

## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, August 14, 2023 at 7:00 PM

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### AGENDA

#### Call to Order, Prayer, Pledge of Allegiance

**Adjustment and Approval of the Agenda** — *Items will only be added or removed with the approval of the Mayor and City Council.*

**Request to Speak/Opportunity for Public Comment** — *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

1. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

**Consent Agenda** — *The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.*

2. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the July 10th, 2023 meeting.
3. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of the July 25th, 2023 meeting.
4. **Street Closure - 2nd Annual Brew & Que Festival:** City administration is requesting the temporary closure of the 100 Block of West Virginia, East Virginia, West Pennsylvania Avenue, and the 100 Block of North and South 12th Street for the 2nd Annual Brew & Que Festival on Friday, September 22nd and Saturday, September 23rd, 2023.
5. **Local Water Supply Plan:** City Council will consider adopting the local water supply plan. The Local Water Supply Plan provides a comprehensive assessment of water supply needs, water use, and water availability.

#### Business Items

6. **9/11 Proclamation:** Council will consider adopting a proclamation recognizing September 11th as a day of service and remembrance.
7. **Public Hearing - Besstown Rd:** City Council will hold a public hearing to hear public comment regarding rezoning request from Exponential Development for property located at tax parcel #151220 (14.155 acres), from Rural (R) to Urban Residential Conditional District (URCD).

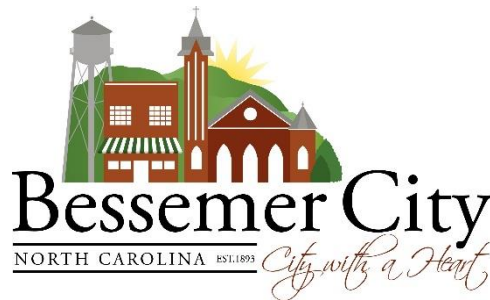
- 8. Public Hearing - Petition for Voluntary Annexation Besstown Rd:** City Council will hold a public hearing to hear public comment regarding a voluntary annexation petition from Exponential Development for property located at tax parcel #151220 (14.155 acres).
- 9. Public Hearing - Economic Development Project:** City Council will hold a public hearing to hear public comment regarding a economic development project.
- 10. Resolution - To Approve Level Two Incentive Grant for Project Program:** City Council will consider approving a resolution regarding an Economic Development Incentive Level II for Project Program. Said project is estimated to have a total investment of \$17,200,000 to establish a facility in Gaston County, to include the purchase and installation of machinery & equipment. The firm intends to create at least 222 new jobs within five years of establishing operations, expecting to pay an average wage of \$78,153. It is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level Two Grant.

### **City Manager's Report**

- 11. Budget Amendment:** City Council will consider approving a budget amendment regarding a Fire Department grant.
- 12. Budget Amendment:** City Council will consider approving a budget amendment regarding several funds.

**Council General Discussion** — *This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.*

### **Adjourn**



## CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, July 10, 2023 at 7:00 PM

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### MINUTES

#### Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Kay McCathen, Donnie Griffin, Brent Guffey, Dan Boling, and Joe Will were all present. City Manager, Josh Ross and City Attorney, David Smith were present as well.

#### Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Council member, Brenda Boyd led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

#### Adjustment and Approval of the Agenda

By motion of Donnie Griffin and unanimous vote, the July agenda was approved with no revisions.

#### Special Presentations

Proclamation - Recognizing Police Department: Mayor Smith read a proclamation aloud recognizing the City of Bessemer City's Police Department for 10 years of service to the community. Mayor Smith asked all present to join her in commending the Police Department.

#### Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. The following individuals came forth:

- Christiana Thomas at 305 E. Lee Avenue: Mrs. Thomas addressed Council regarding City water. Thomas shared her concerns of city water and health standards. Thomas stated that she received the notice about a water violation for the City. She stated that there is bacteria in her water that produces a pink tint on her dishes. Thomas stated that she boils her drinking water. Thomas requested that City Staff do something to improve the quality of water.

- Shirley Hince at 705 S. Skyland Drive: Mrs. Hince addressed Council regarding sidewalks, speed bumps, and water in the Vantine Community. Hince stated that she has witnessed people speeding down her road. Hince would like to see the City install sidewalks and better lighting in the Vantine community.

- John Setzer at 905 West Georgia Avenue: Mr. Setzer addressed Council regarding a sewer problem. Mr. Setzer stated that he has been at this location for over 30 years. Mr. Setzer stated that he has brought this problem to City staff to no avail. Setzer requested that this be fixed.

- David Lutz at 408 N. 12<sup>th</sup> Street: Mr. Lutz addressed Council about excessive speeding downtown. Lutz suggested that the speed be monitored by video tapped recording. Doing this would encourage residents to drive slower.

- Aaron Grosdider at 517 Costner School Road: Mr. Grosdider addressed Council regarding the budget and the ABC store. Grosdider stated that he only saw \$500 of drug money listed in the budget. He did not see any revenue listed from the ABC store. Grosdider stated that he didn't see where any revenue had been listed for Code Enforcement cases. Thus, he inquired about why this was not listed. Grosdider inquired about the mass communication system Nixle. On the day of the Livent fire, residents were not notified to evacuate. City Staff disburse other information through this software, one should have been sent regarding the fire.

### **Public Comment Acknowledgment**

Mayor Smith recognized City Manager, Josh Ross to provide clarification on some items discussed during public comment.

- In May 2023, Bessemer City sent out a water violation notice notifying customers that the City did not meet disinfection of byproducts (DBP) for treatment technicians as required for total organic carbon (TOC). This notice was for the reporting period of October 1, 2022-December 31, 2022. Essentially, our staff should have submitted a report with this information. Staff submitted this report quarterly; however, the regulation changed requiring the report to be submitted monthly. The reporting issue has been resolved. There was no change in water quality or the way we process water. This was a reporting error. Subsequently, in June 2023, a violation notice was sent out to notify customers that the City missed the required 1.00 removal ratio of Total Organic Carbon (TOC) in our treatment process for reporting period January 1, 2023-March 31, 2023. During this time, The City was removing TOC at .99, missing the required removal ratio by only .01. Current improvements to the system and our treatment process will help this removal ratio moving forward. We have gone from a single stage flocculation to a two-stage flocculation system as of June 8, 2023. We have also changed our visual monitoring of flocculation chambers as well. Total Organic Carbon (TOC) has no health effects.
- If anyone has a concern with their water, they can contact the City and we can come out and conduct a test.
- Additionally, the City budget includes placeholders in revenue lines. There is not a set number for revenues. Many times the amount can vary by what the City actually collects. Revenues are projections for monies anticipated to be received.
- The ABC store is regulated by the Bessemer City ABC Board. City Council only appoints the board members. City Council does not control the store or it's budget.

### **Consent Agenda**

The following items on the Consent Agenda were unanimously approved by motion of Donnie Griffin:

1. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the June 12<sup>th</sup>, 2023 meeting.
3. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of the June 27<sup>th</sup>, 2023 meeting.

### **Establish Public Hearing - Besstown Rd:**

By motion of Kay McCathen and unanimous vote, a public hearing will be held on Monday, August 14th at 7:00 PM to hear public comment regarding a rezoning request from Exponential Development for property located at tax parcel #151220 (14.155 acres), from Rural (R) to Urban Residential Conditional District (URCD).

### **Establish Public Hearing - Petition for Voluntary Annexation Besstown Rd:**



By motion of Dan Boling and unanimous vote, a public hearing will be held on Monday, August 14th at 7:00 PM to hear public comment regarding a voluntary annexation petition from Exponential Development for property located at tax parcel #151220 (14.155 acres).

### **City Manager's Report**

City Manager, Josh Ross, addressed Council regarding the following:

- General: I would like to extend a public thank you to all of our neighboring communities that came to aid in the Livent fire on Monday, June 26<sup>th</sup>. City Staff from every department worked together to contain the fire. All economic development projects are underway, Kintegra health, Foundry Commercial, and Osage Mill. The coworking located at 108 West Virginia Avenue is almost complete. This property will hold 8 to 10 businesses and offer a meeting space. Stinger Park is officially open to the public. We hosted the Dixie Youth Tournament on June 30-July 5. The Bessemer City 12U Girls won the 2023 Dixie Girls Softball Ponytails State Championship. Also, Bessemer City also won the Sportsmanship Trophy, and the girls will be going to the World Series in Louisiana on July 28<sup>th</sup> through August 4<sup>th</sup>, 2023. In regards to walkability the City is aware that sidewalks are needed along Highway 161 and the Vantine community. However, the City has not received funds from the state to begin installing the sidewalks. Highway 161 is a state-maintained road, thus we can not begin the project without receiving their approval and funding. Additionally, Nixle was not used on the day of the Livent fire, as there was no need to evacuate the community. Everyone was safe, and emergency personnel were on site to contain the fire.

### **Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Council member, Dan Boling commended the youth girls 11-12U team for winning the championship. They will be going to Louisiana in July to compete for the national title. Mr. Boling also inquired about a pothole on S. 12<sup>th</sup> Street. Council member, Donnie Griffin commended City Staff and lifeguard personnel for a successful tournament at Stinger Park during opening weekend. Mr. Griffin asked if Mason Chastain, could be recognized for going above and beyond during the tournament. Mr. Chastain has been a dedicated lifeguard for 2 years. Council member, Brent Guffey inquired about yard waste and bulk pick up being delayed. Council member, Brenda Boyd commended City Staff on a great tournament.

### **Closed Session**

By motion of Brenda and unanimous vote, City Council entered in to closed session to discuss a personnel and economic development matter pursuant to NCGS143-318(a)(4)(6) at 7:41 PM.

By motion of Brent Guffey and unanimous vote, City Council came out of closed session at 8:14 PM. No action was taken.

### **Establish a Public Hearing**

By motion of Brent Guffey and unanimous vote, City Council will hold a public hearing for Monday, August 14th at 7:00 PM for an Economic Development project.

### **Adjournment**

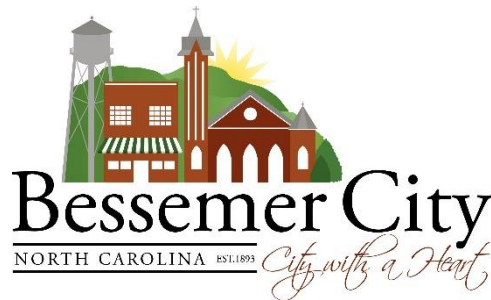
Being no further business to come before the board, by motion of Donnie Griffin and unanimous vote, the meeting was adjourned at 8:15 PM.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



## CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, July 25, 2023 at 3:00 PM

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### MINUTES

#### **Call to Order**

Mayor Becky S. Smith called the meeting to order.

#### **Members Present**

Mayor, Becky S. Smith, Council Members: Joe Will, Kay McCathen, Brenda Boyd, Brent Guffey, Dan Boling, and Donnie Griffin were all present. City Manager, Josh Ross and department heads were present as well. A quorum was present.

#### **Department Head Reports**

Bessemer City department heads gave reports on their department's status:

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed Council regarding Stinger Park, the Community Bbq, and upcoming tournaments. This will be the second year that we have hosted the community bbq, it will be held at Stinger Park. There are several tournaments scheduled throughout the year. Light discussion was held regarding car placement at the Sounds of Summer Cruise-In series. The purchase of a restroom trailer for City events was discussed. Projected cost for such endeavors is around \$60,000 to \$80,000.

Jamie Ramsey, Director of Operations- Mr. Ramsey addressed Council regarding the paving project and improvements to Stinger Park. Paving on City various City streets will begin soon. Upgrades will be made to the walking trail and embankment area by the Soccer field. Council directed Mr. Ramsey to follow up with a resident in Ward 2 regarding a drainage issue.

Tom Ellis, Police Chief – Mr. Ellis addressed Council regarding call volume and general operations of the Police Department. Overall call volume is up. This is in line with the volume from last summer. City Staff will be working with the local middle and high school to strengthen the department's law enforcement presence in the schools.

Nathan Hester, Development Services Director – Mr. Hester addressed Council regarding upcoming presentations at the August 2023 Regular Meeting. There will be a public hearing on the potential rezoning and annexation of apartments on Bess Town Road from Exponential Development Inc. Exponential Development will be conducting a traffic study once school is in session. The project will consist of market rate one and two bedroom apartments.

Hydeia Hayes, Human Capital Officer & City Clerk – Ms. Hayes addressed Council regarding the recent Board appointments Council made earlier this month. All applicants have completed their oaths of office and been notified of their placement on their respective Board.

### **Advisory Board Appointments Discussion**

Mayor and City Council reviewed the application received by Andrea McLeymore to serve on the Parks & Recreation Advisory Board.

By motion of Joe Will and unanimous vote, Andrea McLeymore was appointed to serve on the Parks & Recreation Advisory Board. She will serve until 2026.

### **Establish A Public Hearing**

Development Services Director, Nathan Hester informed Council that Mrs. Ellis and her husband recently purchased the property in question from Mt. Pleasant Baptist Church. The Ellis' would like to have the parcel rezoned to extend the limits for their livestock.

By motion of Joe Will and unanimous vote, a public hearing will be held on Monday, August 14th at 7:00 PM to hear public comment regarding a rezoning request from Stacy Ellis for property located at tax parcel #204346 from business campus to rural for purposes of maintaining livestock.

### **Stewart Crossing**

Development Services Director, Nathan Hester informed Council regarding the residential development off of Costner School Rd. The residential neighborhood was formerly approved when Eastwood Homes submitted a rezoning application. Now Meritage has taken control of the project. City Staff will work with Meritage homes to complete the necessary documents for annexation in the future.

### **City Manager's Report**

Josh Ross, City Manager- Mr. Ross informed Council that the City will be closing on the old theatre on 110 West Virginia Avenue, City Council approved the purchase of the building with Business Accelerator Program (BAP) funds in June 2023. Stinger Park is now completed. The ribbon cutting will be held Friday, August 11<sup>th</sup>. The City's final amount due to Neil Grading was \$63,000. However, per Council a credit towards the liquidated damage amount for items not included in the project was permitted. Thus, the final payment to Neil Grading will be \$48,500. The Manger recommended that this would be the preferred method to include items without increasing the project budget. City Staff recently met with a consultant to discuss future plans for a public safety facility.

### **Council General Discussion**

Mayor Smith opened the floor for Council general discussion. Council member, Joe Will inquired about a change to the minutes from the June 2023 Regular Meeting minutes. Mr. Will would like to see his remarks about the previous City Manager mentioned. Additionally, he would like to see the minutes amended to reflect that the citizens of Bessemer City will see a tax increase although the rate remained at \$0.45 per \$100. Mayor Smith informed Mr. Will to bring this as a motion before Council at the next meeting.

### **Adjourn**

Being no further business to come before the board, the meeting was adjourned at 5:17 PM by motion of Joe Will and unanimous vote.

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



## ORDINANCE

### -TEMPORARY STREET CLOSURE FOR 2<sup>nd</sup> ANNUAL BREW & QUE

**WHEREAS**, the City of Bessemer City wishes to provide recreational entertainment for the citizens of Bessemer City; and

**WHEREAS**, the City of Bessemer City understands the importance of hosting such entertainment in the downtown central business district of Bessemer City; and

**WHEREAS**, the City of Bessemer City acknowledges that a special event requires rerouting traffic and providing safety measures for citizens attending said events; and

**WHEREAS**, the City of Bessemer City wishes to host its 2<sup>nd</sup> Annual Brew & Que Festival in downtown Bessemer City along Highway 274 (East and West Virginia Avenue), the 100 Block of South and North 12<sup>th</sup> Street, and the 100 Block of West Pennsylvania Avenue on Friday, September 22<sup>nd</sup> and Saturday, September 23<sup>rd</sup> from the hours of 8 AM to 11 PM;

**NOW THEREFORE BE IT ORDAINED** by the City Council of Bessemer City pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the days and times set forth below on the following described portion of a State Highway System route:

**Dates:** Friday, September 22<sup>nd</sup> and Saturday, September 23<sup>rd</sup>, 2023

**Times:** 8 AM -11 PM

**Route Description:** 100 Block of East Virginia Avenue and 100 Block of West Virginia Avenue (Highway 274), 100 Block of South 12<sup>th</sup> Street, 100 Block of North 12<sup>th</sup> Street, and the 100 Block of West Pennsylvania Avenue

Adopted by City Council this 14<sup>th</sup> Day of August, 2023

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Becky S. Smith, Mayor

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Hydeia Y. Hayes, City Clerk



## RESOLUTION APPROVING LOCAL WATER SUPPLY PLAN

**WHEREAS**, North Carolina General Statute 143-355 (l) requires that each unit of local government that provides public water service or that plans to provide public water service and each large community water system shall, either individually or together with other units of local government and large community water systems, prepare and submit a Local Water Supply Plan; and

**WHEREAS**, as required by the statute and in the interests of sound local planning, a Local Water Supply Plan for the City of Bessemer City, has been developed and submitted to the City Council for approval; and

**WHEREAS**, the City Council finds that the Local Water Supply Plan is in accordance with the provisions of North Carolina General Statute 143-355 (l) and that it will provide appropriate guidance for the future management of water supplies for City of Bessemer City, as well as useful information to the Department of Environmental Quality for the development of a state water supply plan as required by statute;

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Bessemer City that the Local Water Supply Plan entitled, Local Water Supply Plan dated July 2023, is hereby approved and shall be submitted to the Department of Environmental Quality, Division of Water Resources; and

**BE IT FURTHER RESOLVED** that the City Council intends that this plan shall be revised to reflect changes in relevant data and projections at least once every five years or as otherwise requested by the Department, in accordance with the statute and sound planning practice.

