

## **Bessemer City Planning Board**

The Bessemer City Planning Board met in regular session on Monday, November 4<sup>th</sup>, 2024 at 6:00 PM in the Council Chambers of City Hall.

### **Members Present:**

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Bryan Hoffman, Wendy Burgess, Constantine “Manny” Tsambouniery and Linda Willis. City Staff Present: City Manager, Joshua Ross, and Lead for NC Fellow, Hannah Dove. Board member Charlene Hill was 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 (6/7).

### **Adoption of the Agenda**

By motion of Linda Willis 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 September 3rd, 2024 Planning Board meeting were adopted with no revisions.

### **Neighborhood Residential Conditional District Rezoning 03-2024 N. Gould Avenue**

City Manager Josh Ross addressed the Board regarding the rezoning application. Nick Petrie on behalf of Better Path Homes, LLC is seeking a rezoning of 0.83 acres of land zoning Neighborhood Residential (NR) to Neighborhood Residential-Conditional District (NR-CD). The intent of the property owner is to subdivide the property into three (3) lots for single-family homes.

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#120960 and is approximately 0.83 acres in size. The property is currently owned by Better Path Homes, LLC.

City staff met with the Better Path Homes, LLC project team in early October to discuss the development of the site. Three (3) single family homes typically fall into a “minor subdivision” category; however, since this project will require the developer to extend utilities, the project is considered a “major subdivision” as defined in the Bessemer City Land Development Code (LDC).

The developer is seeking to rezoning this property as a conditional district since major subdivision requirements would include, but are not limited to, sidewalks and curb/gutter. The developer, as outlined in the attached packet, is requesting Relief (R) in the Bessemer City Land Development Code (LDC) from doing sidewalks and curb/gutter. The Conditions (C) the developer is proposing includes developing three (3) single-family homes with a higher level of architectural features, including shutters, gable brackets, cedar columns, and stone veneer accents on the front elevation of each home. Additionally, the developer would like to highlight that, given the property’s location on a one-way street, each home would provide ample parking, with space for five vehicles—four in the driveway and one in the garage.

Light discussion ensued amongst Board members, City Staff, and the developer concerning the request for relief from sidewalk and stormwater requirement, in exchange for additional design features and 4 parking spaces. Board Members inquired about the housing pricing, models, traffic analysis and on street parking. Josh informed the board that N. Gould Avenue is a one-way street. Thus, on-street parking is not permitted. Additionally, the city code only requires two (2) parking spaces. However, in conference with city staff, additional parking would produce a better product. Mr. Petrie explained that he has already built some developments in Bessemer City along West Georgia Avenue.

### ***Exhibit A***

#### ***Areas of Relief and Conditions of Approval***

#### ***Neighborhood Residential Conditional District (NR-CD) / N. Gould Ave. (CD-03-2024)***

1. *The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added relief of:*
  - a. *Sidewalks- relief from installing sidewalks on both sides of new streets within the subdivision as indicated on the site plan. The Bessemer City Land Development Code (LDC) requires sidewalks on both sides of streets in Major Subdivisions (Chapter 4, Section 4.5).*
  - b. *Stormwater- relief from installing stormwater curbs and gutter. The Bessemer City Land Development Code (LDC) requires curb and gutter for subdivisions (Chapter 2, Section 4.2 & 4.4).*
2. *The following conditions will be applied to the development and agreed to by the developer with the vote of the City of Bessemer City Council to approve the rezoning:*
  - a. *Design Standards- the developer agrees to install additional architectural features, including shutters, gable brackets, cedar columns, and stone veneer accents on the front elevation of each home. The developer is responsible for all system development fees.*
  - b. *Parking - the developer agreed to include additional space for parking to accommodate up to five (5) vehicles for each home (4 in the driveway; one in the garage).*
3. *All other requirements and standards stated within the City of Bessemer City Land Development Code (LDC) shall be followed.*
4. *The developer shall extend the City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.*
5. *All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.*
6. *Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.*

By motion of Constantine “Manny” Tsambouniery and 4:1 vote, with Wendy Burgess in opposition, Exhibit A was recommended to be presented to City Council for consideration at their next Regular Meeting November 2024.

### **Neighborhood Residential Conditional District Rezoning 04-2024 S. Skyland Drive**

City Manager Josh Ross addressed the Board regarding the rezoning application. Michael Cruse on behalf of Five Holdings, LLC is seeking a rezoning of 1.35 acres of land zoning Neighborhood Residential (NR) to Neighborhood Residential-Conditional District (NR-CD). The intent of the property owner is to subdivide the property into three (3) lots for single-family homes.

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#s 218801 and 152587 and is approximately 1.35 acres in size. Both properties are currently owned by Five Holdings, LLC.

City staff begin discussions with Five Holdings, LLC representative earlier this year. Their first proposal included two (2) single-family homes and a duplex. The Bessemer City Land Development Code (LDC) would require the duplex only at a corner lot and entrances would have to face opposite streets. The developer chose to revise their plan to include three (3) single-family homes on a newly built street. Three (3) single family homes typically fall into a “minor subdivision” category; however, since this project will require the developer to extend a new street and utilities, the project is considered a “major subdivision” as defined in the Bessemer City Land Development Code (LDC).

The developer is seeking to rezoning this property as a conditional district since major subdivision requirements would include, but are not limited to, sidewalks and a green strip on all areas of the new street. The developer, as outlined in the attached packet, is requesting Relief (R) in the Bessemer City Land Development Code (LDC) from doing sidewalks on half of the new street and no green planting strip on the entire new street. City staff is unaware of any Conditions (C) at this time. The applicant will need to be discussed by the Planning Board.

Light discussion was held amongst the engineer and Board members over sidewalks, driveway parking, and the property owner’s engineer. However, no conditions were submitted at this time. City staff and the Board advised that this project be discussed more with property owners and their engineer and brought forth at another planning board meeting.

By motion of Linda Willis and unanimous vote, this rezoning request was postponed to the December 2024 Planning Board meeting.

### **Old/New Business**

City Manager, Josh Ross, updated the group on the Yellow Jacket Lane rezoning at tax parcel #151678. The developer has expressed his desire to come before the board to have a modification made to the existing areas of relief and conditions. They would like to have the natural gas component removed from the project as it is more costly than anticipated. This will be on the December 2024 Planning Board agenda for discussion. There was discussion regarding the rezoning of approved by Surf & Turf. City Attorney, David Smith is preparing a professional opinion and will

be discussing this with Council at their next work session. Additionally, City staff has had an inquiry for a town home project, Parkview Commons. This proposed rezoning is on N. 12<sup>th</sup> Street along the Lloyd property. This will come before the Board at the December 2024 meeting.

**Adjourn**

By motion of Constantine “Manny” Tsambouniery and unanimous vote, the meeting adjourned at 6:59 PM.

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Bruce Absher, Chairperson

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Hydeia Y. Hayes, City Clerk