

## **Bessemer City Planning Board**

The Bessemer City Planning Board met in regular session on Monday, February 3<sup>rd</sup>, 2025 at 6:00 PM in the Council Chambers of City Hall.

### **Members Present:**

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Bryan Hoffman, Wendy Burgess, Charlene Hill, Constantine “Manny” Tsambouniery and Linda Willis. City Staff Present: City Manager, Joshua Ross, City Attorney, David Smith, City Planner & Stormwater Administrator, Jamie Watkins and City Clerk, Hydeia Hayes.

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

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

### **Adoption of the Agenda**

By motion of Linda Willis and unanimous vote, the agenda was adopted.

### **Planning Board Action Item**

By motion of Wendy Burgess and unanimous vote, the January 6, 2025 meeting minutes were adopted with the following revision:

- Correct the conditional district title for Urban Residential- Conditional District CD 05-2024.

### **Urban Residential- Conditional District (NR-CD) 05-2024| North 12th Street | Parkview Commons**

City Manager Josh Ross informed the Board that this rezoning request was tabled at their last meeting in January 2025. Kenny Draffen of Bluepoint Properties, LLC is requesting a rezoning application for a 9.8-acre parcel of land currently zoned Neighborhood Residential (NR) to Urban Residential- Conditional District (UR-CD). The intent of the property owner is to develop this site as a Major Subdivision, Parkview Commons (41 multifamily townhomes).

Light discussion was held amongst the engineer and Board members regarding new additions to the project. Per the developer, new schematics had been included for the board’s review. Additionally, Mr. Draffen stated that 23 parking spaces have been added. Now all homes will feature 1 vehicle in the garage, and 2 on the parking pad by the home. City Planner, Jamie Watkins also provided information about how to calculate density and design standards that could and could not be regulated by the zoning board.

Additionally, the board discussed the purpose and need for relief from setback requirements.

By motion of Bryan Hoffman and 4-2 vote, with Pamela Gladney and Wendy Burgess in opposition, the rezoning request was recommended to be presented to City Council for consideration at their next Regular Meeting. The recommended areas of relief and conditions are:

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

CD 05-2024 | Parkview Commons | PIDs 120286 & 120283

1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added **Relief (R)** of:
  - a. Acreage- Allowing the development for multifamily use on one lot that is excess of three (3) acres (LDC 2.8.C). The development shall be on a 8.76 acre parcel (PID 120283) and a 1.01 acre parcel (PID 120286).
  - b. Setbacks- Allowing the development to have a 0' front setback for townhomes. The LDC requires a 15' front setback (LDC 3.2.A.).
  - c. Elevators- Allowing the development to not include elevators. The LDC requires elevators for multi-family structures that are three (3) stories or higher (LDC 2.8.C.9.).
2. The following **Conditions (C)** 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. Recreation Features- the developer shall install a community dog park and community space pavilion
  - b. Connectivity- the developer shall install an ADA accessible pedestrian access path to Stinger Park from the new subdivision. The developer shall also engage Gaston County Schools to install a pedestrian path up to 180 linear feet from the new subdivision to Bessemer City Primary School.
  - c. Additional Parking- the developer shall install additional parking spaces for overflow purposes along new streets within the major subdivision. The minimum number of overflow parking spaces shall be 23.
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.

### **Old/New Business**

The following items were discussed:

- Current projects for development are ongoing: Lennar Homes, Stewart Crossing, Yellow Jacket Lane, 14<sup>th</sup> Street, Sunset Ridge, and Townes at Bessemer City.
- City Staff would like to use next month's board meeting as a time to train and review several blog posts from the UNC School of Government. Board members have been provided with a packet tonight that has some of that training content in it.

### **Adjourn**

By motion of Linda Willis and unanimous vote, the meeting adjourned at 6:19 PM.

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Bruce Absher, Chairperson

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Hydeia Y. Hayes, City Clerk

