



37 N. Main St.
P. O. Box 431
Belmont, NC 28012
704 901-2610
Fax: 704 825 7713

City of Belmont
Sketch Plan Application -\$200

Property owner(s): BELMONT LAND AND INVESTMENT COMPANY, LLC
Property address: +/-21.3 AC OFF MCLEOD AVENUE Parcel ID no. portion of # 126543
Owner mailing address: 100 MAIN STREET
City, state, ZIP: MCADENVILLE, NC 28101
Phone: 704.616.5048 (Bob Clay) **Work/cell:** _____
Proposed development name: IMPERIAL MILLS

Applicant (if different from property owner): IMPERIAL MILLS DEVELOPMENT, LLC
Mailing address: 2100 HASTINGS DRIVE
City, state, ZIP: CHARLOTTE, NC 28207 **Phone:** 704.604.5357

Contractor/Consultants: REZONING ATTORNEYS SUSANNE TODD AND WILLIAM ISENHOUR
Mailing address: JOHNSTON, ALLISON & HORD, 1065 E. MOREHEAD STREET
City, state, ZIP: CHARLOTTE, NC 28204 **Phone:** 704.998.2306 or 704.998.2329

Sketch Plan: Commercial Residential Mixed Use Other

Description of project:
MIXED USE PROJECT (PHASED) TO INCLUDE APARTMENTS, TOWNHOMES AND COMMERCIAL USE

Please see sketch plan requirements found in Chapter 16.7 of the Belmont Land Development Code. Minimum of 3 sets are required.

Floodplain compliance

- Is there a stream on the property? Yes No If no, skip this section.
- Does project include a stream crossing? Yes No Culvert Bridge ___ Other: _____
- Is property in a special flood hazard area? Yes No Panel: _____
- Is property in a floodway zone? Yes No
- Will project involve stream channel relocation? Yes No
- Are there any wetlands on project site? Yes No

A survey from a registered surveyor must be provided and must show the contour line of the base flood elevation (100-year flood plain), proposed building footprint, finished floor elevation (FFE) of lowest inhabitable floor, elevation of bottom of floor joist for lowest FFE, and any other information the city may need to comply with adopted FEMA floodplain regulations.

Grading compliance (if applicable)

Company/person responsible for land disturbing activity: _____

Address: _____

Phone: _____ Cell: _____

Size of disturbed area (specify square feet or acres): _____

A grading plan must be attached.

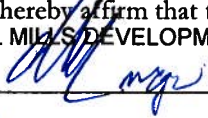
Checklist of basic plan elements (other items may be required):

- Survey with contours (existing and proposed); proposed clearing limits, drainage structures, culverts, etc.
- Narrative explaining construction timeline
- Approved Gaston County sedimentation and erosion control permit

Please note: If the project is located in a water supply watershed protection district, or if the area of disturbed land exceeds one acre, we may require additional material to be submitted. Contact the planning department for more information.

By signing below, I agree to conform to all applicable city ordinances and zoning regulations. I also agree to obtain a building permit from Gaston County (if required), and to construct to the specifications of plans submitted and to building code standards regulating such work. I hereby affirm that the above information is accurate and correct to the best of my knowledge.

IMPERIAL MILLS DEVELOPMENT, LLC

Signature of applicant: by:  Printed name: CHRISTOPHER J. BIZANCIT

Date: 12/17/20

R. Susanne Todd
Partner

WRITER'S E-MAIL ADDRESS:
stodd@jahlaw.com

WRITER'S DIRECT DIAL:
704-998-2306

City of Belmont:

Date Received: _____

By: _____

December 23, 2020

Via Hand Delivery and Email

Tiffany Faro, CZO
Associate Planner
City of Belmont, NC
PO Box 431, Belmont, NC 28012
1401 East Catawba Street
Belmont, NC 28012
tfaro@cityofbelmont.org

Re: Sketch Plan Application for Imperial Mills Project
By Right TN-D Development of Portion of Tax Parcel # 126543

Dear Ms. Faro:

On behalf of our client, Imperial Mills Development, LLC ("Imperial Mills"), enclosed please find our Sketch Plan Application submitted to you for review in connection with Imperial Mills' by right development of approximately 21 acres of TN-D zoned property (the "Site") in accordance with existing TN-D and other requirements of the City of Belmont Land Development Code ("Ordinance"). The development plan set forth in the Sketch Plan Application meets the requirements of a Minor Subdivision, said plan involving the subdivision of land into seven (7) residential lots or fewer, or up to three (3) non-residential lots. No building has a gross floor area of over 30,000 SF.

Enclosed please find the following hard copies:

1. Executed original Sketch Plan Application
2. Application fee in the amount of \$216.14
3. Digital GIS Aerial of Site scaled to 1"-50'
4. Environmental Survey (4 Full Sized Copies)
5. Slope Analysis (4 Full Sized Copies)
6. Endangered Species Report
7. Tree Inventory Maps (4 Full Sized Copies each of 3 tree maps)
8. Tree Inventory and Survey
9. Technical Data Sheet (4 Full Sized Copies)
10. Sketch Plans (4 Full Sized Copies of each Plan)
11. Illustrative elevations of the proposed buildings (4 Full Sized Copies)

We will also provide you with pdf/digital copies of the complete package via email.

Tiffany Faro, CZO
December 23, 2020
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Per the attached, we have gone beyond what is required by the Ordinance for the Sketch Plan Application submittal to ensure that we can shortly proceed with submission of our construction plans. We understand that the City of Belmont City Council intends to amend the Ordinance at its January 4, 2021 meeting to eliminate by right apartment use in TN-D zoning districts. We also understand that submittal of this Sketch Plan Application prior to Council approval of the aforementioned amendment protects our right to proceed under the current zoning regulations for TN-D zoning.

Upon receipt, please confirm by providing date and signature at top of this letter and scan copy back to me via email.

Kindly let me know immediately if the City requires any additional information to complete our Sketch Plan Application. Should you have any questions, please do not hesitate to contact me directly at 704.998.2306.

Wishing you a Merry and Bright Christmas and New Year.



R. Susanne Todd

Enclosures

Cc: Imperial Mills Development, LLC
Belmont Land and Investment Company, LLC