



## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, July 08, 2024 at 7:00 PM

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### AGENDA

#### Call to Order, Prayer, Pledge of Allegiance

**Adjustment and Approval of the Agenda** — *Items will only be added or removed with the approval of the Mayor and City Council.*

**Request to Speak/Opportunity for Public Comment** — *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

1. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

**Consent Agenda** — *The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.*

2. **Approval of Minutes:** City Council will consider adopting Regular Meeting minutes of the June 10, 2024 meeting.
3. **Approval of Minutes:** City Council will consider adopting Work Session Meeting minutes of the June 25, 2024 meeting.
4. **Approval of Minutes:** City Council will consider adopting the Special Meeting minutes of the June 28, 2024 meeting.

#### Business Items

5. **Public Hearing - Rezoning Request (City Center):** City Council will hold a public hearing to hear public comment regarding a rezoning request for property located at tax parcels #121595, 121596, 121597 (0.8 acres). Property owners are requesting a rezoning from City Center (CC) to City Center Conditional District (CCCD) to accommodate the development of a multifamily townhome community consisting of 19 units.
6. **Ordinance Amending Zoning Map (City Center):** City Council will consider approving an ordinance regarding a rezoning request for property located at tax parcels #121595, 121596, 121597 (0.8 acres) from City Center (CC) to City Center Conditional District (CCCD) to accommodate the development of a multifamily townhome community consisting of 19 units.

7. **Board Appointments:** Mayor and City Council will review an application received by a citizen to serve on the Parks & Recreation Advisory Board. Appointments may be made at this time.

### **City Manager's Report**

**Council General Discussion** — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

### **Adjourn**



## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, June 10, 2024 at 7:00 PM

### MINUTES

#### Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Brent Guffey, Donnie Griffin, Nellie Floyd, Michael Brooks and Allen Hook were all present. City Manager, Josh Ross was present, City Attorney, David Smith was absent.

#### Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. John Harper, Senior Pastor at Ragan Wesleyan led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

#### Adjustment and Approval of the Agenda

By motion of Brenda Boyd and unanimous vote, the June agenda was approved with the following revision:

- Remove the budget amendments (Items #12 and 13) under the Manager's Report. These items will be ready for the June 2024 Work Session.

#### Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. The following came forth:

- Aaron Grosdider of 517 Costner School Rd: Mr. Grosdider addressed the Board regarding the Police Department, Community Development Block Grant (CDBG), and City sidewalks. Mr. Grosdider stated that he would like to see numbers placed on City vehicles. He would like to see Police address the gambling operation near Interstate 85. Grosdider inquired about why the City placed liens on the homes receiving rehabilitation from the CDBG project and an explanation on the disbursement of funds. City Council recognizes school youth every month. However, Mr. Grosdider stated that the City does not have adequate sidewalks around the schools. Additionally, the City Council meetings should begin at 6:30 PM to allow City businesses to begin promptly at 7:00 PM, after the students from local schools are recognized.

#### Public Comment Acknowledgment

Mayor Smith recognized City Manager, Josh Ross to provide clarification on some items discussed during public comment.

- The CDBG grant was administered by the NC Department of Commerce. This program was recently audited and has to follow federal guidelines. We will receive correspondence in the weeks to come regarding a clean audit. There are fees outside of general housing fees that must be paid, such as administration charges, which are required by the grant's guidelines.

#### Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Brent Guffey:

1. **Approval of Minutes:** City Council will consider adopting Regular Meeting minutes of the May 13, 2024 meeting.
2. **Approval of Minutes:** City Council will consider adopting Work Session Meeting minutes of the May 28, 2024 meeting.
3. **Approval of Minutes:** City Council will consider adopting Special Session Meeting minutes of the May 31, 2024 meeting.

### **Establish a Public Hearing - Rezoning Request (City Center)**

By motion of Allen Hook and unanimous vote, City Council will hold a public hearing on Monday, July 8th, 2024 at 7:00 PM to hear public comment regarding a rezoning request for property located at tax parcels #121595, 121596, 121597 (0.8 acres) from City Center (CC) to City Center Conditional District (CCCD) to accommodate the development of a multifamily townhome community consisting of 19 units.

### **Public Hearing- Proposed FY 2024- 2025 Budget**

As required by NCGS 159-12, the City is required to hold a public hearing prior to adopting the fiscal budget. The City previously held a public hearing at the May 2024 Regular City Council Meeting.

By motion of Michael Brooks and unanimous vote, the public hearing was opened at 7:10 PM.

Mayor Smith led the discussion by thanking City Manager, Josh Ross and various City Staff for going above and beyond regarding the City's proposed 2024-2025 Budget. Mayor Smith additionally asked all present to use proper decorum and limit any disturbances during the public hearing. This is a formal meeting in City Council Chambers. Mayor Smith asked if there was anyone to speak in favor of the 2024-2025 proposed budget. The following individual came forth:

-Pamela Gladney of 502 E. Ohio Avenue: Mrs. Gladney stated that the 10-cent tax increase is hard coming after the County's reassessment last year. However, she has been attending City Council meetings and understands the City's financial issues. It is needed to maintain our infrastructure and employees. The City Council may be worried about losing their seat in the upcoming election. However, the City's financial status must be addressed before there is no seat to protect.

Mayor Smith asked if there was anyone to speak in opposition of the 2024-2025 proposed budget. The following individual came forth:

- Aaron Grosdider of 517 Costner School Rd: Mr. Grosdider that the budget has many issues that need to be addressed. The top 10% of City Staff members make too much. If we cut their salaries by 20%, we could have additional money to pay debts. We are in debt over \$26 million dollars and our citizens are worried about if they can afford their taxes. Additionally, the City purchased the City Hall Annex and that was unnecessary. The City should create a dog park and generate money from that. Citizens would like to see money spent on clean water and adequate sidewalks. Mr. Grosdider stated that Stinger Park should be sold.

By motion of Brenda Boyd and unanimous vote, the public hearing to consider the adoption of the 2024-2025 proposed budget was closed at 7:18 PM.

### **Ordinance- Proposed FY 2024- 2025 Budget:**

City Manager, Josh Ross presented a modified proposed budget. The City Manager recommends keeping the City's proposed tax rate at \$0.60 per \$100.00 of valuation. However, per City Council direction, the

budget will need to be balanced with a 10-cent increase per \$100 valuation. Mr. Ross provided insight on the City's financial status and why the 15-cent increase was initially requested. Previous management and decisions have caused deficits in the budget. This previous audit detailed this through the Financial Performance Indicators of Concern (FPIC) as identified by the Local Government Commission (LGC). Additionally, City Staff received notification from the Local Government Commission (LGC) that the City is on the Unit Assistance List (UAL) last week. LGC staff will be meeting with City Staff in the weeks to come regarding said FPICs. This modified proposed budget aims to address the FPICs listed and build back the City's cashflow.

As a City Manager who has lived in Bessemer City since he was four, he does not take this tax increase lightly. However, as a City Manager he has a responsibility to recommend a realistic budget. Although the budget has cuts, there is plenty of opportunity for growth. Mr. Ross also thanked the Board and City Staff for the collaboration over the past months to produce a sound budget.

By motion of Nellie Floyd and a 4:2 vote, with Michael Brooks and Brent Guffey in opposition, the 2024-2025 modified proposed budget was adopted. A copy of the budget ordinance is on file at City Hall.

### **Public Hearing – Rezoning Request (Tryon Courthouse Road)**

City Council held a public hearing to hear public comment regarding a rezoning request from property owners for property located at tax parcel #151483 1216 N. Tryon Courthouse Road (.8 acres).

