



CITY OF BELMONT

PLANNING & ZONING

Zoning Map Amendment Request: ZA2019.03A – Chronicle Mill map amendment

Property Owners/Applicants: Chronicle Mill Tract II, LLC

Applicant Representative: Donaghvan Brown – Armada Hoffler

Jennifer Harris – Armada Hoffler

Ryan Roche, Rykar Homes

Current Zoning: Downtown District Conditional District (DD/CD)

Request: To amend an approved conditional zoning district to allow a change in building form and to allow for the development of three duplexes (six units) instead of the originally approved ten townhomes.

Property Location: These properties (110, 112, 114 E. Catawba Street and Parcel #125950 and #125949) are located at the corner of E. Catawba Street and S. First Street.

Gaston County tax parcel ID numbers: #125949, 125950, 125951, 125952, & 125953

Acreage: 0.41 acres

Map 1. Location of subject property

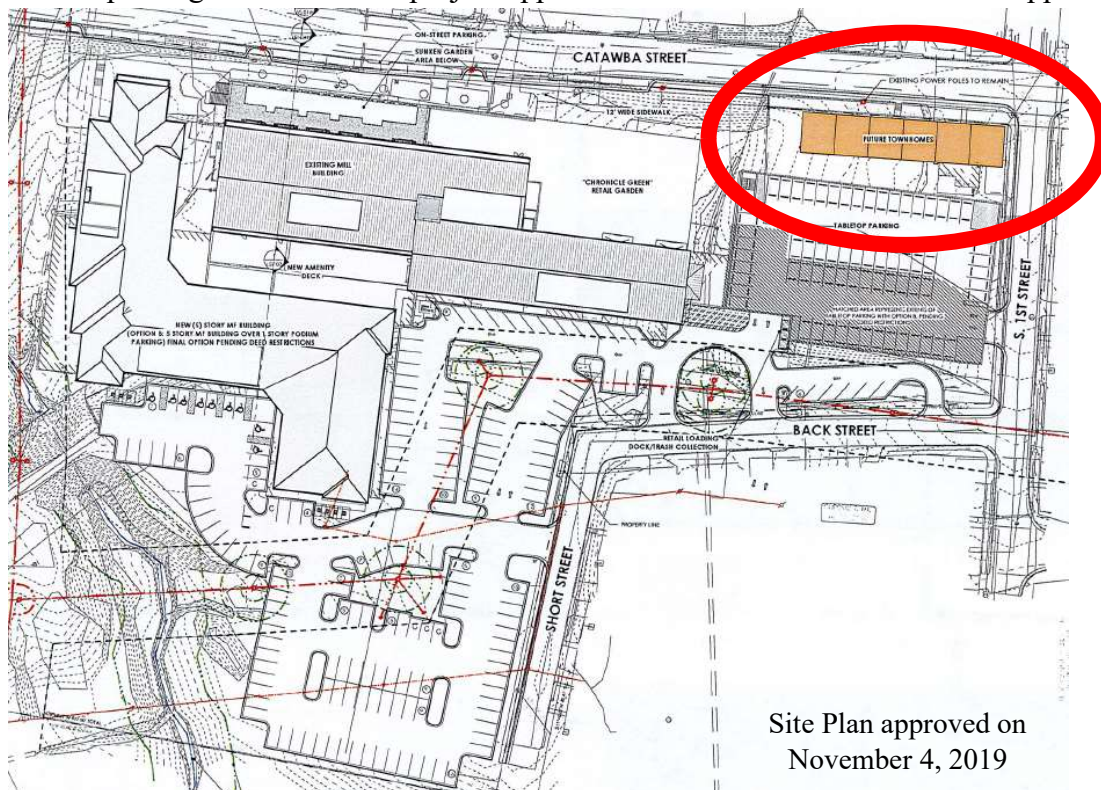




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Background: In 2019, the city council approved a Downtown District conditional zoning district (DD/CD) on ten parcels consisting of approximately 7.04 acres on November 4, 2019. This conditional district authorized a mixed-use development consisting of 240 apartments, up to ten townhomes, 8,750 square feet of retail/restaurant space, 4,700 square feet live/work/flex space, and associated parking/amenities. The project approval included twelve conditions of approval.



Staff Analysis: Section 15.6 of the LDC defines a substantial change to a conditional zoning district and the process for such a district amendment. The applicant is requesting to allow a change in building form from the originally approved ten townhomes to three duplexes (six units). The amendment includes:

- the modification of the approved condition allowing townhomes on the corner lots of E. Catawba Street and S. First Street to now allow for duplexes; and
- seeking relief in the area of a unique building form.

The applicant team is seeking the building form change from townhomes to duplexes due to private deed restrictions. Deed restrictions are private contracts and do not apply to city zoning.

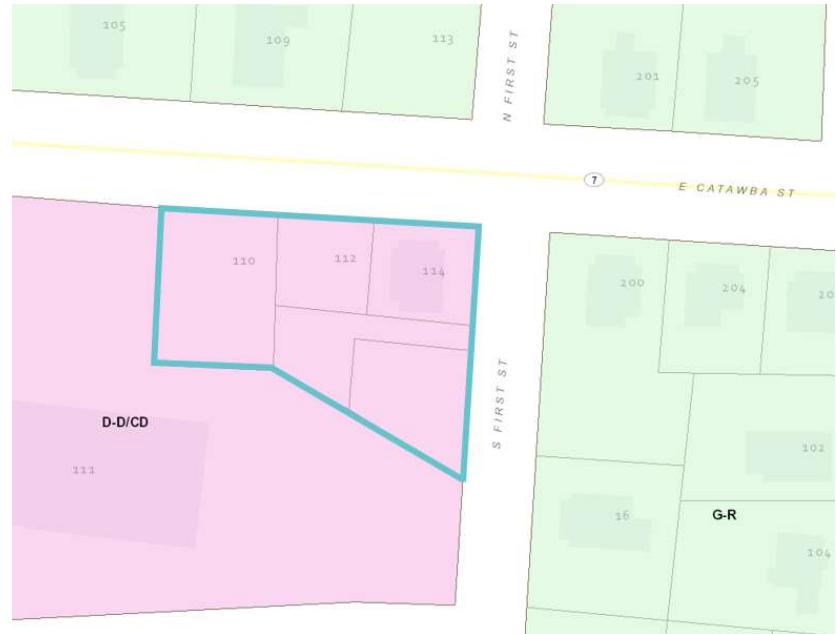
Based on the proposed modification, the applicant is required to present the project to the planning board and the city council for a decision.



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Area zoning and uses: The subject properties are zoned Downtown District – conditional district (DD/CD). This classification 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 community. Surrounding zoning districts include Downtown District conditional district (DD/CD) and General Residential (GR).



Traffic: A traffic impact analysis was conducted with the initial approval of the Chronicle Mill rezoning in 2019 and did include the ten townhomes in the study. The proposed change to duplexes did not meet the threshold to amend the TIA.