This the 14th day of August, 2023

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Hydeia Y. Hayes, City Clerk



**PROCLAMATION  
SEPTEMBER 11<sup>TH</sup> DAY OF SERVICE & REMEMBRANCE**

**WHEREAS**, on September 11, 2001, terrorists attacked the United States leading to the tragic death of thousands of innocent United States citizens and other citizens from 90 different countries and territories; and

**WHEREAS**, in response to the attacks in New York City, Washington D.C. and Shanksville, Pennsylvania, firefighters, police officers, emergency medical technicians, physicians, nurses, military personnel, and other first responders immediately and without concern for their own well-being rose to service, in a heroic attempt to protect the lives of those still at risk, consequently saving thousands of men and women; and

**WHEREAS**, in the days, weeks and months following the attacks, thousands of people in the United States and other nations spontaneously volunteered to help support the rescue and recovery efforts, braving both physical and emotional hardship; and

**WHEREAS**, hundreds of thousands of brave men and women continue to serve every day, having answered the call to duty as members of our nation's armed forces with thousands having given their lives, or been injured to defend our nation's security and prevent future terrorist attacks; and

**WHEREAS**, since September 11, 2001, more than 15,000 North Carolina National Guardsmen from Manteo to Murphy have mobilized-and deployed across the globe, leaving family, employers and friends; and

**WHEREAS**, North Carolina has been called the most military friendly state in the nation, and its citizens continue to support our brave men and women in uniform and the veterans that came before them; and

**WHEREAS**, the entire nation witnessed and shared in the tragedy of 9/11 and in the immediate aftermath of the September 11 attacks became unified under a remarkable spirit of service and compassion that inspired and helped heal the nation; and

**WHEREAS**, in the years immediately following the September 11, 2001 attacks, the U.S. Bureau of Labor Statistics documented a marked increase in volunteerism among citizens in the United States; and

**WHEREAS**, families of 9/11 victims, survivors, first responders, rescue and recovery workers, and volunteers called for Congress to pass legislation to formally authorize the establishment of September 11 as an annually recognized "National Day of Service Remembrance", and for the President of the United States to proclaim the day as such;

**NOW, THEREFORE**, I, Mayor Becky S. Smith and the City Council do hereby proclaim September 11th, 2023 as a "Day of Service and Remembrance" and urge all citizens to commit to community service on this day and an ongoing basis.

**IN WITNESS WHEREOF**, I have hereunto set my hand and caused the seal of the City of Bessemer City to be affixed on this 14th day of August 2023.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**City of Bessemer City Application for Rezoning (Zoning Amendment)**

1. Applicant Name: Exponential Development
2. Applicant Address: 6401 Carmel Road, Suite 202
3. Applicant City: Charlotte State: NC Zip Code: 28226
4. Applicant Telephone: Home: \_\_\_\_\_ Work: 704-777-8888
5. Name and address of owner (if different from applicant): Hovis William Carl Estate  
507 S Inman Avenue, Bessemer City, NC 28016
6. Location of Subject Property: Bessemer City, NC 28016
  - (a) Street address: Besstown Road
  - (b) Gaston County P.I.N. 3527059419
7. Area of Subject Property (acres or square feet): 14.155 acres
8. Zoning Classification: Current: Rural (R) Proposed: Urban Residential (UR-CZ)
9. Existing Land Use: Residential - Vacant
10. Surrounding Land Use: North: Commercial South: Residential  
East: Residential West: Residential
11. Reason(s) for Requesting a Rezoning (Zoning Amendment): Propose and develop a multi-family community with sufficient open space and parking for the intended tenants.

**Required Attachments/Submittals**

Typed metes and bounds description of the property (or portion of property to be rezoned. A property deed is sufficient, provided that the deed describes only the property requested for rezoning.

**Certification**

*I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Bessemer City Planning Department. It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.*

Signature of Applicant: \_\_\_\_\_ Date: 6/12/2023

**Staff Use Only:**

Fee: \$ \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_

*The application fee is nonrefundable*

**Staff Use Only:****Scheduled for Planning and Zoning Commission consideration:**

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Location: \_\_\_\_\_

Date Advertised, written notice(s) sent, and property posted: \_\_\_\_\_

Planning and Zoning Commission recommendation: ☐ Approved ☐ Denied

If denied, was an appeal filed? \_\_\_\_\_

**Scheduled for City Council consideration:**

Date: \_\_\_\_\_ Time: \_\_\_\_\_ Location: \_\_\_\_\_

Dates advertised: (a) first notice: \_\_\_\_\_ (b) second notice: \_\_\_\_\_

City Council recommendation: ☐ Approved ☐ Denied

Date applicant notified of City Council action: \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





132 W. Virginia Ave.  
Bessemer City, NC 28016  
(704) 629 – 5542 Ext. 1003

Item 7.

**Staff Only:**

Date Rec'd: June 13, 2023  
Rec'd by: Nathan Hester  
Case #: CD 01-2023

## LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	<u>Fee</u>	✓	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):	<input type="checkbox"/>	_____	• Conditional Zoning (CZ)	\$600
• Preliminary Plat (Major Sub):	<input type="checkbox"/>	_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):	<input type="checkbox"/>	_____	• Text Amendment	_____
• Major Site Plan	<input type="checkbox"/>	_____	• Minor Site Plan	_____
• Construction Documents:	<input type="checkbox"/>	_____	• Minor Subdivision Plat	_____
• Recombination Plat	<input type="checkbox"/>	_____	• General Rezoning	_____
• Other: _____	<input type="checkbox"/>	_____		
Fee Total:				_____

**2. Project Information**

Date of Application: \_\_\_\_\_ Name of Project: Bessemer City - Multi-Family

Location: Besstown Road Property Size (acres): 14.155 # of Units/Lots: 228 units

Current Zoning: Rural (R) Proposed Zoning: Urban Residential (UR-CZ)

Current Land Use: Residential Proposed Land Use: Multi-Family

Tax Parcel Number(s): 151220

Square Footage: 616,598 SF

### 3. Contact Information

Item 7.

Owner, Applicant, or Developer

Exponential Development - Developer

Agent(s) (Engineer, Architect, Etc.)

Sean Paone - Landscape Architect

Address

6401 Carmel Road Suite 202

Address

200 South Tryon Street Suite 1400

City, State Zip

Charlotte, NC 28226

City, State Zip

Charlotte, NC 20202

Telephone

704-777-8888

Telephone

704-376-1555

Email

brandon@exponential-equity.com

Email

sean.paone@bolton-menk.com

4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

☒ Signed "Original" application

☒ Project Fee(s) – See Fee Schedule

☒ **Written Summary/Description of Request** can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code

☒ **Property Survey** (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.

☒ **Site/sketch plan** (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots


☒ **Illustrative (color) site/sketch plan** for presentation purposes with same layers as described above

☒ **Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist** may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).

☒ **Illustrative (color) elevations** for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples

☐ **Digital Files** of all items listed above

Last Update: 07/06/2021

Signature: 

Printed Name: BRANDON MAXWELL

Date: 6/12/2023

**Exhibit A**  
**Areas of Relief and Conditions of Approval**  
**CD 01-2023 – Bess Town Rd. Multi-family Development**

1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code.
2. Developer responsible for all fees associated but not limited to engineering, plan review, permitting, constructing, inspecting, of the following utility improvements:
  - a. Twelve (12) inch water line from current position on Bess Town Rd. to furthest driveway.
  - b. On-site pump station
  - c. Sewer gravity extension from Stinger Park to 12<sup>th</sup> St.
  - d. Sewer gravity extension to MH Kiser to 12<sup>th</sup> St.
  - e. New pump, electrical equipment, and generator for 9<sup>th</sup> St. pump station.
3. Developer responsible for any and all system development fees.
4. Developer required to construct multifamily residential buildings at minimum thirty (30%) percent masonry. (Recommendation from Planning Board)
5. Developers are granted relief to develop multifamily residential project on a tract of land over three (3) acres in size.
6. Developers are granted relief from having to provide elevators for a multifamily residential building with a minimum of three stories.
7. Developers are granted relief from having to provide interior corridors and allowed to construct open breezeways for access to residential units.

\_\_\_\_\_  
 Applicant/Developer Signature

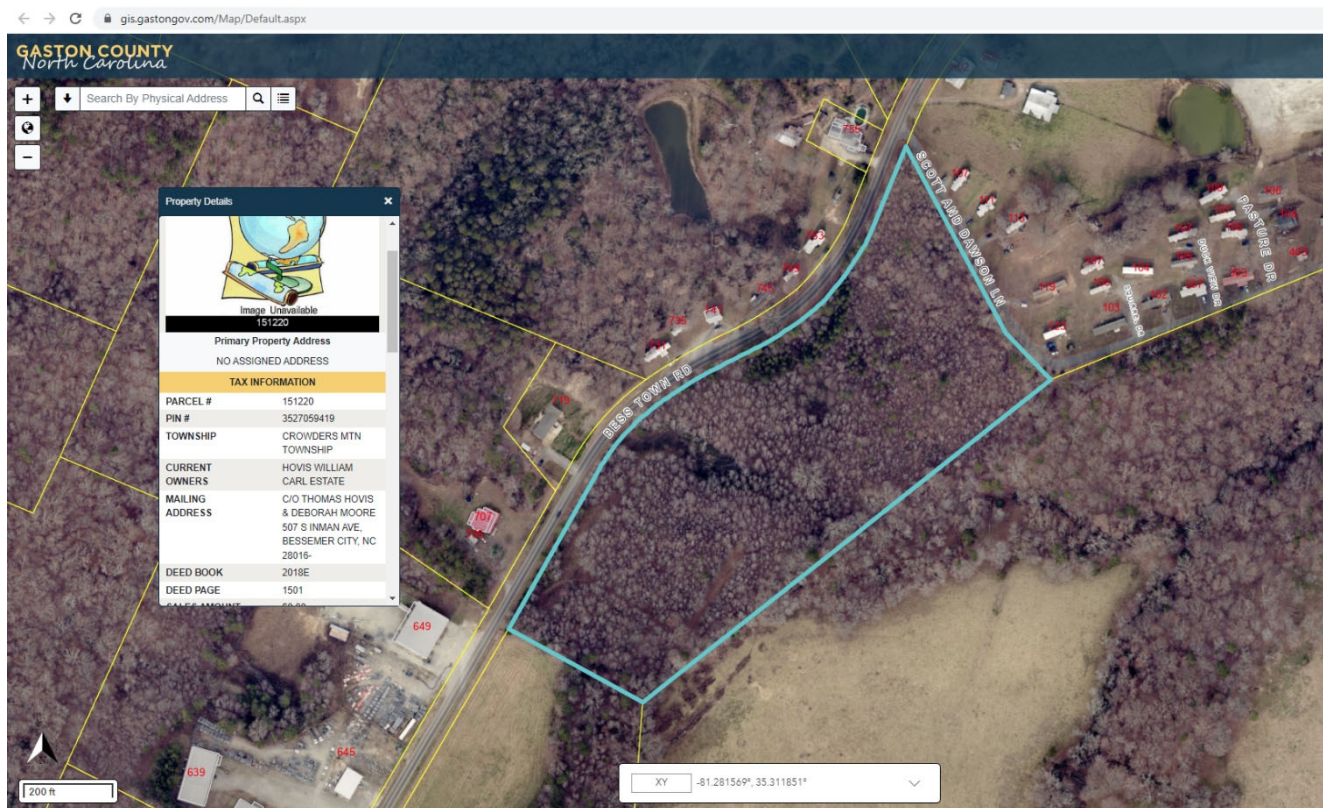
\_\_\_\_\_  
 Mayor Signature

Bessemer City – Multi-Family  
Exhibit B

The property to be annexed begins along the centerline of Besstown Road at the corner of the Kiser Melvin property (Deed 500)(PIN # 3527042319) and follows the centerline Northeast for 1,426.5 linear feet until terminating at the corner of the property owned by DCA Real Estate Holdings, LLC (Deed 503) (PIN# 3527262792). The property then turns South at 27 degrees 49 minutes and 17 seconds, East for 510.87 linear feet. After 510.87 linear feet, the property boundary heads South at 34 degrees, 33 minutes and 25 seconds, East for 150.63 linear feet (Deed 505). At this point, the property turns South at 51 degrees, 34 minutes and 43 seconds, West for 1,1187.47 linear feet along the Kiser Property (PIN # 3527145654). The boundary then returns to the starting point moving North at 61 degrees 19 minutes and 4 seconds West for 379 linear feet until closing the loop.

The total site area includes 14.155 acres of vacant land, zoned Rural.







**City of Bessemer City, North Carolina**  
**Conditional District Rezoning Staff Report**  
 Planning Board Agenda Item July 3, 2023  
 City Council Agenda Item August 14, 2023

Applicant: Exponential Development

Request:

To review and make a recommendation on the rezoning of one parcel of land, Gaston County Tax Map PID#151220 and is approximately 14.155 acres. Parcel # 151220 is currently zoned Rural and applicant is requesting zoning amendment to Urban Residential Conditional District to accommodate the future development of a multifamily community.

Background Information:

The preliminary site plan for the development includes one parcel of land located on Bess Town Rd. The site plan includes nine total structures. Eight structures will be utilized for multifamily residential housing and one structure will be utilized as a community amenity clubhouse. The site plan also includes three access points for the development off Bess Town Rd. and landscape buffering to adjacent properties. Applicant is proposing to develop approximately 228 apartment units with approximately 2.52 acres of open space.

Current regulations within section 2.8.C of the Bessemer City Land Development Code state that no multifamily development is to be developed on a site larger than three (3) acres. The purpose of this application for a conditional district is to develop a multifamily community on a site approximately 12.11 acres and for a percentage of the units to have front loaded garage entries. Approximately eight (8) of the sixty four (64) units within the northern development site are proposed to have front entry garages.

Proposal: The Applicant has submitted a Conditional District application proposing to develop a multifamily residential community of eight apartment buildings on one site. A summary of the proposal is as follows:

<i>Parcel</i>	<i>Site Area</i>	<i>Watershed</i>	<i>Existing Use</i>	<i>Proposed Use</i>	<i>Number of Units</i>	<i>Maximum Density</i>	<i>Proposed Density</i>	<i>Required Open Space</i>	<i>Proposed Open Space</i>
151220	15.155	Long Creek	Vacant	Apartments	228	N/A	N/A	<1 acre	2.52 acres

**Buildings:** There will be nine buildings constructed on site as part of the multifamily project. Eight buildings will be utilized for housing consisting of five buildings with approximately twenty-four (24) units and three buildings consisting of approximately thirty-six (36) units. One building will be utilized as an amenity clubhouse.

**Roads:** There are no right of ways proposed with the project. There are three primary ingress and egress access driveways from Bess Town Rd. There will be two community parking areas that will be split by undisturbed wetlands. One driveway will access the parking area for buildings A through D and two driveways will access the parking area for buildings E through H. and the clubhouse.

- A seven (7) foot wide sidewalk is proposed to be constructed along all pedestrian access points and vehicular parking areas for each building.

**Utilities – Water and Sewer:** The applicant is proposing the development to be served by City of Bessemer City Water and Sewer services.

- Public Works Director has indicated that City water and sewer will need to be extended to the site from its current location on Bess Town Rd. Water service to the site is feasible with an extension, but a sewer pump station will need to be installed within the development site for adequate service of the development.
- Applicants will pay the water, sewer extension costs, pump station costs, tap fees, system development fees, and all other utility development costs.

**Stormwater Drainage:** Drainage will be engineered according to the best management practices at the time of construction and will be handled through a curb and gutter system located within the proposed parking areas of the residential development. Two storm water control measure ponds are proposed to be installed within the development. The property is subject to adopted stormwater management guidelines.

**Open Space:** Open Space requirements for the proposed site are less than one (1) acre of open space. Applicant proposes 2.52 acres of open space and an amenity clubhouse.

**Land Use Buffer:** There is a 20 ft. landscape buffer proposed around the development that is proposed to consist of current vegetation. In all cases, if less than the required amount of vegetation buffering is determined, then the developer will be responsible for meeting the 20-foot requirement.

**Landscaping:** There is approximately 1,423 linear feet of right of way frontage for the development. Per the Bessemer City land development code, the development is responsible for one (1) canopy tree per forty (40) linear feet which results in approximately thirty-six (36) canopy trees to be planted. The developer has proposed to install thirty-six (36) canopy trees along Bess Town Rd. and within the proposed open space along Bess Town Rd.

<b>Parking Lot Landscaping</b>	<b>Parking Spaces</b>	<b>Required Amount</b>	<b>Proposed Amount</b>
Canopy Trees	370	37	37
Understory Trees	370	52.8	53
Shrubs	370	740	740

**Traffic Impact:**

Land use	Density	Daily	Am Enter	AM Exit	AM Total	PM Enter	PM Exit	PM Total
Multifamily	228 Units	1,537	22	69	91	73	43	116

Based on the number of PM peak hour trips, 116, a Traffic Impact Analysis is required to be conducted. The applicant has requested permission to conduct the traffic study in August 2023, once Gaston County Schools are back in session to more accurately account for potential traffic volume and possible improvements. City staff has agreed to this timeline.

Petitioner shall install improvements as set forth in the TIA and agreed upon by the City and NCDOT prior to eighty (80%) percent project completion.

**Staff Recommendation:**

1. Approve preliminary site plan as submitted.
2. Recommend that City Council rezone requested parcel to Urban Residential Conditional District (URCD).
3. Recommend that City Council satellite annex requested parcel into incorporated city limits.

