

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 4th, 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. *Sidewalks- 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. *Design Standards- 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. *Parking - 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. 12th Street along the Lloyd property. This will come before the Board at the December 2024 meeting.

Adjourn

By motion of Constantine “Manny” Tsambouniery and unanimous vote, the meeting adjourned at 6:59 PM.

Bruce Absher, Chairperson

Hydeia Y. Hayes, 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 2nd, 2024

City Council Agenda Item December 9th, 2024

Applicant:

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. Acreage- 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. Density- 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. Open Space- 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. Offset Residential Units- 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 9th day of December 2024.

(ATTEST)

Hydeia Hayes, City Clerk

Becky S. Smith, Mayor

(APPROVED AS TO FORM)

David Smith, City Attorney



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

Item 2.

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>Fee</u>	✓	<u>Fee</u>
• Sketch Plan/Plat (Major Sub):	_____		• Conditional Zoning (CZ)	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

2. Project Information

Date of Application: 10/16/23 Name of Project: Yellow Jacket Lane Townhomes

Location: ML Kiser and Bess Town Road Property Size (acres): 6.26 # of Units/Lots: 68

Current Zoning: UR Proposed Zoning: CZ

Current Land Use: Vacant Proposed Land Use: Townhomes

Tax Parcel Number(s): 151678

Square Footage: N/A

3. Contact Information

Item 2.

Owner, Applicant, or Developer

Development Solutions Group, LLC

Address

11121 Carmel Commons Blvd #360

City, State Zip

Charlotte, NC 28226

Telephone

704-543-0760

Email

kent@olsondevelopment.com

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

LC3 Consulting

Address

320 Inland Cove Court

City, State Zip

Clover, SC 29710

Telephone

803-415-4866

Email

kcrowe@lc3consulting.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: _____ Date: _____



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,

A handwritten signature in blue ink, appearing to read "Kyle J. Crowe", is written over a light blue rectangular background.

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,

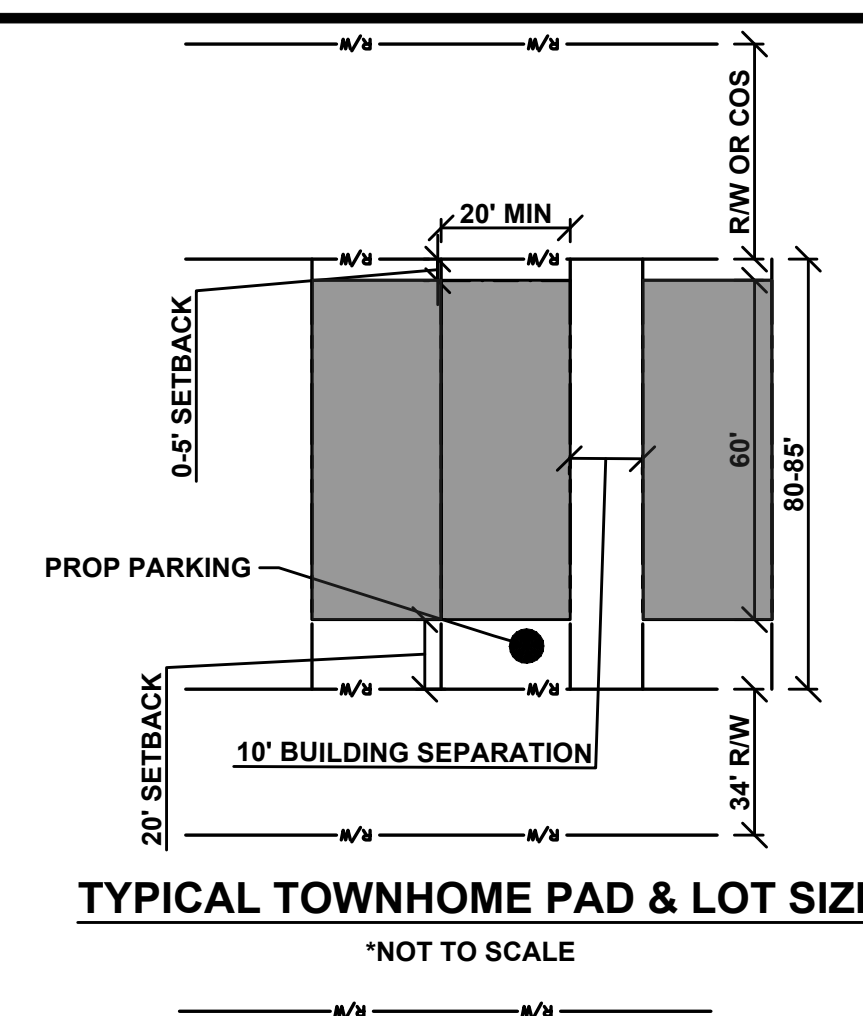
A handwritten signature in blue ink, appearing to read "Kyle J. Crowe", is written over a light blue rectangular background.