Site Plan Changes and Improvements: During the initial approval of the Chronicle Mill, a condition stated the townhomes must be accessed via the shared access drive of level two of the tabletop parking deck. This was to prevent two separate drives along S. First Street (one for the townhome alley access and one for the tabletop parking deck) and to comply with the LDC requirement of alley-load townhomes.

Now, the project team is requesting duplexes instead of townhomes. According to the LDC, there are specific duplex regulations for a detached, street-loading building form. However, the LDC does not specifically state anything duplex-related for a detached, alley-loading building form. To reduce access point conflicts and keep to the original approval, staff is requiring the duplexes to be accessed via this shared drive. The alley access is also to prevent the potential of having six driveways off E. Catawba Street, in the case the duplexes were street-loading. Therefore, staff is classifying the duplexes under the detached, alley-loading building form.

Since the ordinance is silent on duplexes with alley access and staff is requiring access from the shared drive, the applicant is seeking relief for the unique building form of an alley-loaded duplex. Staff is of the opinion that the proposed unique building form is most suitable for this site and is reasonable based on the existing site plan of the Chronicle Mill.



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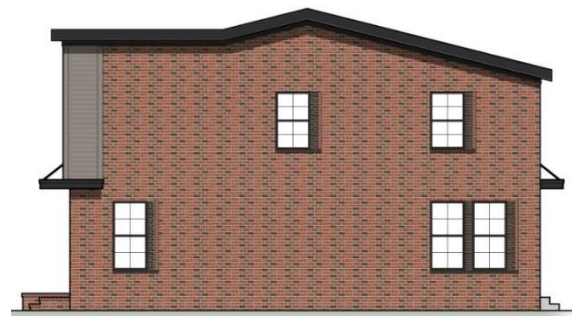
The current zoning is Downtown District conditional district (DD/CD), which allows for duplexes. The duplexes proposed comply with other requirements for a detached house, alley lot, as found in Chapter 4.2.1.A.



Architecture: The duplexes are proposed to be built with the same materials and color palate as the Chronicle Mill. It is important that these duplexes blend with the surrounding Chronicle Mill community. The proposed architecture complies with our LDC.



Front Elevation from E. Catawba Street



Side Elevation from S. First Street

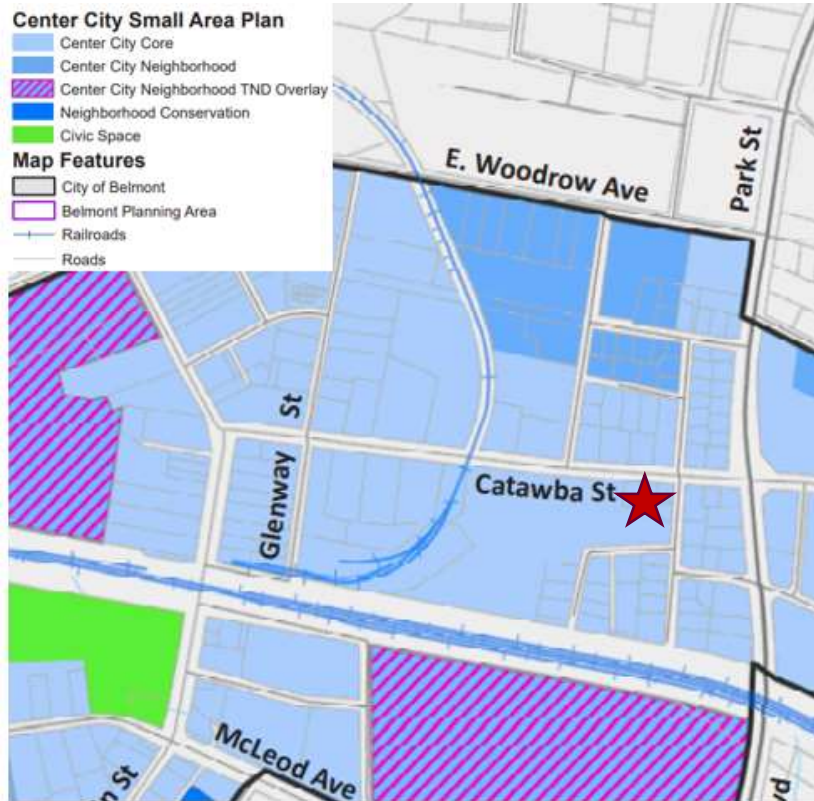


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Comprehensive land use plan:

The subject property is located within the Center City Small Area Plan of the comprehensive land use plan. 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.



Staff is of the opinion the proposed project, at this location and as conditioned, is a reasonable request in the public interest and consistent with the vision of the comprehensive land use plan because it is consistent with uses and development patterns identified with the Center City Core District of the Center city Small Area Plan, such as redevelopment and residential uses.

The project is also consistent with the following goals of the adopted comprehensive land use plan:

1. Land Use – the project encourages a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in housing; and
2. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
3. Community Character – the project will enhance the character of Belmont by utilizing materials complementary to the historic Chronicle Mill.

Neighborhood meeting: The applicant team held a neighborhood meeting on Monday, January 31, 2022, at 6:00 p.m. via Zoom. Two adjacent property owners attended. Their questions included, whether the duplexes would be for purchase or rentals. The applicant team replied that the units



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will be for rent. Another attendee asked about the architecture. The applicant team presented the proposed renderings. See Attachment C of this report for community meeting details.

Staff Recommendation: Staff supports the requested area of relief and is of the opinion that two required findings can be made:

1. The request is a reasonable request in the public interest because the development plan is consistent with the adopted comprehensive land use plan; and
2. The request is consistent with the goals of the comprehensive land use plan in the areas of land use, economy, and community character.

Staff recommends the planning board transmit a recommendation to approve as conditioned. Proposed conditions:

1. The proposed development shall be in compliance with requirements of the land development code (LCD), Land Development Standards Manual (LDSM), any other applicable regulations, and the code of ordinances with the added relief of a unique building form of alley-load duplexes.
2. Per Chapter 4.3.2.A.5, all front entrances shall be raised from the finished grade (at the building line) a minimum of one and a half feet for privacy purposes. To further enhance privacy, the shown planter boxes in front of the duplexes shall also be required.
3. Trash and recycling cans must remain out of sight except on trash pick-up day. Individual cans must be rolled out to the pad along S. First Street for pick up. Otherwise, trash and recycling collection must be coordinated with the other residential areas on the Chronicle Mill site.
4. A recombination plat is required and shall be recorded at the Gaston County Register of Deeds. This plat shall include the share drive access easement.
5. The conditional zoning schematic plan approval is for three, alley-load duplexes. Approval is valid for a period of 24 months.