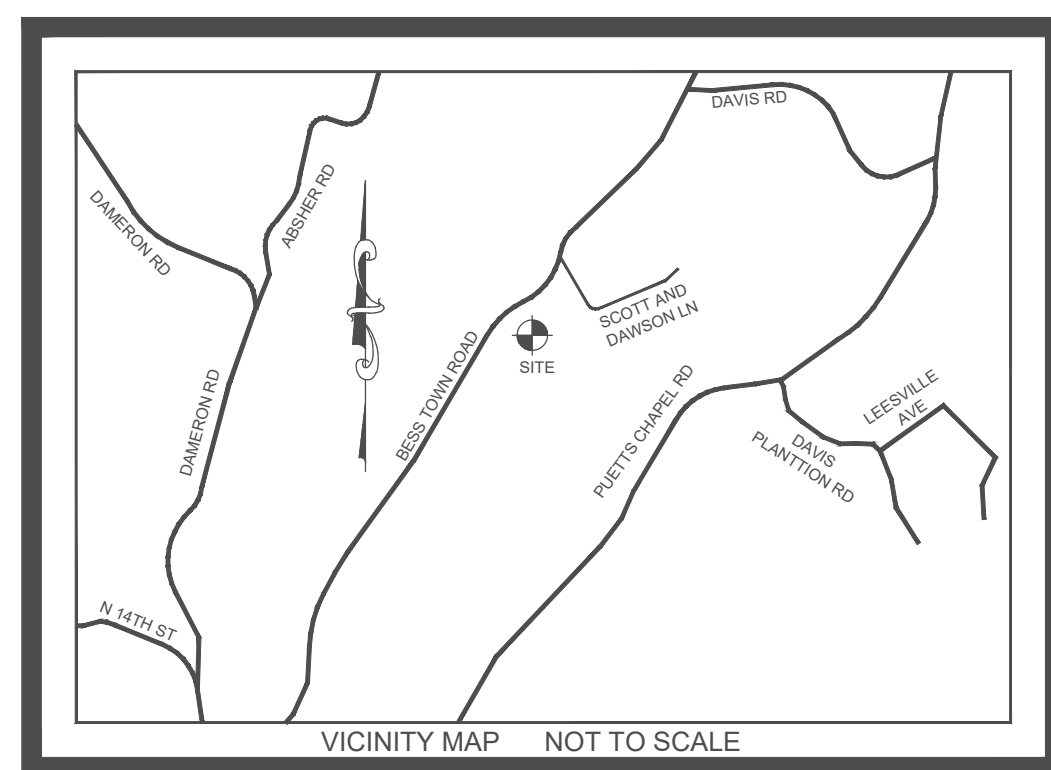
**Exhibits:**

1. Bess Town Rd. Multifamily Project Application Packet.
2. Development Services Staff Report.

Recommended Effective Date: August 14, 2023

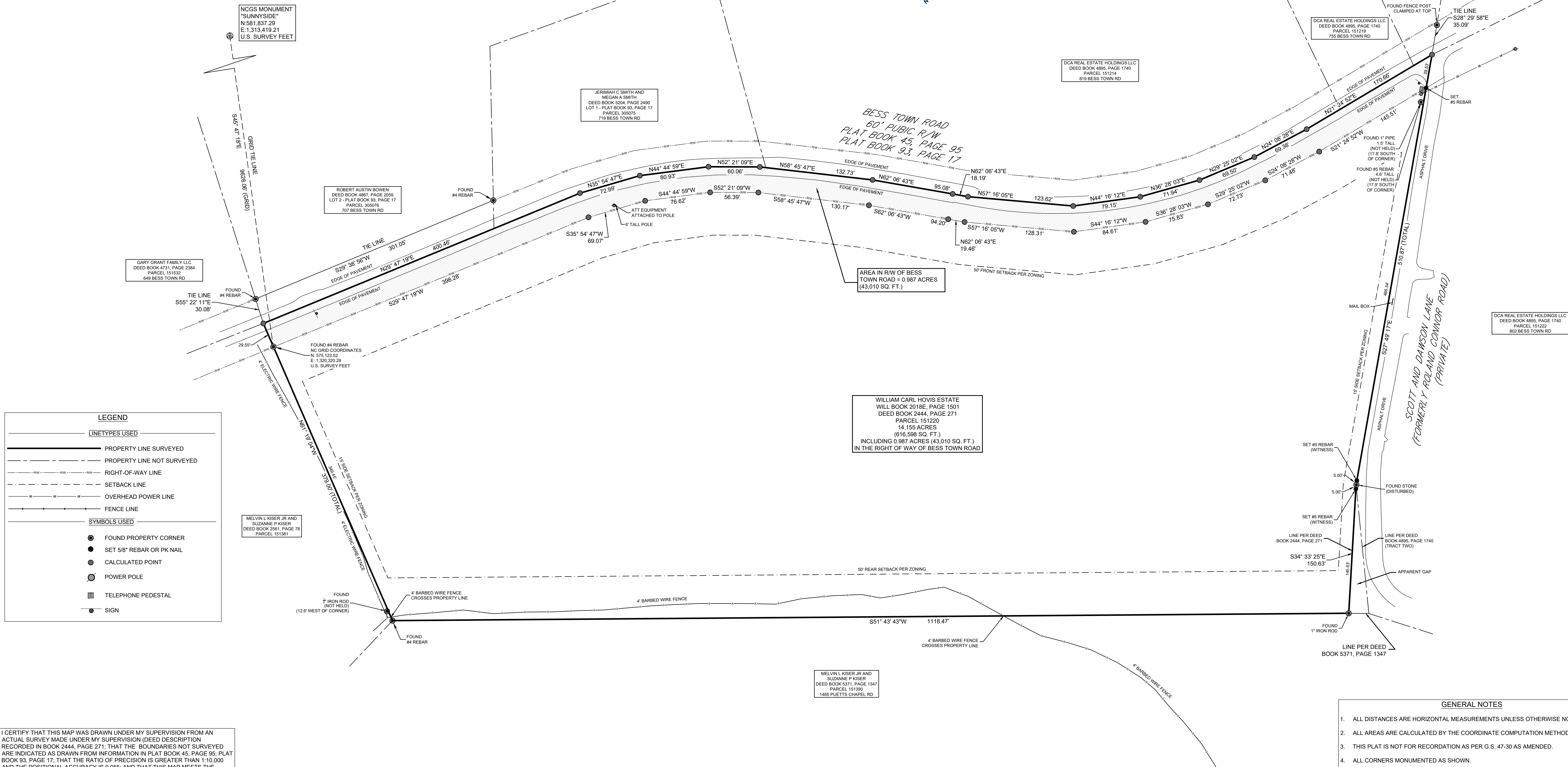






### MAP REFERENCES

1. MAP TITLED "SURVEY FOR MARVIN ROGER HOVIS AND WILLIAM CARL HOVIS" DATED DECEMBER 09, 1994 PREPARED BY CLONINGER SURVEYING AND MAPPING. SIGNED AND SEALED BY MICHAEL LARRY CLONINGER PLUS L-3190. NOT OF PUBLIC RECORD.
2. MAP TITLED "BOUNDARY SURVEY OF 42.11 ACRES WYANT PROPERTY" DATED MAY 14, 1990, PREPARED BY DRAKE SURVEYING AND RECORDED IN MAP BOOK 45, PAGE 95 OF THE GASTON COUNTY PUBLIC REGISTRY.
3. MAP TITLED "SUBDIVISION MADE AT THE REQUEST OF JERIMIAH SMITH - PROPERTY OF: ROBERT AUSTIN BOWEN" DATED JANUARY 28, 2021 PREPARED BY GRAY SURVEYING COMPANY, INC AND RECORDED IN MAP BOOK 93, PAGE 17 OF THE GASTON COUNTY PUBLIC REGISTRY.



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

## GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 371035200J, REVISED SEPTEMBER 28, 2007.
6. SUBJECT PROPERTY ZONING: R (RURAL) PER GASTON COUNTY GIS  
  
SETBACKS PER LAND DEVELOPMENT CODE  
CITY OF BESSEMER CITY, NC FOR R (RURAL) ZONING  
  
FRONT: 50'  
SIDE: 15' (SINGLE FAMILY DWELLINGS AND MANUFACTURED HOUSING  
25' (ALL OTHER USES)  
REAR: 50'
7. BASIS OF HORIZONTAL DATUM IS NGSD - NAD 83 (2011), VRS DERIVED.
8. BASIS OF VERTICAL DATUM IS NAVD88, VRS DERIVED.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
10. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON OR SERVING THIS SITE OTHER THAN THOSE SHOWN, BEFORE DOING ANY DIGGING CALL NC, ONECALL, (811).



**The Survey  
Company, INC.**

4105-B STUART ANDREW BLVD., CHARLOTTE, NC 28217  
P. 704.561.9970 • F. 704.561.9972 • [WWW.SURVEYCO.COM](http://WWW.SURVEYCO.COM)  
NORTH CAROLINA FIRM • REGISTRATION NUMBER C-171

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BOUNDARY SURVEY OF:  
WILLIAM CARL HOVIS ESTATE  
GASTON COUNTY PARCEL 151220  
CROWDERS MOUNTAIN TOWNSHIP – BESEMER CITY  
GASTON COUNTY – NORTH CAROLINA

**PROPERTY OWNER:**  
WILLIAM CARL HOVIS ESTATE  
C/O THOMAS HOVIS AND  
DEBORAH MOORE  
507 S INMAN AVE  
BESSEMER CITY, NC 28016

PREPARED FOR:  
EXPONENTIAL DEVELOPMENT  
6401 CARMEL ROAD  
SUITE 202  
CHARLOTTE, NC 28226  
PHONE: 704.777.8888

PROJECT NUMBER:	EXP 06
SURVEYED BY:	JH
DRAWN BY:	TRB
CHECKED BY:	CSL
ISSUE DATE:	05/19/2023

CAD FILE: EXP06.DWG

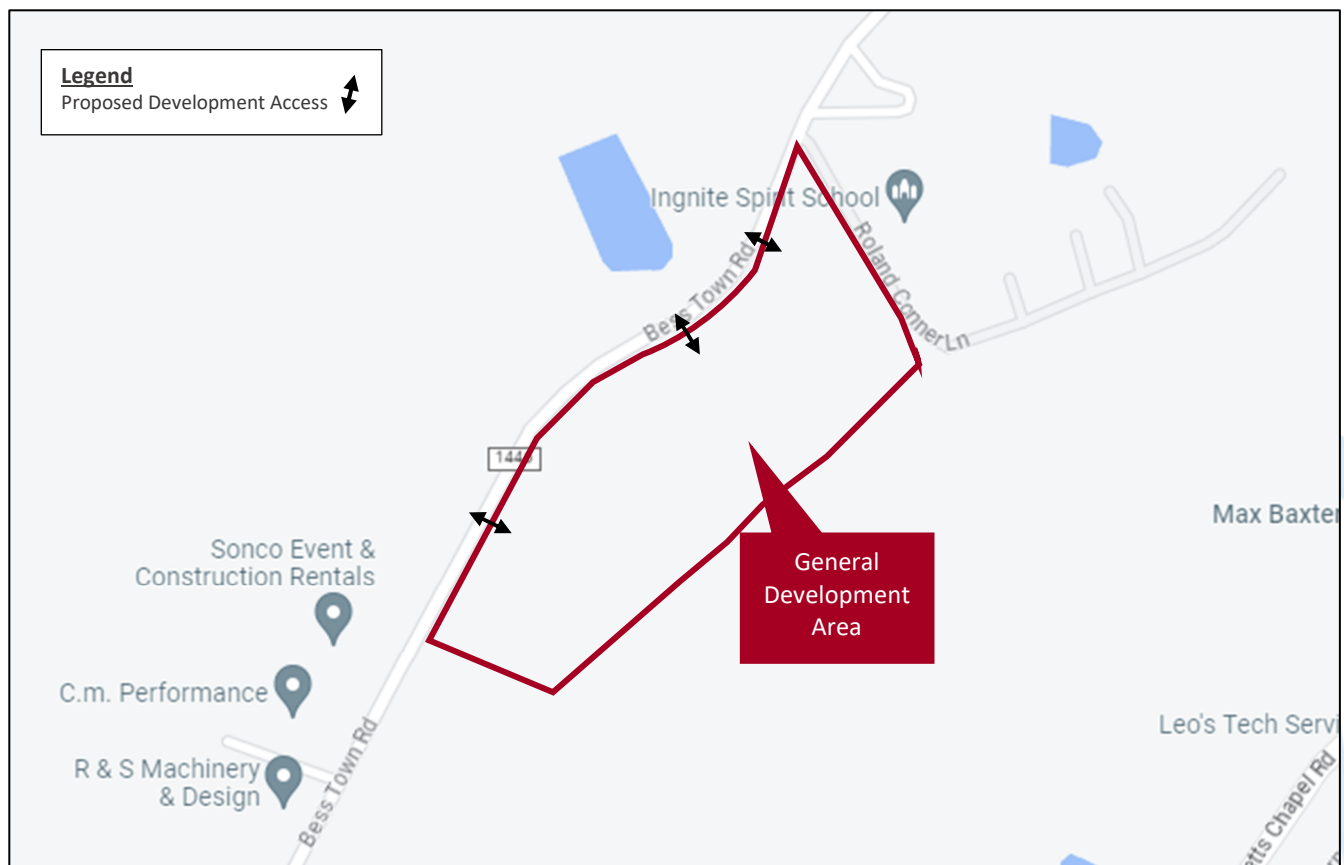
## MEMORANDUM

**Date:** 6/9/2023  
**To:** Nathan Hestor, Bessemer City  
**From:** Aaron Cook, PE  
**Subject:** Bessemer City Multifamily Traffic Memo  
Exponential Development

This memorandum has been prepared to assess the potential traffic impacts of the proposed multifamily residential development in Bessemer City. The development is generally located east of Bess Town Road and south of Roland Conner Lane in Bessemer City, NC.

The general study area and development location is shown in **Figure 1**.

Figure 1 - Study Area





## Existing Conditions

Table 1 below displays information regarding the surrounding transportation facilities. The intersection of Bess Town Road and Roland Conner Lane is an unsignalized intersection without turn lanes. The land uses surrounding the site largely consists of single-family residential.

*Table 1 – Existing Roadway Information*

Road Name	Route Number	Typical Cross Section	Functional Classification	Speed limit	Maintained By	2021 AADT
<b>Bess Town Road</b>	SR-1446	2-lane	Secondary Route	35 - 55 mph	NCDOT	850

## Development Details

The proposed development will contain 228 multi-family units over 13.17 acres with 380 parking spaces. The proposed site plan is attached. Access to the development is assumed to be via three full movement street connections located along Bess Town Road, approximately 300 feet, 575 feet, and 1,200 feet south of Roland Connor Lane, respectively. The trip generation for the proposed site is shown in Table 2. The trip generation was completed using the Trip Generation Manual, 11th Edition, Institute of Transportation Engineers. The site is expected to generate 1537 trips per day, 91 trips during the AM peak hour, and 116 trips during the PM peak hour.

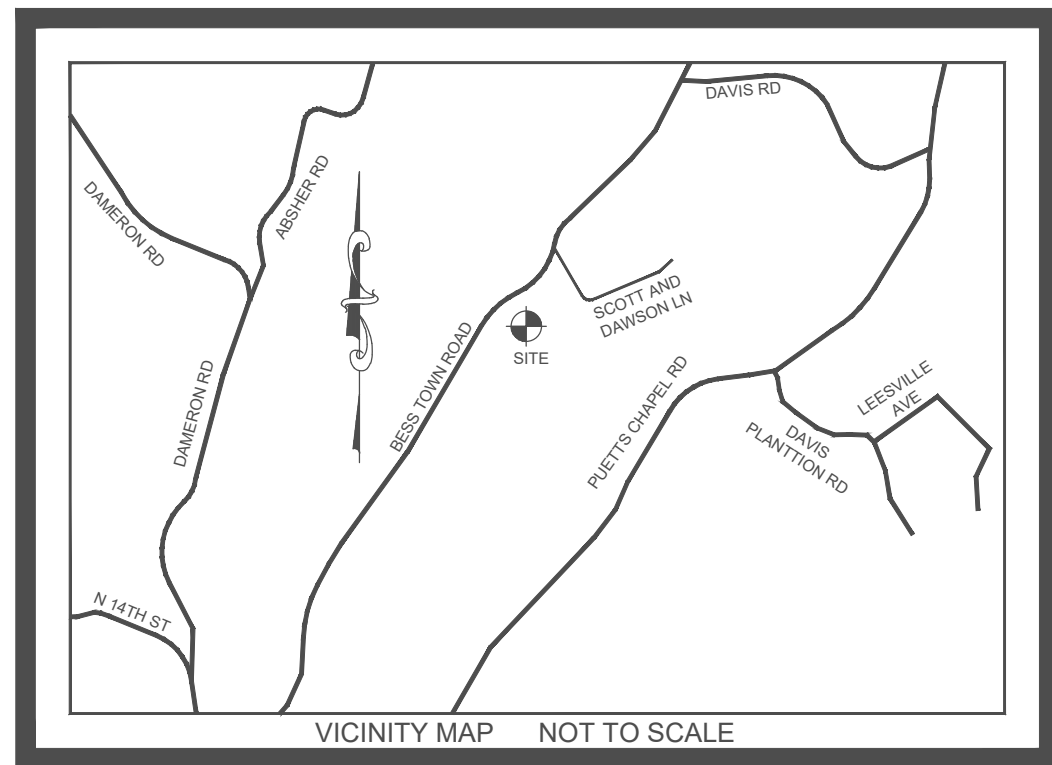
*Table 2 – Trip Generation*

Land Use (ITE Code)	Density	Daily	AM Peak Hour			PM Peak Hour		
			Enter	Exit	Total	Enter	Exit	Total
Multifamily House Low-Rise (220)	228 Units	1537	22	69	91	73	43	116

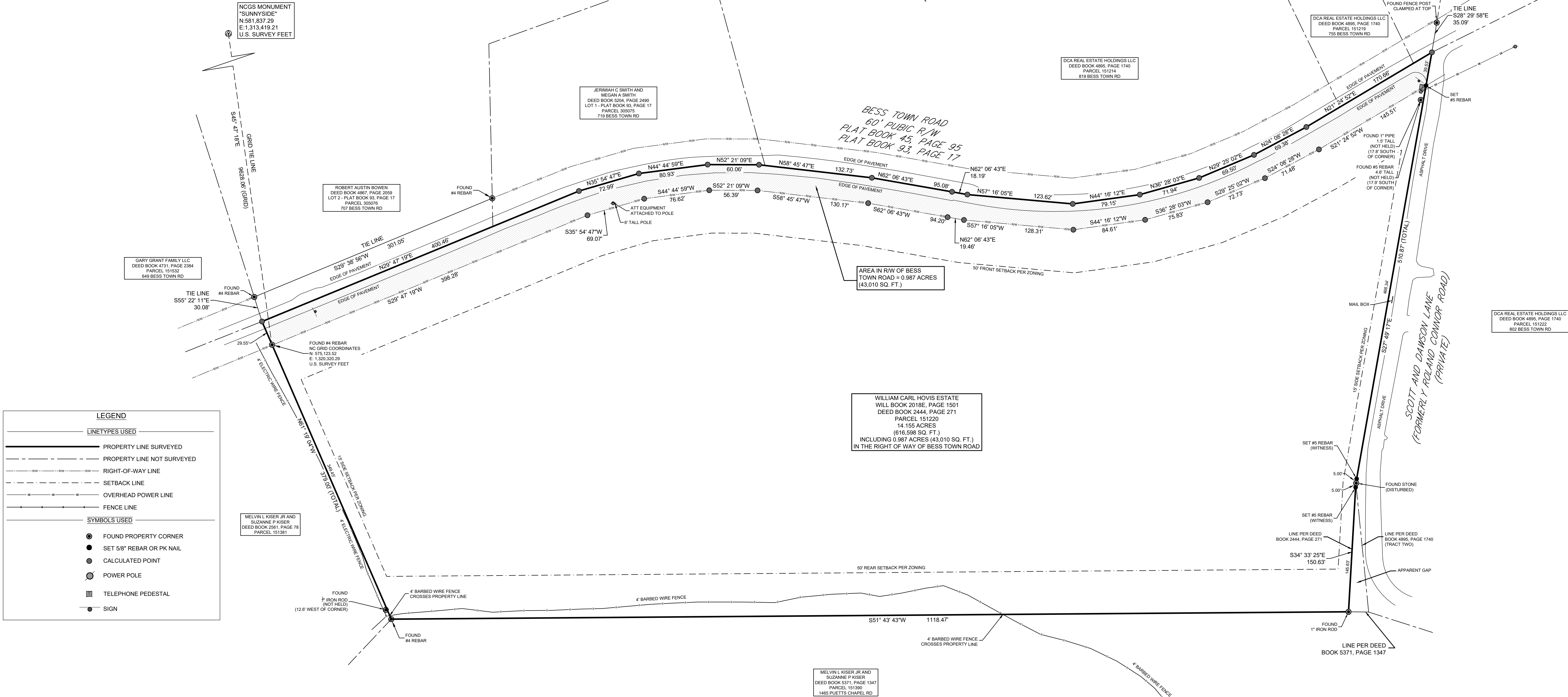
According to NCDOT policy, left and right turn lanes are typically only considered for roads with an average daily traffic of 4,000 vehicles per day on any secondary route. Because the existing traffic plus the expected traffic generated by the proposed development is less than this threshold, turn lanes are not recommended at the proposed site driveways.

