



CITY OF BELMONT

PLANNING & ZONING

Major Development Plan

Application number: MDP2022.01 – Belmont Abbey dormitories

Applicant: The Isaacs Group and MKC Architects

Property owner: Southern Benedictine Society

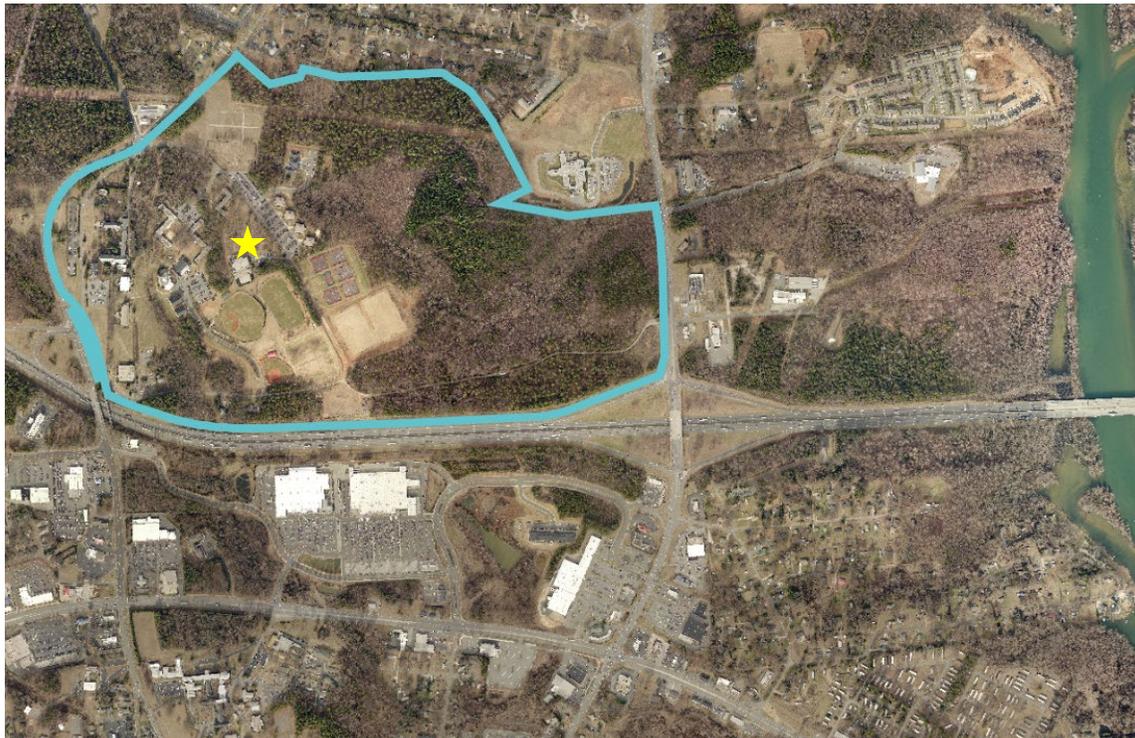
Location: 100 Belmont-Mt. Holly Road—Belmont Abbey College campus

Zoning: Institutional Campus Development (IC-D)

Parcel ID# 217518

Request: The applicants are requesting that the planning & zoning board receive and consider its request to develop two four-story residence halls within Belmont Abbey’s campus. Each structure is proposed to be over 43,000 sq. feet in size, accommodating 160 beds.

Background: Chapter 15 of the land development code (LDC) requires the applicant to process a major development plan for projects involving buildings that exceed 30,000 sq. ft. in gross floor area. This is considered a “by-right” development based on its existing zoning classification.



Staff analysis

The project site for this request is a 4.5-acre area within the Belmont Abbey College campus. The campus is located north of I-85 on Belmont-Mt. Holly Road. The proposed location for the new residence halls is on Wimmer Circle, near the Wheeler Center.

LDC: Institutional Campus Development (IC-D)

The intent of the IC-D zoning district is to allow for the continued and future use, expansion, and new development of academic and religious campuses, as well as government and health care facilities with a total development size larger than 15 acres. The district is coded to promote the uses associated with such institutions while maintaining the overall design integrity of the traditional campus setting. Permitted building types are detached house, townhouse, apartment building, shopfront building, workplace building, and civic building.

Specific district provisions

	Allowed	Proposed
Maximum Building Height	5 stories or 60 ft.	4 stories – 60 ft.
Setbacks	(measured from exterior District boundary) Front: 80' Sides: 25'	>100' from all exterior boundaries <i>Note: LDC states that internal setbacks and the location of parking areas shall be set during the review process</i>

Landscaping and tree protection

This project will have negligible impact on the overall tree canopy for the college site, which far exceeds the minimum required. The city did work with the development team to analyze impacts to the existing mature tree canopy within the 4.5-acre dormitory location. The project area would require 10% tree save area, resulting in a need of .45-acre area. The project proposes to preserve .66-acre area as tree save exceeding the requirements of the LDC.

Street design

There are no proposed changes to the existing streets and access roads for the campus.

Parking and traffic

Pursuant to Chapter 16 Section 14, the city coordinated with its traffic consultant, Kimley-Horn, and it was confirmed that a traffic impact analysis would not be required for this project. Staff requested a parking study for the campus to verify parking requirement. The requested study is attached as attachment B of this report. Per the study, no additional parking is needed.

Watershed protection

The total college impervious area was considered when determining conformance to the ordinance and based on calculations completed by the project engineer; the campus as a whole is still considered low density, so the ordinance provisions do not apply. This project does not have to go to the watershed protection board for review.

Utilities

Water and sewer capacity will be verified during construction plan review. The fire department has reviewed the schematic plan and identified related infrastructure to serve. These improvements will be reverified during the construction plan review process as well as building permit plan review at Gaston County. A lighting plan will be re-evaluated during the construction plan review phase.

