

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed <u>2/21/2020</u>	To be completed by City of Belmont Application Number <u>ZA-2020-01-01</u>
To be completed by City of Belmont: Hearing Date(s) P&Z <u>3/19/2020</u> <u>1/1</u>	To be completed by City of Belmont City Council <u>/ /</u> <u>/ /</u>

To the Planning and Zoning Board and City Council of Belmont, NC:

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

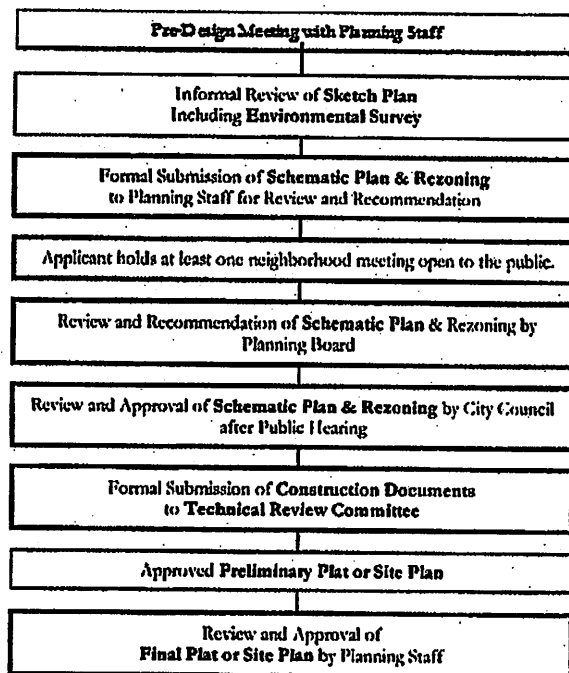
Proposed Zoning (circle one)	R-R	S-R	<u>G-R/CD</u>	NC-R	INF-R	MH-R
Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	500 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 112 Conservancy at McLean	
Tax Parcel Number: (PID Number)	225588	
Property Owner:	Joseph A. Barnette, Lisa Rhone Barnette	
Owner's Address:	500 Trillium Way, Belmont, NC 28012	
Phone Number: () -	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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 necessary
- Fees associated with review

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



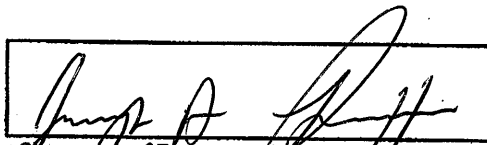
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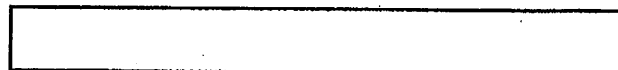
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The City Council will hold the public hearing and render a decision on the project. Please refer to Section 20.2 of the LDC for further details.


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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

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Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

Due to inadvertent errors by a third-party surveying company employed by Essex Homes to stake the corners of homes to be constructed prior to the pouring of foundations, the garages of nine homes were constructed with small encroachments into the required 22-foot garage setbacks. These encroachments range from 3 inches to slightly over 3 feet. These encroachments are not noticeable from the street and do not materially affect the use or occupancy of these homes. No other homes are affected. Reconstructing these homes is not feasible and even if it were, doing so would significantly disrupt the lives of the homeowners living in the homes.

All eight affected homeowners unanimously join with Essex Homes, which still owns the ninth home, to respectfully request that the Planning and Zoning Board and the City Council of the City of Belmont amend the Conditional Zoning Plan for McLean to provide that the garage setbacks for these nine homes only are hereby adjusted to conform to the garages as built and as shown on the surveys attached to each application and as described on the attached Setback Encroachment Summary.

Attachment: Setback Encroachment Summary
 Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

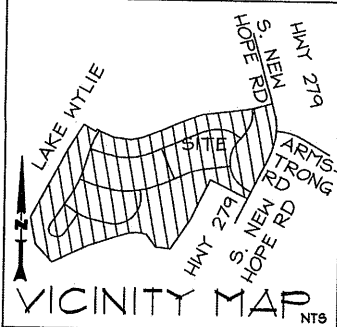
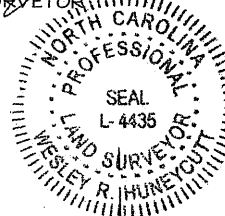
NC: C-2725
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 9); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT L-4435
PROFESSIONAL LAND SURVEYOR

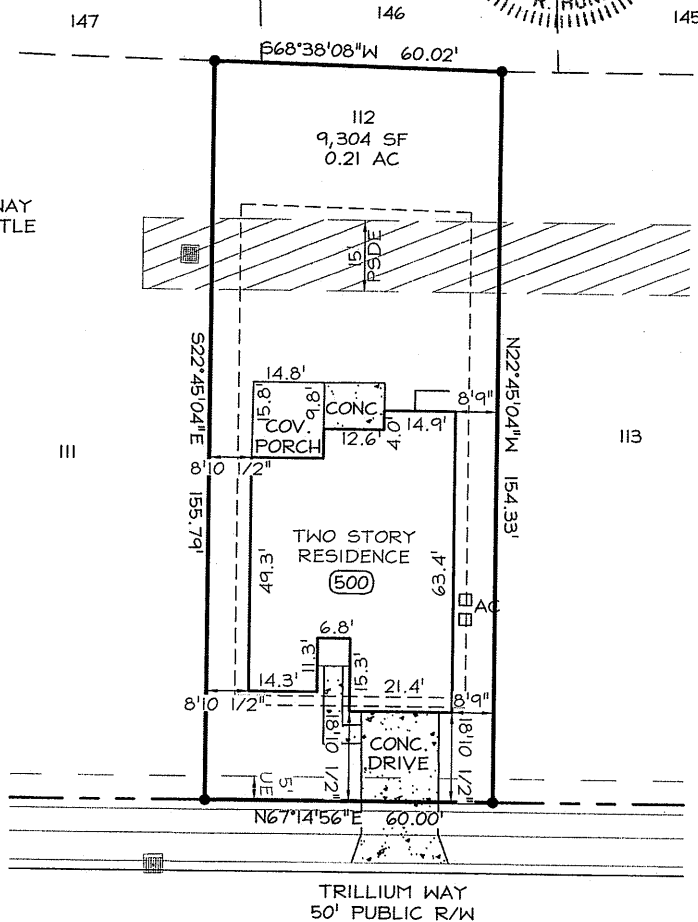


PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____
PSDE	_____
PRIVATE STORM DRAIN EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
JOSEPH A BARNETTE
LISA RHONE BARNETTE
PARCEL: 225588
DB 4956 PG 1491
MB 86 PG 9
LOT 112

SETBACK DATA:
FRONT: 20'
SIDE: 6'
SIDE AT CORNER: 12'
REAR: 30'



Physical Survey
of Lot #112

The Conservancy at McLean, Phase I, Map 1 & 2

City of Belmont, Southpoint Township
Gaston County, North Carolina

Map Recorded in Map Book 86 at Page 9.



Scale: 1"=30'

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
12	439 Trillium Way	James Chaney	36"	3 feet	19'
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90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
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Per surveying as performed by Control Point, Inc. on
2/19/2020

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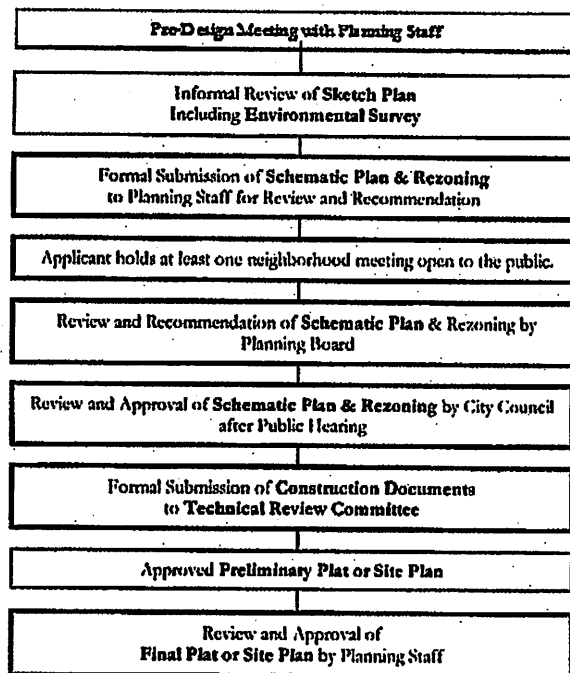
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Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	527 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 90 Conservancy at McLean	
Tax Parcel Number: (PID Number)	226366	
Property Owner:	Anna Young Chambers, Harry Randall Chambers	
Owner's Address:	527 Trillium Way, Belmont, NC 28012	
Phone Number: () - 	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		