By motion of Michael Brooks and unanimous vote, the public hearing regarding the rezoning request was opened at 7:24 PM.

Mayor Smith asked if there was anyone present to speak in favor of the rezoning request. The following came forth:

-John Rodden of 5455 Angus Drive: Mr. Rodden addressed Council regarding his family property at N. Tryon Courthouse Road. I used to live on the property and would like to build a family residence on the parcel next to our farm. However, my cousin that lives at 1220 N. Tryon Courthouse Road is failing in health.

Mayor Smith asked if there was anyone present to speak in opposition of the rezoning request. There was none.

By motion of Allen Hook and unanimous vote, the public hearing regarding the rezoning request was closed at 7:27 PM.

### **Ordinance Amending Zoning Map**

By motion of Brent Guffey and unanimous vote, the zoning map amendment to include tax parcel #151483 as Neighborhood Residential (NR) for the construction of one single family residence was approved. The requested rezoning is reasonable and consistent with the Bessemer City Planning & Economic Development Comprehensive Land Use Plan. The proposed map amendment would not be detrimental to the City and ETJ.

### **Advisory Board Appointments Discussion**

City Clerk, Hydeia Hayes addressed Mayor and City Council regarding all applications received by citizens to serve on an advisory board. City Council made the following appointments:

By motion of Donnie Griffin and unanimous vote, David Bruce Absher was reappointed to serve on the Planning & Zoning Board of Adjustments. He will serve as a Board Member until June 30, 2026 and as Board Chair until June 30, 2025.

By motion of Michael Brooks and unanimous vote, the following appointments were made:

- Katie Love was appointed to serve on the ABC Board Chair until June 30, 2025.
- John Matsik and Alfred Carpenter were reappointed to serve until June 30, 2027.
- Robert Crouch will be removed from the Board due to nonattendance. Terry Holt will complete the duration of his term June 30, 2025.

Light discussion was held regarding Robert Johnson's status on the Board as well. Per Council Member, Brooks Mr. Johnson has missed two meetings and serves as Secretary for the Board.

By motion of Nellie Floyd and unanimous vote, Pearl Brown was appointed to serve on the Downtown Development Board. She will serve until 2027.

By motion of Michael Brooks and unanimous vote, Huston Sheppard, Kelsey Nixon, and Daniel Guin were appointed to serve on the Parks & Recreation Advisory Board. They will serve until 2027.

By motion of Brenda Boyd and unanimous vote, Andrew Baxter was appointed to serve as the Parks & Recreation Advisory Board Chair until June 30, 2025.

By general consensus, Mayor and Council will continue to solicit applications from citizens to fill two vacancies on the Parks & Recreation and Downtown Development Advisory Boards.

### **Resolution- Renaming a Portion of W. Carolina Avenue**

Mayor Smith informed the Board that a petition was received to rename a portion of W. Carolina Avenue by St. James Missionary Baptist Church to "A. Wayne Love Drive". Pastor Wayne Love has been the pastor for over 31 years. A. Wayne Love Drive would begin at the intersection of Ramseur Road and continue west through the property of St. James Missionary Baptist Church (Parcel #121117).

By motion of Michael Brooks and unanimous vote, the resolution renaming a portion of W. Carolina Avenue was approved. A copy of the resolution is on file at City Hall.

### **City Manager's Report**

City Manager, Josh Ross, addressed Council regarding the following:

- General: We are hosting a youth baseball tournament Wednesday, June 12<sup>th</sup> to Saturday, June 15<sup>th</sup>. Additionally, we will host a championship the weekend of July 4<sup>th</sup>. We look forward to having visitors in the City and Stinger Park.
- Waste Pro Contract: City Staff is requesting the approval of the Waste Pro contract for garbage service from July 1, 2024 to June 30, 2031. This new contract will have a charge for bulk trash, the first 3 items are \$35. The cart price will go to \$16 in the budget. City Staff will spend the upcoming months advising the citizenry of the changes and new charges.

By motion of Donnie Griffin and unanimous vote, the Waste Pro contract was approved.

### **Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Council Member, Nellie Floyd thanked Jamie Ramsey and his staff for cleaning up the streets so quickly after the storm. Council member, Donnie Griffin inquired about sidewalks by area schools in Bessemer City.

**Adjournment**

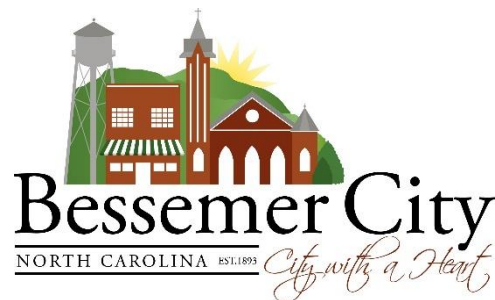
Being no further business to come before the board, by motion of Allen Hook and unanimous vote, the meeting was adjourned at 7:49 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



## CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, June 25, 2024 at 3:00 PM

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### MINUTES

#### **Call to Order**

Mayor Becky S. Smith called the meeting to order.

#### **Members Present**

Mayor, Becky S. Smith, Council Members: Brenda Boyd and Donnie Griffin were present. City Manager, Josh Ross, and department heads were present as well. Council members, Nellie Floyd, Michael Brooks, Brent Guffey and Allen Hook were absent. A quorum was not present, therefore, no action took place during the meeting.

#### **Department Head Reports**

Bessemer City department heads gave reports on their department's status:

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed Council regarding the upcoming July 4<sup>th</sup> Celebration and the NC Dixie Girls Softball Tournament. There will be a band and fireworks downtown on Friday, June 28<sup>th</sup>, 2024. The girls softball tournament will be held on July 5<sup>th</sup> thru July 10<sup>th</sup>. There will be 36 teams playing at Stinger Park and Tryon, and 25 teams playing at West Lincoln. Opening ceremonies will be on Friday, July 5<sup>th</sup> at Sims Park in Gastonia. The park will not be closed to Bessemer City citizens. Visiting citizens will be given a different color armband. If the visiting public would like to watch the games, a gaming armband will need to be purchased.

Jamie Ramsey, Director of Operations- Mr. Ramsey addressed Council regarding bids for repairs to Gibson Branch Creek caused by flooding that has washed out a large embankment, which has caused areas of the trail at Stinger Park to be closed for safety reasons. We need rain, we may have to open the City's second reservoir to properly obtain the amount of water needed to run the system.

Police Captain, Chris Vaughn- Mr. Vaughn addressed Council regarding the new cadet who will be joining the department after his graduation from BLET this weekend. We have 2 School Resource Officers (SRO) who are training for the upcoming school year. The Chief will be back in the office on a part-time basis beginning July 1, 2024.

Hydeia Hayes, City Clerk & Human Resources Director- City Clerk & Human Resources Director, Hydeia Hayes informed the Board of openings and received applications for the Downtown Development and Parks & Recreation Advisory Boards. Light discussion was held regarding the process of reviewing advisory board applicants.



### **Resolution by Governing Body of Applicant**

City Staff is seeking approval for City Manager, Josh Ross to sign as an authorized representative to submit a grant application for the Pipeline and Hazardous Material Safety Administration (PHMSA). The City is preparing to ask for \$9,698,947.00 in federal grant funds with no match required by the City. If awarded the City would receive notice in March 2025.

### **Budget Amendments**

City Manager, Josh Ross and Diane Jenkins, Finance Director reviewed budget amendments by fund and project. The amendments account for balancing each budget or project. The amendments also address accounting for past capital projects already approved by Council.