## Summary

Based on the trip generation for the proposed development and the driveway location, it is not expected that the development will introduce deficiencies that require intersection geometry or traffic control improvements. If required by the Town, the development team will conduct a traffic impact study once Gaston County schools are back in session for the 2023-2024 academic year.



- MAP REFERENCES
- MAP TITLED "SURVEY FOR MARVIN ROGER HOVIS AND WILLIAM CARL HOVIS" DATED DECEMBER 09, 1994 PREPARED BY CLONINGER SURVEYING AND MAPPING, SIGNED AND SEALED BY MICHAEL LARRY CLONINGER PLS L-3190. NOT OF PUBLIC RECORD.
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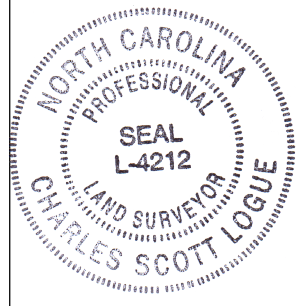
- LEGEND
- LINETYPES USED
- PROPERTY LINE SURVEYED
  - PROPERTY LINE NOT SURVEYED
  - RIGHT-OF-WAY LINE
  - SETBACK LINE
  - OVERHEAD POWER LINE
  - FENCE LINE
- SYMBOLS USED
- FOUND PROPERTY CORNER
  - SET 5/8" REBAR OR PK NAIL
  - CALCULATED POINT
  - POWER POLE
  - TELEPHONE PEDESTAL
  - SIGN

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 2444, PAGE 271; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 45, PAGE 95; PLAT BOOK 93, PAGE 17; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 AND THE POSITIONAL ACCURACY IS 0.055; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

I, CHARLES S. LOGUE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- CLASS OF SURVEY: A
- POSITIONAL ACCURACY:
  - HORIZONTAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.055
  - VERTICAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.074
- TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC
- DATES OF SURVEY: MAY 11, 2023 THRU MAY 19, 2023
- DATUM/EPOCH: HORIZONTAL = NAD83 (2011) VERTICAL = NAVD88
- PUBLISHED/FIXED-CONTROL USED: NC VRS CORS
- GEOID MODEL: GEOID12B(CONUS)
- COMBINED GRID FACTOR(S): 0.9998337885
- UNITS: U.S. SURVEY FEET

CHARLES S. LOGUE, PLS L-4912 05/19/2023 DATE



- GENERAL NOTES
- ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
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  - SUBJECT PROPERTY ZONING: R (RURAL) PER GASTON COUNTY GIS SETBACKS PER LAND DEVELOPMENT CODE CITY OF BESSEMER CITY, NC FOR R (RURAL) ZONING
    - FRONT: 50'
    - SIDE: 15' (SINGLE FAMILY DWELLINGS AND MANUFACTURED HOUSING 25' (ALL OTHER USES))
    - REAR: 50'
  - BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011). VRS DERIVED.
  - BASIS OF VERTICAL DATUM IS NAVD88. VRS DERIVED.
  - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
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The Survey Company, Inc.

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BOUNDARY SURVEY OF:  
WILLIAM CARL HOVIS ESTATE  
GASTON COUNTY PARCEL 151220  
CROWDERS MOUNTAIN TOWNSHIP - BESSEMER CITY  
GASTON COUNTY - NORTH CAROLINA

PROPERTY OWNER:  
WILLIAM CARL HOVIS ESTATE  
C/O THOMAS HOVIS AND  
DEBORAH MOORE  
507 S INMAN AVE  
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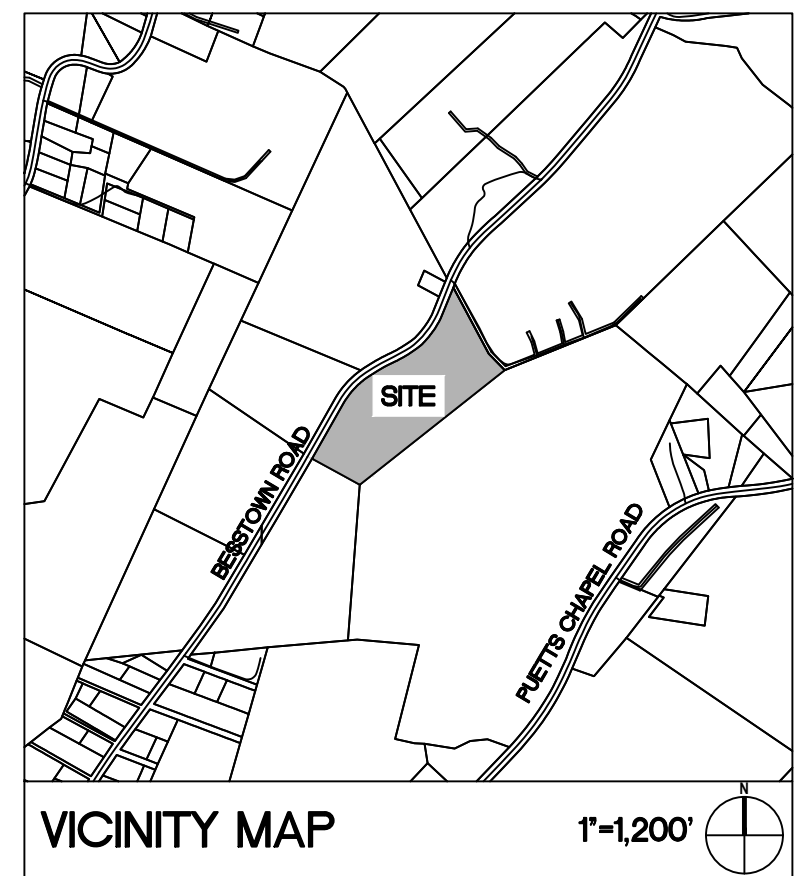
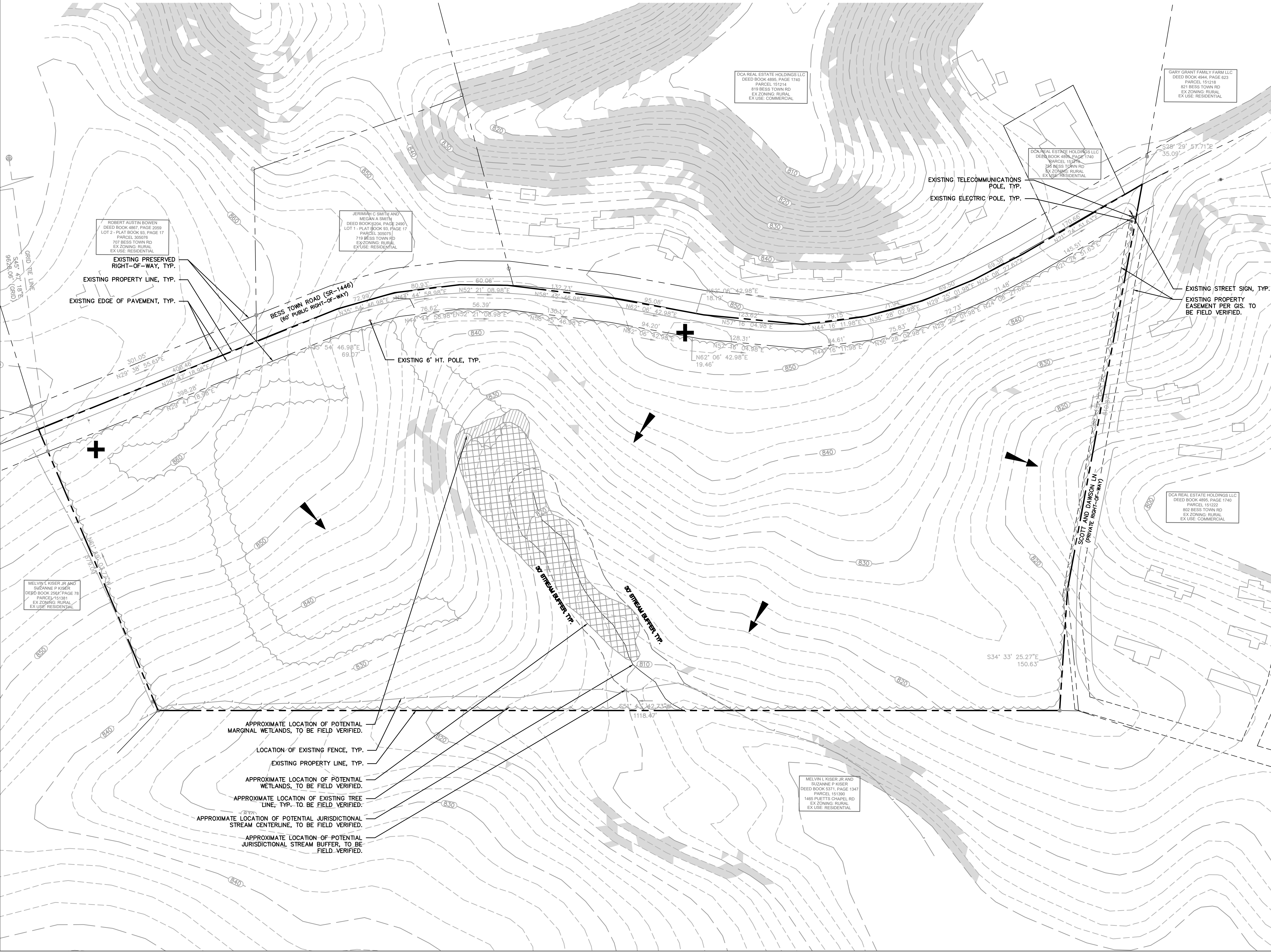
PREPARED FOR:  
EXPONENTIAL DEVELOPMENT  
6401 CARMEL ROAD  
SUITE 202  
CHARLOTTE, NC 28226  
PHONE: 704.777.6888

PROJECT NUMBER: EXP 06  
SURVEYED BY: JH  
DRAWN BY: TRB  
CHECKED BY: CSL  
ISSUE DATE: 05/19/2023

CAD FILE: EXP06.DWG



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A:\C\5 - PRJ - Proposals\2023\292523 - Exponential Equity Bessemer City\400 - Plans\CAD\3 - Sheets\NZ-100 - EXISTING CONDITIONS PLAN.dwg 5/13/2023 10:37:45 AM



**SURVEY DISCLAIMER**  
ALTA/ASCM LAND TITLE SURVEY SURVEY ISSUE DATE MAY, 19, 2023. PROVIDED BY THE SURVEY COMPANY, INC., 4105-B STUART ANDREW BLVD, CHARLOTTE, NC 28217, PH:704-561-9570

**LEGEND**

- SYMBOL**
- LOCAL HIGH POINTS
  - FLOW DIRECTION
  - EXISTING TREE LINE
  - EXISTING PROPERTY LINE
  - POTENTIAL WETLANDS
  - POTENTIAL MARGINAL WETLANDS AREA
  - SLOPES GREATER THAN 20%

PROJECT NAME: BESSEMER CITY MULTI-FAMILY  
PARCEL NUMBER: 151220  
SITE ACREAGE: ± 14.155 ACRES (SURVEYED)  
REZONING ACREAGE: ± 13.168 ACRES  
R/W AREA TO BE DEDICATED: ± 0.987 ACRES  
PRINCIPAL USES: MULTI-FAMILY RESIDENTIAL  
EXISTING USE: RESIDENTIAL / VACANT  
EXISTING ZONING DISTRICT: RURAL (R)  
PROPOSED ZONING DISTRICT: URBAN RESIDENTIAL (UR-CZ)  
ZONING OVERLAY: N/A  
WATERSHED: N/A

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

**EXPONENTIAL DEVELOPMENT**

6401 CARMEL ROAD, SUITE 202  
CHARLOTTE, NC 28226  
704-777-8888

**BESSEMER CITY MULTI-FAMILY**

BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

**EXISTING CONDITIONS PLAN**

PROJECT NO:  
04925.00

REVISIONS:

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

SCALE: 1"=60'

SCALE:	1" = 60'
DATE:	06/13/2023
DESIGNED BY:	DBT
DRAWN BY:	DBT
CHECKED BY:	SPP



ZONING CODE SUMMARY

PROJECT NAME: BESSEMER CITY MULTI-FAMILY  
PROJECT ADDRESS: BESSTOWN ROAD BESSEMER CITY, NC 28016  
PROPERTY ID: 151220  
OWNER: WILLIAM CARL HOVIS ESTATE CO. - THOMAS HOVIS AND DEBORAH MOORE  
DEVELOPER: EXPONENTIAL DEVELOPMENT  
PHONE #: 704.777.8888  
PLANS PREPARED BY: BOLTON & MENK DBA COLE JENEST & STONE  
PHONE #: 704-376-1555  
EXISTING ZONING: RURAL (R)  
PROPOSED ZONING: URBAN RESIDENTIAL (UR-C2)  
JURISDICTION: CROWDERS MTN TOWNSHIP  
EXISTING LOT SIZE: ±14.155 AC  
LOT SIZE: ±13.168 AC  
AREA TO BE DEDICATED: ±0.987 AC

BUILDING TYPE: APARTMENT / MULTI-FAMILY  
BUILDING HEIGHT: 45' 0" MAX.  
STORIES: 3 STORIES  
NUMBER OF UNITS: 228 (137 - 1 BEDROOM UNITS, 91- 2BEDROOM UNITS)

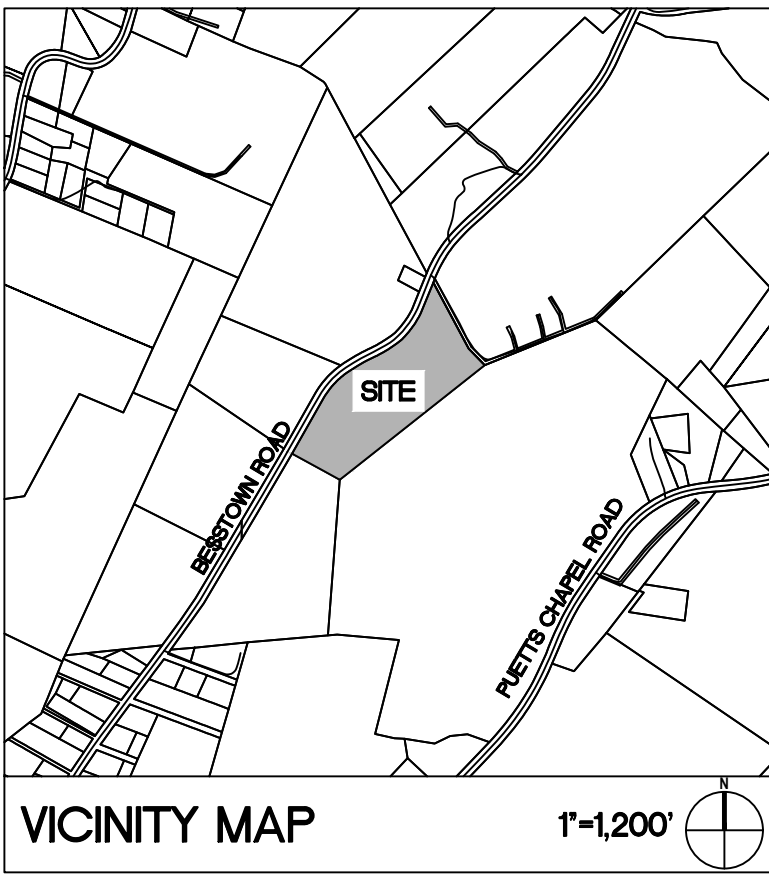
YARD REQUIREMENTS:  
BUILD TO LINE (FRONT): 30'  
SIDE YARD: 30'  
REAR YARD: 15'  
CORNER YARD: 30'

REQUIRED BUFFERS:  
FRONT: N/A SIDE (L): 20'  
REAR: 20' SIDE (R): 20'

INTERIOR LANDSCAPING: SEE SHEETS RZ-300

PARKING DATA:  
CODE REQUIRED: 318 SPACES  
(137) 1 SPACE / BDORM  
(91) 2 SPACES / BDORM  
TOTAL PROVIDED: 360 TOTAL (1.58 SPACES / UNIT)  
HANDICAP REQUIRED: 21 SPACES (9VAN ACCESSIBLE)  
HANDICAP PROVIDED: 21 PROVIDED (9 VAN ACCESSIBLE).  
BICYCLE PARKING REQ'D: 36 SPACES (10% OF VEHICULAR)  
BICYCLE PROVIDED: 36 SPACES  
OPEN SPACE REQ'D: 6.51 ACRES (1/35 ACRES PER UNIT)  
OPEN SPACE PROVIDED: 2.52ACRES WITH PAYMENT IN LIEU\*

\*FINAL OPEN SPACE AREA TO BE DETERMINED DURING PERMITTING PHASE. FINAL DEDICATED AREA TO BE NO LESS THAN 2.0 ACRES PER SECTION 4.8.B OF THE LDC.



