

R. Susanne Todd
Partner

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

WRITER'S DIRECT DIAL:
704-998-2306

October 7, 2020

Via Fed Ex and Email

Shelley DeHart, AICP
Planning Director
City of Belmont
37 N Main Street,
Belmont, NC 28012
SDehart@cityofbelmont.org

Re: Sketch Plan Application for Imperial Mills Project
Tax Parcel #s 126732, 215798 & portion of 126543 (collectively, the "Property")

Dear Ms. DeHart:

Our firm represents Imperials Mills, LLC in connection with the rezoning of the above referenced Property. On behalf of our client we are pleased to submit our Sketch Plan Application for the Imperial Mills site and adjacent property.

Enclosed please find the following:

1. Executed Sketch Plan Application
2. Check in the amount of \$202
3. 8 x 11 copy of proposed layouts for each Imperial Mills North, South, and West.
4. GIS Aerial of Property

Via separate transmittal, Bohler Engineering is sending 4 full-sized sheets of each layout.

We have appreciated the opportunities to meet with you, City Staff, Hawthorne HOA and City Council to present our vision for the Property and receive feedback. As you will see from the plans submitted herewith, we have made productive use of these occasions by incorporating comments provided into our plans.

Highlighting some of these changes:

The town homes along McLeod Avenue will have a minimum 1,800 heated square footage to harmonize with the Hawthorne community homes located directly across the street. Additional vehicular circulation within the Imperial Mills South site has been provided to address City Fire and Solid Waste concerns, while still maintaining the courtyards and open spaces intended to define this project. A potential recycling/dumpster area has been identified. The Imperial Mills-West plan has been modified to include mixed use/commercial uses.

Shelley DeHart
October 7, 2020

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

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Susanne Todd". The signature is fluid and cursive, with the first name "R." being the most prominent part.

R. Susanne Todd

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



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: +/-23.1 AC OFF MCLEOD AVENUE **Parcel ID no.** ^{portion of #} (six-digit): 126543;126732; 215798
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: Chris Branch

Date: 9-28-2020

PAYEE: CITY OF BELMONT

DATE: 10/07/2020

VOUCHER	INVOICE NUMBER / REFERENCE	INVOICE AMOUNT	AMOUNT OF PAYMENT
94948	32299.9001 RST Filing Fee	\$202.00	\$202.00

CHECK TOTAL: \$202.00

JOHNSTON, ALLISON AND HORD, P.A.
OPERATING ACCOUNT

PAYEE: CITY OF BELMONT

DATE: 10/07/2020

VOUCHER	INVOICE NUMBER / REFERENCE	INVOICE AMOUNT	AMOUNT OF PAYMENT
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CHECK TOTAL: \$202.00

FOR SECURITY THIS DOCUMENT HAS A COPY PROOF BACKGROUND, FLUORESCENT PAPER FIBERS, A WATERMARK AND IS REACTIVE TO CHEMICAL ALTERATION