SUBMITTAL REQUIREMENTS

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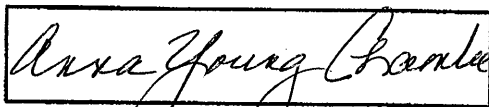
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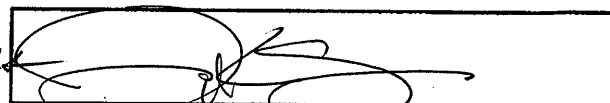
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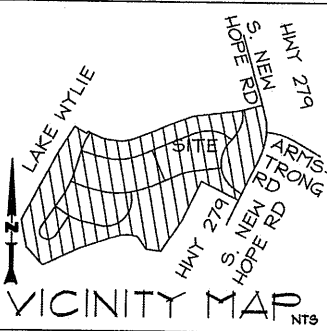
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Survey



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PO Box 481936
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Phone: (704)599-1010
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NC: C-2725
SC: COA 3459



PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____

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2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
ANNA YOUNG CHAMBERS
HARRY RANDALL CHAMBERS
PARCEL: 226366
DB 4974 PG 601
MB 86 PG 60
LOT 90

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
CI	58.35'	675.64'	N81°46'32"W	58.33'

SETBACK DATA:
FRONT: 20'
FRONT(GARAGE: 22')
SIDE: 6'
SIDE AT CORNER: 12'
SIDE AT CORNER(GARAGE): 22'
REAR: 30'



Scale: 1"=30'

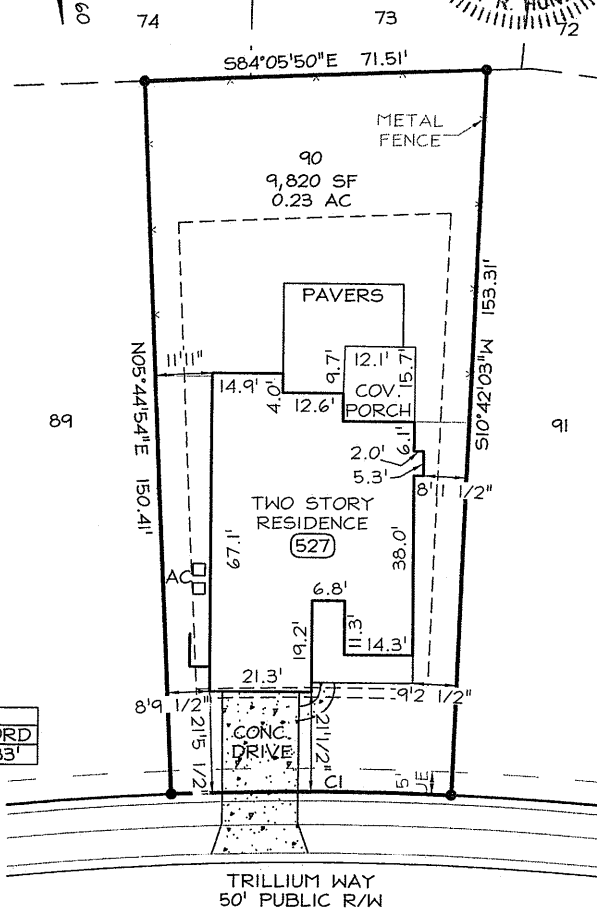
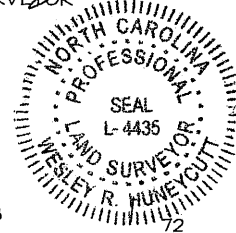


I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 60); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

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THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT
PROFESSIONAL LAND SURVEYOR



Physical Survey
of Lot #90
The Conservancy at McLean, Phase I, Map 3
City of Belmont, Southpoint Township
Gaston County, North Carolina
Map Recorded in Map Book 86 at Page 60

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
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12	439 Trillium Way	James Chaney	36"	3 feet	19'
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Per surveying as performed by Control Point, Inc. on
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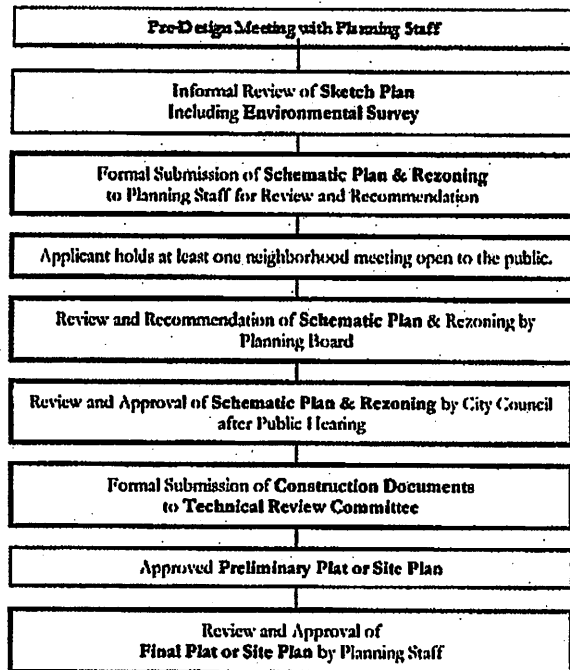
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Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	423 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 8 Conservancy at McLean	
Tax Parcel Number: (PID Number)	224790	
Property Owner:	Diane Marie Morono, Richard Patrick Morono	
Owner's Address:	423 Trillium Way, Belmont, NC 28012	
Phone Number: () -	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
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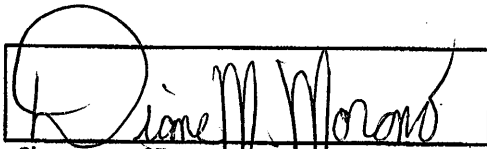
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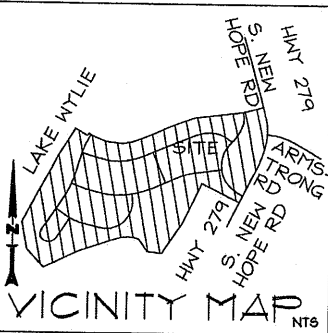
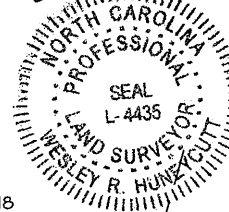
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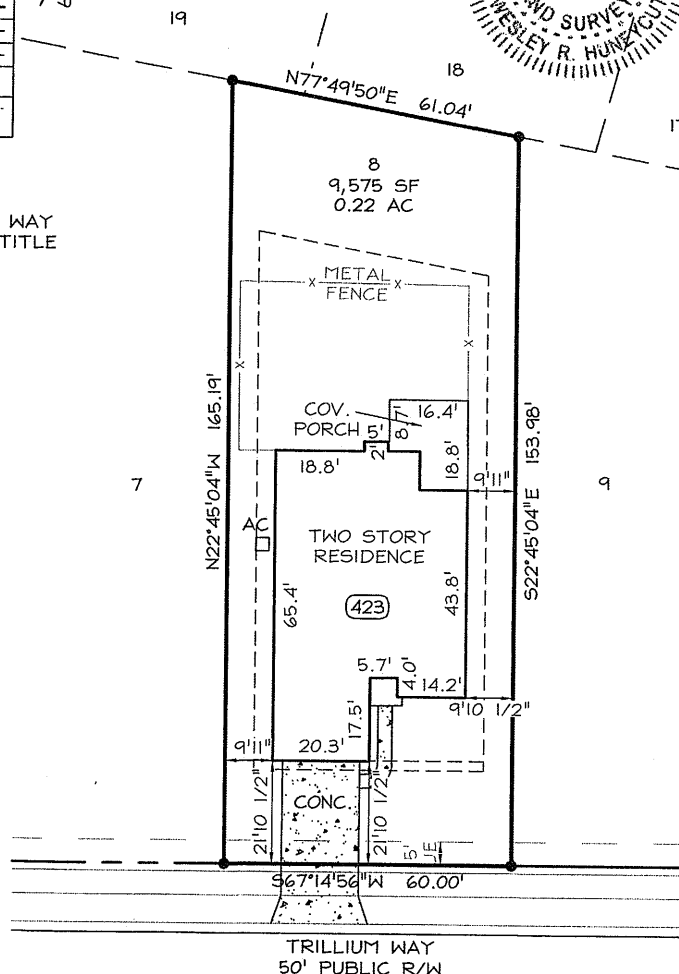
PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____

