

# PLANNING BOARD

# Council Chambers Monday, December 02, 2024 at 6:00 PM

# **AGENDA**

## Call to Order and Determination of a Quorum

## Adoption of the Agenda

### **Planning Board Action Item**

The following items will be presented for discussion and recommendations:

- 1. Approval of minutes from the November 4, 2024 Meeting
- 2. CD 06-2024 Urban Residential- Conditional District (UR-CD) | Yellow Jacket Lane | Yellow Jacket Lane Townhomes
- 3. CD 05-2024 Urban Residential- Conditional District (NR-CD) | North 12th Street | Parkview Commons
- 4. CD 04-2024 Neighborhood Residential Conditional District (NR-CD) | S. Skyland Dr.

# **Board of Adjustment Action Item**

5. None

## **Informational Items**

- 6. CD 06-2024 Application Packet, Staff Report, and Draft Documents
- 7. CD 05-2024 Application Packet, Staff Report, and Draft Documents
- 8. CD 04-2024 Application Packet, Staff Report, and Draft Documents

#### **Old/New Business**

9. Land Development Code (LDC) Review Discussion

### **Adjourn**

# **Bessemer City Planning Board**

The Bessemer City Planning Board met in regular session on Monday, November 4<sup>th</sup>, 2024 at 6:00 PM in the Council Chambers of City Hall.

### **Members Present**:

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Bryan Hoffman, Wendy Burgess, Constantine "Manny" Tsambouniery and Linda Willis. City Staff Present: City Manager, Joshua Ross, and Lead for NC Fellow, Hannah Dove. Board member Charlene Hill was absent.

### Call to Order and Determination of a Quorum

Chairperson Absher called the Planning Board meeting to order and confirmed that a quorum was present (6/7).

### Adoption of the Agenda

By motion of Linda Willis and unanimous vote, the agenda was adopted with no revisions.

# **Planning Board Action Item**

By motion of Bryan Hoffman and unanimous vote, minutes from the September 3rd, 2024 Planning Board meeting were adopted with no revisions.

### Neighborhood Residential Conditional District Rezoning 03-2024 N. Gould Avenue

City Manager Josh Ross addressed the Board regarding the rezoning application. Nick Petrie on behalf of Better Path Homes, LLC is seeking a rezoning of 0.83 acres of land zoning Neighborhood Residential (NR) to Neighborhood Residential-Conditional District (NR-CD). The intent of the property owner is to subdivide the property into three (3) lots for single-family homes.

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#120960 and is approximately 0.83 acres in size. The property is currently owned by Better Path Homes, LLC.

City staff met with the Better Path Homes, LLC project team in early October to discuss the development of the site. Three (3) single family homes typically fall into a "minor subdivision" category; however, since this project will require the developer to extend utilities, the project is considered a "major subdivision" as defined in the Bessemer City Land Development Code (LDC).

The developer is seeking to rezoning this property as a conditional district since major subdivision requirements would include, but are not limited to, sidewalks and curb/gutter. The developer, as outlined in the attached packet, is requesting Relief (R) in the Bessemer City Land Development Code (LDC) from doing sidewalks and curb/gutter. The Conditions (C) the developer is proposing includes developing three (3) single-family homes with a higher level of architectural features, including shutters, gable brackets, cedar columns, and stone veneer accents on the front elevation of each home. Additionally, the developer would like to highlight that, given the property's location on a one-way street, each home would provide ample parking, with space for five vehicles—four in the driveway and one in the garage.

Light discussion ensued amongst Board members, City Staff, and the developer concerning the request for relief from sidewalk and stormwater requirement, in exchange for additional design features and 4 parking spaces. Board Members inquired about the housing pricing, models, traffic analysis and on street parking. Josh informed the board that N. Gould Avenue is a one-way street. Thus, on-street parking is not permitted. Additionally, the city code only requires two (2) parking spaces. However, in conference with city staff, additional parking would produce a better product. Mr. Petrie explained that he has already built some developments in Bessemer City along West Georgia Avenue.

#### Exhibit A

Areas of Relief and Conditions of Approval Neighborhood Residential Conditional District (NR-CD) / N. Gould Ave. (CD-03-2024)

- 1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added relief of:
  - a. <u>Sidewalks-</u> relief from installing sidewalks on both sides of new streets within the subdivision as indicated on the site plan. The Bessemer City Land Development Code (LDC) requires sidewalks on both sides of streets in Major Subdivisions (Chapter 4, Section 4.5).
  - b. Stormwater- relief from installing stormwater curbs and gutter. The Bessemer City Land Development Code (LDC) requires curb and gutter for subdivisions (Chapter 2, Section 4.2 & 4.4).
- 2. The following conditions will be applied to the development and agreed to by the developer with the vote of the City of Bessmer City Council to approve the rezoning:
  - a. <u>Design Standards</u>- the developer agrees to install additional architectural features, including shutters, gable brackets, cedar columns, and stone veneer accents on the front elevation of each home. The developer is responsible for all system development fees.
  - b. <u>Parking</u> the developer agreed to include additional space for parking to accommodate up to five (5) vehicles for each home (4 in the driveway; one in the garage).
- 3. All other requirements and standards stated within the City of Bessemer City Land Development Code (LDC) shall be followed.
- 4. The developer shall extend the City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
- 5. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
- 6. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

By motion of Constantine "Manny" Tsambouniery and 4:1 vote, with Wendy Burgess in opposition, Exhibit A was recommended to be presented to City Council for consideration at their next Regular Meeting November 2024.

# Neighborhood Residential Conditional District Rezoning 04-2024 S. Skyland Drive

City Manager Josh Ross addressed the Board regarding the rezoning application. Michael Cruse on behalf of Five Holdings, LLC is seeking a rezoning of 1.35 acres of land zoning Neighborhood Residential (NR) to Neighborhood Residential-Conditional District (NR-CD). The intent of the property owner is to subdivide the property into three (3) lots for single-family homes.

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#s 218801 and 152587 and is approximately 1.35 acres in size. Both properties are currently owned by Five Holdings, LLC.

City staff begin discussions with Five Holdings, LLC representative earlier this year. Their first proposal included two (2) single-family homes and a duplex. The Bessemer City Land Development Code (LDC) would require the duplex only at a corner lot and entrances would have to face opposite streets. The developer chose to revise their plan to include three (3) single-family homes on a newly built street. Three (3) single family homes typically fall into a "minor subdivision" category; however, since this project will require the developer to extend a new street and utilities, the project is considered a "major subdivision" as defined in the Bessemer City Land Development Code (LDC).

The developer is seeking to rezoning this property as a conditional district since major subdivision requirements would include, but are not limited to, sidewalks and a green strip on all areas of the new street. The developer, as outlined in the attached packet, is requesting Relief (R) in the Bessemer City Land Development Code (LDC) from doing sidewalks on half of the new street and no green planting strip on the entire new street. City staff is unaware of any Conditions (C) at this time. The applicant will need to be discussed by the Planning Board.

Light discussion was held amongst the engineer and Board members over sidewalks, driveway parking, and the property owner's engineer. However, no conditions were submitted at this time. City staff and the Board advised that this project be discussed more with property owners and their engineer and brought forth at another planning board meeting.

By motion of Linda Willis and unanimous vote, this rezoning request was postponed to the December 2024 Planning Board meeting.

#### **Old/New Business**

City Manager, Josh Ross, updated the group on the Yellow Jacket Lane rezoning at tax parcel #151678. The developer has expressed his desire to come before the board to have a modification made to the existing areas of relief and conditions. They would like to have the natural gas component removed from the project as it is more costly than anticipated. This will be on the December 2024 Planning Board agenda for discussion. There was discussion regarding the rezoning of approved by Surf & Turf. City Attorney, David Smith is preparing a professional opinion and will

be discussing this with Council at their next work session. Additionally, City staff has had an inquiry for a town home project, Parkview Commons. This proposed rezoning is on N. 12<sup>th</sup> Street along the Lloyd property. This will come before the Board at the December 2024 meeting.

Adjourn By motion of Constantine "Manny" Tsamboun 6:59 PM.	iery and unanimous vote, the meeting adjourned at
Bruce Absher Chairnerson	Hydeia V. Haves, City Clerk

# City of Bessemer City, North Carolina General Rezoning Staff Report

#### CD 06-2024 | Yellow Jacket Lane Townhome Project

Planning Board Agenda Item December 2<sup>nd</sup>, 2024 City Council Agenda Item December 9<sup>th</sup>, 2024

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Kent Olson (Development Solutions Group, LLC)

#### Request:

To review and make a recommendation on rezoning conditions of PID 151678 totaling 6.26 acres zoned Urban Residential- Conditional District (UR-CD). The intent of the property owner is to be subdivided into a 63 townhomes major subdivision.

#### Background Information:

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID 151678 and is approximately 6.26 acres.

City staff met with the property owner, Development Solutions Group, LLC, to discuss Conditions (C) and Reliefs (R) approved with PID 151678's rezoning request that took place in May 2024 after several meetings with City Council and the Planning Board. The owner of the property has indicated to staff that the following condition inhibits their ability to market the property for development. They also indicated they were not aware of the requirement for the developer to pay for the infrastructure; rather, that thought the condition only required the developer to ensure that natural gas appliances were offered in units.

#### Existing Condition (C) Requesting to be Removed:

"Developer will commit to servicing the project with Natural Gas utility service, the developer will be financially responsible for the infrastructure expansion."

The developer further expressed their desire to voluntarily add a Condition (C) of a "Pay in Lieu" to the City for a specified project or area (see *CD 06-2024 Areas of Relief and Conditions of Approval*).

All other project requirements originally adopted apply.

#### Staff Recommendation:

Approve rezoning as requested.

## Exhibits:

Yellow Jacket Lane Townhome Project Rezoning Application Packet

Recommended Effective Date: December 9, 2024

# Areas of Relief and Conditions of Approval CD 06-2024 | Yellow Jacket Lane Townhomes (PID 151678)

- 1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added **Relief (R)** of:
  - a. <u>Acreage</u>- Allowing the development for multifamily use on one lot that is excess of three (3) acres (LDC 2.8.C). The development shall be on a 6.26 acre parcel (PID 151678).
  - b. <u>Density</u>- Allowing for an excess of eight (8) units per acre, which is more than the density limits as permitted in the LDC (LDC 3.2.A.E.) The development shall not exceed ten (10) units per acre and 63 units.
  - c. <u>Open Space</u>- Relief of the open space requirement. LDC 4.8.B. requires 1/35 of an acre per dwelling unit be dedicated to open space, no less than 2 acres. The development is proposing 1.5 acres of open space.
  - d. Relief from front setback requirements provided in section 3.2.A of the Bessemer City Land Development Code.
- 2. The following **Conditions (C)** will be applied to the development and agreed to by the developer with the vote of the City of Bessemer City Council to approve the rezoning:
  - a. <u>Offset Residential Units</u>- the developer shall offset units at the intersection of M.L. Kiser Road and Besstown Road.
  - b. Pay in Lieu- the developer shall pay \$25,000 to the City for the following purpose:
    - i. Funding for the new Bessemer City Fire Department
  - c.—Developer will commit to servicing the project with Natural Gas utility service, the developer will be financially responsible for the infrastructure expansion.
- 3. All other multifamily design standards stated within the City of Bessemer City Land Development Code shall be followed.
- 4. The developer shall extend the City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
- 5. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
- 6. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

Kent Olson	
Development Solutions	Group, LLC
Becky Smith	
Mayor	

# PLAN CONSISTENCY & STATEMENT OF REASONABLENESS ZONING MAP AMENDMENT CD 05-2024 | Yellow Jacket Lane Townhome Project | PID 151678

December 9, 2024

Pursuant to North Carolina General Statute (NCGS) \$160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of the Tax Parcel included with development application RZ 04-2024 within the City limits of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

Said zoning change is consistent with the goals and values established by the City Council adopted in 2023.

The City Council created a mission and vision statement that included the following six values: 1. Accountability, 2. Ethics, 3. Community Dependability, 4. Honesty, 5. Respect, 6. Open-Mindedness. These rezoning's are consistent with these values.

The City Council created a mission and vision statement that included the following five goals: 1. Promote a desirable place to live and work that provides a healthy quality of life, 2. Ensure a safe and secure community for residents and visitors, 3. Invest in a high quality infrastructure to support a thriving and diverse economy, 4. Provide opportunities for citizen engagement and promote volunteerism, 5. Foster organizational sustainability that embraces innovation and creativity. These rezoning's are consistent with these goals.

Said rezoning is consistent with the City of Bessemer City 2020 Vision Plan and the City of Bessemer City Planning and Economic Development Comprehensive Land Use Vision Map adopted by the City Council in 2019. The proposed rezoning is are consistent with the existing adjacent land uses as designated on the official land use map.

The proposed map amendments would not be detrimental to the city and ETJ.

The physical conditions that make the rezoning reasonable provide residential growth opportunities with new development in areas that are currently limited due to current zoning. Rezoning is in the best interest of the public to increase and maximize property values to provide for future infrastructure and amenities.

Therefore, the requested rezoning is reasonable and in the public's interest.

Upon a motion that the application is consistent with the Bessemer City Planning and Economic Development Comprehensive Land Use Vision.

Approved and adopted this the 9<sup>th</sup> day of December 2024.

(ATTEST)

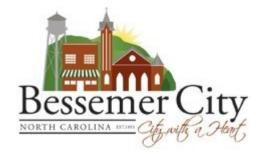
Hydeia Hayes, City Clerk

Becky S. Smith, Mayor

(APPROVED AS TO FORM)

David Smith, City Attorney

Item 2.



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

# **Staff Only:**

Date Rec'd: 10/16/2023 Rec'd by: Nathan Hester

Case #: CD 03-2023

# LAND DEVELOPMENT APPLICATION FORM

1. Application Type	<u> </u>	<u>e</u>	<u>~</u>	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):			<ul><li>Conditional Zoning (CZ)</li></ul>	700.00
• Preliminary Plat (Major Sub):	_		• Special Use Permit (SUP)	
• Final Plat (Major Sub):	_		• Text Amendment	
• Major Site Plan			• Minor Site Plan	
• Construction Documents:			• Minor Subdivision Plat	
• Recombination Plat	_		• General Rezoning	
• Other:	_		– Fee Total:	700.00
			Yellow Jacket Lane Town  d Property Size (acres): 6.26 # of Units/Lots: 6	
Current Zoning: UR			Proposed Zoning: CZ	
Current Land Use: Vacant			Proposed Land Use: Townhomes	
Tax Parcel Number(s): 15167	78			
Square Footage: N/A		_		

3. Contact Information	Item 2.
Owner, Applicant, or Developer  Development Solutions Group, LLC	Agent(s) (Engineer, Architect, Etc.)  LC3 Consulting
Address	Address
11121 Carmel Commons Blvd #360	320 Inland Cove Court
City, State Zip	City, State Zip
Charlotte, NC 28226	Clover, SC 29710
Telephone	Telephone
704-543-0760	803-415-4866
Email <a href="mailto:kent@olsondvelopment.com">kent@olsondvelopment.com</a> 4. The following items may also be required to be considerably on this list:	Email kcrowe@lc3consulting.com ered part of a complete application, please check all that
Signed "Original" application	
Project Fee(s) – See Fee Schedule	
• • •	ompany letterhead. Shall include requested use or uses, sq. feet of sidential, or any other applicable information. For CZ's, must also Code
<b>Property Survey</b> (at least one copy), including existing to in diameter), and other natural features.	buildings, topography, wetlands, streams, vegetation (trees over 18"
architect. Shall include locations of buildings and/or lots, street	e pages and must be drawn to scale by an engineer or landscape s, parking, proposed grading, landscaping/screening, open space, ssures, and proposed utilities and lighting. Shall also include general
Illustrative (color) site/sketch plan for presentation pur	poses with same layers as described above
pages and must be drawn to scale by an architect. Include all pr	Architectural Review Board Checklist may include multiple imary and accessory buildings (all building sides), an illustrative ectural elements/features of the site such as gazebos, trellis's, garden also be included (NOT REQUIRED, BUT OPTIONAL FOR
■ Illustrative (color) elevations for presentation purposes and photograph examples	for all items described above, as well as perspective (3D) renderings

Last Update: 07/06/2021

Digital Files of all items listed above



October 15, 2023

Bessemer City 132 W. Virginia Ave Bessemer City, NC 28016

RE: Rezoning Request

Dear Planning Board, Council and Staff:

LC3 Consulting, on behalf of Development Solutions Group, hereby requests the rezoning of parcel number 151678. We request that the property be rezoned from UR to CZ to allow for the development of 63 townhomes as depicted on the provided rezoning drawings.