Attachment A – Application & Site Plan

Attachment B – Previous Approval

Attachment C – Neighborhood Meeting Minutes

Attachment D – Statement of Consistency



Zoning Map Amendment Application

Date: 01/19/2022

Site Address / Owner

Site Address:	114 E CATAWBA ST	Owner Name:	[ownername]
City, State, Zip:	BELMONT, NC 28012	Address:	222 CENTRAL PARK AVENUE SUITE 2100
Parcel:	125953	City, State, Zip:	VIRGINIA BEACH, VA 23462
Lot:		Phone:	
Subdivision:	CHRONICLE VILLAGE	Email:	

Applicant / Alternative Owner

Applicant Name:	Donaghvan Brown	Owner Name:	Chronicle Mill Tract II LLC
Address:	222 Central Park avenue Suite 2100	Owner Address:	222 Central Park avenue Suite 2100
City, State, Zip:	Virginia Beach	City, State, Zip:	Virginia Beach
Phone:	757-366-4000	Owner Phone:	757-366-4000
Email:	dbrown@armadahoffler.com	Owner Email:	jharris@armadahoffler.com

Project

Site Address:	114 Catawba Street	Proposed Zoning:	Downtown District (DD)
Property Description:	CHRONICLE MILL BLK E L 3 04 009 097 25 000	Conditional Zoning:	Yes
Project/Subdivision:	Chronicle Mill	Total Site Area:	0
Current Zoning:	G-R	Parcel ID#s:	125949, 125950, 125951, 125952, 125953
# of Lots:	5		
Project Description: 3 Duplexes (6 units)			

Consultant Information

Company Name:	Contact Name:
Type:	Email:
Mailing Address:	Phone:

I do hereby certify that the information contained herein is true and correct.

Donaghvan Brown

Name

01/19/2022

Date

Jennifer Harris
(757) 439-2412
jharris@armadahoffler.com



January 17, 2022

Shelley DeHart, Director
City of Belmont Planning and Zoning
1401 E. Catawba Street, Belmont NC 28012

RE: Chronicle Mill Tract II, LLC. – Application for Zoning Map Amendment; 114 Catawba Street (corner of E. Catawba Street and South First Street), parcel IDs: 125949, 125950, 125951, 125952, 125953

Dear Ms. DeHart,

Chronicle Mill Tract II, LLC, the current owner (an entity controlled by Armada Hoffler Properties), requests to amend an approved conditional zoning district to allow a change in building form to develop 3 duplexes (6 units) instead of the initially approved 10 townhomes. The total site area is 0.41 acres consisting of 5 parcels that will be recombined into 3. The amendment includes:

- The modification of the approved condition allowing townhomes on the corner lots of E. Catawba Street and South First Street to now allow for duplexes.
- Seeking relief in the area of a unique building form.
- Reduction of parking spaces on the tabletop parking deck.

Prior to construction the 810 square feet, 1-story, single family house located at 114 Catawba Street will be demolished. We look forward to working with the City of Belmont to add to the vitality and housing diversity within this community.

Sincerely,

DocuSigned by:


Jennifer Harris

Vice President of Development
Chronicle Mill Tract II, LLC
222 Central Park Ave, Suite 2100
Virginia Beach, VA 23462

SCHEMATIC PLAN

NO.	REVISIONS	DATE	BY

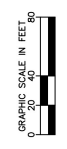
Kimley-Horn
 200 SOUTH HAYWOOD ST. SUITE 200, CHARLOTTE, NC 28202
 PHONE: 704-333-5131
 WWW.KIMLEY-HORN.COM
 NC LICENSE # 9102

FOR REFERENCE ONLY

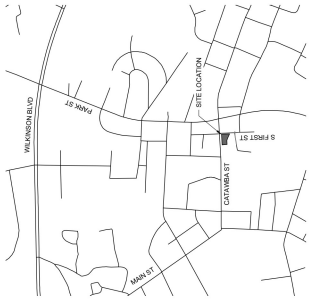
SKETCH PLAN REVIEW
 SKPR 2021.04

CHRONICLE MILL DUPLEXES
 PREPARED FOR
 ARMADA HOFFER

SHEET NUMBER
SP-1

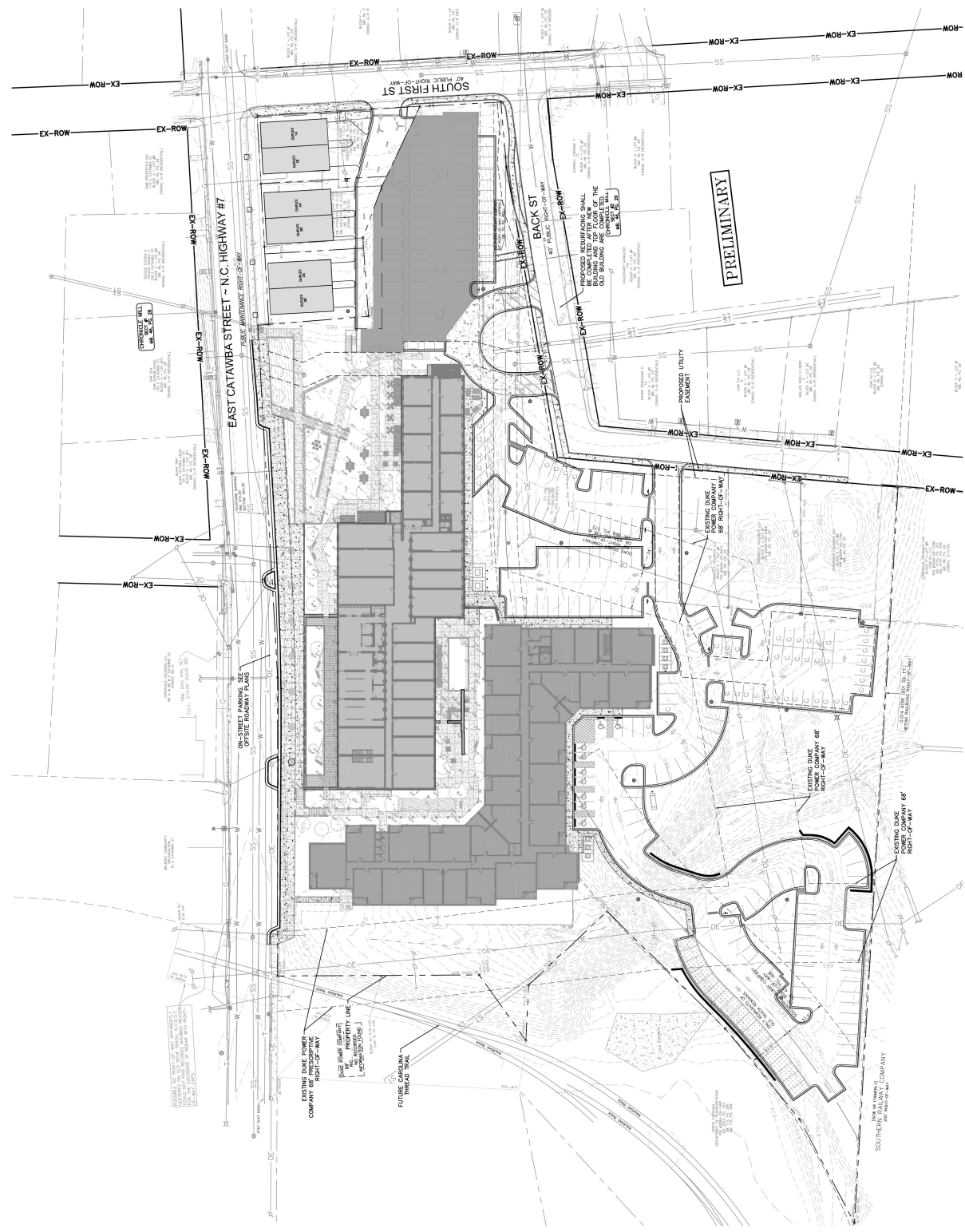


SITE VICINITY MAP
 1" = 1000'