Architectural design

Architectural requirements for apartment buildings are in Section 4.4 (2) of the LDC. The applicant has provided conceptual elevation renderings that include arched entries, traditional cathedral faces, tall, pitched roofs, and decorative patterns on the exterior finish. The proposed building material is a mix of brick and stone. The full set of elevation renderings may be found in attachment C.



Community Meeting

The development team held a community meeting on Belmont Abbey College campus on March 7th at 6 pm in the Grace Auditorium. There were no attendees other than the development team and Mr. Allan Mark, CFO of Belmont Abbey College. Associated documentation can be found in attachment A of this report.

Major development process

The intent of the major development process is to provide a fair and equitable process to all interests including the petitioners, affected neighbors, city staff, the planning board, and the city council. A schematic plan review has been completed by staff, project notification has been sent to adjacent property owners, a community meeting was held, and the planning board is now tasked with review and a recommendation of the schematic plan to the city council.

Staff recommendation

Staff has reviewed this schematic plan and finds it to be compliant with the requirements of the land development code (LDC). As stated before, this project is a “by-right” project, therefore, consistency findings are not required. Staff recommends approval of the schematic plan and forwarding this recommendation to city council.

Attachment A: Application & community meeting documents

Attachment B: Parking study

Attachment C: Architectural renderings

Attachment C: Schematic plan



CITY OF BELMONT

PLANNING & ZONING

Major Development Plan Application

Date: 03/01/2022

Site Address / Owner

Site Address: 100 BELMONT MT HOLLY RD
 City, State, Zip: BELMONT, NC 28012
 Parcel ID#: 301922
 Subdivision:
 Lot:

Owner Name: SOUTHERN BENEDICTINE SOCIETY
 Address: C/O BELMONT ABBEY 100 BELMONT MT HOLLY RD BELMONT, NC 280120000
 City, State, Zip:
 Phone:
 Email:

Applicant / Alternative Owner

Applicant Name: Lydia Winckowski
 Applicant Role: .Architect
 Applicant Address: 161 N. 4th Street, Suite 100
 City, State, Zip: Columbus, OH 43215
 Phone: 7408794630
 Email: lwinckowski@mkcinc.com

Owner Name: University Housing Solutions
 Address: 161 N. 4th Street, Suite 200
 City, State, Zip: Columbus, OH 43215
 Phone:
 Email: jharkin@theuhs.com

Project

Site Address: 112 & 114 Wimmer Circle
 Project Name: Belmont Abbey Dormitories
 Use Type: Residential
 Project #: MDP2022.01
 Plan Type: MDP- Major Development Plan Review
 Total Site Area: 0
 # of Lots: 0

Grading/Demo:
 Lot Disturbance Area:.0
 Parcel ID#s: 217518
 Floodway Review: No
 Watershed Protection Yes
 Review:

Project Description: 2 identical 4 story 160 bed dormitories on Belmont Abbey's campus

Consultant

Consultant Firm: MKC Architects
 Type: Architect
 Consultant Mailing: 161 N. 4th Street, Suite 100
 Columbus, OH 43215

Point of Contact: Joshua Tomey
 Consultant Email: jtomey@mkcinc.com
 Consultant Phone: 7408794624

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

 Name

03/01/2022

 Date

COMMUNITY MEETING FORM

Date of community meeting: Monday, March 7th 2022

Time of meeting: 6:00 pm

Location: St Leo's Hall, Belmont Abbey College campus

Persons in attendance at meeting: (Include a copy of the sign in sheet).

There were no meeting attendees.

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

The architect Josh Tamey & BAC's CEO Allan Mark appeared for the Community meeting, and there were no members of the public that appeared to comment or review. There are no proposed changes as a result of the meeting.

Thanks
Joshua Tamey

Additional sheets may be attached to continue this answer.

Note that in the event the petitioner has not held a community meeting as required, the petitioner must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held.



MKC ARCHITECTS

February 22, 2022

Dear Current Resident,

We are writing to inform you of an upcoming construction project at Belmont Abbey College. We are proposing to construct (2) 4-Story Student Residence Halls at the heart of the Belmont Abbey campus. The designs are in keeping with the historic architecture of the campus as whole. The buildings shall be arranged to create a new landscaped quad for students to enjoy.

The buildings are in keeping with the current zoning code and require no variances. Nevertheless, we are excited to introduce the project to the local community and we are holding a public meeting to inform and discuss this new venture.

The meeting will be held on the Belmont Abbey College campus in **St. Leo's Hall on Monday, March 7th at 6pm in the Grace Auditorium.**

We encourage all interested community members to attend. Any additional information about the project can be requested through jtomey@mkcinc.com

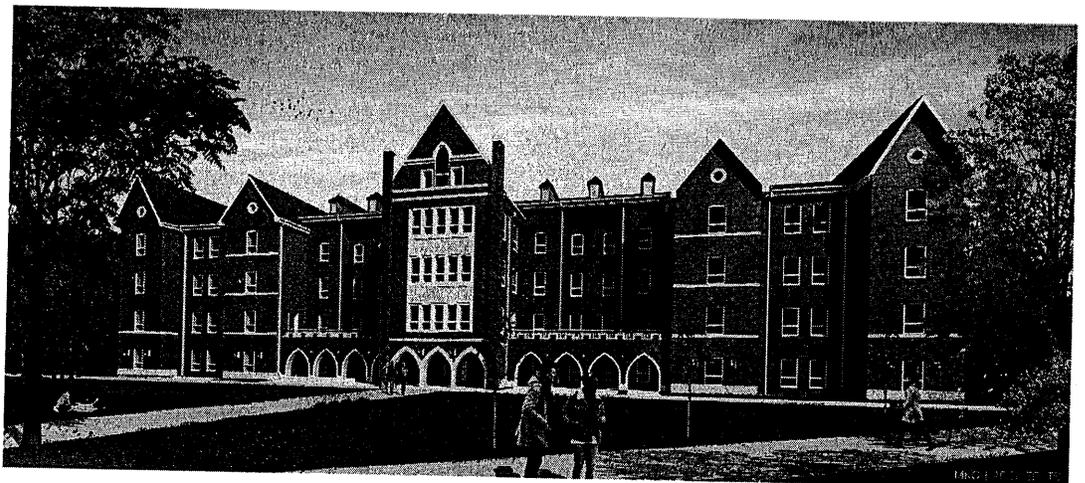
We hope to see you there

Thank you,
Josh Tomey, AIA
MKC Architects

161 North 4th Street
Columbus, Ohio 43215

866 | 675 | 7584
740 | 657 | 1717

www.mkcinc.com



184721 – Charlotte-Mecklenburg Hospital Authority – PO Box 32861, Charlotte, NC 28232