Additionally, Mr. Ross informed Council that the City did receive a EPA Brownfields Grant. EPA's Brownfields Program provides grants and technical assistance to communities, states, tribes and others to assess, safely clean up and sustainably reuse contaminated properties. These monies are a federal grant and require no matching funds from the City. The FY 2024-2025 adopted budget and fee schedule have been posted online for public inspection. City Staff has been speaking with Boys & Girls Club officials to better coordinate the groups visits to the City pool. When the club visits the pool, the adult to child ratio is low.

### **Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Mayor Smith thanked City Manager, Josh Ross and department heads for working diligently on this year's budget. Council member, Brenda Boyd thanked the City Manager for being an open book and providing so much details through the budget process. Members of the public have expressed their gratitude to her. Additionally, Mrs. Boyd thanked Pamela Gladney for her comments during open comment at the last regular meeting.

Since there was not a quorum at the meeting, Mayor Smith called a special session meeting, which will be held on Friday, June 28<sup>th</sup>, 2024, at 3:30 PM to vote on the FY 2023-2024 budget amendments and the resolution by governing body.

### **Adjourn**

Being no further business to come before the board, the meeting was adjourned at 4:21 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



## CITY COUNCIL SPECIAL SESSION

City Council Chambers

Friday, June 28, 2024 at 3:30 PM

### MINUTES

#### **Members Present**

Mayor Becky Smith, Council Members: Brenda Boyd, Donnie Griffin, Nellie Floyd, Michael Brooks, and Brent Guffey. Also present were City Manager, Josh Ross and various department heads. Council Member, Allen Hook was absent.

#### **Call to Order**

Mayor Smith called the meeting to order and explained that this meeting was to vote on the FY 2023-2024 budget amendments and the resolution regarding a natural gas grant application.

#### **Resolution by Governing Body of Applicant**

City Staff is seeking approval for City Manager, Josh Ross to sign as an authorized representative to submit a grant application for the Pipeline and Hazardous Material Safety Administration (PHMSA). The City is preparing to ask for \$9,698,947.00 in federal grant funds with no match required by the City. If awarded the City would receive notice in March 2025.

By motion of Brenda Boyd and unanimous vote, the resolution permitting City Manager, Josh Ross to apply for a PHMSA grant was approved.

#### **Budget Amendments**

City Manager, Josh Ross and Diane Jenkins, Finance Director reviewed budget amendments by fund and project. The amendments account for balancing each budget or project. The amendments also address accounting for past capital projects already approved by Council:

- 1- General Fund – By motion of Michael Brooks and unanimous vote, the budget amendment regarding the general fund was approved.
- 2- Stinger Park (Capital Project) - By motion of Nellie Floyd and unanimous vote, the budget amendment regarding the Stinger Park Capital Project was approved.
- 3- Powell Bill Fund - By motion of Brent Guffey and unanimous vote, the budget amendment regarding the Powell Bill fund was approved.
- 4- Two Rivers (Capital Project) - By motion of Brenda Boyd and unanimous vote, the budget amendment regarding the Two Rivers Capital Project was approved.
- 5- Water & Sewer/ Natural Gas Fund - By motion of Donnie Griffin and unanimous vote, the budget amendment regarding the water, sewer, and natural gas fund was approved.

**Council General Discussion**

Mayor Smith opened the floor for Council discussion. Light discussion was held regarding potholes on Boston Avenue and City Staff plans for the Central Drug Store and Old Rex Theatre.

**Adjourn**

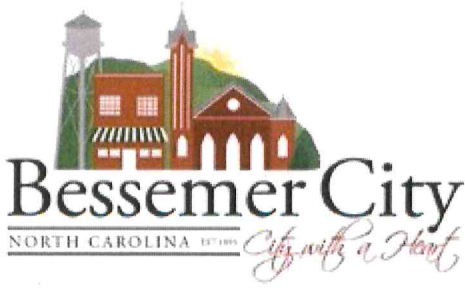
By motion of Brent Guffey and unanimous vote, the meeting was adjourned at 4:29 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



132 W. Virginia Ave.  
 Bessemer City, NC 28016  
 (704) 629 – 5542 Ext. 1003

Item 5.

**Staff Only:**  
 Date Rec'd: 5/15/2024  
 Rec'd by: Nathan Hester  
 Case #: CD 01-2024

## LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):		_____	• Conditional Zoning (CZ)	<u>\$ 700<sup>00</sup></u>
• Preliminary Plat (Major Sub):		_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):		_____	• Text Amendment	_____
• Major Site Plan		_____	• Minor Site Plan	_____
• Construction Documents:		_____	• Minor Subdivision Plat	_____
• Recombination Plat		_____	• General Rezoning	_____
• Other: _____		_____		
Fee Total:				<u>\$ 700<sup>00</sup></u>

### 2. Project Information

Date of Application: 5/13/2024 Name of Project: 8th & Virginia Townhomes

Location: 8th & Virginia & Pennsylvania Property Size (acres): 1.82 # of Units/Lots: 19

Current Zoning: Center City-CC Proposed Zoning: City Center-Conditional

Current Land Use: Vacant Proposed Land Use: Center City Townhomes

Tax Parcel Number(s): 121595; 121596; 121597

Square Footage: +/- 34,048

3. Contact Information

Owner, Applicant, or Developer

South Oak Partners

Agent(s) (Engineer, Architect, Etc.)

DAVID TIRRELLS

Address

7733 Bellvue Commons Pkwy  
Suite 201

Address

8111 Sebley Ct.

City, State Zip

Charlotte NC

City, State Zip

CHARLOTTE, NC 28277

Telephone

(704) 292-3195 / (704)

Telephone

704. 995. 2600

Email

David@southoakpartners.com  
7022@southoakpartners.com

Email

DAVID@SOUTH OAK PARTNERS.COM

4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

- Signed "Original" application
- Project Fee(s) – See Fee Schedule
- Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code
- Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.
- Site/sketch plan (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots
- Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
- Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
- Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
- Digital Files of all items listed above

Last Update: 07/06/2021

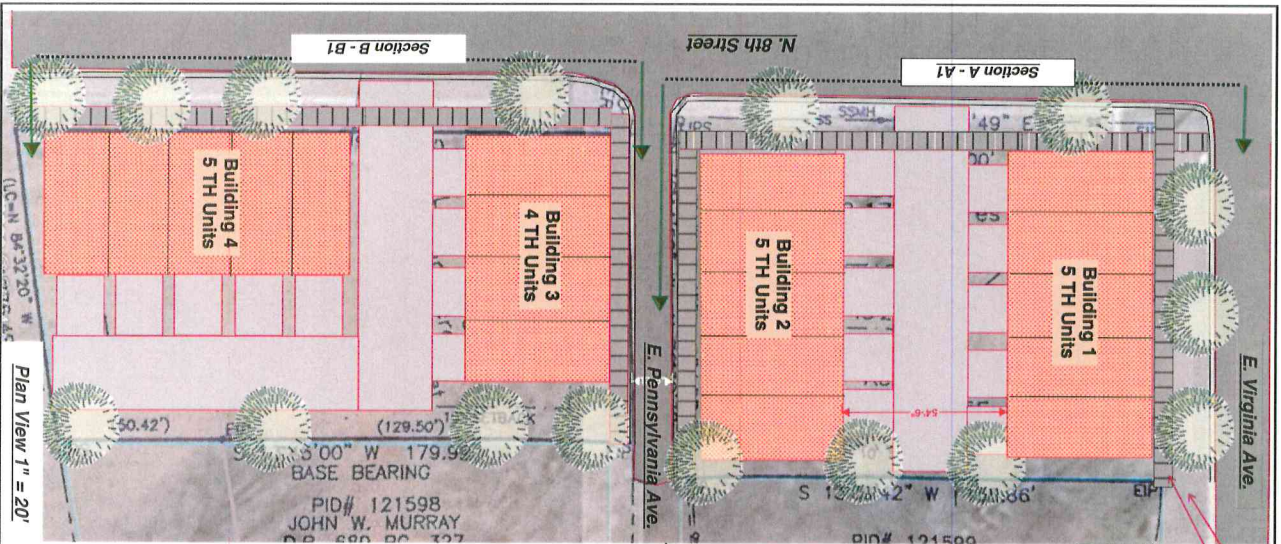
Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