**SURVEY DISCLAIMER**  
ALTA/ASCM LAND TITLE SURVEY SURVEY ISSUE DATE MAY, 19, 2023. PROVIDED BY THE SURVEY COMPANY, INC., 4105-B STUART ANDREW BLVD, CHARLOTTE, NC 28217, PH:704-561-9570

**ColeJenest&Stone**  
BOLTON & MENK, INC.

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

EXPONENTIAL DEVELOPMENT

6401 CARMEL ROAD, SUITE 202  
CHARLOTTE, NC 28226  
704-777-8888

BESSEMER CITY MULTI-FAMILY

BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

SKETCH PLAN

PROJECT NO:  
04925.00

REVISIONS:

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

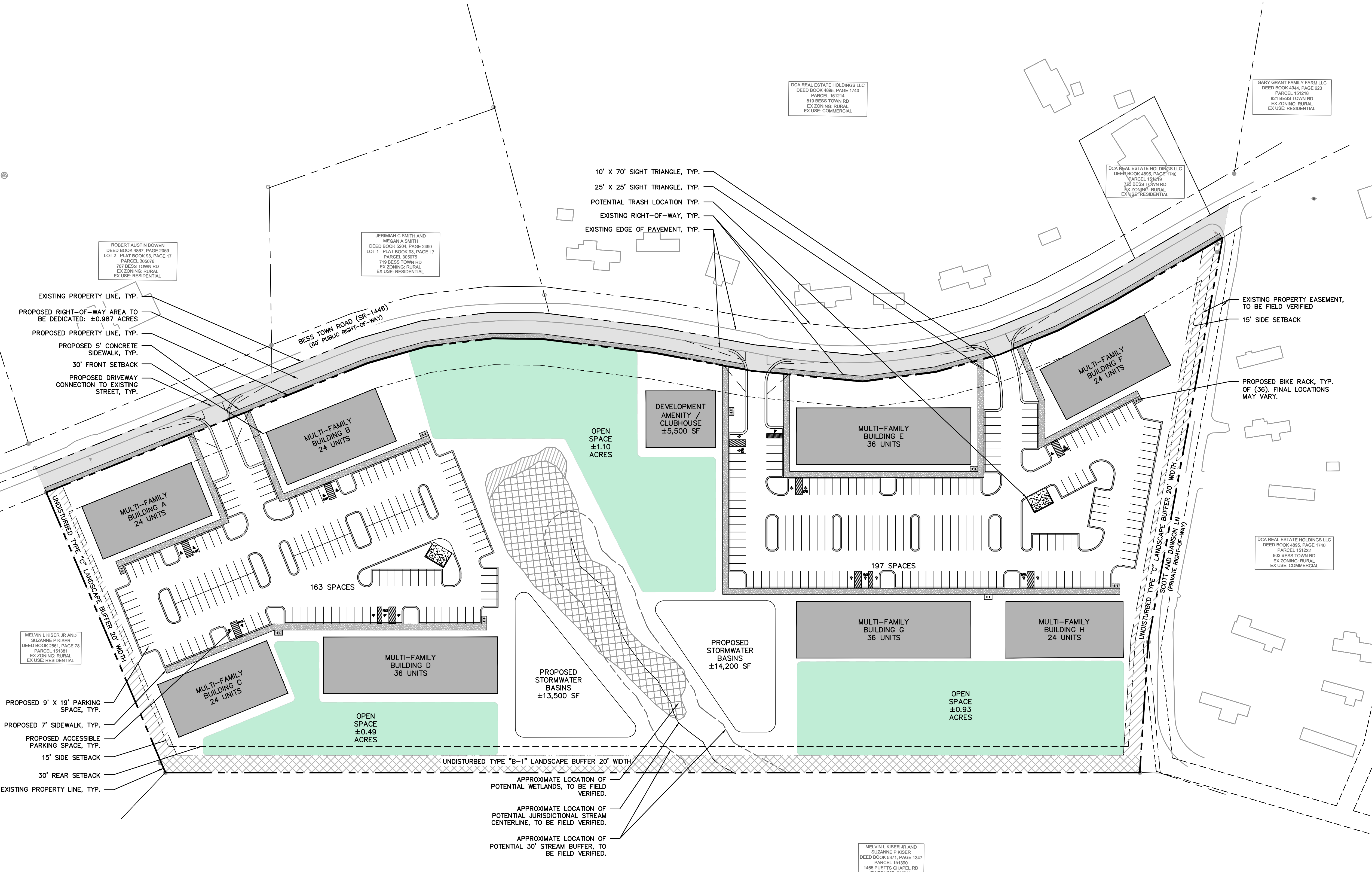


SCALE: 1"=60'  
0 30' 60' 120'

SCALE: 1" = 60'  
DATE: 06/13/2023  
DESIGNED BY: DBT  
DRAWN BY: DBT  
CHECKED BY: SPP

RZ-200

FILE NO.:



MELVIN L. KISER, JR. AND  
SUZANNE P. KISER  
DEED BOOK 5371, PAGE 1347  
PARCEL: 151390  
1465 PUETTS CHAPEL RD  
EX ZONING: RURAL



PROJECT NAME:	BESSEMER CITY MULTI-FAMILY
TAX PARCEL #:	151220
SITE ACREAGE:	± 14.155 ACRES (SURVEYED)
REZONING ACREAGE:	± 13.168 ACRES
EXISTING USE:	RESIDENTIAL / VACANT
EXISTING ZONING DISTRICT:	RURAL (R)
PROPOSED ZONING DISTRICT:	URBAN RESIDENTIAL (UR-CZ)
PROPOSED USES:	RESIDENTIAL WITH ASSOCIATED PARKING, OPEN SPACE & AMENITIES
MAX. DEVELOPMENT LEVELS:	UP TO 228 MULTI-FAMILY UNITS
MAX. BUILDING HEIGHT:	AS ALLOWED BY THIS ORDINANCE
PARKING:	AS REQUIRED BY THE ORDINANCE

1. **REZONING PETITION.** THESE REZONING NOTES COMPRISE THE DEVELOPMENT STANDARDS ("DEVELOPMENT STANDARDS") ASSOCIATED WITH THE REZONING PETITION ("THE REZONING PETITION") FILED BY EXPONENTIAL DEVELOPMENT ("PETITIONER") FOR REZONING PETITION # SKETCH 1. THE PETITIONER HAS REQUESTED THAT THE BOARD OF ZONING ADJUSTMENTS ("BZA") APPROVE THE REZONING PETITION AND THE REZONING PLAN ("PROJECT"). THE PURPOSE OF THE REZONING PETITION IS TO CONVERT THE ZONING CLASSIFICATION OF THE PROPERTY FROM THE R RURAL ZONING DISTRICT TO UR(CD) URBAN RESIDENTIAL - CONDITIONAL DISTRICT PURSUANT TO THE PROVISIONS OF THE BESSEMER CITY ZONING ORDINANCE (THE "ORDINANCE").

2. **DEVELOPMENT STANDARDS DEVELOPMENT.** THE DEVELOPMENT OF THE PROPERTY WILL BE GOVERNED BY THESE DEVELOPMENT STANDARDS, WHICH ARE THE DEVELOPMENT STANDARDS INDIVIDUALLY APPLICABLE TO EACH SUBDIVISION OF THE PROPERTY. THE BZA HAS THE AUTHORITY TO APPROVE THE REZONING PLAN BY THE CITY COUNCIL, UNLESS THE REZONING PLAN ESTABLISHES A MORE STRINGENT STANDARD(S), OR UNLESS OTHERWISE NOTED ON THE REZONING PLAN OR IN THESE DEVELOPMENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE IN PLACE ON THE DATE OF APPROVAL BY CITY COUNCIL FOR THE UR(CD) ZONING DISTRICT GOVERN DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE REZONING PLAN.

3. **SCHEMATIC NATURE OF REZONING PLAN.** THE BUILDINGS AND PROPOSED IMPROVEMENTS SHOWN ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND EXACT CONFIGURATIONS OF BUILDINGS MAY BE MODIFIED DURING DESIGN, ENGINEERING AND CONSTRUCTION PHASES OF THE DEVELOPMENT SO LONG AS SUCH MODIFICATION IS COMPATIBLE WITH THE APPROXIMATE LAYOUT AND LOCATION OF THE BUILDINGS SHOWN ON THE REZONING PLAN AND/OR ALTERNATIVES DETERMINED BY THE PETITIONER. ALL CONDITIONS REQUIRED FOR REZONING PLANS.

4. **PHASING.** THE DEVELOPMENT OF THE PROPERTY IS GENERALLY DEPICTED ON THE REZONING PLAN AND SHALL BE DEVELOPED IN PHASING MUST ALIGN WITH REQUIRED TRANSPORTATION IMPACT ANALYSIS (TIA), INFRASTRUCTURE AND STORMWATER IMPROVEMENTS; PROVIDED, HOWEVER, A) ANY MITIGATION REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ) WILL BE COORDINATED WITH AHJ AND B) EACH PHASE OR SEQUENCE OF IMPROVEMENTS IN THE PROJECT WILL MEET ALL ORDINANCE REQUIREMENTS. UTILITIES, INFRASTRUCTURE AND GRADING SHALL BE DELIVERED TO EACH INDIVIDUAL PHASE AS EACH IS DEVELOPED.

5. **VESTED RIGHTS.** THE REZONING PLAN IS A SITE SPECIFIC DEVELOPMENT PLAN AND APPROVAL THERE OF CONSTITUTES VESTED RIGHTS IN THE REZONING PLAN PURSUANT TO THE PROVISIONS OF THE ORDINANCE.

6. **PERMITTED USES.** THE PROPERTY MAY BE DEVELOPED FOR ANY USES (INCLUDING ACCESSORY USES) PERMITTED IN THE UR ZONING DISTRICTS BASED ON THE DESIGNATED AREAS, SUBJECT TO THE DEVELOPMENT STANDARDS ASSOCIATED WITH SUCH USES.

7. **ACCESS.** THE NUMBER OF SITE ACCESS POINTS, DRIVEWAYS AND CONNECTIONS TO ROADS ARE SCHEMATIC IN NATURE, TO THE EXTENT THAT THE REZONING PLAN SHOWS ACCESS TO THE PROPERTY FROM THE ROAD AND ROAD CONNECTIONS MAY CROSS THE SETBACK AND SHALL NOT REQUIRE A REZONING OF THE PROPERTY BUT SHALL OTHERWISE COMPLY WITH APPLICABLE DRIVEWAY PERMIT REQUIREMENTS. FINAL ACCESS POINTS TO BESS TOWN ROAD WILL BE APPROVED BY AHJ.

8. **SUBDIVISION.** THE PROPERTY IS ONE DEVELOPMENT AND MAY BE SUBDIVIDED INTO UP TO TWO (2) LOTS WITHOUT A REZONING TO THE UR ZONING DISTRICT. THE SUBDIVISION OF THE PROPERTY INTO TWO (2) LOTS SHALL BE IN ACCORDANCE WITH APPLICABLE LAW INCLUDING SUBDIVISION REGULATIONS. HOWEVER, RECOMBINATION, CONDOMINIUMIZATION, OR REDUCTION IN THE NUMBER OF PARCELS MAY OCCUR IN ACCORDANCE WITH THE REGULATIONS OF THE ORDINANCE. REQUIREMENTS THAT ARE MET BY THE PROJECT AS A WHOLE, SUCH AS OPEN SPACE, TREE SAVE AND IMPERVIOUS REQUIREMENTS, NEED NOT BE MET BY INDIVIDUAL PARCELS.

9. **LANDSCAPING.** THE REZONING PLAN SHOWS THE LOCATION OF TREES, PLANTING STRIPS, OR OTHER STREET IMPROVEMENTS AS A CONDITION OF THE APPROVAL OF THIS REZONING PLAN AS SPECIFICALLY SHOWN ON THE REZONING PLAN AND AS REQUIRED BY THE ZONING ORDINANCE, SUBDIVISION ORDINANCE, APPLICABLE TIA, OR DRIVEWAY PERMIT REQUIREMENTS.

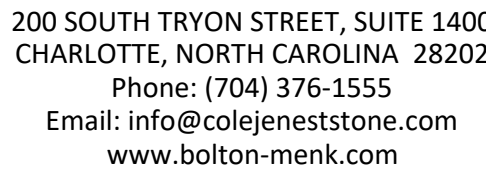
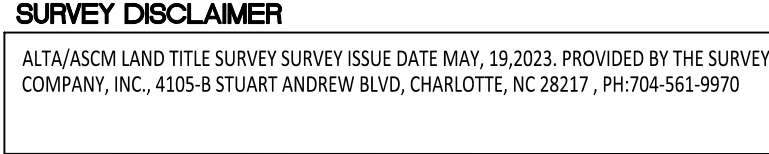
10. **BUFFERS/LANDSCAPING.** TO THE EXTENT SHOWN ON THE REZONING PLAN, AREAS LOCATED WITHIN THE PROPERTY THAT ARE PART OF THE REZONING PLAN MAY BE INCLUDED IN THE CALCULATION OF OPEN SPACE, REQUIRED TREE SAVE FOR THE DEVELOPMENT AND OTHER REQUIREMENTS. THE LOCATION OF BUFFERS SHALL BE CONFIRMED IN CONSTRUCTION DOCUMENTS AND PERMITTING. BUFFER IMPACTS MAY REQUIRE MITIGATION AS DETERMINED BY THE AHJ.

11. BMP DESIGN. THE DESIGNS FOR THE BMP(S) SHOWN ON THE REZONING PLAN SHALL BE FINALIZED DURING THE CONSTRUCTION PHASE AND SHALL BE COMPLETED AS A PART OF THE INFRASTRUCTURE IMPROVEMENTS.
12. DESIGN STANDARDS.
- A. MODIFICATION. DESIGN ELEMENTS THAT EXCEED THE REQUIREMENTS OF ORDINANCE HAVE BEEN INCLUDED IN THIS REZONING PLAN TO ACHIEVE PRACTICAL AND SUSTAINABLE DESIGN. CITY COUNCIL APPROVAL OF THIS REZONING PLAN CONSTITUTES APPROVAL OF DESIGN MODIFICATIONS SHOWN ON THE REZONING PLAN THAT ARE MINOR MODIFICATIONS INCLUDING, BUT NOT LIMITED TO:
- 1) REMOVAL OF THE REQUIREMENT TO INCLUDE ELEVATORS FOR BUILDINGS THAT ARE THREE-STORIES IN HEIGHT OR TALLER.
  - 2) BUILDINGS CAN FRONT ON PRIVATE INTERNAL DRIVES OR OPEN SPACE AREAS IN LIEU OF FRONTING ON PUBLIC STREETS.
  - 3) BUILDINGS SHALL PROVIDE A MIX OF EXTERIOR MATERIALS TO CREATE VISUAL INTEREST AND ARTICULATION OF THE EXTERIOR BUILDING FACADES. HOWEVER, NO MINIMUM COVERAGE AMOUNT OF ANY ONE MATERIAL WILL BE REQUIRED AND NO ONE MATERIAL MAY EXCEED 75% OF THE TOTAL ELEVATION COVERAGE. PETITIONER WILL REVIEW THE BUILDING ELEVATIONS AS A PART OF THE PERMITTING PHASE OF PROJECT DEVELOPMENT.
- B. ELEVATIONS. CONCEPTUAL ELEVATIONS AND PRECEDENTS ARE SCHEMATIC IN NATURE AND SHOW THE GENERAL THEME OF THE ARCHITECTURE WITHIN THE PROJECT. THE ARCHITECTURAL DESIGN WITHIN THE PROJECT SHALL BE IN KEEPING WITH THIS GENERAL THEME. GOOD DESIGN IS ESSENTIAL WHEN LOCATING LARGE STRUCTURES IN CLOSE PROXIMITY TO PUBLIC STREETS AND OPEN SPACE AREAS. THEREFORE, THE FOLLOWING ARCHITECTURAL DESIGN STANDARDS SHALL APPLY:
- 1) ALL BUILDINGS SHALL BE ORIENTED TOWARD A STREET OR OPEN SPACE AND SHALL CREATE ENTRANCES ALONG A STREET OR OPEN SPACE AREA WITH PEDESTRIAN INTEREST.
  - 2) WHERE BUILDINGS ORIENT TOWARD THE PUBLIC STREET AND OPEN SPACE AREAS, THE BUILDINGS SHALL AVOID LONG EXPANSES OF SOLID WALLS GREATER THAN 20 FEET OF HORIZONTAL LENGTH BETWEEN THE INTRODUCTION OF WINDOWS, DOORS, ARTICULATED FACADES OR OTHER SPECIFICALLY DESIGNED ARCHITECTURAL AND LANDSCAPE ELEMENTS.
  - 3) WHERE NEEDED, LANDSCAPING SHALL BE USED TO SOFTEN THE STREETScape AND CREATE AN INVITING FEEL BETWEEN THE PUBLIC AND PRIVATE REALMS.
  - 4) APPLICANT SHALL COMPLY WITH THE PROVISIONS OF THE ORDINANCE REGARDING PLACEMENT AND SCREENING OF MECHANICAL AND UTILITY EQUIPMENT SERVING THE BUILDINGS AS SET FORTH IN THE ORDINANCE.