202115 – John B & Rosemary Melensky – 126 Oak Trl, Belmont, NC 28012

201367 – Bobby & Betsy Stone – 124 Oak Trl, Belmont, NC 28012

184844 – Albert & Vicki Summitt – 122 Oak Trl, Belmont, NC 28012

184843 – Patricia Guerry – 120 Oak Trl, Belmont, NC 28012

184842 – Christopher Hansen – 118 Oak Trl, Belmont, NC 28012

184840 – Maggie Loftin – 110 Commonwealth Dr., Lincolnton, NC 28092

184841 – Kathy Duckworth – 4435 Titman Rd, Gastonia, NC 28054

184837 – Travis & Brandi Smith – 114 Oak Trl, Belmont, NC 28012

184836 – Janice C Davis – 112 Oak Trl, Belmont, NC 28012

184833 – Sindy Garcia & Edgar Rodriguez – 108 Oak Trl Apt 4 Belmont, NC 28012

184832 – Real S & R Services LLC – 44 Bonaire Dr, Dix Hills, NY 11746-6502

184872 – Ebenezer United Methodist Church – 120 Belmont Mt Holly Rd., Belmont NC 28012

183798 – Norma Forney – 117 Belmont Mt Holly, Rd., Belmont NC 28012

183799 – Brian & Betty Moore – 115 Belmont Mt Holly Rd., Belmont NC 28012

183800 – Brian Moore & Jodawndi Forney - 113 Belmont Mt Holly Rd., Belmont NC 28012

183801 – Jodawndi Forney - 113 Belmont Mt Holly Rd., Belmont NC 28012

183809 – David Demperio – 549 Lake Wylie Rd., Belmont NC 28012

184870 – Deborah Lockhart – 109 Belmont Mt Holly Rd, Belmont NC 28012

220900 – Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

220899 – Circle K Stores Inc – PO Box 52085 DC-17 Phoenix, AZ 85072

217520 – Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

213363 – Hampton Inn at Montcross LLC - 100 Belmont Mt Holly Rd, Belmont NC 28012

213364 - Hampton Inn at Montcross LLC - 1109 48th Ave. N Ste 211 Myrtle Beach, SC 29578

213365 – Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

212716 - Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

214411 – Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

214412 - Southern Benedictine Soc of NC – 100 Belmont Mt Holly Rd, Belmont NC 28012

213368 – LW at Montcross LLC – 100 Belmont Mt Holly Rd, Belmont NC 28012

213369 – LW at Montcross LLC – 100 Belmont Mt Holly Rd, Belmont NC 28012

208356 – B & T Unlimited LLC – 16611 Flintrock Falls Lane Charlotte, NC 28278

184753 – Maya Holly LLC – 8632 Wilkinson Blvd. Charlotte, NC 28214

213324 – Fashion-Gaston Gateway LLC – 121 W Trade St Ste 2800, Charlotte, NC 28202

300853 –Regional Developers LLC - 6200 Glynmoor Lakes Dr., Charlotte, NC 28202

222060 –Regional Developers LLC - 6200 Glynmoor Lakes Dr., Charlotte, NC 28202

184774 – Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

186184 – Southern Benedictine Society – c/o Wilson & Franco – 11000 Richmond Ave Ste 350 Houston, TX 77042

186182 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214350 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214357 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214358 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214359 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214360 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214361 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214362 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

214363 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

208591 – WM at Montcross LLC – PO Box 8050 MS 0555 Bentonville, AR 72712

208592 – WM at Montcross LLC – PO Box 8050 MS 0555 Bentonville, AR 72712

301397 - Southern Benedictine Society – 100 Belmont Mt Holly Rd Belmont NC 28012

301396 – Montcross Hawley Ave LLC – 100 Main St. MC Adenville, NC 28101

184724 – New Life Baptist Church of Belmont – 201 Oak Trail Belmont, NC 28012

218127 – Travis & Brandi Smith – 114 Oak Trl, Belmont, NC 28012

184835 – Laura Delplace – 110 Oak Trail Belmont, NC 28012

184834 – Pamela Jackson – 108 Oak Trail Belmont, NC 28012

184831 – Leonard Roberts – 120 Point Circle Belmont, NC 28012

184830 – Sharon Johns & Sylvia Trimble – 106 Oak Trail Belmont, NC 28012

184829 – Leonard Roberts – 120 Point Circle Belmont, NC 28012



ARCHITECTS

March 8, 2022

Major Development Application – SKP2022.01 // #22012

Belmont Abbey Dormitory

Dear Commissioners,

As part of our Major Development Application, we have included a parking study totaling the existing parking facilities on campus. There are no additional parking spaces proposed as a part of this project due to current excess capacity. We are proposing (2) new dormitories with 160 beds of student housing each.

The previously dorm project presented in 2019 was originally approved by zoning to provide (2) dormitory structures with 136 beds each. Unfortunately, due to poor soil conditions on the steep slope, only one of the buildings was able to be constructed. For this project, no additional parking was provided to the campus. There were 37 parking spaces taken offline for one year during the construction of the project that were then replaced with additional curbing and sidewalks at project completion. This temporary removal did not provide any parking stresses on campus.

Our current project seeks to provide the 136 beds that went "unfinished" in 2019 along with additional beds to reach our 320 bed total detailed above.