Kyle J. Crowe, PE



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

NAME: LC3 CONSULTING
KYLE CROWE, PE
ADDRESS: 320 INLAND COVE COURT
CLOVER, SC 29710
PHONE #: (803) 415-4866

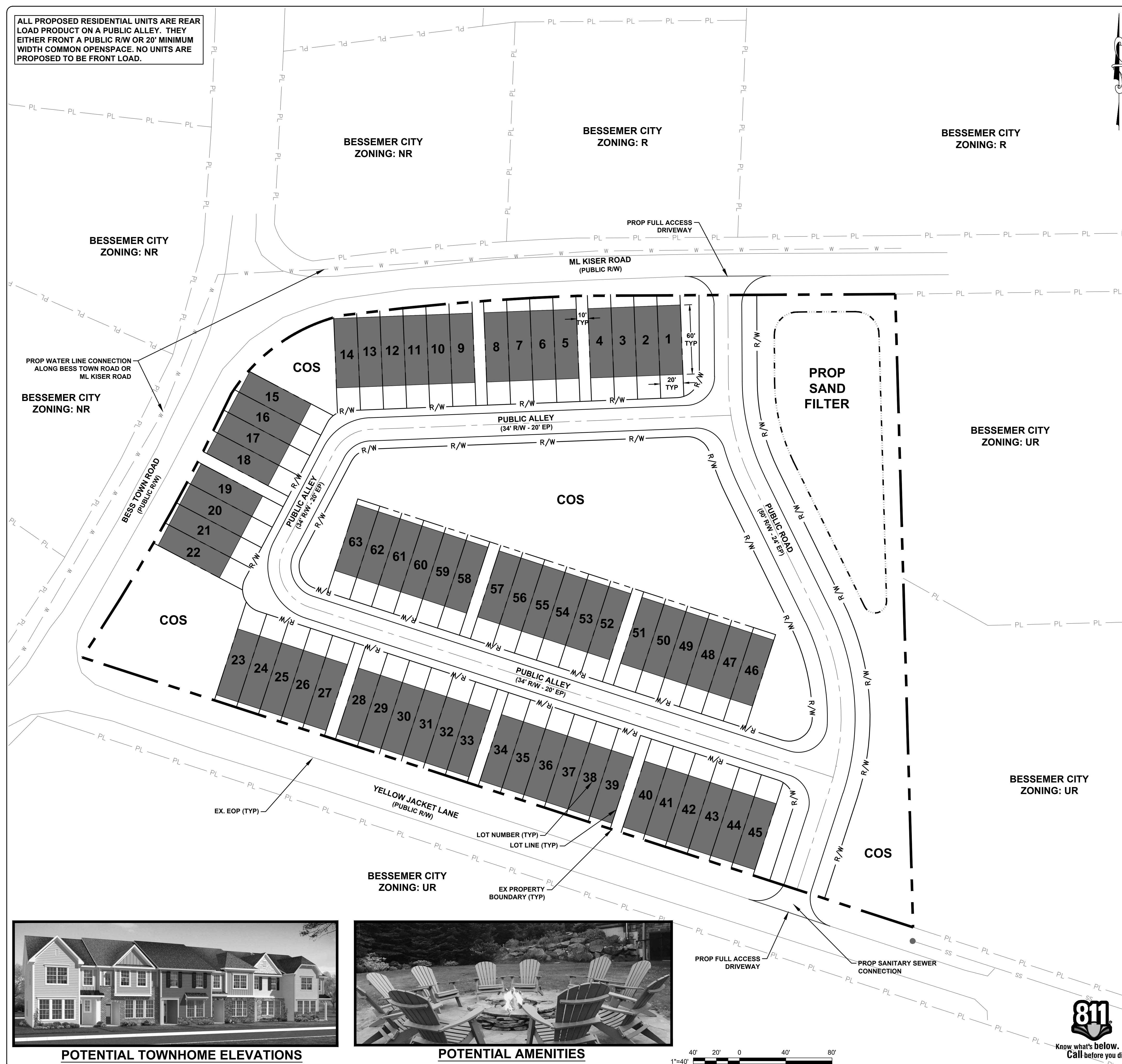


TOTAL NUMBER UNITS:	63 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.5 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'

[illegible]

<p>SCALE</p> <p>HORIZONTAL: 1"=40'</p> <p>VERTICAL: N/A</p>	<p>RZ.1</p> <p>DRAWING NUMBER</p> <p>X</p> <p>REVISION</p>
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ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCT ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 20' MINIMUM WIDTH COMMON OPENSACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.