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3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
DIANE MARIE MORONO
RICHARD PATRICK MORONO
PARCEL: 224790
DB 4922 PG 1705
MB 86 PG 9
LOT 8

SETBACK DATA:

FRONT: 20'
SIDE: 6'
SIDE AT CORNER: 12'
REAR: 30'



Physical Survey
of Lot #8

The Conservancy at McLean, Phase I, Map 1 & 2

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Scale: 1"=30'

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

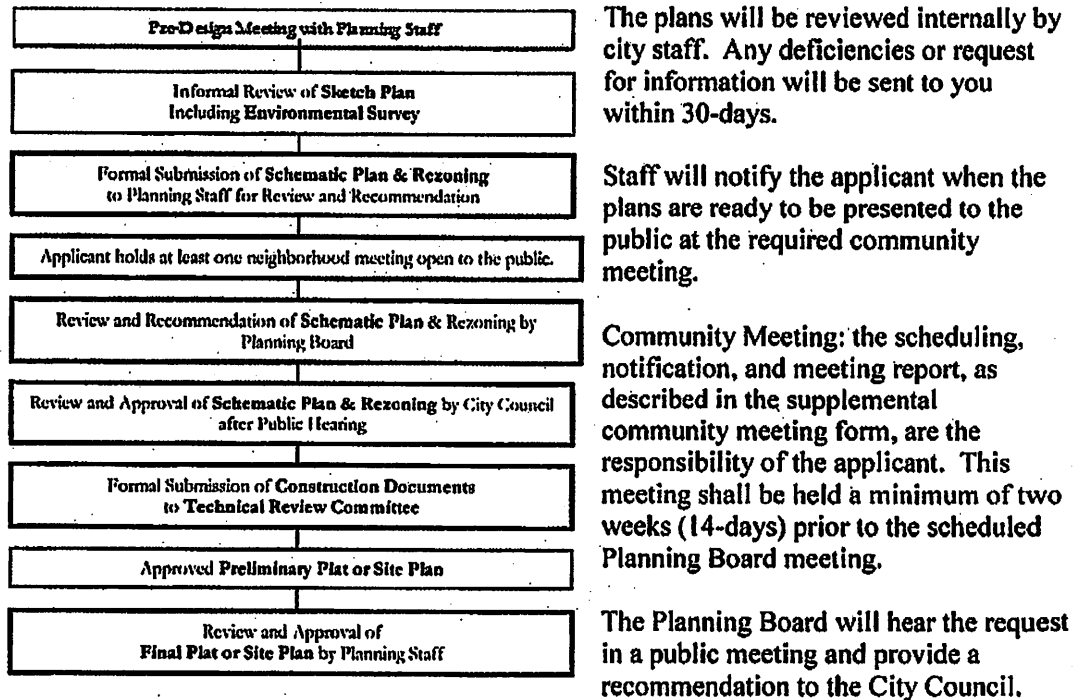
Proposed Zoning (circle one)	R-R	S-R	G-R/CD	NC-R	INF-R	MH-R
Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	512 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 109 Conservancy at McLean	
Tax Parcel Number: (PID Number)	226385	
Property Owner:	Joan B. Kiker, Joseph N. Kiker	
Owner's Address:	512 Trillium Way, Belmont, NC 28012	
Phone Number: () -	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		

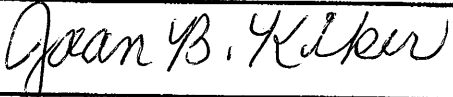
SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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 necessary
- Fees associated with review

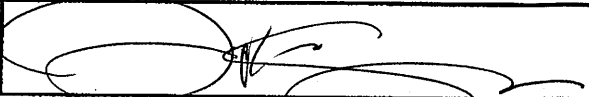
PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code



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.



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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

Due to inadvertent errors by a third-party surveying company employed by Essex Homes to stake the corners of homes to be constructed prior to the pouring of foundations, the garages of nine homes were constructed with small encroachments into the required 22-foot garage setbacks. These encroachments range from 3 inches to slightly over 3 feet. These encroachments are not noticeable from the street and do not materially affect the use or occupancy of these homes. No other homes are affected. Reconstructing these homes is not feasible and even if it were, doing so would significantly disrupt the lives of the homeowners living in the homes.

All eight affected homeowners unanimously join with Essex Homes, which still owns the ninth home, to respectfully request that the Planning and Zoning Board and the City Council of the City of Belmont amend the Conditional Zoning Plan for McLean to provide that the garage setbacks for these nine homes only are hereby adjusted to conform to the garages as built and as shown on the surveys attached to each application and as described on the attached Setback Encroachment Summary.

Attachment: Setback Encroachment Summary
 Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

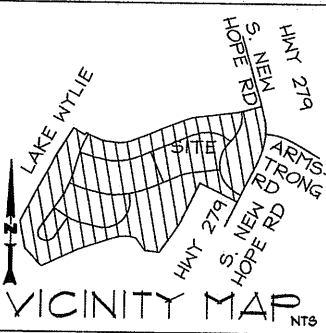
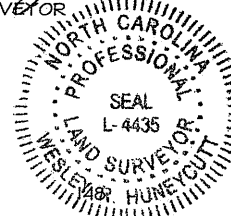
NC: C-2725
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 60); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT L-4435
PROFESSIONAL LAND SURVEYOR



PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
JOAN BALLENGER KIKER
JOSEPH NEIL KIKER
PARCEL: 226385
DB 4973 PG 1242
MB 86 PG 60
LOT 109

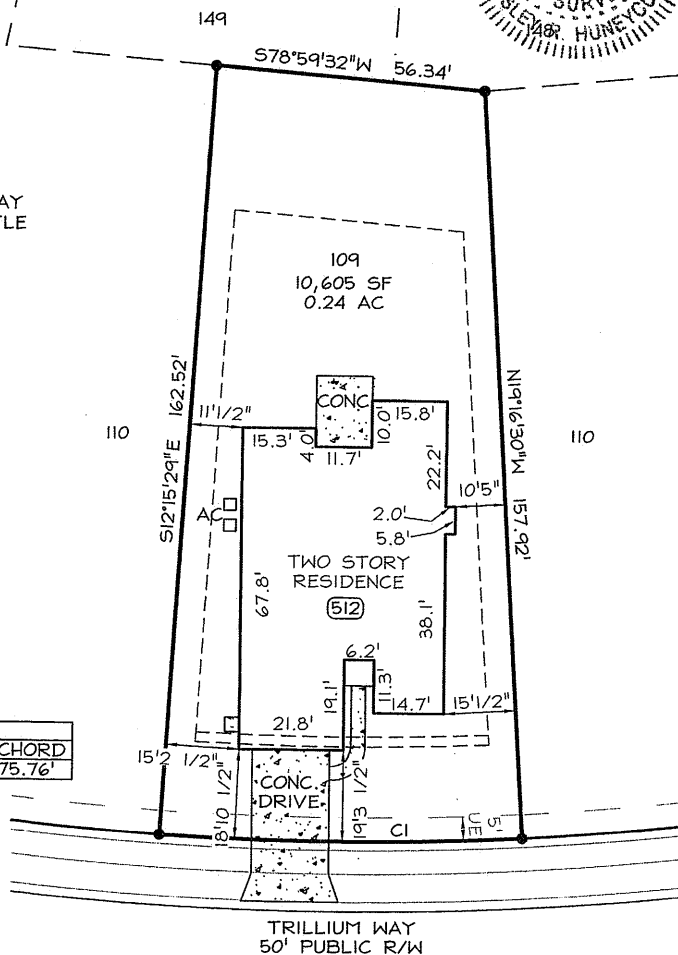
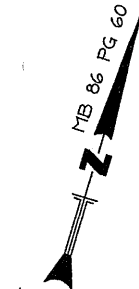
CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
CI	75.80'	625.67'	N74°17'34"E	75.76'

SETBACK DATA:

FRONT: 20'
FRONT(GARAGE: 22')
SIDE: 6'
SIDE AT CORNER: 12'
SIDE AT CORNER(GARAGE): 22'
REAR: 30'



Scale: 1"=30'



Physical Survey
of Lot #109
The Conservancy at McLean, Phase I, Map 3
City of Belmont, Southpoint Township
Gaston County, North Carolina
Map Recorded in Map Book 86 at Page 60

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
12	439 Trillium Way	James Chaney	36"	3 feet	19'
86	515 Trillium Way	Essex Homes	36 1/2"	3 feet and 1/2 inch	18' 11.5"
90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
107	520 Trillium Way	Kevin Eckard	27"	2 feet and 3 inches	19' 9"
109	512 Trillium Way	Neil Kiker	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
112	500 Trillium Way	Lisa Barnette	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
120	420 Trillium Way	Pamela Hannon	2"	two inches	21' 10"
123	408 Trillium Way	Billy Simmons	4"	four inches	21' 8"

Per surveying as performed by Control Point, Inc. on
2/19/2020

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed <u>2/21/2020</u>	To be completed by City of Belmont Application Number <u>ZA-2020-01605</u>
To be completed by City of Belmont: Hearing Date(s) P&Z <u>3/19/2020</u>	To be completed by City of Belmont City Council <u>/ /</u>

To the Planning and Zoning Board and City Council of Belmont, NC:

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	<u>G-R/CP</u>	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

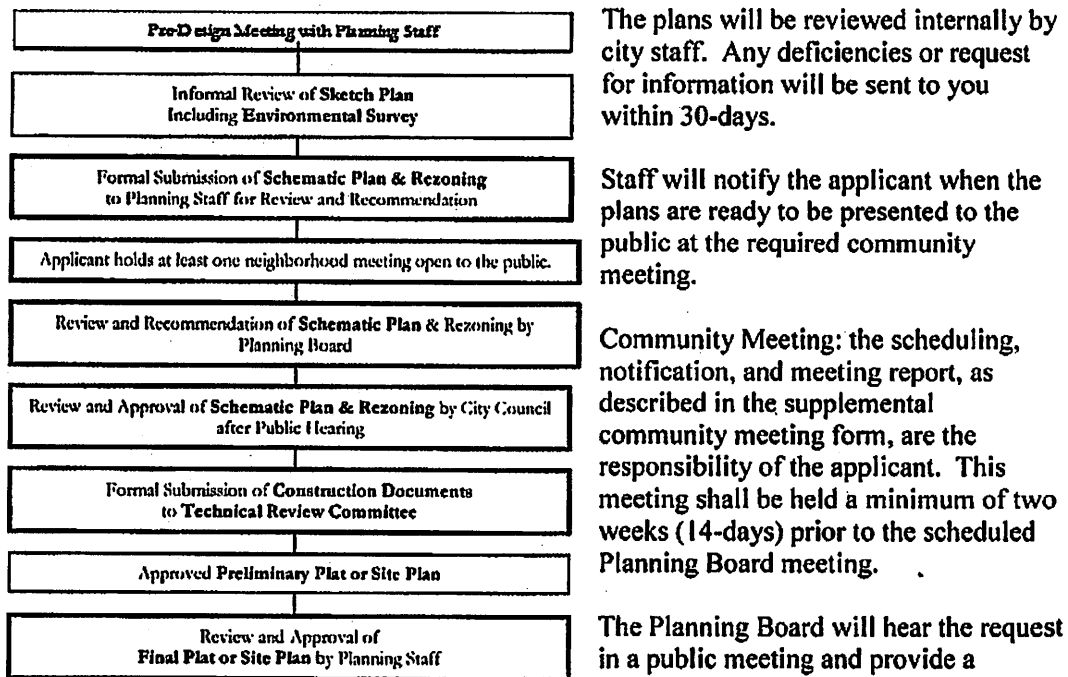
Proposed Zoning (circle one)	R-R	S-R	<u>G-R/CD</u>	NC-R	INF-R	MH-R
Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	408 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 123 Conservancy at McLean	
Tax Parcel Number: (PID Number)	224805	
Property Owner:	Billy Thomas Simmons, Jr., Karen Miller Simmons	
Owner's Address:	408 Trillium Way, Belmont, NC 28012	
Phone Number: () -	Email Address:	
Applicant's address:		

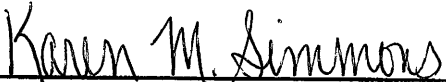
SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent -- Description of proposed project
- 5 copies of Concept Plan (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 necessary
- Fees associated with review


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



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.



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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

Due to inadvertent errors by a third-party surveying company employed by Essex Homes to stake the corners of homes to be constructed prior to the pouring of foundations, the garages of nine homes were constructed with small encroachments into the required 22-foot garage setbacks. These encroachments range from 3 inches to slightly over 3 feet. These encroachments are not noticeable from the street and do not materially affect the use or occupancy of these homes. No other homes are affected. Reconstructing these homes is not feasible and even if it were, doing so would significantly disrupt the lives of the homeowners living in the homes.

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Attachment: Setback Encroachment Summary
 Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

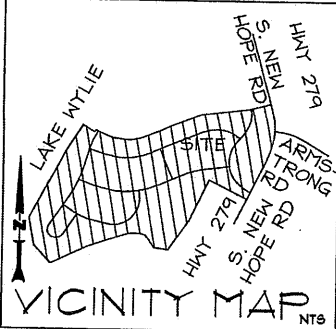
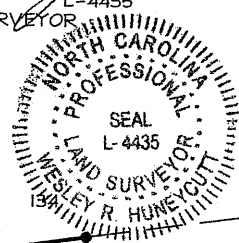
NC: C-2725
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 9); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

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THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT
PROFESSIONAL LAND SURVEYOR



PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____
PSDE	_____
PRIVATE STORM DRAIN EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

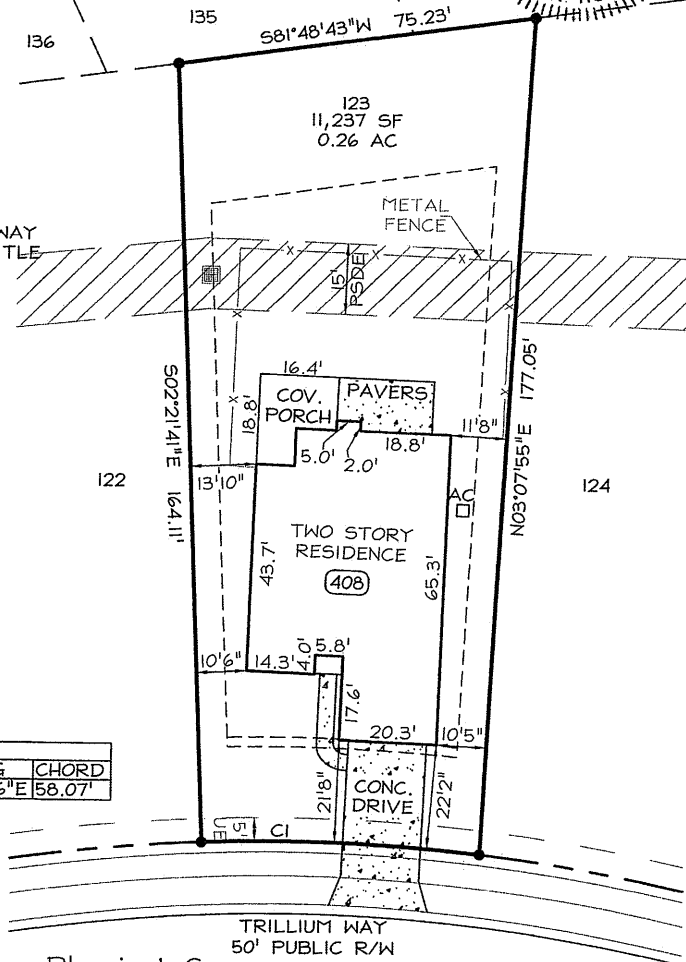
PARCEL INFORMATION
BILLY THOMAS SIMMONS JR
KAREN MILLER SIMMONS
PARCEL: 224805
DB 4917 PG 541
MB 86 PG 9
LOT 123

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
C1	58.12'	375.00'	S87°55'16"E	58.07'

SETBACK DATA:
FRONT: 20'
SIDE: 6'
SIDE AT CORNER: 12'
REAR: 30'



Scale: 1"=30'



Physical Survey
of Lot #123

The Conservancy at McLean, Phase I, Map 1 & 2

City of Belmont, Southpoint Township
Gaston County, North Carolina

Map Recorded in Map Book 86 at Page 9.