JOHNSTON, ALLISON AND HORD, P.A.
OPERATING ACCOUNT
1065 EAST MOREHEAD STREET
CHARLOTTE, NC 28204
(704) 332-1181

PNC BANK, N.A. 040
15-3/540

079742

Two hundred two and NO/100 Dollars

DATE	AMOUNT
10/07/20	\$202.00

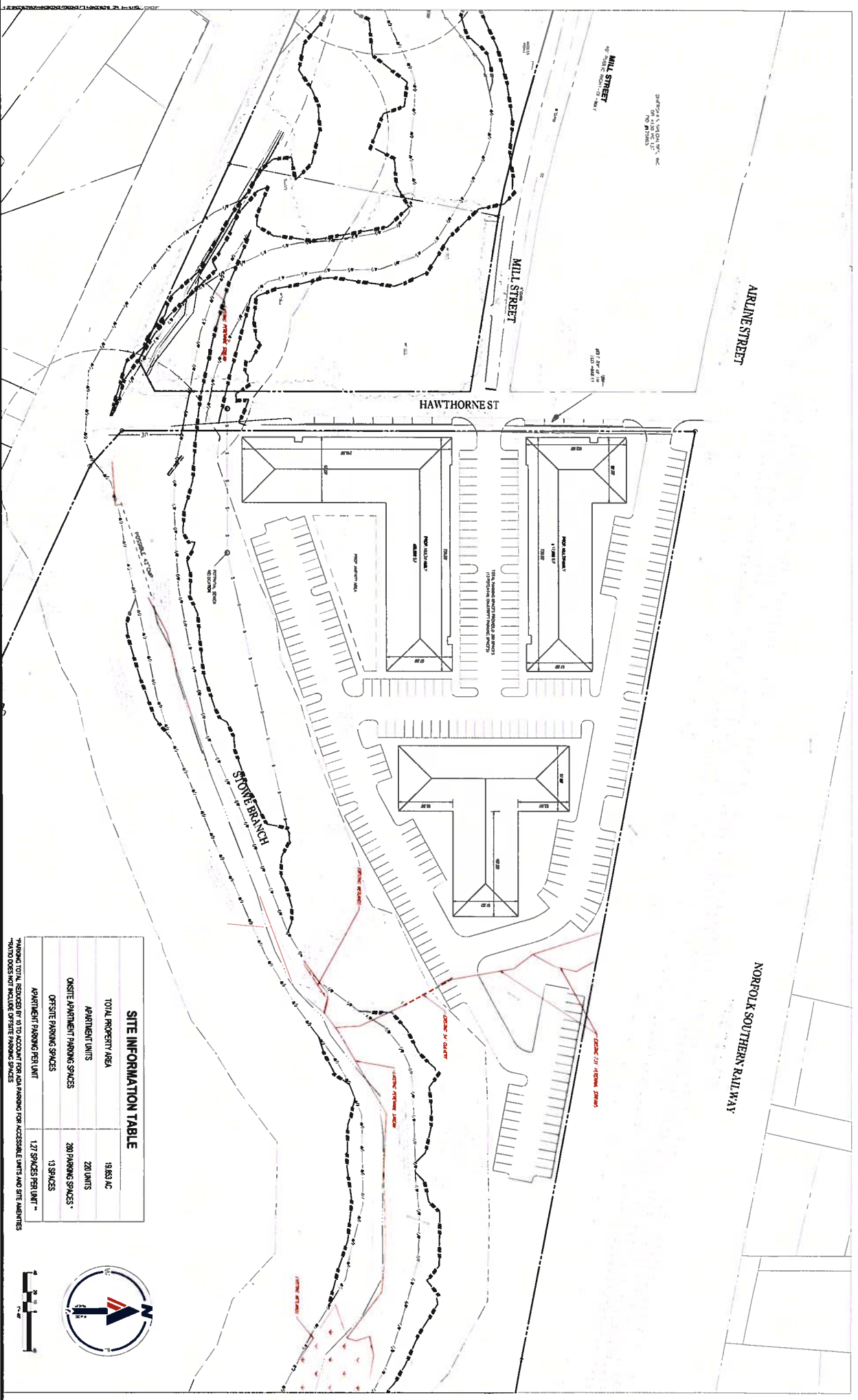
CITY OF BELMONT

PAY TO THE ORDER OF

JOHNSTON, ALLISON AND HORD, P.A.

