

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, August 5th, 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, Wendy Burgess, Linda Willis and Constantine Tsambouriney. City Staff Present: Development Services Officer, Nathan Hester.

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 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 August 5th, 2024 Planning Board meeting were adopted.

Conditional District Rezoning 02-2024 City Center CD Application

Development Services Director, Nathan Hester addressed the Board regarding a rezoning request for a conditional rezoning for property located at parcel numbers: 151640, 151644, and 151645. Property owners would like to rezone three parcels of land to accommodate the development of a single-family residential community consisting of 93 units.

Development Solutions Group has worked with the current property owners of Gaston County Tax Identification Numbers: 151640, 151644, and 151645 to purchase the properties and develop a single-family residential project upon the site. Parcel number 151645 is currently zoned Neighborhood Residential and is located within the city limits of Bessemer City. Parcel numbers 151644 and 151640 are currently zoned Rural (R) and are not located within the city limits of Bessemer City but are within the city's extra territorial jurisdiction. All three parcels of land are currently vacant. The applicant has applied to rezone all three parcels to Neighborhood Residential Conditional District with the intent to voluntarily annex tax parcels 151640 and 151644 into the Bessemer City limits.

The project parcels are surrounded by two public right of ways, N. 14th St. and Sherwood Drive. Both public right of ways are owned and maintained by the NCDOT. The applicant is proposing to develop the project site into a single-family residential community that will consist of 93 single family units, five public right of ways, sidewalks along one side of the right of way in certain areas, and along both sides in other areas. The community will also consist of ditch sections along both sides of the right of way to assist in the collection of stormwater runoff and a center median with street tree plantings along the main interior roadways.

Current regulations within section 4.4.N. – Curb and Gutter of the Bessemer City Land Development Code state that state that curb and guttering shall be installed along all newly constructed roadways within the city limits.

Section 4.5.A. – Sidewalks, Required Locations of the Bessemer City Land Development Code state that sidewalks shall be constructed along both sides of newly created roadways within the city limits of Bessemer City.

Section 4.6. & 3.5.D. – Street Trees of the Bessemer City Land Development Code states that street trees shall be installed along all newly created roadways. Applicant has proposed fifty-three tree plantings along the interior street network and common open space to include the plantings within the median along certain internal roadways.

Section 3.2.A. – Dimensional Standards for Principal Structures states that the minimum lot size for Neighborhood Residential zoning districts shall be 12,000 saft for single family residential lots.

The purpose of the conditional zoning application is to request relief from the curb and gutter requirements to allow for ditch sections along the internal roadway network to collect stormwater. Request relief from the dimensional standards and to allow minimum lots square footage of 8,000 square feet. Request relief from the sidewalk requirements of sidewalk along both sides of the entire internal street network and to allow for sidewalks along both sides within the development where feasible.

Proposal: The Applicants have submitted a Neighborhood Residential Conditional District application proposing to develop a single-family residential community on three parcels of land within the Neighborhood and Rural zoning districts. A summary of the proposal is as follows:

<i>Parcels</i>	<i>Site Area</i>	<i>Water shed</i>	<i>Existin g Use</i>	<i>Proposed Use</i>	<i>Number of Units</i>	<i>Maxim um Densit y per Acre</i>	<i>Propo sed Densit y per Acre</i>	<i>Requir ed Open Space</i>	<i>Propos ed Open Space</i>
151644, 151645, 151640	35.77	N/A	Vacant	Residential Single Family	93	8	4.5	2.6 Acres	6 Acres

The lots site are proposed to be generally 70’ x 115’ for 8,050 sqft. In some cases depending on roadway construction the lots could be slightly narrower or shorter but all lots will meet 8,000 sqft minimum. The required setbacks and proposed setbacks are depicted in the following table:

	Front	Side	Rear	Corner
Required	20’	12’	30’	20’
Proposed	20’	12’	30’	20’

Roads: The proposal for the site involves the construction of five internal roadways within the project site. There will be sidewalk along one side of all internal streets and on both sides were

feasible. The developer has applied to install ditch sections along the entire internal street network to collect stormwater. A median planting strip will be constructed on three of the five internal streets. Planned roadways will be constructed to accommodate all public safety apparatuses and solid waste pickup equipment.

Traffic: Per City of Bessemer City Land Development Code, no Traffic Impact Analysis study is required to be conducted due to the projected number of daily trips during peak hour travel times.

- Proposed Trips Per Day from Development: 930
- Proposed New Trips During Peak AM: 65
- Proposed Trips During Peak PM: 87

Parking: Bessemer City Land Development Code requires two parking spaces per unit minimum. The project consists of three hundred and 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.
- A wastewater pump station will be required to be installed due to the topography of the site.
- Applicant has committed to providing Natural Gas to the project.
- 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 ditch roll sections installed along all right of ways within the project site. Stormwater runoff will also be managed by two stormwater retention ponds. 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: The open space requirement for the project is 2.6 acres. The applicant has proposed 2.6 acres of open space to include a walking trail along the stream within the middle of the development. The trail will stub out at the project property lines for future greenway connection. This walking trail will assist the city in providing future greenways throughout the city as proposed with the Pedestrian Plan adopted by City Council in 2022. The applicant has proposed installing benches along the trail and implementing a dog park or fire pit/small grilling area internal to 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 single family residential land uses adjacent to properties that are existing or zoned for future single family residential land uses. The applicant is proposing a to buffer the development with common open space vegetation plantings.

Light discussion ensued amongst Board members and City Staff. Board members inquired about the curb and gutter, HOA, natural gas availability to homeowners, and pricing of each unit. The development will be called Sunset Ridge. The Sunset Ridge design team, Development Solutions

Group spoke to these items and stated that they would be working closely with current property owners to ensure design quality. This property is owned by Mr. and Mrs. Melvin Kiser. The Kiser family has stated that they would like to see a design build that leaves a nice legacy, and something that the city can be proud of. There are 5 different floor plans and 3 elevations. Brookline builders are set to complete the project. A new lift station will have to be installed to keep up with the new residential demand of the development.

By motion of Bryan Hoffman 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 the next scheduled meeting. Due to the holiday, the next meeting will be on Tuesday, September 3rd.

Adjourn

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

Bruce Absher, Chairperson

Hydeia Y. Hayes, City Clerk