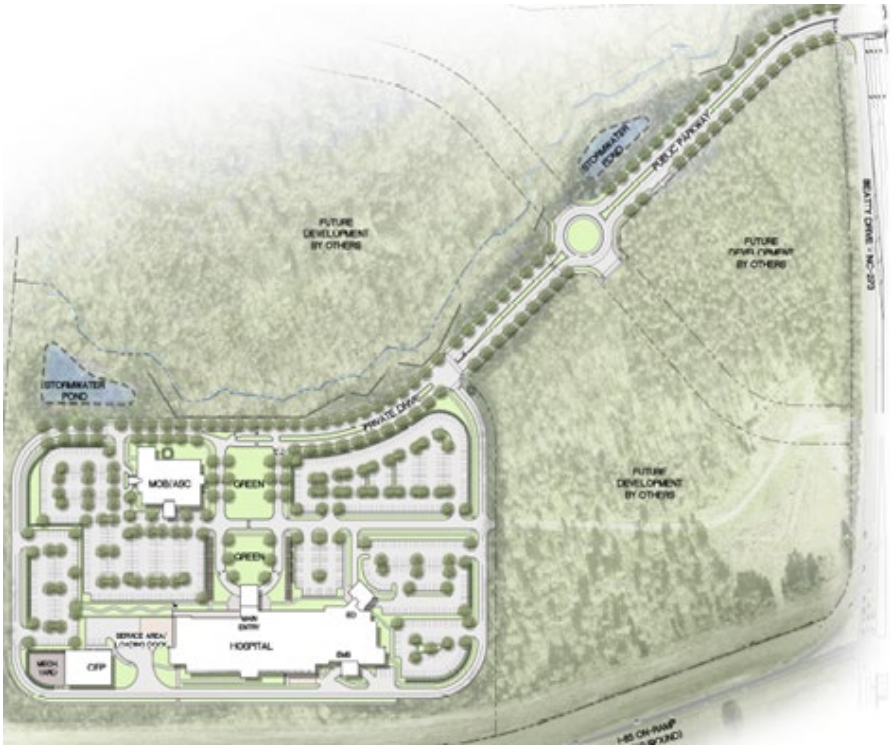
Background: The request is to rezone a 28+ acre portion of an existing lot to Institutional Campus Development conditional district (IC-D/CD) to allow the development of a hospital campus for CaroMont Health. The proposed campus will consist of a 54-licensed-bed hospital (up to 350,000 sq. ft.), future medical office building/ambulatory surgery center (up to 156,000 sq. ft.), and future parking garage. The campus will be accessed through a proposed parkway access road with an entrance from Beatty Drive, aligning across from YMCA Road in Mount Holly. The applicant is requesting relief in building height (six stories), sidewalk (width and location), and street stub-out to adjacent property (Belmont Abbey campus).

Staff analysis: The subject site is located within the 291+ acre parcel which is home to Belmont Abbey College. The proposed 28+ acre project area:

- Is undeveloped with a mix of deciduous and evergreen trees; and
- Has varying topography throughout the site; and
- Has a perennial stream crossing the project area from east to west along the north property line; and
- Has a petroleum pipeline transmission easement of variable width, owned, and operated by Colonial Pipeline Company, and located near the south property line; and
- Has a gravel road crossing the property, running from east to west and whose access is on Beatty Drive.

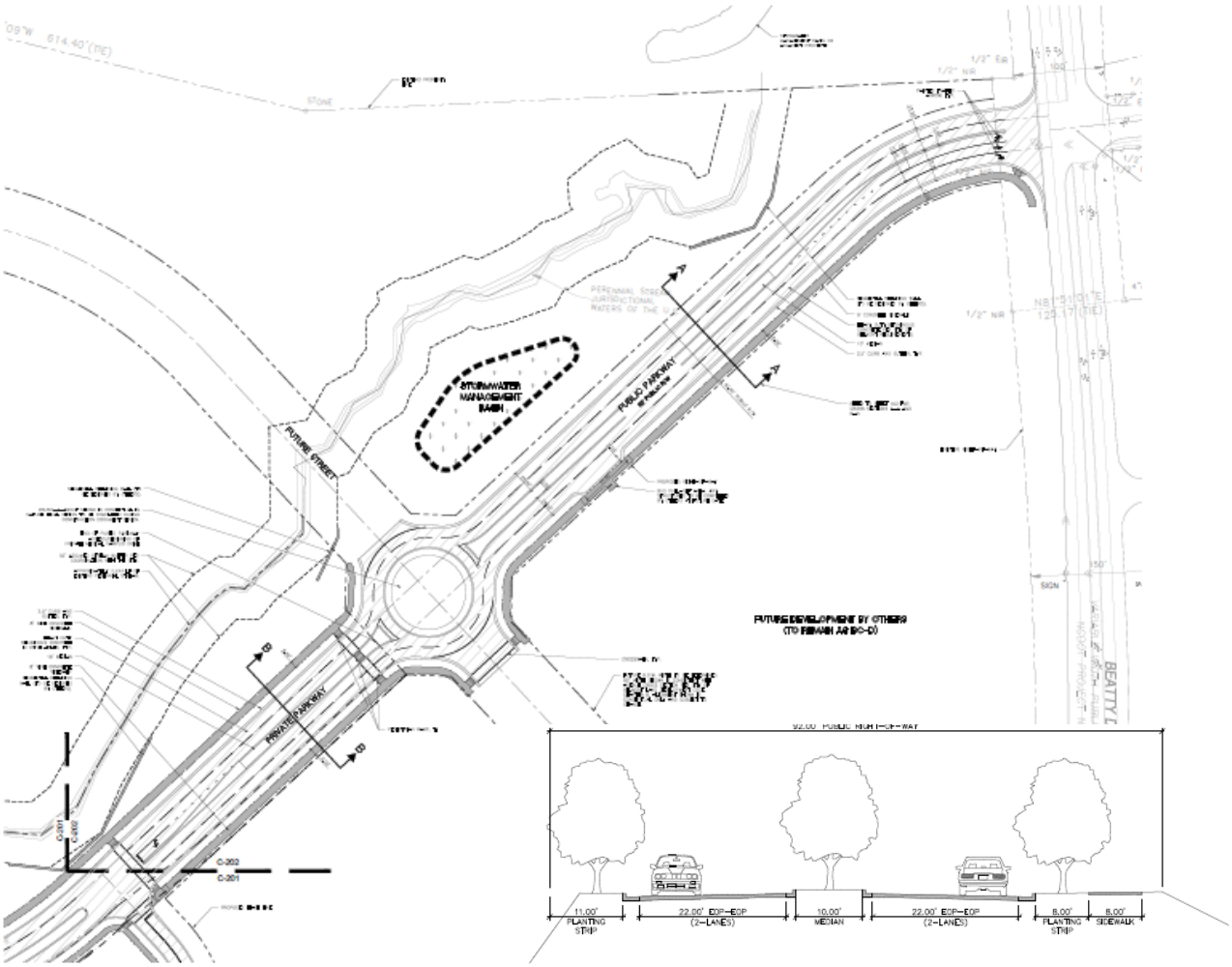
Campus: As stated above, the medical campus will consist of:

- Primary hospital structure – this structure is proposed to be up to 350,000 sq. ft. in size and up to six stories in height, not including a basement. The applicant is requesting relief for the maximum height which is five stories or 60 feet. The applicant has indicated the initial phase will consist of a four-story hospital plus a basement, however, they would like the ability for future expansion up to two more stories.
- Medical office building/ambulatory surgery center – this structure is proposed to be five stories and up to 156,000 square feet in size. There is no relief necessary for the structure. The initial phase for this structure would be a three-story building and 48,000 sq. ft. in size.
- Ancillary structures and uses – a hospital campus requires auxiliary structures and uses. The project includes a central energy plant structure, a possible parking garage, and/or helipad. These structures or uses will be required to comply with all regulations of the LDC and outside agencies such as the FAA.

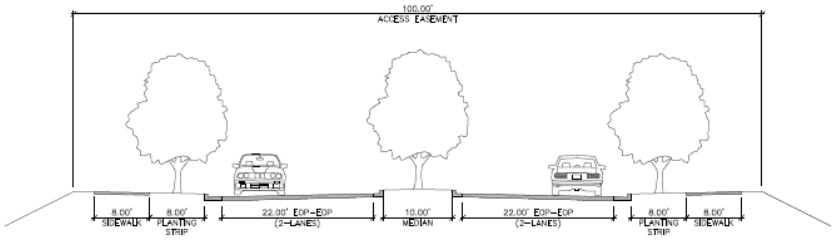


Zoning: The proposed development is consistent with the intent of the proposed zoning district. The Institutional Campus District (IC-D) is intended "to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health-care facilities with a total development size larger than 15 acres."

Transportation network: The hospital campus is proposed to be accessed by a new 92-foot-wide parkway road from Beatty Drive to the campus site. This parkway has two design cross-sections due to the topography of the site and is proposed to be have a publicly maintained segment and a privately-maintained segment as it approaches the project site.



SECTION A-A
PROPOSED PARKWAY
92' PUBLIC R/W
SCALE: 1" = 10'



SECTION B-B
PROPOSED PARKWAY
PRIVATE DRIVE - 100' ACCESS EASEMENT
SCALE: 1" = 10'

All new roads are required to be designed with curb, gutter, 8-foot wide sidewalk, a 6-foot wide landscape/street tree area, and travel lanes. The access parkway complies with city standards, except for a sidewalk segment on the north side of the parkway between Beatty Drive and the proposed traffic circle. The applicant is requesting relief from the required sidewalk within this segment due to:

- Steep topography; and
- Environmental constraints near the perennial stream; and
- The inability to shift the roadway segment due to the need to align the roadway access across from YMCA and other design requirements.