To provide context on the campus parking situation, Belmont Abbey College tracks parking usage through their parking pass program. Historic trends have shown them that only 40% of on-campus students request to bring a car to campus. We expect this to hold true for the current project as well.

Belmont Abbey College does not currently limit the amount of parking passes or restrict who can bring a car to campus because capacity is not a problem that they experience.

We were requested to break out the Sacred Heart area from the rest of the numbers. The campus utilizes a shuttle that brings students, faculty, and visitors back and forth between each area. Parking in one area does not guarantee lack of use of other campus facilities.

Our parking study shows the estimated campus need based on our generous predictions for increased enrollment. Belmont Abbey functions as a typical campus where students and visitors park in one location and visit multiple buildings during their daily visit. For this reason, the best predictors of need are enrollment and historic visitor numbers.

The existing parking areas are connected to the entirety of campus by secure, well lit walking paths. Belmont Abbey College employs a security team as well to ensure campus safety.

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Columbus, Ohio 43215

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The campus parking facilities totals demonstrates that after the opening of these two new dormitories in the Fall of 2023, Belmont Abbey College will still be experiencing a parking surplus of 199. Should the opening of these buildings prove to be a problem, BAC is willing to look into further restricting car ownership of on campus residents.

These projects will not create any undue burdens on the surrounding community due to the remoteness of the campus. The surrounding area is simply not capable of acting as "overflow parking" due to the campus' positioning within the site and the neighborhood.

We will be present at the hearing to answer any further questions that may be had.

Thank you,
Josh Tomey, AIA
Director of Design – MKC Architects

A handwritten signature in black ink, reading "Joshua J. Tomey". The signature is written in a cursive, flowing style.



Parking Summary
Fall 2020

<u>Lot Number</u>	<u>Parking Lot Name</u>	<u>Number of Spaces</u>
1	Cuthbert Allen Apartments	176
2	Rapheal Arthur Hall	125
3	Music building and roadway	51
4	Basilica	59
5	St. Leo's 1	21
6	St. Leo's 2	26
7	Haid	103
8	Science Gravel Roadway	20
9	Science Paved Roadway	26
10	Science/Alumni	80
11	Lower Science	31
12	Maintenance	10
13	Roadway baseball	54
14	Student Commons	18
15	Saints Halls	105
16	Poellath/O'Connell Halls	90
17	Wheeler Center	40
18	Undesignated Parking	40
	Total Parking spaces available	1,075
19	Mercedes Hall Parking	24
20	McAuley Hall Parking	20
21	Sacred Heart Parking 1	71
22	Sacred Heart Parking 2	95
23	Sacred Heart Parking 3	65
	Total Sacred Heart Parking	275
<u>Belmont Abbey College Employees & Contractors</u>		
	Full Time	219
	Part Time	15
	Contractors	90
		324
Total number of students (Spring 2022)		
	Commuters	632
	Residents	774
		1,406
Total number of parking passes (Spring 2022)		
	Commuters	486
	Residents	310
		796

Parking Summary
Fall 2020

Main Campus Parking Summary

Total Parking needed for Residential Students:

Total Parking needed for Staff 310

542

852

Total Available parking (as of 3/6/22)

Plus: additional parking along Wimmer Circle 1075

Total parking spots available (Fall 2023) 185

1260 [A]

Fall 2023 estimated parking needs (Main Campus only)

Residential parking passes (Current)

Incremental parking passes: 310

Commuters (assume 10% increase) 128 [1]

Faculty & Staff (assume 10% increase) 335 [2]

Daily Visitors (M-F only - based on applications) 225

Total Estimated Spaces Needed: 64

1061 [B]

Estimated Parking Surplus (Fall 2023)

199 [A - B]

[1]

[2] Assume same percentage of parking passes as of Spring 2022
Commuters will be assigned parking at Sacred Heart Campus
to ensure Main Campus surplus of approximately 200.