⑈079742⑈ ⑆054000030⑆ 5323479338⑈

VOID AFTER 90 DAYS



BOHLER
 ARCHITECTURAL FIRM, INC.
 1827 S. TROTON STREET, SUITE 310
 BELMONT, NC 27812
 Phone: (919) 572-3444
 Fax: (919) 572-3441
 MCB@bohlerdfg.com

IMPERIAL MILL - NORTH

MULTIFAMILY CONCEPT
 BELMONT, NC



SITE INFORMATION TABLE

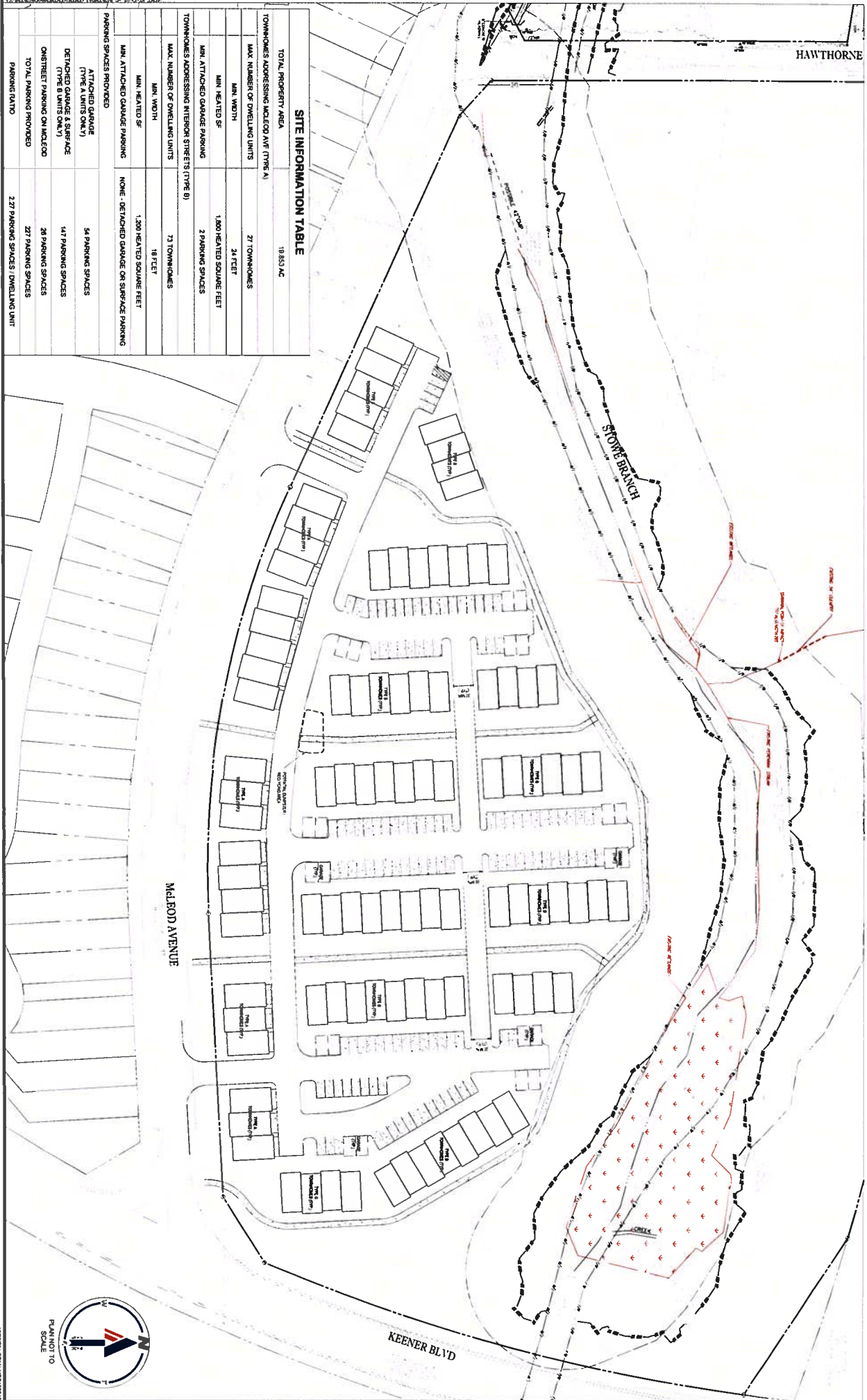
TOTAL PROPERTY AREA	19.89 AC
APARTMENT UNITS	220 UNITS
ONSITE APARTMENT PARKING SPACES	280 PARKING SPACES*
OFFSITE PARKING SPACES	13 SPACES
APARTMENT PARKING PER UNIT	1.27 SPACES PER UNIT**