Road connections to adjacent properties are also required. The parkway design includes a traffic circle that proposes future spurs to adjacent parcels, however, the parkway does not stub out to the west which is home to Belmont Abbey's campus. Belmont Abbey is opposed to a connection at this location indicating the future connectivity will occur in other locations on the campus. Therefore, relief is needed for this requirement.

A traffic study analysis (TIA) was prepared by the city's consultant in coordination with NCDOT, GCLMPO, and the City of Mount Holly. There are required improvements identified within the TIA that have been reviewed and agreed to by the development team. The TIA is available for review online and the city's consultant will present the study's findings at the board meeting. It has been noted that future expansions (phase 2) will require the TIA to be amended to evaluate the additional square footage proposed for the medical office building and hospital expansion. This has been added as a condition of approval.

Pedestrian, bicycle, and transit facilities: The project proposes a network of sidewalks throughout the development site. Sidewalks are required to be eight (8) feet wide. The project provides a network of six- (6-) foot sidewalks throughout the parking lot area, therefore, relief is needed to allow the two-foot reduction. The proposed parkway does not include bike lanes, nor are they required. Staff is of the opinion that bike lanes are not warranted within the parkway because it is not a collector road and a future Carolina Thread Trail is proposed to the north of this site that will connect Beatty Drive to Belmont-Mount Holly Road. A bike lane will be required on Beatty Drive in the future when the adjacent property is developed.

Transit facility: Staff requested a future transit stop be incorporated within the design. A future stop has been provided adjacent to the green area near the main entry of the hospital and another on the south side of the parkway just east of the traffic circle.

Signage: Preliminary discussions have occurred regarding signage needs for the hospital campus, however, since the development build-out is approximately two years away, the fine details have not been clearly established. The applicant is confident that relief will be needed in the area of square footage and signage, therefore, they are requesting the ability to develop a sign program package in the future and present their request directly to the City Council. A draft condition will be included in the approval in the event this request is supported. In the interim, the applicant would like to request relief in the temporary signage regulations for the maximum square footage for the sign that would front Interstate 85. Maximum square footage for development/construction signs is 32 square feet. The applicant is requesting 200 square feet in size for sign proposed adjacent to the interstate.

Parking & circulation: The project design provides good circulation, connectivity, and adequate parking for the hospital campus operations including a possible parking garage. The parking areas are well connected with landscaped areas including two large green areas. The project does not

provide the required 5% of pervious pavement system parking spaces as required. The applicant is requesting relief of this requirement due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/7 days a week.

Architecture: The architecture and building material are in keeping with the vision of the Southern Benedictine Society and city requirements. The complete set of illustrations can be found in attachment D. All ancillary structures will have treated facades and/or screening based on their location.

North Elevation

South Elevation

Comprehensive land use plan: This site is located within Montcross Small Area Plan of the adopted Comprehensive Land Use Plan. The project area is located within a mixed-use area.

Developments within the small area planning area are required to exhibit the same high standard of architectural and landscape design as they are implemented as Belmont Abbey College and The Oaks industrial park. The development has been coordinated with representatives of the Southern Benedictine Society to ensure these high standards are in keeping with their vision. A letter of support of the rezone and project design is provided in Attachment B.

The project is consistent with the following goals of the adopted Comprehensive Land Use Plan:

1. Land use – the project provides a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote services and jobs.
    a. Based on information provided by CaroMont Health, it is estimating its total investment including buildings and property at $280,000,000.
    b. Within five years of operations, CaroMont and its partners expect over 400 people will be working in the hospital, ambulatory surgery center, and medical office building combined. Utilization of and growth in services will determine how many people will be working on the campus in the next five years.
2. Economy – the project fosters a vibrant economy with employment and commerce. It is anticipated that this initial investment will act as a catalyst to additional employment and commerce within this area of the city.
3. Community character – the project embraces the character of Belmont by improving community appearance and promoting social and economic diversity.
    a. This project design and character is in keeping with community appearance of the Montcross small area plan providing services and opportunity for all that fosters social and economic diversity.
    b. The anticipated partnerships with Belmont Abbey nursing program and community also:
        i. CaroMont Health's partnership with Belmont Abbey College will include a four-year nursing degree program and undergraduate program in healthcare informatics. Future programs might include pharmacy and advanced care practitioners such as physician assistants and nurse practitioners.
        ii. Specific community partnerships—beyond CaroMont's existing relationship with employers and Gaston County Schools—are yet to be determined. Most importantly, CaroMont Health's facility construction in Belmont represents our commitment to our vision: To be our community's most trusted healthcare partner. With CaroMont Health as a partner for Belmont and the eastern corridor of Gaston county, CaroMont is committing to provide ease of access to vital healthcare services to individuals and businesses. The facility will contribute to a positive image of our community and serve as a gateway to our county. With this facility investment, which provides local access to medical services, CaroMont is solidifying its commitment to this community and Gaston County. That is the essence of CaroMont Health's partnership.
        iii. Exceptional healthcare services are important for economic growth in communities. Businesses need affordable healthcare services. Families seek ease of access to a full spectrum of exceptional healthcare services. Retirees locate to cities with excellent healthcare. CaroMont Regional Medical Center Belmont will be a cornerstone of economic vitality and quality of life for this community.

Neighborhood meeting: The applicant's team held the required community meeting virtually on August 31, 2020 from 6 p. m. to 7:30 p. m. via Zoom. No members of the public attended the virtual meeting other than the representative from Belmont Abbey College and the development team. The meeting documents are provided in attachment C of this report.

Planning & zoning board meeting: This item was heard by the board at its public meeting held on Thursday, September 17th. The board discussion focused on the proposed height of the building and access in and out of the site.

1. Height: The applicants are requesting relief in the maximum building height (six stories in height). The zoning classification states maximum height is five stories or 60 feet. Although the request is for six stories in height, the stories are taller than typical to meet hospital operational needs. The six stores will reach a height of approximately 100 feet and an architectural feature located in the center of the building and referred to as a "chimney" will reach a height of 120 feet. The board supported the applicant's request however indicated an ongoing discussion is warranted by the city about building height based on location.
2. Access to campus: The board asked about alternative access to the hospital campus in the event of an emergency. The plan was evaluated, and it was determined that future roadway connections to Beatty Drive and Belmont-Mt. Holly Rd. will occur as the area develops. However, there are two alternative access points, one to Belmont Abbey College campus at the west property line, and the second is the existing gravel road connection from the site to Beatty Drive at the east property line.

At the conclusion of the discussion, the board approved a motion (7-0) to:

- Find the map amendment request reasonable and consistent with the comprehensive land use plan and other adopted plans in the area of land use, economy, and community character; and
- Approve the map amendment with a modification in conditions clarifying the relief in building height for the hospital structure only.

Recommended areas of relief and conditions of approval for ZA 2020.03 CaroMont Health

A) Areas of relief:

1. Reduction in required sidewalk width: – The Belmont land development code (LDC) dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the code requires 8' sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6'. The 8' sidewalks along the parkway would remain.
2. Future connectivity to the west – The LDC encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the hospital private drive.
3. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
4. Permeable paving – Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/7 days a week, relief is being requested on permeable paving requirements noted in the code to allow only standard paving cross-sections.
5. Hospital structure height – The maximum height for the hospital shall not exceed six stories in height.
6. Signage – The sign plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the ordinance. Once the final sign plans are prepared, we would like to request this to be able to be approved by Belmont city council at the appropriate time. We request relief to exceed the maximum square footage for a temporary development sign area (up to a maximum of 200 square feet) for the sign proposed to be located adjacent to the interstate.

B) Conditions of approval

1) The project shall comply with all requirements of the LDC and other adopted codes.
2) The project shall obtain construction plan approval for the project and future expansion of structures or uses on the site.
3) The TIA shall be evaluated and amended (if necessary) to account for future expansion of structures exceeding square footage of the original TIA. This will be conducted with the site plan review.
4) The applicant may present the sign program to the city council for consideration and approval thereby amending the conditional zoning district.
5) The development shall be built consistent with the plans provided and approved within this conditional zoning district.
6) The conditional zoning requires a site-specific plan and therefore are vested initially for a two-year period. The council has at their discretion the ability to extend the approval up to a five-year time period (G. S. 160D-108).

City council action: Conduct the public hearing receiving the recommendation to approve as presented with conditions.