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

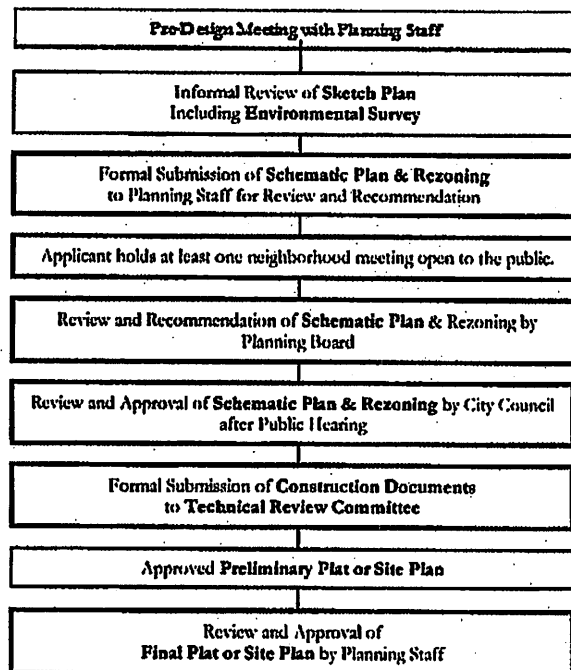
LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
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12	439 Trillium Way	James Chaney	36"	3 feet	19'
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90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
107	520 Trillium Way	Kevin Eckard	27"	2 feet and 3 inches	19' 9"
109	512 Trillium Way	Neil Kiker	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
112	500 Trillium Way	Lisa Barnette	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
120	420 Trillium Way	Pamela Hannon	2"	two inches	21' 10"
123	408 Trillium Way	Billy Simmons	4"	four inches	21' 8"

Per surveying as performed by Control Point, Inc. on
2/19/2020

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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 necessary
- 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 plans are ready to be presented to the public at the required community meeting.

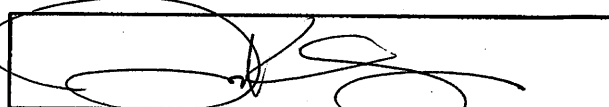
Community Meeting: the scheduling, notification, and meeting report, as described in the supplemental community meeting form, are the responsibility of the applicant. This meeting shall be held a minimum of two weeks (14-days) prior to the scheduled Planning Board meeting.

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.



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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

Due to inadvertent errors by a third-party surveying company employed by Essex Homes to stake the corners of homes to be constructed prior to the pouring of foundations, the garages of nine homes were constructed with small encroachments into the required 22-foot garage setbacks. These encroachments range from 3 inches to slightly over 3 feet. These encroachments are not noticeable from the street and do not materially affect the use or occupancy of these homes. No other homes are affected. Reconstructing these homes is not feasible and even if it were, doing so would significantly disrupt the lives of the homeowners living in the homes.

All eight affected homeowners unanimously join with Essex Homes, which still owns the ninth home, to respectfully request that the Planning and Zoning Board and the City Council of the City of Belmont amend the Conditional Zoning Plan for McLean to provide that the garage setbacks for these nine homes only are hereby adjusted to conform to the garages as built and as shown on the surveys attached to each application and as described on the attached Setback Encroachment Summary.

Attachment: Setback Encroachment Summary
Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

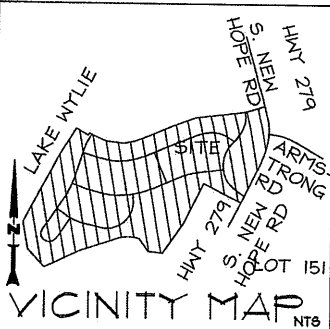
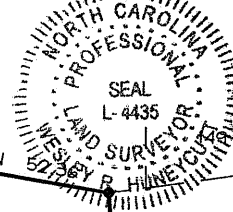
NC: C-2725
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 60); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF FEBRUARY, 2020

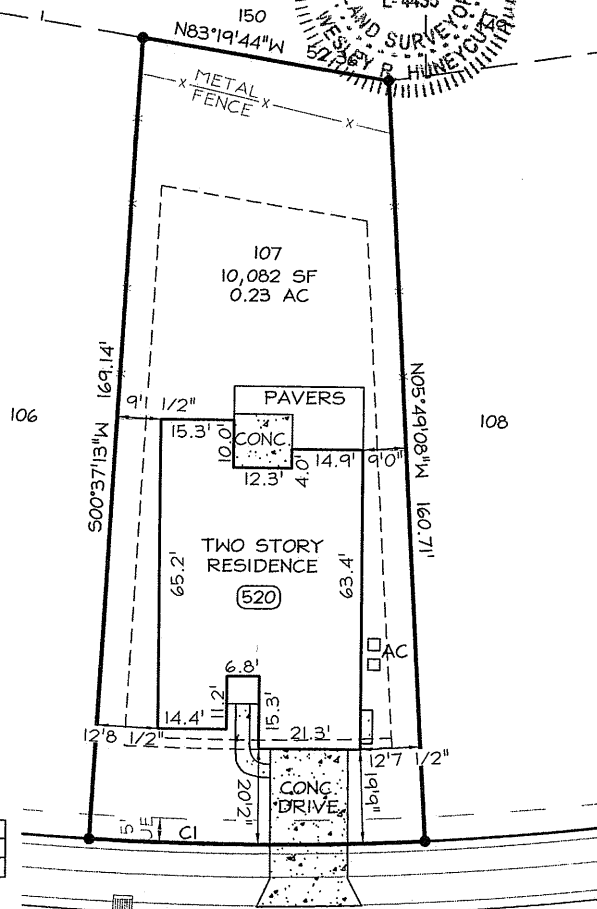
Wesley R. Huneycutt
WESLEY R. HUNEY CUTT
PROFESSIONAL LAND SURVEYOR L-4435



PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
JENNIFER ECKARD
KEVIN ECKARD
PARCEL: 226383
DB 4971 PG 1950
MB 86 PG 60
LOT 107



CURVE TABLE			
CURVE	ARC	RADIUS BEARING	CHORD
CI	70.24'	625.67' N87°24'45"E	70.20'

SETBACK DATA:
FRONT: 20'
FRONT(GARAGE: 22')
SIDE: 6'
SIDE AT CORNER: 12'
SIDE AT CORNER(GARAGE): 22'
REAR: 30'



Scale: 1"=30'

Physical Survey
of Lot #107
The Conservancy at McLean, Phase I, Map 3
City of Belmont, Southpoint Township
Gaston County, North Carolina
Map Recorded in Map Book 86 at Page 60

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
12	439 Trillium Way	James Chaney	36"	3 feet	19'
86	515 Trillium Way	Essex Homes	36 1/2"	3 feet and 1/2 inch	18' 11.5"
90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
107	520 Trillium Way	Kevin Eckard	27"	2 feet and 3 inches	19' 9"
109	512 Trillium Way	Neil Kiker	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
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120	420 Trillium Way	Pamela Hannon	2"	two inches	21' 10"
123	408 Trillium Way	Billy Simmons	4"	four inches	21' 8"

Per surveying as performed by Control Point, Inc. on
2/19/2020

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed	2 / 20 / 2020	To be completed by City of Belmont
		Application Number ZA-2020 . 01 / 87
To be completed by City of Belmont:		To be completed by City of Belmont
Hearing Date(s) P&Z	3 / 19 / 2020	City Council
	/ /	/ /

To the Planning and Zoning Board and City Council of Belmont, NC:

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/CP	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