BELMONT ABBEY COLLEGE MAIN CAMPUS



LEGEND

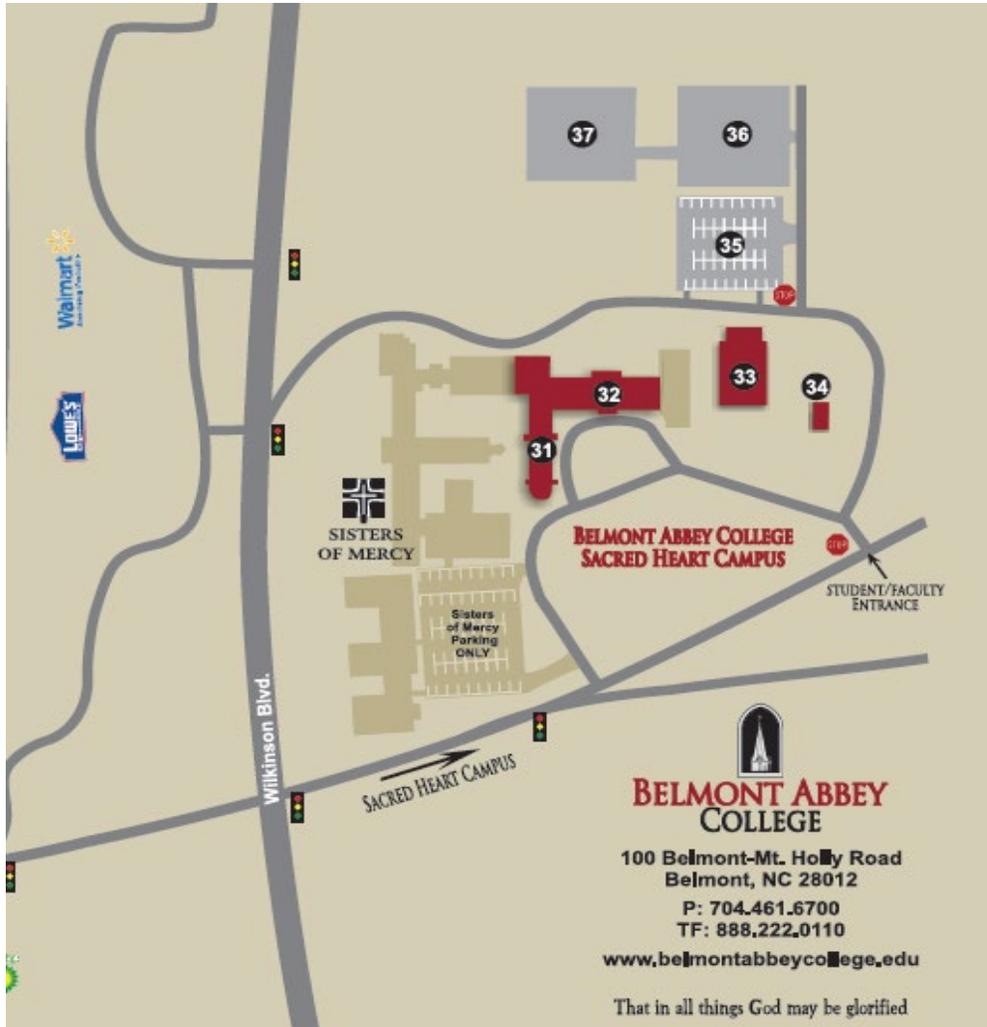
1. Mary Help of Christians Basilica
2. Belmont Abbey Monastery
3. Robert Lee Stowe Hall
Office of the President
Academic Affairs
Athletic Administration
Business Office
Campus Reception
College Relations
Human Resources
Institutional Research
IT Services & Help Desk
4. Music Building
5. St. Leo Hall
The Catholic Shoppe
Campus Bookstore
Grace Auditorium
6. Holy Grounds Coffee Shop & Cafe
7. The Haid Theater & Ballroom
The Wellness Center (lower level)
8. Abbot Vincent Taylor Library
Academic Resource Center
9. William Gaston Science Building
10. Lowry Alumni House
Alumni Office
Administrators Reception Office
11. Chi Rho House/Facilities
12. St. Benedict Residence Hall
13. St. Scholastica Residence Hall
14. Abbot Walter Coggan Student Center
CHAPLAIN ST. JOSEPHS HUB
Financial Aid, Student Accounts
Student Activities Center
Campus Post Office
15. Dining Hall
16. The Gratitude Bell
17. Poath Residence Hall
18. O'Connell Residence Hall
Residential Life
Campus Ministry
19. St. Joseph Adoration Chapel
20. Raphael Arthur Residence Hall
Campus Safety and Police
21. Monastery Cemetery
22. Cuthbert Allen Apartments
23. Wheeler Center
Coaches, Basketball Court
24. Mike & Bonnie Reidy Tennis Center
- 25, 27, 31, 32 Practice Fields
26. Alumni Field
28. Baseball Field
29. Intramural Sports Field
30. Softball Field
33. Proposed New Sports Complex
34. The Belmont House (private)
35. Miravia

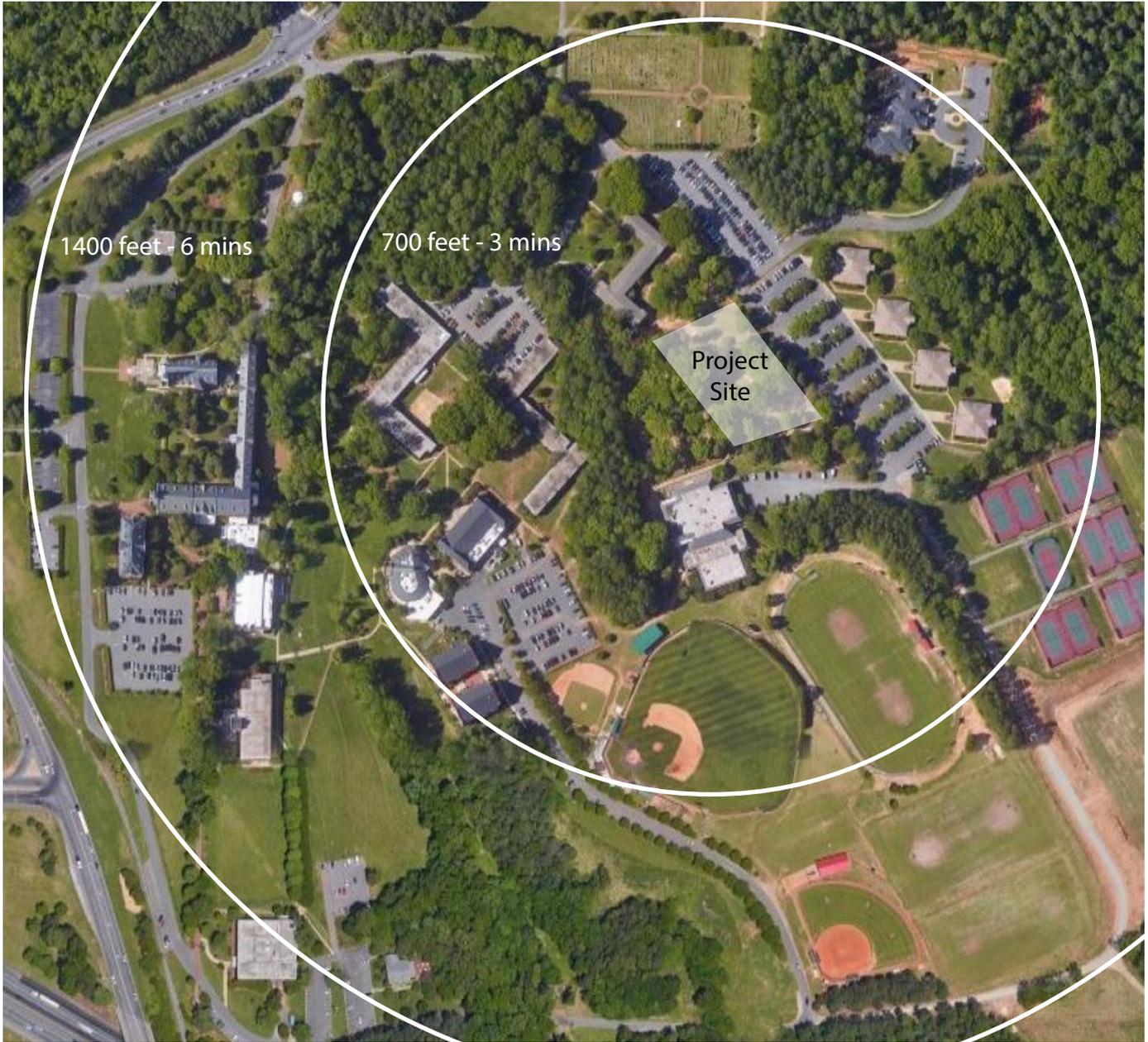
100 Belmont-Mt. Holly Road
Belmont, NC 28012
P: 704.461.6700
TF: 888.232.2110
www.belmontabbeycollege.edu

