

March 1, 2022

Shelley DeHart
City of Belmont
115 N. Main St.
Belmont, NC 28012

**RE: Nixon Road Subdivision
Sketch Plan
WKD Project No. 2017005.00CL**

Ms. DeHart:

Blue Heel Development (Applicant) is please to present the sketch plan for the Nixon Road Subdivision in accordance with Belmont's Major Development Plans process.

The subject property is located within Belmont's ETJ on parcel IDs 306206,188099 & 188097 (portion of) along Nixon Road between Shannon Drive and Southridge Road. The parcels combined are approximately 14.09 acres and are currently vacant with a zoning classification of GR (Belmont ETJ).

The Applicant is seeking to develop the property as a Single Family Detached Subdivision. The proposed subdivision will be thirty-two (32) 55' wide lots and three (3) 65' wide lots meeting the minimum requirements of the GR zoning district.

The site will be accessed from a full movement drive along Nixon Road as well as from the proposed extension of Hayes Drive that is currently stubbed at the property's project limit where it adjoins the Amberley Subdivision as generally depicted on the sketch plan.

Please contact me if you are unable to attend and would like additional information.

Sincerely,



Edwin Suddreth, PE
Project Manager
W.K. Dickson & Co., Inc.

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