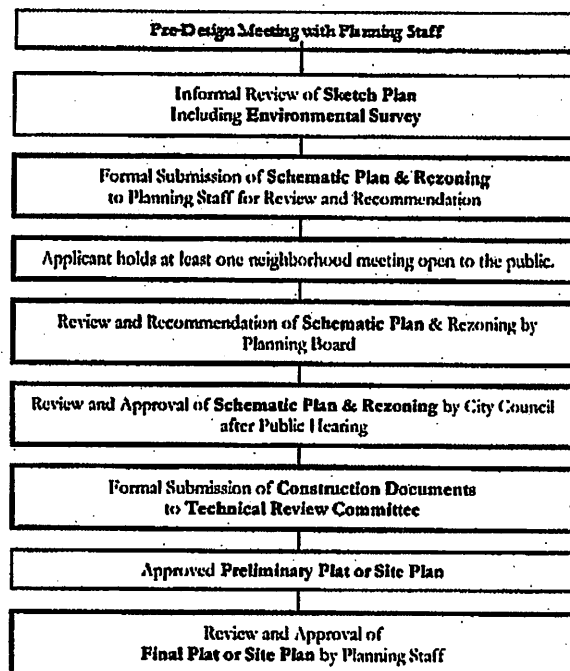
Proposed Zoning (circle one)	R-R	S-R	<u>G-R/cd</u>	NC-R	INF-R	MH-R
Conditional District? (CD) <input type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	420 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 120, The Conservancy at McLean	
Tax Parcel Number: (PID Number)	224802	
Property Owner:	Pamela J. Hannon	
Owner's Address:	420 Trillium Way, Belmont, NC 28012-6538	
Phone Number: () -	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		

SUBMITTAL REQUIREMENTS

- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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 necessary
- Fees associated with review

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



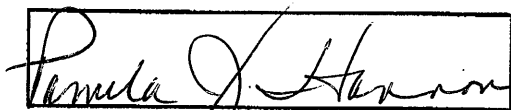
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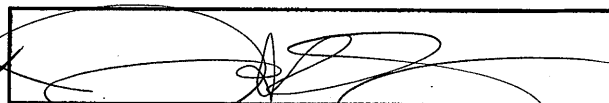
Staff will notify the applicant when the plans are ready to be presented to the public at the required community meeting.


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.


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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

Due to inadvertent errors by a third-party surveying company employed by Essex Homes to stake the corners of homes to be constructed prior to the pouring of foundations, the garages of nine homes were constructed with small encroachments into the required 22-foot garage setbacks. These encroachments range from 3 inches to slightly over 3 feet. These encroachments are not noticeable from the street and do not materially affect the use or occupancy of these homes. No other homes are affected. Reconstructing these homes is not feasible and even if it were, doing so would significantly disrupt the lives of the homeowners living in the homes.

All eight affected homeowners unanimously join with Essex Homes, which still owns the ninth home, to respectfully request that the Planning and Zoning Board and the City Council of the City of Belmont amend the Conditional Zoning Plan for McLean to provide that the garage setbacks for these nine homes only are hereby adjusted to conform to the garages as built and as shown on the surveys attached to each application and as described on the attached Setback Encroachment Summary.

Attachment: Setback Encroachment Summary
 Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

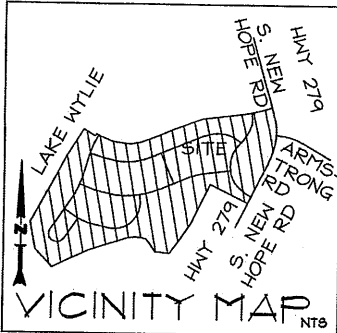
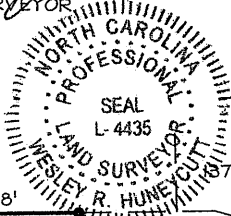
NC: C-2725
SC: COA 3459

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 9); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT
PROFESSIONAL LAND SURVEYOR L-4435



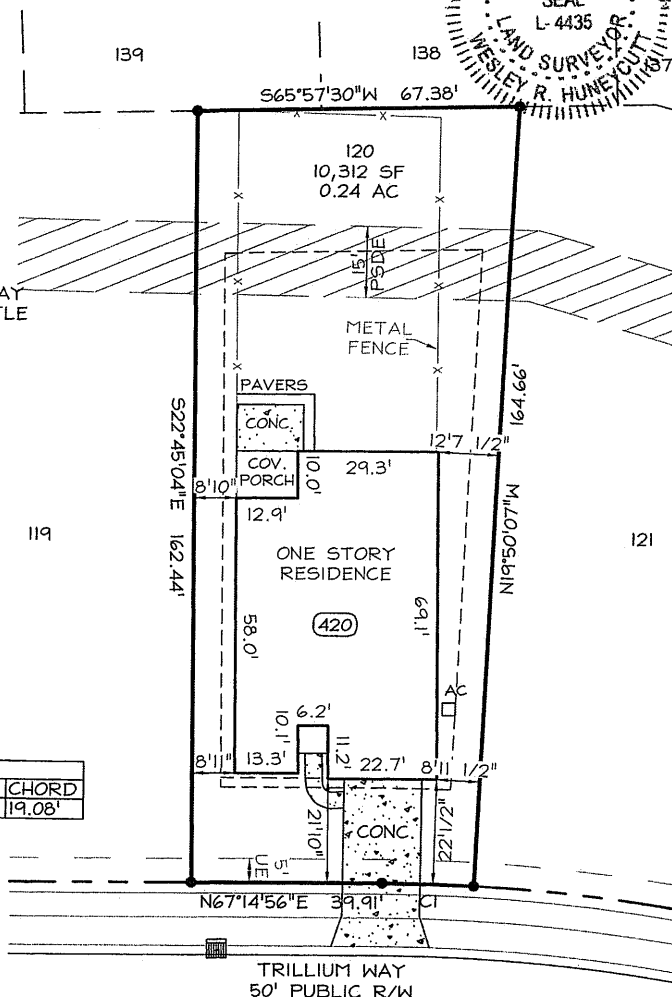
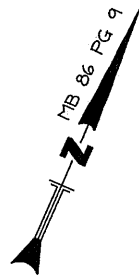
PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____
PSDE	_____
PRIVATE STORM DRAIN EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
PAMELA J HANNON
PARCEL: 224802
DB 4936 PG 2196
MB 86 PG 9
LOT 120

CURVE TABLE				
CURVE	ARC	RADIUS	BEARING	CHORD
CI	19.08'	375.00'	N68°42'24"E	119.08'

SETBACK DATA:
FRONT: 20'
SIDE: 6'
SIDE AT CORNER: 12'
REAR: 30'



Physical Survey
of Lot #120

The Conservancy at McLean, Phase 1, Map 1 & 2

City of Belmont, Southpoint Township
Gaston County, North Carolina

Map Recorded in Map Book 86 at Page 9.



Scale: 1"=30'

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
12	439 Trillium Way	James Chaney	36"	3 feet	19'
86	515 Trillium Way	Essex Homes	36 1/2"	3 feet and 1/2 inch	18' 11.5"
90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
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112	500 Trillium Way	Lisa Barnette	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
120	420 Trillium Way	Pamela Hannon	2"	two inches	21' 10"
123	408 Trillium Way	Billy Simmons	4"	four inches	21' 8"

Per surveying as performed by Control Point, Inc. on
2/19/2020

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed <u>2/20/2020</u>	To be completed by City of Belmont Application Number <u>ZA-2020-01(01)</u>
To be completed by City of Belmont: Hearing Date(s) P&Z <u>3/19/2020</u>	To be completed by City of Belmont City Council <u>/ /</u>

To the Planning and Zoning Board and City Council of Belmont, NC:

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	<u>G-R/CP</u>	NC-R	INF-R	MH-R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