The parcel is approximately 6.26 acres and we have requested a unit count of 63 units (10.1 units/acre).

Please let me know if you need further clarification.

Sincerely,

Kyle J. Crowe, PE



October 15, 2023

Bessemer City 132 W. Virginia Ave Bessemer City, NC 28016

RE: Preliminary Traffic Analysis for Yellow Jacket Lane Townhomes

Dear Planning Board, Council and Staff:

LC3 Consulting has done a preliminary analysis of the impact anticipated to the surrounding traffic for this project and have determined the following based on the current edition of the ITE:

• Proposed Trips Per Day from Development: 459

Proposed New Trips During Peak AM: 58

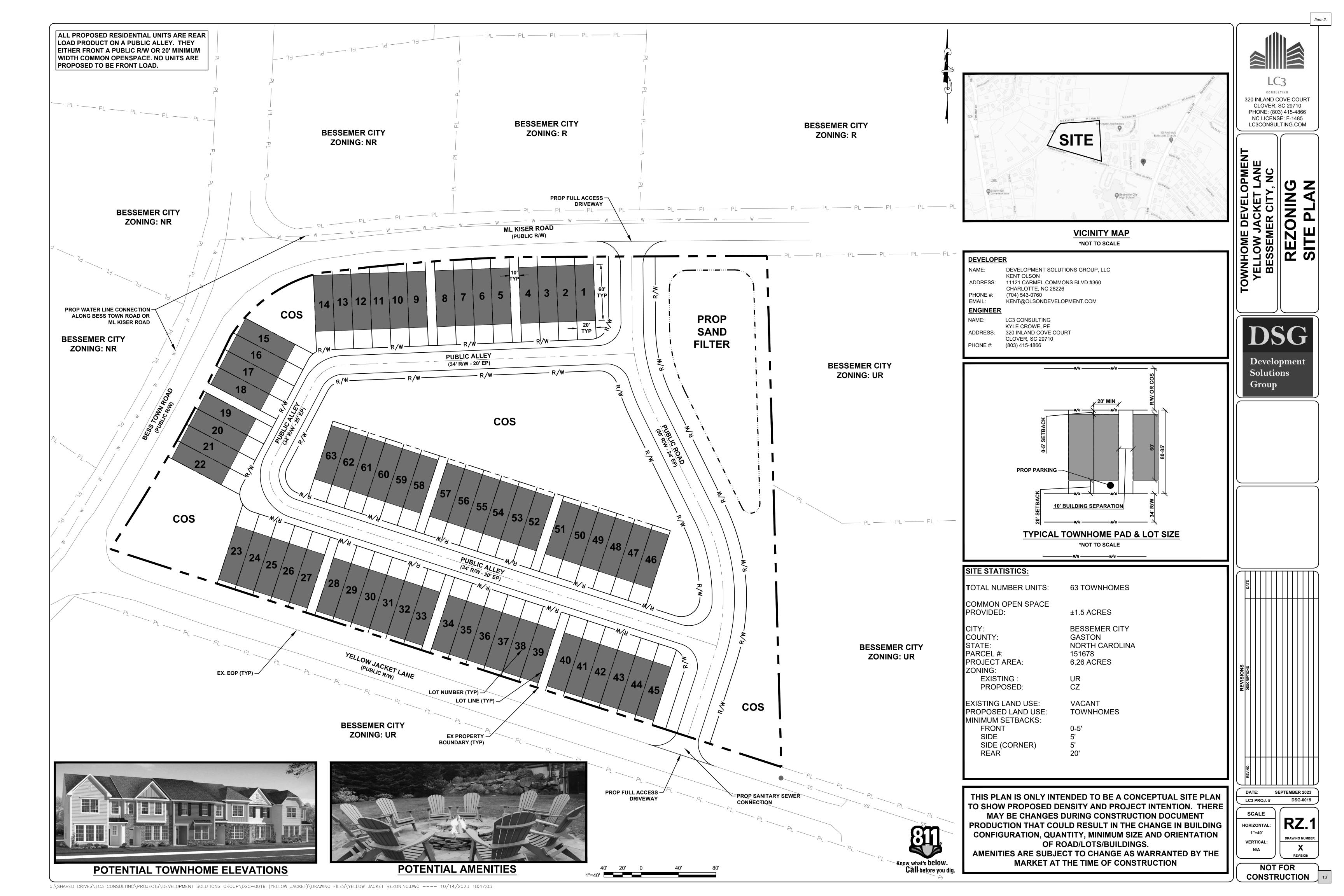
Proposed New Trips During Peak PM: 52

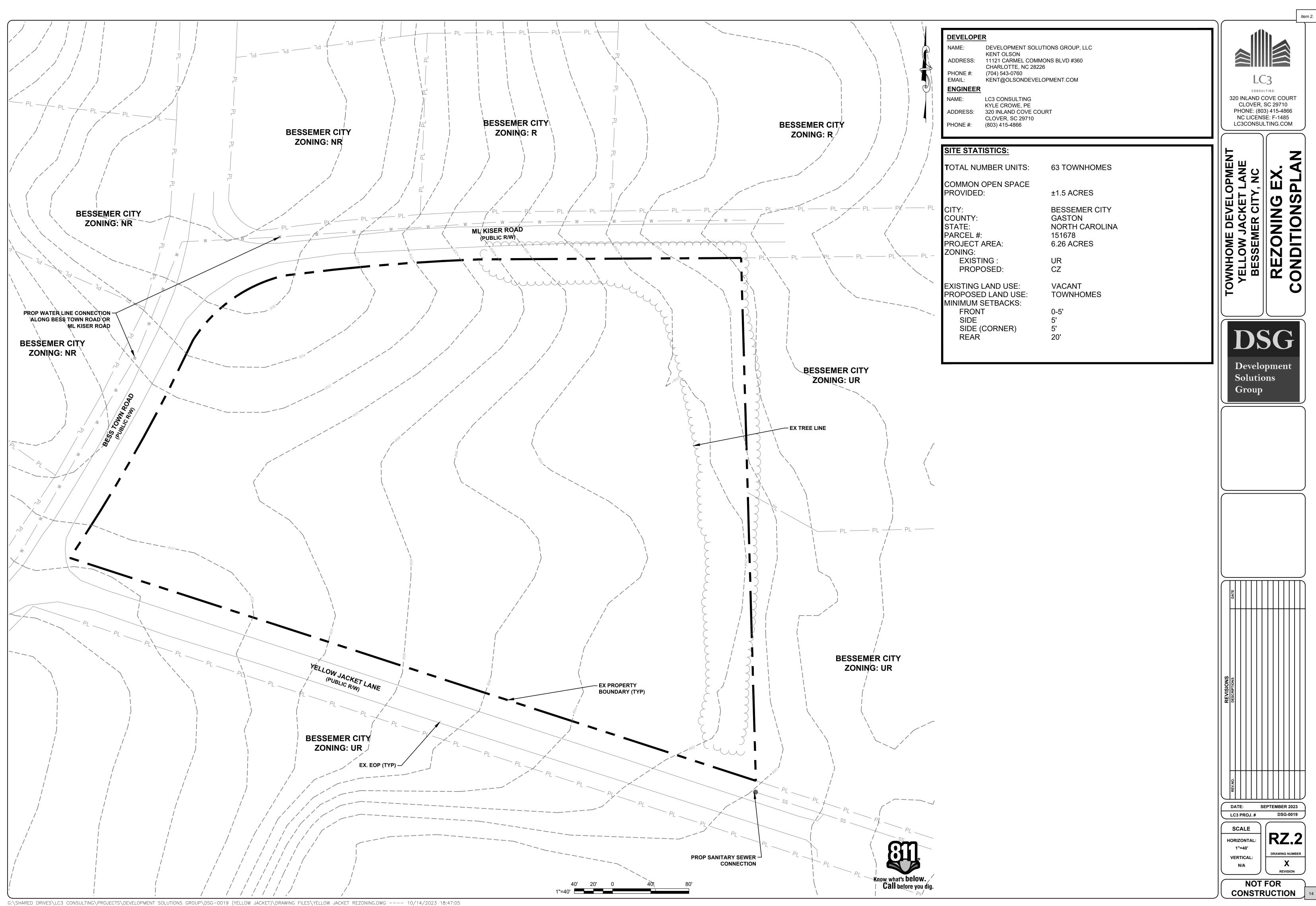
Due to the threshold requiring a TIA has not been met per City Code, a traffic impact study is not required.

Please let me know if you need further clarification.