SITE DATA TABLE

DEVELOPMENT DATA:	
TAX PARCEL IDS	3594-39-0760, 3594-39-1037 & 3594-39-1074
LAND USE	RESIDENTIAL
TOTAL SITE AREA	0.41 ACRES
TOTAL LOT AREA	0.41 ACRES
NUMBER OF LOTS	6
ZONING DATA:	
ZONING DISTRICT	D-D/CD
MIN LOT SIZE	0.115 AC
MIN LOT WIDTH	22'
DENSITY	14.63
WATERSHED	PROTECTED AREA WSWV
SETBACKS:	
FRONT YARD	5'
SIDE YARD INTERIOR	8'
SIDE YARD EXTERIOR	6'



This document, together with the concepts and designs presented herein, is an instrument of service, the preparation of which was prepared, reviewed, and approved by Kimley-Horn and Associates, Inc. and shall be without liability to Kimley-Horn and Associates, Inc.

CONSTRUCTION TIMELINE

Construction Timeline



RENDERINGS, ELEVATIONS, FLOOR PLANS

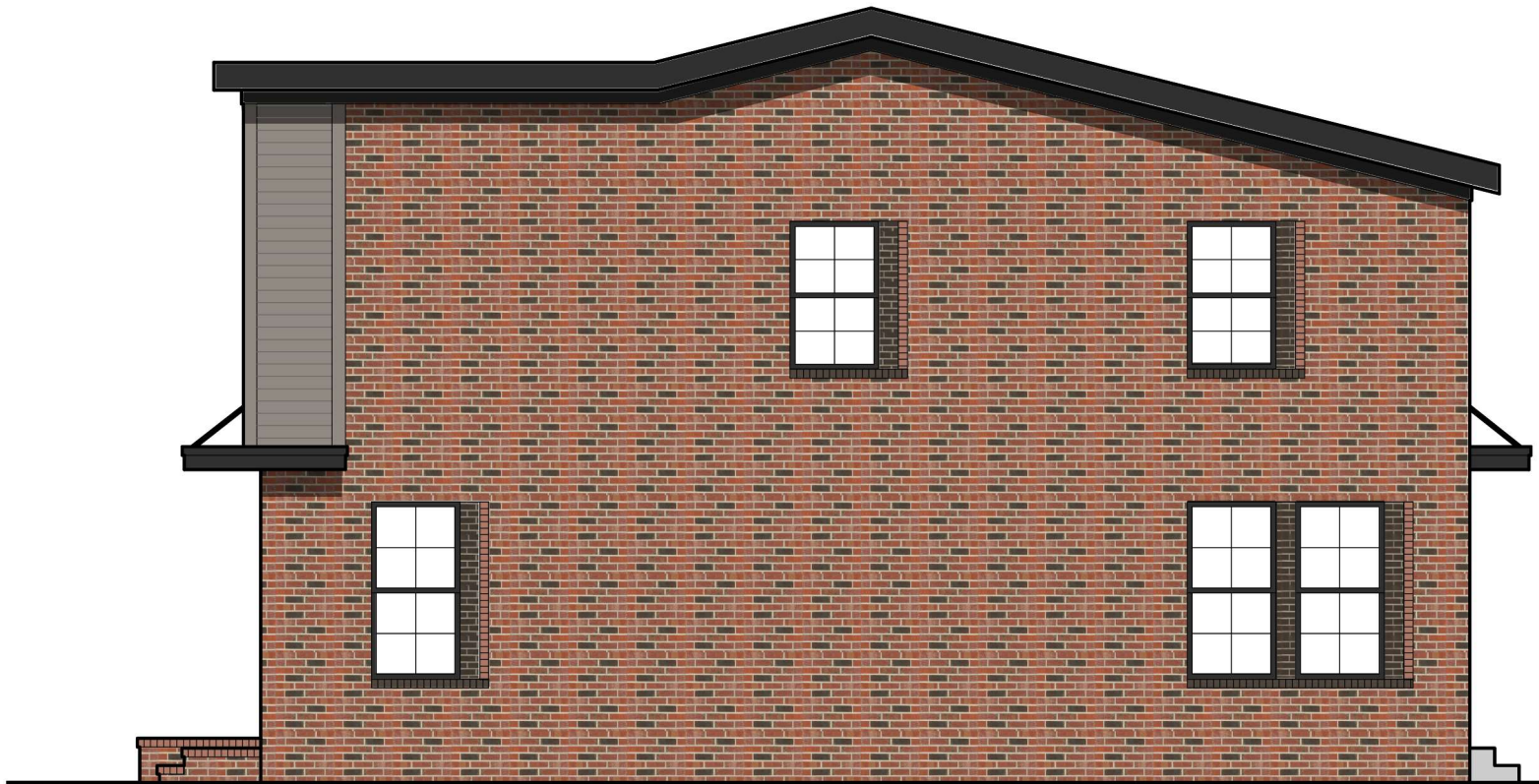


Duplexes at Chronicle Mills



Belmont, NC
January 6, 2022



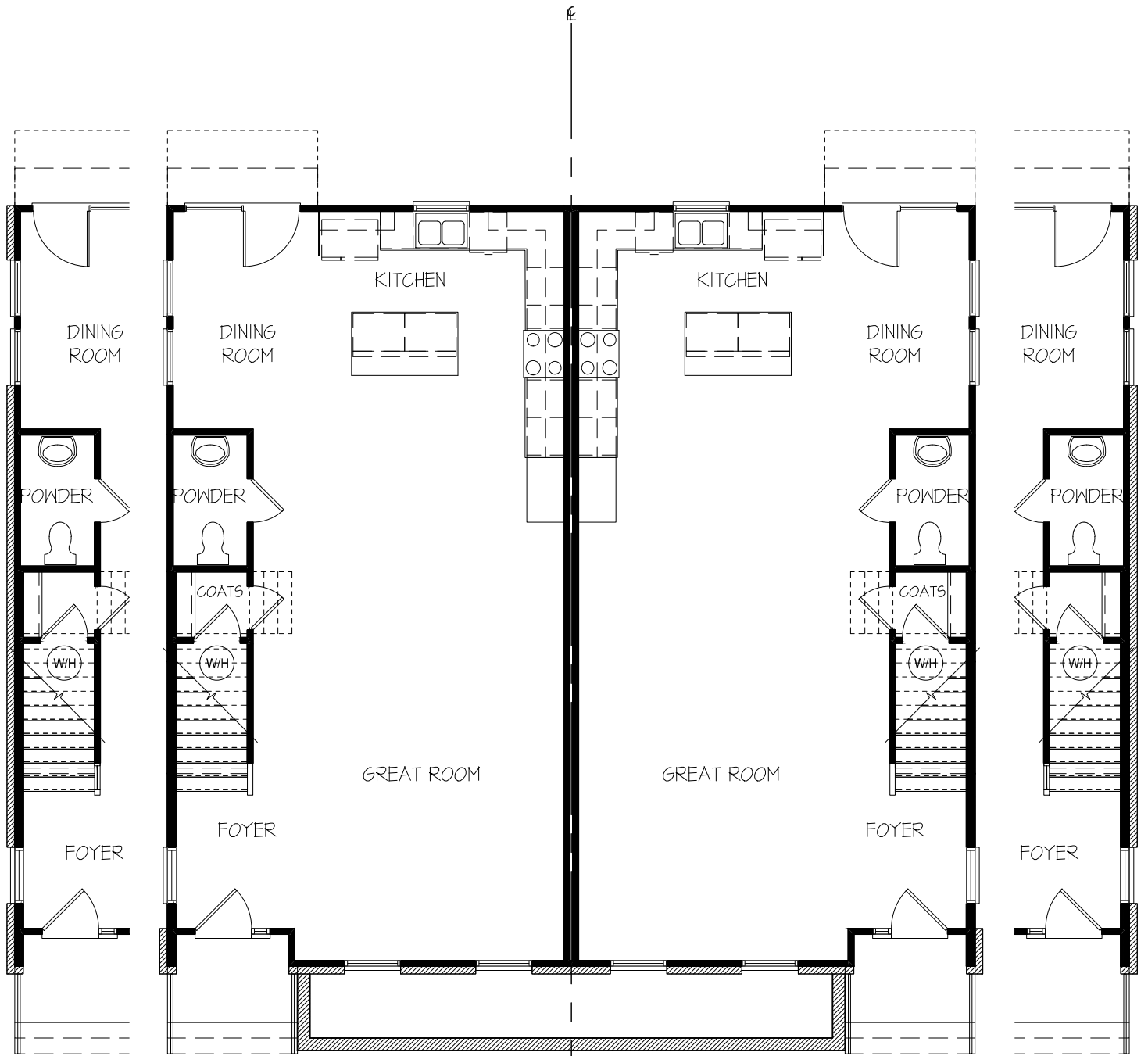


Duplexes at Chronicle Mills



Belmont, NC
January 6, 2022





BRICK END
CONDITION

FIRST FLOOR PLAN 'A'

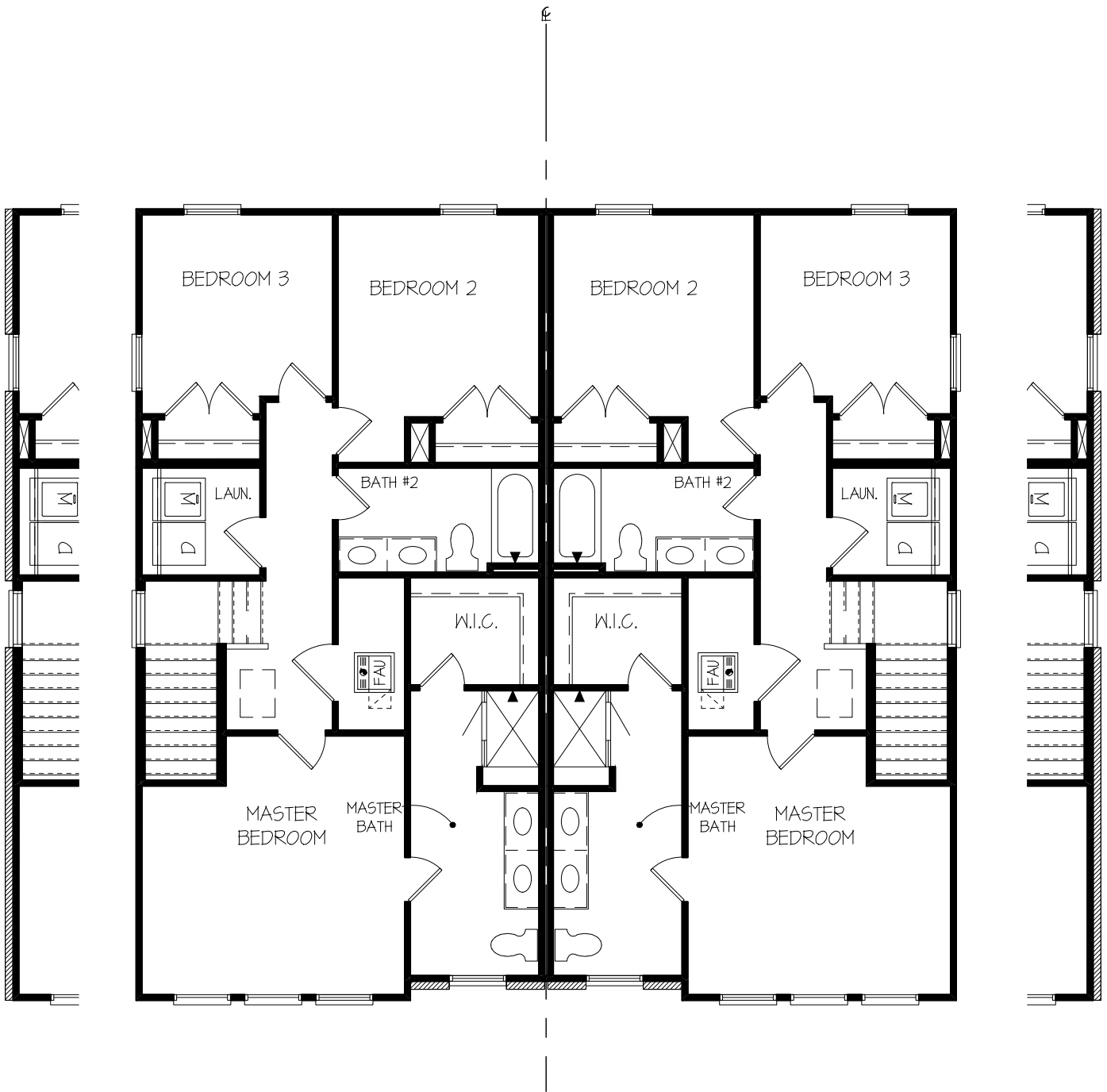
BRICK END
CONDITION



CHRONICLE MILL

THE RENDERINGS, CONFIGURATIONS AND INFORMATION CONTAINED HEREIN ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE ACCURATE IN EVERY DETAIL, AND MAY CONTAIN FEATURES WHICH ARE NOT STANDARD. ALL DIMENSIONS, ROOM SIZES AND CONFIGURATIONS ARE APPROXIMATIONS ONLY. THE RIGHT TO MAKE MODIFICATIONS OR CHANGES WITHOUT PRIOR NOTICE IS RESERVED.