*PARKING SPACES PROVIDED BY THE LOCAL GOVERNMENT FOR ACCESSIBLE UNITS AND SITE AMENITIES
 **THIS DOES NOT INCLUDE OFFSITE PARKING SPACES



DATE: 05/20/2019
 SCALE: 1/8" = 1'-0"
 PROJECT: IMPERIAL MILL - NORTH

HAWTHORNE



SITE INFORMATION TABLE

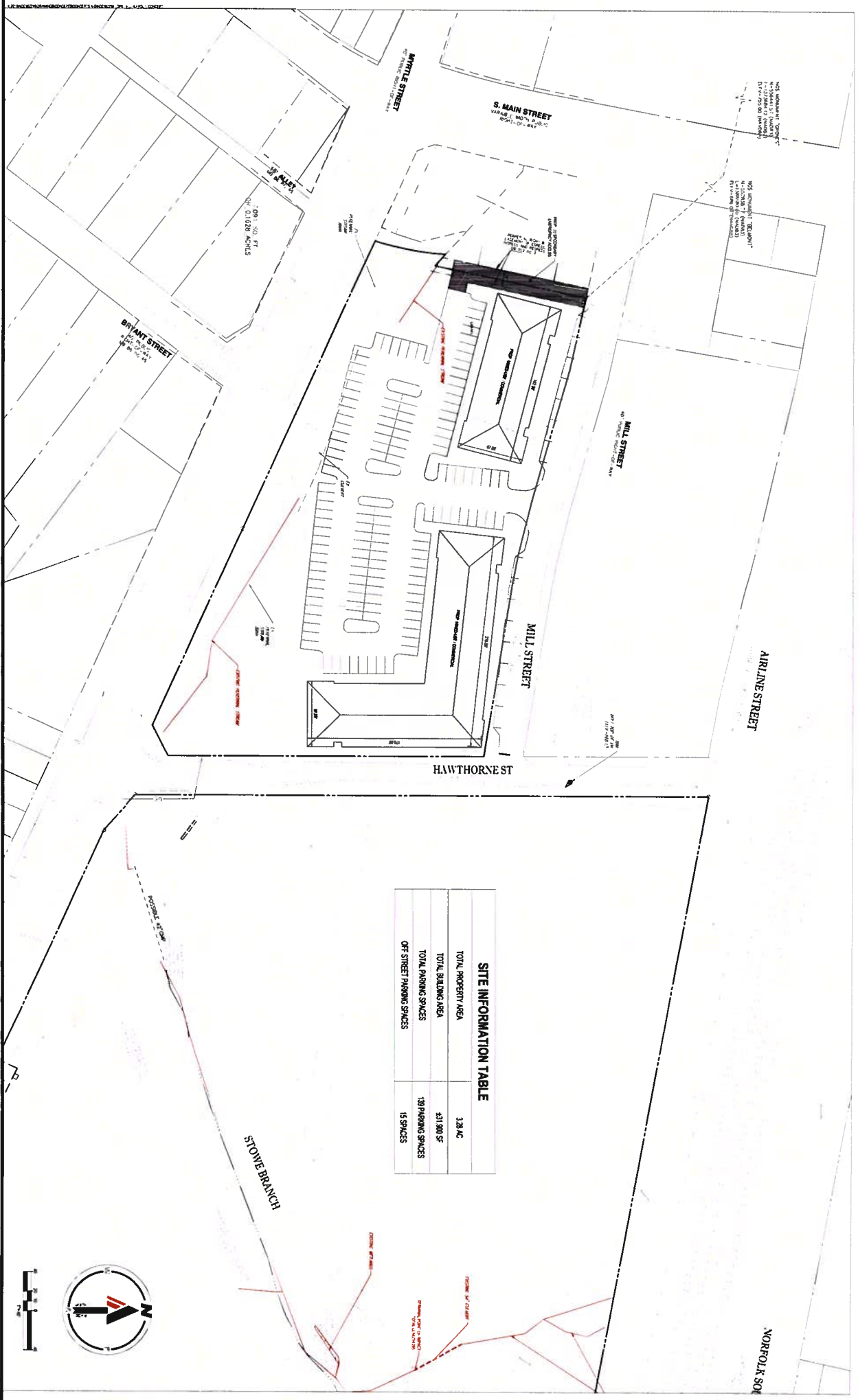
TOTAL PROPERTY AREA	19.83 AC
TOWNHOMES ADDRESSING MELROD AVE (TYPE A)	
MAX NUMBER OF DWELLING UNITS	27 TOWNHOMES
MIN WIDTH	24 FEET
MIN HEATED SF	1,800 HEATED SQUARE FEET
MIN ATTACHED GARAGE PARKING	2 PARKING SPACES
TOWNHOMES ADDRESSING INTERIOR STREETS (TYPE B)	
MAX NUMBER OF DWELLING UNITS	71 TOWNHOMES
MIN WIDTH	18 FEET
MIN HEATED SF	1,200 HEATED SQUARE FEET
MIN ATTACHED GARAGE PARKING	NONE - DETACHED GARAGE ON SURFACE PARKING
PARKING SPACES PROVIDED	
ATTACHED GARAGE (TYPE A UNITS ONLY)	54 PARKING SPACES
DETACHED GARAGE & SURFACE (TYPE B UNITS ONLY)	147 PARKING SPACES
ON-STREET PARKING ON MELROD	28 PARKING SPACES
TOTAL PARKING PROVIDED	227 PARKING SPACES
PARKING (A/D)	227 PARKING SPACES, DWELLING UNIT