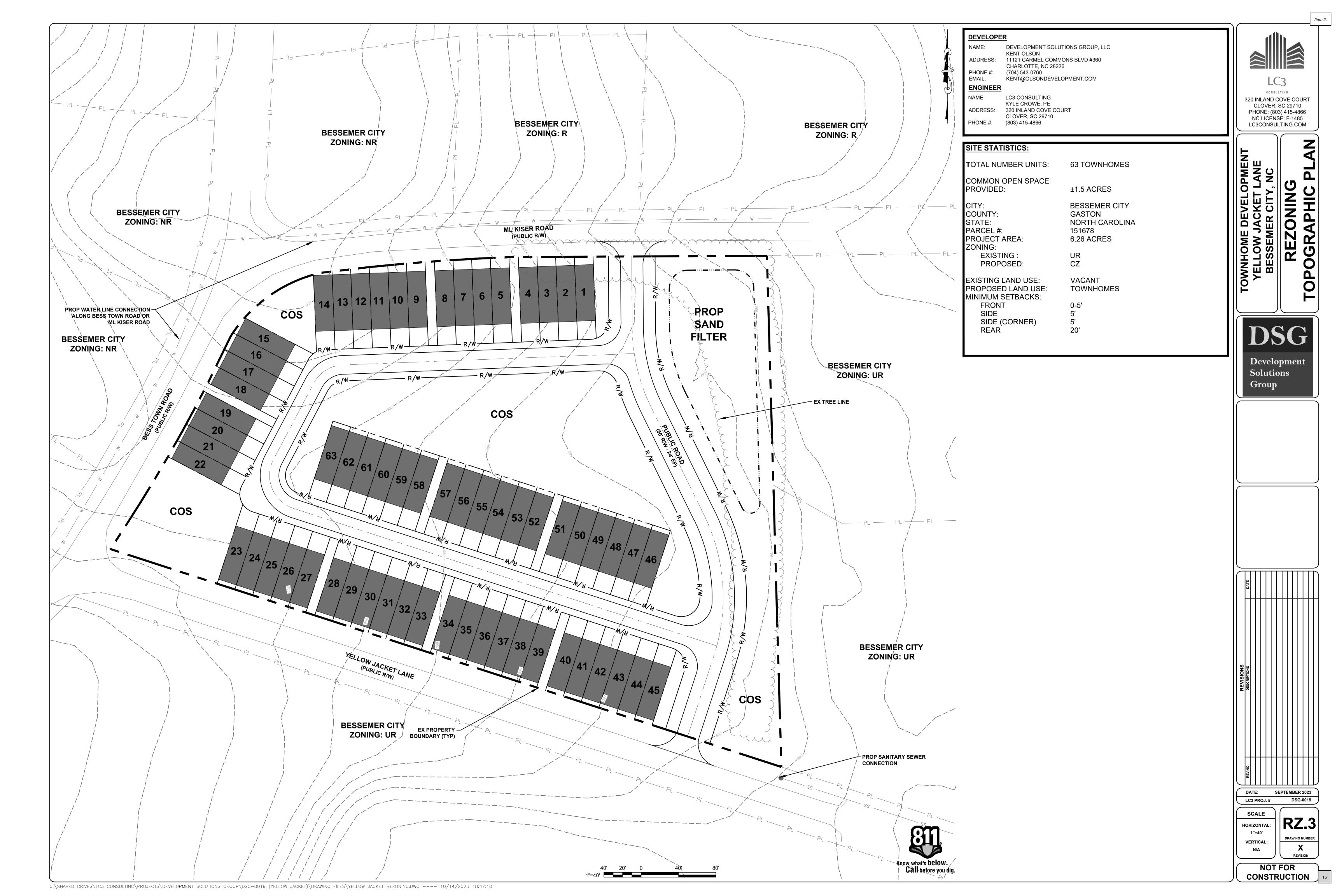
Sincerely,

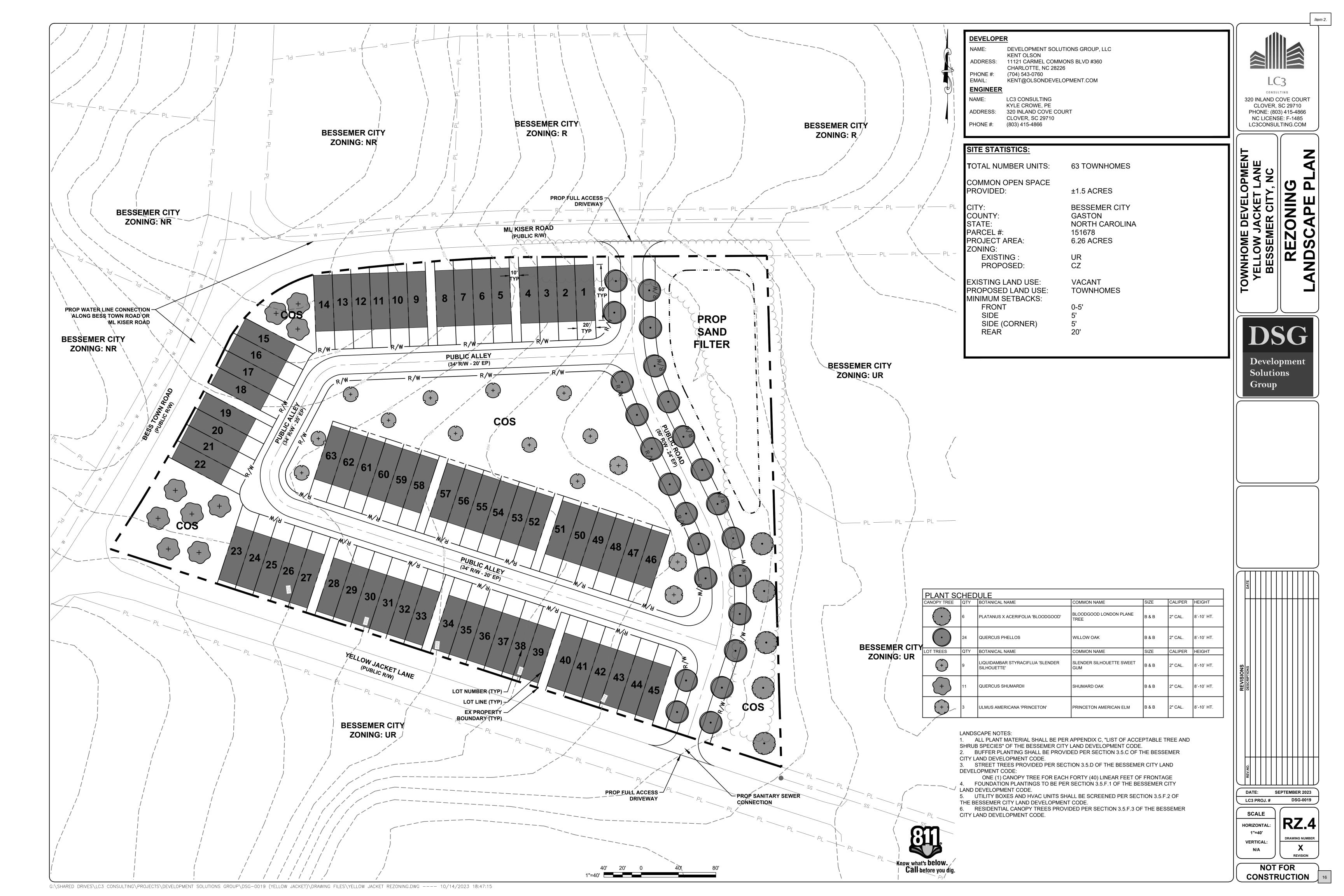
Kyle J. Crowe, PE

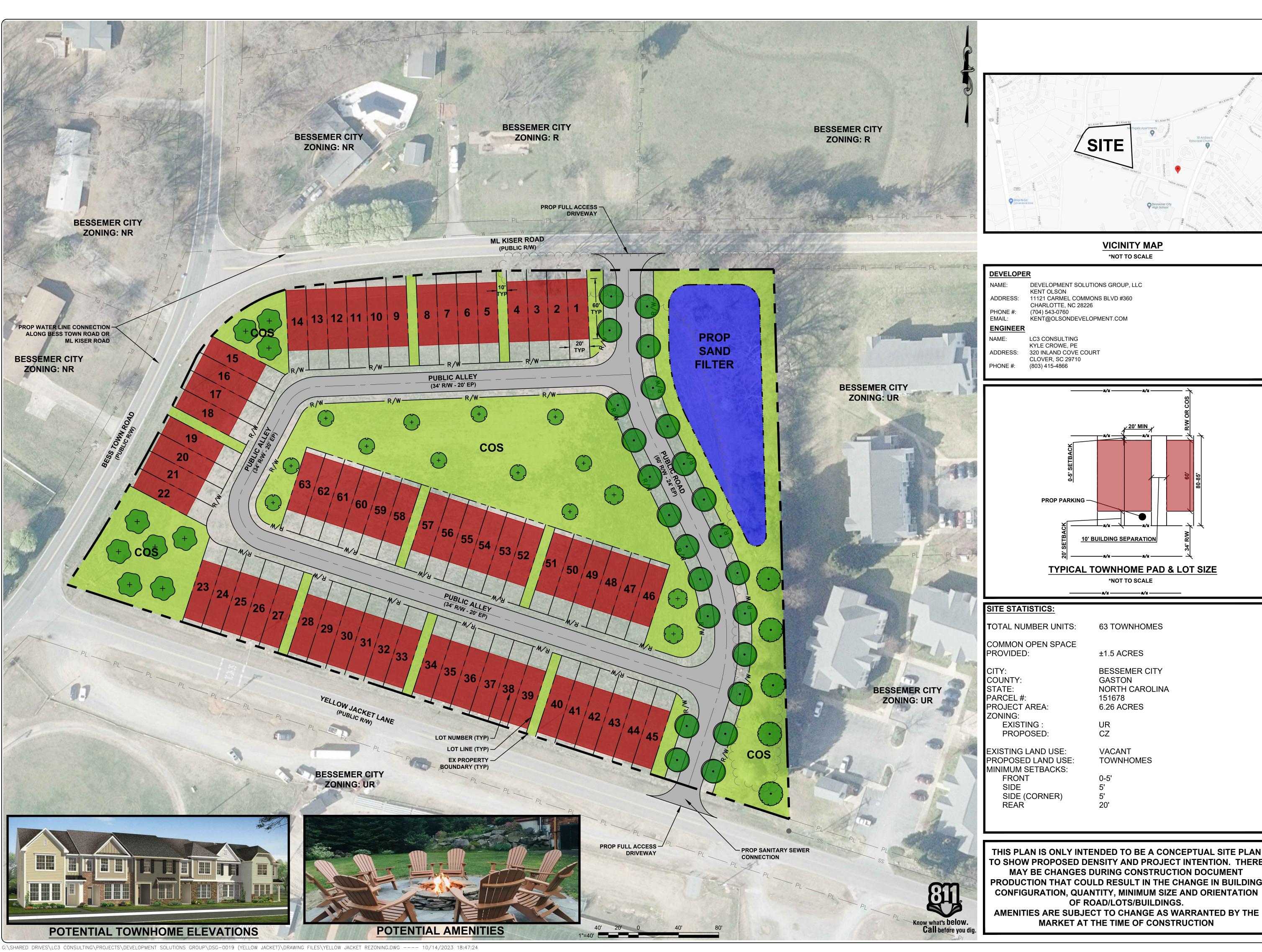




CONSTRUCTION





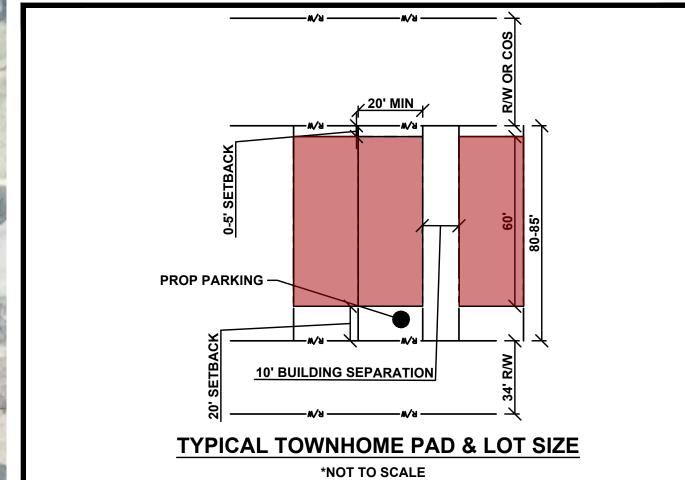




# **VICINITY MAP** \*NOT TO SCALE

DEVELOPMENT SOLUTIONS GROUP, LLC KENT OLSON 11121 CARMEL COMMONS BLVD #360 CHARLOTTE, NC 28226 (704) 543-0760 KENT@OLSONDEVELOPMENT.COM

LC3 CONSULTING
KYLE CROWE, PE
320 INLAND COVE COURT
CLOVER, SC 29710
(803) 415-4866



# SITE STATISTICS:

**T**OTAL NUMBER UNITS: 63 TOWNHOMES

COMMON OPEN SPACE

±1.5 ACRES

**BESSEMER CITY** GASTON NORTH CAROLINA 151678 6.26 ACRES

**EXISTING:** PROPOSED:

**EXISTING LAND USE:** VACANT PROPOSED LAND USE: TOWNHOMES

UR

CZ

MINIMUM SETBACKS:

SIDE (CORNER)

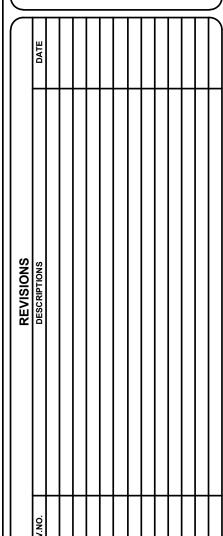
THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING

OF ROAD/LOTS/BUILDINGS. AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION

CONSULTING 320 INLAND COVE COURT CLOVER, SC 29710 PHONE: (803) 415-4866

NC LICÈNSÉ: F-1485 LC3CONSULTING.COM

Development Solutions Group



LC3 PROJ. # DSG-0019 SCALE HORIZONTAL: **VERTICAL:** 

NOT FOR CONSTRUCTION

# City of Bessemer City, North Carolina General Rezoning Staff Report

#### CD 05-2024 | N. 12th Street | Parkview Commons

Planning Board Agenda Item December 2<sup>nd</sup>, 2024 City Council Agenda Item January 13, 2025

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Bluepoint Properties, LLC (Engineering- McKim and Creed, Inc.; Kenny Draffen)

#### Request:

To review and make a recommendation on the rezoning of a 9.8-acre parcel of land currently zoned Neighborhood Residential (NR) to Urban Residential- Conditional District (UR-CD). The intent of the property owner is developing this site as a Major Subdivision, Parkview Commons (41 multifamily-townhomes).

### **Background Information:**

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PIDs#120283 and 120286. The property is currently owned by Gregory and Sanra Loyd.

City staff met virtually with Mr. Kenny Draffen and other partners of McKim and Creed, Inc. to discuss Parkview Commons. The property is currently zoned as Neighborhood Residential (NR) and does not permit multifamily development. The applicant is requesting the zoning change from Neighborhood Residential (NR) to Neighborhood Residential- Conditional District (NR-CD).

The development was originally planning a 25-unit single-family home project; however, upon discovery of endangered vegetation, Dwarf Heartleaf, the project area had to be reduced. The project area then shifted to a multifamily (townhome) development proposal of approximately half the site. The project is on more than 3 acres of land; therefore, automatically transitions to the rezoning request to not only a different district (Neighborhood Residential to Urban Residential) but also to include a conditional district as well.

The developer plans to have additional open space and community space as well as an ADA accessible pedestrian connection to Stinger Park and possibly to Bessemer City Primary School.

#### Staff Recommendation:

Approve rezoning as requested with conditions in "Conditions and Relief for CD 05-2024".

# Exhibits:

Parkview Commons (PIDs 120283 & 120286) Rezoning Application Packet

Recommended Effective Date: January 13, 2025

# PLAN CONSISTENCY & STATEMENT OF REASONABLENESS ZONING MAP AMENDMENT CD 05-2024 | N. 12<sup>th</sup> Street | Parkview Commons

December 9, 2024

Pursuant to North Carolina General Statute (NCGS) \$160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of the Tax Parcel included with development application RZ 03-2024 within the City limits of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

Said zoning change is consistent with the goals and values established by the City Council adopted in 2023.

The City Council created a mission and vision statement that included the following six values: 1. Accountability, 2. Ethics, 3. Community Dependability, 4. Honesty, 5. Respect, 6. Open-Mindedness. These rezoning's are consistent with these values.

The City Council created a mission and vision statement that included the following five goals: 1. Promote a desirable place to live and work that provides a healthy quality of life, 2. Ensure a safe and secure community for residents and visitors, 3. Invest in a high quality infrastructure to support a thriving and diverse economy, 4. Provide opportunities for citizen engagement and promote volunteerism, 5. Foster organizational sustainability that embraces innovation and creativity. These rezoning's are consistent with these goals.

Said rezoning is consistent with the City of Bessemer City 2020 Vision Plan and the City of Bessemer City Planning and Economic Development Comprehensive Land Use Vision Map adopted by the City Council in 2019. The proposed rezoning is are consistent with the existing adjacent land uses as designated on the official land use map.

The proposed map amendments would not be detrimental to the city and ETJ.

The physical conditions that make the rezoning reasonable provide residential growth opportunities with new development in areas that are currently limited due to current zoning. Rezoning is in the best interest of the public to increase and maximize property values to provide for future infrastructure and amenities.

Therefore, the requested rezoning is reasonable and in the public's interest.

Upon a motion that the application is consistent with the Bessemer City Planning and Economic Development Comprehensive Land Use Vision.

Approved and adopted this the 13<sup>th</sup> day of January 2025.

(ATTEST)

Hydeia Hayes, City Clerk

Becky S. Smith, Mayor

(APPROVED AS TO FORM)

David Smith, City Attorney

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

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

- 1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added **Relief (R)** of:
  - a. <u>Acreage</u>- Allowing the development for multifamily use on one lot that is excess of three (3) acres (LDC 2.8.C). The development shall be on a 8.76 acre parcel (PID 120283) and a 1.01 acre parcel (PID 120286).
  - b. <u>Setbacks</u>- Allowing the development to have a 0' front setback for townhomes. The LDC requires a 15' front setback (LDC 3.2.A.).
  - c. <u>Elevators</u>- Allowing the development to not include elevators. The LDC requires elevators for multi-family structures that are three (3) stories or higher (LDC 2.8.C.9.).
- 2. The following **Conditions (C)** will be applied to the development and agreed to by the developer with the vote of the City of Bessemer City Council to approve the rezoning:
  - a. <u>Recreation Features</u>- the developer shall install a community dog park and community space pavilion
  - b. <u>Connectivity</u>- the developer shall install an ADA accessible pedestrian access path to Stinger Park from the new subdivision. The developer shall also engage with Gaston County Schools to install a pedestrian path up to 180 linear feet from the new subdivision to Bessemer City Primary School.
- 3. All other requirements and standards stated within the City of Bessemer City Land Development Code (LDC) shall be followed.
- 4. The developer shall extend the City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
- 5. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
- 6. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

Jeff Polanco, PE McKim & Creed	
Becky Smith	





SURVEYORS

PLANNERS

November 25, 2024

Bessemer City 132 W. Virginia Ave. Bessemer City, NC 28016

RE: Areas of Relief - Parkview Commons

Dear Planning Board, Council, and Staff:

McKim and Creed, on behalf of Bluepoint Properties, LLC, requests rezoning parcels 120283 and 120286 from NR to UR/CD.

We are requesting relief from the following 2.8.C requirements for a residential multi-family development:

- Requirement 8: We are requesting to exceed the 3-acre lot maximum, the lot is 9.77 acres.
- Requirement 9: We are requesting to be exempt of providing elevators for three story or more townhomes.
- We are requesting to provide 0' front setbacks for the townhome buildings.

Please let us know if you need further clarification.

8020 Tower Point Drive

Jeff Polanco, PE

Charlotte, NC 28227

704.841.2583

Fax 704 841 2567

www.mckimcreed.com





SURVEYORS

PLANNERS

October 25, 2024

Bessemer City 132 W. Virginia Ave. Bessemer City, NC 28016

RE: Conditional Zoning - Parkview Commons

Dear Planning Board, Council, and Staff:

McKim and Creed, on behalf of Bluepoint Properties, LLC, requests a Conditional Zoning for parcels 120283 and 120286.

