



CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, July 30, 2024 at 3:00 PM

AGENDA

Call to Order

Discussion Items

1. 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.
2. Downtown Property Discussion
3. Intersection Change Discussion

Department Head Reports

City Manager's Report

Council General Discussion

Adjourn



**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 8th, 2024 to consider a proposed amendment to the City of Bessemer City Zoning Map. On June 3rd, 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 30^h Day of July, 2024.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



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.

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
ZONING MAP AMENDMENT
July 8th, 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 8th 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



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. 8th St. E. Virginia Ave. (Highway 274) is owned and maintained by the NCDOT, and N. 8th 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. 8th 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.

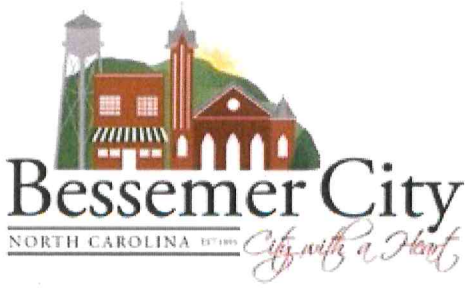
Staff Recommendation:

- 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 8th, 2024



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

Item 1.

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>\$700⁰⁰</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>\$700⁰⁰</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

Bill 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

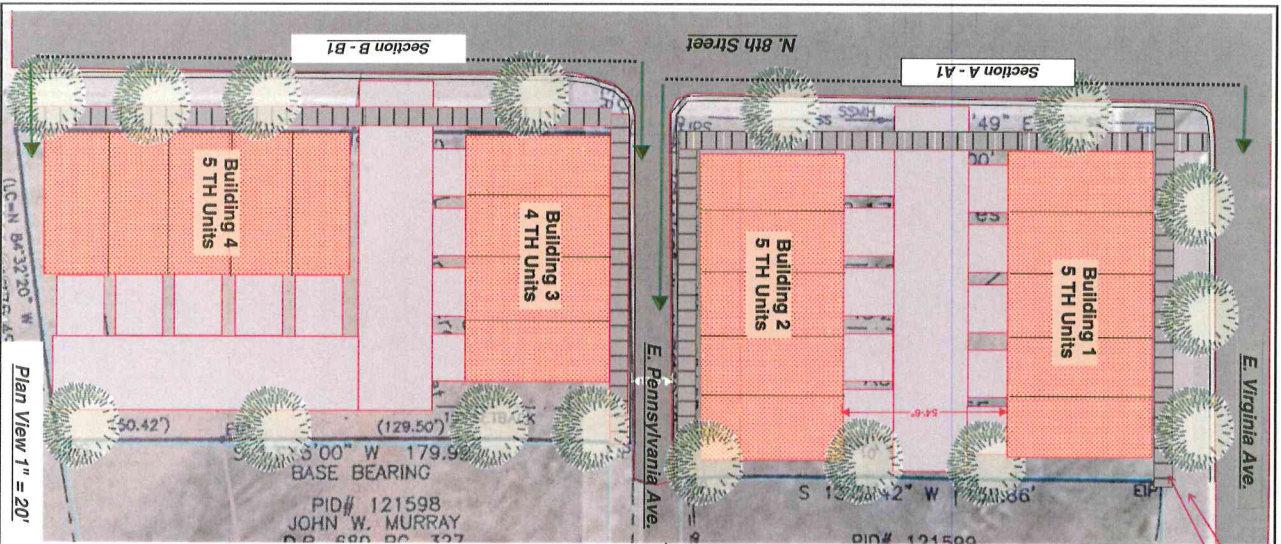
Signature: _____

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.

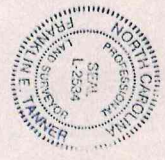
**PRELIMINARY
NOT FOR CONSTRUCTION**

<p>SHEET NO. A-1</p>	<p>THE TOWNS AT BESSEMER CITY</p> <p>E. Virginia Ave., N. 8th Street & Pennsylvania Ave Bessemer City, NC</p>	<p>South Oak Partners, LLC 7733 Ballantyne Commons Parkway, Suite 201 Charlotte, NC 28277 PH: 704-995-2808</p>	<p>PROJECT #</p>
			<p>DATE: May 13, 2024</p> <p>REVISION:</p>