J.W. Hicks

Date: \_\_\_\_\_

5/13/24



**Conditional Rezoning Notes:**

1. Property shown are Gaston County GIS Parcel Numbers are: 12595, 121596 & 121597.
2. Existing Zoning is CC; Proposed Zoning is CC Conditional.
3. Landscape concept shown for illustrative purposes, final landscape plan to follow Section 7.2 of the Bessemer City Code.
4. Proposed Tree for planting: Acer buergerianum, Trident maple.
5. Proposed sidewalks are 5' in width minimum on plan.
6. Proposed planting strips are Six (6) feet wide along E. Virginia and N. 8th Streets.
7. Due to the narrow existing public right-of-way along Pennsylvania Ave., no planting strip is proposed, only Five (5) foot sidewalks on both sides.
8. Proposed curb and gutter planned for the frontage along all streets, with curb cuts planned at access points for parking into the units.

**PRELIMINARY  
NOT FOR CONSTRUCTION**

SHEET NO.  
**A-1**

**THE TOWNS AT BESSEMER CITY**

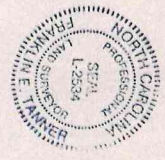
E. Virginia Ave., N. 8th Street & Pennsylvania Ave  
Bessemer City, NC

**South Oak Partners, LLC**  
7733 Ballantyne Commons Parkway, Suite 201  
Charlotte, NC 28277  
PH: 704-995-2808

**PROJECT #**  
**DATE:** May 13, 2024  
**REVISION:**

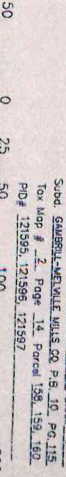
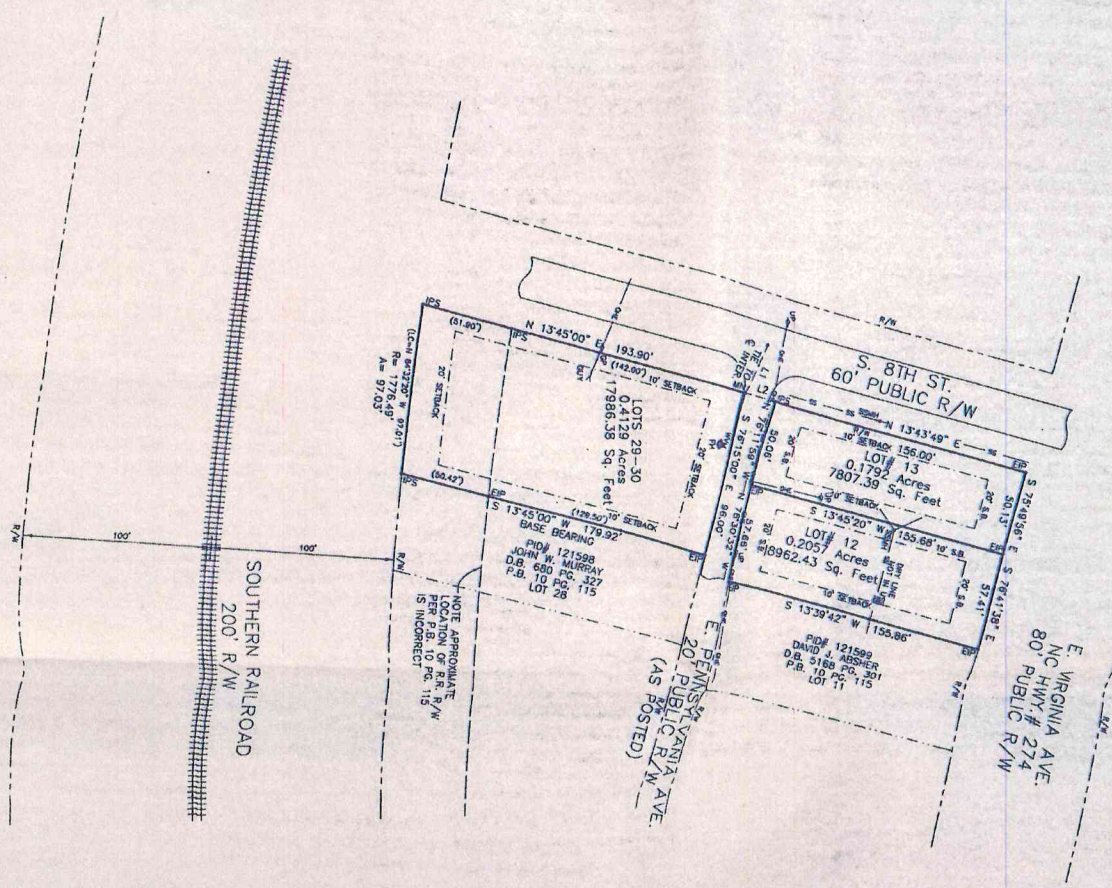


LINE	BEARING	DISTANCE
1	N 83°17'42" W	117.00'
2	N 124°30'00" W	117.00'



Tanner E. Tanner - PLS # 2534

NO GEOTEC MONUMENTATION WITHIN 2000 FEET OF SUBJECT PROPERTY.  
 I HEREBY CERTIFY THAT THIS SURVEY IS OF EXISTING PARCELS OR PARCELS OF LAND.  
 I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE ( ) IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA, FIRM NO. 1510322800.  
 EFFECTIVE DATE 9/29/2007 (NO FLOOD ZONE 1945).  
 I, TANNER E. TANNER CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERSONS AS CALLED FOR AND DELETED DEPARTURES AS SHOWN, THAT THE RATIO OF THE AREA DETERMINED BY D.M.D. WINKLES BY HAND AND SEAL, THIS 1ST DAY OF APRIL, 2021.  
 SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.  
 PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS AND ENCUMBRANCES.



Scale: 1"=50' Date: APRIL 1, 2021  
 Survey By: TANNER AND MCCOMMAGNEY, P.A.  
 1361 - C. Edwards Surveyors Gastonia, N.C.  
 (704) 866-8421 Or (704) 866-8422  
 D.B. 4728, P.O. 1622, Lot 15, Block 6  
 Subd. GAMBRIEL-METRIE WASTELAND P.O. BOX 115  
 Town Map # 2, Page 1st Parcel 1981, 1991, 1992  
 P.O.# 121589, 121598, 121587

BESSEMER CITY, N.C.  
 CROWDERS MTN. TOWNSHIP  
 GASTON COUNTY, N.C.  
 Survey made at the request of  
**ROBERT J. NEUNZIG**

ZONED TUL  
 FRONT SETBACK = 20'  
 REAR SETBACK = 20'  
 SIDE SETBACK = 10'