We are proposing a Single Family Attached subdivision of 41 townhomes located off N. 12th Street adjacent to Stinger Park. There is a known population of the endangered Dwarf Heartleaf species located on site. To protect the endangered species, we are requesting to provide Townhomes within the west portion of the site preserving the east portion of the site as a natural open space and community space with an ADA accessible pedestrian connection to Stinger Park.

Please let us know if you need further clarification.

Jeff Polanco, PE

8020 Tower Point Drive

Charlotte, NC 28227

704-841.2588

Fax 704 841.2567

www.mckimcreed.com



SURVEYORS

PLANNERS

October 25, 2024

Bessemer City 132 W. Virginia Ave. Bessemer City, NC 28016

RE: Preliminary Traffic Analysis for Parkview Commons

Dear Planning Board, Council, and Staff:

McKim and Creed has done a preliminary analysis of the impact anticipated to the surrounding traffic for this project and have determined the following based on the current edition of the ITE:

- Proposed Trips Per Day from Development: 359
- Proposed New Trips During Peak AM: 23
- Proposed New Trips During Peak PM: 28

Due to the threshold requiring a TIA has not been met per City Code, a traffic impact study is not required.

Please let us know if you need further clarification

Jeff Polanco, PE

8020 Tower Point Drive

Charlotte, NC 28227

704.841.2588

Fax 704.841.2567

www.mckimcreed.com

Item 3.



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

<b>Staff Only:</b>	
Date Rec'd: _	
Rec'd by:	
Case #:	

# LAND DEVELOPMENT APPLICATION FORM

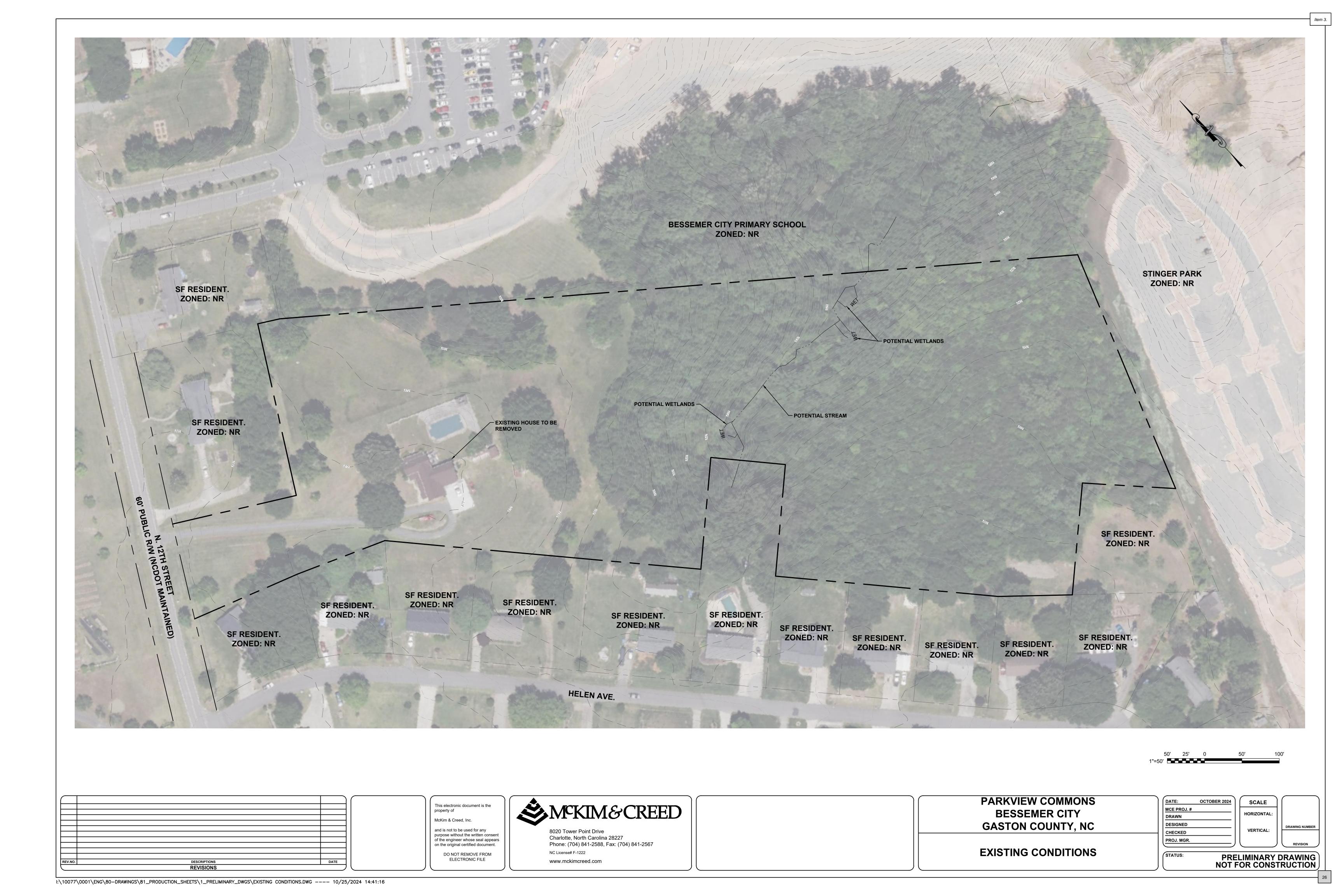
1. Application Type	<u> </u>	<u>Fee</u>		<u> </u>	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):			• Conditional Zoning (CZ)	<b>✓</b>	1,200
• Preliminary Plat (Major Sub):			• Special Use Permit (SUP)		
• Final Plat (Major Sub):			• Text Amendment		
• Major Site Plan			• Minor Site Plan		
• Construction Documents:			• Minor Subdivision Plat		
• Recombination Plat			• General Rezoning		
• Other:			Fee Total:		1,200
2. Project Information  Date of Application: 10/25/24	Nar	me of Pro	ject: Parkview Commons		
Location: 1306 12th Street			Property Size (acres): 9.8 # of Units/	Lots: 41	<u> </u>
Current Zoning: NR			Proposed Zoning: CZ		
Current Land Use: Single Family	Resid	lential	Proposed Land Use: Townhomes		
Tax Parcel Number(s): 120283 8	k 1202	86			
Square Footage: 425,581					

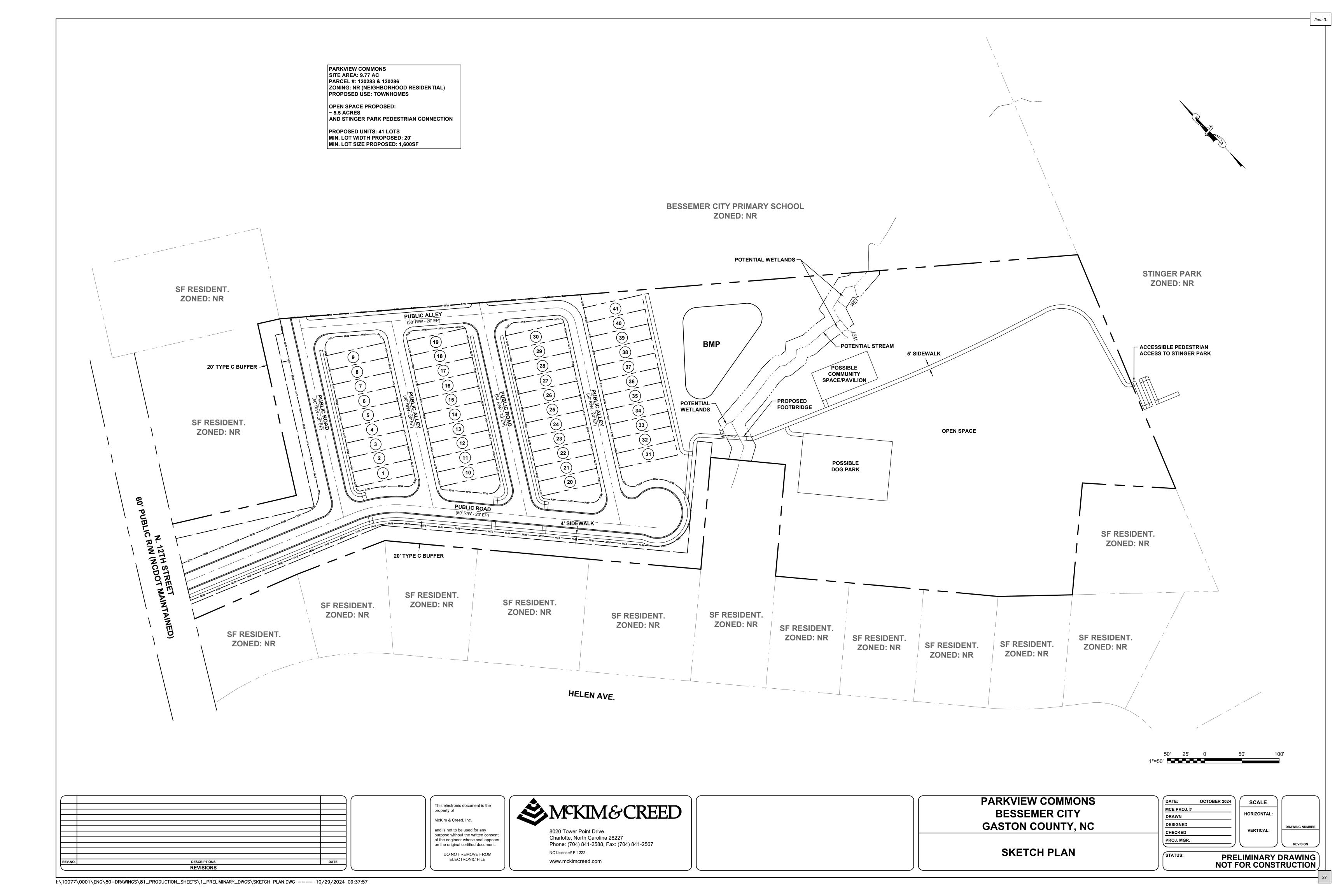
3. Contact Information	Item 3.
Owner, Applicant, or Developer Bluepoint Properties LLC	Agent(s) (Engineer, Architect, Etc.)  McKim & Creed, Inc,
Address	
913 Gulf Breeze Parkway	Address 8020 Tower Point Drive
City, State Zip	City, State Zip
Gulf Breeze, FL 32561	Charlotte, NC 28227
Telephone	Telephone
980-326-4055	704-841-2588
Email brandon@theplotbuyers.com	Email kdraffen@mckimcreed.com
4. The following items may also be required to be considerapply on this list:	red part of a complete application, please check all that
Signed "Original" application	
Project Fee(s) – See Fee Schedule	
	mpany letterhead. Shall include requested use or uses, sq. feet of sidential, or any other applicable information. For CZ's, must also ode
<b>Property Survey</b> (at least one copy), including existing be in diameter), and other natural features.	uildings, topography, wetlands, streams, vegetation (trees over 18"
architect. Shall include locations of buildings and/or lots, streets	e pages and must be drawn to scale by an engineer or landscape, parking, proposed grading, landscaping/screening, open space, sures, and proposed utilities and lighting. Shall also include general
Illustrative (color) site/sketch plan for presentation purp	oses with same layers as described above
pages and must be drawn to scale by an architect. Include all pri	ctural elements/features of the site such as gazebos, trellis's, garden
<b>Illustrative (color) elevations</b> for presentation purposes fand photograph examples	For all items described above, as well as perspective (3D) renderings
Digital Files of all items listed above	
	Last Update: 07/06/2021

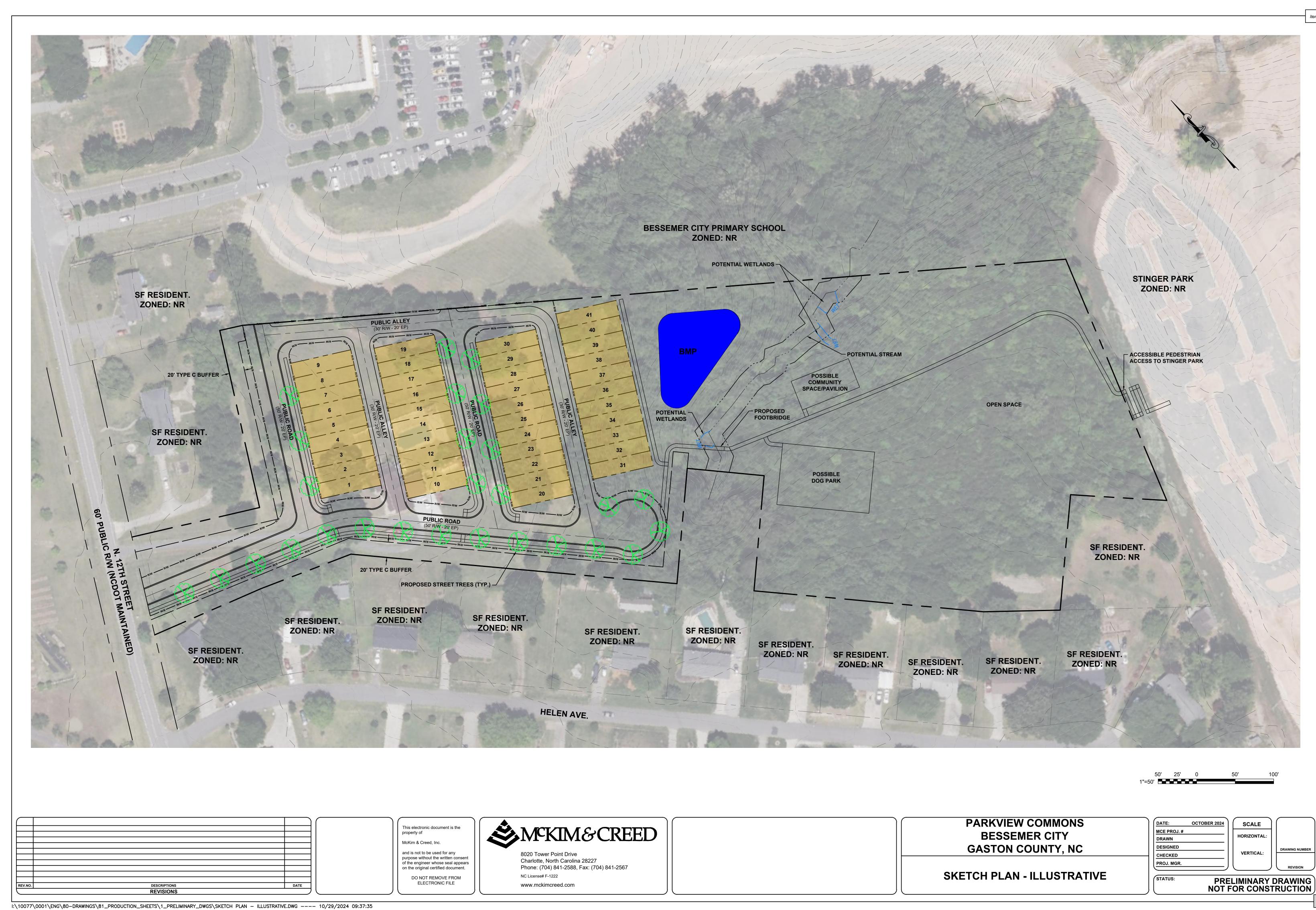
Printed Name: Brandon Jackson Date: 10/25/2024

