



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA2019.03

Applicant: AHP Development, LLC

Property Owner: Chronicle Mill Land, LLC and COW XXI, LLC

Current Zoning: Downtown District (D-D)

Proposed Zoning: Downtown District/Conditional District (D-D/CD)

Proposed Uses: Mixed use development including 240 apartments, up to 10 townhomes, 8,750 sq. ft. retail/restaurant space, 4,700 sq. ft. live/work/flex space, and associated parking and amenities *See sheet G2.01m, attachment D, for detailed square footage*

Property Location: 96 E. Catawba Street and adjacent parcels

Gaston County Tax Parcel Identification Number: Parcel IDs# 222654, 125949, 125950, 125951, 125952, 125953, 222655, 222656, 222657, 222658

Map 1 Location of subject properties



Background: The Chronicle Mill, located on the largest parcel associated with this request, was built in 1901 and represents the beginning of textile manufacturing in Belmont. Named in honor of Major William Chronicle, a Revolutionary War hero who lived near the mill site, the Chronicle Mill employed 60% of Belmont’s workers in the peak of the textile boom.

During the late 20th century, manufacturing jobs began disappearing across the U.S. and here in Belmont. The mill has remained vacant since its closing and its condition has deteriorated. Jennifer and John Church purchased the property in 2013 and demolition of the mill appeared unavoidable.



According to a Charlotte Observer news story, “In mid-August (2013), as a wrecking ball dug into the brick, an architectural gem began to emerge: the original Chronicle Mill – Belmont’s first textile plant.” The owners began exploring options for rehabbing and repurposing the mill and have been working on that vision ever since.

This project area has received previous approvals from the city. Both the city and the county supported the owners’ vision to save the structure and approved its designation as a historic property in the fall of 2015. In December 2015, a conditional zoning district was approved tied to a site-specific development plan. When attempts at obtaining historic tax credits were unsuccessful, the owners were forced to explore other options for the property. The project area properties were rezoned to a straight Downtown District (D-D) in 2017.



Area Analysis: The subject properties, totaling approximately 7.04 acres, are located between the Historic Downtown and the River District of the city’s Main Street area. This area is referred to as the Chronicle District and is an important economic corridor for the city. The majority of the subject properties are vacant except for the existing Chronicle Mill and one single family dwelling located at the corner of E. Catawba St. and S. First St.

The subject properties are bounded by office and single-family residential uses to the north and east, vacant property and downtown to the west, and the Norfolk Southern rail line to the south. Zoning districts surrounding the project area include Business Campus Development (BC-D in purple), Neighborhood Center Commercial (NC-C in blue) and General Residential (G-R in pink) as shown.



The site is constrained with significant Duke Energy transmission lines along the west side and throughout the rear of the property. Uses are very limited under these transmission lines. There is also steep topography throughout the property, particularly in the west/southwest side and corner.

Base Zoning District – Downtown District (D-D): The Belmont Land Development Code (LDC) states the Downtown District (D-D) is coded to encourage the redevelopment and expansion of the traditional City center. This center is intended to serve as the civic, cultural, and governmental hub of activity for the entire Belmont community. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential. Higher densities of residential development is encouraged. The project proposes building types and uses consistent with the Downtown District, although the applicants are seeking some areas of relief.



Chapter 5.7 of the LDC outlines the performance standards and uses for the district, specifically requiring street level uses to be commercial, office, or lodging. The proposed plans show 155 linear feet of frontage connected to Catawba Street. All proposed street level uses are either office or commercial, though the office space proposed (39 linear feet) will serve as the leasing office for the apartments. A condition of approval limits the linear footage of office space serving the apartments and eliminates residential use completely along the linear feet of this connection.

Conditional Zoning Request: This application comes from the development firm Armada Hoffer. They are partnering with property owners Jennifer and John Church to guide this innovative project through the various approval levels required to return this area to a vibrant use.

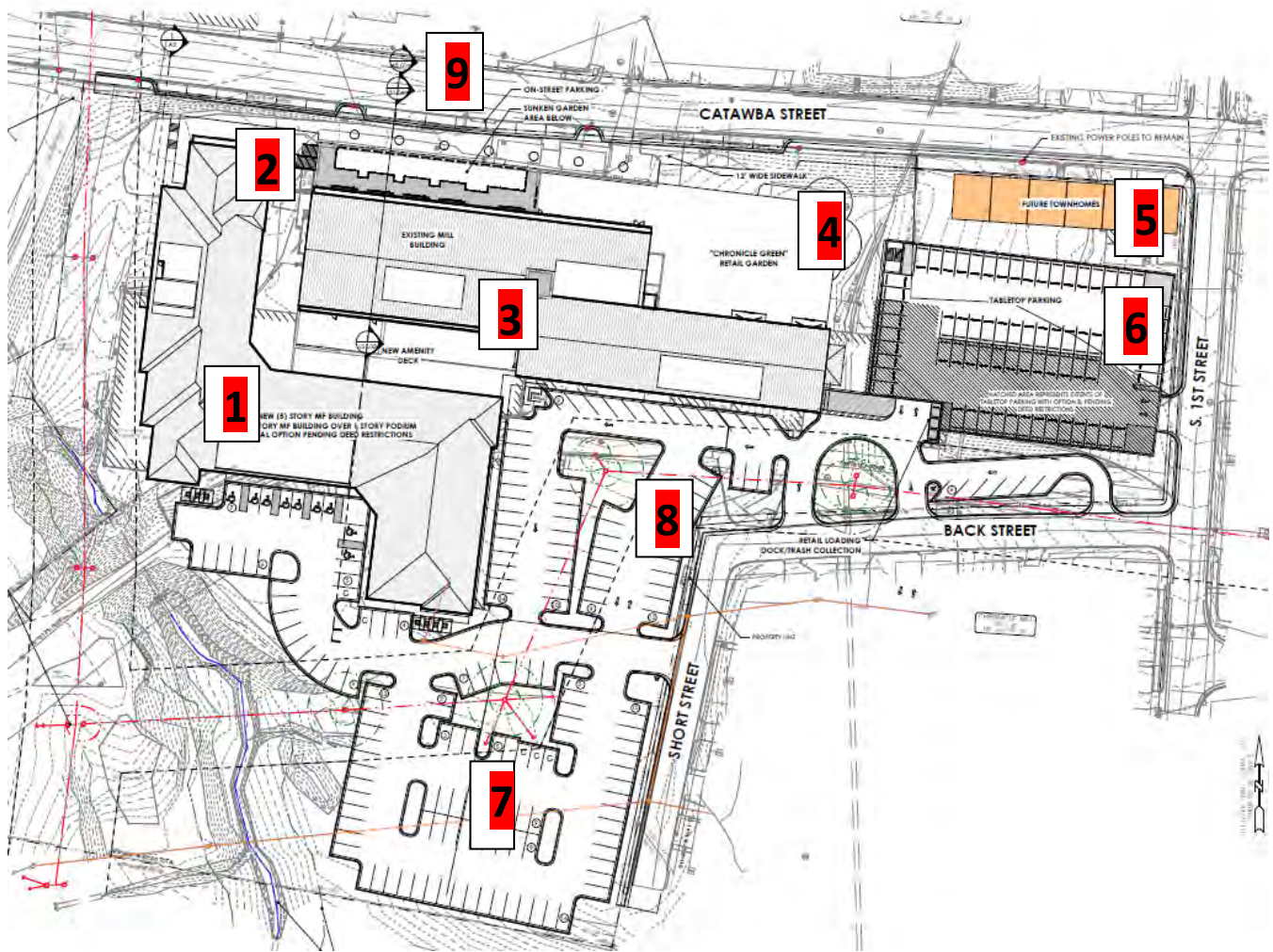
The apartments are designed to meet the demand for housing and amenities for young professionals and retirees. A 2015 NMHC/Kingsley Renter Preferences Survey showed high demand for amenities including a fitness center, outdoor recreational facilities, barbecue grills, and community WiFi. The proposed project is offering these amenities to meet these market demands.

The applicants would like to build in the flexibility to convert areas not connected to Catawba Street from residential units/flex/other space to additional commercial area should there be market demand. The conditions of approval require the street level uses to be nonresidential and allow flexibility with the other levels of the building.

The request is to rezone multiple properties to a conditional Downtown District (D-D/CD) tied to a site specific development plan with features as identified below.

The proposed project consists of:

- (1) Construction of a new building housing 144 apartments (79 one-bedroom and 65 two-bedroom units)
- (2) Removal of the front addition to the mill for creation of a pedestrian connection and walkway along Catawba St.
- (3) Redevelopment of the remaining mill structure for:
 - 96 apartments (69 one-bedroom and 25 two-bedroom units proposed)
 - Mixed use space including 8,750 sq. ft. retail, 4,700 live/work units and flex space, and 7,800 sq. ft. in apartment amenity and support areas
- (4) An outdoor sunken garden/landscaped open space to serve the retail/restaurant uses
- (5) Up to ten townhomes (six shown for illustrative purposes)
- (6) A 2-story tabletop parking structure
- (7) Surface parking with an evergreen buffer (8) and trees as allowed under the Duke Energy transmission lines
- (9) On-street parking spaces on Catawba Street, sidewalks adjacent to perimeter streets



(238 apartment units are currently shown on the plans; approval includes flexibility for up to two additional units for a project maximum of 240 apartment units allowed.)

(*See sheet G2.01m, attachment D, for detailed square footage*)

Areas of relief proposed:

Regulation type	Performance standard	Proposed
Building height		
Apartment building	3-Stories	4-Stories (at street grade, 5 total)
Buffer		
Rear adjacent to the railroad	20 ft.	5 ft.
Side transition yard	10-30 ft.	5 ft. evergreen hedge
Parking		
Number of Parking Spaces	359 spaces/subject to change based on final mix of uses	341 spaces total 142 within tabletop parking structure 180 within surface parking area 19 on-street spaces
Sidewalk width along S. First/Back/Short Streets		
	8-ft.	5-ft.
Setbacks-apartment building		
	0-25 ft.	27-30 ft. proposed

The LDC defines building height as “The vertical distance from the mean grade elevation taken at the fronting street side of a structure to the parapet or roof line of a flat roof, the eave of a pitched roof, or the deck line of a mansard roof. Towers, spires, steeples, and enclosed roof top mechanical equipment are not counted in height measurements.” Although the new apartment building is five stories total, it is considered four stories at street grade. Therefore, relief is for one additional story. No relief is needed for the shopfront/mill building per this definition.

Deed Restriction Options: The attached site plan (Attachment B, sheet A0.01) shows an Option B for the tabletop parking and new apartment building. These options are included due to existing deed restrictions on the properties around the mill. The deed restrictions, which limit certain properties to single-family use, were put in place in 1991 when R.L. Stowe Mills sold the properties to others. The property owners have been working through the process to remove these deed restrictions and held an informational meeting with the community on September 16. With approval of the options as proposed, the project can move forward with or without removal of the deed restrictions. (Option B would reduce the tabletop parking in the deed restricted area and move it to the lower level of the new building. Also, the townhome area will be limited to single-family use. This would only occur if removal of the deed restrictions is unsuccessful.)

Traffic Impact Analysis: A traffic impact analysis (TIA) was prepared by the city’s transportation consulting firm, Kimley Horn in compliance with Chapter 16 of the LDC. The final TIA is the outcome of detailed collaboration with NCDOT. The city’s transportation consultants will be at the public meeting to present the study’s findings.

The applicant has coordinated with NCDOT and will be able to complete the improvements at R.L. Stowe and Keener Blvd. In order to complete the improvements at Keener Blvd. and Catawba Street, the purchase of additional right-of-way is required. The property owner from whom the additional right-of-way is required is unwilling to sell any property to allow the identified improvement. In lieu of installing the turn lane as identified in the TIA, given the inability to purchase the property required, the applicants have proposed an alternative for city council approval. The applicants propose providing a fee-in-lieu of improvements payment in the amount of \$100,000.00 to be set aside for future improvements to the intersection.

The TIA identified the following improvements designed to lessen impacts associated with the development:

Location	Improvement identified
On R.L. Stowe at Keener Boulevard	
	Restripe intersection to create an exclusive right-turn lane onto Keener
	Improve existing or install new signal to allow better right turn movement phasing
<i>Applicant will be completing these requirements.</i>	
On Keener Boulevard at Catawba Street	
	Northbound right turn lane along Keener Boulevard with 100 feet of storage
<i>Applicant requesting council approval to contribute fee in lieu of this improvement.</i>	

Comprehensive Land Use Plan: The subject property is located within the Center City Small Area Plan of the Comprehensive Land Use Plan.



Center City Small Area Plan

- Center City Core
- Center City Neighborhood
- Center City Neighborhood TND Overlay
- Neighborhood Conservation
- Civic Space

Map Features

- City of Belmont
- Belmont Planning Area
- Railroads
- Roads

The City Center District incorporates the existing character and mix of uses in downtown Belmont to encourage redevelopment and new

development in keeping with the needs of a growing and vibrant community. The City Center District includes a wide variety of land uses. Future development opportunities are a combination of adaptive re-use as well as infill on

green and brownfield sites. Appropriate future land uses include retail, residential, commercial, office, civic, and institutional, as well as parks and open space. Along commercial streets ground floor uses shall be non-residential.

Staff is of the opinion that the proposed rezoning request is **consistent with** the Comprehensive Land Use Plan. The uses allowed within the proposed zoning district and the “combination of adaptive re-use as well as infill on green and brownfields sites” are consistent with uses and development patterns identified within **the Center City Core District of the Center City Small Area Plan.**

The proposed project is **also consistent with** goals identified in **Chapter 4 of the Comprehensive Land Use Plan.** Staff is of the opinion this project is a reasonable request and consistent with many of the goals of the plan because:

- Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in housing, mobility, and recreation; and
- Economy: The location of this project provides a population that will help foster a vibrant economy, with a diversified tax base, and balances residential growth with employment and commerce in the city; and
- Community Character: The project will allow adaptive reuse that will help preserve and protect a historic resource that would otherwise be demolished.