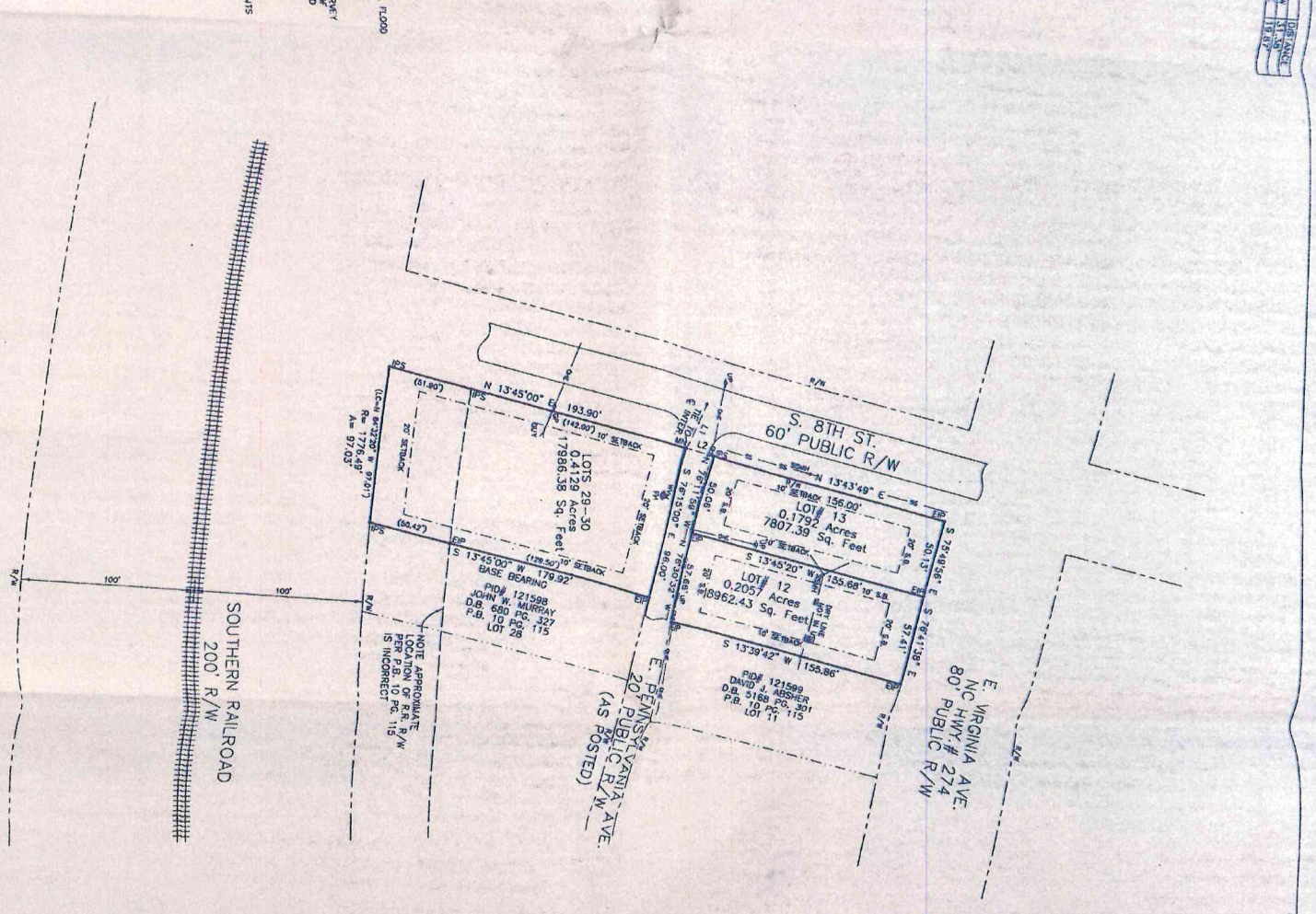


LINE	BEARING	DISTANCE
1	N 83°17'42" W	117.00'
2	N 124°30'00" W	117.00'

NO GEOTECH INVESTIGATION 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, FRANKLIN E. TANNER, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERSONS QUALIFIED TO CONDUCT THE SURVEY AND THAT THE AREA DETERMINED BY D.M.D. WINKLES IN HAND AND SEAL, THIS DAY OF APRIL, 2021.
 SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING R/W LINES.
 PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS AND ENCUMBRANCES.