1685 SQ. FT.
41'-6" x 21'-6"
01.07.2022



BRICK END
CONDITION

SECOND FLOOR PLAN 'A'

BRICK END
CONDITION



CHRONICLE MILL

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1685 SQ. FT.
4'-6" x 21'-6"
01.07.2022



FRONT ELEVATION 'A'



REAR ELEVATION 'A'



CHRONICLE MILL

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1685 SQ. FT.
4'-6" x 21'-6"
01.07.2022



FRONT ELEVATION 'A'



REAR ELEVATION 'A'



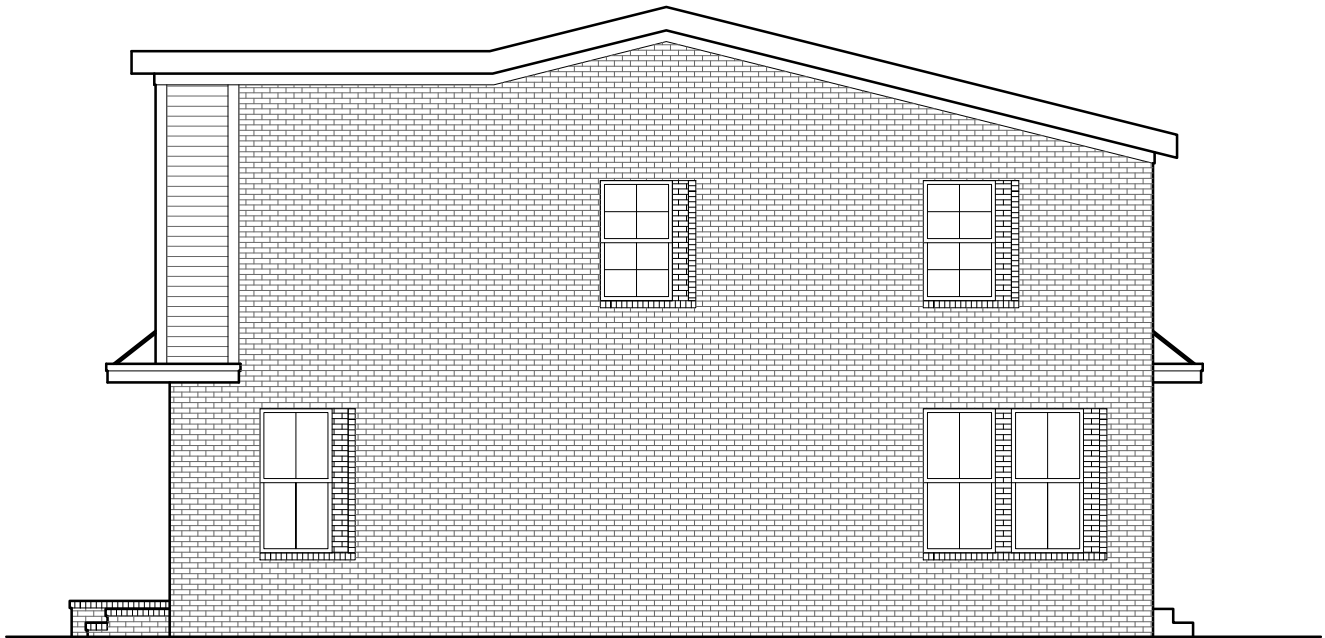
CHRONICLE MILL

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1685 SQ. FT.
4'-6" x 21'-6"
01.07.2022



RIGHT SIDE ELEVATION 'A'



RIGHT SIDE ELEVATION 'A'
BRICK END CONDITION



CHRONICLE MILL

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1685 SQ. FT.
41'-6" x 21'-6"
01.07.2022



FRONT ELEVATION - COMBINED



FRONT ELEVATION - COMBINED
BRICK END CONDITION



CHRONICLE MILL

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1685 SQ. FT.
41'-6" x 21'-6"
01.07.2022

Type: CRP
Recorded: 12/12/2019 at 02:52:08 PM
Fee Amt: \$26.00 Page 1 of 9
Gaston, NC
Susan S. Lockridge Register of Deeds
BK 5087 PG 1753-1761

9 RECORDING 26.00
REVENUE _____
NSF _____
ROTC PQ CS

Cover Sheet for Recording

Prepared by PARKS H. WILSON, JR., ATTORNEY, BOX #73

Return to : PARKS H. WILSON, JR., ATTORNEY, BOX #73

Kind of Instrument: ORDINANCE TO AMEND
ZONING MAP (AHP DEVELOPMENT, LLC.)

Date of Instrument: NOVEMBER 4, 2019.

Parties: CITY OF BELMONT/AHP
DEVELOPMENT, LLC; CHRONICLE MILL
LAND, LLC; COW XXI.

Ordinance # 2019.11.03

An Ordinance to Amend the City of Belmont Official Zoning Map

WHEREAS, the City of Belmont has a land development code that provides for various rules for how land can be used and developed within Belmont's planning and zoning jurisdiction; and,

WHEREAS, AHP Development, LLC, applicant, and Chronicle Mill Land, LLC and COW XXI, LLC, the property owners of record, submitted an application for a zoning map amendment to rezone properties identified as tax parcel identification numbers: 222654, 125949, 125950, 125951, 125952, 125953, 222655, 222656, 222657, 222658 from Downtown District (D-D) to Downtown District Conditional District (D-D/CD) for the purpose of developing a commercial and residential mixed use project with associated parking, amenities, and site improvements.

WHEREAS, the public hearing for this map amendment has been noticed in compliance with North Carolina General Statutes; and,

WHEREAS, the Belmont planning and zoning board has reviewed the map amendment petition and voted 6-1 to find the map amendment to be a reasonable request and in the best interest of the public, consistent with the Belmont comprehensive land use plan, and recommended approval of the amendment as conditioned, with specific modifications, to the city council during the board's 24, October 2019 meeting; and,

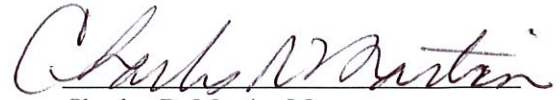
WHEREAS, the Belmont city council held the public hearing on 4 November 2019, and after hearing such, made the following required findings:

1. The conditional zoning petition is a reasonable request and in the public interest because it helps fulfill the vision of land uses and building forms identified in the Center City Small Area Plan; and
2. The proposed project is consistent with the following goals of the adopted comprehensive land use plan:
 - Land Use: The project encourages a healthy tax base and a mix of uses that will promote a choice in housing, mobility, and recreation.
 - 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.
 - Community Character: The project will allow adaptive reuse that will help preserve and protect a historic resource that would otherwise be demolished.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Belmont, that the official zoning map of the city be amended to reflect this adopted change of parcels, in accordance with Exhibit A attached herein.

If any provision of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, independent provision and such holding shall not affect the validity of any other provision thereof, and to that end, the provisions of this ordinance are hereby declared to be severable.

This ordinance shall be effective on this 4th day of November, 2019.