Staff recommendation: Staff supports the project as conditioned and supports a recommendation of approval to city council.

Conditions of Approval

1. The proposed development shall be in compliance with requirements of the land development code (LDC) and code of ordinances with the added relief of:
 - o An additional story in height is permissible for the apartment building;
 - o A reduction in the number of parking spaces required, parking shall be dispersed and provided as shown in the approved plans;
 - o A reduction in the rear opaque buffer adjacent to the railroad, from 20 feet to 5 feet in width;
 - o A reduction in the transition yard buffer along S. First, Back, and Short Streets, buffer shall consist of a 5-ft. wide evergreen hedge;
 - o Building setbacks are approved as shown on the approved site plan.
 - o Sidewalk widths are approved as shown on the approved site plan..
2. The street level uses connected to Catawba Street (2nd level) shall be a mix of commercial or office uses. No more than 25% of the linear footage shall be used as office area serving the apartments. The work portion of the live/work units shall be on this level.
3. For all other areas not connected to Catawba Street, the use proposed on the approved plans may revert to commercial uses, provided the uses are allowed in the base Downtown District and meet other applicable regulations.
4. A maximum of 240 apartment units may be constructed.
5. A buffer is required between the utility poles and proposed parking spaces on Catawba Street.
6. A connection to the tabletop parking structure will serve as the access for the future townhomes.
7. Portions of the tabletop parking structure that are visible from public streets but not screened by landscaping shall be a canvas for a mural to be completed by local artists or otherwise aesthetically enhanced.
8. Architecture and building materials shall comply with elevations included herein.
9. The applicant/developer is responsible for construction of the transportation improvements as identified by the TIA, pursuant to approval by NCDOT, or as alternatively approved by city council.
10. The applicant/developer is required to participate in the NC Brownfield program for reuse and development of the property. Information regarding state guidelines and process shall be provided to the city prior to issuance of a grading permit for development.
11. The applicant shall comply with all requirements necessary to connect to the municipal utility water and storm and sanitary sewer systems to service the project, including the installation of lines or system improvements and dedication of any required easements.

The conditional zoning schematic plan approval is for a mixed use community including up to 240 apartments, up to 10 townhomes, mixed use space, associated parking, and amenities. Approval is valid for a period of 24 months.

Attachment A – Application

Attachment B – Neighborhood Meeting Minutes

Attachment C – Consistency findings

Attachment D – Submitted plans (full set found on city website, distributed to board members)

Attachment E – Applicant request to council for acceptance of fee-in-lieu of required improvement

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

Date Filed 8 / 9 / 2019	To be completed by City of Belmont Application Number ZA-_____
To be completed by City of Belmont: Hearing Date(s) P&Z / / / /	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:

Current Zoning (circle one)	(D-D)	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)	(D-D/CD)	S-R	G-R	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: 96 Catawba Street, Belmont, NC 28012	
Physical Description of Location: Chronicle Mill, Catawba Street and S 1st Street	
Tax Parcel Number: 3594297505, 3594390760, 3594391722, 3594391781, 3594391647, (PID Number) 3594391674, 3594298412, 3594298306, 3594297390, 3594297285	
Property Owner: Chronicle Mill Land, LLC, COW XXI, LLC	
Owner's Address: PO Box 810, Belmont, NC 28012	
Phone Number: (704) 560 - 4857	Email Address: john@chroniclemill.com
Applicant Name if different than owner: AHP Development, LLC, Attn: Chris Odle	Applicant Phone Number if different than owner: 757-366-4000
Applicant Email Address if different than owner: codle@armadahoffler.com	
Applicant's address: 222 Central Park Avenue, Suite 2100, Virginia Beach, VA 23462	



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.



Mix, Mingle and Mill about.

Submitted: October 15, 2019

**Chronicle Mill Community Meeting
October 14, 2019**

Chronicle Mill held a community meeting to present its rezoning application and answer questions from surrounding neighbors. The meeting was held on October 14, 2019. We have attached the Sign In sheets for these meetings. Neighbors attending:

Name	Property Address
Ronnie Williams	104 Ivy Street
Elizabeth Atterberry	403 N. Main Street
Jim Hefferan	1027 McLaren Drive
Christine Stryker	110 Ervin Street
Reesa Ratchford	307 Ethan Lane
Mary Randall Rhyne	45 Catawba Street
Robert Nawn	6 Airline Street
Lillie Harris	114 Howe Street
Corinne Darnell	13 S. First Street
Matt Darnell	13 S. First Street
Lillie Harris	114 Howe Street

The following comments were received from the attendees:

Neighbor: Do you own these 5 lots here?
Chronicle: Yes

Neighbor: I excited for you about the plans. We own property near there. It scares me that 240 people will be there & traffic on the two lane road is maddening.

Chronicle: A traffic study was done by the City and NCDOT that says the volume of traffic will not require more road construction. People that move in will have walkability. They will want to walk downtown.

Neighbor: Are you targeting young professionals? Curious about the size of the apartments?

Chronicle: Yes we are targeting young professionals as well as relocating retirees. The EDC and business leaders say there is no other property targeted to millennials in Gaston County. It is not targeted to families. The apartments will be between 500 and 1,200 square feet. 60% will be one bedroom and studios, 40% will be two bedrooms.

Neighbor: Will this go up in sections?
Chronicle: We will start the new building and up fitting at the same time.

Neighbor: What is Aberfoyle? Where is it?
Chronicle: Development called Riverside Flats is on Hwy. 7 near the river. This was a tough project. It was a commercial site to be redeveloped and it turned out well. I'm proud that it's changing the landscape. A neighbor of mine downsized and is very happy there.

Neighbor: I agree with what you're saying. Every morning and evening the traffic is awful.
Chronicle: The City has asked NCDOT to redo streets since these are state roads. Plans have been submitted.

Neighbor: Kudos to you all. It's been a lot of hard work. I have a Master's in Public Administration. Question: Infrastructure. I've been living here one year. I am a property owner, looking forward to this project as a retiree. Infrastructure – There will be more people relying on water and sewer.
Chronicle: City of Belmont realized water improvements were needed and taxes were increased last year. The City now has reserve fund. The City has given all green lights that water & sewer are in place to support it. The textile mill used a lot of water. Revenues have been lost, now the city can get those revenues back.

Neighbor: I am a long time member of the Historical Society. People have shown interest. They tell me, "I hope they don't tear down that mill." We need to keep it, and preserve history. We need growth, it's coming anyway. This will be a good use. Traffic will increase – we are next to Charlotte, we'll get it one way or another. Will you have a parking deck?
Chronicle: Yes, on east end of property.

Neighbor: Is parking deck for residents only?
Chronicle: The lower level will most likely be used for retail customers. Because we are taking 40 feet away from the front of the building, there will be street parking on Catawba Street.

Neighbor: How will they exit?
Chronicle: 1st Street, Back Street and Short Street. The parking deck is at grade and won't look unattractive. Right now the speed limit on Catawba is 35 mph, we want it to be lowered to 25 mph.

Neighbor: We need retail; we have enough restaurants and pubs. Good luck. I know you personally and I know it's been a challenge.

Neighbor: I encourage you to talk this up. You are really contributing to the community. Promoting walkability and a strong sense of community. The City Manager wants biking lanes. This project is truly a community project – preserve history, multi-generational. Continue to bridge the gap, attract younger people.
Chronicle: It will also attract capital.



City of Belmont

115 North Main St.
P. O. Box 431
Belmont, NC 28012
704 825 5586
Fax: 704 825 0514

Statement of consistency

In considering the request associated with petition ZA 2019.03 the Downtown District conditional zoning (D-D/CD) request for tax parcel ID's # 222654, 125949, 125950, 125951, 125952, 125953, 222655, 222656, 222657, 222658, the Belmont planning and zoning board finds this petition to be a reasonable request and in the public interest. It further finds the petition to be consistent with the comprehensive land use plan because it supports the goals in the area of:

- Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in housing, mobility, and recreation; and
- Economy: The location of this project provides a population that will help foster a vibrant economy, with a diversified tax base, and balances residential growth with employment and commerce in the city; and
- Community Character: The project will allow adaptive reuse that will help preserve and protect a historic resource that would otherwise be demolished; and furthermore,
- The uses allowed within the proposed zoning district and the combination of adaptive re-use as well as infill on green and brownfields sites are consistent with uses and development patterns identified within the Center City Core District of the Center City Small Area Plan.

This finding is supported by a
24 October 2019 meeting.

vote of the Belmont planning and zoning board during its

James Hefferan, Vice Chair

Date

CHRONICLE MILL MULTIFAMILY

CHARLOTTE, NC

CITY OF BELMONT - SCHEMATIC SUBMITTAL (CYCLE 2)

09.23.2019



PROJECT DESIGN TEAM

architectural

Benchmark+Moody
143 W. 10th St.
Charlotte, NC 28202
N 704.334.1571
contact: Robbie Weir

structural

Spangl Marshall Branch
1228 Remmer Parkway, Suite 301
Charlotte, NC 28205
N 704.781.5649
contact: Steve Cowan

civil

CSI
45 Spring St.
Charlotte, NC 28205
N 704.781.5604
N 704.761.7454
contact: Todd Evans

mechanical

McVigh and Mangum Engineering
P.O. Box 100
Charlotte, NC 28202
N 704.547.7935
contact: John Cowdy

electrical

McVigh and Mangum Engineering
P.O. Box 100
Charlotte, NC 28202
N 704.547.7935
contact: John Cowdy

plumbing

McVigh and Mangum Engineering
P.O. Box 100
Charlotte, NC 28202
N 704.547.7935
contact: John Cowdy

fire protection

McVigh and Mangum Engineering
P.O. Box 100
Charlotte, NC 28202
N 704.547.7935
contact: John Cowdy



ARCHITECTURE
143 W. 10th St.
Charlotte, NC 28202
N 704.334.1571

NEW BUILDING

MILL BUILDING + OVERALL SITE PARKING

CHRONICLE MILL NEW BUILD UNIT MATRIX

Units	Gross Area (Gross SF)	Net Area (Net SF)	Gross Area (Gross SF)	Net Area (Net SF)	Units/Level	Total Unit Count	Units with Balconies	Total Gross Area (GROSS) (SQ.FT.)	Total Net Area (NET) (SQ.FT.)	Unit Type
APRND	3,441	2,921	3,441	2,921	3	3	3	10,323	8,763	20,086
CONSTR	3,441	2,921	3,441	2,921	3	3	3	10,323	8,763	20,086
TOTALS	6,882	5,842	6,882	5,842	6	6	6	20,646	17,526	40,172

NOTE: THIS MATRIX IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE EXECUTED BY THE OWNER AND CONTRACTOR.

BUILDING SPACES

Area (Gross SF)	1	2	3	4	5	TOTALS
APRND	3,441	3,441	3,441	3,441	3,441	17,205
CONSTR	3,441	3,441	3,441	3,441	3,441	17,205
TOTALS	6,882	6,882	6,882	6,882	6,882	34,410

NOTE: THIS MATRIX IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE EXECUTED BY THE OWNER AND CONTRACTOR.

CHRONICLE MILL EXISTING MILL UNIT MATRIX

Units	Gross Area (Gross SF)	Net Area (Net SF)	Gross Area (Gross SF)	Net Area (Net SF)	Units/Level	Total Unit Count	Units with Balconies	Total Gross Area (GROSS) (SQ.FT.)	Total Net Area (NET) (SQ.FT.)	Unit Type
APRND	1,821	1,561	1,821	1,561	3	3	3	5,463	4,683	11,146
CONSTR	1,821	1,561	1,821	1,561	3	3	3	5,463	4,683	11,146
TOTALS	3,642	3,122	3,642	3,122	6	6	6	10,926	9,366	22,292

BUILDING SPACES

Area (Gross SF)	1	2	3	4	TOTALS
APRND	1,821	1,821	1,821	1,821	7,284
CONSTR	1,821	1,821	1,821	1,821	7,284
TOTALS	3,642	3,642	3,642	3,642	14,568

NOTE: THIS MATRIX IS FOR INFORMATIONAL PURPOSES ONLY. IT DOES NOT REPRESENT A CONTRACT. THE FINAL CONTRACT SHALL BE THE ONE EXECUTED BY THE OWNER AND CONTRACTOR.