Attachment A – Application
Attachment B – Letter of Support
Attachment C – Neighborhood Meeting Minutes
Attachment D – Plans
Attachment E – P & Z Board Consistency findings and recommended Conditions of Approval

ATTACHMENT A

CITY OF BELMONT
PLANNING & ZONING

Date Filed 7/9/2020	To be completed by City of Belmont **Application Number** ZA-2020.03
To be completed by City of Belmont: **Hearing Date(s) P&Z** / / TBD / /	To be completed by City of Belmont **City Council** / / / /

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to amend the zoning map of the City of Belmont:

In support of this application, the following facts are shown:

Current Zoning (circle one)	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Proposed Zoning (circle one) Conditional District? (CD) ☐	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address: 100 Belmont- Mount Holly Road, Belmont, NC 28012	
Physical Description of Location: Wooded Area	
Tax Parcel Number: (PID Number) 301922	
Property Owner: Southern Benedictine Society of NC, Inc.	
Owner's Address: 100 Belmont- Mount Holly Road, Belmont, NC 28012	
Phone Number: (704) 461 - 6675	Email Address: placidosb@bac.edu
Applicant Name if different than owner: CaroMont Health, Inc.	Applicant Phone Number if different than owner: 704-834-2084
Applicant Email Address if different than owner: jay.miller@caromonthealth.org	
Applicant's address: 2525 Court Drive, Gastonia, NC 28054	
Primary Contact: Jay Miller	

Revised 03/17/20

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (paper and digital version must be drawn to scale by architect, landscape architect, professional surveyor, or engineer licensed in North Carolina). Additional plans will be requested for the public meetings.
- Boundary Survey (acreage, current zoning, location of existing buildings, setbacks)
- Community Meeting Form
- Adjacent Property Owner List – provide a copy of address labels for all adjacent property owners. The City will use this list for public notices for the Planning Board Meeting and the Public Hearing meeting.
- Traffic Impact Analysis, if required, refer to Chapter 16 of the LDC
- Fees associated with review

PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code

The plans will be reviewed internally by city staff. Any deficiencies or request for information will be sent to you within 30-days.

Staff will notify the applicant when the schematic plans are ready to be presented to the public at the required community meeting.

Community Meeting: the scheduling, notification, and meeting report, as described in the supplemental community meeting form, are the responsibility of the applicant. This meeting shall be held a minimum of two weeks (14-days) prior to the scheduled Planning Board meeting.

The Planning Board will hear the request in a public meeting and provide a recommendation to the City Council.

The City Council will hold the public hearing and render a decision on the project. Please refer to Section 20.2 of the LDC for further details.

Revised 03/17/20

Plaind M. Solari, O.D.B.

Signature of Property Owner

Jay Miller, Caremont Health

Signature of Applicant, if different than the property owner

Application Fee (Dept Use Only)

-Please note...The applicant is responsible for the costs of all public notices required by state law. The City will be responsible for the dissemination of the advertisements and will arrange to have the bills sent directly to the applicant. Any changes to this policy must be made prior to the submission of the application.

-This application must be signed by the property owner or their authorized agent.

Revised 03/17/20

CaroMont Health

Shelley DeHart
Planning Director
City of Belmont
37 North Main Street
Belmont, North Carolina 28012

Re: CaroMont Regional Medical Center – Belmont – Letter of Intent

Dear Ms. DeHart,

CaroMont Health intends to build a 245,00 +/- square foot, 54 licensed bed Hospital on approximately 28 +/- acres on the Belmont Abbey campus (parcel ID #217518) in Belmont, North Carolina. The project will also include a Medical Office Building. The buildings on site will frame a central green area which will be a space that visitors, patients, and employees will be able to use for gathering, relaxing and healing. A tree-lined parkway will be built from the access point at Highway 273 into the site, with a portion being dedicated to the City as a public street.

We are requesting to rezone the portion of the property as shown in the Schematic Site Plan from Business Campus Development (BC-D) to Institutional Campus District (IC-D). Both districts, current and proposed, promote the development of corporate office campus settings which allow for a mix of uses including civic uses such as hospitals, medical office buildings, ambulatory surgery centers, and ancillary support uses. The main reason for this rezoning request is regarding the height of the building that would be allowed in the IC-D zoning, as well as to allow flexibility for future growth.

We appreciate the City staff's time and effort thus far in working with our team on the project, and we look forward to bringing this monumental project to the Belmont community and surrounding.

Please refer to the Schematic Plans for additional detail. If you should have any questions on our submittal or the project, please do not hesitate to contact us.

Best Regards,

Jay Miller
Construction Manager

2525 COURT DRIVE, GASTONIA, NC 28054
CAROMONT.ORG | 704.834.2000

CaroMont Health

Shelley DeHart
Planning and Zoning Director
City of Belmont
37 N Main Street
Belmont, NC 28012

Dear Ms. DeHart,

As you are aware, CaroMont Health is requesting a conditional rezoning of an approximate 28-acre site located on the property of Belmont Abbey College at the intersection of Highway 273 and I-85 South for the development of an acute care hospital facility, medical office building and associated infrastructure. The purpose of the rezoning is to change the current zoning designation from Business Campus Development (BC-D) to Institutional Campus Development (IC-D). As a part of that rezoning, there are certain conditions that we are requesting be included as part of the conditional rezoning approval, as discussed with City Staff:

Conditions to Apply to this Site:

1. Reduction in required sidewalk width: – The Belmont Land Development Code dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the Code requires 8' sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6'. The 8' sidewalks along the parkway would remain.
2. Future connectivity to the west – Belmont Land Development Code encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the Hospital private drive.
3. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
4. Permeable Paving- Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours and 7 days a week, relief is being requested on permeable paving requirements noted in the Code to allow only standard paving cross-sections.
5. Helipad – A helipad on-site may be necessary in the future due to the nature of the medical campus. The addition of a helipad could be coordinated and permitted with city staff and all FAA regulations.
6. Parking Deck – Parking deck(s) may be constructed during the initial phase of the project or future phases. The parking deck would be permitted with the City of Belmont and any other applicable agencies per Belmont Code.
7. Signage – The Sign Plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the Belmont Ordinance. Once the final Sign Plans are prepared, we would like to request this to be approved by Belmont City Council at the appropriate time. We would like to request a temporary construction sign of up to 200 square feet be allowed along the I-85 frontage.

Permitted Uses and Size:

The site may be developed with Hospital and Medical Office/Ambulatory Surgery Center and related uses as allowed in the IC-D zoning district of up to 350,000 square feet of Hospital Floor Area and 156,000 square feet of Medical Office

CaroMont Health

Building/Ambulatory Surgery Center. The maximum floors of the Hospital will be 6 stories (plus basement), and the maximum height of the Medical Office Building/Ambulatory Surgery Center will be 5 stories.

Please let us know if there are any questions. We appreciate your and the staff's time and cooperation on this project to date. We eagerly look forward to bringing this project to the Belmont community.

Sincerely,

Richard Blackburn
Vice President
Facility and Support Services
CaroMont Health

STEELWOOD

September 10, 2020

Ms. Shelley DeHart, AICP
Planning Director
City of Belmont
37 N. Main Street
Belmont, NC 28012
Via Email

Reference: CaroMont Health Re-zoning

Dear Shelley,

On behalf of the Southern Benedictine Society of NC, Inc. we have reviewed the schematic design submittal for the CaroMont Health project. This is your Case ZA 2020.03.

We have approved this schematic design submittal and on behalf of the Southern Benedictine Society of NC, Inc. we ask that you advise the Planning and Zoning Board and the City Council that the land owner fully supports the re-zoning of the approximately 28 acre property to Institutional Campus Development Conditional Zoning (IC-D/CD).

Thank you for including us in the review process and for coordinating the submittal and neighborhood meeting.

This facility will be a great benefit to the citizens of Belmont and to Belmont Abbey College's new Health Services curriculum.

Sincerely,

William G. Monroe III
President-Steelwood Inc.

CC: Abbot Placid Solari, Adrian Miller, Shelley DeHart, Mark McAuley, Richard Blackburn

2500 Ballencourt Ln.
Charlotte, NC 28226
704.248.3250
BillM@SteelwoodSolutions.com
www.SteelwoodSolutions.com

ATTACHMENT C

COMMUNITY MEETING REPORT
Petitioner: CaroMont Health, Inc.
Project: CaroMont Regional Medical Center - Belmont
Rezoning Petition ZA2020.03

This Community Meeting Report is being filed with the City of Belmont Planning Staff as required by the Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

The Petitioner mailed a written notice of the date and time of the community meeting to adjacent neighbors as required per the Ordinance and set out on Exhibit A attached hereto by depositing such notice in the U.S. Mail on August 18, 2020. Interested parties were requested to RSVP to receive an invitation to a virtual Community Meeting. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held virtually on the Zoom platform on August 31, 2020 from 6:00 pm to 7:30 pm EST.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet)

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. There was one RSVP from the invited neighbors noted on Exhibit A. However, the meeting did not have anyone join from the invited neighbors. All individuals listed on Exhibit C are representatives of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Although a formal presentation was not made since there were no attendees from the invited neighbors, a powerpoint presentation was prepared in advance of the meeting. It is attached as Exhibit D.