13. BUILDING ACCESS: BUILDINGS FRONTING ALONG BESS TOWN ROAD SHALL HAVE FRONT ENTRANCES THAT LEAD TO GENERAL ACCESS AREAS OF THE BUILDING.
14. PARKING AREAS: PARKING AREAS ARE TO COMPLY WITH THE ORDINANCE.
15. TRANSPORTATION IMPACT ANALYSIS (TIA): THE PETITIONER SHALL INSTALL IMPROVEMENTS AS SET FORTH IN THE AGREED UPON TIA PRIOR TO 80% PROJECT COMPLETION.

1. ALL DEVELOPMENT AND CONSTRUCTION SHALL COMPLY WITH ALL ZONING AND SUBDIVISION STANDARDS OF BESSEMER CITY AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, AS APPLICABLE.
2. THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAY OF RECORD.
3. ALL AREAS DESIGNATED AS OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERSHIP ASSOCIATION AND DEDICATED FOR PRIVATE USE IN PERPETUITY.
4. ACCESS (INGRESS/EGRESS) LOCATIONS AND DESIGN SHOWN ON THIS SKETCH PLAN ARE SUBJECT TO ACHIEVING VERTICAL AND HORIZONTAL SIGHT DISTANCES, TURN LANE IMPROVEMENTS (INCLUDING RIGHT-OF-WAY) AND INTERSECTIONS WITH ADJACENT OPEN SPACE ACCESS POINTS. MODIFICATION OF ANY OF THESE ELEMENTS WILL BE AT THE OWNER'S RISK.
5. LARGE MATURING TREES TO BE PLANTED 40' O/C WITHIN REQUIRED PLANTING STRIP ALONG ALL STREETS. SMALL MATURING TREES ARE TO BE USED WHERE OVERHEAD POWER LINES EXIST.
6. MAIL LOCATIONS TO BE REVIEWED AND APPROVED DURING CONSTRUCTION DOCUMENTS. MAIL TO BE DELIVERED TO ONE (1) LOCATION WITHIN THE DEVELOPMENT, UNLESS PROJECT IS PHASED OR SUBDIVIDED.
7. THE WASTE DEVELOPMENT WILL BE SERVED BY PRIVATE WASTE MANAGEMENT FOR TRASH COLLECTION.
8. THE "BESSEMER CITY BACKLASH" IS DEFINED AS A LINE EXTENDING THROUGH A LOT WHICH IS GENERALLY PARALLEL TO THE FRONT PROPERTY LINE AND MARKS THE LOCATION FROM WHICH THE PRINCIPLE VERTICAL PLANE OF THE BUILDING ELEVATION, EXCLUSIVE OF PORCHES, BAY WINDOWS AND SIMILAR APPEARANCES, MUST BE SEEN; INTENDED TO CREATE A CONSISTENT BUILDING FACADE LINE ALONG A STREET.
9. THE PROPOSED DEVELOPMENT SHALL BE CONSIST OF A COMBINATION OF GRAVITY DRIVEN SANITARY SEWER LINES AND PUMP STATION / FORCEMAIN TO CONNECT TO THE EXISTING JURISDICTION INFRASTRUCTURE. THE SANITARY SEWER WILL SERVE EACH PROPOSED BUILDING AND TIE TO THE PROPOSED PUBLIC SYSTEM LOCATED IN GENERAL PROXIMITY TO THE SITE.

10. THE PROPOSED DEVELOPMENT WILL CONSIST OF PUBLIC AND PRIVATE WATER LINE CONNECTIONS WHICH WILL TIE INTO THE EXISTING PUBLIC WATERLINES LOCATED IN GENERAL PROXIMITY TO THE SITE.
11. THIS PROJECT MAY BE BUILT IN MULTIPLE PHASES. FINAL PHASING SUBJECT TO CHANGE.
12. A SKETCH PLAN IS BEING REVIEWED CONCURRENTLY WITH THE REZONING PLAN AND WILL COMPLY WITH THE APPROVED REZONING PLAN.
13. TRASH CONTAINERS TO BE LOCATED IN REAR PARKING AREAS.
14. BUILDING UTILITIES (MECHANICAL EQUIPMENT) TO BE LOCATED IN THE SIDE/REAR ONLY AND NOT PERMITTED ON THE STREET SIDE.
15. PETITIONER INTENDS TO USE PUBLIC UTILITIES TO SERVE THIS PROJECT TO INCLUDE PUBLIC WATER FOR DOMESTIC, FIRE AND IRRIGATION SERVICE CONNECTIONS, PUBLIC SANITARY SEWER, AND PUBLIC NATURAL GAS.

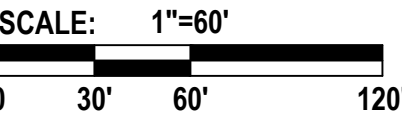


BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

PROJECT NO:  
04925.00

## REVISIONS

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.



SCALE:	1" = 60'
DATE:	06/13/2023
DESIGNED BY:	DBT
DRAWN BY:	DBT
CHECKED BY:	SPP

FILE NO.:



BESSEMER CITY PLANTING NOTES

1. LANDSCAPE MATERIAL SHALL BE PLANNED AND INSTALLED IN CONFORMITY WITH AN APPROVED LANDSCAPE PLAN.
2. THE PLANTINGS THAT CONSTITUTE REQUIRED BUFFERING AND LANDSCAPING SHALL BE PROPERLY INSTALLED AND MAINTAINED IN ORDER TO FULFILL THE PURPOSE FOR WHICH IT IS ESTABLISHED.
3. PLANT SPECIES SHALL BE RECOMMENDED FOR HEALTHY GROWTH UNDER LOCAL CLIMATE CONDITIONS, NOT BE OF A TYPE HIGHLY PRONE TO DISEASE, AND BE OF A TYPE EXPECTED TO GROW IN A MANNER THAT WILL SATISFY THE SPIRIT AND INTENT OF THIS CHAPTER. PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH THE RECOMMENDED PRACTICES OF THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE APPROVED LIST OF TREES AND SHRUBS SPECIES FOUND IN APPENDIX C OF THE LAND DEVELOPMENT CODE.
5. AT THE TIME OF PLANTING, THE FOLLOWING SPECIFICATIONS SHALL BE MET:
- 5.1. CANOPY TREES SHALL HAVE A MINIMUM CALIPER OF THREE (3) INCHES MEASURED AT FOUR AND ONE HALF (4.5) FEET ABOVE THE GROUND AND HAVE A PLANTING DIAMETER OF NO LESS THAN EIGHT (8) FEET WIDE.
- 5.2. UNDERSTORY TREES SHALL HAVE A MINIMUM CALIPER OF TWO (2) INCHES MEASURED AT FOUR AND ONE HALF (4.5) FEET ABOVE THE GROUND AND HAVE A PLANTING DIAMETER OF NO LESS THAN SIX (6) FEET WIDE.
- 5.3. ALL SHRUBS SHALL BE A MINIMUM OF FIFTEEN (15) INCHES IN HEIGHT AT THE TIME OF PLANTING.
6. STREET TREE SHALL BE PLANTED ALONG PUBLIC ROADWAYS WITHIN AND ADJACENT TO ALL DEVELOPMENTS, WHILE IT IS PREFERRED THAT STREET TREES BE PLANTED IN GREENSTRIPS, MEETING THE REQUIREMENTS OF SECTION 3.3.J, THE REQUIRED STREET TREES MAY BE PLANTED WITHIN LANDSCAPED AREA OR ELSEWHERE ON THE LOT AS HERIN CALLED FOR IN SUBSECTION 3.
7. THE PROVISION OF OFF-STREET LANDSCAPING SHALL ONLY BE APPLICABLE TO NONRESIDENTIAL DEVELOPMENTS AND MULTI-FAMILY DEVELOPMENTS.
- 7.1. EXISTING CANOPY AND/OR UNDERSTORY TREES LOCATED WITHIN THIRTY (30) LINEAR FEET OF A PARKING AREA OR DRIVEWAY SURFACE MAY COUNT TOWARDS MEETING THE PARKING LOT LANDSCAPE REQUIREMENTS PROVIDED THEY ARE LOCATED ON THE SAME SUBJECT PROPERTY (OR, IN THE CASE OF A SHOPPING CENTER OR SIMILAR PLANNED MULTI-TENANT DEVELOPMENT, WITHIN THE SAME DEVELOPMENT). ALL DISTANCES ARE TO BE MEASURED FROM THE NEAREST FACE OF THE TREE TRUNK. EXISTING CANOPY TREES WITH A CALIPER OF TEN (10) INCHES OR GREATER DBH, MAY COUNT AS TWO (2) TREES. THE USE OF EXISTING TREES SHALL BE NOTED ON THE LANDSCAPE PLAN.
8. FOUNDATION PLANTINGS ARE REQUIRED ON ALL BUILDING SIDES WHICH FRONT UPON A STREET, REAR FACING BUILDING SIDES DO NOT REQUIRE FOUNDATION PLANTINGS IF STREET OR BUFFER YARD PLANTINGS ARE PROVIDED.
- 8.1. LANDSCAPING SHOULD BE PROVIDED AT A RATE OF (1) PLANT/TREE/SHRUB PER 5 LF OF BUILDING FRONTAGE.
- 8.2. A COMBINATION OF ORNAMENTAL TREES AND EVERGREEN SHRUBS ARE TO BE PLANTED TO PROVIDE CONTINUOUS COVERAGE OF THE FOUNDATION WALL WITHIN 3 YEARS OF PLANTING.
- 8.3. SHRUBS SHALL BE A MINIMUM OF 2' HT. AT THE TIME OF PLANTING AND BE PLANTED 5' ON CENTER. ORNAMENTAL TREES SHALL BE PLANTED A MINIMUM 7' FROM THE FOUNDATION. SHRUBS MAY BE PLACED WITHIN 5' OF THE FOUNDATION.
9. SITE SCREENING REQUIREMENTS WILL BE IN ACCORDANCE WITH SECTION 3.5.F/G OF THE BESSEMER CITY LAND DEVELOPMENT CODE.

BUFFER NOTES

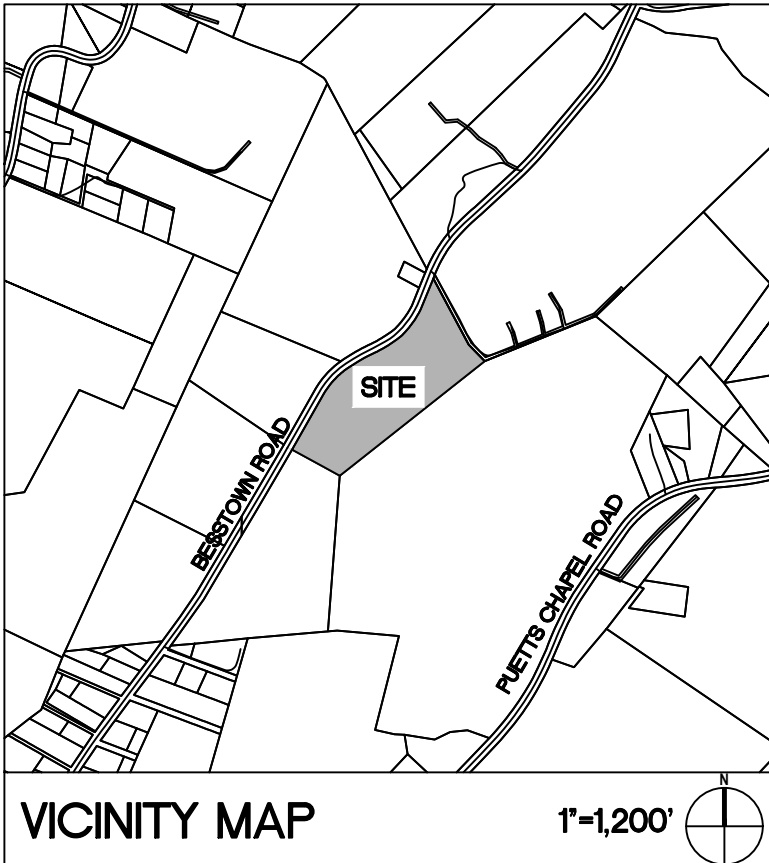
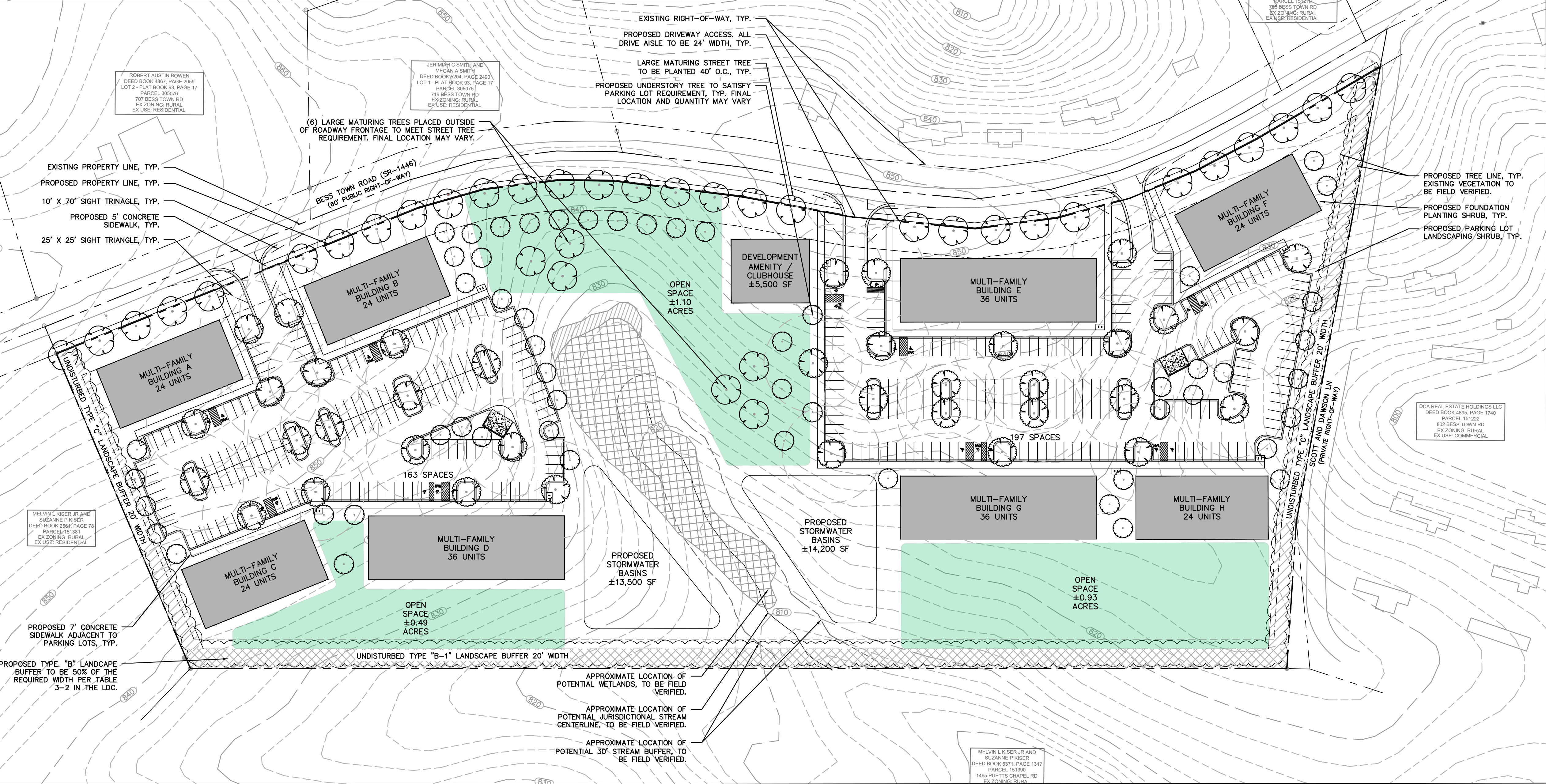
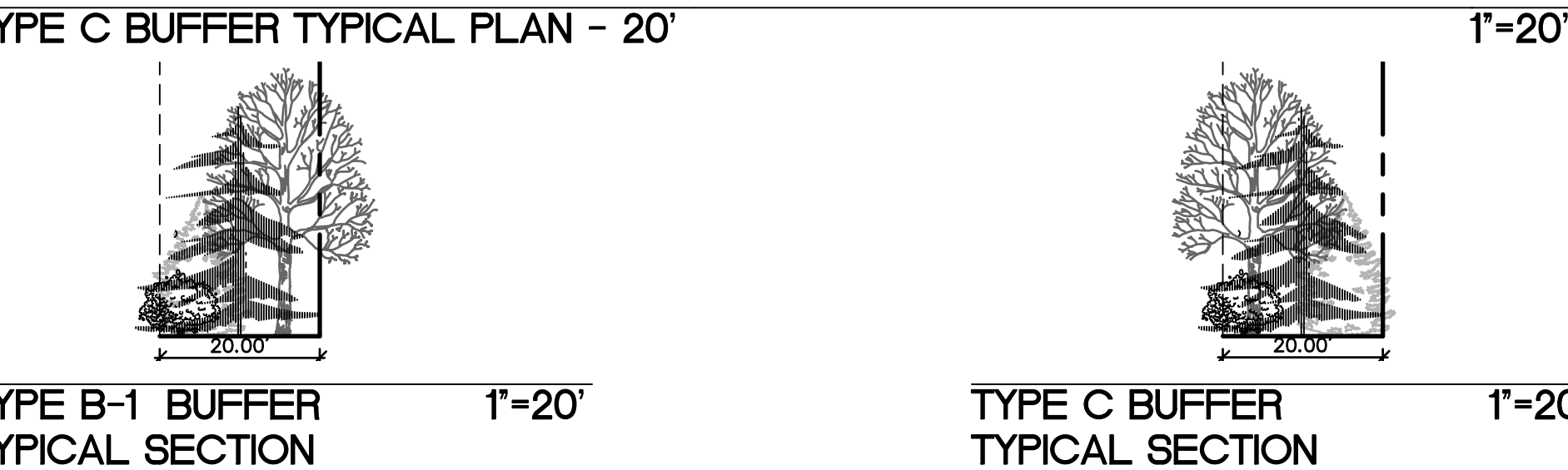
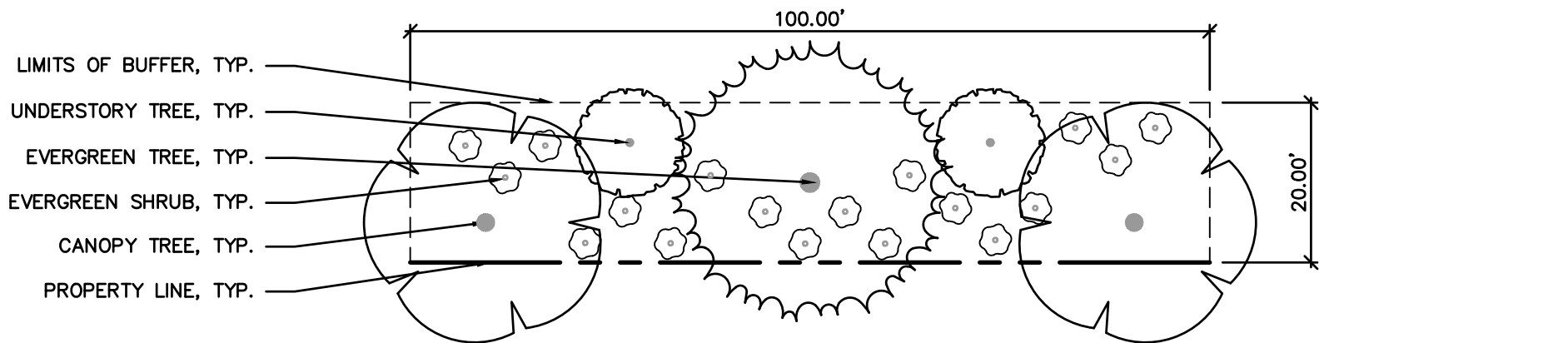
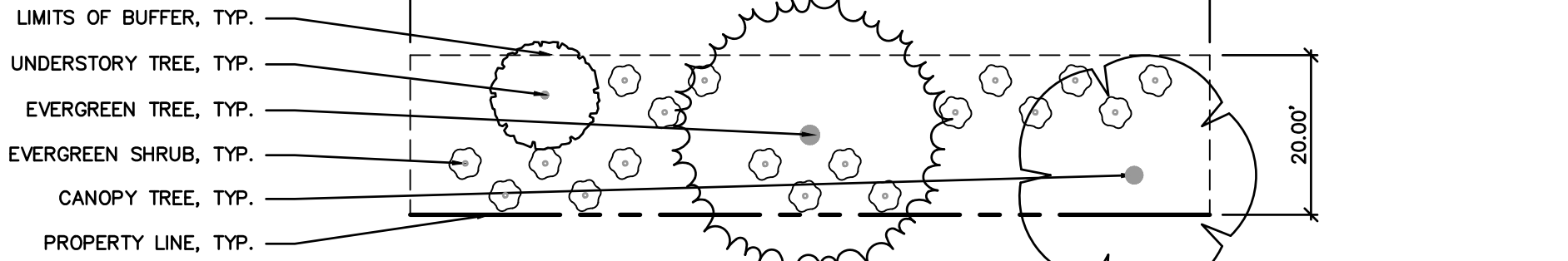
1. TYPE B-1 BUFFER
- 1.1. THE INTENT OF THE TYPE B BUFFER IS TO CREATE A SEMI-OPAQUE BUFFER, HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 10% OF THE TOTAL WIDTH, FROM THE GROUND TO A HEIGHT OF EIGHT (8) FEET WITHIN TWO (2) YEARS OF PLANTING. A TYPE B BUFFER CAN BE ACHIEVED IN ONE OF TWO WAYS AS SPECIFIED BELOW.
- 1.1.1. 40' MIN. DEPTH
- 1.1.2. (2) EVERGREEN TREES, (1) CANOPY TREES, (2) UNDERSTORY TREES, (36) SHRUBS (50% EVERGREEN) / 100 LF
- 1.1.3. ONLY REQUIRED WHERE AN ADJACENT, MORE INTENSE USE IS PRE-EXISTING AND NO EQUIVALENT BUFFER IS PROVIDED ON THE ADJACENT PROPERTY. EXISTING USE PROVIDES A BUFFER THAT IS LESS THAN THE CURRENT, REQUIRED WIDTH, THE PROPOSED USE SHALL INSTALL 50% OF THE REQUIRED BUFFER INDICATED.
2. TYPE C BUFFER
- 2.1. THE INTENT OF THE TYPE C BUFFER IS TO CREATE A SEMI-OPAQUE BUFFER, HAVING ONLY SEASONAL HORIZONTAL OPENINGS, NOT TO EXCEED 25% OF THE TOTAL WIDTH, FROM THE GROUND TO A HEIGHT OF EIGHT (8) FEET WITHIN TWO (2) YEARS OF PLANTING. A TYPE C BUFFER CAN BE ACHIEVED AS SPECIFIED BELOW.
- 2.1.1. 20' MIN. DEPTH
- 2.1.2. (1) EVERGREEN TREE, (2) CANOPY TREES, (2) UNDERSTORY TREES, (18) SHRUBS (50% MUST BE EVERGREEN) / 100 LF