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

Staff Only	-117	MI.	1	3
Date Rec'd				
Rec'd by: _				
Case #:				
Case #.		19		

# LAND DEVELOPMENT APPLICATION FORM

1. Application Type	<u> </u>	<u>Fee</u>		<u>~</u>	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):			• Conditional Zoning (CZ)		800.00
• Preliminary Plat (Major Sub).			• Special Use Permit (SUP)		
• Final Plat (Major Sub):			• Text Amendment		
• Major Site Plan			• Minor Site Plan		
• Construction Documents:			• Minor Subdivision Plat		:
• Recombination Plat		-	• General Rezoning		
• Other:	8	? <del></del>	Fee Total:		800.00
2. Project Information  Date of Application: 10/25/2024 Name of Project: Bessemer City Homes  Location: 610 S Skyland Dr, Bessemer City 28016 Property Size (acres): 1.28 # of Units/Lots: 2					
Current Zoning: NR			Proposed Zoning: NR		
Current Land Use: Vacant/Woo	oded		Proposed Land Use: Single Family H	omes	
Tax Parcel Number(s): 218801	and 1	52587			
Square Footage: 55680					

3. Contact Information		
Owner, Applicant, or Developer  Five Holdings LLC	Agent(s) (Engineer, Architect, Etc.)	
Address 301 McCullough Drive	Address P.O. Box 268	
	City, State Zip	
City, State Zip  Charlotte, NC 28270	Concord, NC 28026	
Telephone	Telephone	
763-334-8694	704-786-5404	
Email savageconstructionmn@gmail.com	Email michaelcruse@cesicgs.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		
	mpany letterhead. Shall include requested use or uses, sq. feet of idential, or any other applicable information. For CZ's, must also ode	
Property Survey (at least one copy), including existing b in diameter), and other natural features.	uildings, topography, wetlands, streams, vegetation (trees over 18"	
architect. Shall include locations of buildings and/or lots, streets	e pages and must be drawn to scale by an engineer or landscape, parking, proposed grading, landscaping/screening, open space, sures, and proposed utilities and lighting. Shall also include general	
Illustrative (color) site/sketch plan for presentation purp	oses with same layers as described above	
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Illustrative (color) elevations for presentation purposes fand photograph examples	for all items described above, as well as perspective (3D) renderings	
Digital Files of all items listed above		
	Last Update: 07/06/2021	
110 11	10/24/2024	
Signature: Printed Name:	Kaycee Campbell Date:	

# City of Bessemer City, North Carolina General Rezoning Staff Report

CD 04-2024 | 610 S. Skyland Dr.

Planning Board Agenda Item November 4<sup>th</sup>, 2024 Planning Board Agenda Item December 2<sup>nd</sup>, 2024 City Council Agenda Item January 13<sup>th</sup>, 2025

Ann	ica	nt

Five Holdings, LLC (Michael Cruse)

#### Request:

To review and make a recommendation on the rezoning of PID 218801 and PID 152587 totaling 1.35 acres zoned Neighborhood Residential (NR) to Neighborhood Residential- Conditional District (NR-CD). The intent of the property owner is to be subdivided into three (3) lots for single-family homes.

#### **Background Information:**

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#s 218801 and 152587 and is approximately 1.35 acres in size. Both properties are currently owned by Five Holdings, LLC.

City staff begin discussions with Five Holdings, LLC representative earlier this year. Their first proposal included two (2) single-family homes and a duplex. The Bessemer City Land Development Code (LDC) would require the duplex only at a corner lot and entrances would have to face opposite streets. The developer chose to revise their plan to include three (3) single-family homes on a newly built street. Three (3) single family homes typically fall into a "minor subdivision" category; however, since this project will require the developer to extend a new street and utilities, the project is considered a "major subdivision" as defined in the Bessemer City Land Development Code (LDC).

The developer is seeking to rezoning this property as a conditional district since major subdivision requirements would include, but are not limited to, sidewalks and a green strip on all areas of the new street. The developer, as outlined in the attached packet, is requesting Relief (R) in the Bessemer City Land Development Code (LDC) from doing sidewalks on half of the new street and no green planting strip on the entire new street. Conditions (C) are outlined in "CD 04-2024 Reliefs and Conditions".

#### Staff Recommendation:

Approve rezoning as requested with identified Conditions (C) recommended by the Planning Board.

Exhibits:

610 S. Skyland Ave. Rezoning Application Packet

Recommended Effective Date: January 13, 2025

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

CD 04-2024 | 610 S. Skyland Drive (PID 152587 and 218801)

- 1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added **Relief (R)** of:
  - a. <u>Sidewalks-</u> relief from installing sidewalk on one side of newly constructed street in front of the three (3) new single-family homes. The Bessemer City Land Development Code (LDC) requires sidewalks for Major Subdivisions on all areas of new streets. (Chapter 4, Section 4.5).
  - b. <u>Green Strips-</u> relief from installing a six-foot (6) green strip between the sidewalk and street. The Bessemer City Land Development Code (LDC) requires a six-foot (6) greens trip between the sidewalk and road for subdivisions (Chapter 3.3.J.).
- 2. The following **Conditions (C)** will be applied to the development and agreed to by the developer with the vote of the City of Bessemer City Council to approve the rezoning:
  - a. Connectivity to Park- developer shall install a pedestrian path that connects to the neighboring park (Bessemer City Park- Gaston County) beside of this major subdivision.
  - b. <u>Design Standards</u>- developer shall following the following design standards:
     i. [list design standards]
  - c. <u>Parking- developer shall include additional space for parking to accommodate up to four (4) vehicles on each lot.</u> The LDC only requires two (2) spaces per lot.
- 3. All other requirements and standards stated within the City of Bessemer City Land Development Code (LDC) shall be followed.
- 4. The developer shall extend the City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
- 5. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
- 6. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

 Dajuan Savage		
Five Holdings, LLC		
A		
Becky Smith		
Mayor		

### PLAN CONSISTENCY & STATEMENT OF REASONABLENESS ZONING MAP AMENDMENT CD 04-2024 | 610 S. Skyland Dr. (PID 218801 and 152857)

December 9, 2024

Pursuant to North Carolina General Statute (NCGS) \$160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of the Tax Parcel included with development application RZ 04-2024 within the City limits of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

Said zoning change is consistent with the goals and values established by the City Council adopted in 2023.

The City Council created a mission and vision statement that included the following six values: 1. Accountability, 2. Ethics, 3. Community Dependability, 4. Honesty, 5. Respect, 6. Open-Mindedness. These rezoning's are consistent with these values.

The City Council created a mission and vision statement that included the following five goals: 1. Promote a desirable place to live and work that provides a healthy quality of life, 2. Ensure a safe and secure community for residents and visitors, 3. Invest in a high quality infrastructure to support a thriving and diverse economy, 4. Provide opportunities for citizen engagement and promote volunteerism, 5. Foster organizational sustainability that embraces innovation and creativity. These rezoning's are consistent with these goals.

Said rezoning is consistent with the City of Bessemer City 2020 Vision Plan and the City of Bessemer City Planning and Economic Development Comprehensive Land Use Vision Map adopted by the City Council in 2019. The proposed rezoning is are consistent with the existing adjacent land uses as designated on the official land use map.

The proposed map amendments would not be detrimental to the city and ETJ.

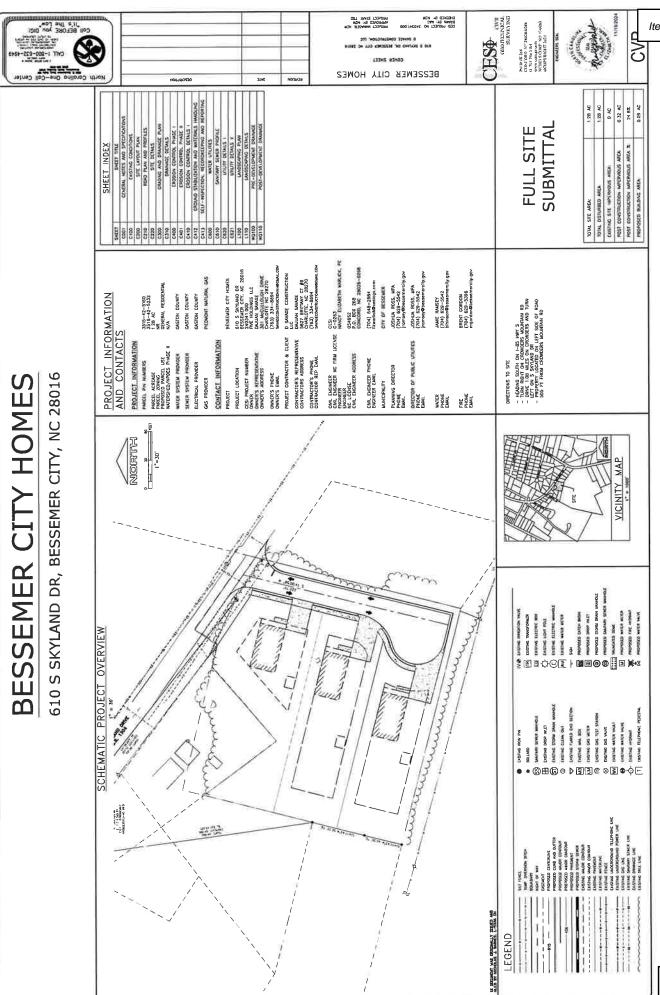
The physical conditions that make the rezoning reasonable provide residential growth opportunities with new development in areas that are currently limited due to current zoning. Rezoning is in the best interest of the public to increase and maximize property values to provide for future infrastructure and amenities.

Therefore, the requested rezoning is reasonable and in the public's interest.

Upon a motion that the application is consistent with the Bessemer City Planning and Economic Development Comprehensive Land Use Vision.

Approved and adopted this the 9th day of December 2024.

(ATTEST)	Hydeia Hayes, City Clerk	Becky S. Smith, Mayor
(APPROVED AS TO FORM)	David Smith, City Attorney	



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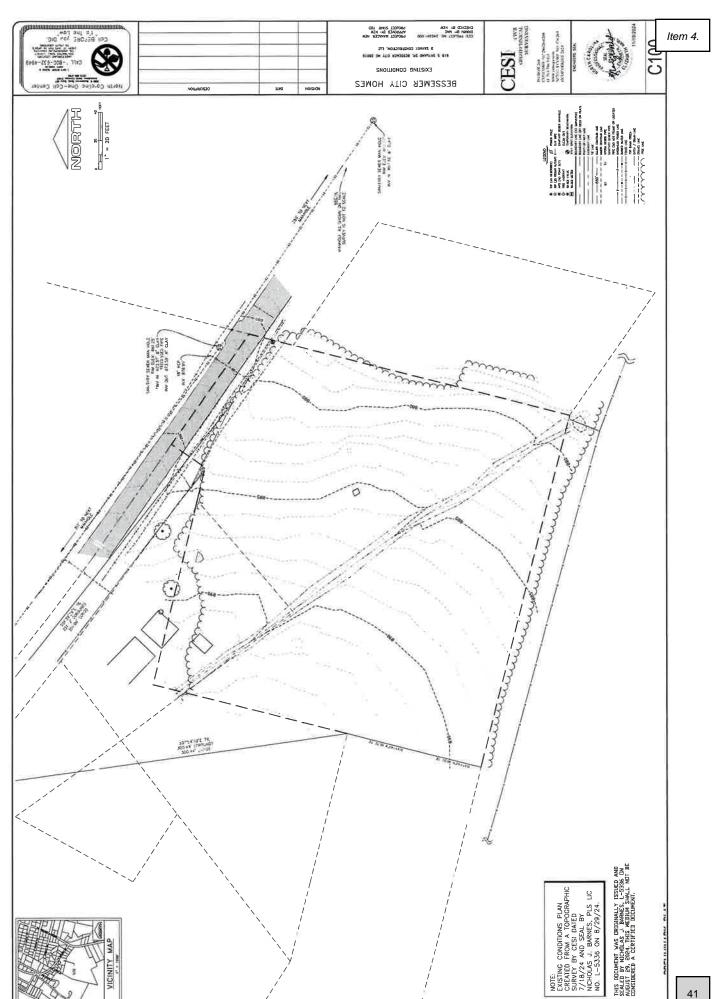
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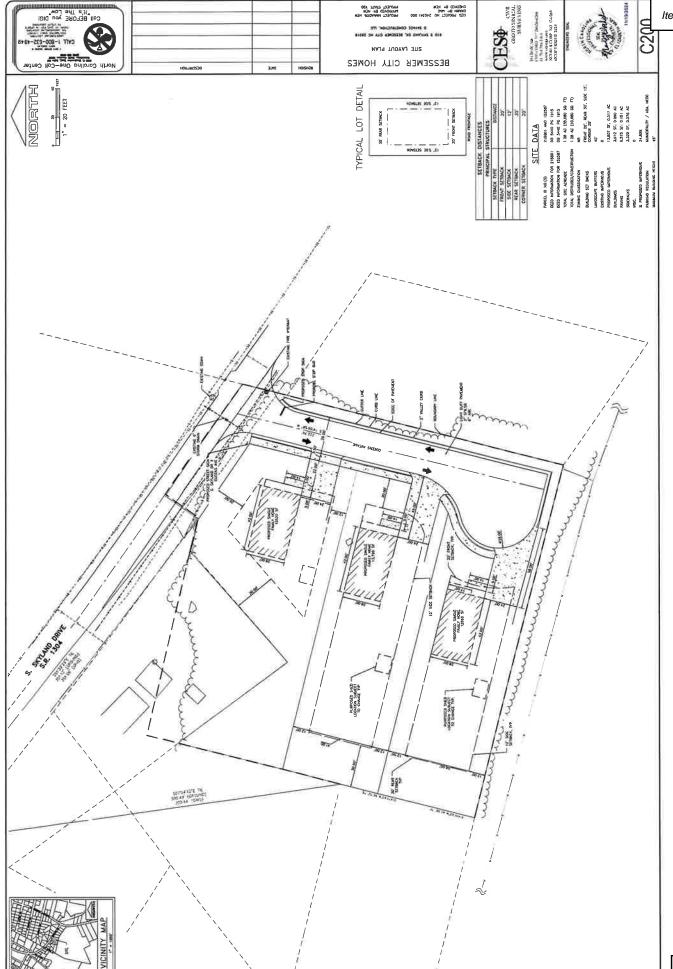
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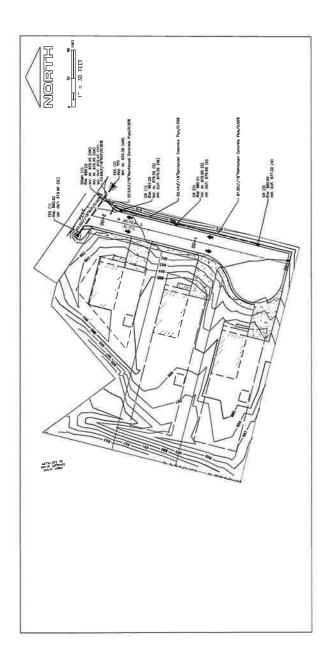
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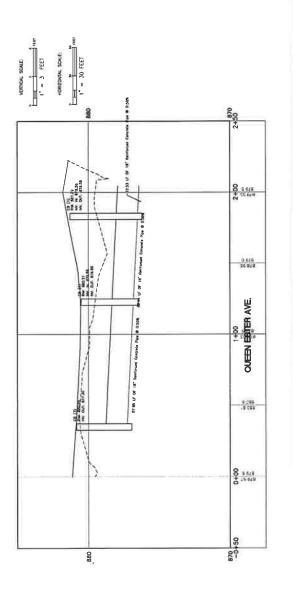
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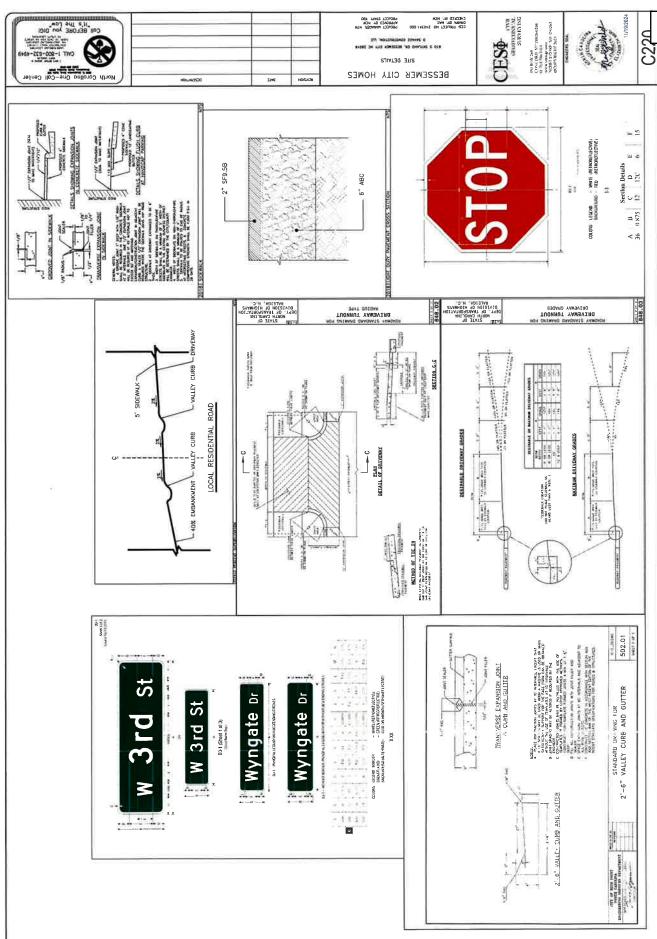