BOHLER
 BOHLER DEVELOPMENT, INC. P.A.
 1827 W. TOWNHOMES DRIVE, SUITE 310
 CHARLOTTE, NC 28203
 Phone: (704) 272-3400
 Fax: (704) 272-3400
 A@bohlerdev.com

IMPERIAL MILL - SOUTH
 SURFACE PARKED TOWNHOMES NARROW
 BELMONT, NC



THIS INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



SITE INFORMATION TABLE

TOTAL PROPERTY AREA	3.28 AC
TOTAL BUILDING AREA	431,900 SF
TOTAL PARKING SPACES	139 PARKING SPACES
OFF STREET PARKING SPACES	15 SPACES

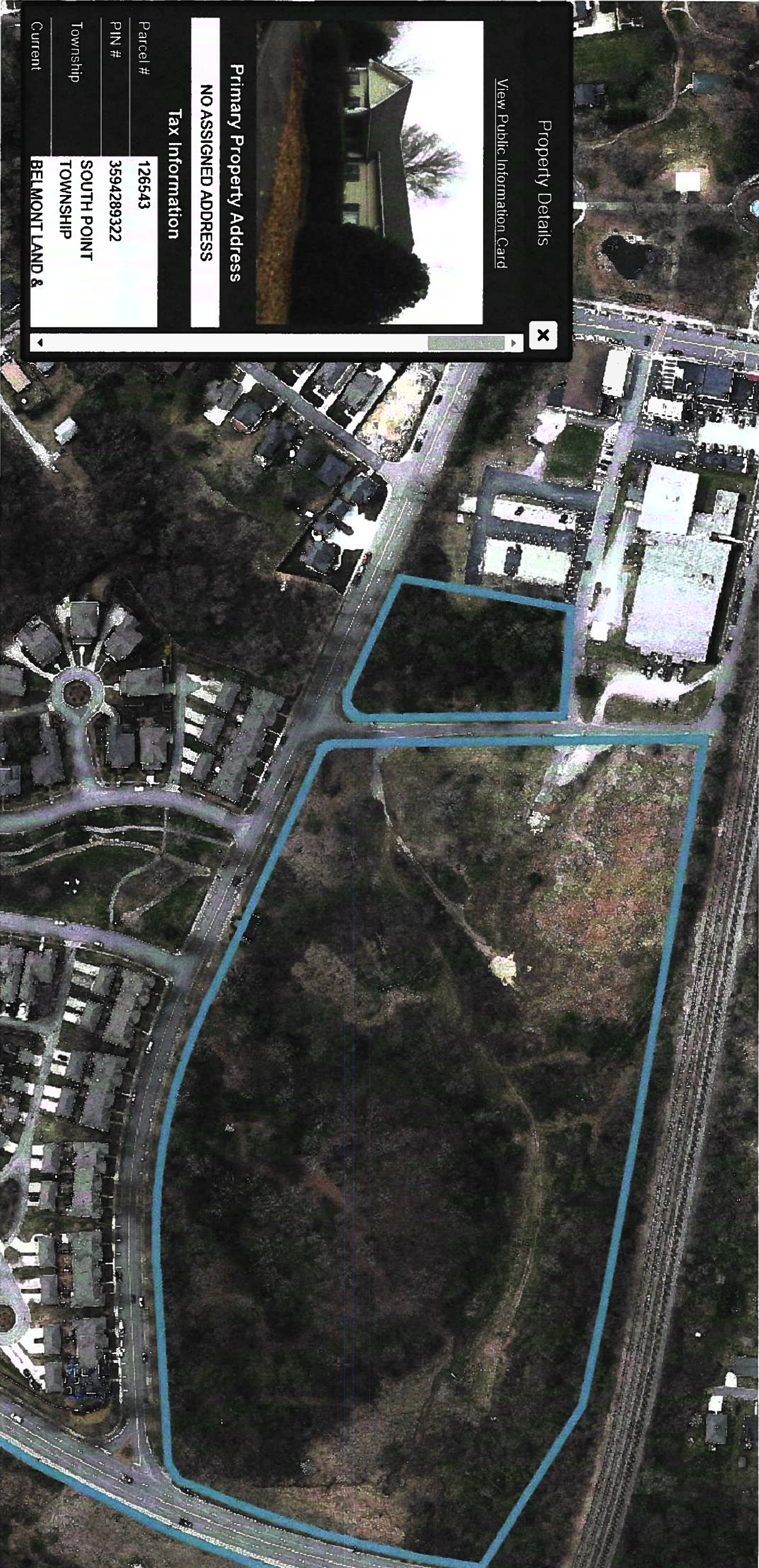


BOHLER
 ARCHITECTS
 1001 S. TRYON STREET
 CHARLOTTE, NC 28203
 Phone: 704.375.3344
 Fax: 704.375.3345
 MCB@bohlerdsg.com

IMPERIAL MILL - WEST
 MULTIFAMILY / COMMERCIAL CONCEPT
 BELMONT, NC



DATE: 05/20/21 10:01 AM
 PROJECT: IMPERIAL MILL - WEST
 SHEET: 01 OF 02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



Property Details

[View Public Information Card](#)



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

Parcel #	126543
PIN #	3594289322
Township	SOUTH POINT TOWNSHIP
Current	BELMONT LAND &



Property Details

[View Public Information Card](#)