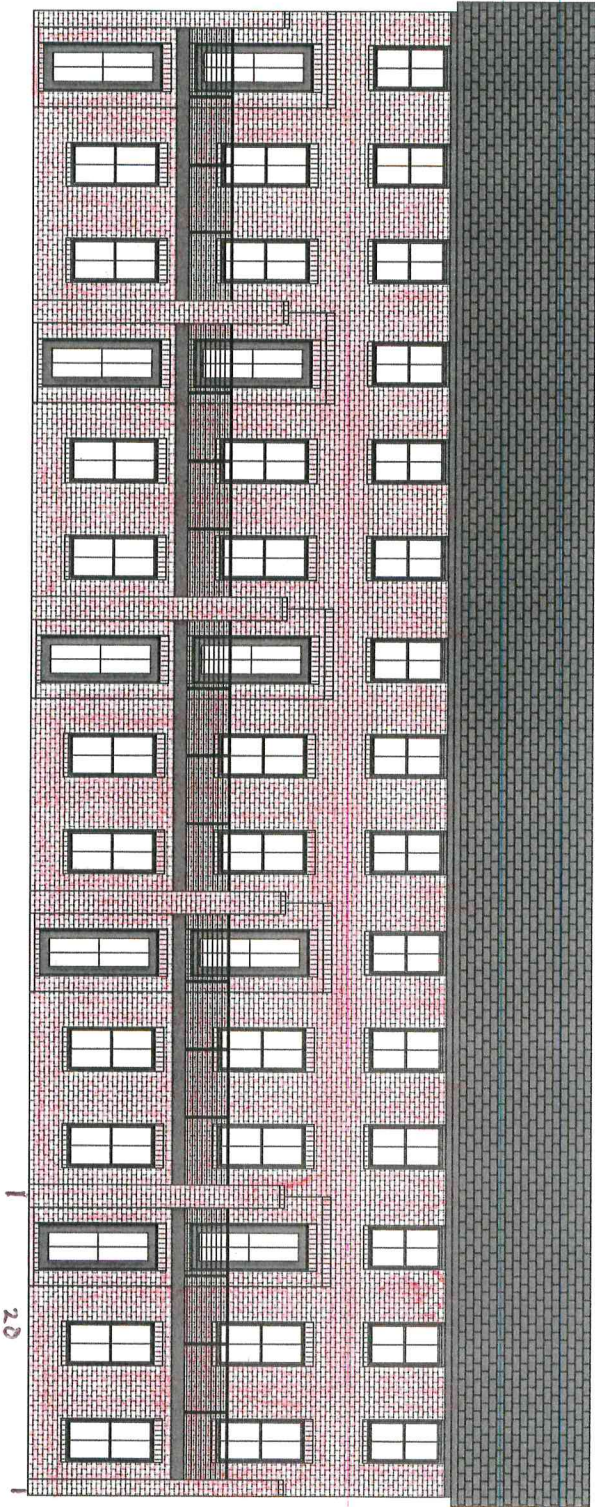
UNIT #01

UNIT #02

UNIT #03

UNIT #04

UNIT #5



1  
20

SECTION:

4

DATE  
4/16/2024

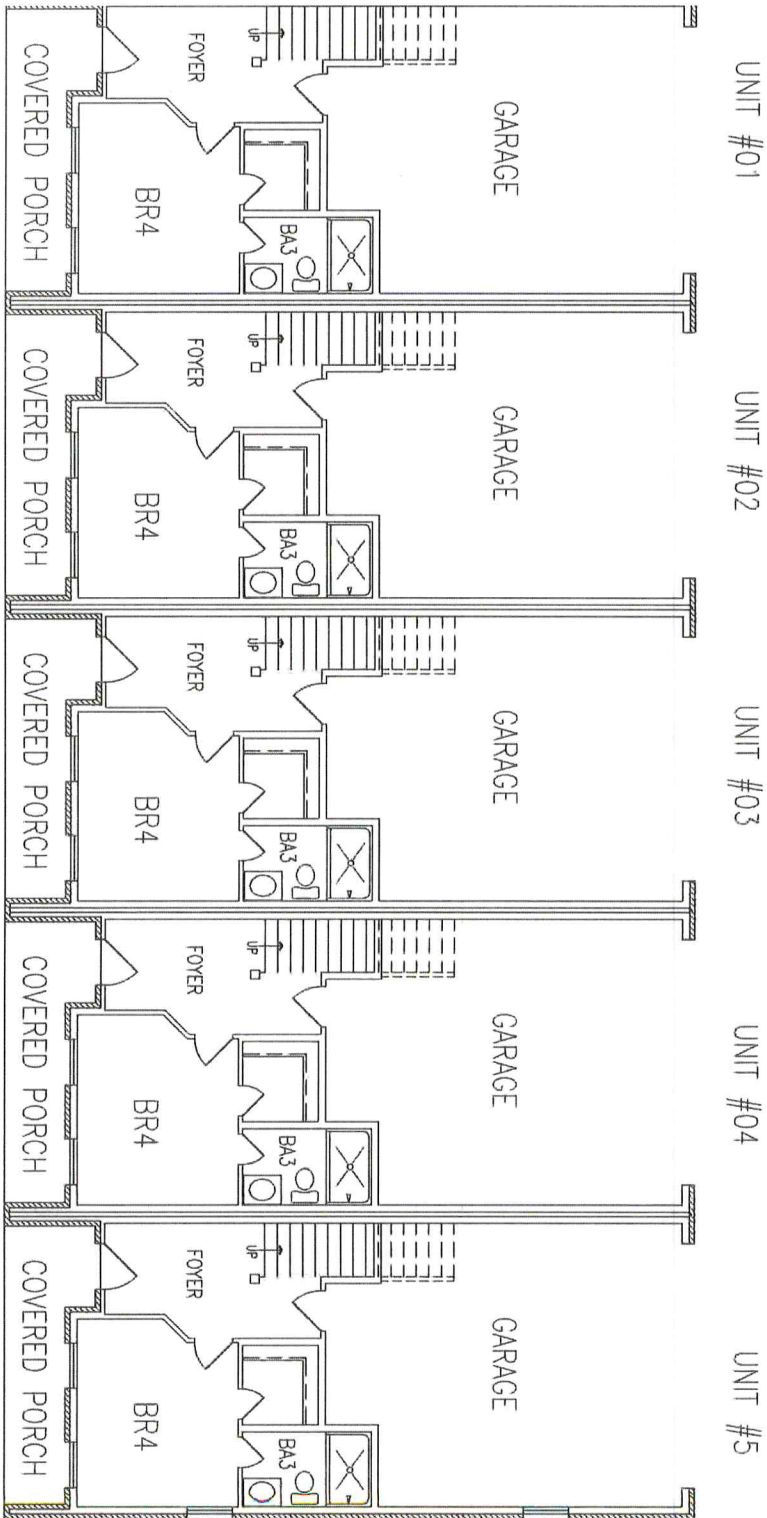
DRAWN BY  
NICHOLLS

THE TOWNS AT BESSEMER CITY  
BUILDING 1

FRONT ELEVATIONS

ACCENT HOMES CAROLINAS  
1252 River Highway  
Mooreville, NC, 28117  
Phone: 704, 771, 8973  
nicholls@accenthomescarolinas.com