Charles R. Martin, Mayor

Attest:


City Clerk

Approved as to form:

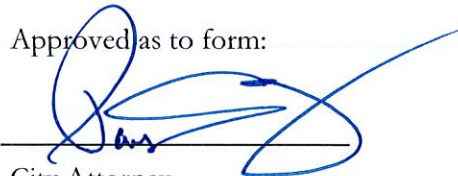

City Attorney



Exhibit A
Conditions of Approval
ZA2019.03

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:
 - An additional story in height is permissible for the apartment building.
 - A reduction in the number of parking spaces required, with a total reduction not to exceed 5% of the total requirement based on final mix of uses. Parking shall be dispersed and provided as shown in the approved plans.
 - A reduction in the width of the rear opaque buffer yard adjacent to the railroad, from 20 feet to 5 feet in width.
 - A reduction in the transition yard buffer and planting strip widths along S. First, Back, and Short Streets, buffer shall consist of a 5-ft. wide evergreen hedge/planting strip.
 - Building setbacks are approved as shown on the approved site plan which includes relief from the maximum setbacks for each building type.
 - Sidewalk widths are approved as shown on the approved site plan with a minimum width of 5 feet along S. First, Back, and Short Streets.
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 water, sanitary sewer, and stormwater systems to service the project, including the installation of lines or system improvements and dedication of any required easements.
12. Approval is valid for a period of 24 months.

Applicant agrees to the conditions herein (Exhibit A) as approved by the Belmont City Council on November 4, 2019.

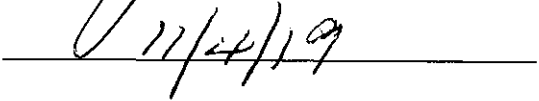
AHP Development LLC

By:


Signature


Title

Date:


11/24/19





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 city council 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 4-1 vote of the Belmont city council during its 4 November 2019 meeting.

Charles R. Martin, Mayor

11/4/2019

Date



CHRONICLE MILL TRACT II, LLC

COMMUNITY MEETING

Chronicle Mill Tract II, LLC, will be hosting an open community forum to discuss a request to amend an approved Conditional Zoning District at 114 Catawba Street.

This request is to amend an approved conditional zoning district to allow a change in building form. The request is for the development of 3 duplexes (6 units) instead of the originally approved 10 townhomes. The amendment includes:

- the modification of the approved condition allowing townhomes on the corner lots of E. Catawba Street and South First Street to now allow for duplexes.
- seeking relief in the area of a unique building form of rear-loading duplexes without an alley.

Additional information: (<https://www.cityofbelmont.org/chroniclemillamendment>)

Property Location: 114 Catawba Street (corner of E. Catawba Street and South First Street), further identified as parcel ID#125953.

MEETING INFORMATION

The purpose of this meeting is to inform neighboring property owners about the nature of the proposal and to seek comments.

Date: Monday January 31, 2022

Virtual Community Meeting

6:00pm – 7:00pm Tune in via <https://www.zoom.us/join>
 Zoom Meeting ID: 894 0727 9496
 Passcode: 066537

For more information, please contact:

Donaghvan Brown, Armada Hoffler	dbrown@armadahoffler.com	757-869-9625
Jennifer Harris, Armada Hoffler	jharris@armadahoffler.com	757-366-4330
Ryan Roche, Rykar Homes	ryan@rykarhomes.com	704-201-6879

We look forward to hearing from you!

**222 CENTRAL PARK AVE
 SUITE 2100
 VIRGINIA BEACH, VA 23462**

757-366-4000

Belmont Community Organization
P.O. Box 1248
Belmont, NC 28012

Chronicle Holdings LLC
c/o Armada Hoffer
222 Central Park Ave #2100
Virginia Beach, VA 23462

COW XV, LLC
P.O. Box 810
Belmont, NC 28012

Fred G. Waller Heirs
2623 Thomas Trail
Gastonia, NC 28054

Susan Harris
4 Short Street
Belmont, NC 28012

COW XXI, LLC
P.O. Box 810
Belmont, NC 28012

James Harrison
6 Short Street
Belmont, NC 28012

Geraldine Dover
10 Short Street
Belmont, NC 28012

Nawazish Chaudhary
110 Back Street
Belmont, NC 28012

Waseem Chaudhary
114 Back Street
Belmont, NC 28012

Shim Jones Houses LLC
120 Garrison Drive
Belmont, NC 28012

Cynthia & Steven Tadlock
9 S. First Street
Belmont, NC 28012

Daniel Maner
11 S. First Street
Belmont, NC 28012

Corinne Darnell
406 Ewing Drive
Belmont, NC 28012

Matthew Darnell
13 S. First Street
Belmont, NC 28012

C & C Group, LLC
114 Back Street
Belmont, NC 28012

Habitat for Humanity of Gaston Co.
1840 E. Franklin Blvd.
Gastonia, NC 28054

Chronicle Mill Tract II, LLC
c/o Armada Hoffer
222 Central Park Ave #2100
Virginia Beach, VA 23462

COW XXI, LLC
P.O. Box 810
Belmont, NC 28012

Ronald Wayne Ballenger
204 E. Catawba Street
Belmont, NC 28012

Tran Thanh
5104 Noyes Avenue
Charleston, WV 25304

Son Ma & Zuan Thi Ma
102 Keener Blvd
Belmont, NC 28012

Hale & Janice Robinson
10500 Mount Holly Road
Charlotte, NC 28214

Mary J. Page
16 S. First Street
Belmont, NC 28012

Thanh Le & Hoa Thai Vo
12 S. First Street
Belmont, NC 28012

William M. Johnson
13609 Royalwood Lane
Charlotte, NC 28273

Bill Johnson
203 Brook Street
Belmont, NC 28012

Cleveland Dickerson, Jr.
207 Brook Street
Belmont, NC 28012

Douglas Quinn
10 Eagle Road
Belmont, NC 28012

Cathy Ferguson
10 S. First Street
Belmont, NC 28012

Jack & Linda Pryor
4 S. First Street
Belmont, NC 28012

Michael Lopresto
6 South First Street
Belmont, NC 28012

Keith Addis & Anna Addis
2 South First Street
Belmont, NC 28012

Alliance Real Estate III LLC
Attn: Jennifer Giacobbe
P.O. Box 1787
Gastonia, NC 28053-1787