Belmont Abbey
COLLEGE



Parking Summary
Fall 2020

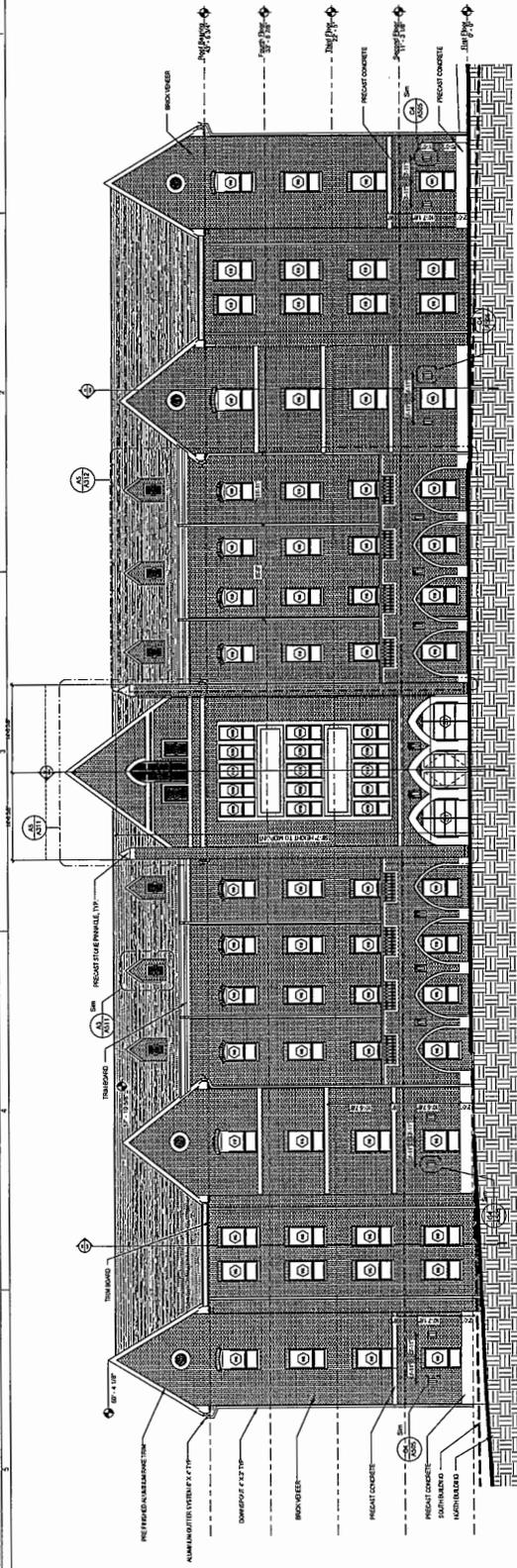




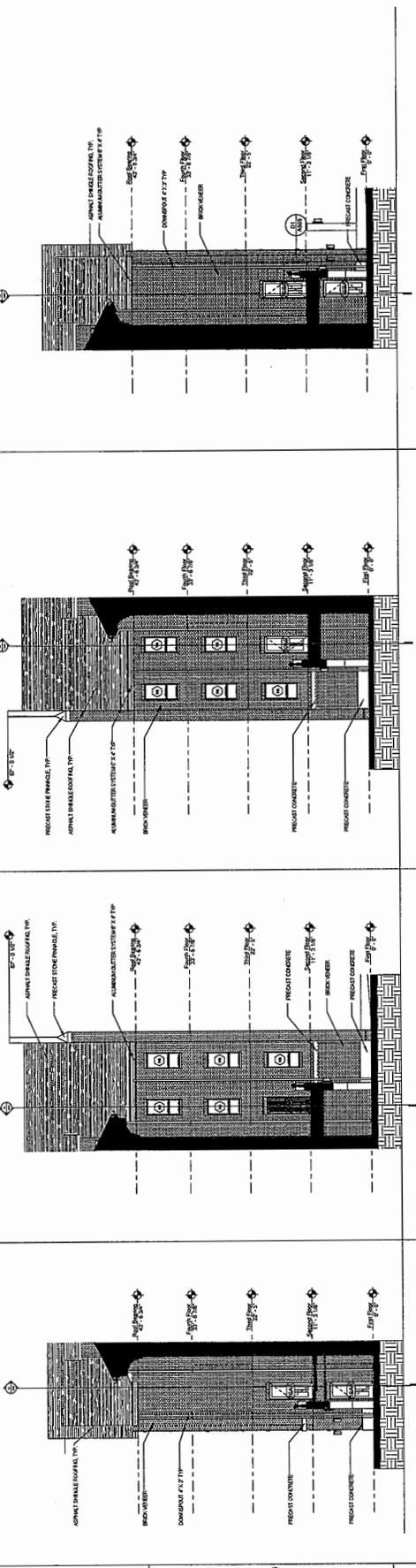
1400 feet - 6 mins

700 feet - 3 mins

Project Site



C5 ELEVATION - SOUTHEAST
SCALE: 1/8" = 1'-0"