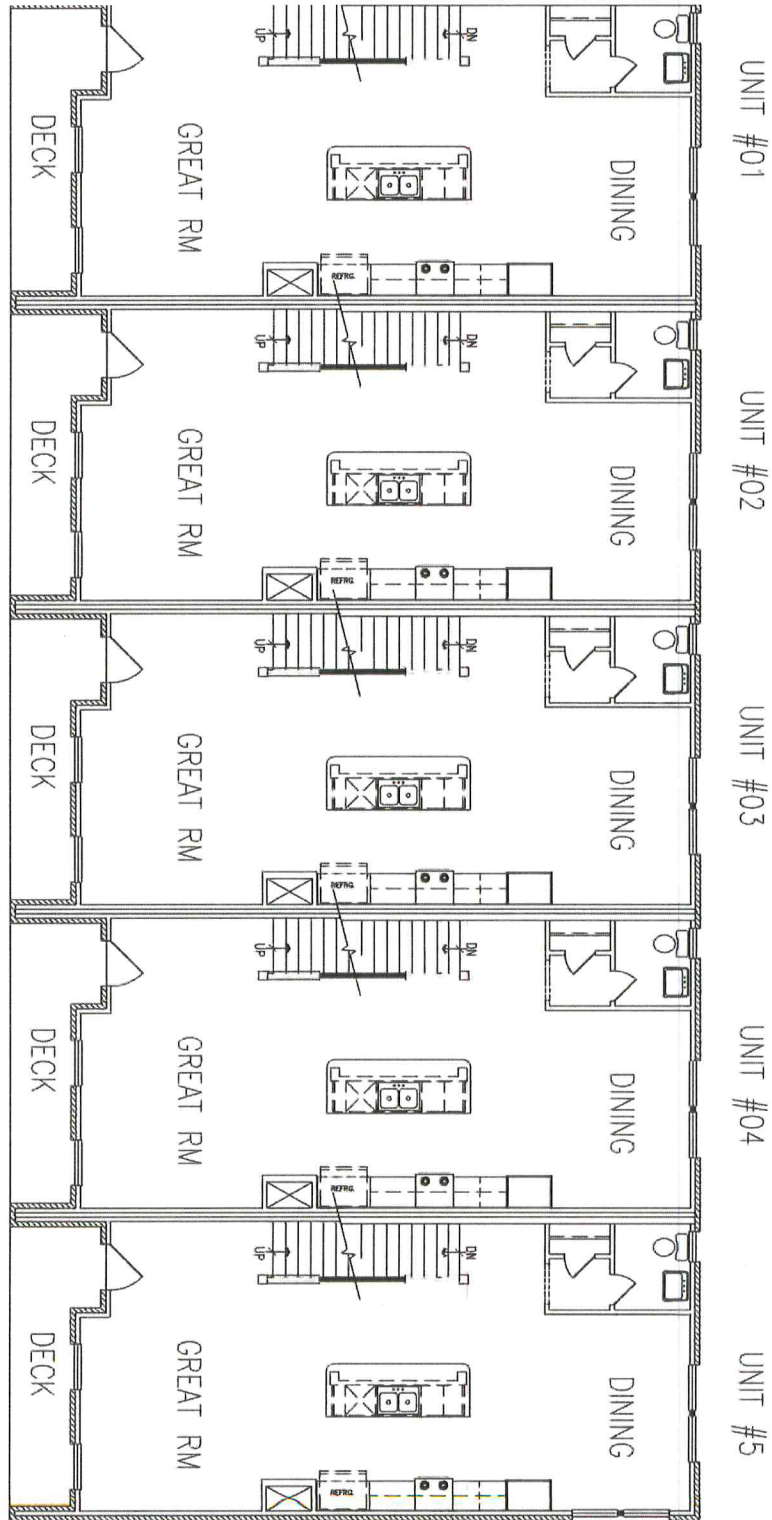


4/16/2024  
NICHOLLS

**THE TOWNS AT BESSEMER CITY**  
BUILDING 1

**FIRST LEVEL FLOOR PLAN**

ACCENT HOMES CAROLINAS  
1252 River Highway  
Woolesville, NC, 28117  
Phone: 704.771.8973  
jnicholls@accenthomescarolinas.com

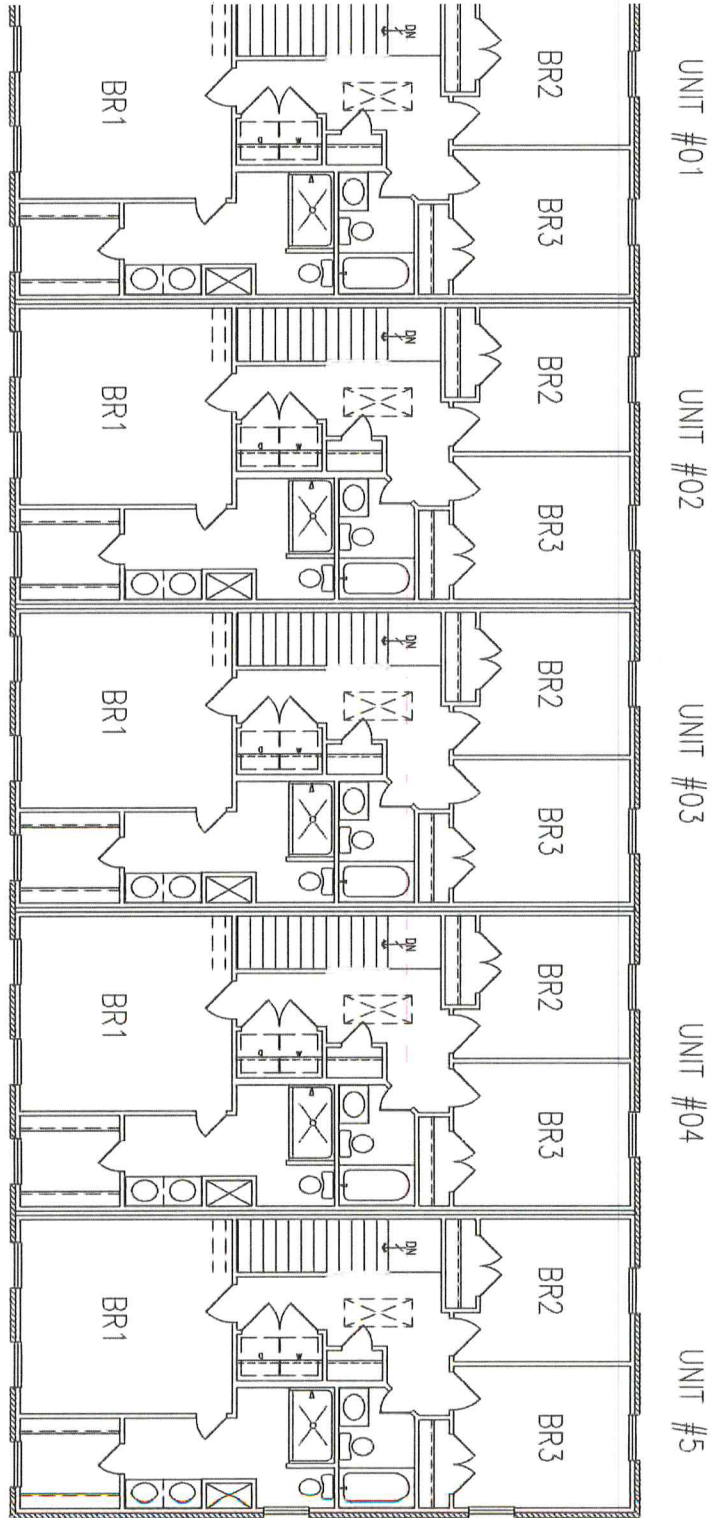


4/16/2024  
NICHOLLS

**THE TOWNS AT BESSEMER CITY**  
BUILDING 1

SECOND LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS  
1252 River Highway  
Woolesville NC 28117  
Phone: 704.771.8973  
nicholls@accenthomescarolinas