Franklin E. Tanner - PLS # 2534



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



BESSEMER CITY, N.C.
 CROWDERS MTN. TOWNSHIP
 GASTON COUNTY, N.C.
 Survey made at the request of
ROBERT J. NEUNZIG
 Scale: 1"=50' Date: APRIL 1, 2021
 Survey By:
TANNER AND MCCOMMAGUEY, P.A.
 1361-C Commercial Surveys Gastonia, N.C.
 (704) 866-8421 Or (704) 866-8422
 D.B. 4728, P.O. 1622, Lot 15, Block 6
 Subd. GAMBELL-METCALF WASTELAND P.O. BOX 115
 Town Map # 2, Page 1st Parcel 1981, 199, 197
 P.O.# 121589, 121588, 121587

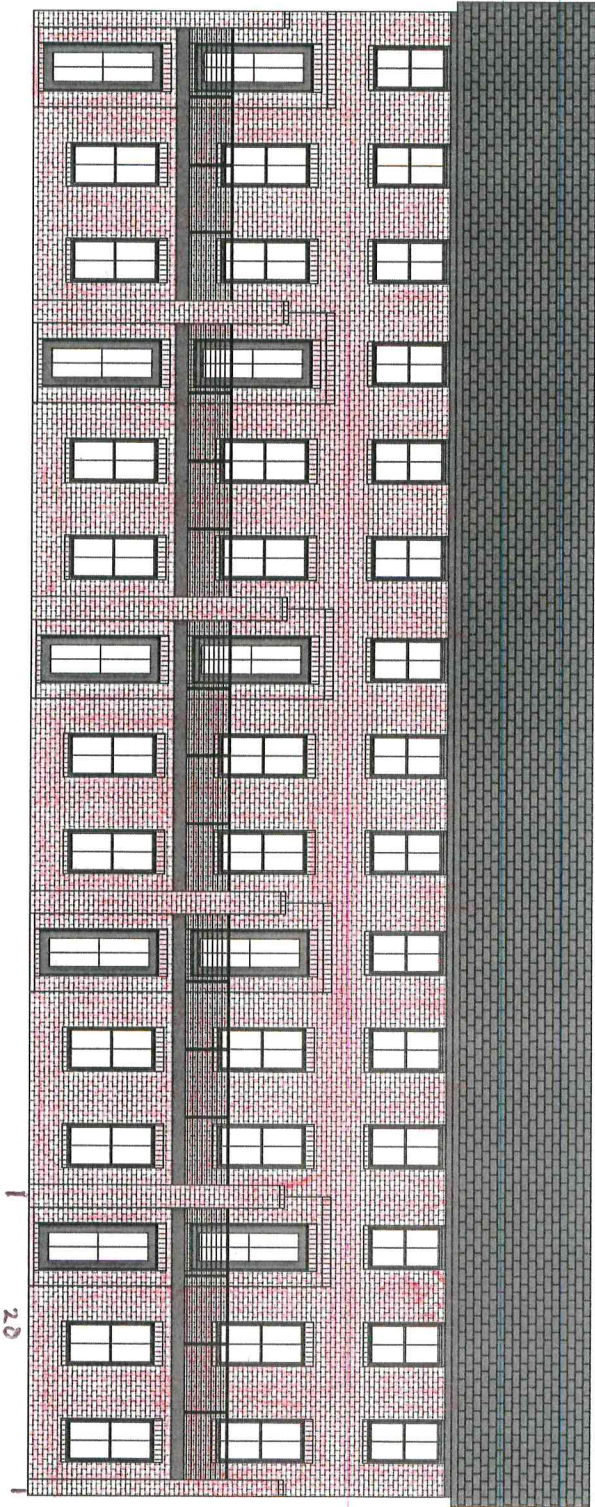
UNIT #01

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

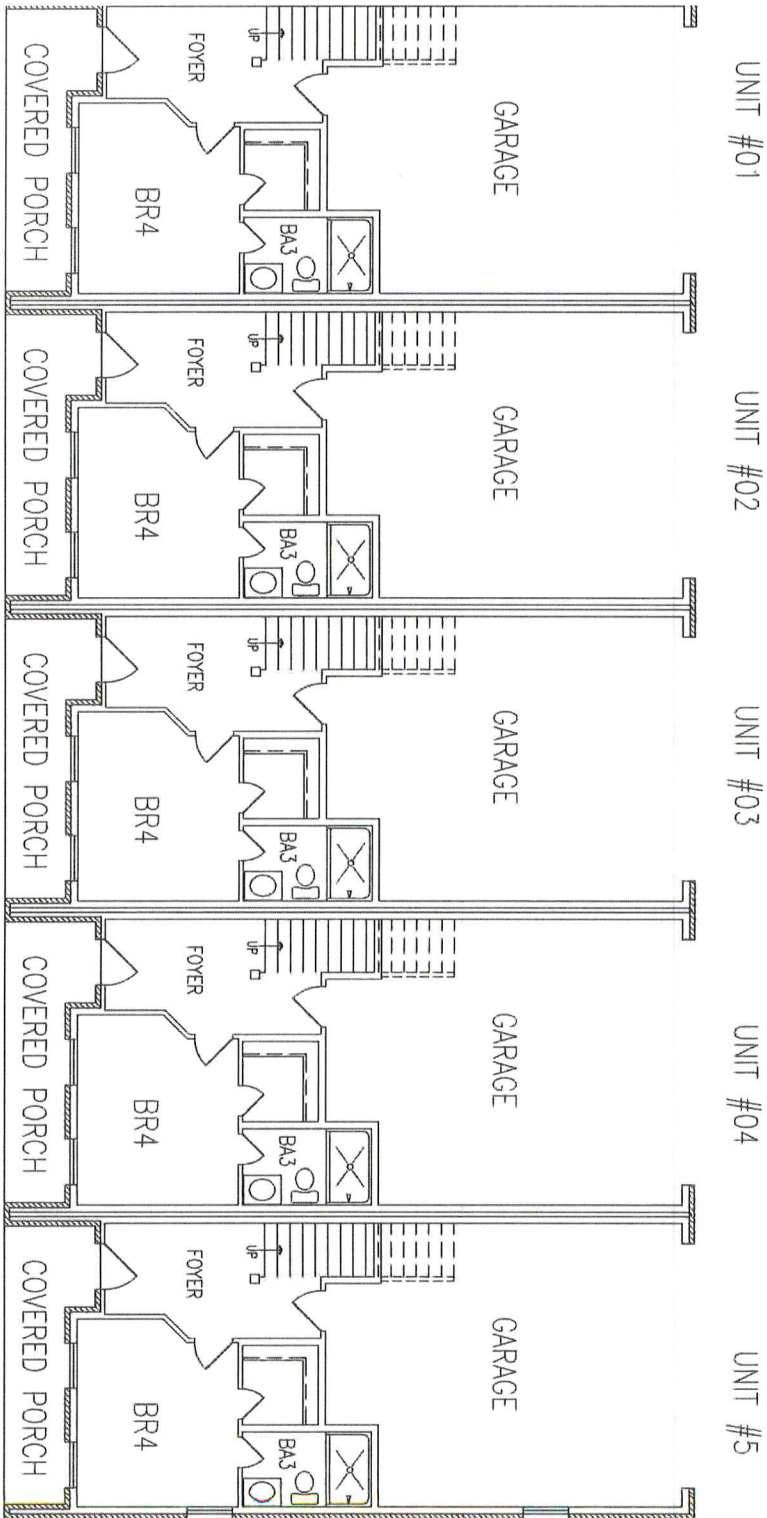
ACCENT HOMES CAROLINAS

