



CITY OF BELMONT PLANNING & ZONING

Date Filed 8 / 9 / 2021	To be completed by City of Belmont Application Number ZA- 2018 .03A
To be completed by City of Belmont: Hearing Date(s) P&Z 9 / 16 / 2021 / /	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/CD	R-C	BC-D	IC-D	TN-D

Proposed Zoning (circle one) Conditional District? (CD) <input checked="" type="checkbox"/>	R-R	S-R	G-R	NC-R	INF-R	MH-R
	NC-C	H-C /CD	R-C	BC-D	IC-D	TN-D
for parcel 301396 and H-C for parcel 301397						

Physical Property Address: 871 Hawley Avenue and adjacent parcel	
Physical Description of Location: Location of Home2 Suites and parcel adjacent to the west	
Tax Parcel Number: 301396 and 301397 (PID Number)	
Property Owner: The Southern Benedictine Society of NC and Montcross Hawley Ave LLC	
Owner's Address: 100 Belmont Mt. Holly Road, Belmont, NC 28012 100 Main Street, McAdenville, NC 28101	
Phone Number: (704) 342 - 9876	Email Address: billm@wgmdesign.com
Applicant Name if different than owner: City of Belmont	Applicant Phone Number if different than owner: (704) 901-2079
Applicant Email Address if different than owner: mlockamy@cityofbelmont.org	
Applicant's address: 1401 E. Catawba Street, Belmont, NC 28012	
Primary Contact: Melissa Lockamy	

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.

William P. Cantaplan

Signature of Property Owner

*Melissa Lockamy 601
City of Belmont*

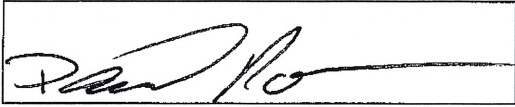
Signature of Applicant, if different than the property owner

n/a

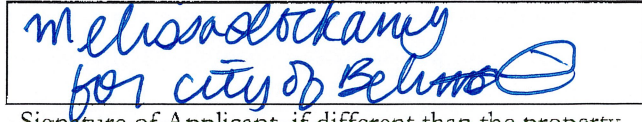
Application Fee (Dept Use Only)

-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.

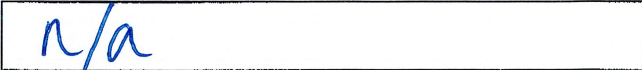
-This application must be signed by the property owner or their authorized agent.



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.



I 85 HWY N

EXIT 27 OFF RAMP RA NB

Area to be removed



H-C/CD

Home2 Suites conditional zoning district

HAWLEY AVE

SITE DATA			
LOT #:			
1	PIN: 214350 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.644 ACRES		
2	PIN: 214351 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.616 ACRES		
3	PIN: 214352 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.556 ACRES		
4	PIN: 214353 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.556 ACRES		
5	PIN: 214354 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.572 ACRES		
6	PIN: 214355 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.622 ACRES		
7	PIN: 214356 ADDRESS: HAWLEY AVE, BELMONT, NC ZONING: H-C AREA: 0.626 ACRES (TO BE SUBDIVIDED)		
LOTS # 2 THROUGH PART OF LOT # 7 TO BE COMBINED			
TOTAL SITE AREA:	3.093 ACRES		
NEW LOT #7 AREA:	0.455 ACRES		
USE:	HOTEL		
WATERSHED:	PROTECTED AREA - WSW		
CONTACT:	TIM FOLEY HENSONFOLEY 704-875-1615		

ZONING CODE SUMMARY		
ITEM#	ITEM	PROVIDED
1	BUILDING SIZE	HOTEL ± 16,400 SF (FOOTPRINT) ± 60,000 SF (TOTAL) 107 GUESTROOMS
2	BUILDING USE	HOTEL
3	PARKING SPACES REQUIRED	107 SPACES (5 HANDICAP) 1/ROOM = 107 SPACES
4	PARKING SPACES PROVIDED	112 SPACES (5 HANDICAP)
5	PROPOSED IMPERVIOUS AREA	± 1.75 ACRES

IMPERVIOUS AREA SUMMARY			
	AREA (SF)	AREA (ACRES)	% OF OVERALL
OVERALL SITE	134744	3.09	
PROPOSED IMPERVIOUS	76314	1.75	56.6%

LOT, SETBACKS, AND BUFFER REQUIREMENTS	
PRINCIPAL BUILDINGS	
FRONT MIN. BUILDING SETBACK	10'
REAR YARD (I-85 BUFFER)	50' (25' BEING PROPOSED)
PARKING LOT SCREENING	
MIN. REQUIRED SETBACK	10'
SCREENING REQUIREMENT	TYPE B-SEMI OPAQUE SCREEN SECTION (11.2.B)
BUILDING HEIGHT	
MAX. PRINCIPAL BUILDING HEIGHT ALLOWED	3 STORIES (42')
BUILDING HEIGHT	4 STORIES (CONDITIONAL ZONING REQUIRED)