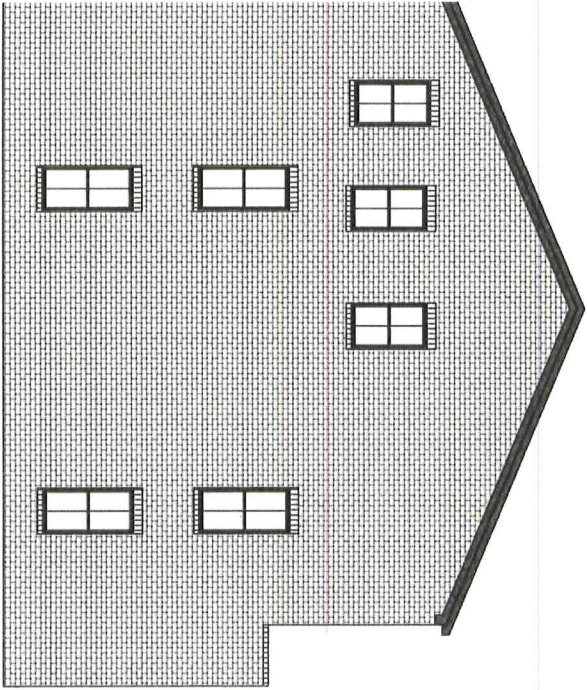
4/16/2024

NICHOLLS

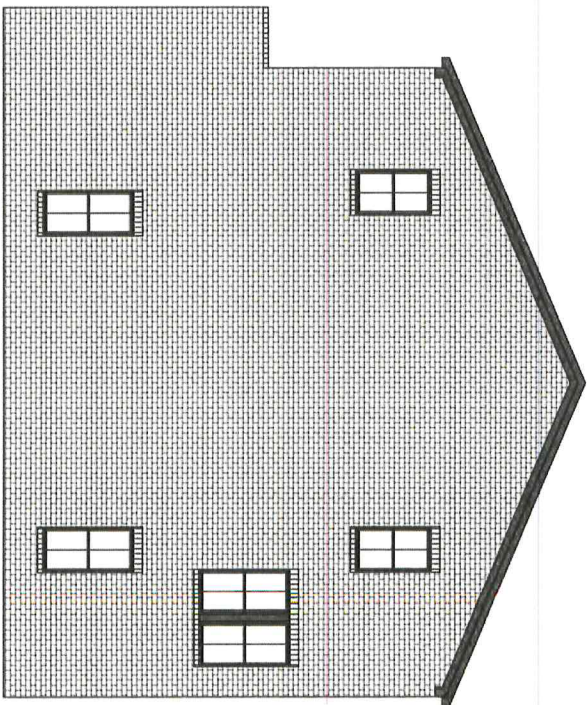
**THE TOWNS AT BESSEMER CITY  
BUILDING 1**

**THIRD LEVEL FLOOR PLAN**

ACCENT HOMES CAROLINAS  
1252 River Highway  
Woolesville NC 28117  
Phone: 704.771.8973  
jnicholls@accenthomescarolinas.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

DATE <b>4/16/2024</b>	<b>THE TOWNS AT BESS BUILDING 1</b>
BY <b>NICHOLLS</b>	

<b>SIDE ELEVATIONS</b>	<b>ACCENT HOMES CAROLINAS</b> 1252 River Highway Woolesville NC 28117
	Phone: 704.771.8973 nicholls@accenthomescarolinas.

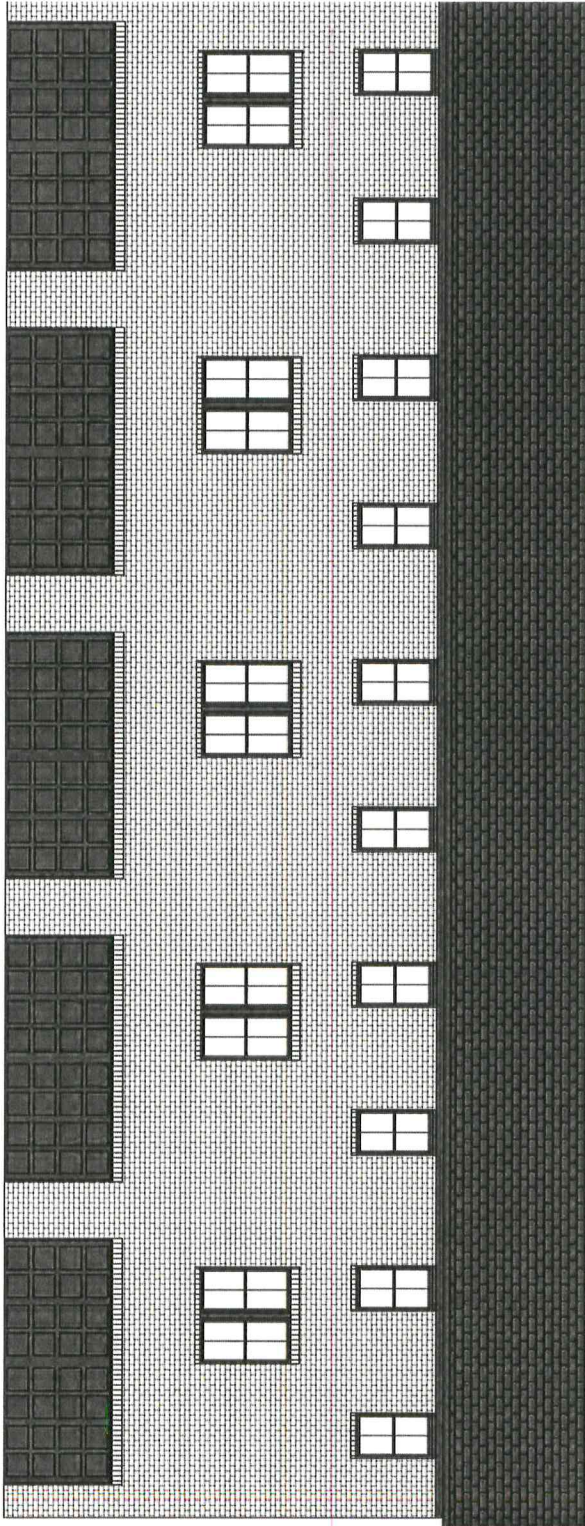
UNIT #01

UNIT #02

UNIT #03

UNIT #04

UNIT #5



4/16/2024

REAR ELEVATIONS

**THE TOWNS AT BESSEMER CITY**  
**BUILDING 1**

**FIRST LEVEL FLOOR PLAN**

ACCENT HOMES CAROLINAS  
 1252 River Highway  
 Mooresville NC, 28117  
 Phone: 704.771.8973  
 fhcollis@accenthomescarolinas



**City of Bessemer City, North Carolina**  
**Conditional District Rezoning Staff Report**  
Planning Board Agenda Item June 3, 2024  
City Council Agenda Item July 8, 2024

Applicant: South Oak Partners

Request:

To review and make a recommendation on the rezoning of three parcels of land that are currently zoned City Center to City Center Conditional District to accommodate the development of a multifamily townhome community consisting of 19 units.

Background Information:

The preliminary site plan for the development includes three parcels of land located within the incorporated limits of Bessemer City and are assigned Gaston County Tax Parcel ID’s 121595, 121596, 121597. The project site is approximately 0.80 acres and is currently vacant. The project parcels are surrounded by two public right of ways, E. Virginia Avenue (Highway 274) and N. 8<sup>th</sup> St. E. Virginia Ave. (Highway 274) is owned and maintained by the NCDOT, and N. 8<sup>th</sup> St. is owned and maintained by the City of Bessemer City. The applicant is proposing to develop the project site into a multifamily townhome community that will consist of 19 three-story units with rear loaded parking access from two shared driveways. The architectural features of the townhome units will be comprised of full masonry materials, windows, and guttering that the developer proposes to be complimentary of the Osage Mill historic rehabilitation project. The developer has designed this product specifically for this project.