Respectfully submitted, this 3rd day of September, 2020.

cc: All attendees

EXHIBIT A

Project Name: CaroMont Regional Medical Center - Belmont
Project Number: 4643

Adjoining Property List

Names & Addresses Within 200' of Belmont Abbey Campus (Project Site)				
Names	*Address*	*City*	*State*	*Mailing Address*
SOUTHERN BENEDICTINE SOCIETY	200 BEATTY DR	Belmont	NC	C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012
BELMONT GATEWAY LLC	210 BEATTY DR	Belmont	NC	227 WEST TRADE ST STE 1000 , CHARLOTTE, NC 28202
REGIONAL DEVELOPERS LLC	220 BEATTY DR	Belmont	NC	6200 GLYNMOOR LAKES DR , CHARLOTTE, NC 28277
MAYA HOLLY LLC	250 BEATTY DR	Belmont	NC	8632 WILKINSON BLVD , CHARLOTTE, NC 28214
SOUTHERN BENEDICTINE SOCIETY	65 BELMONT MT HOLLY RD	Belmont	NC	C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012
CIRCLE K STORES INC	101 BELMONT MT HOLLY RD	Belmont	NC	1130 WEST WARNER RD BLDG B, TEMPE, AZ 85284
FAISON-GASTON GATEWAY LLC	*No Address Assigned*	Belmont	NC	121 W TRADE ST STE 2800 , CHARLOTTE, NC 28202
MT HOLLY CITY OF	*No Address Assigned*	Belmont	NC	PO BOX 406 , MT HOLLY, NC 28120
SOUTHERN BENEDICTINE SOCIETY	156 WOODLAWN ST	Belmont	NC	C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD, BELMONT, NC 28012
LOCKHART DEBORAH A	109 BELMONT MT HOLLY RD	Belmont	NC	109 BELMONT MT HOLLY RD , BELMONT, NC 28012
DEMPERIO DAVID D	111 BELMONT MT HOLLY RD	Belmont	NC	549 LAKE WYLIE RD , BELMONT, NC 28012
FORNEY JODAWNDI E	113 BELMONT MT HOLLY RD	Belmont	NC	113 BELMONT MT HOLLY RD , BELMONT, NC 28012
FORNEY JODAWNDI E, MOORE BRIAN D	113 BELMONT MT HOLLY RD	Belmont	NC	113 BELMONT MOUNT HOLLY ROAD , BELMONT, NC 28012
MOORE BETTY A, MOORE BRIAN D	115 BELMONT MT HOLLY RD	Belmont	NC	115 BELMONT MOUNT HOLLY ROAD , BELMONT, NC 28012
FORNEY NORMA C	117 BELMONT MT HOLLY RD	Belmont	NC	117 BELMONT MT HOLLY RD , BELMONT, NC 28012
EBENEZER UNITED METHODIST CHUR	120 BELMONT MT HOLLY RD	Belmont	NC	120 BELMONT MT HOLLY RD , BELMONT, NC 28012
JOHNSON ROBERT M	222 FORNEY AVE	Belmont	NC	222 FORNEY AVE , BELMONT, NC 28012
NAPALI NINE LLC	199 9 BELSOUTH DR	Belmont	NC	950 E STATE HWY 114 STE 160 , GRAPEVINE, TX 76092
EBENEZER UNITED METHODIST CHUR	102 OAK TRL	Belmont	NC	120 BELMONT MT HOLLY RD , BELMONT, NC 28012
ROBERTS LEONARD THOMAS	104 OAK TRL	Belmont	NC	120 POINT CIR , BELMONT, NC 28012
SELLERS MARGIE	108 1 OAK TRL	Belmont	NC	833 LEMOND LN , DENVER, NC 28037
ROBERTS LEONARD THOMAS	*No Address Assigned*	Belmont	NC	120 POINT CIR , BELMONT, NC 28012
RODRIGUEZ EDGAR CALVILLO, GARCIA SINDY CATORENA	108 4 OAK TRL	Belmont	NC	3345 BELSOUTH DR , BELMONT, NC 28012
DAVIS JANICE C	112 OAK TRL	Belmont	NC	C/O JANICE D BISHOP 112 OAK TRAIL, BELMONT, NC 28012
JACKSON PAMELA H	108 OAK TRL	Belmont	NC	108 OAK TRL , BELMONT, NC 28012
DELPLACE LAURA A	110 OAK TRL	Belmont	NC	110 OAK TRL , BELMONT, NC 28012
DAVIS JANICE C	112 OAK TRL	Belmont	NC	C/O JANICE D BISHOP 112 OAK TRAIL, BELMONT, NC 28012
SMITH TRAVIS, SMITH BRANDI LAIRD	114 OAK TRL	Belmont	NC	114 OAK TRL , BELMONT, NC 28012
DUCKWORTH KATHY ALLEN	116 OAK TRL	Belmont	NC	4435 TITMAN RD , GASTONIA, NC 28054
LOFTIN MAGGIE C	116 1/2 OAK TRL	Belmont	NC	110 COMMONWEALTH DR , LINCOLNTON, NC 28092
HANSEN CHRISTOPHER	118 OAK TRL	Belmont	NC	118 OAK TRL , BELMONT, NC 28012
GUERRY PATRICIA ANN	120 OAK TRL	Belmont	NC	120 OAK TRL , BELMONT, NC 28012
SUMMITT ALBERT, SUMMITT VICKI	122 OAK TRL	Belmont	NC	122 OAK TRAIL , BELMONT, NC 28012
STONE BOBBY L, STONE BETSY GREGORY	124 OAK TRL	Belmont	NC	124 OAK TR , BELMONT, NC 28012
MELESKY JOHN B, MELESKY ROSEMARY	126 OAK TRL	Belmont	NC	126 OAK TRL , BELMONT, NC 28012
NEW LIFE BAPTIST CH OF BELMONT	201 OAK TRL	Belmont	NC	201 OAK TRL , BELMONT, NC 28012

EXHIBIT B

NOTICE TO INTERESTED PARTIES
OF COMMUNITY MEETING

Subject: Community Meeting – Rezoning Application filed by CaroMont Health, Inc. to rezone approximately 28 acres located on the property of Belmont Abbey College and at the intersection of Hwy. 273 and I-85 South to allow the development of an acute care hospital facility, medical office building, and associated infrastructure.

Date and Time of Meeting: Monday, August 31, 2020 at 6:00 PM

Place of Meeting: Virtual Platform

Applicant: CaroMont Health, Inc.

Application NO.: ZA2020.03

We are assisting CaroMont Health, Inc. with a Rezoning Application filed with the City of Belmont, Planning & Zoning Department seeking to rezone an approximately 28 AC site located on the property of Belmont Abbey College and at the intersection of Hwy. 273 and I-85 South. The purpose of the rezoning is to change the current zoning designation from Business Campus Development (BC-D) to Institutional Campus Development (IC-D).

In accordance with the requirements of the City of Belmont Zoning Ordinance, the Applicant will hold a Community Meeting prior to the Public Hearing on this Rezoning Application to discuss this rezoning proposal with nearby property owners and organizations. The City of Belmont Planning & Zoning Department's records indicate that either you are a representative of a registered neighborhood organization or an owner of property that adjoins or is located near the site.

Accordingly, on behalf of the Applicant, we give you notice that representatives of the Applicant will hold a Community Meeting regarding this Rezoning Application on Monday, August 31, 2020 on a virtual platform. The Applicant's representative's look forward to sharing this rezoning proposal with you and to answering any questions, you may have with respect to this Rezoning Application.

Due to these unprecedented times and with concern for public health, the Applicant will be holding a virtual Community Meeting. To receive a digital invitation to the virtual Community Meeting, please RSVP to Jamie Toler (jtoler@bridgewater-inc.com).

In the meantime, please refer to City of Belmont's website, www.cityofbelmont.org/caromont-hospital/ for information. Should you have any questions or comments about this matter, please call Jamie Toler at 704-591-2708.