REQUIRED PLANTING

<b>STREET TREES</b>	
RIGHT-OF-WAY / STREET FRONTAGE (LF) :	± 1,423 LF
TREES REQUIRED:	35.6 TREES (1 CANOPY TREE / 40 LF)
TREES PROVIDED:	36 TREES*
<b>PARKING LOT LANDSCAPING (INTERNAL LANDSCAPING)**</b>	
TOTAL PARKING SPACES:	370 SPACES
CANOPY TREES REQUIRED:	37 TREES (1 TREE / 10 SPACES)
CANOPY TREES PROVIDED:	37 TREES
UNDERSTORY TREES REQUIRED:	52.8 TREES (1 TREE / 7 SPACES)
UNDERSTORY TREES PROVIDED:	53 TREES
SHRUBS REQUIRED:	740 SHRUBS (2 SHRUBS / 1 SPACE)
SHRUBS PROVIDED:	740 SHRUBS
<b>DEVELOPMENT AREA AND FOUNDATION PLANTINGS***</b>	
FOUNDATION PLANTINGS REQUIRED:	PER CODE REQUIREMENT, TO BE FINALIZED DURING PERMITTING PHASE
FOUNDATION PLANTINGS PROVIDED:	PER CODE REQUIREMENT, TO BE FINALIZED DURING PERMITTING PHASE

NOTES:

- \* ADDITIONAL LARGE MATURING TREES PLACED OUTSIDE OF STREET FRONTAGE TO MEET STREET TREE REQUIREMENT, MODIFIED TREE LOCATION RESULTING FROM CURB CUTS AND REQUIRED SIGHT TRIANGLES, FINAL LOCATION TO BE DETERMINED DURING PERMITTING PHASE.
- \*\* FINAL PARKING LOT LANDSCAPING CALCULATIONS AND LOCATIONS OF PLANT MATERIAL TO BE DETERMINED DURING PERMITTING PHASE AFTER A FULL ENVIRONMENTAL INVENTORY HAS BEEN PREPARED. SEE SHEET RZ-200 FOR PARKING CALCULATIONS.
- \*\*\* FOUNDATION PLANTINGS ARE REQUIRED ON ALL BUILDING SIDES WHICH FRONT UPON A STREET, REAR FACING BUILDING SIDES DO NOT REQUIRE FOUNDATION PLANTINGS IF STREET OR BUFFER YARD PLANTINGS ARE PROVIDED. FINAL FOUNDATION PLANTING LOCATIONS AND SPECIES TO BE DETERMINED DURING PERMITTING PHASE.



PLANTING LEGEND

SYMBOL	DETAIL
	EXISTING TREELINE --/-
	PROPOSED TREELINE --/-
	PROPOSED STREET TREE TO BE MATCHING SPECIES TYPICAL OF: <ul style="list-style-type: none"><li>- 3" CALIPER / 10'-12' HT.</li><li>- NUTTALL OAK</li><li>- SWEET GUM (FRUITLESS)</li><li>- ALLEE ELM</li></ul> --/-
	PROPOSED INTERNAL CANOPY TREE TO BE MATCHING SPECIES TYPICAL OF: <ul style="list-style-type: none"><li>- 3" CALIPER / 10'-12' HT.</li><li>- OVERCUP OAK</li><li>- SHUMARD OAK</li><li>- GINKGO BILOBA</li></ul> --/-
	PROPOSED INTERNAL UNDERSTORY TREE TO BE MATCHING SPECIES TYPICAL OF: <ul style="list-style-type: none"><li>- 2" CALIPER / 10'-12' HT.</li><li>- TRIDENT MAPLE</li><li>- RED BUD</li><li>- DOGWOOD</li></ul> --/-
	PROPOSED 50' TREE COVERAGE RADIUS --/-
	PROPOSED PROPERTY LINE --/-
	PROPOSED OPEN SPACE --/-

PROJECT NAME:	BESSEMER CITY MULTI-FAMILY
PARCEL NUMBER:	151220
SITE ACREAGE:	± 14.155 ACRES (SURVEYED)
REZONING ACREAGE:	± 13.168 ACRES
R/W AREA TO BE DEDICATED:	± 0.987 ACRES
PRINCIPAL USES:	MULTI-FAMILY RESIDENTIAL
EXISTING USE:	RESIDENTIAL / VACANT
EXISTING ZONING DISTRICT:	RURAL (R)
PROPOSED ZONING DISTRICT:	URBAN RESIDENTIAL (UR-CZ)
ZONING OVERLAY:	N/A
WATERSHED:	N/A

**ColeJenest&Stone**  
**BOLTON & MENK, INC.**

200 SOUTH TRYON STREET, SUITE 1400  
CHARLOTTE, NORTH CAROLINA 28202  
Phone: (704) 376-1555  
Email: info@colejeneststone.com  
www.bolton-menk.com

EXPONENTIAL DEVELOPMENT

6401 CARMEL ROAD, SUITE 202  
CHARLOTTE, NC 28226  
704-777-8888

BESSEMER CITY MULTI-FAMILY

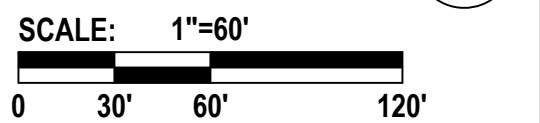
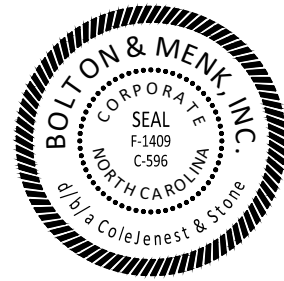
BESS TOWN ROAD  
BESSEMER CITY, NC 28016  
PID# 151220

LANDSCAPE PLAN

PROJECT NO:  
04925.00

REVISIONS:

THIS PLAN IS SCHEMATIC IN NATURE AND LOCATIONS OF ROADS, LOTS AND OTHER AREAS AND IMPROVEMENTS ARE SUBJECT TO FINAL DETERMINATION ON PRELIMINARY AND FINAL PLAN.

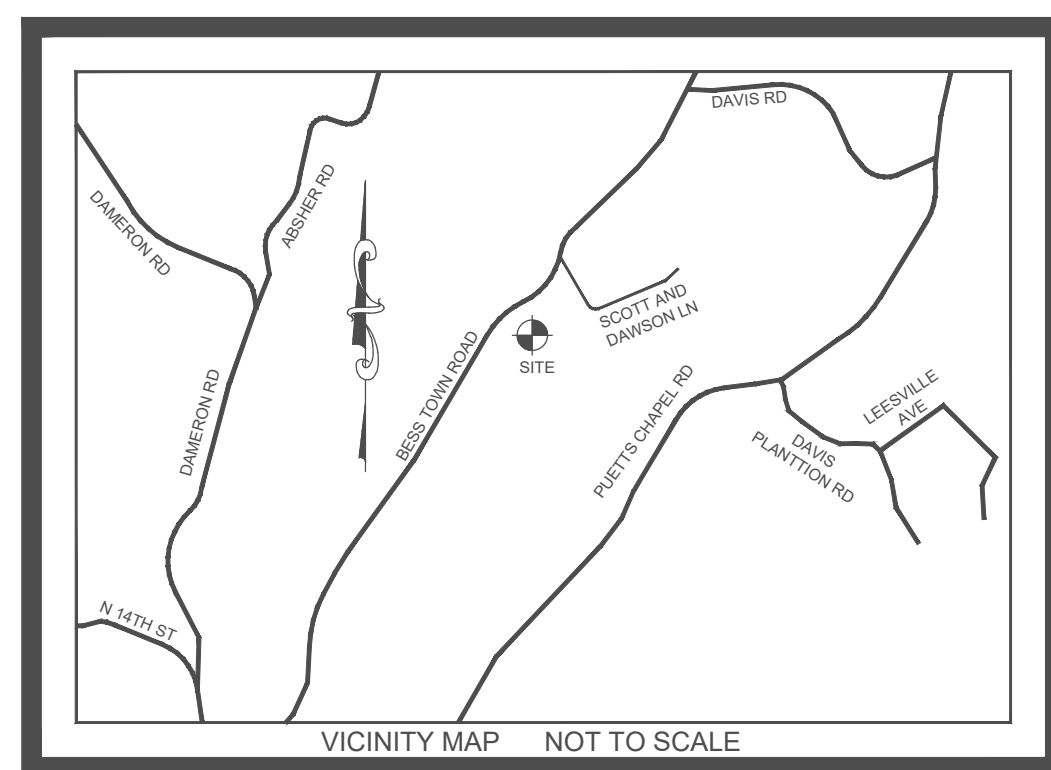


SCALE:	1" = 60'
DATE:	06/13/2023
DESIGNED BY:	DBT
DRAWN BY:	DBT
CHECKED BY:	SPP

RZ-300

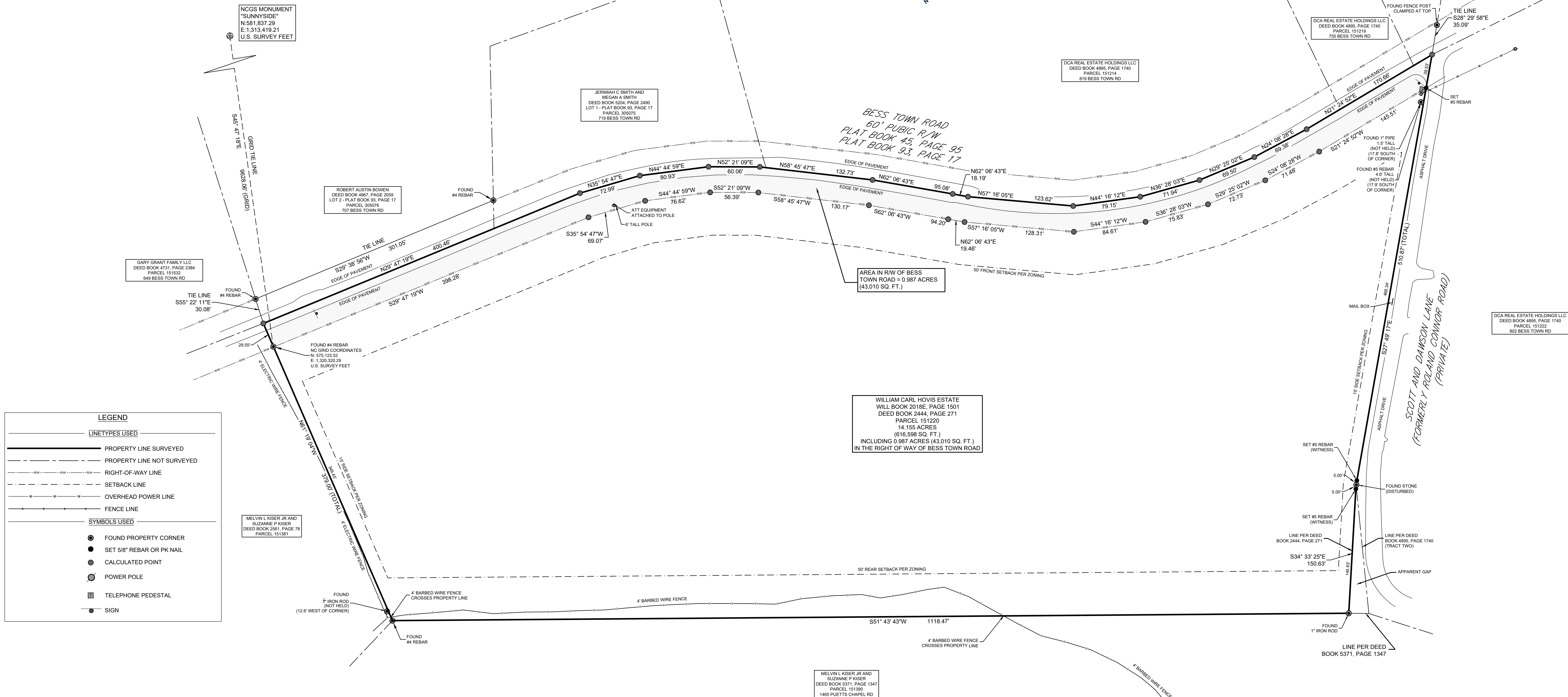
FILE NO.:





## MAP REFERENCES

1. MAP TITLED "SURVEY FOR MARVIN ROGER HOVIS AND WILLIAM CARL HOVIS" DATED DECEMBER 09, 1994 PREPARED BY CLONINGER SURVEYING AND MAPPING. SIGNED AND SEALED BY MICHAEL LARRY CLONINGER PLS L-3190. NOT OF PUBLIC RECORD.
2. MAP TITLED "BOUNDARY SURVEY OF 42.11 ACRES WYANT PROPERTY" DATED MAY 14, 1990, PREPARED BY DRAKE SURVEYING AND RECORDED IN MAP BOOK 45, PAGE 95 OF THE GASTON COUNTY PUBLIC REGISTRY.
3. MAP TITLED "SUBDIVISION MADE AT THE REQUEST OF JERIMIAH SMITH - PROPERTY OF: ROBERT AUSTIN BOWEN" DATED JANUARY 28, 2021 PREPARED BY GRAY SURVEYING COMPANY, INC AND RECORDED IN MAP BOOK 93, PAGE 17 OF THE GASTON COUNTY PUBLIC REGISTRY.