1252 River Highway

Mooreville, NC, 28117

Phone: 704, 771, 8973

nicholls@accenthomescarolinas.com

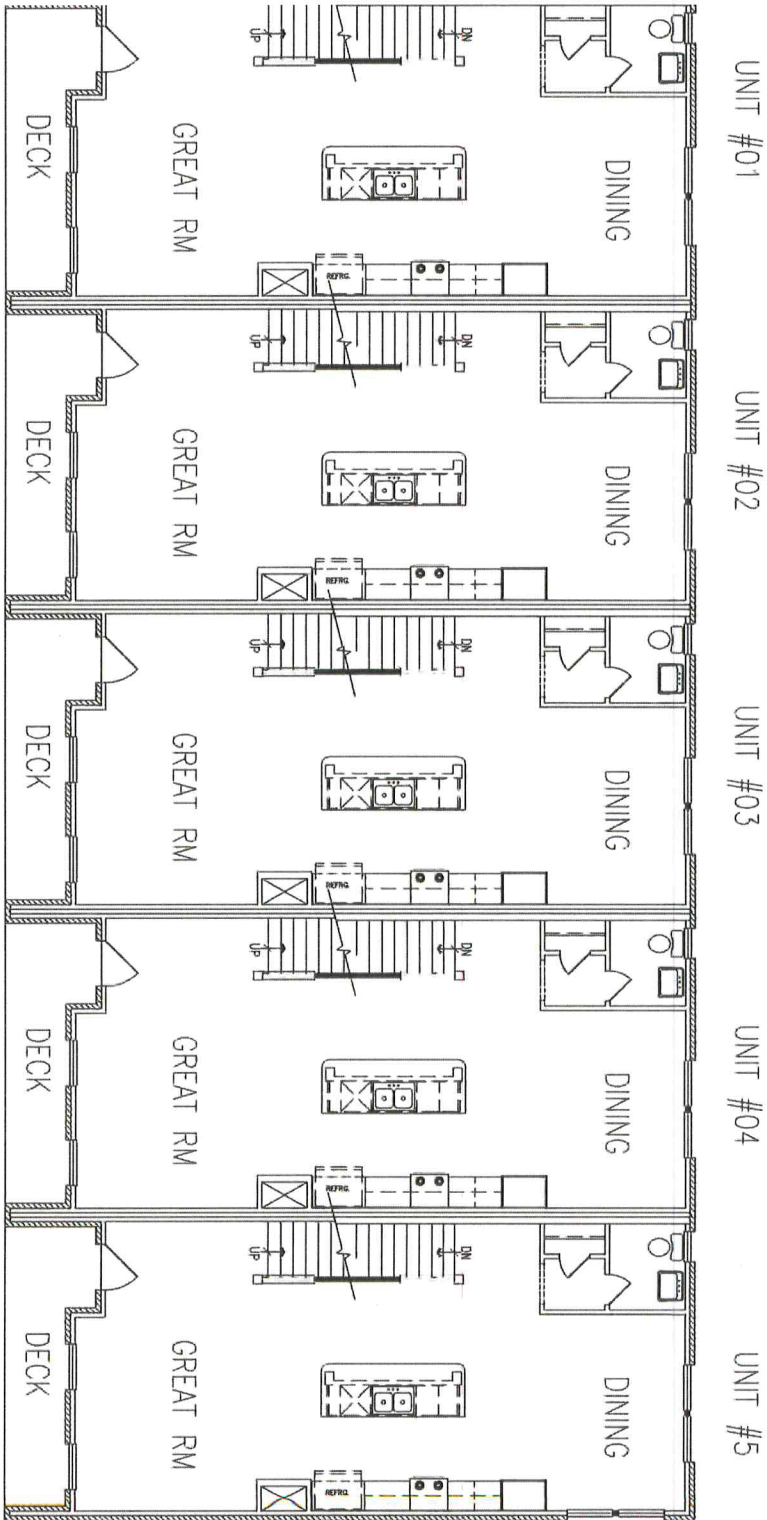


4/16/2024
NICHOLLS

THE TOWNS AT BESSEMER CITY
BUILDING 1

FIRST LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Wooesville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomes Carolinas