cc: Shelley DeHart, Planning Director, City of Belmont

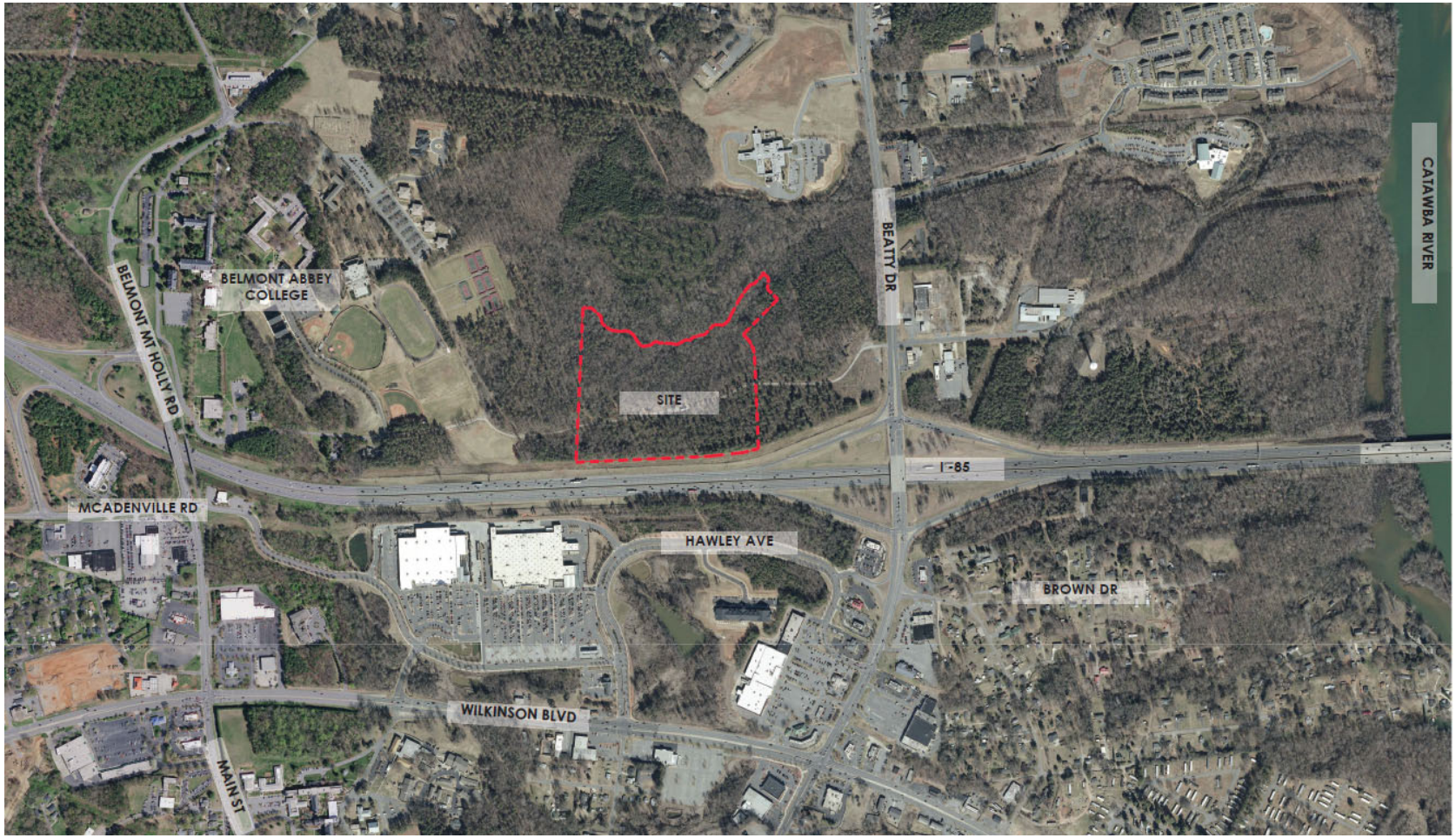
Exhibit C

PROJECT NAME: CRMC Belmont

Community Meeting Attendees

Name	Company Name
Bill Monroe	Representative for Belmont Abbey College
Richard Blackburn	CaroMont Health
Jay Miller	CaroMont Health
Jamie Toler	Bridgewater
Aaron Jeffers	McMillan Pazdan Smith
Marcus Sheward	McMillan Pazdan Smith
Sam Walker	McMillan Pazdan Smith
Mark McAuley	ColeJenest & Stone