Craig Properties
4041 S. Cove Lane
Belmont, NC 28012

Chad & Debra Murr
113 Park Street
Belmont, NC 28012

Deborah Holcomb
109 Park Street
Belmont, NC 28012

Jonathan Kaczmariski
107 Park Street
Belmont, NC 28012

Barbara Jarriel
P.O. Box 12693
Tallahassee, FL 32317-2693

Roger J. Featherstone
1305 South Point Road
Belmont, NC 28012

M & C Ferreira 2012 Trust
102 Poplar Street
Belmont, NC 28012

William Huff
114 N. First Street
Belmont, NC 28012

LOSO LLC
P.O. Box 405
Belmont, NC 28012

Linh & Dau Thuong
108 N. First Street
Belmont, NC 28012

Joshua Autry
106 N. First Street
Belmont, NC 28012

Ronald Gene Williams
104 N. First Street
Belmont, NC 28012

Craig Properties LLC
4041 S. Cove Lane
Belmont, NC 28012

Christine Stryker
110 Ervin Street
Belmont, NC 28012

Remedios Jordan
108 Ervin Street
Belmont, NC 28012

Pham Family Trust
106 Ervin Street
Belmont, NC 28012

Tamera Poteat & Debra Goldsmith
706 South Point Road
Belmont, NC 28012

KJ Realty LLC
102 Ervin Street
Belmont, NC 28012

David Shane Grigg
100 Ervin Street
Belmont, NC 28012

Phu Hayjn
2437 Tattersall Drive
Harvey, LA 70058-2154

Tina Goins
4 Ballard Street
Belmont, NC 28012

Vicky Chastain
2 Ballard Street
Belmont, NC 28012

Naveed Fatima Chaudhary
115 N. First Street
Belmont, NC 28012

Betty Lynn Smith & Samuel Harrell
1938 Riverside Drive
Charlotte, NC 28214

Judy Worthy
2301 Cimarron Blvd
Belmont, NC 28012

Chinh Kieu Nguyen
2708 Boulder Lane
Charlotte, NC 28269-2705

Patricia Verna
108 Chronicle Street
Belmont, NC 28012

Trip & Victoria Blair
101 E. Catawba Street
Belmont, NC 28012

Sea Sar & Saram Kang Sar
105 E. Catawba Street
Belmont, NC 28012

Steve & Wanda Teague
109 E. Catawba Street
Belmont, NC 28012

EMB Properties LLC
389 Camp Rotary Rd
Gastonia, NC 28052

Park St United Methodist Church
120 Park Street
Belmont, NC 28012

Watson Investment Company
P.O. Box 879
Gastonia, NC 28053-0879

City of Belmont
P.O. Box 431
Belmont, NC 28012

East Belmont Church of God
320 E. Catawba Street
Belmont, NC 28012

Ryan Roche
Rykar Homes
5416 Grayson Ridge Court
Gastonia, NC 28056

City of Belmont Planning & Zoning
Attn: Peyton Ratchford-Assoc Planner
P.O. Box 431
Belmont, NC 28012

CHRONICLE MILL TRACT II, LLC

CHRONICLE MILL TRACT II, LLC COMMUNITY MEETING SIGN-IN SHEET JANUARY 31, 2022 – 6:00 pm-7:00 pm

Chronicle Mill Tract II, LLC, along with Rykar Homes, hosted a Community Meeting on January 31, 2022 from 6:00 pm-7:00 pm EST, per City of Belmont Meeting Notice Requirements for development projects. This meeting was held in a virtual format.

Property Location: 114 E. Catawba Street, further identified as parcel ID#125953

Date of Meeting: January 31, 2022

Time of Meeting: 6:00 pm-7:00 pm

Meeting Location: Virtual format via Zoom (Meeting ID: 894 0727 9496 / Passcode: 066537)

Persons in attendance:

Name

Donaghvan Brown-Armada Hoffler	222 Central Park Ave, Ste 2100 Virginia Beach, VA 23462	dbrown@armadahoffler.com
Ryan Roche-Rykar Homes	5416 Grayson Ridge Ct., Gastonia, NC	ryan@rykarhomes.com
Peyton Ratchford-City of Belmont	1401 E. Catawba St., Belmont, NC	pratchford@cityofbelmont.org
John Church-Meeting Facilitator	1004 Middleton Ct., Cramerton, NC	jchurch@waterstonecap.com
Jennifer Church-Meeting Facilitator	1004 Middleton Ct., Cramerton, NC	jennifer.a.church@gmail.com
Mary Page	16 South First Street, Belmont, NC	joynoelpage@aol.com
Kay Penninger-Habitat for Humanity	1840 E. Franklin Blvd, Gastonia, NC	kay@habitatgaston.org

222 CENTRAL PARK AVE
SUITE 2100
VIRGINIA BEACH, VA 23462

757-366-4000

CHRONICLE MILL TRACT II, LLC

COMMUNITY MEETING MINUTES JANUARY 31, 2022 – 6:00 pm-7:00 pm

Chronicle Mill Tract II, LLC, along with Rykar Homes, hosted a Community Meeting on January 31, 2022 from 6:00 pm-7:00 pm EST, per City of Belmont Meeting Notice Requirements for development projects. This meeting was held in a virtual format.

Date of Meeting: January 31, 2022
Time of Meeting: 6:00 pm-7:00 pm
Location: Virtual format via Zoom (Meeting ID: 894 0727 9496 / Passcode: 066537)

Project Management team in attendance

Donaghvan Brown-Asst. Manager of Multi-Family Operations, Armada Hoffler
Ryan Roche-President/Owner, Rykar Homes

Property Location: 114 E. Catawba Street, further identified as parcel ID#125953

Purpose of Meeting: Purpose of meeting was to discuss an upcoming request to amend an approved conditional zoning district to allow a change in building form. The request is for the development of 3 duplexes (6 units) instead of the originally approved 10 townhomes. The amendment includes:

- The modification of the approved condition allowing townhomes on the corner lots of E. Catawba Street and South First Street to now allow for duplexes.
- Seeking relief in the area of a unique building form of rear-loading duplexes without an alley.

Summary of issues discussed and changes made to the petition as a result of the meeting:

Meeting facilitators John & Jennifer Church made introductions and gathered contact information from attendees. Donaghvan Brown and Ryan Roche reviewed project plans with attendees and opened the meeting to questions and comments from attendees. Mary Page, 16 South First Street and Kay Penninger- Habitat for Humanity (owns 5 South First St.) also attended the meeting.

222 CENTRAL PARK AVE
SUITE 2100
VIRGINIA BEACH, VA 23462

757-366-4000

CHRONICLE MILL TRACT II, LLC

Ms. Page asked the following questions:

- duplexes were for purchase or rent? Mr. Brown responded that these are rental duplexes.
- will duplexes will have garages? Mr. Brown said no
- inquired about location of exits. Mr. Brown displayed plat to show location of exits onto S. First Street.

Ms. Penninger asked the following questions:

- what are rent rates? Mr. Brown said rent rates will be determined by Summer 2022.
- will duplexes face Catawba Street? Mr. Brown said yes
- does Armada Hoffler owns other parcels on First Street? Mr. Brown said no

Ms. Page and Ms. Pennington exited the zoom meeting at 6:20 pm. No additional persons in attendance.



CITY OF BELMONT

PLANNING & ZONING

Statement of consistency

In considering the zoning map amendment request associated with petition ZA 2019.03A Chronicle Mill map amendment, the Planning and Zoning Board finds:

- The project is a reasonable request; and
- It is consistent with following goals of the adopted Comprehensive Land Use Plan:
 1. Land Use – the project encourages a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in housing; and
 2. Economy – the project fosters a vibrant economy base that balances residential growth with employment and commerce; and
 3. Community Character – the project will enhance the character of Belmont by improving community appearance.

This finding is supported by a - vote by the Belmont planning and zoning board during its February 17, 2022, meeting subject to the relief and conditions within the staff report.

Matt Hart, Chairman

Date