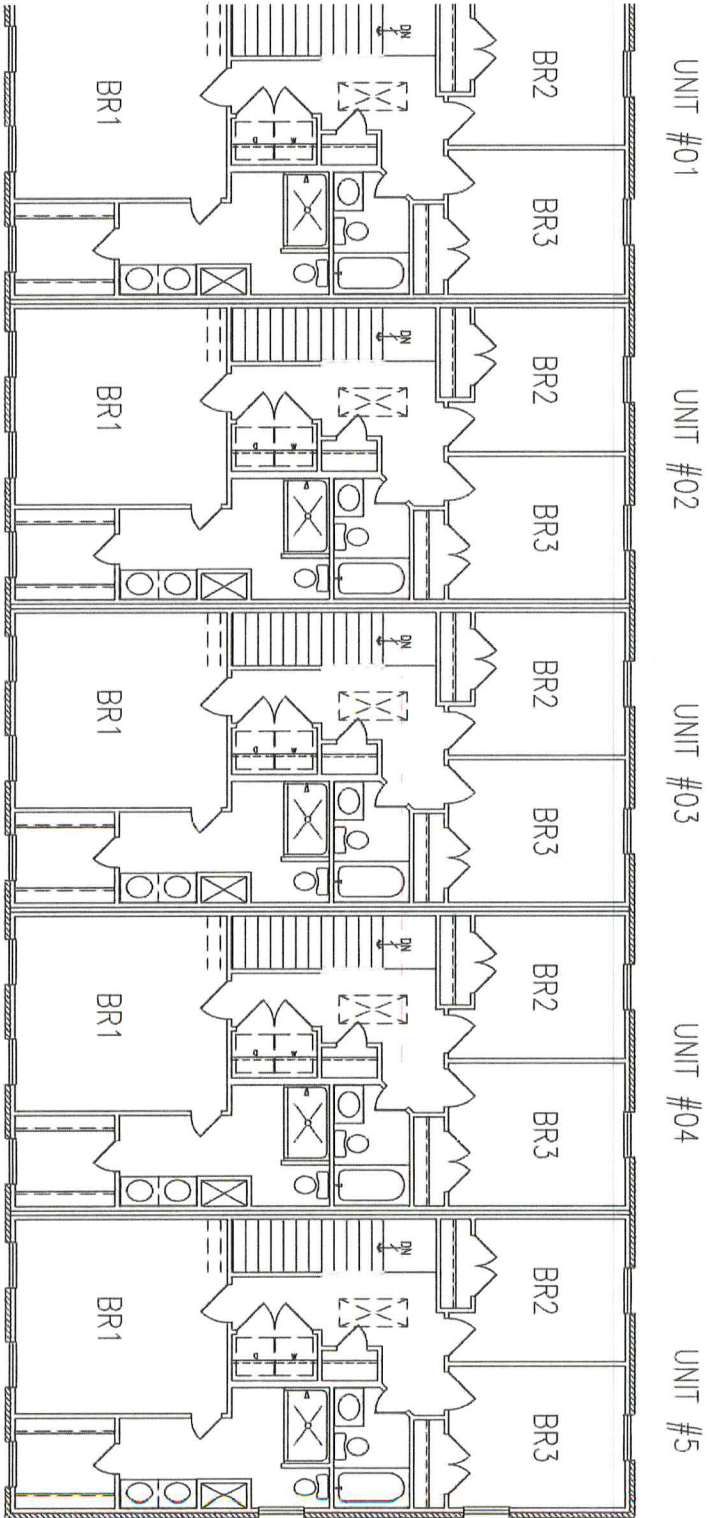


4/16/2024
NICHOLLS

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

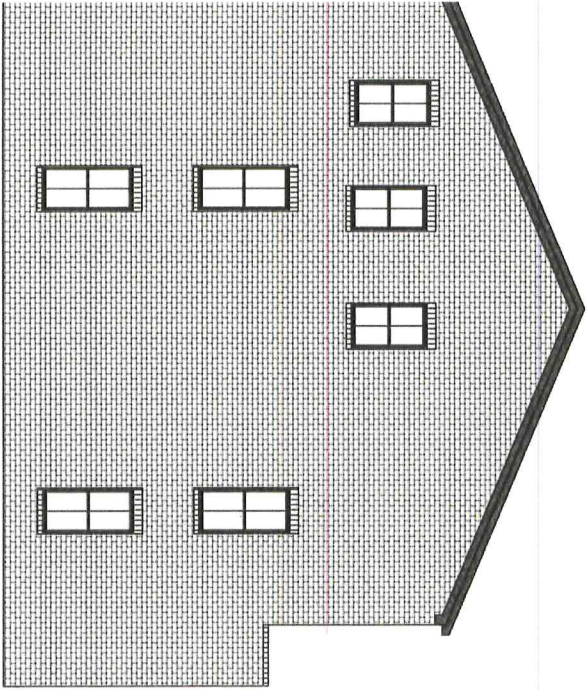


4/16/2024
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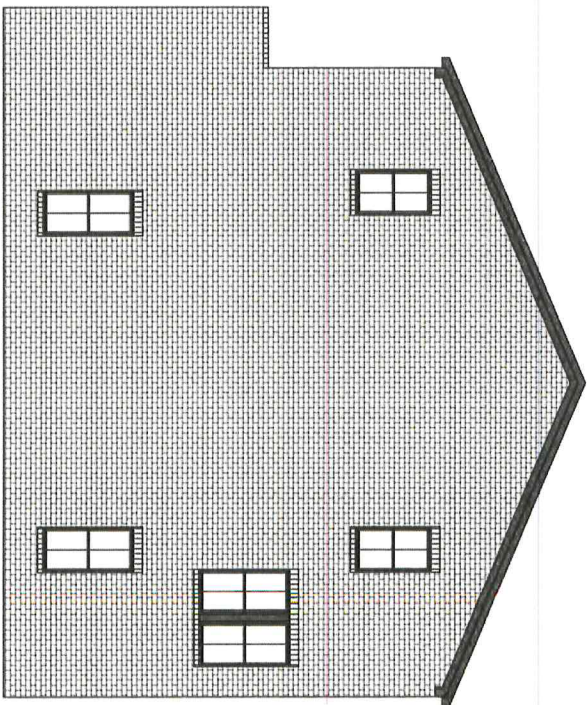
**THE TOWNS AT BESSEMER CITY
BUILDING 1**

THIRD LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Wooesville NC 28117
Phone: 704.771.8973
