

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Tuesday, September 5th, 2023 at 6:00 PM in the Council Chambers of City Hall.

Members Present:

Chairperson, Allen Hook, Board Members: Pamela Gladney and Charlene Hill. City Staff Present: Development Services Officer, Nathan Hester, and City Clerk, Hydeia Hayes.

Call to Order and Determination of a Quorum

Chairperson Hook called the Planning Board meeting to order and confirmed that a quorum was present (3/5).

Adoption of the Agenda

By motion of Pamela Gladney and unanimous vote, the agenda was adopted with no revisions.

Planning Board Action Item

By motion of Charlene Hill and unanimous vote, minutes from the August 3, 2023 Planning Board meeting minutes were adopted.

Planning Board Action Item

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#121483 and is approximately 0.07 acres in size. The current property owner is Light Beam Estates LLC of 6028 Oxfordshire Rd. Waxhaw, NC 28173. The applicant purchased this property early 2023 and demolished the previous dilapidated single-family home upon the lot with the intent of constructing a new single-family structure.

The property, as it sits, is currently zoned City Center (CC) and does not allow for single-family as a land use permitted by right. The subject parcel and all parcels between S. 11th St. and S. 8th St. north of E. Alabama Ave. were rezoned to City Center in July of 2021 along with the city-wide zoning map amendment. The intent of this section of City Center was to allow for less intense commercial uses to be allowed along the Eastern Alabama corridor as passenger vehicles travel into the city.

There is currently single family residential structures on adjacent parcels of land along the southern road frontage side of E. Alabama Ave. The zoning of the north side of the E. Alabama Avenue right of way is City Center and the southern side of the right of way is Urban Residential. The size of the subject parcel does present challenges if rezoning to Urban Residential. It does not meet the minimum lot size requirement, nor can any single-family structure be built upon the lot and be within the minimum setbacks of the Urban Residential District which are as follows:

Front – 20 feet
Rear – 30 feet
Side – 6 feet
Corner – 20'

The subject parcel will have to be rezoned to conditional district designation under the Urban Residential district to allow for less intense setbacks for the sides and the rear. If rezoning of the parcel is granted, staff suggests a side setback of 5 feet from the side property lines and a rear setback of 15 feet from the rear property lines. There is approximately 100ft of railway right of way to the rear of the property, so a less intense setback in the rear should not encroach upon the railroads right of way.

By motion of Pamela Gladney and unanimous vote, the rezoning was recommended to go before City Council at their next regular meeting with the requested modifications: side setback requirements of 5 feet and rear setback requirements of 15 feet.

Board of Adjustment Action Item

Chairperson Hook confirmed that a majority was not present (4/5). Thus, the variance pertaining to property at 905 Chestnut Street could not officially open. The public hearing will be held in Council Chambers at 6:00 PM on Monday, October 2nd, 2023.

Old/New Business

The City of Bessemer City has received notice from Exponential Equity, developers of a proposed 225 unit multi-family housing apartment project located on Bess Town Road (PID 151220), that they have decided to withdraw their rezoning application at this time due to public opposition and cost of utility extensions to the site. Nathan presented at a Lunch and Learn hosted by the Bessemer City Area Chamber and it went well. He shared a lot of great news regarding upcoming developments.

Adjourn

By motion of Allen Hook and unanimous vote, the meeting adjourned at 6:33 PM.

Allen Hook, Chairperson

Hydeia Y. Hayes, City Clerk