EXISTING MILL BUILDING

Area (Gross SF)	1	2	3	4	TOTALS
APRND	1,821	1,821	1,821	1,821	7,284
CONSTR	1,821	1,821	1,821	1,821	7,284
TOTALS	3,642	3,642	3,642	3,642	14,568

PARKING PROVIDED

Area (Gross SF)	1	2	3	4	TOTALS
APRND	1,821	1,821	1,821	1,821	7,284
CONSTR	1,821	1,821	1,821	1,821	7,284
TOTALS	3,642	3,642	3,642	3,642	14,568

PARKING PROVIDED

Area (Gross SF)	1	2	3	4	TOTALS
APRND	1,821	1,821	1,821	1,821	7,284
CONSTR	1,821	1,821	1,821	1,821	7,284
TOTALS	3,642	3,642	3,642	3,642	14,568

EXISTING MILL BUILDING

Area (Gross SF)	1	2	3	4	TOTALS
APRND	1,821	1,821	1,821	1,821	7,284
CONSTR	1,821	1,821	1,821	1,821	7,284
TOTALS	3,642	3,642	3,642	3,642	14,568

BB+M ARCHITECTURE
 435 WEST HARRISON STREET
 DURHAM, NC 27608
 919.286.1118
 WWW.BB+MARCH.COM

CHRONICLE MILL
 MULTIFAMILY

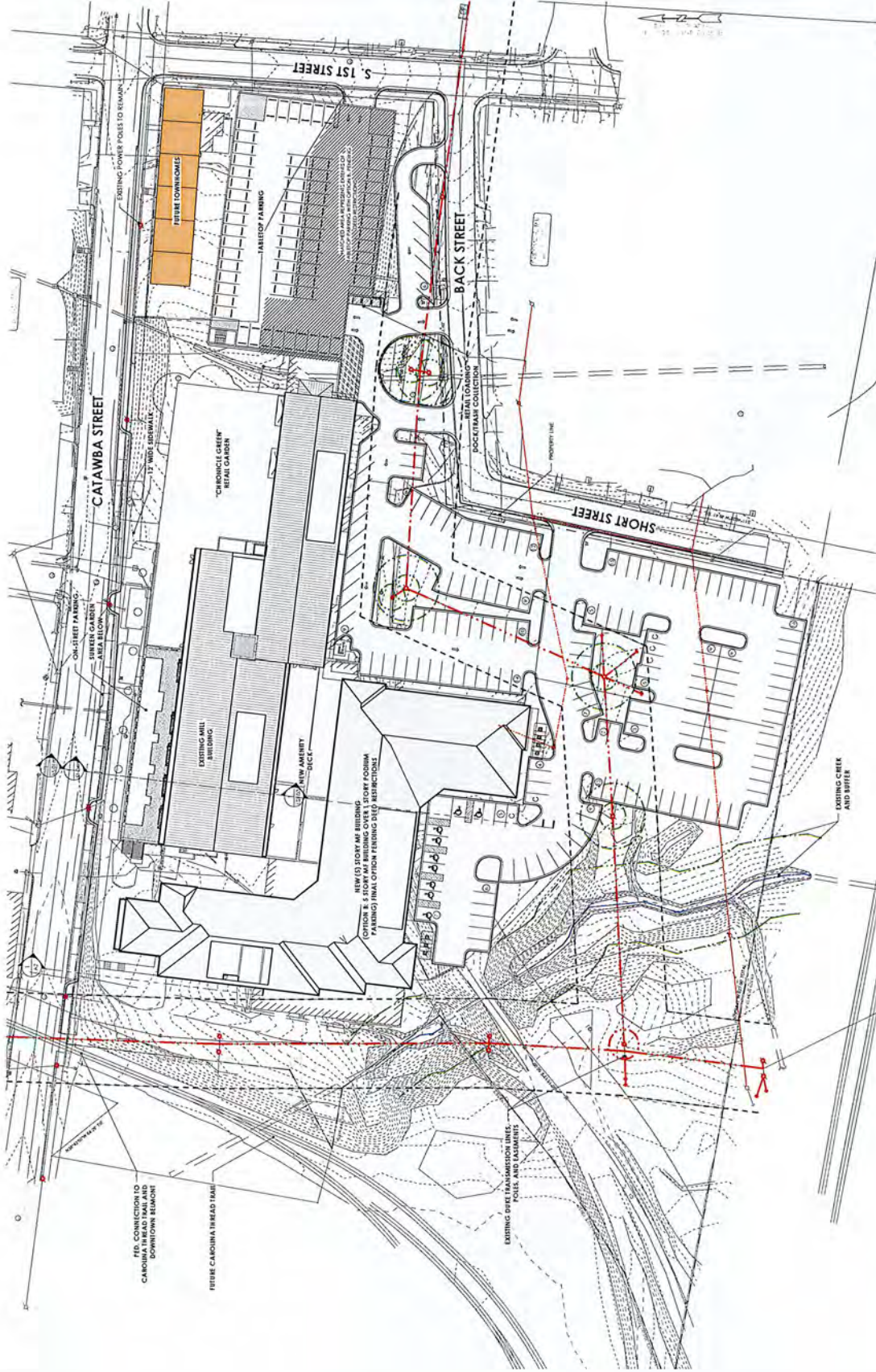
ARMADA HOPFLER
 ARCHITECTS

LEKATKOR / CONSULTANT
 PROJECT / MANAGER
 DATE / 10/2018
 SHEET / 17

PROJECT DATA -
 EXISTING MILL

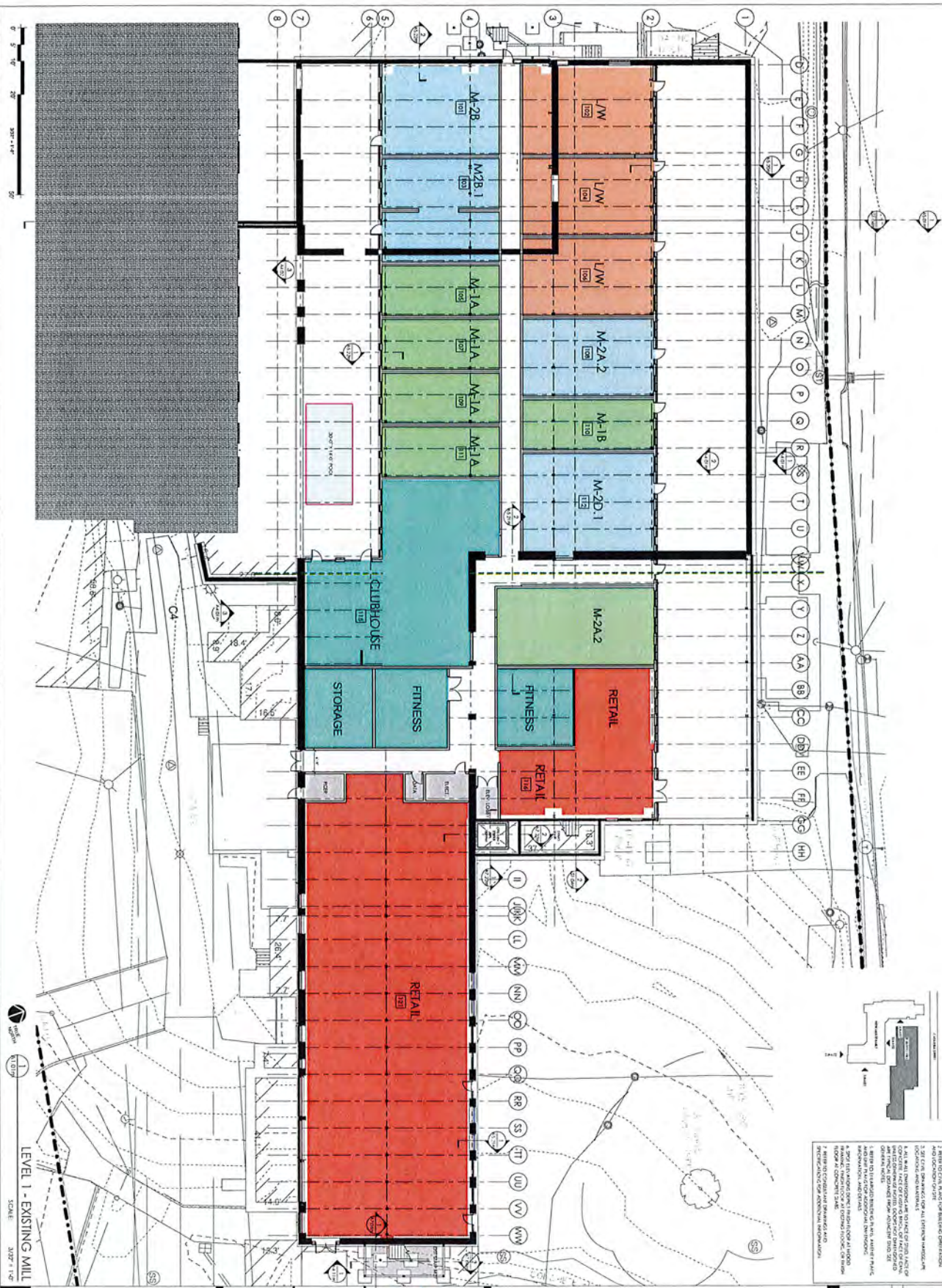
G2.01m

No.	Description	Date



Site Plan
SCALE: 1" = 8'-0"
1 NORTH

- GENERAL NOTES**
1. REFER TO GENERAL NOTES ON SHEET 01-01
 2. REFER TO CIVIL AND STRUCTURAL DRAWINGS AND LOCATION PLAN
 3. SEE CIVIL DRAWINGS FOR ALL SETBACKS AND EASEMENTS
 4. ALL WALL DIMENSIONS ARE IN UNITS OF FEET AND INCHES. ALL OTHER DIMENSIONS ARE IN UNITS OF FEET AND INCHES. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED.
 5. REFER TO STRUCTURAL DRAWINGS FOR ALL STRUCTURAL REQUIREMENTS AND CONNECTIONS.
 6. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS FOR ALL MECHANICAL AND ELECTRICAL REQUIREMENTS.
 7. REFER TO CONSTRUCTION SPECIFICATIONS FOR ALL CONSTRUCTION AND MATERIALS REQUIREMENTS.



LEVEL 1 - EXISTING MILL
SCALE: 1/8" = 1'-0"

OVERALL BUILDING PLAN - LEVEL 1 - EXISTING MILL

A1.01m

CHRONICLE MILL MULTIFAMILY
ARMADA HOFFLER ARCHITECTS
1000 W. MARKET STREET
SUITE 200
DURHAM, NC 27603
919.286.7176

CITY OF BELMONT - SCHEMATIC SUBMITTAL (CYCLE 2)

PROJECT: CHRONICLE MILL MULTIFAMILY
DATE: 10/20/2023
DRAWN BY: [Name]

NO.	REVISION	DATE

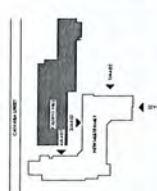
DATE: 10/20/2023
DRAWN BY: [Name]

PROJECT: CHRONICLE MILL MULTIFAMILY
DATE: 10/20/2023
DRAWN BY: [Name]

PROJECT: CHRONICLE MILL MULTIFAMILY
DATE: 10/20/2023
DRAWN BY: [Name]

PROJECT: CHRONICLE MILL MULTIFAMILY
DATE: 10/20/2023
DRAWN BY: [Name]

- GENERAL NOTES**
- REFER TO GENERAL NOTES ON SHEET 101.
 - CONSTRUCTION SHALL BE ACCORDING TO ALL APPLICABLE NATIONAL AND STATE CODES.
 - 2.26' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 3.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 4.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 5.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 6.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 7.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 8.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 9.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.
 - 10.24' EAVES DIMENSIONS FOR ALL EXTERIOR HANDICAPPED AND NON-HANDICAPPED ACCESSIBLE ENTRIES.

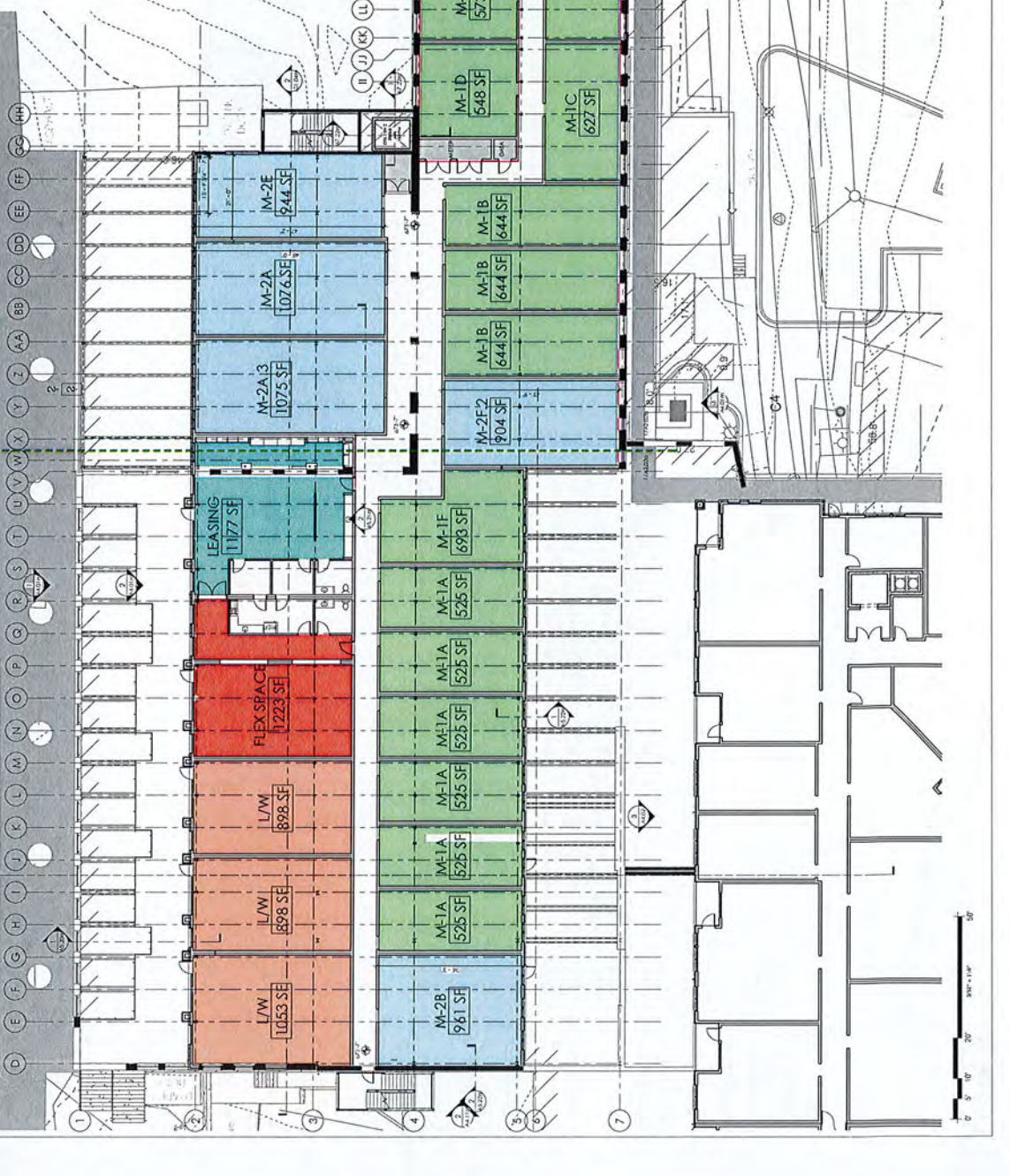


UP
DOWN
RIGHT
LEFT

SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
SECTION 6
SECTION 7
SECTION 8
SECTION 9
SECTION 10



SECTION 11
SECTION 12
SECTION 13
SECTION 14
SECTION 15
SECTION 16
SECTION 17
SECTION 18
SECTION 19
SECTION 20



LEVEL 2 - EXISTING MILL
SCALE: 3/32" = 1'-0"