A5 ELEVATION - FRONT WALKWAY 1
SCALE: 1/8" = 1'-0"

A4 ELEVATION - FRONT WALKWAY 2
SCALE: 1/8" = 1'-0"

A3 ELEVATION - FRONT WALKWAY 3
SCALE: 1/8" = 1'-0"

A2 ELEVATION - FRONT WALKWAY 4
SCALE: 1/8" = 1'-0"

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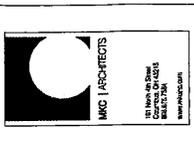
PLANIT
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BELMONT ABBEY HOUSING
UNIVERSITY HOUSING SOLUTIONS
112 & 114 Wimmer Circle, Belmont, NC 28012

**PRELIMINARY
NOT FOR
CONSTRUCTION**

DATE: 01/18/2022

A201
EXTERIOR ELEVATIONS
MHC PROJECT: 21-020



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KE
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 Charlotte, NC 28202
 (704) 375-1111
 www.ke.com

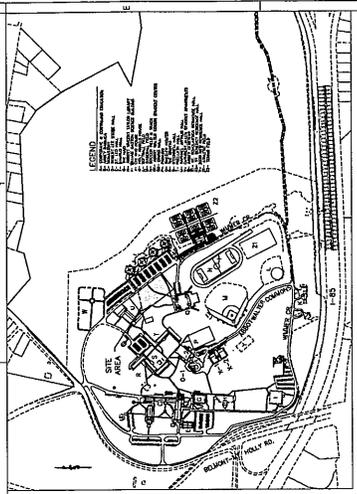
BELMONT ABBEY HOUSING
 100 Belmont Mt Holly Rd, Belmont, NC 28012
 UNIVERSITY HOUSING SOLUTIONS

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

SUBMITTED: MARCH 1, 2022

C1.1
 TREE PLANT
 PLAN

ENCLOSURE: 11-330

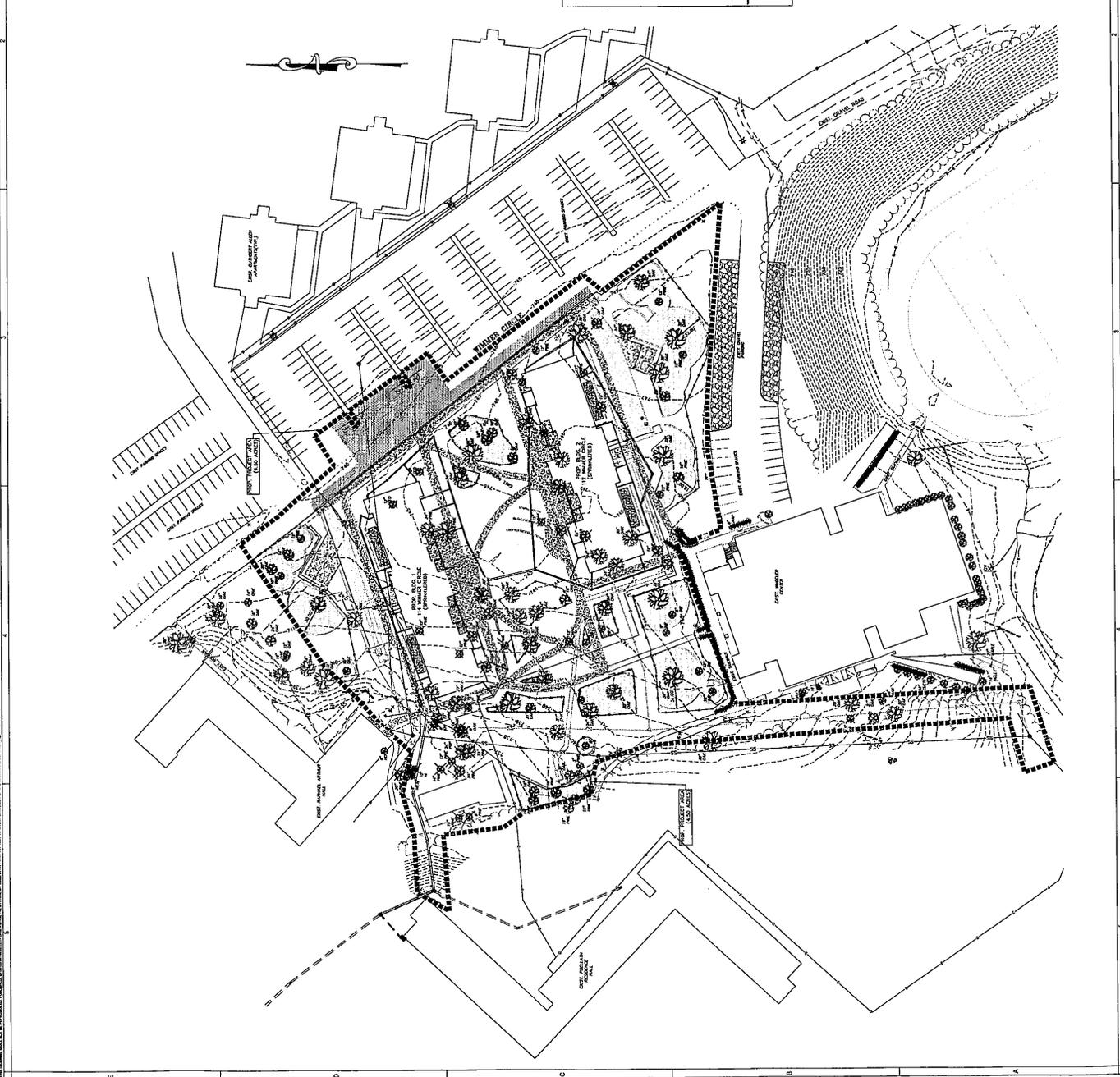
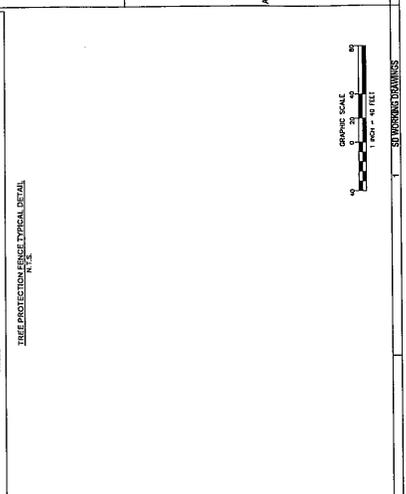
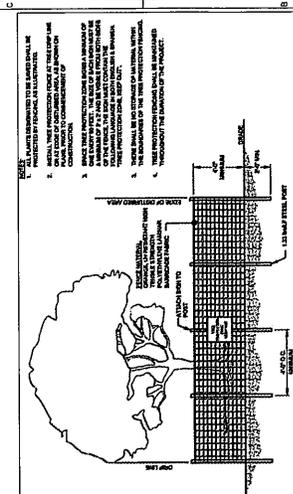


