



~~January 13, 2021~~  
Revised January 15, 2021

Ms. Shelley DeHart  
City of Belmont – Planning Department  
1401 E. Catawba Street  
Belmont, NC 28012

**Woodlawn Industrial Park (ZA2019.05)**  
**Belmont, North Carolina**  
**Sketch Plan and Conditional Rezoning Modifications**

Ms. DeHart,

It is our client's (Belmont Industrial, LLC) intent to amend ZA2019.05 for the Woodlawn Industrial Park (also known as RiverWest Industrial Park). Submitted to you is an updated Sketch Plan for approval. We'd like to note the following changes as it relates to the originally approved conditional rezoning:

East Building / Cason Street:

1. Addition of new property 19.03 Acre property to the North (parcel number 203503). To be recombined as shown on sketch plan.
2. Realignment of Cason Street relocation to meet NCDOT standards.
3. East building expansion. Revision to Condition #10 to allow a maximum building square footage of 620,000 sf
4. Car parking provided in accordance with City of Belmont parking standards for Office and Warehouse uses.
5. Tie into existing Cason Street moved further North.
6. Truck Access drive on Cason Street added at north end of site.
7. Two parking lot access driveways removed from Cason Street.
8. East property line buffer shown as 30' natural buffer along entire length of property line.
9. Relocation of proposed BMP Pond to protect existing intermittent streams.
10. Changes to the proposed Cason Street section to include proposed sidewalks on both sides to the point of termination shown on the sketch plan (eliminate condition #1.c.). We are proposing to install street trees on the east side of Cason to the sidewalk termination point and asking for relief from installing street trees on the west side of Cason Street (relief for west side in condition #5)

Acme Road:

11. Changes to the proposed Acme Road street section to include proposed sidewalks on both sides to the point of termination shown on the sketch plan (eliminate condition 1.c.). We are proposing to install street trees on the east side of Acme Road to the sidewalk termination point and asking for relief from installing street trees on the west side of Acme Road (relief for west side in condition 5).
12. Removal of 1 driveway access on Acme Road.

Please do not hesitate to reach out with any questions.

Sincerely,  
SEAMON WHITESIDE

Signed: Tommie L. (Trey) Little III, PE



# CITY OF BELMONT PLANNING & ZONING

Date Filed	<u>1 / 13 / 2021</u>	To be completed by City of Belmont	Application Number <u>ZA-2019 .05-1</u>
To be completed by City of Belmont:	Hearing Date(s) P&Z	To be completed by City of Belmont:	City Council
	<u>TBD / /</u>		<u>TBD / /</u>

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:

<b>Current Zoning (circle one)</b>	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	<b>BC-D</b>	IC-D	TN-D
<b>Proposed Zoning (circle one)</b>	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	<b>BC-D</b>	IC-D	TN-D
<b>Conditional District? (CD)</b> <input checked="" type="checkbox"/>						

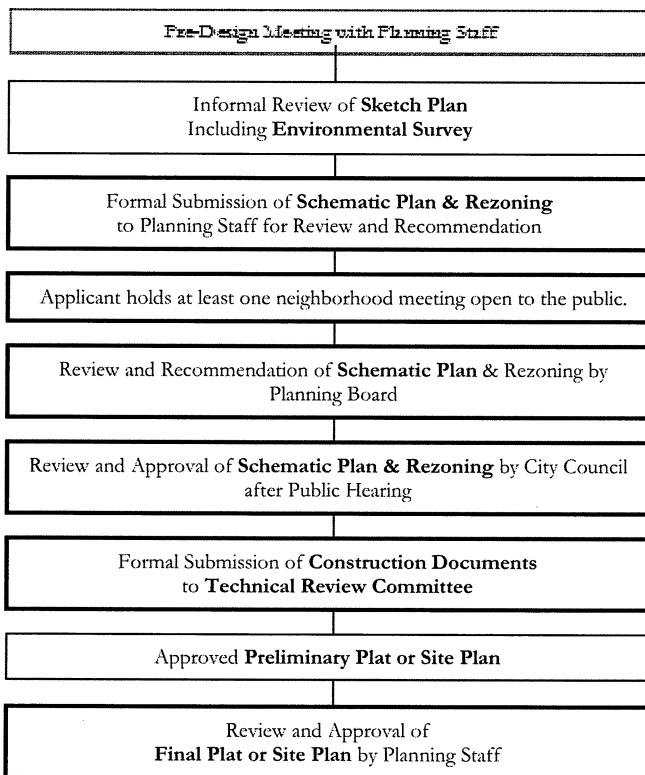
Physical Property Address: N/A		
Physical Description of Location: EAST OF CASON STREET AND ALSO SURRONS PARCEL # 183605 ON THREE SIDES		
Tax Parcel Number: (PID Number) <u>203018</u>		
Property Owner: BELMONT INDUSTRIAL, LLC.		
Owner's Address: C/O TRIBEK PROPERTIES, INC. 101 SOUTH KINGS DRIVE, SUITE 200, CHARLOTTE, NC 28204		
Phone Number: ( <u>704</u> ) <u>714</u> - <u>2860</u>	Email Address:	<u>SBORTZ@TRIBEK.COM</u>
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		
Primary Contact: SCOTT C. BORTZ		

**Received**

## 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.

*Scott C. But*

Signature of Property Owner

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.