

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, January 6th, 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 and Linda Willis. City Staff Present: City Manager, Joshua Ross, City Planner & Stormwater Administrator, Jamie Watkins and City Clerk, Hydeia Hayes. Board member Constantine “Manny” Tsambouniery 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 Charlene Hill and unanimous vote, the agenda was adopted with no revisions.

Introduction of New Staff Member

City Planner & Stormwater Administrator, Jamie Watkins introduced herself to the board. Mrs. Watkins previously worked for the City of Lowell as their Stormwater administrator and has come to the City from many years of public service.

Planning Board Action Item

By motion of Wendy Burgess and unanimous vote, minutes from the December 2nd, 2024 Planning Board meeting were adopted with no revisions.

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 November 2024. 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).

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PIDs#120283 and 120286. The property is currently owned by Gregory and Sandra Loyd. City staff met virtually with Mr. Kenny Draffen and other partners of McKim and Creed, Inc. to discuss Parkview Commons. The property is currently zoned as Neighborhood Residential (NR) and does not permit multifamily development. The applicant is requesting the zoning change from Neighborhood Residential (NR) to Urban Residential- Conditional District (UR-CD).

Light discussion was held amongst the engineer and Board members regarding new additions to the project. Per the developer, Mr. Draffen an additional 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.

Additionally, Board member, Pamela Gladney reminded the board that the City should be mindful of increasing infrastructure needs as development continues.

By motion of Pamela Gladney and unanimous vote, this rezoning request was denied and postponed to the February 2025 Planning Board meeting. The Board would like to see the following next month: an accurate survey of the land to help determine project density and a draft rendering of what the units would look like.

Old/New Business

The following items were discussed:

- Current projects for development are ongoing: Lennar Homes, Stewart Crossing, Yellow Jacket Lane, 14th Street, Sunset Ridge, and Townes at Bessemer City.
- Board members inquired about ongoing delays with the project on 14th Street by Surf & Turf
- General discussion regarding growth and density in Bessemer City as it relates to the school system

Adjourn

By motion of Bryan Hoffman and unanimous vote, the meeting adjourned at 7:10 PM.

Bruce Absher, Chairperson

Hydeia Y. Hayes, City Clerk