EXHIBIT D



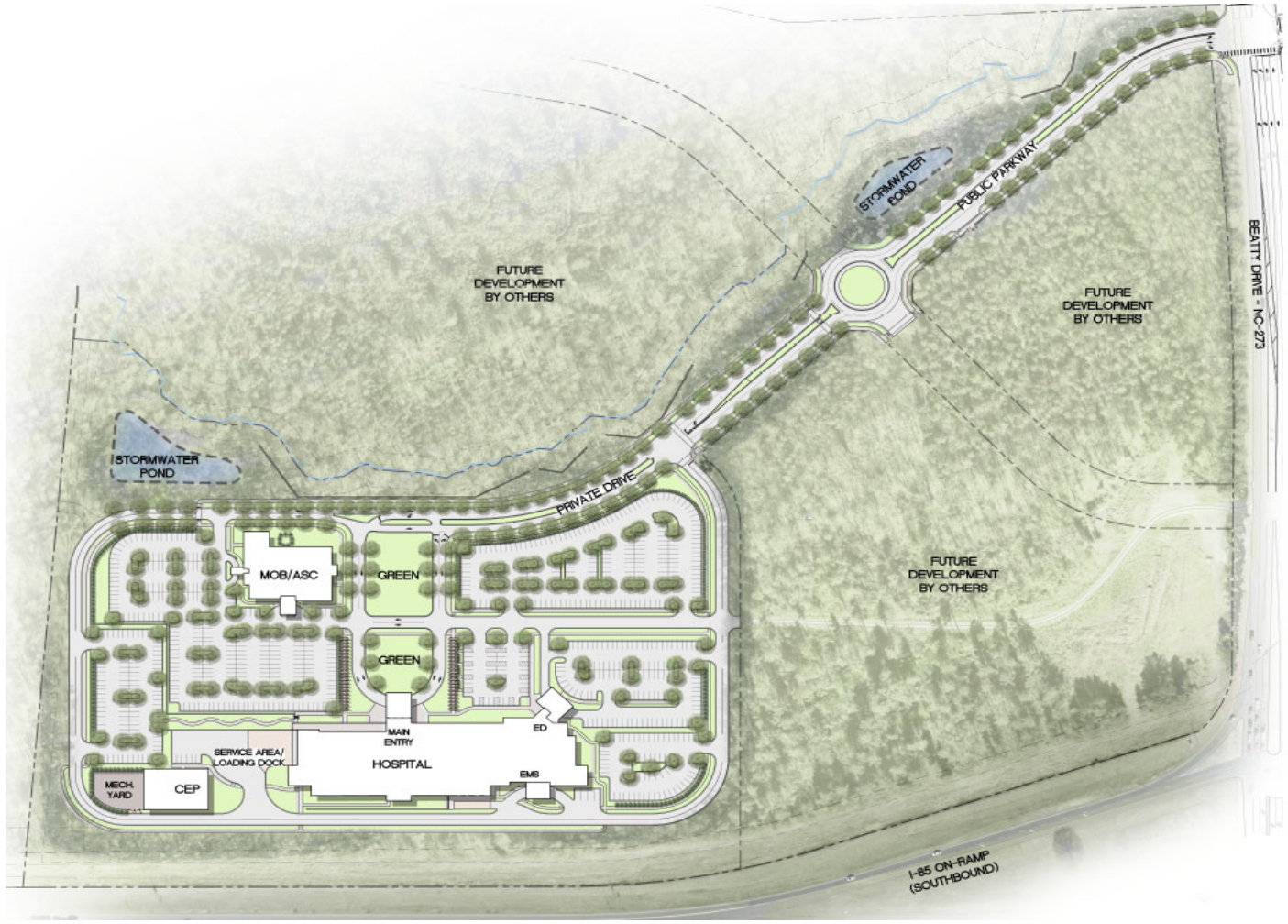
CaroMont Health

mcmillan | pazdan | smith
ARCHITECTURE

ColeJenest & Stone

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

AERIAL MAP



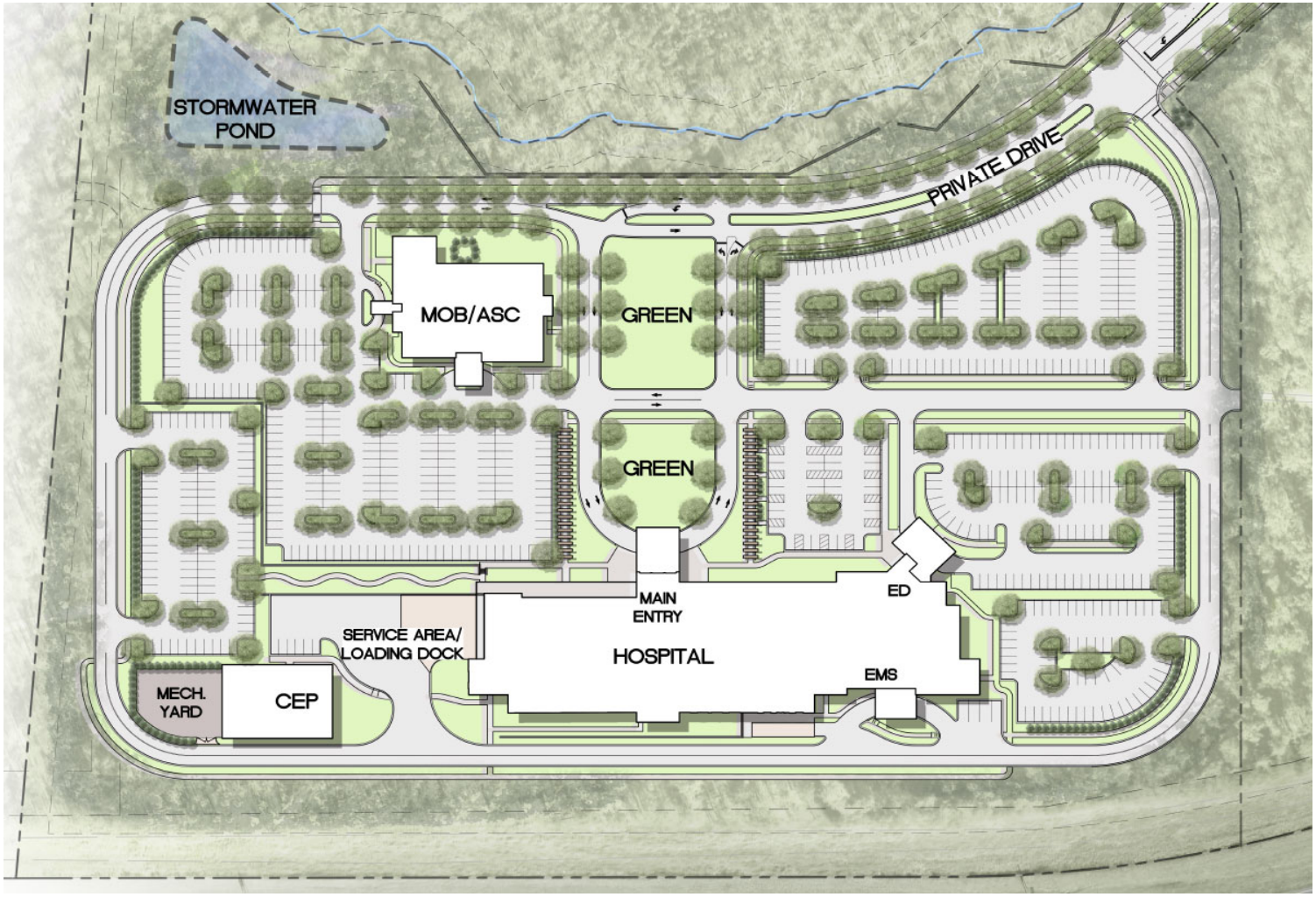
CaroMont Health

mcmillan | pazdan | smith ARCHITECTURE

ColeJenest & Stone

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

OVERALL SITE PLAN



CaroMont Health

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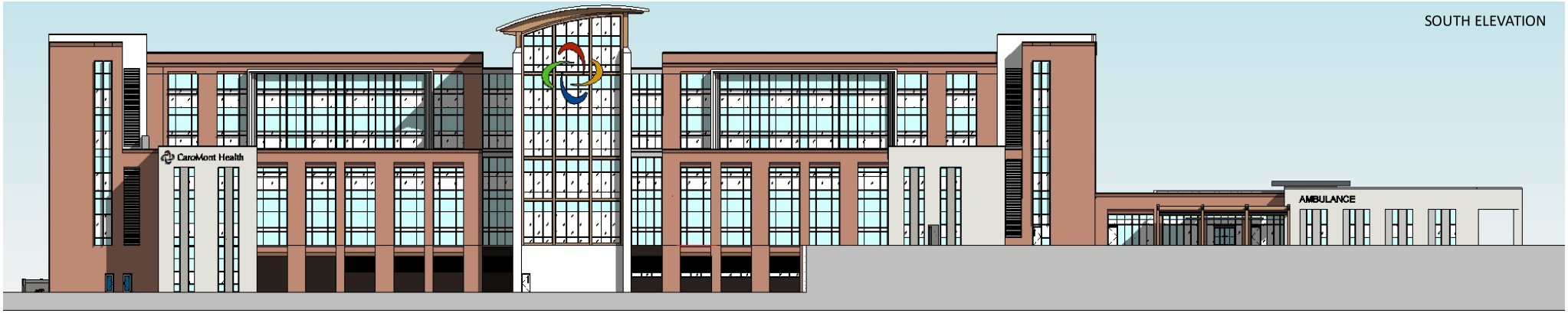
CAROMONT REGIONAL MEDICAL CENTER - BELMONT

SITE PLAN



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CAROMONT REGIONAL MEDICAL CENTER - BELMONT

CONCEPTUAL ELEVATIONS
NOT TO SCALE

EAST ELEVATION

WEST ELEVATION

CaroMont Health

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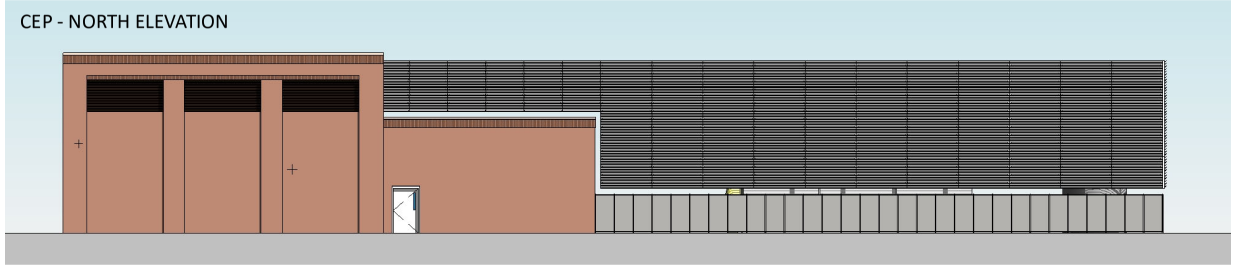
CAROMONT REGIONAL MEDICAL CENTER - BELMONT

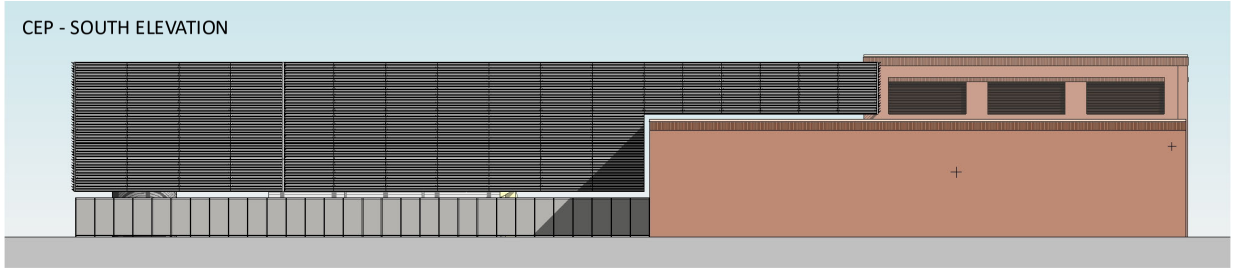
CONCEPTUAL ELEVATIONS
NOT TO SCALE

CEP - EAST ELEVATION

CEP - NORTH ELEVATION



CEP - SOUTH ELEVATION



CEP - WEST ELEVATION

CaroMont Health

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ARCHITECTURE

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CAROMONT REGIONAL MEDICAL CENTER - BELMONT

CONCEPTUAL ELEVATIONS
NOT TO SCALE

CaroMont Regional Medical Center – Belmont
Rezoning Community Meeting
Key Milestone Dates

1st Quarter 2021	Begin Site Clearing and Grading
3rd Quarter 2021	Begin Construction of Hospital and Medical Office Building
4th Quarter 2022	Complete Construction of Medical Office Building
3rd Quarter 2023	Complete Construction of Hospital; Begin Patient Care

CaroMont Health

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ColeJenest & Stone

Meeting Agenda for Re-Zoning Petition No. ZA202.03 by CaroMont Health, Inc:

Project: CaroMont Regional Medical Center - Belmont

Date: 08/31/2020

Time: 6:00pm-7:30pm EST

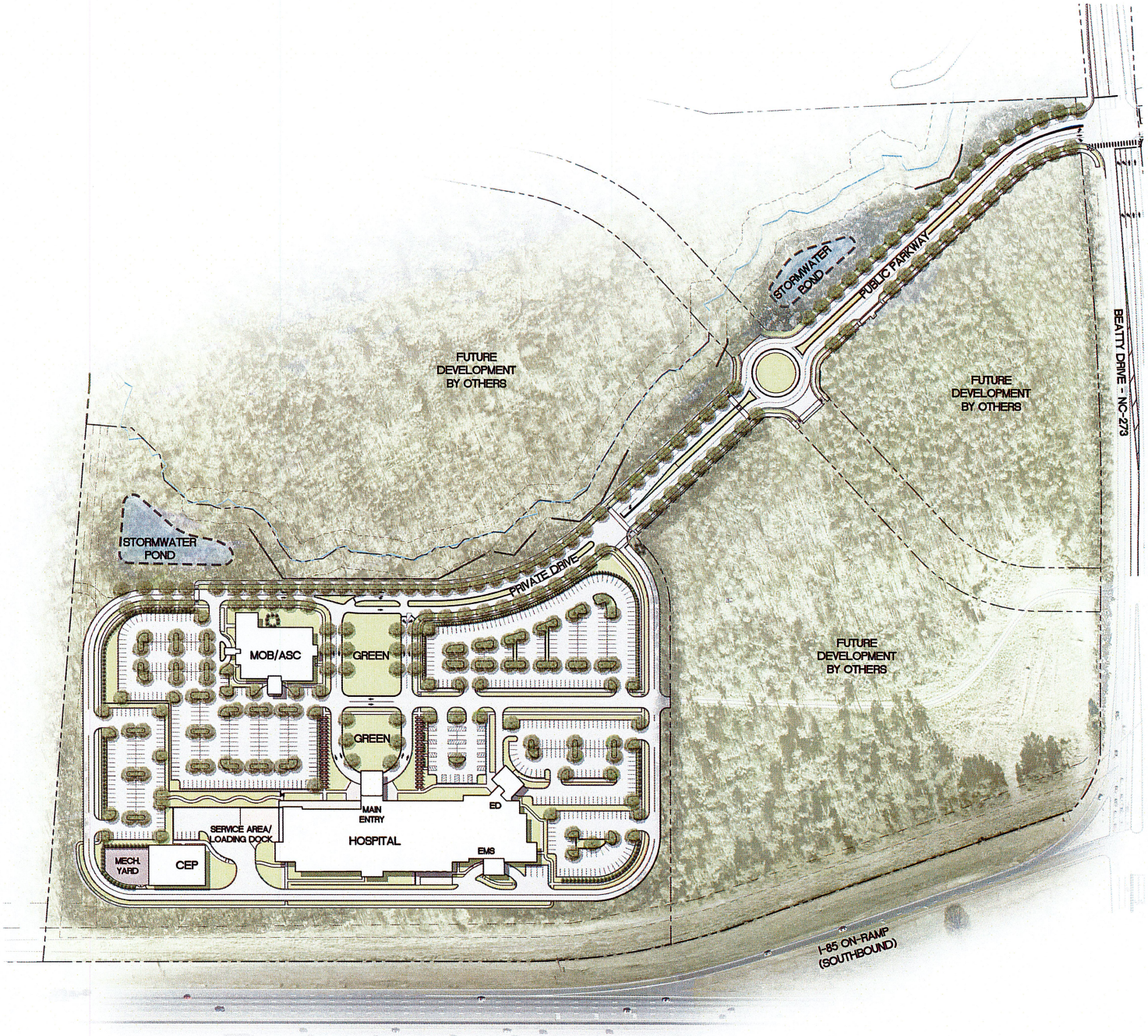
Location: Virtual (Zoom Platform)

1. Owner/Design Team Introductions
2. Introduction to Project
3. Existing Site, Surrounding Context, and Site Plan Overview
4. Building Program and Elevations
5. Schedule
6. Q&A
7. Next Steps
    a. Planning Board – 9/17/20 – 6:30 PM
    b. City Council – 10/5/20- 6:45 PM

All attendees will be placed on mute upon entering virtual meeting. Attendees should use the "raise hand" button at the lower right-hand corner of the screen to ask a question during the Q&A section. We ask that questions be asked during the Q&A time.

