

## **Bessemer City Planning Board**

The Bessemer City Planning Board met in regular session on Monday, June 3<sup>rd</sup>, 2024 at 6:00 PM in the Council Chambers of City Hall.

### **Members Present:**

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Charlene Hill, Bryan Hoffman, and Constantine Tsambouriney. City Staff Present: Development Services Officer, Nathan Hester. Board members Wendy Burgess and Linda Willis were absent.

### **Call to Order and Determination of a Quorum**

Chairperson Absher called the Planning Board meeting to order and confirmed that a quorum was present (5/7).

### **Adoption of the Agenda**

By motion of Charlene Hill and unanimous vote, the agenda was adopted with no revisions.

### **Planning Board Action Item**

By motion of Bryan Hoffman and unanimous vote, minutes from the May 6<sup>th</sup>, 2024 Planning Board meeting were adopted.

### **Conditional District Rezoning 01-2024 City Center CD Application**

Development Services Officer, Nathan Hester addressed the Board regarding a rezoning request for a conditional rezoning for property in City Center. Property owners would like to rezone 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.

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. 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 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.

Light discussion ensued amongst Board members and City Staff. Board member Gladney inquired about the building height, sales price, square footage, and the overall appearance. Mr. Hester informed Mrs. Gladney that the square footage is 2,970 and the sales price is \$350,000.

By motion of Constantine Tsambouriney and unanimous vote, the rezoning request was recommended to be presented to City Council for consideration at their next Regular Meeting.

**Old/New Business**

Light discussion was held regarding a sub station and tree placement around the City.

**Adjourn**

By motion of Constantine Tsambouriney and unanimous vote, the meeting adjourned at 6:31 PM.

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Bruce Absher, Chairperson

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Hydeia Y. Hayes, City Clerk