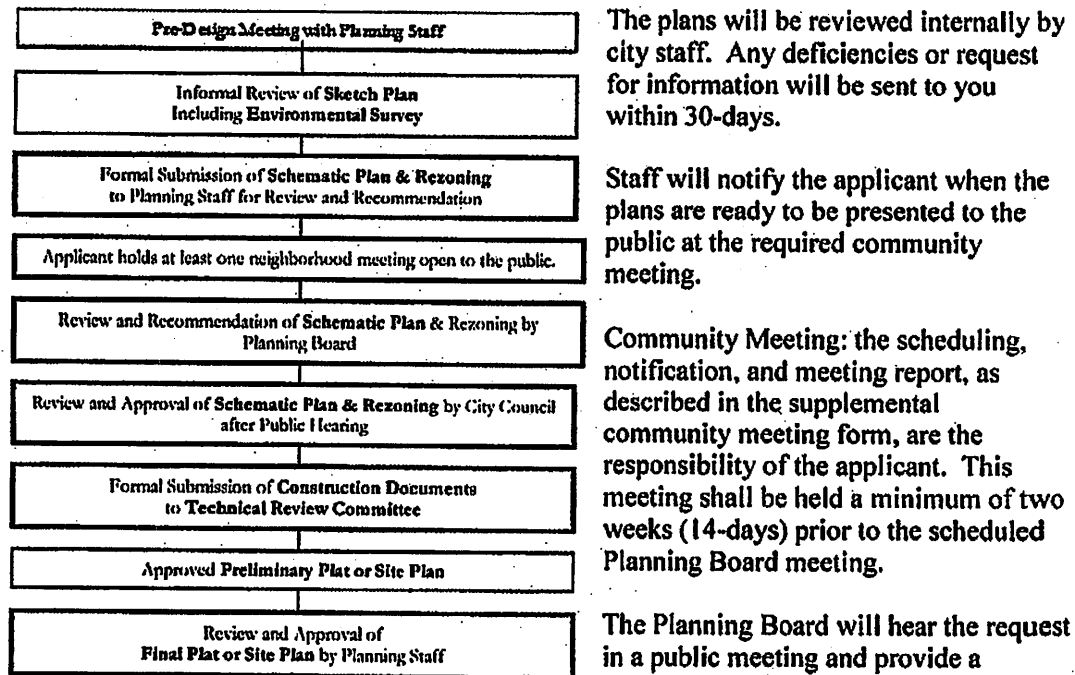
Proposed Zoning (circle one)	R-R	S-R	<u>G-R/CP</u>	NC-R	INF-R	MH-R
Conditional District? (CD) <input checked="" type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	439 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lot 12; Conservancy at McLean; Ph 1	
Tax Parcel Number: (PID Number)	224794	
Property Owner:	James Wylie Chaney, Theresa Knight Chaney	
Owner's Address:	439 Trillium Way, Belmont, NC 28012	
Phone Number: () -	Email Address:	
Applicant Name if different than owner:	Applicant Phone Number if different than owner:	
Applicant Email Address if different than owner:		
Applicant's address:		

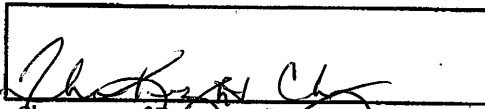
SUBMITTAL REQUIREMENTS


- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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 necessary
- Fees associated with review

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



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.


Signature of Property Owner
James Wylie Crane


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.

Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

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Attachment: Setback Encroachment Summary
 Survey



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

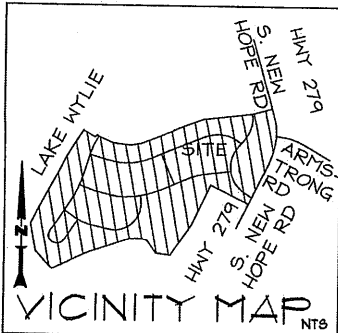
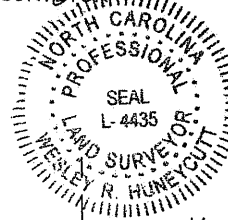
NC: C-2725
SC: COA 3459

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THIS 19 DAY OF FEBRUARY, 2020

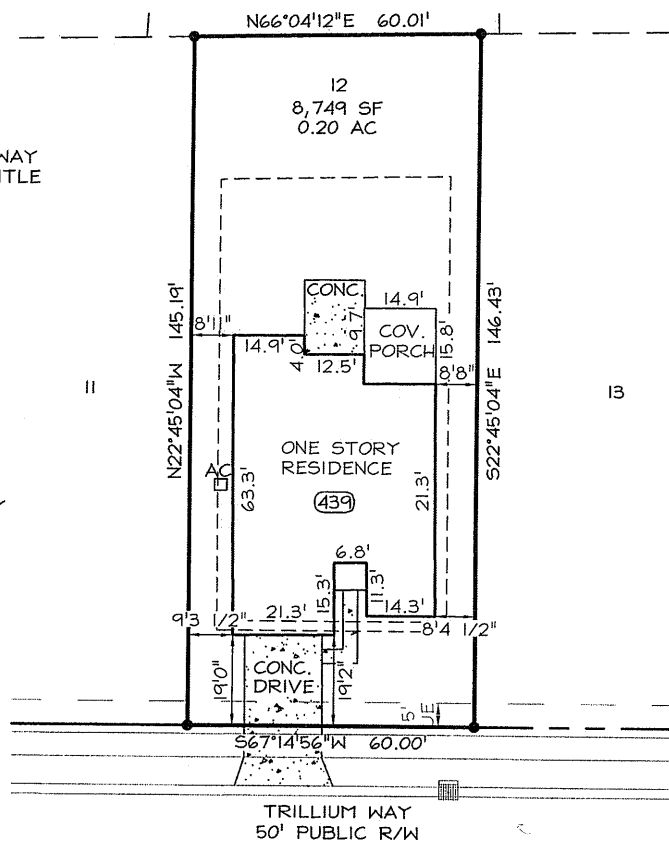
Wesley R. Huneycutt
WESLEY R. HUNEYCUTT L-4435
PROFESSIONAL LAND SURVEYOR



PROPERTY LINE	_____
R/W	_____
ADJOINER	_____
SETBACK	_____
ADDRESS	(XX)
UE	_____
UTILITY EASEMENT	_____

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
JAMES W CHANEY
THERESA KNIGHT CHANEY
PARCEL: 224794
DB 4953 PG 1081
MB 86 PG 9
LOT 12



SETBACK DATA:
FRONT: 20'
SIDE: 6'
SIDE AT CORNER: 12'
REAR: 30'



Scale: 1"=30'

Physical Survey
of Lot #12
The Conservancy at McLean, Phase I, Map 1 & 2
City of Belmont, Southpoint Township
Gaston County, North Carolina
Map Recorded in Map Book 86 at Page 9.

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
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123	408 Trillium Way	Billy Simmons	4"	four inches	21' 8"

Per surveying as performed by Control Point, Inc. on
2/19/2020

CITY OF BELMONT
Application for Zoning Map Amendment (Conditional Rezoning)

Date Filed <u>2 / 21 / 2020</u>	To be completed by City of Belmont Application Number <u>ZA- 2020. 01 (08)</u>
To be completed by City of Belmont: Hearing Date(s) P&Z <u>3 / 19 / 2020</u>	To be completed by City of Belmont City Council / / / /

To the Planning and Zoning Board and City Council of Belmont, NC:

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:

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	NC-C	H-C	R-C	BC-D	IC-D	TN-D

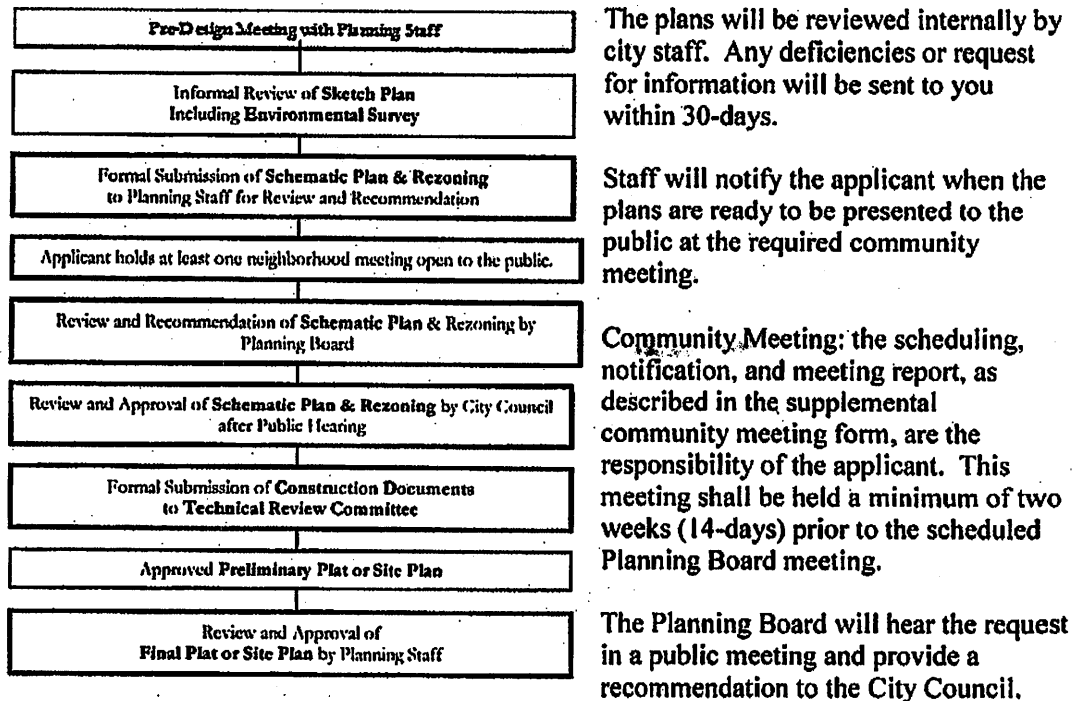
Proposed Zoning (circle one)	R-R	S-R	G-R/CD	NC-R	INF-R	MH-R
Conditional District? (CD) <input checked="" type="checkbox"/>	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Physical Property Address:	515 Trillium Way, Belmont, NC 28012	
Physical Description of Location:	Lots 86, 87, and 107 ; Conservancy at McLean; (Phase 1-Map 3)	
Tax Parcel Number: (PID Number)	226362	
Property Owner:	Essex Homes Southeast, Inc.	
Owner's Address:	13000 S. Tryon Street, Ste F205, Charlotte, NC 28278	
Phone Number: () -	Email Address:	<u>GStallard@ESSEXHOMES.NET</u>
Applicant's address:	13000 S. Tryon Street, Ste F205, Charlotte, NC 28278	