Meeting is to be recorded in order to keep a list of community questions and feedback

ATTACHMENT D



LEGEND

SYMBOL		DETAIL
	PROPOSED REQUIRED TREE	-/-
	PROPOSED REQUIRED SHRUBS	-/-
		-/-

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
u/t+ www.colejenestone.com

CaroMont Health

2525 Court Drive
Gastonia
North Carolina 28054

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

Belmont
North Carolina 28284

ILLUSTRATIVE LANDSCAPE PLAN

Project No.
4643

Issued
7/10/20

SCHEMATIC DRAWINGS

Revised

PRELIMINARY
NOT FOR CONSTRUCTION

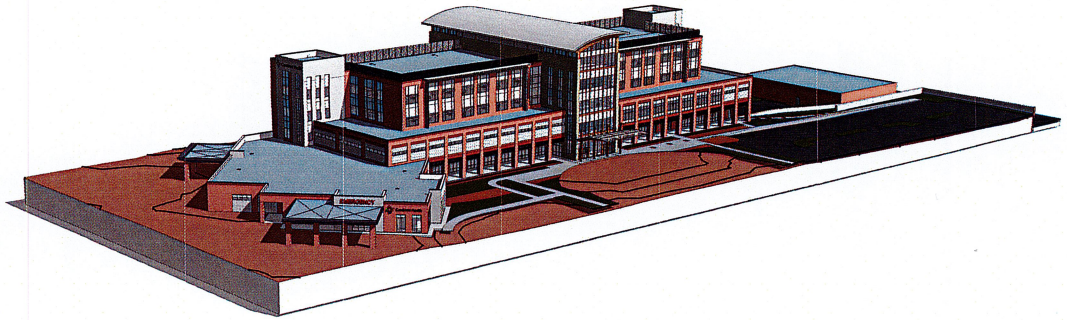
SCALE: 1"=80'
0 40' 80' 160'

N

C-200

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.

ColeJenest & Stone, P.A. 2020 ©



1 A300 AERIAL PERSPECTIVE VIEW 1

EXTERIOR FINISH LEGEND:

BRICK TYPE 1 (BT-1):
RUNNING BOND BRICK VENEER - SEE SPECIFICATION 042000

BRICK TYPE 2 (BT-2):
SOLDIER BRICK VENEER - SEE SPECIFICATION 042000

CAST STONE MASONRY (CSM-1):
ASHLAR PATTERN - 2 COLOR MIX
SEE SPECIFICATION 047200

METAL PLATE WALL PANEL (MPWP-1): COLOR 1
SEE SPECIFICATION 074213.16

METAL PLATE WALL PANEL (MPWP-2): COLOR 2
SEE SPECIFICATION 074213.16

METAL PLATE WALL PANEL (MPWP-3): COLOR 3
SEE SPECIFICATION 074213.16

METAL PLATE WALL PANEL (MPWP-4): COLOR 4
SEE SPECIFICATION 074213.16

ALUMINUM-FRAMED STOREFRONTS (ASF-1):
SEE SPECIFICATION 084313

GLAZED ALUMINUM CURTAIN WALLS (GACW-1):
SEE SPECIFICATION 084413

METAL COPING CAP (ALC-1):
SEE SPECIFICATION 077100 ROOF SPECIALTIES

METAL COMPOSITE MATERIAL WALL PANELS (MCM-1):
SEE SPECIFICATION 074213.23

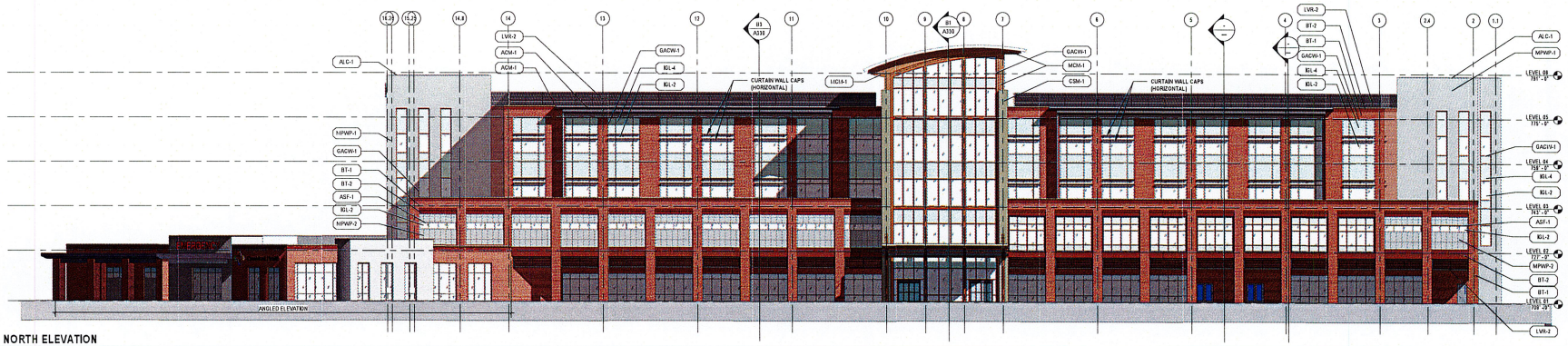
FIXED LOUVERS (LVR-1):
SEE SPECIFICATION 089119

LOUVERED EQUIPMENT ENCLOSURES (LVR-2):
SEE SPECIFICATION 089200

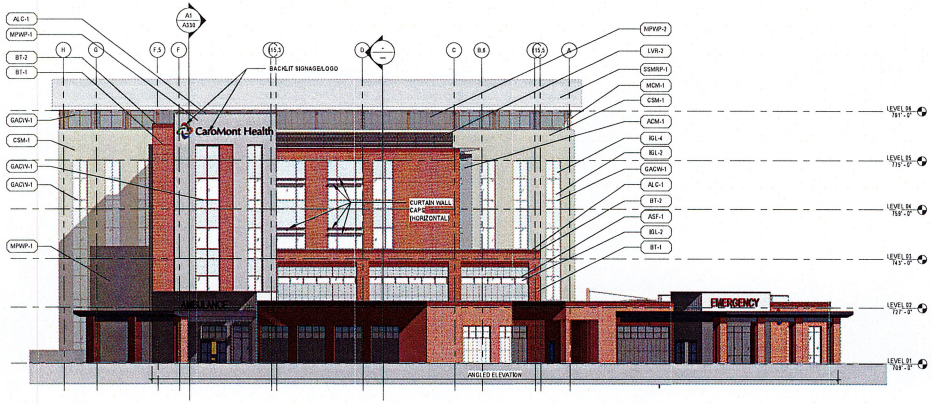
STANDING SEAM METAL ROOF PANELS (SSMRP-1):
SEE SPECIFICATION 074113.16

STOREFRONT AND CURTAINWALL GLAZING SYSTEM NOTES:
SEE SPECIFICATION 088000 FOR GLAZING TYPES

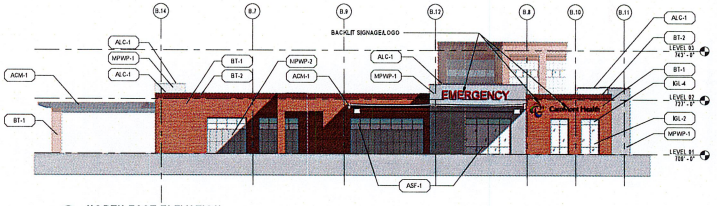
- G-1 - CLEAR - INTERIOR ONLY
- IGL-2 - CLEAR - EXTERIOR
- IGL-3 - FRIT
- IGL-4 - SPANDREL - BLUE
- IGL-6 - SPANDREL - WARM GREY



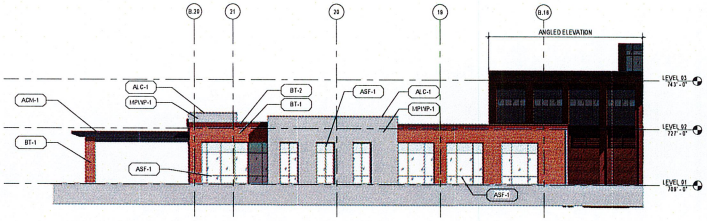
1 A300 NORTH ELEVATION
1/16" = 1'-0"



3 A300 EAST ELEVATION
1/16" = 1'-0"



4 A300 NORTH EAST ELEVATION
1/16" = 1'-0"



5 A300 NORTH WEST ELEVATION
1/16" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEAL

CaroMont Health

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

BELMONT, NC

SHEET ISSUE

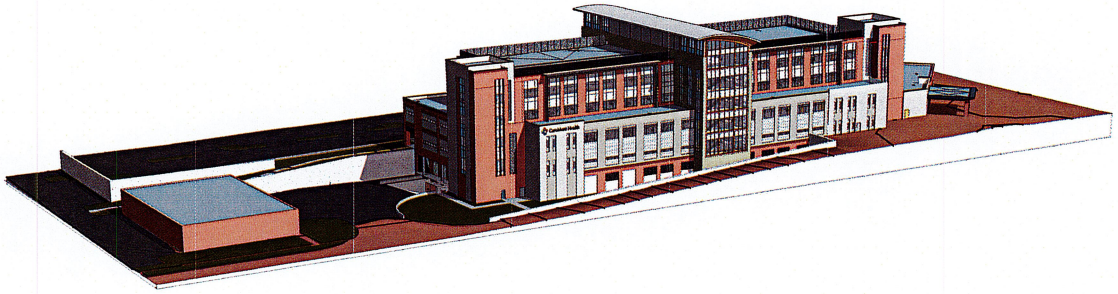
NO.	DATE	DESCRIPTION	BY
A	06.15.2020	SD PRICING PACKAGE	MPS