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GENERAL NOTES

1. REFER TO GENERAL NOTES FOR SHEET 0401
2. REFER TO CIVIL PLAN FOR THE BASELINE DEMONSTRATION AND LOCATION OF UTILITIES
3. REFER TO ARCHITECTURAL PLAN FOR THE BASELINE DEMONSTRATION
4. ALL MATERIALS AND METHODS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED
5. REFER TO LOCAL BUILDING DEPARTMENT FOR ALL PERMITS, APPROVALS AND REGULATIONS
6. REFER TO CONSULTING ENGINEER FOR ALL STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING REQUIREMENTS



OVERALL BUILDING PLAN - LEVEL 3 - EXISTING MILL

SCALE: 3/32" = 1'-0"

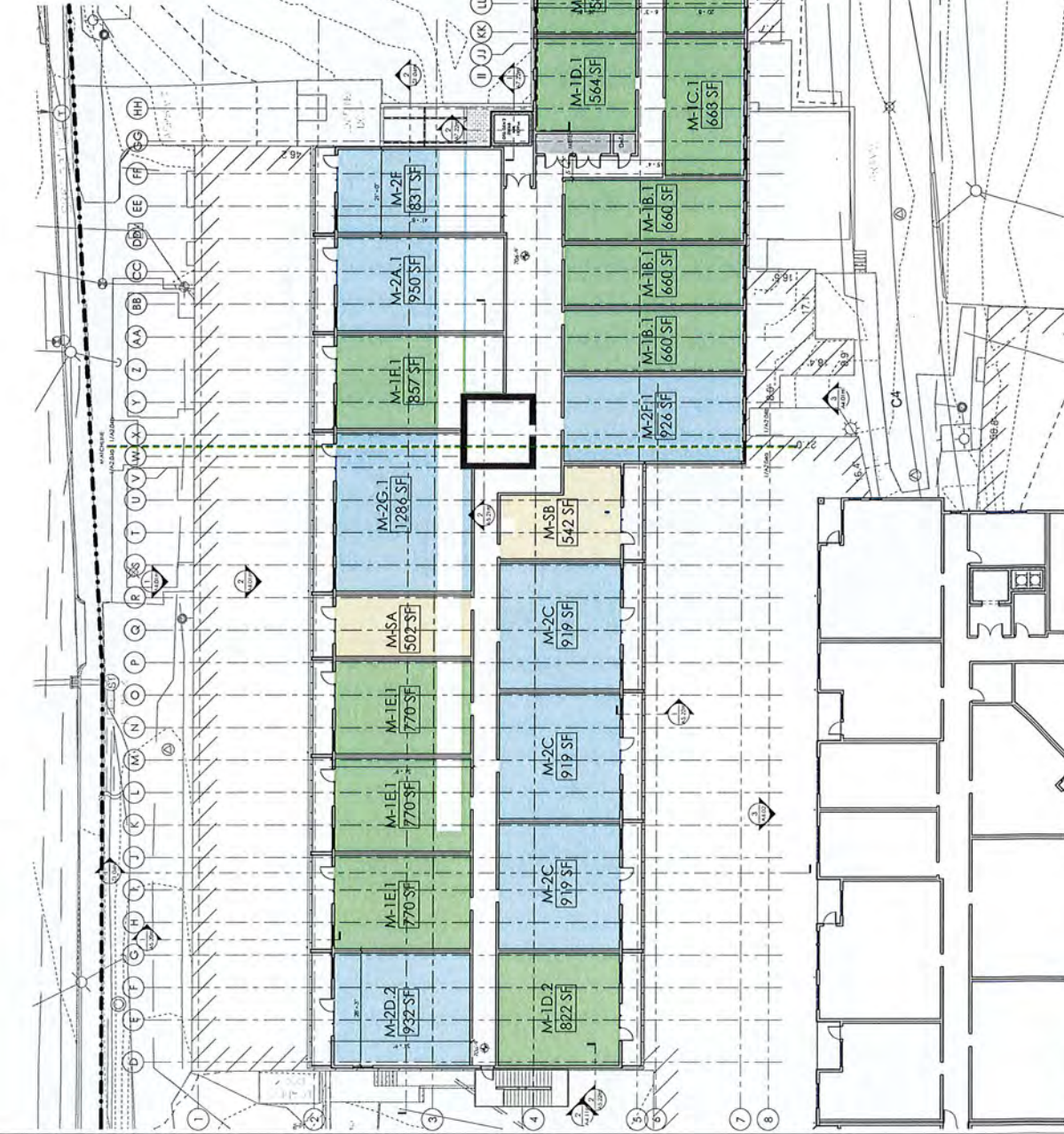
A1.03m

No.	Description	Date

OVERALL BUILDING
PLAN - LEVEL 4 -
EXISTING MILL

A1.04m

- GENERAL NOTES**
- REFER TO GENERAL NOTES OF SHEET 0401
 - VERIFY ALL DIMENSIONS AND LOCATIONS FOR RESURFACING OPERATIONS AND CONSTRUCTION
 - SEE CIVIL DRAWINGS FOR ALL EXISTING HARDWARE LOCATIONS AND MATERIALS
 - VERIFY ALL DIMENSIONS AND LOCATIONS FOR EXISTING HARDWARE AND CONCRETE JOINTS. VERIFY ALL DIMENSIONS AND LOCATIONS FOR EXISTING HARDWARE AND CONCRETE JOINTS. VERIFY ALL DIMENSIONS AND LOCATIONS FOR EXISTING HARDWARE AND CONCRETE JOINTS.
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 - VERIFY ALL DIMENSIONS AND LOCATIONS FOR EXISTING HARDWARE AND CONCRETE JOINTS.



LEVEL 4 - EXISTING MILL
SCALE: 3/32" = 1'-0"



LEVEL 1 - NEW BUILDING
SCALE: 1/8" = 1'-0"



- GENERAL NOTES**
1. REFER TO GENERAL NOTES FOR SHEET 0100.
 2. REFER TO GENERAL NOTES FOR SHEET 0100 FOR DIMENSIONS AND LOCATIONS OF ALL UTILITIES.
 3. SEE CIVIL DRAWINGS FOR ALL UTILITIES AND ELEVATIONS.
 4. ALL WALLS AND PARTITIONS ARE TO BE CONCRETE ON GRADE UNLESS OTHERWISE NOTED.
 5. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.
 6. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.
 7. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.
 8. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.
 9. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.
 10. REFER TO CIVIL DRAWINGS FOR ALL UTILITY LOCATIONS AND ELEVATIONS.

BB+M
ARCHITECTURE

1000 W. MARKET STREET
DURHAM, NC 27701
WWW.BB+MARCH.COM

CITY OF BELMONT -
SCHEMATIC SUBMITTAL
(CYCLE 2)

CHRONICLE MILL
MULTIFAMILY

ARMADA HOFFLER
ARCHITECTS

LOCATION: FARMVILLE, NC
PROJECT: 150000
DATE: 01/15/19

CONTRACT INFORMATION

NO.	DESCRIPTION	DATE

A1.01

No.	Description	Date

- GENERAL NOTES**
1. REFER TO GENERAL NOTES ON SHEET 0401.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. SEE CIVIL DRAWINGS FOR ALL EXTERIOR HARDSCAPE, PAVING, AND UTILITIES.
 4. CONCRETE SHALL BE 4000 PSI WITH 4% STEEL FIBERS.
 5. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
 6. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
 7. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
 8. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
 9. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.
 10. ALL FINISHES SHALL BE AS SHOWN ON FINISH SCHEDULE.



LEVEL 2 - NEW BUILDING
SCALE: 1/16" = 1'-0"





LEVEL 3 - NEW BUILDING
SCALE 1/8" = 1'-0"



- GENERAL NOTES**
1. REFER TO GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 2. REFER TO GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 3. REFER TO GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BELMONT SPECIFICATIONS FOR CONSTRUCTION.
 5. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 6. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 7. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 8. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 9. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.
 10. REFER TO THE ARCHITECT'S GENERAL NOTES SHEET 01-100 FOR GENERAL NOTES.

BB+M
ARCHITECTURE

1105 WEST WOODFIELD STREET
DURHAM, NC 27608
919.286.1111
WWW.BB+M-ARCH.COM

CITY OF BELMONT -
SCHEMATIC SUBMITTAL
(CYCLE 2)

CHRONICLE MILL
MULTIFAMILY

ARMADA HOFFLER
PROPRIETORS



LOCATION: DURHAM, NC
DATE: 08/20/2018
PROJECT: CHRONICLE MILL
SHEET: 1 OF 1

No.	Description	Date

OVERALL BUILDING
PLAN - LEVEL 3 - NEW
BUILDING

A1.03

No.	Description	Date

GENERAL NOTES

- 1. REFER TO GENERAL NOTES ON SHEET G001
- 2. REFER TO GENERAL NOTES ON SHEET G002
- 3. SEE CIVIL DRAWINGS FOR ALL OTHER INFORMATION CONCERNING PERMITS
- 4. CONCRETE AND MASONRY SHALL BE CAST AND SET TO THE PROPOSED FINISH FLOOR FINISH LINE. ALL CONCRETE SHALL BE CAST TO THE PROPOSED FINISH FLOOR FINISH LINE. ALL MASONRY SHALL BE SET TO THE PROPOSED FINISH FLOOR FINISH LINE.
- 5. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS
- 6. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS
- 7. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS
- 8. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS
- 9. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS
- 10. REFER TO ARCHITECTURAL NOTES FOR FINISHES AND MATERIALS



LEVEL 4 - NEW BUILDING
SCALE: 1/8" = 1'-0"





LEVEL 5 - NEW BUILDING
SCALE 1/16" = 1'-0"



- GENERAL NOTES**
1. REFER TO GENERAL CONDITIONS SHEET FOR ALL NOTES.
 2. REFER TO CITY OF BELMONT SCHEMATIC SUBMITTALS AND LOCATION SHEET FOR ALL EXISTING CONDITIONS.
 3. SEE ALL NOTES FOR ALL EXISTING CONDITIONS.
 4. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF BELMONT ORDINANCES AND ALL APPLICABLE STATE AND FEDERAL REGULATIONS.
 5. REFER TO ALL RELATED ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SCHEMATICS FOR ALL EXISTING AND NEW CONDITIONS.
 6. A SPECIALty ENGINEERING FIRM SHALL BE REQUIRED TO VERIFY ALL STRUCTURAL CONDITIONS AND ANALYSIS AS WELL AS ALL EXISTING AND NEW CONDITIONS.
 7. REFER TO CONTRACT AND SPECIFICATIONS FOR ALL REQUIREMENTS AND CONDITIONS.