### LEGEND

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LINETYPES USED

- PROPERTY LINE SURVEYED
- PROPERTY LINE NOT SURVEYED
- RIGHT-OF-WAY LINE
- SETBACK LINE
- OVERHEAD POWER LINE
- FENCE LINE
- SYMBOLS USED
- FOUND PROPERTY CORNER
- SET 5/8" REBAR OR PK NAIL
- CALCULATED POINT
- ⦿ POWER POLE
- TELEPHONE PEDESTAL
- SIGN

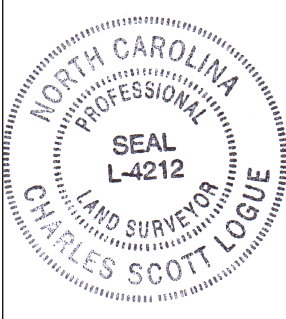
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION PLAT BOOK 45, PLAT BOOK 46, PAGE 17) THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 45, PAGE 95, PLAT BOOK 93, PAGE 17, THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000 AND THE POSITIONAL ACCURACY IS 0.055; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

I, CHARLES S. LOGUE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A  
(2) POSITIONAL ACCURACY:  
HORIZONTAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.055m  
VERTICAL POSITIONAL ACCURACY AT 95% CONFIDENCE: 0.074m  
(3) TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATIC  
(4) DATES OF SURVEY: MAY 11, 2023 THRU MAY 19, 2023  
(5) DATUM/EPOCH: HORIZONTAL = NAD83 (2011)  
VERTICAL = NAVD 88  
(6) PUBLISHED/FIXED-CONTROL USED: NC VRS CORS  
(7) GEOID MODEL: GEOID12B(CONUS)  
(8) COMBINED GRID FACTOR(S): 0.9998337885  
(9) UNITS: U.S. SURVEY FEET

CHARLES S. LOGUE, PLS L-4212 05/19/2023  
DATE

05/19/2023  
DATE



GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

## GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDEATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS LOCATED WITHIN FLOODZONE (X) AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 37103527003, REVISED SEPTEMBER 28, 2007.
6. SUBJECT PROPERTY ZONING: R (RURAL) PER GASTON COUNTY GIS  
SETBACKS PER LAND DEVELOPMENT CODE  
CITY OF BESSEMER CITY, NC FOR R (RURAL) ZONING  
FRONT: 50'  
SIDE: 15' (SINGLE FAMILY DWELLINGS AND MANUFACTURED HOUSING  
25' (ALL OTHER USES)  
REAR: 50'
7. BASIS OF HORIZONTAL DATUM IS NC GRID - NAD 83(2011), VRS DERIVED.
8. BASIS OF VERTICAL DATUM IS NAVD88, VRS DERIVED.
9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
10. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON OR SERVING THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (811).

© 2023, THE SURVEY COMPANY, INC. ALL RIGHTS RESERVED. COPIES OF THE ORIGINAL OF THIS DOCUMENT DISTRIBUTED BY THE SURVEYOR BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.

BOUNDARY SURVEY OF:  
WILLIAM CARL HOVIS ESTATE  
GASTON COUNTY PARCEL 151220  
CROWDERS MOUNTAIN TOWNSHIP - BESSEMER CITY  
GASTON COUNTY - NORTH CAROLINA

PROPERTY OWNER:  
WILLIAM CARL HOVIS ESTATE  
C/O THOMAS HOVIS AND  
DEBORAH MOORE  
507 S INMAN AVE  
BESSEMER CITY, NC 28016

PREPARED FOR:  
EXPONENTIAL DEVELOPMENT  
6401 CARMEL ROAD  
SUITE 202  
CHARLOTTE, NC 28226  
PHONE: 704.777.8888

PROJECT NUMBER:	EXP 06
SURVEYED BY:	JH
DRAWN BY:	TRB
CHECKED BY:	CSL
ISSUE DATE:	05/19/2023

CAD FILE: EXP06.DWG



**City of Bessemer City**  
**132 West Virginia Avenue**  
**Bessemer City, NC 28016**  
**(704) 629-5542**  
**www.bessemercity.com**

Item 8.

### Petition for Annexation into the Bessemer City City Limits

<b>Section A</b> Submittal Checklist	
<p><b>Please include all of the following (check off).</b> If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:</p>	
<p><b>Required – An incomplete application will delay the annexation process.</b></p>	
X	<p><b>Written metes and bounds description of the property to be annexed.</b> (<u>Must</u> include in application packet <u>and</u> email a Microsoft Word version to <a href="mailto:jinman@bessemercity.com">jinman@bessemercity.com</a>). Mark as <b>Exhibit A</b>. Source can be from Survey or Deed.</p>
X	<p><b>Map</b> showing above written metes and bounds description of the property to be annexed in relation to the current city limits Mark as <b>Exhibit B</b>.</p>
X	<p><b>A Current County Tax Map</b> with parcels included in the annexation request clearly marked. Mark as <b>Exhibit C</b>.  <a href="https://gis.gastongov.com/">https://gis.gastongov.com/</a></p>
X	<p><b>Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important.</b> Please indicate if the property to be annexed is only a portion of an existing parcel. <a href="https://gis.gastongov.com/">https://gis.gastongov.com/</a></p>
	<p><b>Property Owners' Signatures, Date of Signatures, and addresses.</b> See page 3 of this application. <u>All real property owners</u> must sign the application, and such signature <u>must be notarized</u>. An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u>. <u>One signature for each legal ownership interest in the property</u>.</p> <p>Please include signatures of new owners if ownership will change during the annexation process.</p>
	<p><b>Notary Statements for each signature</b></p>
	<p><b>General Warranty Deed showing ownership of the property.</b> Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.</p>
	<p><b>Statement of vested rights claimed, if any.</b></p>
	<p><b>A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).</b></p>
	<p><b>This application form (Sections A, B, C, and D) completed, <u>dated and signed</u> by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.</b></p>



**Section B** Submittal Deadlines

The City of Bessemer City accepts petitions for annexation at any time. **The annexation will become effective immediately upon adoption of the annexation ordinance by City Council and after the scheduled public hearing unless notified otherwise by the City Clerk.**

(The City reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

**Timeline for Annexation is as follows:**

**SUBMITTAL:** Submit application to the City of Bessemer City

**REVIEW BY STAFF:** Staff will review the petition and determine if more information is needed.

**1ST CITY COUNCIL MEETING:** The City Council Meeting is typically held the second Monday of each month. The City Council will pass a resolution directing the City Clerk to investigate the annexation petition. The City Clerk will present to the City Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

**LEGAL ADVERTISEMENT:** A legal advertisement will be published pursuant to NCGS requirements.

**2ND CITY COUNCIL MEETING/PUBLIC HEARING:** This City Council Meeting will be the following month's regular meeting date, the second Monday of the month. The City Council will either adopt or deny an ordinance to extend the corporate limits of the City of Bessemer City.

**RECORDATION:** If the annexation is approved by the City Council, the City will have the Annexation Plats recorded at the Gaston County Register of Deeds. Gaston County will keep one of the recorded plats, one copy will be returned to the City.

**Section C** Summary Information / Metes and Bounds Descriptions

**Development Project Name** Bessemer City - Multi-Family

**Street Address** Besstown Road, Bessemer City, NC 28016

**Gaston County County Property Identification Number(s)** list below

**P.I.N.** 3527059419

**P.I.N.**

**P.I.N.**

**P.I.N.**

**P.I.N.**

**P.I.N.**

**Acreage of Annexation Site** 14.155 acres

**Annexation site is requesting connection to City of Bessemer City Water** ☒, **Sewer** ☒, and/or **Natural Gas** ☒.

**Person to contact if there are questions about the petition**

**Name** Sean Paone

**Address** 200 S Tryon Street Suite 1400, Charlotte, NC 28202

**Phone** 704-376-1555

**Fax #**

**Email** sean.paone@bolton-menk.com

**Written metes and bounds description of property to be annexed**

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to [jinman@bessemercity.com](mailto:jinman@bessemercity.com).

**Exhibit B**

The property to be annexed begins along the centerline of Besstown Road at the corner of the Kiser Melvin property (Deed 500)(PIN # 3527042319) and follows the centerline Northeast for 1,426.5 linear feet until terminating at the corner of the property owned by DCA Real Estate Holdings, LLC (Deed 503) (PIN# 3527262792). The property then turns South at 27 degrees 49 minutes and 17 seconds, East for 510.87 linear feet. After 510.87 linear feet, the property boundary heads South at 34 degrees, 33 minutes and 25 seconds, East for 150.63 linear feet (Deed 505). At this point, the property turns South at 51 degrees, 34 minutes and 43 seconds, West for 1,1187.47 linear feet along the Kiser Property (PIN # 3527145654). The boundary then returns to the starting point moving North at 61 degrees 19 minutes and 4 seconds West for 379 linear feet until closing the loop.

The total site area includes 14.155 acres of vacant land, zoned Rural.

**Section D** Annexation Petition

Item 8.

**State of North Carolina, Gaston County, Petition of Annexation of Property to the City of Bessemer City, North Carolina**

**Part 1** The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the City of Bessemer City, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

☒ **Contiguous** to the present primary corporate limits of the City of Bessemer City, North Carolina, or

**Satellite (Not Contiguous)** to the municipal limits of the City of Bessemer City, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

**Part 2** NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ☒ No ☐

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this 9<sup>th</sup> day of June, 2023 by the owners of the property described in Section C.

**Owner's Signature(s)**

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Thomas Edward Houls Phone 704-830-6550

Address 507 S Inman Ave Bessemer City NC 28016

Signature Thomas Edward Houls Date 06/09/2023

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**A notary statement must be completely filled out for each signature.**

## PETITION MUST BE NOTARIZED

State of: North Carolina  
 County of: Gaston

**Use this section for individual landowners.**

I, Brandy G Wynn [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Thomas Edward Hui [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

**Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for said County and State, do hereby certify that \_\_\_\_\_ [Representative for Landowner], a duly authorized representative for \_\_\_\_\_ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is \_\_\_\_\_ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

**Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.**

I, \_\_\_\_\_ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, \_\_\_\_\_ [Attorney-In-Fact's Name], Attorney-in-Fact for \_\_\_\_\_, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of \_\_\_\_\_, State of \_\_\_\_\_, [County & State of Recording Office] on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

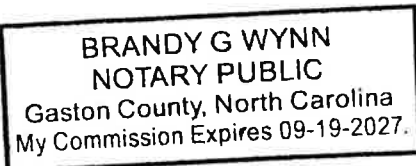
Witness my hand and official seal this 9<sup>th</sup> day of June, 2023

Brandy G Wynn  
 Notary Public

My commission expires 09-19, 2027

[SEAL of Notary Public]

Notary's Stamp:



**Section E** Supplemental Information

In order for the City of Bessemer City to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area					14.155 acres				
Current Population of Area					0				
Current Zoning of Area					Rural (R)				
Desired City Zoning of Area					Urban Residential (UR-CZ)				
Proposed Use (i.e. residential, commercial, or industrial)					Residential Multi-Family				
Estimated Total Value of Residential Units for the Proposed Development									
Total Proposed Number of Dwelling Units					228				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					Multi-Family				
Year 1	228	Year 2		Year 3		Year 4		Year 5	
Estimated Total Value of Business Units for the Entire Proposed Development					0				
Commercial Value				Industrial Value				Other (not-for-profit) Value	
Proposed Number of Commercial					0				
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Industrial					0				
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Other (not-for-profit)?					0				
Year 1		Year 2		Year 3		Year 4		Year 5	



**Section E (continued)** Supplemental Information

Item 8.

**Street Information** No proposed streets

Proposed total linear mileage of roadway installed

0 LF

Year 1

Year 2

Year 3

Year 4

Year 5

Proposed total number of non-state maintained street miles

0 LF

Year 1

Year 2

Year 3

Year 4

Year 5

**Water Information**

Typical water service(s) (i.e. ¾", 1", etc.)

4" domestic / 6" fire

Number of services installed by developer (by service type)

2 domestic / 2 fire

Year 1

X

Year 2

Year 3

Year 4

Year 5

Number of services requested (by service type)

2 domestic / 2 fire

Year 1

X

Year 2

Year 3

Year 4

Year 5

Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)

1.5"

Number of Services Requested

2

Year 1

X

Year 2

Year 3

Year 4

Year 5

Estimated Mileage of Water Pipe Needed

+/- 1 mile to site

Year 1

X

Year 2

Year 3

Year 4

Year 5

**Sewer Information**

Typical sewer service(s) (i.e. 4", 6", 8" etc.)

8"

Number of services installed by developer (by service type)

2

Year 1

X

Year 2

Year 3

Year 4

Year 5

Number of services requested (by service type)

2

Year 1

X

Year 2

Year 3

Year 4

Year 5

Estimated Mileage of Water Pipe Needed

+/- 1.5 miles to site

Year 1

X

Year 2

Year 3

Year 4

Year 5

**Section E (continued)** Supplemental Information**Solid Waste Data Private waste management****Number of Rollouts needed for Multi-Family Units****0**

Year 1

Year 2

Year 3

Year 4

Year 5

**Number of commercial units using City rollout collection****0**

Year 1

Year 2

Year 3

Year 4

Year 5

**Number of commercial units needing corrugated (cardboard) recycling****0**

Year 1

Year 2

Year 3

Year 4

Year 5

**Number of commercial units needing white paper pick-up (recycling)****0**

Year 1

Year 2

Year 3

Year 4

Year 5



**RESOLUTION TITLE: TO APPROVE A LEVEL TWO INCENTIVE GRANT PURSUANT TO N.C.GEN.STAT. §158-7.1 AND TO AUTHORIZE BESSEMER CITY TO ENTER INTO AN ECONOMIC DEVELOPMENT AGREEMENT (EDA) WITH PROJECT PROGRAM**

**WHEREAS,** Project Program is considering a total investment of \$17,200,000 to establish a facility in Gaston County, to include the purchase and installation of machinery & equipment; and,

**WHEREAS,** the firm intends to create at least 222 new jobs within five years of establishing operations, expecting to pay an average wage of \$78,153; and,

**WHEREAS,** North Carolina General Statute §158-7.1 authorizes a County to undertake an economic development project by providing grants for the location of industry; and,

**WHEREAS,** Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with incentives to develop high quality industries within the County; and,

**WHEREAS,** Bessemer City and Gaston County developed an economic grant policy to provide global advanced manufacturing companies and distribution facilities with high quality industrial park locations; and,

**WHEREAS,** it is anticipated that the Company's capital investment in and at the Property and its operations thereat will generate significant ad valorem tax, sales tax and other revenues to the County and will qualify for a Level Two Incentive Grant; and,

**WHEREAS,** Bessemer City and the County will prepare a detailed Economic Development Agreement (EDA), between Project Program, the County and the City of

Bessemer City, so as to induce the company to provide good job opportunities and capital investment which will enhance the County's ability to attract additional business and industry.

Item 10.

**NOW, THEREFORE, BE IT RESOLVED by the Bessemer City Council:**

1. That the Level II Economic Incentive Grant is approved for Project Program; and,
2. That the Mayor of Bessemer City or the City Manager is authorized to execute any documents necessary to complete an Economic Development Agreement for Project Program.

Adopted this the 14<sup>th</sup> day of August 2023.

---

Becky S. Smith, Mayor

---

Hydeia Y. Hayes, MPA, CMC, City Clerk

## BUDGET AMENDMENT

August 14, 2023

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024, as follows:

Section 1. To amend the General Fund appropriations as follows:

<u>Acct. No.</u>		<u>Debit</u>	<u>Credit</u>
100-10-4340-290	Departmental Supplies	\$20,624.34	
This will result in a net increase of \$20,624.34 in the appropriations for the General Fund. To provide the additional revenue for the above, the following revenues will be increased.			
100-00-3434-360	Grant – Fire Dept		\$20,312.17
100-00-3991-991	Fund Balance Appropriated		\$ 312.17

Section 2. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted by Council, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
Becky Smith, Mayor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Hydeia Hayes, Clerk

\_\_\_\_\_  
Date

**BUDGET AMENDMENT 2023-2024**

August 14, 2023

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendments be made to the annual budget ordinance for the fiscal year ending June 30, 2024.

Section 1. To amend the General Fund, the appropriations are to be changed as follows:

**General Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
100-00-4120-183	Health Insurance	\$ 2,700.00			
100-00-4900-183	Health Insurance	\$ 450.00			
100-10-4310-183	Health Insurance	\$ 7,650.00			
100-20-4250-183	Health Insurance	\$ 900.00			
100-80-6120-183	Health Insurance	\$ 1,800.00			
		<b>\$ 13,500.00</b>			

This will result in a net increase in appropriations of \$2,700 for the General Fund.

To provide for the increase, the following General Fund Revenue Accounts will be increased.

**General Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
100-00-3991-991	Fund Balance Appropriated	\$ 13,500.00			

Section 2. To amend the Water/Sewer Fund, the appropriations are to be changed as follows:

**Water/Sewer Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
610-91-7150-183	Health Insurance	\$ 4,500.00			
610-91-7130-183	Health Insurance	\$ 1,800.00			

This will result in a net increase in appropriations of \$1,360 for the Water/Sewer Fund.

To provide for the increase, the following Water/Sewer Revenue Accounts will be increased.

**Water/Sewer Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
610-91-3991-991	Fund Balance Appropriated	\$ 6,300.00			

Section 3. To amend the Natural Gas Fund, the appropriations are to be changed as follows:

**Natural Gas Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
640-94-7320-183	Health Insurance	\$ 1,800.00			

This will result in a net increase in appropriations of \$360 for the Natural Gas Fund.

To provide for the increase, the following Natural Gas Revenue Accounts will be increased.

**Natural Gas Fund**

<b>Dept Number</b>	<b>Description</b>	<b>Increase</b>	<b>Decrease</b>	<b>Debit</b>	<b>Credit</b>
640-94-3991-991	Fund Balance Appropriated	\$ 1,800.00			

Adopted by Council, this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

Section 4. Copies of this budget amendment shall be furnished to the Clerk, Governing Board, Budget Officer and the Finance Officer.

\_\_\_\_\_  
Becky S. Smith, Mayor

Attest:

\_\_\_\_\_  
Hydeia Y. Hayes, Clerk