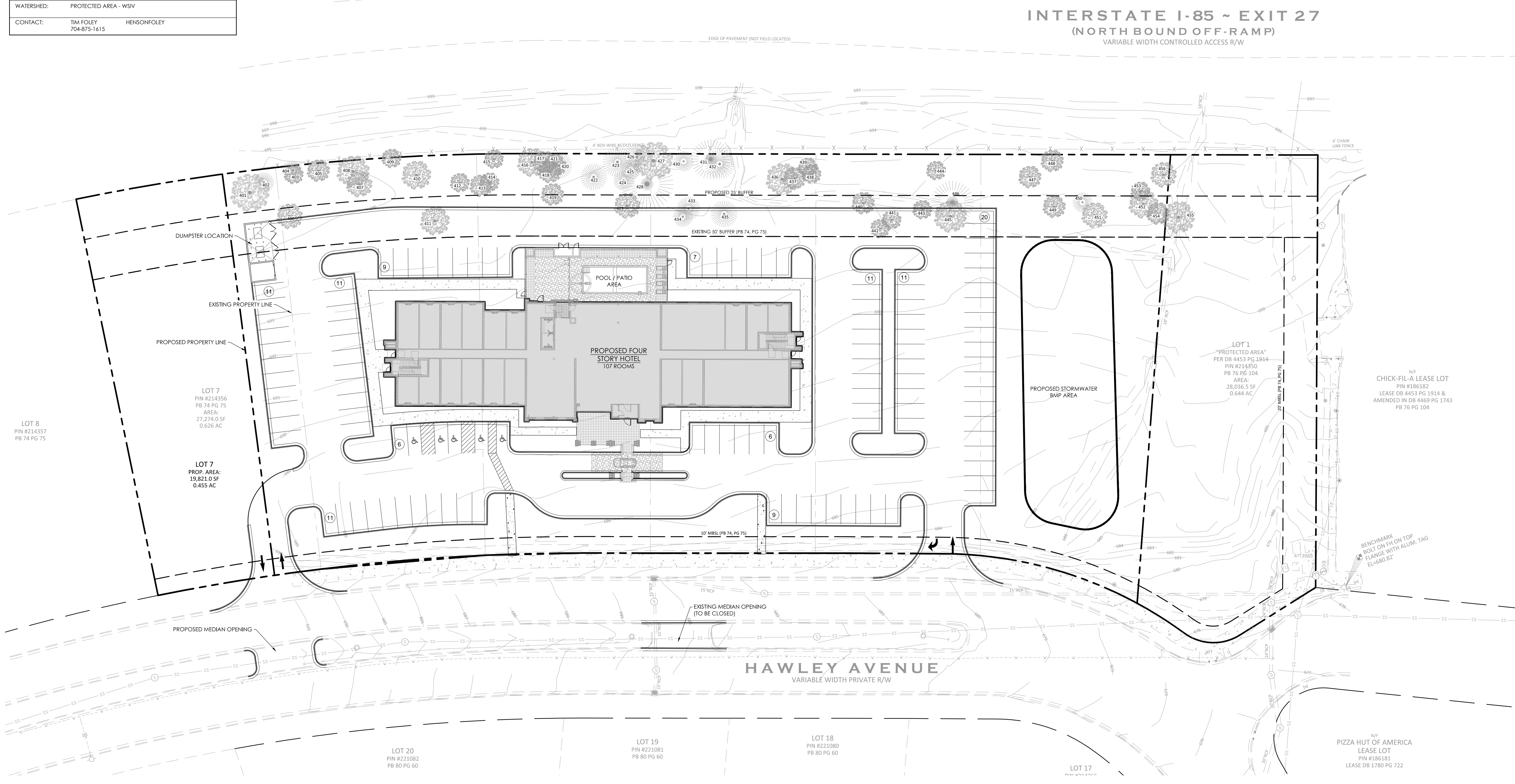
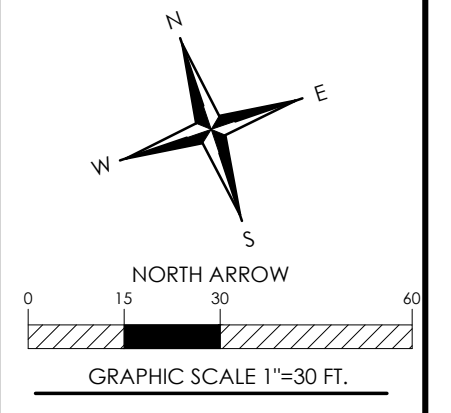
SITE NOTES:

- CONDITIONAL ZONING REQUIRED FOR BUILDING HEIGHT, PARKING CONFIGURATION, AND ANY BUILDING GREATER THAN 30,000 SF.
- ENHANCED LANDSCAPE SCREENING WILL BE REQUIRED ALONG ANY PARKING IN FRONT OF BUILDING.
- REDUCED BUFFER ALONG I-85 RAMP TO BE REQUESTED DURING CONDITIONAL REZONING.
- 5% OF PARKING TO BE PERVIOUS PAVEMENT ACCORDING TO CHAPTER 9 OF LDC.

NOTES:

- ALL DIMENSIONS ARE FROM FOC UNLESS OTHERWISE NOTED.

HensonFoley
Landscape Architecture | Civil Engineering | Surveying
8712 Lindholm Dr Suite 202A, Huntersville, NC 28078
p: 704.875.1615 | www.hensonfoley.com
NC ENGINEERING BOARD LICENSE # C-3781
NC LAND SURVEYING BOARD LICENSE # PL-359



HOME2 SUITES BELMONT
3595445139, 3595444233, 3595443246, 3595442340, 3595441343, 3595440335
HAWLEY AVE, BELMONT, NORTH CAROLINA 28012

SKETCH PLAN

REVISIONS:

2018/11/27 - PER CITY OF BELMONT

C03 - SITE PLAN.DWG
PROJECT NUMBER: 217090
DATE: 10/29/2018 DRAWN BY: JDC
SHEET 01 OF 01