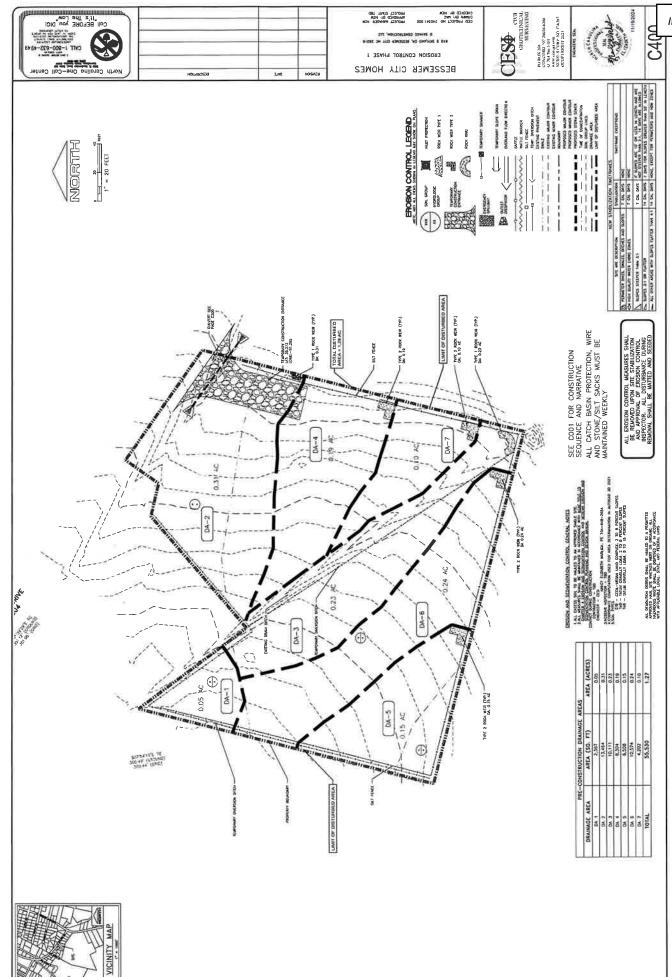


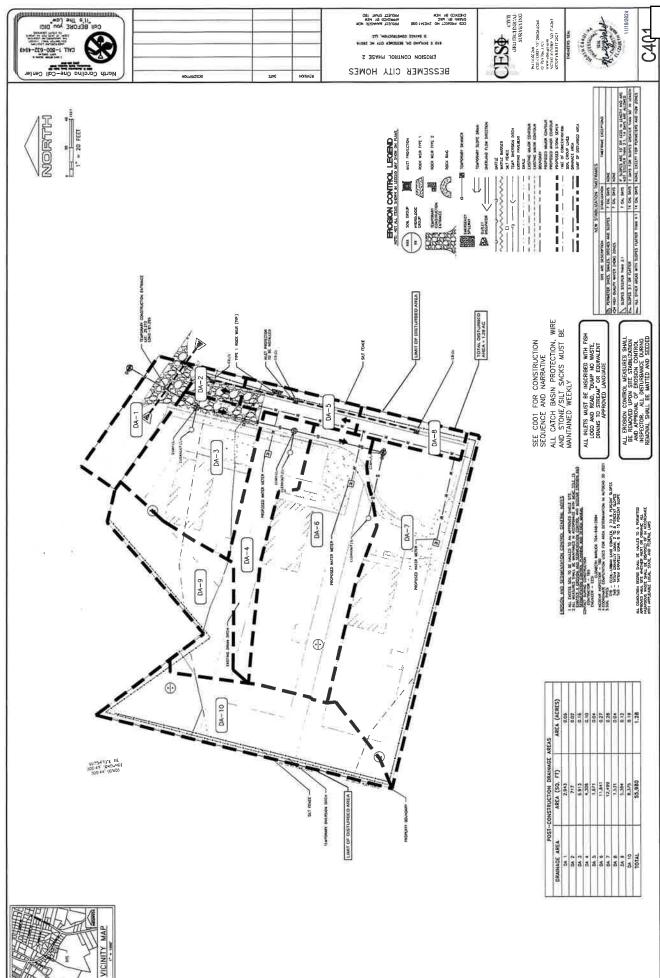






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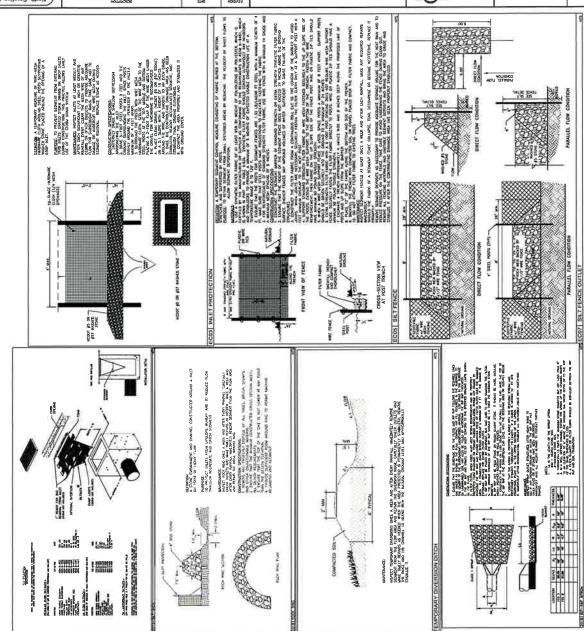
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practicable but nn or sace longer than 90 calendar days after the last land disturbing activity. Temporary ground stabilization shall be maintained in a manner to render the activity. Temporary ground stabilization shall be maintained in a manner to ender the castivity. Temporary stabilization is activitied as the continuous stabilization is activitied. -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones -10 days for Falls Lake Watershed unless there is zero slope Note: After the permanent cessation of construction activities, any areas with temporary -7 days for perimeter dikes, swales, ditches, perimeter slopes and HQW Zones ground stabilization shall be converted to permanent ground stabilization as soon as 10 days for Falls Lake Watershed 14 14 Areas with slopes flatter than 4:1 Slopes 3:1 to 4:1 (g (e)

GROUND STABILIZATION SPECIFICATION
Stabilize the ground sufficiently so that rain will not dislodge the soil. Use one of the techniques in the table below:

Temporary Stabilization	Permanent Stabilization
· temporary grass seed covered with straw or	<ul> <li>Permanent grass seed covered with straw or</li> </ul>
other mulches and tackifiers	other mulches and tackifiers
Hydroseeding	<ul> <li>Geoteartile Tabrics such as prermanent soil</li> </ul>

- Hydroseeding
   Shrubs or other permanent plantings covered with mulch
- Hydroseeding
   \* Rolled erosions corbot products with or without temporary grass seed
   \* Appropriately applied straw or other mulch
   \* Plastic sheeting

- sufficient to restrain etosian

   Structural methods such as concrete, asphalt or Uniform and evenly distributed ground cove

# POLYACRYLAMIDES (PAMS) AND FLOCCULANTS

ntrol products with grass seed

retaining walls

- Select flocculants that are appropriate for the soils being exposed during construction, selecting from the KO-PW size of sproved Publish Floreculants. Apply flocculants at or before the inlest to Erosian and Sediment Control Measures. Apply flocculants at the contentialorins specified in the KO-PWI tist of Apply expenses. Apply flocculants at the contentialorins specified in the KO-PWI tist of Approved Apply Spfocculants and in accordance with the manufacturer's instructions. Provide ponding area for containment of treated Stormwater before discharging 3. 4
- Store flocculants in leak-proof containers that are kept under storm-resistant cover

### Remove leaking vehicles and construction equipment from service until the problem has been corrected. Identify leaks and repair as soon as feasible, or remove leaking equipment from the Collect all spent fluids, store in separate containers and properly dispose as hazardous waste (recycle when possible). Maintain vehicles and equipment to prevent discharge of fluids, Provide drip pans under any stored equipment,

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Implementing the details and specifications on this plan sheet will result in the construction activity being considered compilant with the Ground Stabilization and Materials Handling sectivity being considered compilant with the Ground Stabilization and Materials Handling permittee shall comply with the Ecolorian de Sediment, cortor plan approved by the delegated authority having jurisdiction. All details and specifications shown on this sheet may not apply depending on site conditions and the delegated authority having jurisdiction and the delegated authority having jurisdiction.

GROUND STABILIZATION AND MATERIALS HANDLING PRACTICES FOR COMPLIANCE WITH THE NCGOI CONSTRUCTION GENERAL PERMIT

**Timeframe variations** 

Stabilize within this many calendar days after ceasing land disturbance

Required Ground Stabilization Timeframes

SECTION E: GROUND STABILIZATION

None None

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High Quality Water (HQW) Zones Slopes steeper than 3:1

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Perimeter dikes, swales, ditches, and Site Area Description

perimeter slopes

Bring used fuels, lubricants, coolants, hydraulic fluids and other petroleum products to a recycling or disposal center that handles these materials,

- Never bury or burn waste. Place litter and debris in approved waste containers LITTER, BUILDING MATERIAL AND LAND CLEARING WASTE

  1. Never bury of burn waste, Place filter and debris in approved waste container.

  2. Provide a sufficient number and size of waste containers (e.g dumpster, trash receptacle) on site to contain construction and domestic wastes.
  - Locate waste containers at least 50 feet away from storm drain inlets and surface wasters unless no other alternatives are reasonably available.
- Locate waste containers on areas that do not receive substantial amounts of runoff from upland areas and does not drain directly to a storm drain, stream or wetland,
  - Cover waste containers at the end of each workday and before storm events or provide secondary containment. Repair or replace damaged waste containers.

If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed - 7 days for slopes greater than 50' in length and with slopes steeper than 4:1

Empty waste containers as needed to prevent overflow. Clean up immediately if Anchor all lightweight items in waste containers during times of high winds.

Install temporary concrete washouts per local requirements, where applicable. If an alternate method or product is to be used, condactly your approval authority for review and approval. If local standard details are not available, use one of the two types of temporary concrete washouts provided on this detail.

Manage washout from mortar mixers in accordance with the above item and in addition place the mixer and associated materials on impervious barrier and within lot perimeter still tence.

Dispose of, or recycle settled, hardened concrete residue in accordance with local and state solid waste regulations and at an approved facility,

Do not discharge concrete or cement slurry from the site.

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MACON GRANGE WARRENT TOWNS AND STREET

Do not use concrete washouts for dewatering or storing defective curb or sidewalk carbons. Stormwater accumulated within the washout may not be pumped into or discharged to the storm drain system or receiving surface waters. Liquid waste mus be pumped out and removed from project.

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Locate washouts at least 50 feet from storm drain inlets, and surface waters unless it can be shown that no other alternatives are reasonably available. At a minimum, install protection of storm drain inlet(s) fosest to the washout which could receive

Locate washouts in an easily accessible area, on level ground and install a stone entrance pad in front of the washout. Additional controls may be required by the

approving authority, spills or overflow.

> 7 00 o

- containers overflow.
- On business days, clean up and dispose of waste in designated waste containers Dispose waste off-site at an approved disposal facility,

- Do not dump paint and other liquid waste into storm drains, streams or wetlands, Locate paint washouts at least 50 feet away from storm drain inlets and surface waters unless no other alternatives are reasonably available. PAINT AND OTHER LIQUID WASTE

  1. Do not dump paint and other

  2. Locate paint washouts at leas
  - Contain liquid wastes in a controlled area
- Containment must be labeled, sized and placed appropriately for the needs of site, Prevent the discharge of soaps, solvents, detergents and other liquid wastes from w 4 n

construction sites.

- Install portable toilets on level ground, at least 50 feet away from storm drains, streams or vettaled utness there is no alternative reasonably available. If 50 foot offiset is not attainable, provide relocation of portable toilet behind silt fence or place on a gravel pad and surround with sand bags. PORTABLE TOILETS

  1. Install portable
- Provide staking or anchoring of portable toilets during periods of high winds or in high foot traffic areas. ď 7
  - Monitor portable toilets for leaking and property dispose of any leaked material. Utilize a licensed sanitary waste hauler to remove leaking portable toilets and replace with properly operating unit.

# EARTHEN STOCKPILE MANAGEMENT

- Show stockpile locations on plans. Locate earthen-material stockpile areas at least 50 feet away from storm drain inlets, sediment basins, perimeter sediment controls an sustruce waters unless it can be shown no other alternatives are reasonably available.
- Protect stockpile with silt fence installed along toe of slope with a minimum offset of five feet from the toe of stockpile. 2.
- Stabilize stockpile within the timeframes provided on this sheet and in accordance with the approved plan and any additional requirements. Soil stabilisation is defined as vegetative, physical or chemical coverage techniques that will restrain accelerated erosion on disturbed soils for temporary or permanent control needs. Provide stable stone access point when feasible. ę 4



# Place hazardous waste containers under cover or In secondary containment. Do not store hazardous chemicals, drums or bagged materials directly on the ground. Create designated hazardous waste collection areas on-site.