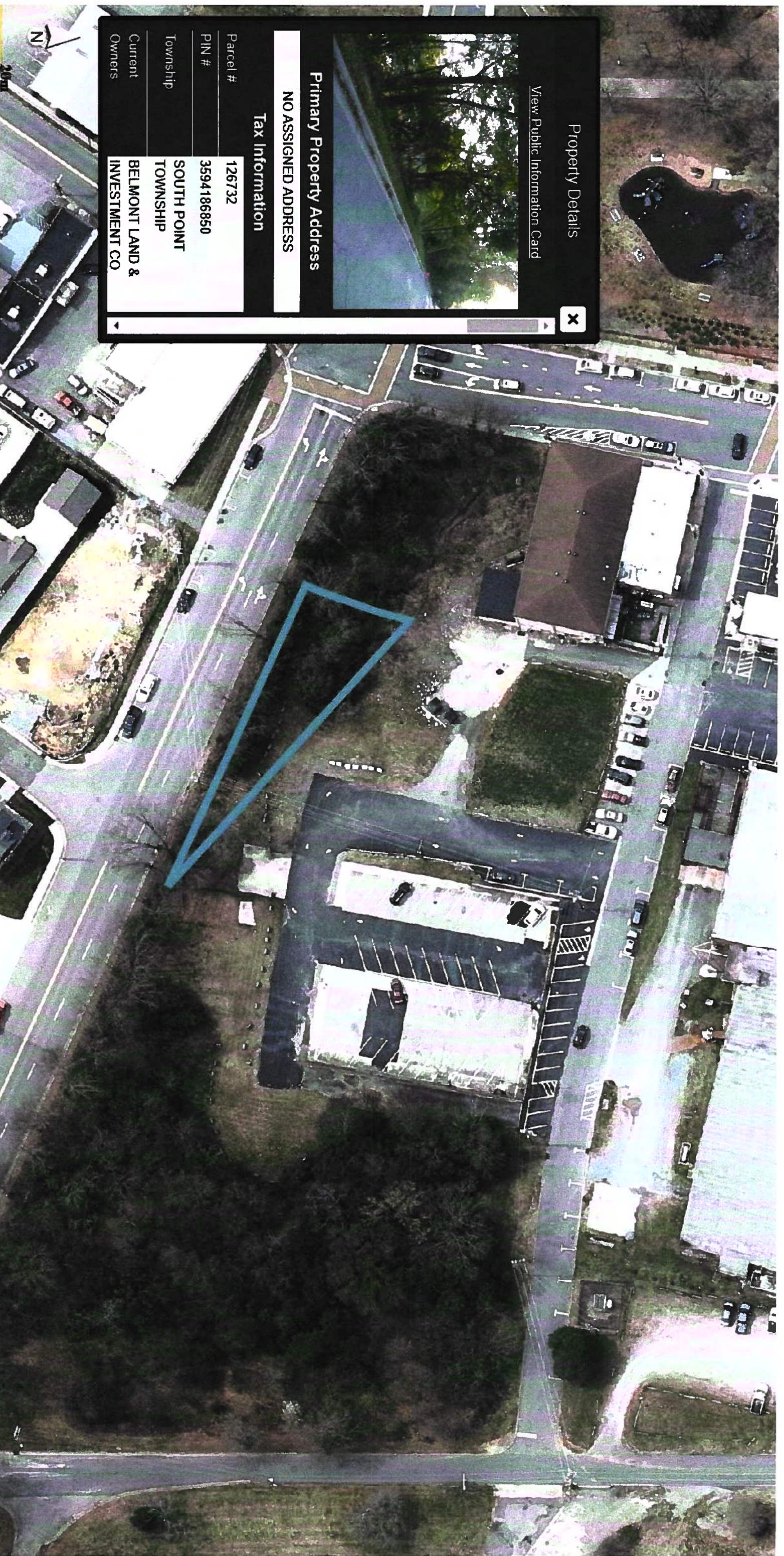
Primary Property Address

8 MILL ST
BELMONT, NC 28012

Tax Information

Parcel #	215798
PIN #	3594187876
Township	SOUTH POINT TOWNSHIP
Current	BELMONT LAND &





Property Details

[View Public Information Card](#)



Primary Property Address

NO ASSIGNED ADDRESS

Tax Information

Parcel #	126732
PIN #	3594186850
Township	SOUTH POINT TOWNSHIP
Current Owners	BELMONT LAND & INVESTMENT CO