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RECORDER/PLANNER/ARCHITECTURE
505 WEST WOODRUB STREET
DURHAM, NC 27608
919.286.1776
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CITY OF BELMONT -
SCHEMATIC SUBMITTAL
(CYCLE 2)

CHRONICLE MILL
MULTIFAMILY

ARMADA HOFFLER
PROFESSIONALS



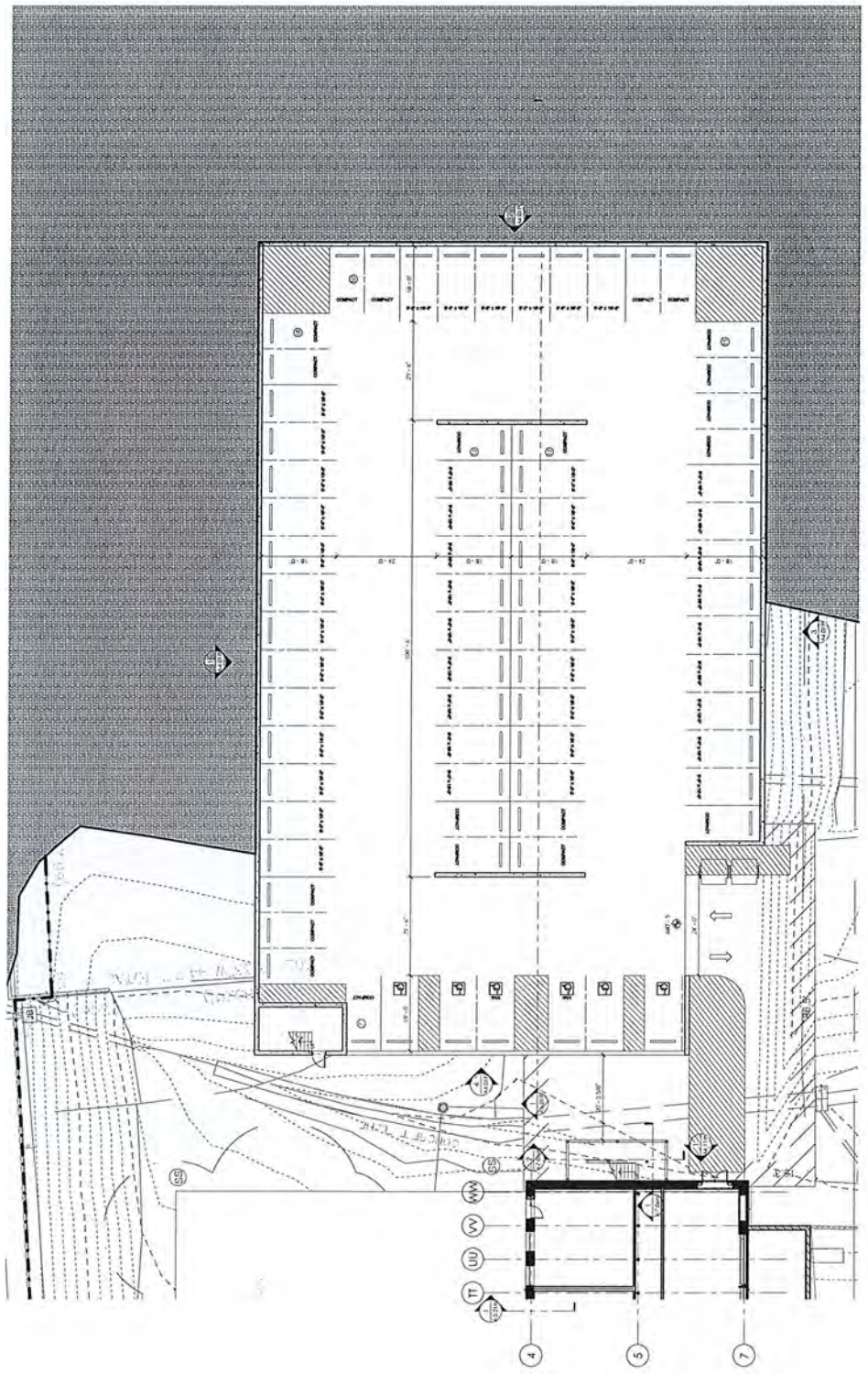
LOCATION / CONSULTING
PROJECT / NUMBER
DATE / NAME

NO.	DESCRIPTION	DATE

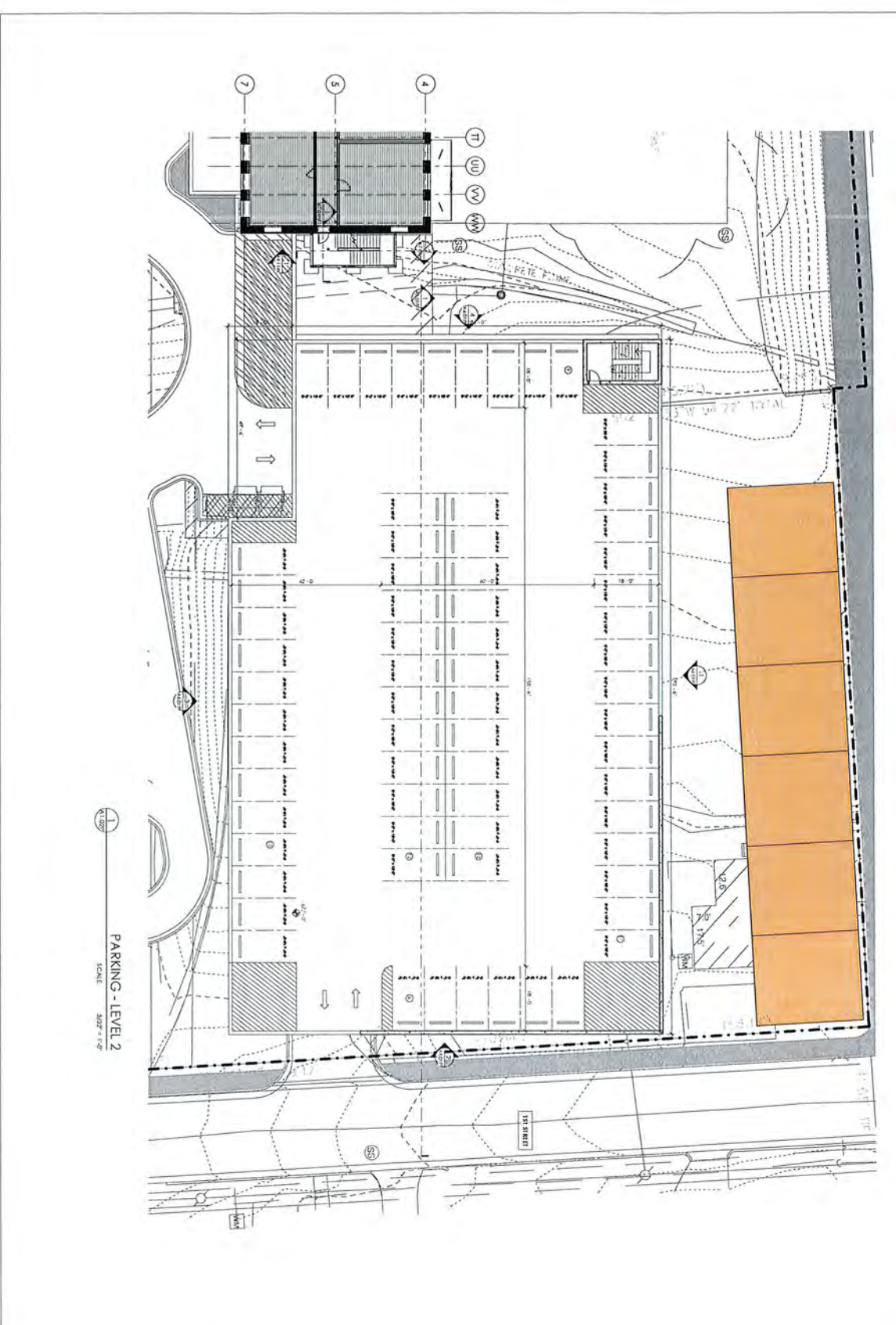
OVERALL BUILDING
PLAN - LEVEL 5 - NEW
BUILDING

A1.05

Rev.	Description	Date



PARKING - LEVEL 1
SCALE = 3/32" = 1'-0"



1
PARKING - LEVEL 2
SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

OVERALL BUILDING
PLAN - LEVEL 2 -
PARKING DECK

2025/12/21 11:11 C:\Users\jmh\Desktop\1600000000\1600000000_1600000000.dwg (CENTRAL) [2025/12/21 11:11] jmh

COMPILED BY: BB+M ARCHITECTURE, P.L.L.C.

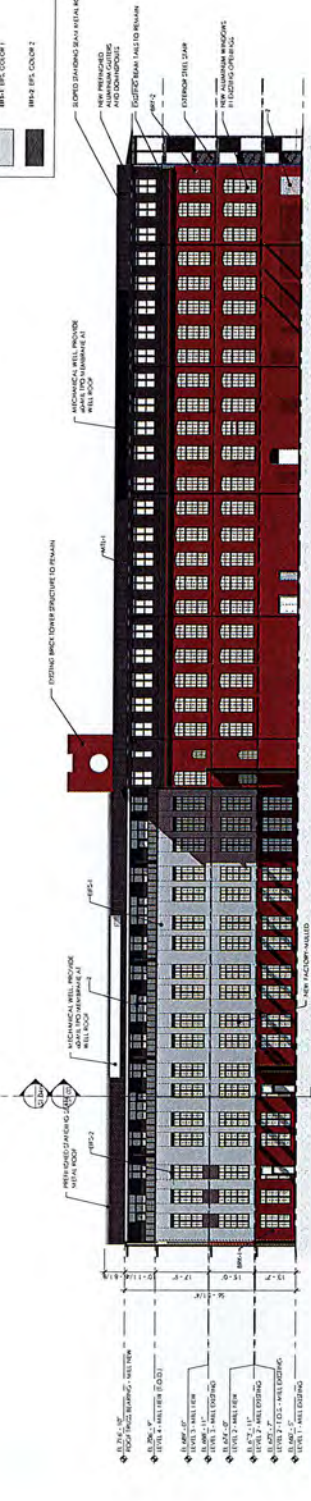
No.	Description	Date

GENERAL NOTES

- THESE ELEVATIONS SHOW THE EXISTING MILL BUILDING. ALL NEW CONSTRUCTION SHALL BE SHOWN IN A LIGHTER COLOR.
- SPACES FOR WINDOW OPENINGS, DOORS, AND OTHER FEATURES SHALL BE SHOWN IN A LIGHTER COLOR.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELMONT ZONING.

MATERIAL LEGEND

- MILL EXISTING BRICK
- MILL EXISTING METAL ROOF
- MILL EXISTING WINDOW
- MILL EXISTING DOOR
- MILL EXISTING METAL PANEL
- MILL EXISTING METAL ROOF
- MILL EXISTING METAL ROOF
- MILL EXISTING METAL ROOF



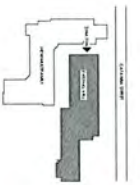
OVERALL ELEVATION - MILL -
 BACK STREET
 SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - MILL -
 CATAWBA + BASEMENT
 SCALE: 1/16" = 1'-0"



OVERALL ELEVATION - MILL -
 CATAWBA
 SCALE: 1/16" = 1'-0"



SCHEMATIC SCALE

1. FINAL FINISHES AND COLOR SELECTIONS SHALL BE DETERMINED BY A LAMP PAINT.

2. MATERIALS SHALL BE COORDINATED WITH THE CITY OF BELMONT'S COMMUNITY DESIGN DIRECTOR OF FINISHES DEPARTMENT.

MATERIALS LEGEND

1. NEW 1/4" BRASS BRIDGES

2. NEW 1/4" BRASS BRIDGES

3. NEW 1/4" BRASS BRIDGES

4. NEW 1/4" BRASS BRIDGES

5. NEW 1/4" BRASS BRIDGES

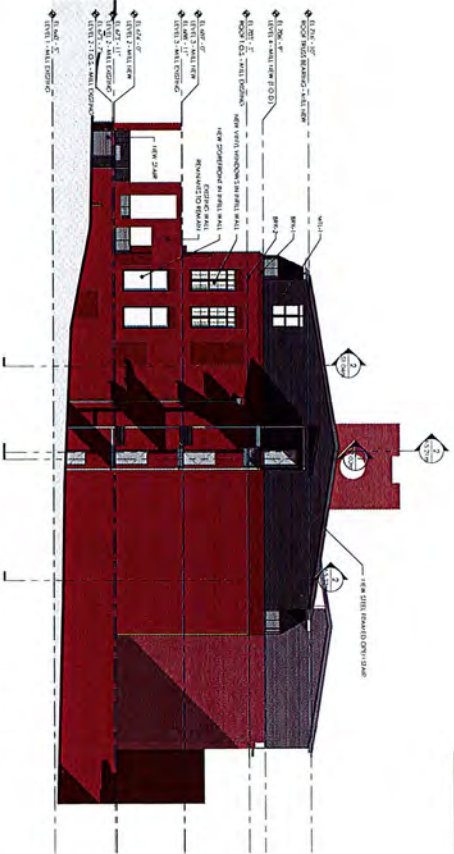
6. NEW 1/4" BRASS BRIDGES

7. NEW 1/4" BRASS BRIDGES

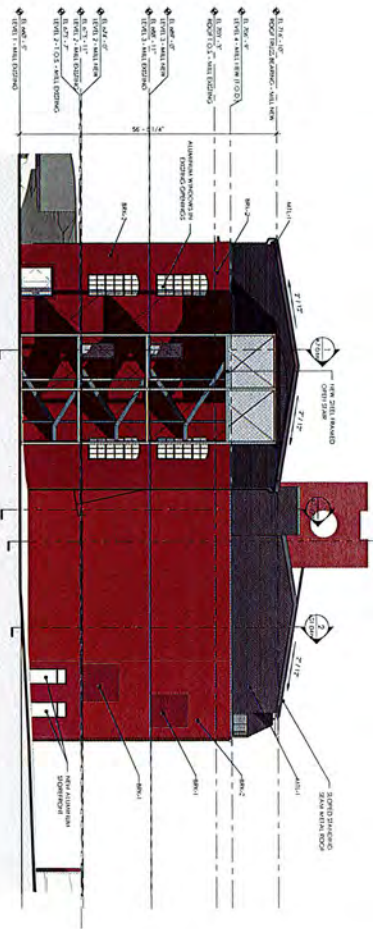
8. NEW 1/4" BRASS BRIDGES

9. NEW 1/4" BRASS BRIDGES

10. NEW 1/4" BRASS BRIDGES



2 OVERALL ELEVATION - MILL WEST
SCALE: 3/32" = 1'-0"



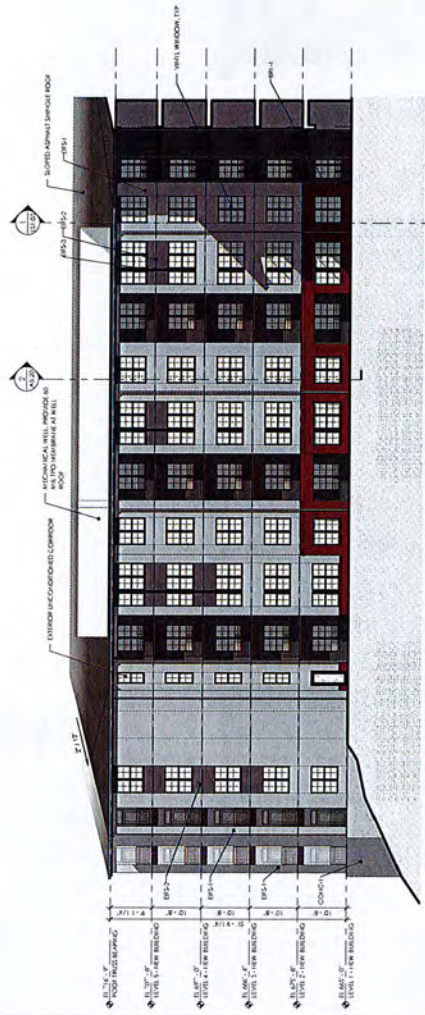
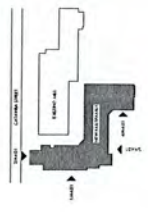
1 OVERALL ELEVATION - MILL EAST
SCALE: 3/32" = 1'-0"