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CHUTCHNICAL STREETING

Do not store herbicides, pesticides and rodenticides in areas where flooding is possible or where the time any spill or leak nino wells, stormwater drains, ground water or surface water. If a spill occurs, clean area immediately.

Do not stockpile these materials onsite

HAZARDOUS AND TOXIC WASTE

1. Create designated hazardous

2. Place hazardous waste contai

3. Do not store hazardous chem

Stare herbicides, pesticides and rodenticides in their original containers with the label, which lists directions for use, ingredients and first aid steps in case of accidental poisoning. Store and apply herbicides, pesticides and rodenticides in accordance with label

HERBICIDES, PESTICIDES AND RODENTICIDES

1. Store and apply herbicides, pesticides ar

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Install at least one sign directing concrete trucks to the washout within the project limit. Post Signage on the washout itself or identify this doction.

Remove leavings from the washout when at approximately 73% capacity to limit own reading versions are approximately 73% capacity to limit conclude weeking sepales the targo, sand bags or other temporary structural components when no longer functional. When utilizing alternative or proprietary products, follow manufacturer's instructions.

At the completion of the concrete work, remove remaining leavings and dispose of in an approved disposal facility. Fill pit, if applicable, and stabllize any disturbance

caused by removal of washout.

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# EFFECTIVE: 04/01/19

# NCG01 GROUND STABILIZATION AND MATERIALS HANDLING

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SELF-INSPECTION, RECORD KEEPING AND REPORTING

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# PART III SELF-INSPECTION, RECORDKEEPING AND REPORTING

SELF-INSPECTION, RECORDKEEPING AND REPORTING

PART III

# SECTION B: RECORDKEEPING 1. E&SC Plan Documentation

The approved E&SC plan as well as any approved deviation shall be kept on the site. The approved E&SC plan must be kept up-to-date throughout the coverage under this permit. The following items pertaining to the E&SC plan shall be documented in the manner described: SECTION A SELF-MISPECTION
Self-inspections are required during normal business hours in accordance with the tabble
Self-inspections are required during normal business hours in accordance with the tabble
self-inspection may be always to the size of the size of the presence of the ineposative the inspection may be delayed until the rub business day on
mercan than 1.0 inch occurs outside of normal business hours, the self-inspection shall be
performed upon the commencement of the must business day, Any time when impections
were delayed shall be noted in the inspection Record.

Item to Document	Documentation Requirements
(a) Each E&C Measure has been installed and observed the control and does not sufficiently devase from the inflations, dimensions and realistic elevations shown on the approved E&SC Plan.	Initial and date acht ESSC Measure on a copy of the apported ESSC Plan or complete, date and sign an inspection report that lists each ESSC Measures, abruno not the approve ESSC Plan. This documentation is required upon the initial installation of the ESSC Measures or if the ESSC Measures are modified after initial installation.
(b) A phase of grading has been completed	Initial and date a copy of the approved ESSC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(c) Ground cover is located and installed in accordance with the approved E&SC Plan	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate compliance with approved ground severy specifications.
(d) The maintenance and repair requirements for all E&SC Measures have been performed.	Complete, date and sign an inspection report.
(e) Corrective actions have been taken to E&SC Measures	Initial and date a ropy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the correction action

Opportunitationals of the control of

(1) Rest gauge maintained in guod working order

Inspect

inspection records must include:

site limits, cription, evidence, and date of cerrective actions taken, and explanation as to the actions taken to control turvice

At least once per 7 calendar days and within 24 hours of a rain event 2 1.0 inch in 24 hours

wiselft, or many account and the benefits of controlled to the and the controlled to the the controlled to the

At least once per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours

(3) Stormwater discharge outfalls (SDOs)

e and time of the inspection, so of the person performing the impection, catain of whether the incasures were operating

At least onre per 7 calendar days and within 24 hours of a rain event ≥ 1.0 inch in 24 hours

(7) FASC Measures

Additional Documentation In addition to the E&SC Plan documents above, the following items shall be kept on the

and available for agency inspectors at all times during normal business hours, unless the Division provides a site-specific exemption based on unique site conditions that make this requirement not practical:

July, then a record of the following shall be made.
Description, without and ord of corrective actions taken, and
percription, without people to the appropriate by the appropriate of the required reports to the appropriate by the permet
regional Office per Part II. Section C. Iron 121(4) of the permet

At least once per
7 calondar days
and within 24
hours of a rain
event > 1.0 inch in
24 hours

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If the stream or welland has necessed winthle segmentation or a stream has visible increased turbidity from the construction

- This general permit as well as the certificate of coverage, after it is received. (a)
- Records of inspections made during the previous 30 days. The permittee shall record the required observations on the inspection Record Form provided by the Division or a similar inspection form that includes all the required elements. Use of electronically available records in lieu of the required pager copies will be allowed if shown to provide equal access and utility as the hard-copy records. (p)
- All data used to complete the Notice of Intent and older inspection records shall be maintained for a period of three years after project completion and made available upon inequest, [40 CFR 12.2.4.1] Û

NOTE: The rain inspection resets the required 7 calendar day inspection requirement

### SELF-INSPECTION, RECORDKEEPING AND REPORTING PART III

## SECTION C: REPORTING

Occurrences that must be reported Permittees shall report the following occurrences:

- (a) Visible sediment deposition in a stream or wetland.
  - (b) Oil spills if:
- They are 25 gallons or more,
- They are less than 25 gallons but cannot be cleaned up within 24 hours,
  - They are within 100 feet of surface waters (regardless of volume). They cause sheen on surface waters (regardless of volume), or
- Releases of hazardous substances in excess of reportable quantities under Section 311 of the Clean Water Act (Ref. 40 CFR 110,3 and 40 CFR 117,3) or Section 102 of CFRCLA (Ref. 40 CFR 302.4) or G.S. 143-22585. (a)
- Anticipated bypasses and unanticipated bypasses **(**P
- Noncompliance with the conditions of this permit that may endanger health or the environment. Û

# 2. Reporting Timeframes and Other Requirements

After a permittee becomes aware of an occurrence that must be reported, he shall contact the appropriate Division regional office within the time frames and in accordance with the other requirements listed below. Occurrences outside normal business hours may also be reported to the Division's Emergency Response personnel at (800) (652-7956, (800) 858-0368 or (919) 733-3300.

Occurrence	œ	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment	•	Within 24 hours, an oral or electronic notification
deposition in a	4	Within 7 calendar days, a report that contains a description of the
stream or welland	-	sediment and actions taken to address the cause of the deposition
	_	Division staff may waive the requirement for a written report on a
		case-by-case basis.
	•	If the stream is named on the NC 303/01/19 as impaired for sediment-
	_	related causes, the permittee may be expand to perform additional
	_	monitoring, inspections or apply more stringent practices if staff
		determine that additional requirements are needed to assure compliand
At Other House	_	with the fourth of place imported waters conditions.
release of	•	chall include information about the date time nature and me and
hazardous		location of the soill or release
substances per Item	_	
1(b)-(c) above	_	
(c) Anticipated	۰	A report at least ten days before the date of the bypass, if possible
bypasses [40 CFR		The report shall include an evaluation of the anticipated quality and
122 41(m)(3)]	_	effect of the bypass.
(d) Unanticipated	٠	Within 24 hours, an oral or electronic notification.
bypasses (40 CFR	•	Within 7 calendar days, a report that includes an evaluation of the
122.41(m)(3)]		quality and effect of the bypass.
(e) Noncompliance		Within 24 hours, an oral or electronic notification
with the conditions	۰	Within 7 calendar days, a report that contains a description of the
of this permit that	_	noncompliance, and its causes; the period of noncompliance,
may endanger		including exact dates and times, and if the noncompliance has not
health or the	_	been corrected, the anticipated time noncompliance is expected to
environment (40		continue; and steps taken or planned to reduce, eliminate, and
CFR 122 41(I)(7))		prevent renceurence of the noncompliance. (40 CFR 122.41(I)(6).
	•	Division staff may waive the requirement for a written report on a
	_	Case-bu-case hasis

# NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

NORTH CAROLINA Environmental Quality

**EFFECTIVE:** 04/01/19

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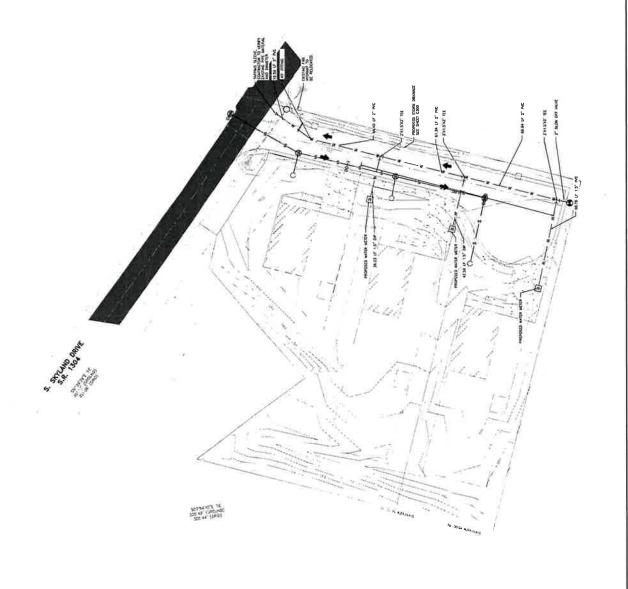
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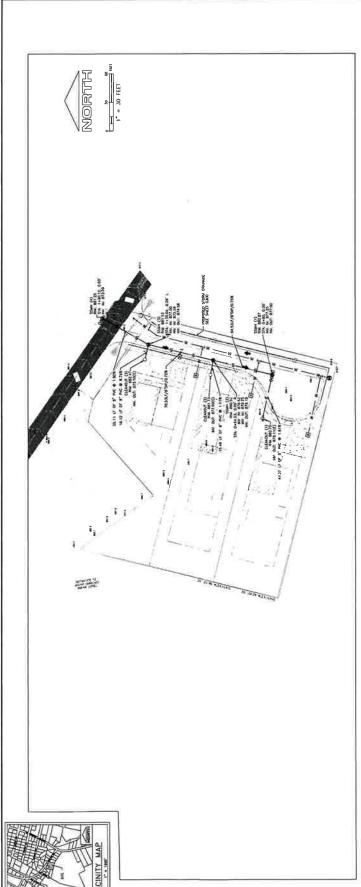


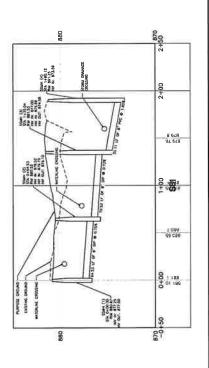
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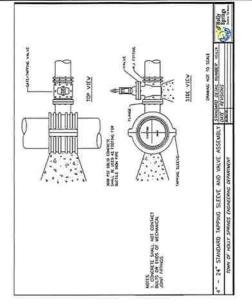


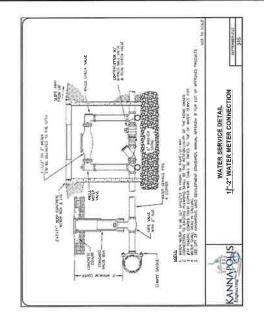
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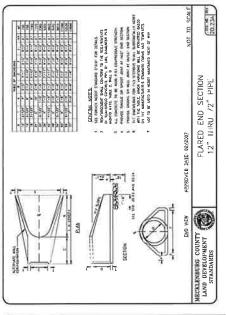
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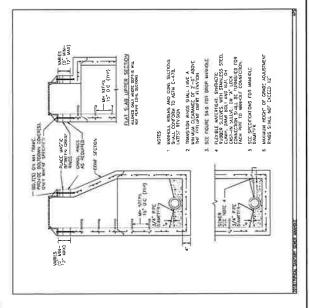
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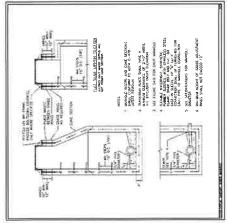


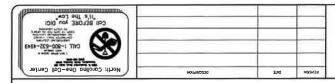










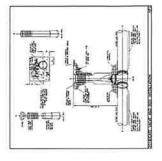


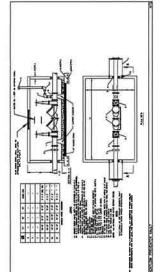
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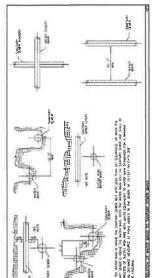
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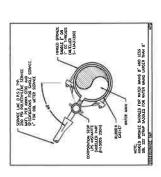


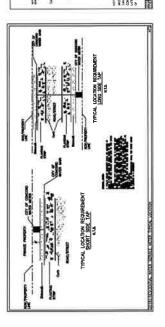












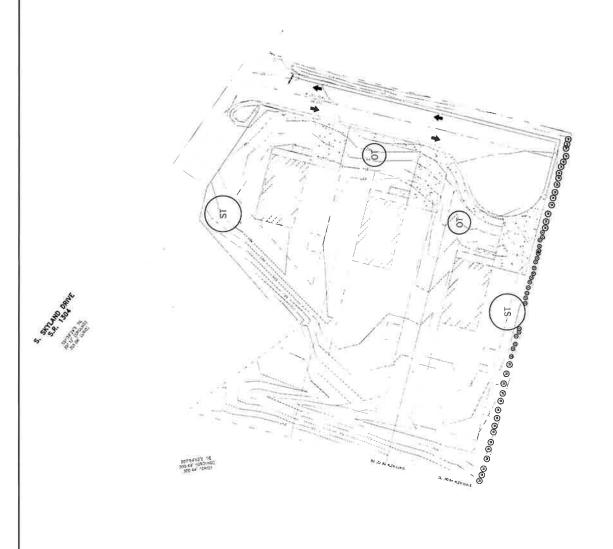
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LANDSCAPING DETAIL

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APPLY 10+10-10 COMMENCE, ISFRIEDER A THE RAIE OF 20 LESC/1000 SD FT
SEED ON A ACCREANCE WITH THE FOLLOWING SCHOOLE AND APPLYINGEN RATES.



150 LES/AC DR 3 1/2 LES/1000 SQ.FT. 20 LES/AC DR 1/3 LES/1000 SQ.FT.

A WICH WITH 3" STRAM APPLIES AT THE RATE OF 50-40 LBS/1000 SOTT AND ARCHOG WITH ASPRAIT EMILSON FACE COAT APPLIES AT THE RATE OF 14-28 CALS/1000 SOTT OR 600-1300 CALS/ACT OR BAT W/ MAG SCITE OR 600-1300 CALS/ACT.

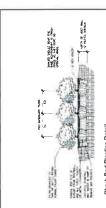
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2"4" STADBOTS + 1"4" RAIS OR ORLACE SAILTY FDATAC LLY BE USED.