Current regulations within section 2.7.B and 2.8.C of the Bessemer City Land Development Code state that residential uses are not permitted by right within the City Center (CC) zoning district and no more than eight residential units per acre may be developed for residential development projects. The purpose of the application by the developer for a conditional district is to request

relief from the Bessemer City Land Development Code regulations to rezone the specific project site to allow for a residential land use that exceeds the maximum density requirement.

The Bessemer City Land Development Code, section 2.8.C., also states that multifamily residential structures must be comprised of 60% masonry materials and have no garage access from the fronting street. The applicant has applied to construct a townhome community with 100% exterior masonry materials with rear loaded garage access.

Proposal: The Applicants have submitted a City Center Conditional District application proposing to develop a townhome residential community on three parcels of land within the City Center (CC) zoning district. A summary of the proposal is as follows:

<i>Parcels</i>	<i>Site Area</i>	<i>Watershed</i>	<i>Existing Use</i>	<i>Proposed Use</i>	<i>Number of Units</i>	<i>Maximum Density</i>	<i>Proposed Density</i>	<i>Required Open Space</i>	<i>Proposed Open Space</i>
121595, 121596, 121597	0.80	N/A	Vacant	Residential Multifamily/ Townhome	19	8	19	0	0

The lots site are proposed as 20’ x 85’ for 1,700 sqft. The required setbacks and proposed setbacks are depicted in the following table:

	Front	Side	Rear	Corner
Required	0’	0’	0’	0’
Proposed	11’	0’ between units	54’	11’

Roads: The proposal for the site involves the construction of sidewalks, to include curb and gutter, along all public right of ways surrounding the project site. There will be two driveway access points constructed to allow motor vehicular access to the rear parking areas of the townhome units from N. 8<sup>th</sup> St. The sidewalks will measure five feet (5’). The applicant has also proposed a six foot (6’) planting strip along the right of ways surrounding the project site.

Parking: Bessemer City Land Development Code requires two parking spaces per unit minimum. The project consists of seventy-six total parking spaces to include a two-car garage, and two outside parking spaces per unit.

Utilities – Water and Sewer: The applicant is proposing the development to be served by City of Bessemer City Water, Sewer, and Natural Gas services.

- The Public Works Director has indicated that there is City utility availability for the sites.
- Applicants will pay the water, sewer tap fees, system development fees, and will be financially responsible for the engineering and construction of utility systems within the development site.

Stormwater Drainage: Stormwater runoff will be managed by curb and guttering installed along all right of ways surrounding the project site. With the exception of E. Virginia Ave. (Highway 274) which already has curb and guttering installed. Stormwater runoff will also be managed by depressed or recessed curbing within the parking areas of the project site. The property is subject to adopted stormwater management guidelines and will have to be approved by the Gaston County Department of Natural Resources, as well as the city's third-party engineering firm.

Open Space: There are no open space requirements for the development. The project site is located one and half blocks from a city owned and maintained recreational facility. The city's recreational facility is within walking distance of the project site and provides ample open space for the future residents of the community.

Land Use Buffer: According to the City of Bessemer City Land Development Code section 3.5.C. no landscaping buffer is required for residential land uses adjacent to properties that consist of office, personal services, and other residential land uses. The applicant is proposing a six foot (6') planting strip along all right of ways surrounding the development.

Staff Recommendation:

1. Approve preliminary site plan as submitted.
2. Recommend that City Council rezone requested parcel to City Center Conditional District (CCCD).

Exhibits:

1. The Towns at Bessemer Application Packet.

Recommended Effective Date: July 8<sup>th</sup>, 2024





PLANNING BOARD/BOARD OF ADJUSTMENT  
REQUEST FOR ACTION

AGENDA ITEM NO.: 3.b

MEETING DATE:6-3-2024

DESCRIPTION: Rezoning of Parcels 151595, 151596, and 151957, from City Center to City Center Conditional District for residential Townhome Development.

BACKGROUND INFORMATION: See Informational Packet.

STAFF RECOMMENDATION:

Approve development as submitted.

BOARD ACTION TAKEN:

- Unanimously voted to approve rezoning by Planning Board with exemption to density requirements and with provision of requiring one hundred percent masonry materials.



**AN ORDINANCE AMENDING OFFICIAL ZONING MAP OF THE  
CITY OF BESSEMER CITY.**

**WHEREAS**, after proper notification a Public Hearing was held before the Bessemer City Council on July 8<sup>th</sup>, 2024 to consider a proposed amendment to the City of Bessemer City Zoning Map. On June 3<sup>rd</sup>, 2024 the Bessemer City Planning Board voted to unanimously to recommend the City Council approve the proposed zoning map amendment.

**WHEREAS**, after a \_\_\_\_\_ vote, the City Council of Bessemer City approved a zoning map change to the Official City of Bessemer City Zoning Map reflected in application CD 01-2024.

**NOW THEREFORE BE IT ORDAINED**, by the City Council of the City of Bessemer City, that the Official City of Bessemer City Zoning Map is amended to reflect the adopted changes as written below.

1. Tax Parcel 151595 is rezoned from City Center to City Center Conditional District.
2. Tax Parcel 151596 is rezoned from City Center to City Center Conditional District.
3. Tax Parcel 151597 is rezoned from City Center to City Center Conditional District.

Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 8<sup>th</sup> Day of July, 2024.

\_\_\_\_\_  
Becky S. Smith, Mayor

\_\_\_\_\_  
Hydeia Y. Hayes, City Clerk

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS  
ZONING MAP AMENDMENT  
July 8<sup>th</sup>, 2024

Pursuant to N.C. Gen. Stat. §160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of the Tax Parcels included with development application CD 01-2024 within the City limits and Extra Territorial Jurisdiction of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

- 1) Said zoning change is **consistent** with the goals and values established by the City Council adopted in 2023.
  - a. The City Council created a mission and vision statement that included the following six values: 1. Accountability, 2. Ethics, 3. Community Dependability, 4. Honesty, 5. Respect, 6. Open-Mindedness. These rezoning's are consistent with these values.
  - b. The City Council created a mission and vision statement that included the following five goals: 1. Promote a desirable place to live and work that provides a healthy quality of life, 2. Ensure a safe and secure community for residents and visitors, 3. Invest in a high quality infrastructure to support a thriving and diverse economy, 4. Provide opportunities for citizen engagement and promote volunteerism, 5. Foster organizational sustainability that embraces innovation and creativity. These rezoning's are consistent with these goals.
  
- 2) Said rezoning is **consistent** with the City of Bessemer City 2020 Vision Plan and the City of Bessemer City Planning and Economic Development Comprehensive Land Use Vision Map adopted by the City Council in 2019. The proposed rezoning's are:
  - a. Consistent with the existing adjacent land uses as designated on the official land use map.
  
- 3) The proposed map amendments **would not be detrimental** to the city and ETJ.
  - a. The physical conditions that make the rezoning's reasonable are:
    - Provides Residential and Economic Development growth opportunities with new development in areas that are currently zoned to accommodate the applicable use.
  - b. Rezoning is in the best interest of the public to increase and maximize property values to provide for future infrastructure and amenities.

Therefore, the requested rezoning's are **reasonable** and **in the public interest**.

Upon a motion that the application is **consistent** with the Bessemer City Planning and Economic Development Comprehensive Land Use Vision.

Read, approved and adopted this the 8<sup>th</sup> day of July, 2024.

ATTEST

CITY COUNCIL FOR THE  
CITY OF BESSEMER CITY

\_\_\_\_\_  
Hydeia Hayes, City Clerk

BY \_\_\_\_\_  
Becky S. Smith, Mayor

APPROVED AS TO FORM

\_\_\_\_\_  
David Smith, City Attorney