REVISIONS

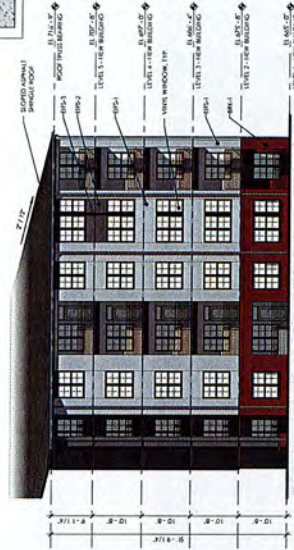
No.	Description	Date

No.	Description	Date

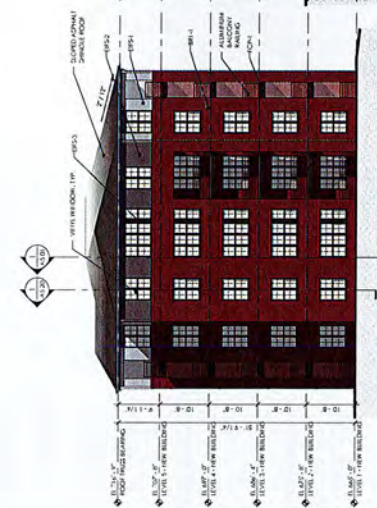
- GENERAL NOTE**
- THIS ELEVATION COLOR SCHEME WILL BE DETERMINED AT A LATER DATE.
 - SPACE PROVIDED FOR LOCATION INFORMATION IS FOR INFORMATION ONLY. CONTRACTOR TO VERIFY LOCATION OF BUILDING PER I.D.G.
- MATERIAL LEGEND**
- BRICK: 8" x 8" BOUQUINIA
 - BRICK: 8" x 8" COGNET
 - BRICK: 8" x 8" COGNET 2
 - BRICK: 8" x 8" COGNET 3
 - BRICK: 8" x 8" COGNET 4
 - CONCRETE: EXPOSED
 - CONCRETE: FINISHED



OVERALL ELEVATION - NEW
BUILDING SOUTH-1
SCALE: 3/32" = 1'-0"



OVERALL ELEVATION - NEW
BUILDING WEST-2
SCALE: 3/32" = 1'-0"



OVERALL ELEVATION - NEW
BUILDING - CATAMBA
SCALE: 3/32" = 1'-0"



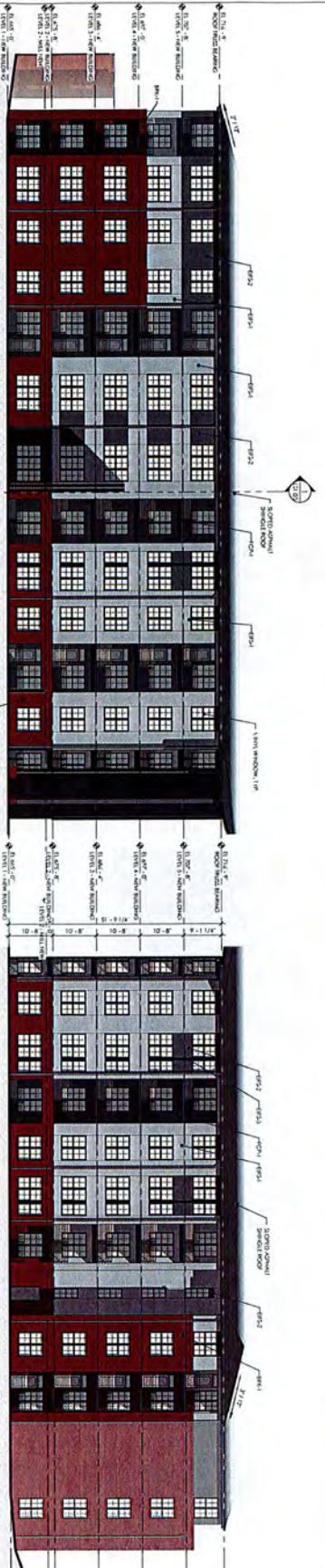
OVERALL ELEVATION - NEW
BUILDING WEST-1
SCALE: 3/32" = 1'-0"

GENERAL NOTES

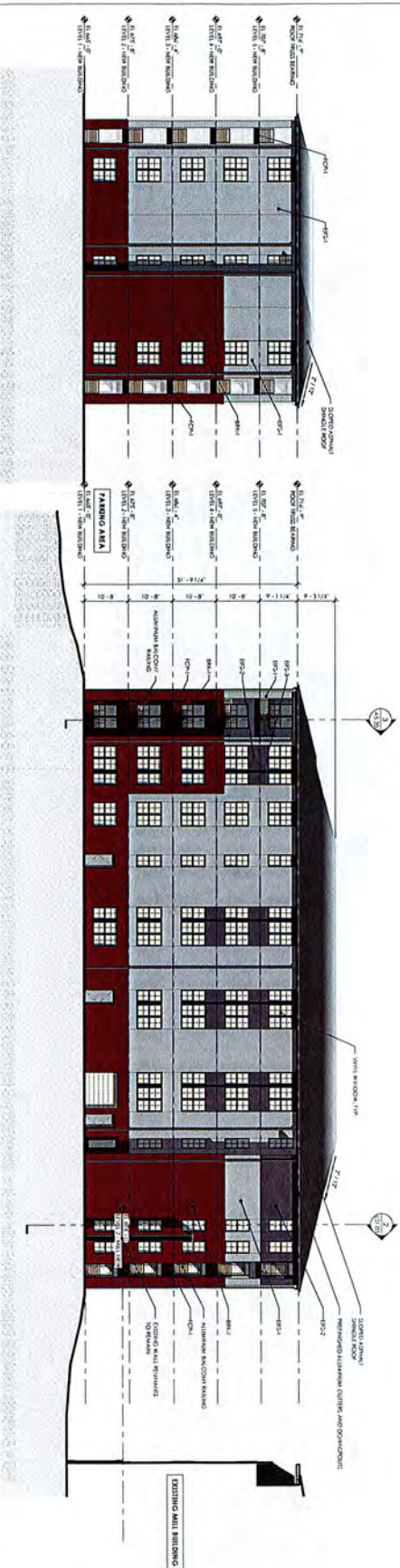
1. SHALL BE SEET AND COVER BEHIND WALL BE
2. DIMENSIONS ARE GIVEN UNLESS OTHERWISE NOTED
3. FINISHES AND MATERIALS TO BE DETERMINED BY THE ARCHITECT
4. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2015 IBC

MATERIAL LEGEND

- 1001 BRICK (CYCLE 2)
- 1002 BRICK (CYCLE 1)
- 1003 BRICK (CYCLE 3)
- 1004 BRICK (CYCLE 4)
- 1005 BRICK (CYCLE 5)
- 1006 BRICK (CYCLE 6)
- 1007 BRICK (CYCLE 7)
- 1008 BRICK (CYCLE 8)
- 1009 BRICK (CYCLE 9)
- 1010 BRICK (CYCLE 10)
- 1011 BRICK (CYCLE 11)
- 1012 BRICK (CYCLE 12)
- 1013 BRICK (CYCLE 13)
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- 1092 BRICK (CYCLE 92)
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- 1094 BRICK (CYCLE 94)
- 1095 BRICK (CYCLE 95)
- 1096 BRICK (CYCLE 96)
- 1097 BRICK (CYCLE 97)
- 1098 BRICK (CYCLE 98)
- 1099 BRICK (CYCLE 99)
- 1100 BRICK (CYCLE 100)



OVERALL ELEVATION - NEW
BUILDING NORTH-2
SCALE: 3/32" = 1'-0"



OVERALL ELEVATION - NEW
BUILDING EAST-1
SCALE: 3/32" = 1'-0"



OVERALL ELEVATION - NEW
BUILDING SOUTH-2
SCALE: 3/32" = 1'-0"

CLIENT: CHRONICLE MILL
ARCHITECT: BB+M ARCHITECTURE
DATE: 08/20/2019
DRAWN: J. HOFFLER

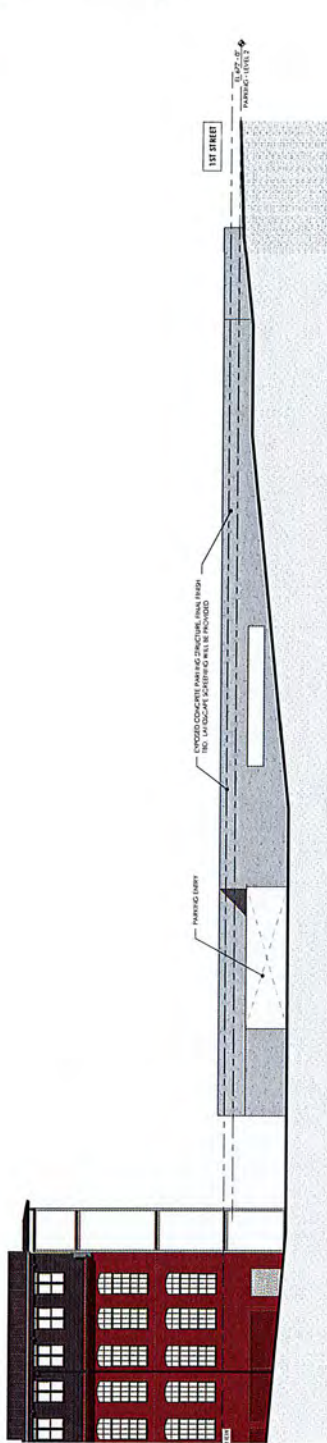
CHRONICLE MILL
MULTIFAMILY
ARMADA HOFFLER
PROPERTIES

DATE: 08/20/2019
DRAWN: J. HOFFLER

PROJECT: CHRONICLE MILL
SHEET: A4.02

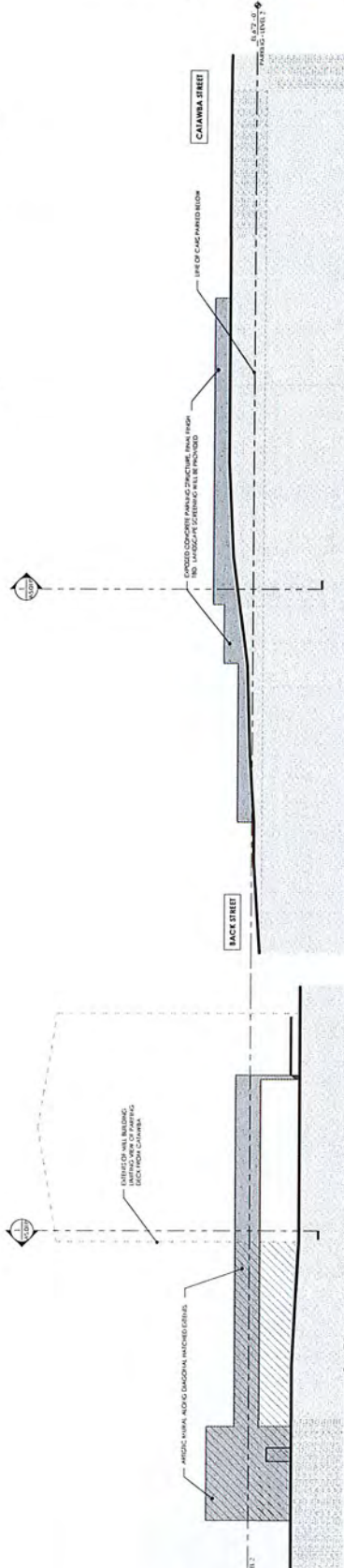
SCALE: 3/32" = 1'-0"

No.	Description	Date



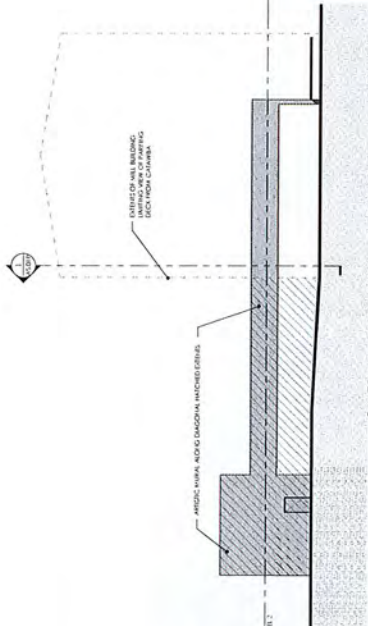
OVERALL ELEVATION - PARKING
DECK SOUTH
SCALE: 3/32" = 1'-0"