PRINCIPAL IN CHARGE: BBS
PROJECT ARCHITECT: DEP
DRAWN BY: Author

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

SHEET NO. A300

PROJ.NO. 018641.00



1 A331 AERIAL PERSPECTIVE VIEW 2

EXTERIOR FINISH LEGEND:

BRICK TYPE 1 (BT-1):
RUNNING BOND BRICK VENEER - SEE SPECIFICATION 042000

BRICK TYPE 2 (BT-2):
SOLDIER BRICK VENEER - SEE SPECIFICATION 042000

CAST STONE MASONRY (CSM-1):
ASHLAR PATTERN - 2 COLOR MIX
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METAL PLATE WALL PANEL (MPWP-1): COLOR 1
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SEE SPECIFICATION 074212.16

METAL PLATE WALL PANEL (MPWP-3): COLOR 3
SEE SPECIFICATION 074212.16

METAL PLATE WALL PANEL (MPWP-4): COLOR 4
SEE SPECIFICATION 074213.16

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GLAZED ALUMINUM CURTAIN WALLS (GACW-1):
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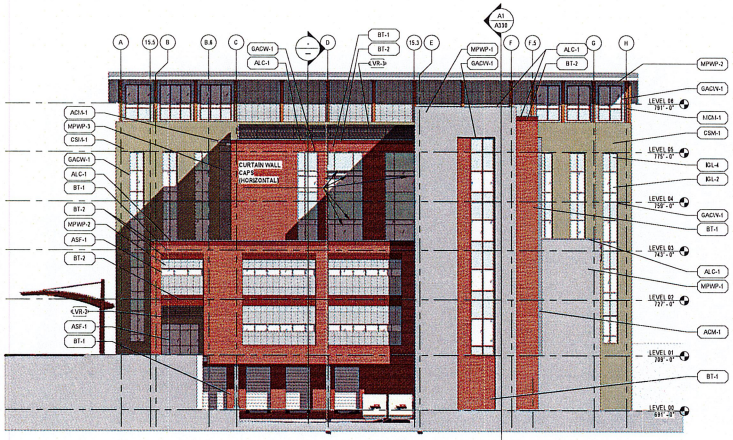
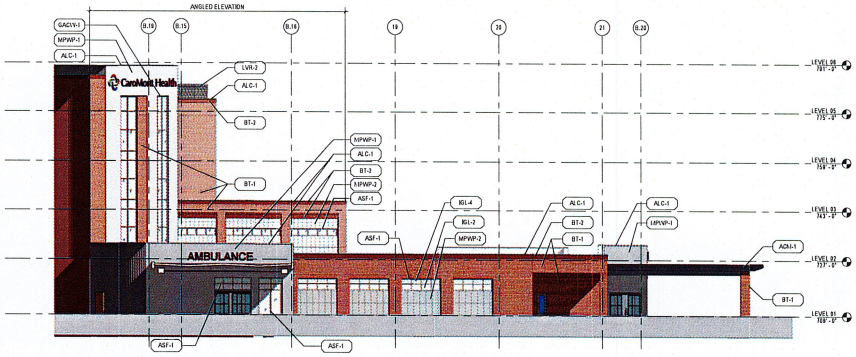
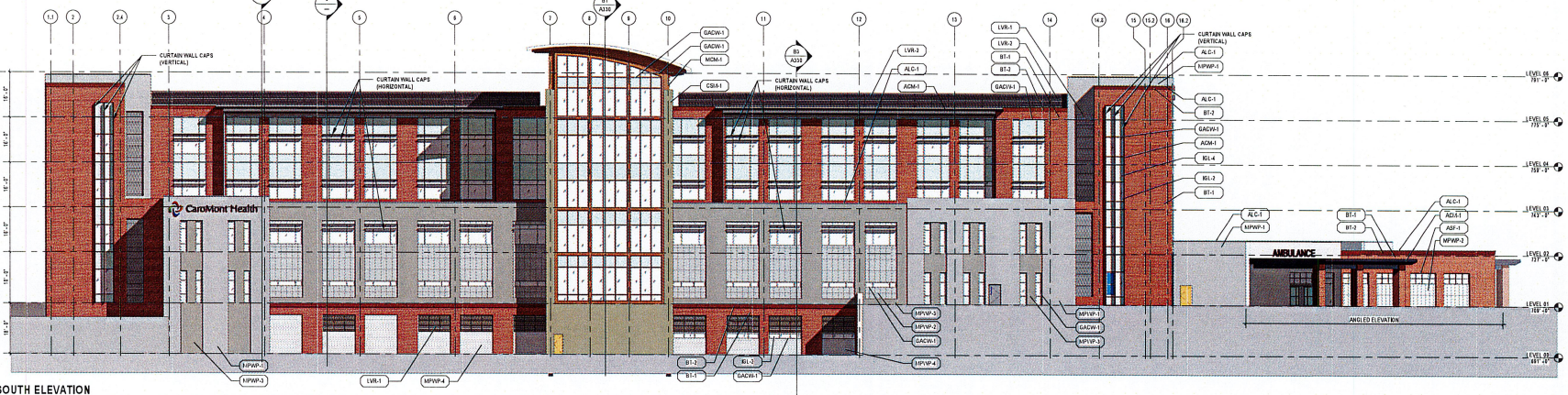


1 A301 WEST ELEVATION
1/16" = 1'-0"



4 A301 SOUTH EAST ELEVATION
1/16" = 1'-0"



2 A301 SOUTH ELEVATION
1/16" = 1'-0"

mcmillan pazdan smith ARCHITECTURE

CONSULTANT LOGO

SEAL

CaroMont Health

CAROMONT REGIONAL MEDICAL CENTER - BELMONT

BELMONT, NC

SHEET ISSUE:

NO.	DATE	DESCRIPTION	BY
A	08.15.2020	SD PRICING PACKAGE	MPS

PRINCIPAL IN CHARGE: BBS
PROJECT ARCHITECT: DEP
DRAWN BY: Author

SHEET TITLE:
OVERALL EXTERIOR ELEVATIONS

SHEET NO. A301

PROJ.NO. 018641.00

BELMONT

MANY THREADS, ONE COMMUNITY

Statement of consistency

In considering the zoning map amendment of the Land Development Code request associated with petition ZA 2020.03 CaroMont Health Campus, the Planning and Zoning Board finds:

The project is consistent with the following goals of the adopted Comprehensive Land Use Plan and the Montcross Small Area Plan:

1. Land Use – the project provides a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote services and jobs; and
2. Economy – the project fosters a vibrant economy with employment and commerce; and
3. Community Character—the project embraces the character of Belmont by improving community appearance and promoting social and economic diversity.

This finding is supported by an 7-0 vote by the Belmont planning and zoning during its September 17, 2020 meeting subject to the relief and conditions attached as Exhibit A.

Walter Dixon, Chairman

9-17-2020

Date

EXHIBIT A - Proposed Conditions of Approval ZA2020.03 CaroMont Hospital

A) Areas of Relief:
   a. Reduction in required sidewalk width: – The Belmont Land Development Code dictates either residential sidewalk width or commercial/mixed use sidewalk width. For a non-residential setting, the Code requires 8' sidewalks. Due to the nature of the project (healthcare) and the extensive amount of pedestrian connectivity via sidewalks we are providing internal to the site, we would like to request the sidewalk width requirement be reduced to 6'. The 8' sidewalks along the parkway would remain.
   b. Future connectivity to the west – Belmont Land Development Code encourages connectivity to adjacent parcels. However, Belmont Abbey has indicated future connectivity to the west will occur in other locations on the campus, but not through the Hospital private drive.
   c. Sidewalks on the public portion of the parkway – Due to the existing alignment of YMCA Drive, existing property lines, and existing terrain and environmental constraints, we are requesting relief on the construction of a sidewalk to the north on the public drive. This is reflected on the submitted rezoning site plan.
   d. Permeable Paving- Due to the nature of the project and long-term maintenance concerns for a facility that is open 24 hours/ 7 days a week, relief is being requested on permeable paving requirements noted in the Code to allow only standard paving cross-sections.
   e. Hospital Structure Height: The maximum height for the hospital shall not exceed six-stories in height.
   f. Signage – The sign plans for the site are not yet determined; however, due to this being a healthcare campus we expect to need more signage than what is allowed in the ordinance. Once the final sign plans are prepared, we would like to request this be able to be approved by Belmont City Council at the appropriate time. We request relief to exceed the maximum square footage for a temporary development sign area (up to a maximum of 200 square feet) for the sign proposed to be located adjacent to the interstate.

B) Conditions of Approval
   a. The project shall comply with all requirement of the LDC and other adopted codes.
   b. The project shall obtain construction plan approval for the project and future expansion of structures or uses on the site.
   c. The TIA shall be evaluated and amended (if necessary) to account for future expansion of structures exceeding square footage of the original TIA. This will be conducted with the site plan review.
   d. The applicant may present the sign program to the City Council for consideration and approval thereby amending the conditional zoning district.
   e. The development shall be built consistent with the plans provided and approved within this conditional zoning district.
   f. The conditional zoning requires a site-specific plan and therefore are vested initially for a two-year period. The Council has at their discretion the ability to extend the approval up to a five-year time period) G.S. 160D-108.