TREE PROTECTION DETAIL

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# Evergreen Tree Planting Delail

## SENERAL HEODINEMENTS

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A LARGE TREE GROWING TO A HEIGHT OF 40 FT. OR MORE AT MATURITY, USUALLY DECIDIOUS, CHARACTERIZED BY ITS ABILITY TO PROVIDE SHADE PLANT REQUIREMENTS SHADE TREE

AT THE TIME OF PLANTING, SHADE TREES MUST HAVE A MINIMUM CALIPER OF 2 TO 2 1/2 INCHES AND A MINIMUM HEIGHT OF 10 TO 12 FEET. A SWALL TO MEDIUM THEE, GROWING TO A WATURE HEIGHT OF 15 TO 40 FT, PENDANCTERZED BY SPECIAL AESTHEIGH OAULITIES SUCH AS COLORING TO CLOWIES MIRECEING BARK OR BRILLANT FALL FOLLAGE DRIVADATAL TREE

AN UPRIGHT PLANT GROWING TO A MATURE HEIGHT OF MORE THAN B FT., FOR USE AS MATURAL ORNAMENTATION OR SCREEN ORNAMENTAL TREES MUST HAVE A MINIMUM CALPER OF 1 1/2 TO 2 INCHES FOR SINGLE—STRUM TREES, AND A MINIMUM WILTH—STRUM TREES, AND A MINIMUM OF 0.0 B FEET AT THE TIME OF PLANTING.

LARGE SHRUB

UARCE SHRUBS, NORWALLY PLANTED FOR SCREENING, BUST HAVE A BINIBLUM HEIGHT OF 10 3 1/7 EFF AT HET THE OF PLANTING. SHRUBS PLANTED FOR SCREENING PURPOSES SHALL HAVE THE REQUISED DENSITY TO BLOCK VISIBILITY WITHIN THREE (3) YEAS FROW THE DATE OF NISTALLATION AN UPRIGHT PLANT GROWING TO MATURE HEIGHT OF 4 TO 8 FT.

BUTHE WHITE

SMALL SHRUB

SHALL SHRUBS MUST HAVE A MINIUM SPREAD AND/OR HEIGHT OF 18 TO 24 INCHES AT THE TILL OF PLANTING. A MIX OF DECIDIOUS AND EVERGREEN SHRUBS IS EXCOLAGED IN ORDER 10 OBJAN A WRIETY OF COLDR AND TEXTURE THROUGHOUT THE AN UPRIGHT PLANT GROWING TO A MATURE HEIGHT OF LESS THAN 4 FT...

HORDANE GROUND COVERS CONSISTING OF RACE ROCK ON SIMILAR MATERIALS MAY BE USED PRECENT COVERAGE OF THE REQUIRED TO AREA. ORGANIC GROUND COKER MUST PROVIDE 100 PERCEMT COKEAUGE ON THE GROUND WITHIN MEET BY THE SEED, GRUSS OR WITHIN MEET BY THE SEED, GRUSS OR LIBER SHAFE BY COKEAUGE TO PERCENT COKEAUGE, DROANG MILCH MAY BE USED AROUND PLANTINGS TO AMANTAN SOIL MOISTURE AND PREVENT THE CROWTH OF WEEDS.

GROUND COVER (ORGANIC) GROUND COVER (INDRGANIC)

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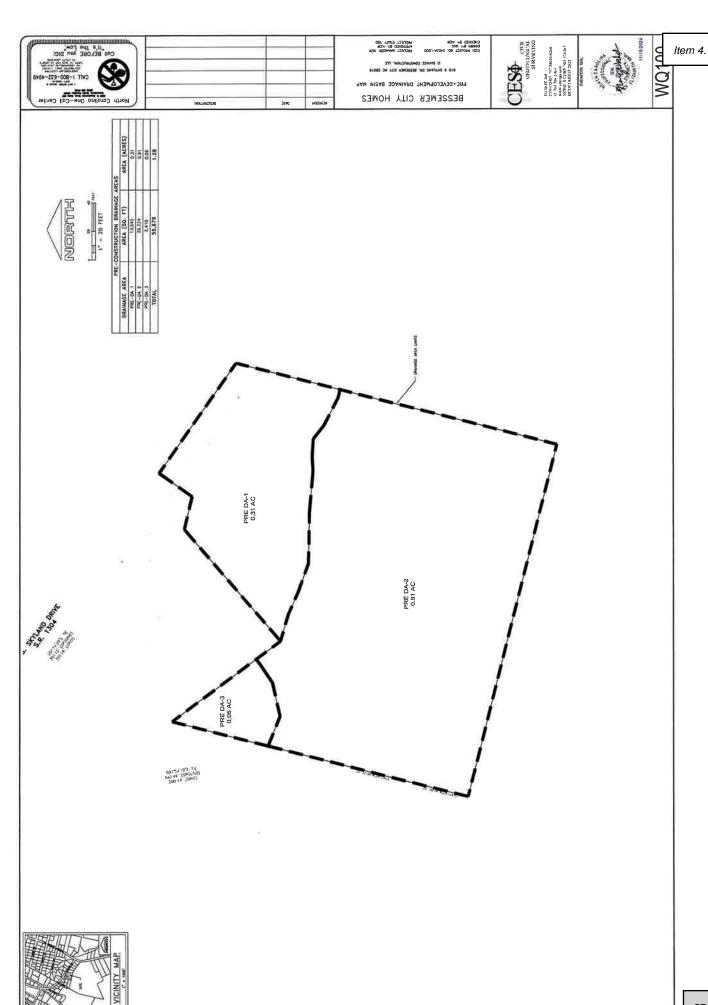
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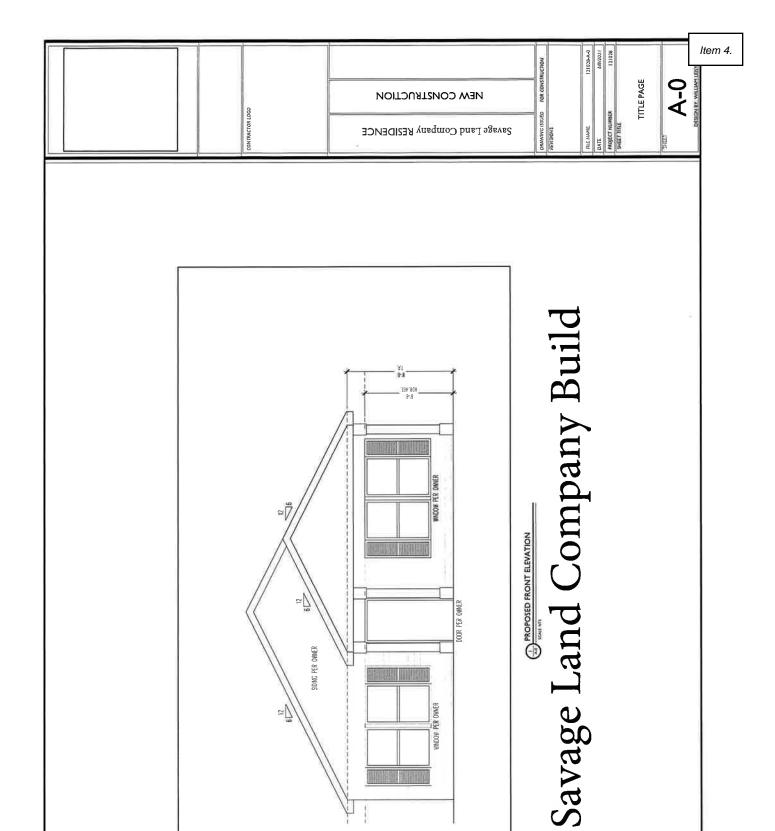
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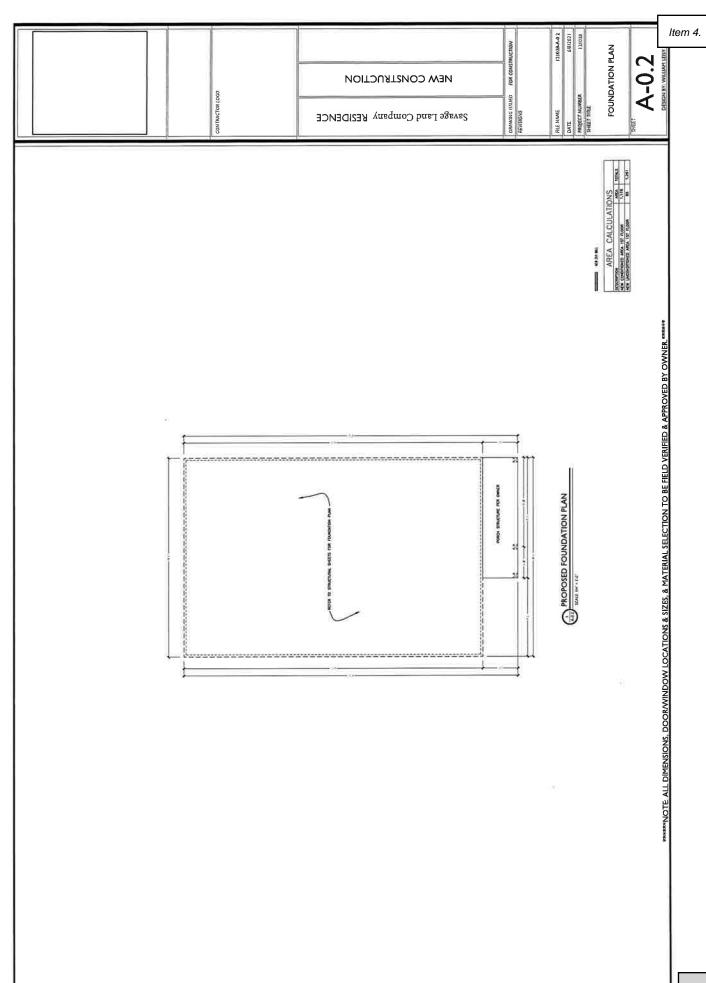


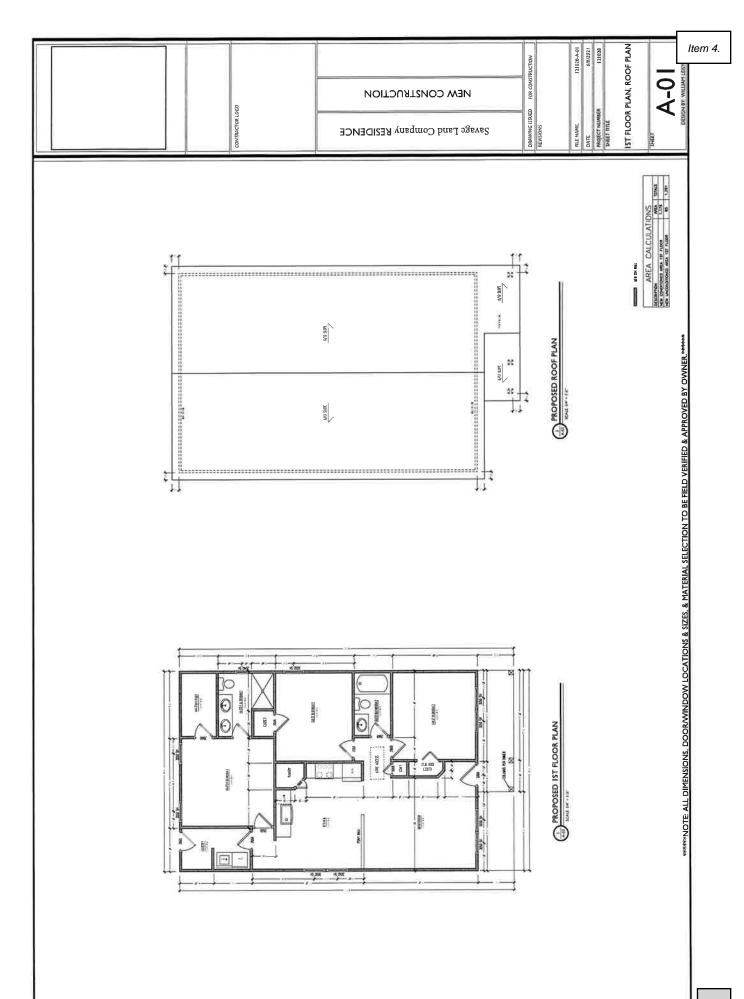


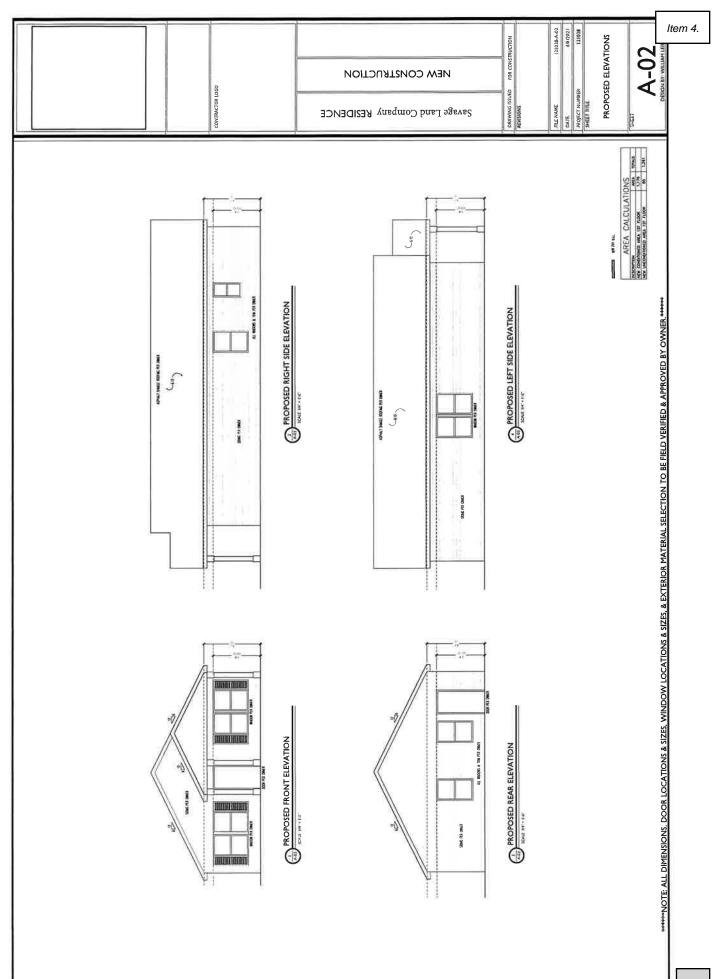
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E101 Item 4.

Deal Variety

(1) ELECTRICAL PLAN

ELECTRICAL PLAN

07/30/2024

GENERAL NOTES

1417 WANDERING WAY DR CHARLOTTE, NC 28226 704 930,3448

PROJECT:
SAVAGE LAND COMPANY
RESIDENCE
PROJECT ADDRESS

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FOR CONSTRUCTION

GENERAL NOTES

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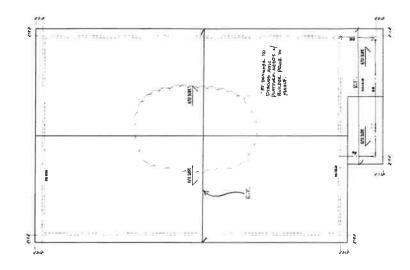




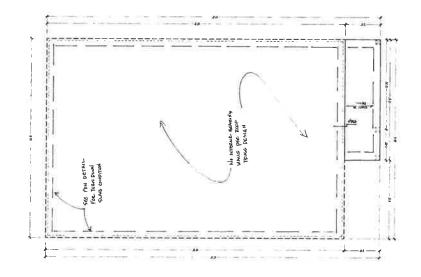


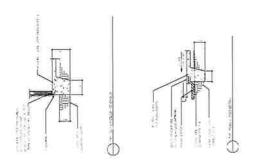
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