3
W.C.U.P.



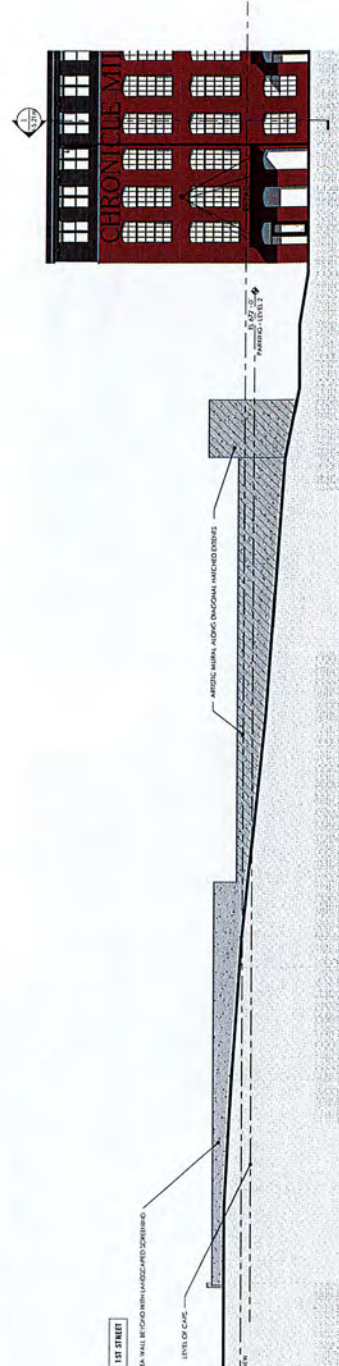
OVERALL ELEVATION - PARKING
DECK EAST (1ST ST.)
SCALE: 3/32" = 1'-0"

2
W.C.U.P.



OVERALL ELEVATION - PARKING
DECK WEST
SCALE: 3/32" = 1'-0"

4
W.C.U.P.



OVERALL ELEVATION - PARKING
DECK NORTH (CATA WBA)
SCALE: 3/32" = 1'-0"

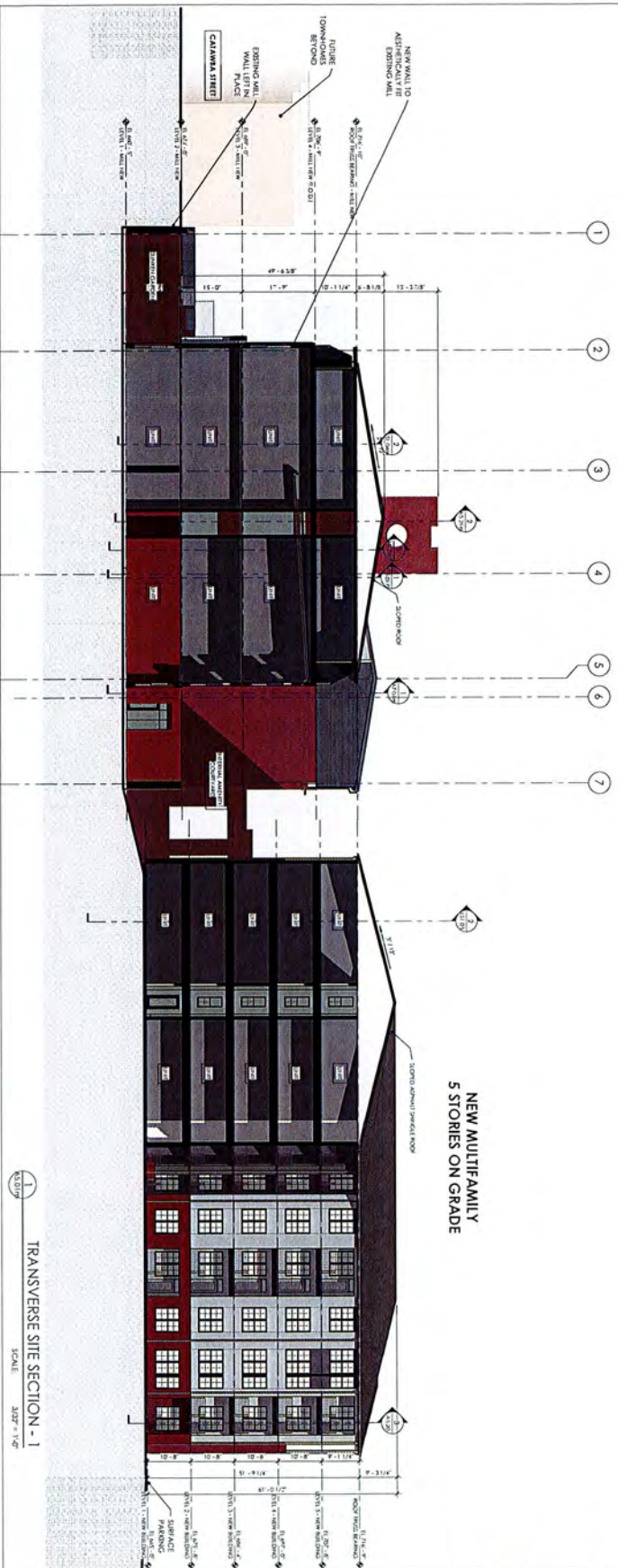
1
W.C.U.P.

No.	Revision	Date

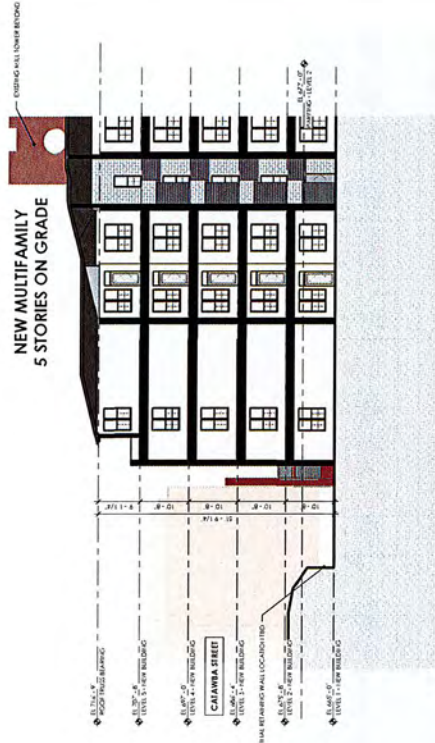
**BUILDING SECTIONS -
EXISTING MILL**

A5.01m

1 TRANSVERSE SITE SECTION - 1
SCALE: 3/32" = 1'-0"



No.	Description	Date



TRANSVERSE SITE SECTION 2
SCALE: 3/32" = 1'-0"

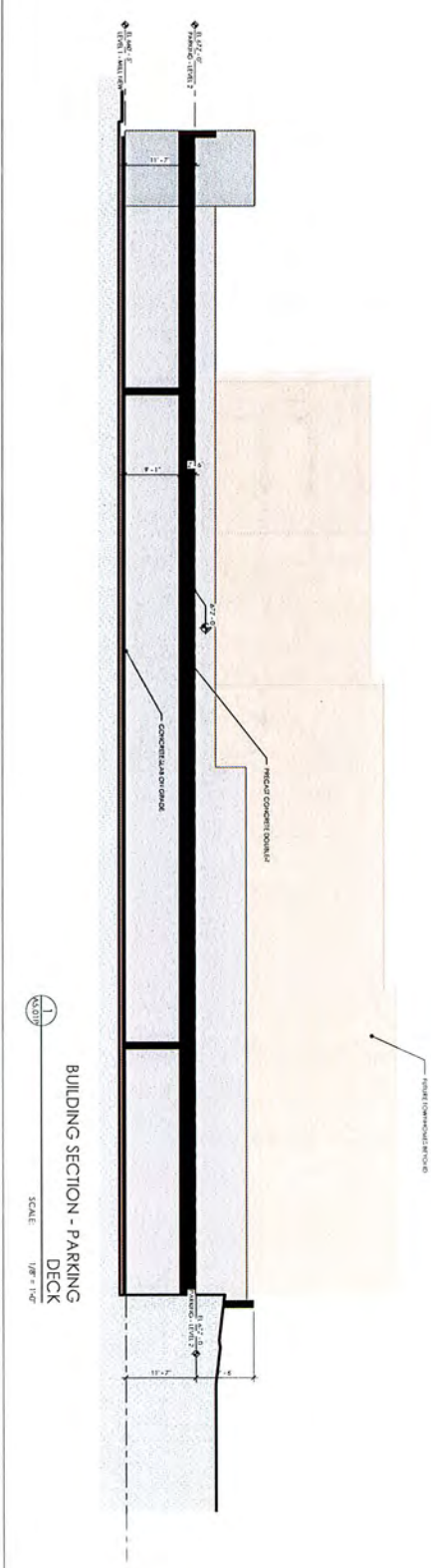


DATE: 08/11/2016

No.	Description	Date

**BUILDING SECTION -
PARKING DECK**

A5.01P



BUILDING SECTION - PARKING DECK
SCALE: 1/8" = 1'-0"



DATE: October 21, 2019

TO: City of Belmont, NC
City Council

FROM: Armada Hoffler
Aimee Adams
Development Manager

RE: Chronicle Mill - Traffic Impact Analysis Response

Members of the City of Belmont City Council,

As a response to the Traffic Impact Assessment completed by Kimley Horn as required by city code in regard to the Chronicle Mill project, we would like to respond to recommendations made in the report.

ITEM 1:

Restripe the northbound approach of RL Stowe Rd to provide a shared left/through lane and exclusive right turn lane. Permitted/overlap phasing for the northbound right-turn movement along RL Stowe Rd.

RESPONSE:

Armada Hoffler agrees to the requested improvements.

ITEM 2:

Dedicated Right Turn Lane from Keener northbound onto east bound Catawba.

RESPONSE:

In lieu of building this improvement, Armada Hoffler seeks to instead donate funds to the City of Belmont for the following reason:

- a) The Watson Family, owners of the property impacted by the right-turn lane, have expressed in writing their refusal to participate in the sale of land. They were approached by the development team and shown the extent of the improvements required and the impact on their existing land and business. The property Owner declined to sell any land for such improvements. (See attached correspondence.)
- b) In lieu of undertaking the improvements, Armada Hoffler seeks to donate to the City of Belmont the amount of \$100,000 to be set aside for future improvements to the intersection. The City has resubmitted a request to the NCDOT to list the entirety of the intersection for future improvement.

We hope this response is sufficient to mitigate the impacts of the analysis and proceed towards an approval of our project with the City of Belmont. Please feel free to reach out if you have any questions or comments.

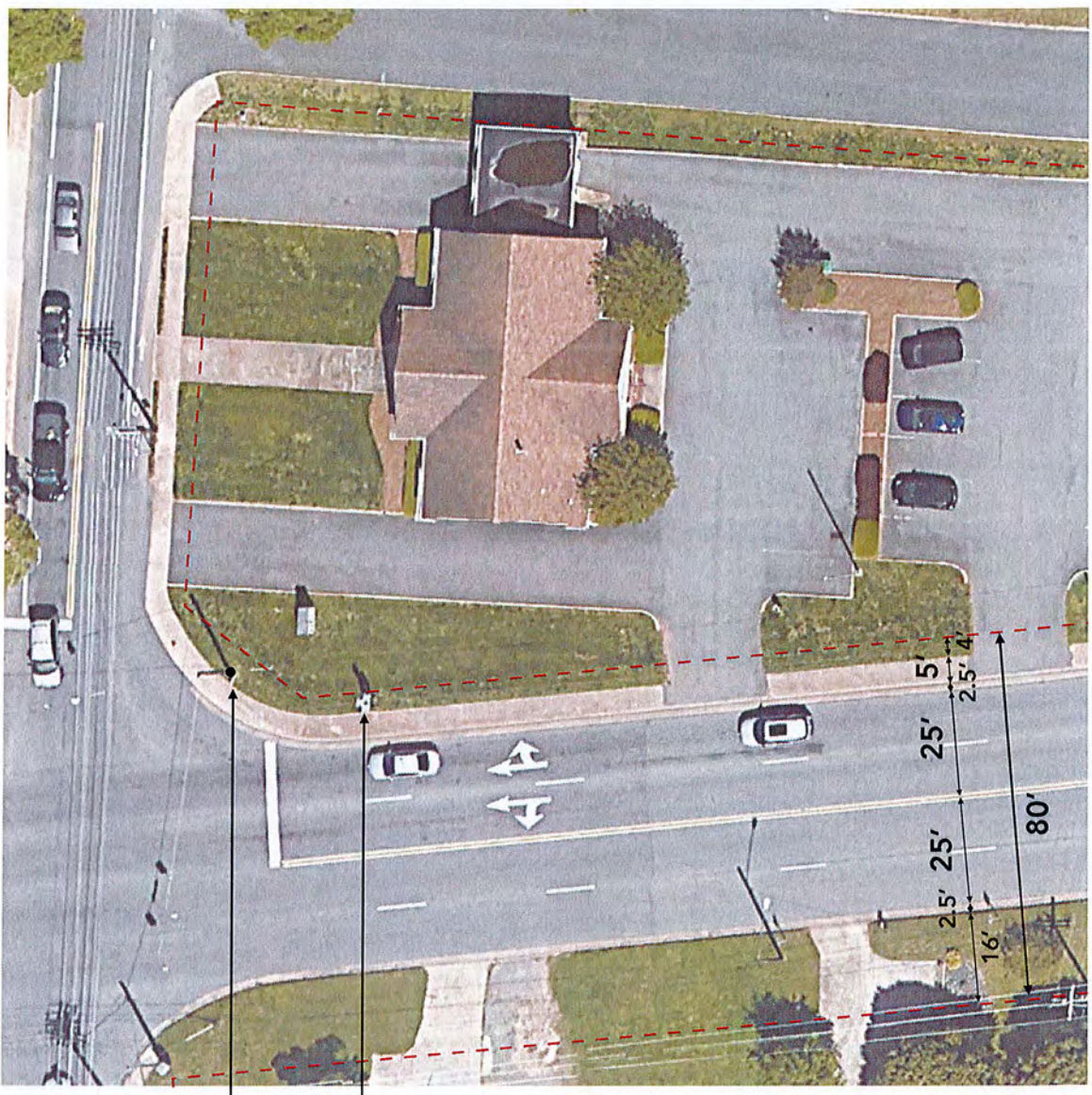
Regards, .