TREE SAVE AREA REQUIREMENTS AND CALCULATIONS

OVERALL SITE AREA: 4.5 ACRES (196,800 S.F.)
 TREE OF EQUAL OR GREATER CALIBER AS THE TREE TO BE REMOVED: 1.5 ACRES (65,340 S.F.)
 TREE CALIBER: 10" DBH

LEGEND

- TREE SAVE AREA
- TREE PROTECTION FENCING



PRELIMINARY NOT FOR CONSTRUCTION



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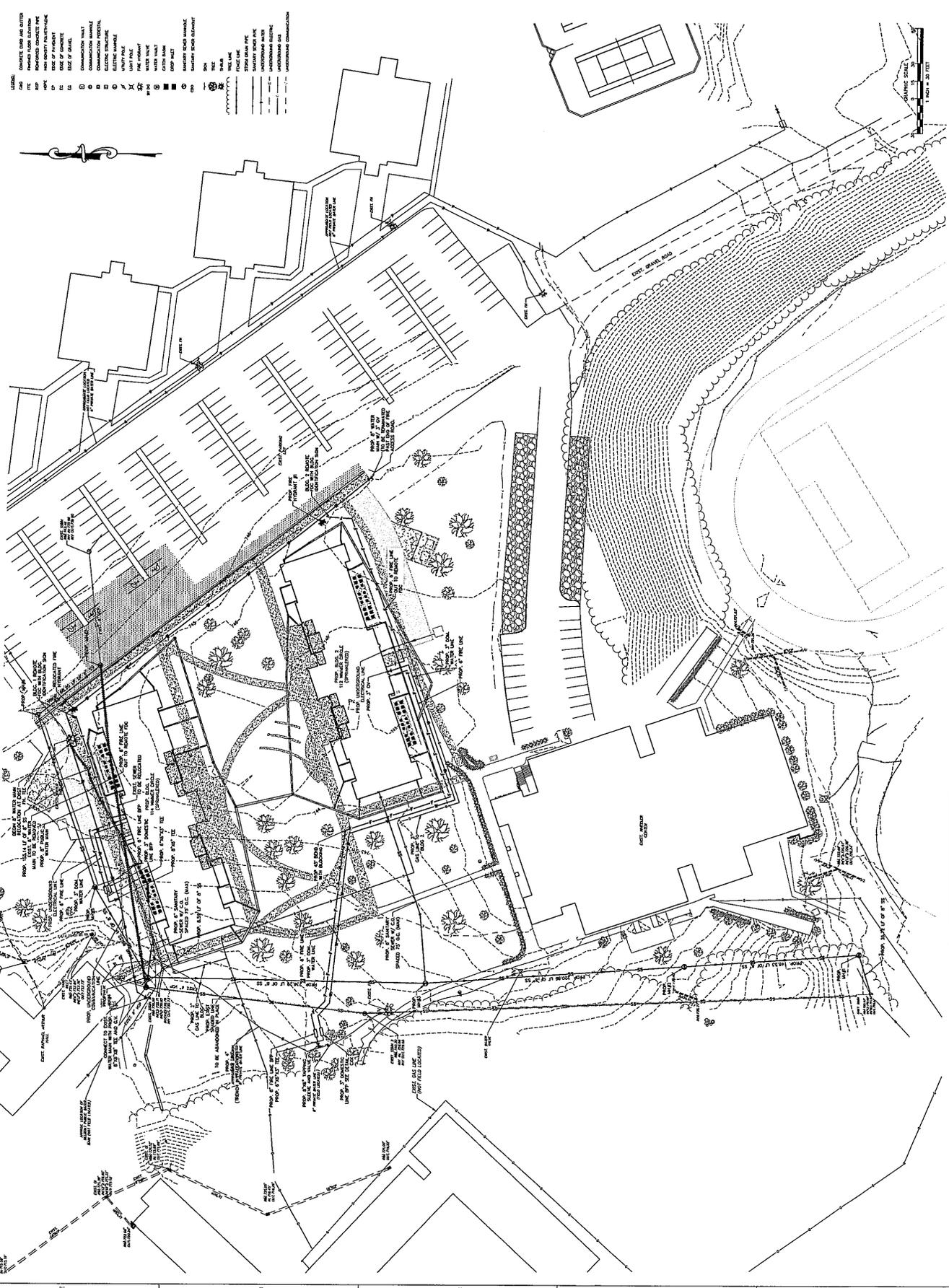
BELMONT ABBEY HOUSING
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**PRELIMINARY
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CONSTRUCTION**

SUBMITTED: MARCH 7, 2024

C2.0
UTILITY PLAN

SCALE: 1" = 40' (SEE)



PRELIMINARY NOT FOR CONSTRUCTION