jnicholls@accenthomas Carolinas



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

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

SIDE ELEVATIONS	ACCENT HOMES CAROLINAS 1252 River Highway Woolesville NC 28117
	Phone: 704.771.8973 nicholls@accenthomes Carolinas.

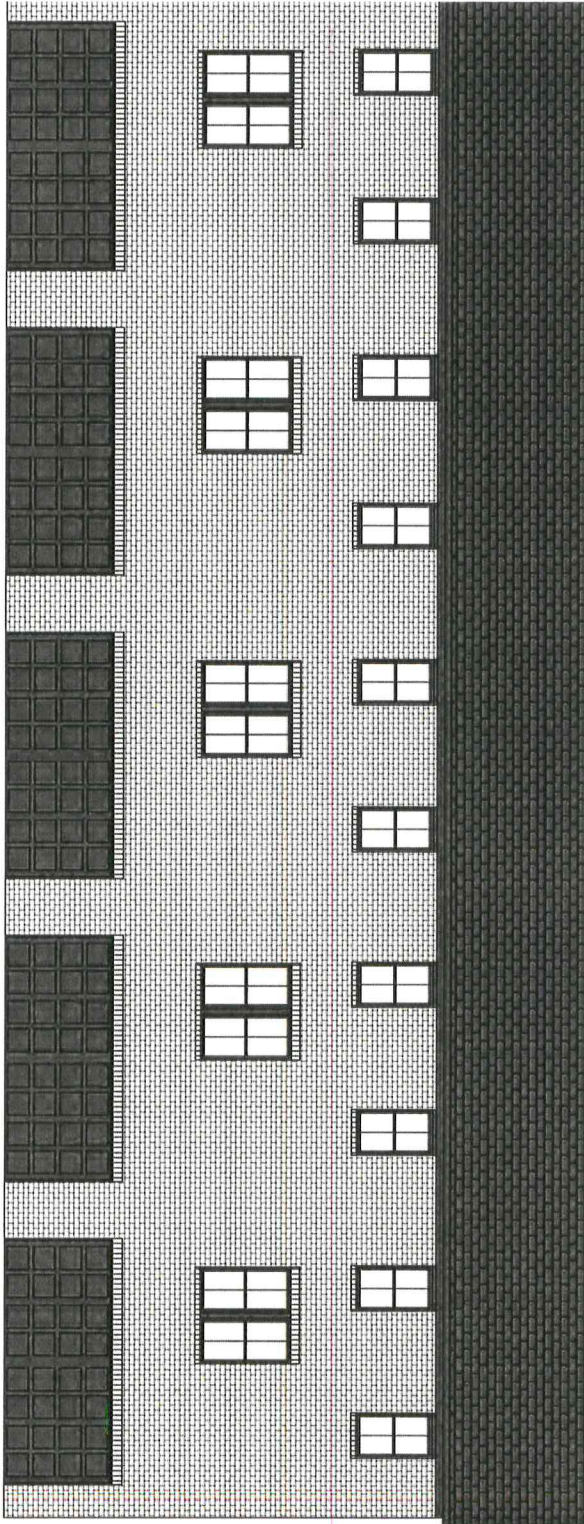
UNIT #01

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
 richollis@accenthomescarolinas