Aimee Adams

EXISTING CONDITIONS

Signal Pole

DOT Signage



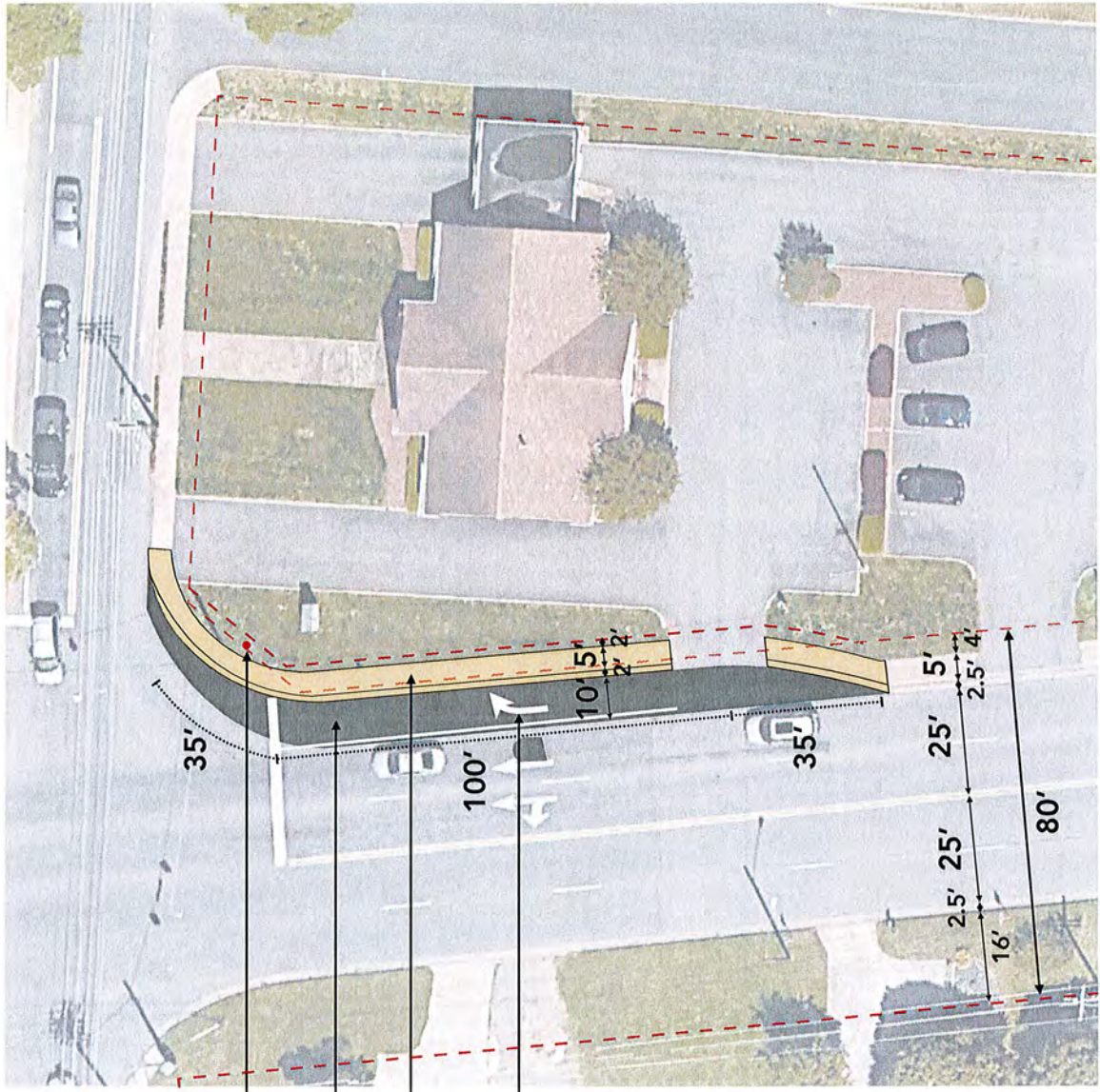
ROAD IMPROVEMENTS

Relocated Traffic Signal Pole
& DOT Signage

Turn Lane

Sidewalk & Curb/Gutter

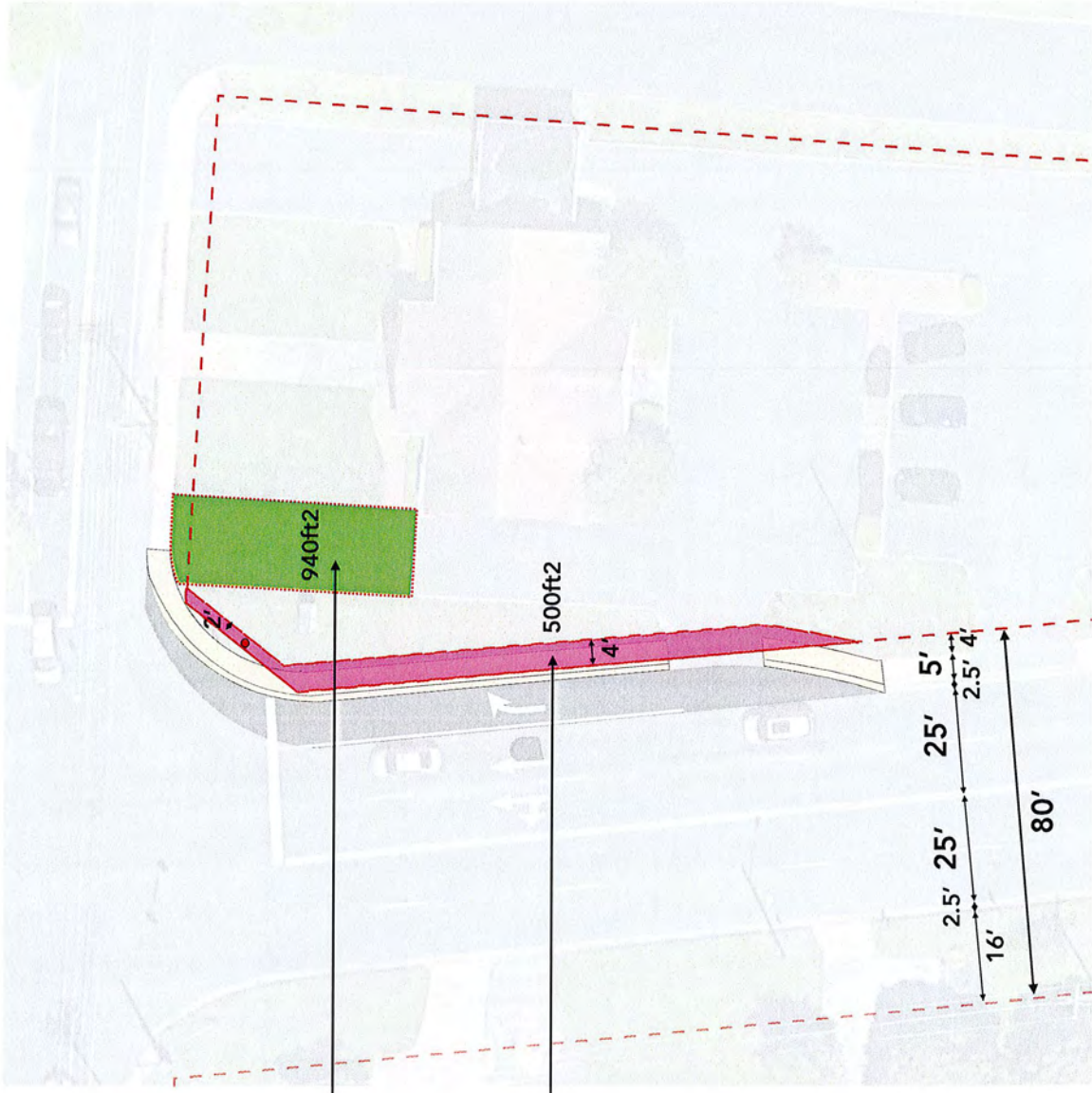
Markings



PROPERTY IMPACTS

Property Improvement

Property Purchase



Adams, Aimee

From: John M. Church <john@chroniclemill.com>
Sent: Thursday, September 12, 2019 2:30 PM
To: Demetri Baches (demetri@metrocology.com); Odle, Chris
Cc: Jennifer Church; Adams, Aimee
Subject: FW: Right turn lane at Keener and Catawba Streets

Done....See below.

John M. Church
Principal/Owner



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Mobile 704 560 4857 • Tel 704 825 0091 • ChronicleMill.com

From: Rob Watson <rwatson@watsoninsurance.com>
Sent: September 12, 2019 2:24 PM
To: John M. Church <john@chroniclemill.com>
Cc: Jennifer Church <jennifer@chroniclemill.com>; Demetri Baches (demetri@metrocology.com) <demetri@metrocology.com>; Craig Watson <cwatson@watsoninsurance.com>; Tom Watson <twatson@watsoninsurance.com>; Paul Hendricks <phendricks@watsoninsurance.com>
Subject: RE: Right turn lane at Keener and Catawba Streets

John

Thank you for the information on your project. We are not interested at this time in losing any of our property at the Belmont location. We wish you success on the redevelopment of the mill.

Regards

Rob Watson CIC, AAI
Protecting What's Important
Vice President - Gastonia
P.O. Box 879 Gastonia NC 28053
Direct: 704.854.4655 Mobile: 704.674.2525
Fax: 704.866.9866

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From: John M. Church [<mailto:john@chroniclemill.com>]
Sent: Thursday, September 12, 2019 11:30 AM
To: Rob Watson <rwatson@watsoninsurance.com>
Cc: Jennifer Church <jennifer@chroniclemill.com>; Demetri Baches (demetri@metroecology.com) <demetri@metroecology.com>
Subject: RE: Right turn lane at Keener and Catawba Streets

Rob,

Thank you for getting back to us yesterday. We understand your decision that you are not interested in selling any of your land at the corner of Keener and Catawba Streets for us to build a right turning lane from Keener onto Catawba Street. Please send me a short email/letter, within the couple of days, indicating that you are not interested in selling any of your land from your corner parcel for a right turning lane. This will allow us to continue moving forward with the redevelopment of the Chronicle Mill.

Thank you again for your consideration in this matter.

Sincerely,

John

John M. Church
Principal/Owner



P.O. Box 810 • 96 E. Catawba Street • Belmont, NC 28012
Mobile 704 560 4857 • Tel 704 825 0091 • ChronicleMill.com

From: John M. Church
Sent: September 11, 2019 9:27 AM

To: 'rwatson@watsoninsurance.com' <rwatson@watsoninsurance.com>
Cc: Jennifer Church <jennifer@chroniclemill.com>; Demetri Baches (demetri@metrocology.com)
<demetri@metrocology.com>
Subject: RE: Right turn lane at Keener and Catawba Streets

Rob,

Wanted to check back in and make sure you got everything. Also, to see if we could meet with you this afternoon or tomorrow morning to talk about the plans? Demetri, who drew up the "right turn lane" and lives in South Carolina, is here today and tomorrow.

Thank you,

John

John M. Church
Principal/Owner



Mill, Chronicle and Mill about.

P.O. Box 810 • 96 E. Catawba Street • Belmont, NC 28012
Mobile 704 560 4857 • Tel 704 825 0091 • ChronicleMill.com

From: John M. Church
Sent: September 9, 2019 2:50 PM
To: 'rwatson@watsoninsurance.com' <rwatson@watsoninsurance.com>
Cc: Jennifer Church <jennifer@chroniclemill.com>; Demetri Baches (demetri@metrocology.com)
<demetri@metrocology.com>
Subject: Right turn lane at Keener and Catawba Streets

Rob,

Thank you for returning my phone call. I have attached preliminary design for the right turn lane that the City of Belmont is requiring us to construct as a result of the TIA (Traffic Impact Analysis see attached). The TIA is required for all new developments in Belmont and was completed in July. The construction of the "right turn lane" would be contingent on obtaining your land, estimated at 500 sf, from you to build the right turn and any additional requirements that you may have.

We are redeveloping the Chronicle Mill into 240 apartments and 10,000 sf of commercial space. I have attached an invitation to our open house next Monday the 16th at TechWorks in Belmont at 630pm. The invitation will give you an idea of the type of redevelopment we are doing. We will be maintaining the original building and adding some new building structures along the west and south ends of the site. Construction is planned to start in early 2020.

We know this is a lot of information and you will have a lot of questions so we appreciate your thoughtful consideration of this. We are happy to sit with you to explain the details. Wednesday and Thursday Demetri Baches, who is a City Planner working with us, will be in town and available to discuss this if that is convenient for you.

We are getting these plans reviewed by engineers to determine the cost and if we have any other requirements to satisfy from the NCDOT.

Again, thank you for your time and consideration in this matter, Please let me know when you received this as the documents are large and may not go through.

John

John M. Church
Principal/Owner



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