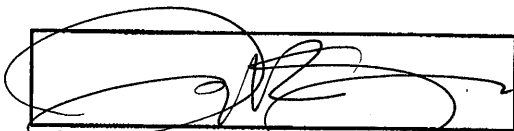
SUBMITTAL REQUIREMENTS


- Completed Application
- Letter of Intent – Description of proposed project
- 5 copies of Concept Plan (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.
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- Traffic Impact Analysis, if necessary
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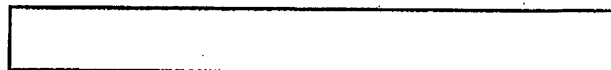
PROCESS & SCHEDULE – See Section 15.6 of the Land Development Code



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.


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.

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Letter of Intent to Accompany Application for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

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Attachment: Setback Encroachment Summary
Survey

CONSERVANCY AT MCLEAN SETBACK ENCROACHMENT SUMMARY

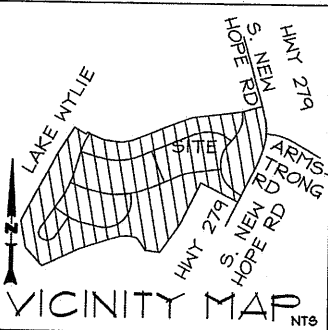
LOT	ADDRESS	OWNER	ENCROACHMENT		NEW SETBACK REQUESTED
8	423 Trillium Way	Richard Morono	1 1/2"	one and 1/2 inches	21' 10.5"
12	439 Trillium Way	James Chaney	36"	3 feet	19'
86	515 Trillium Way	Essex Homes	36 1/2"	3 feet and 1/2 inch	18' 11.5"
90	527 Trillium Way	Harry Chambers	6 1/2"	six and 1/2 inches	21' 5.5"
107	520 Trillium Way	Kevin Eckard	27"	2 feet and 3 inches	19' 9"
109	512 Trillium Way	Neil Kiker	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
112	500 Trillium Way	Lisa Barnette	37 1/2"	3 feet and one & 1/2 inches	18' 10.5"
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Per surveying as performed by Control Point, Inc. on
2/19/2020



Control Point, Inc.
PO Box 481936
6130 Harris Technology Blvd.
Charlotte, N.C. 28269
Phone: (704)599-1010
Fax: (704)599-1120

NC: C-2725
SC: COA 3459



PROPERTY LINE	---
R/W	---
ADJOINER	---
SETBACK	---
ADDRESS	(XX)
UE	---
UTILITY EASEMENT	---

1. IRON PINS SET AT ALL CORNERS.
2. PROPERTY SUBJECT TO EASEMENTS OR RIGHTS OF WAY OF RECORD THAT A FULL TITLE SEARCH MAY REVEAL.
3. NO NEW LOT LINES WERE CREATED.
4. FIELD WORK PERFORMED: 2/14/2020.

PARCEL INFORMATION
ESSEX HOMES SOUTHEAST INC
PARCEL: 226362
DB 4922 PG 2409
MB 86 PG 60
LOT 86

CURVE TABLE			
CURVE	ARC	RADIUS	BEARING
CI	57.89'	675.64'	S78°27'08"W
			57.87'

SETBACK DATA:

FRONT: 20'
FRONT(GARAGE: 22')
SIDE: 6'
SIDE AT CORNER: 12'
SIDE AT CORNER(GARAGE): 22'
REAR: 30'



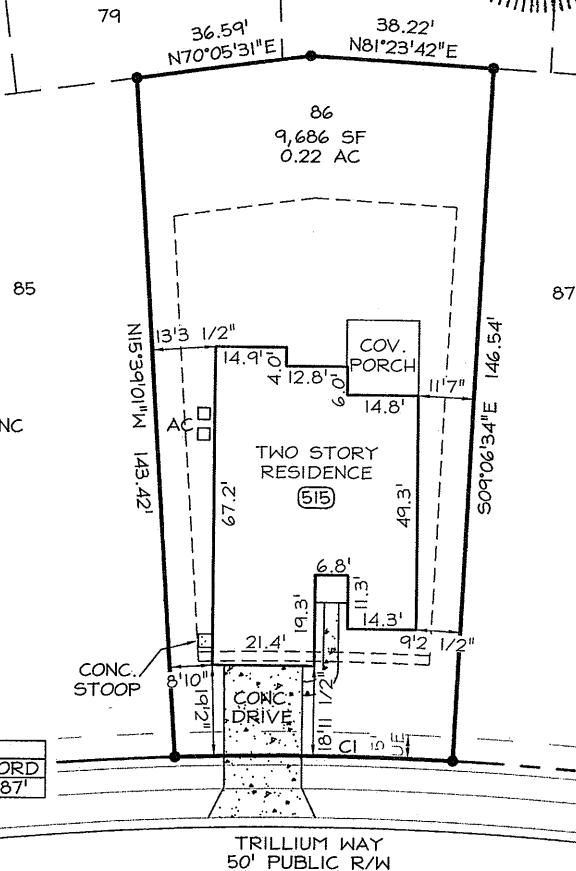
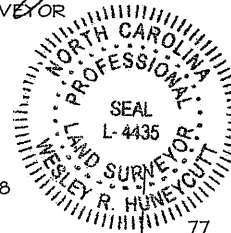
Scale: 1"=30'

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (MAP RECORDED IN BOOK 86, PAGE 60); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND OR EXISTING BUILDING OR OTHER STRUCTURE AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THIS 19 DAY OF FEBRUARY, 2020

Wesley R. Huneycutt
WESLEY R. HUNEYCUTT L-4435
PROFESSIONAL LAND SURVEYOR



Physical Survey
of Lot #86
The Conservancy at McLean, Phase I, Map 3

City of Belmont, Southpoint Township
Gaston County, North Carolina

Map Recorded in Map Book 86 at Page 60.



CITY OF BELMONT

PLANNING & ZONING

Permit #: 20011

Address: 500 TRILLIUM WAY

City: BELMONT

State: NC

Zip: 28012

Receipt #: 90

Date: 02/23/2020

Paid By: Essex Homes

Description:

Payment Type: Check (add Check # in description)

Payment Type Description: AB01-00078024

Accepted By: Shelley DeHart

Fees Paid

Fee Name	Description	Factor	Total Fee Amount	Amount Paid
Publication Fee	10-3550-100	0.00	350.50	350.50
Zoning Map Amendment - Conditional Zoning > 10 Acres	10-3550-100	0.00	1,500.00	1,500.00
Total:				\$1,850.50

Developer's Consent and Support of Applications for Modification to Conditional Zoning Plan

Original Rezoning Petition Number 2013-06

**Request by Essex Homes Southeast, LLC and Affected Homeowners to Modify Garage Setbacks for
Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 in The Conservancy at McLean**

NW Lake Wylie LLC, the master developer of McLean, hereby consents to and supports the applications submitted herewith requesting modification to the conditional zoning plan for The Conservancy at McLean to modify garage setbacks for Lots 8, 12, 86, 90, 107, 109, 112, 120 and 123 only, in accordance with the submitted encroachment summary and physical surveys attached to the applications.

Sincerely,

NW Lake Wylie LLC

By: _____



Steven Hinshaw, Member