POTENTIAL TOWNHOME ELEVATIONS



POTENTIAL AMENITIES



LC3
CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

**TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC**

REZONING EX. CONDITIONSPLAN

DSG
Development
Solutions
Group

[illegible]

DATE:	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019

SCALE
HORIZONTAL
1"=40'
VERTICAL

RZ.2
DRAWING NUMBER
X
REVISION

**NOT FOR
CONSTRUCTION**



G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSC-0019 (YELLOW JACKET)\DRAWING FILES\YELLOW JACKET REZONING.DWG ---- 10/14/2023 18:47:05



**TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC**

DSG

DATE:	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019

**NOT FOR
CONSTRUCTION**

<u>SITE STATISTICS:</u>	
TOTAL NUMBER UNITS:	63 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.5 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'










LC3
CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

**TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC**

REZONING LANDSCAPE PLAN

DSG

**Development
Solutions
Group**

PLANT SCHEDULE						
CANOPY TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT
	6	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	B & B	2" CAL.	8'-10' HT.
	24	QUERCUS PHELLOS	WILLOW OAK	B & B	2" CAL.	8'-10' HT.
LOT TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT
	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	B & B	2" CAL.	8'-10' HT.
	11	QUERCUS SHUMARDII	SHUMARD OAK	B & B	2" CAL.	8'-10' HT.
	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL.	8'-10' HT.

LANDSCAPE NOTES:

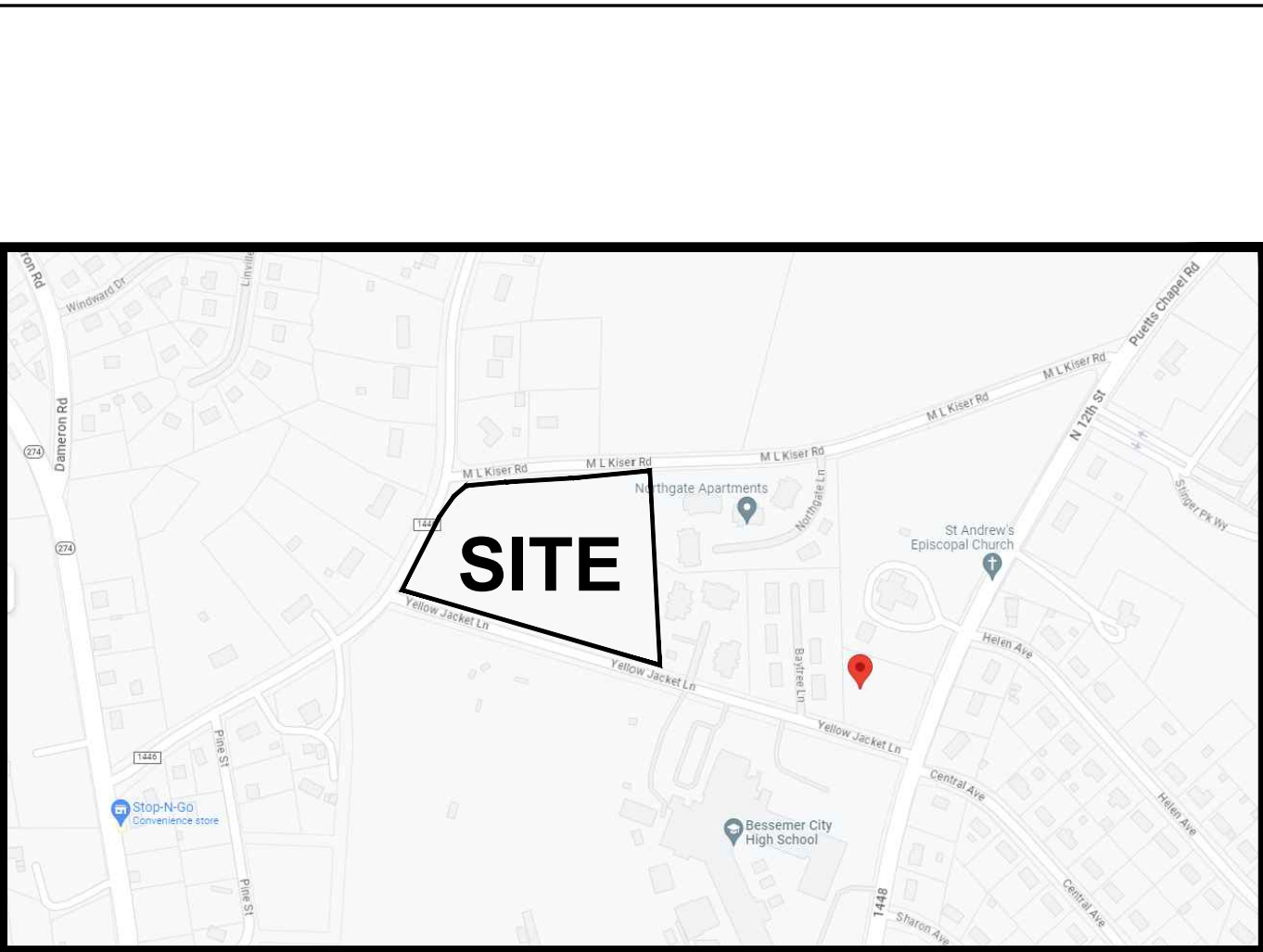
1. ALL PLANT MATERIAL SHALL BE PER APPENDIX C, "LIST OF ACCEPTABLE TREE AND SHRUB SPECIES" OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
2. BUFFER PLANTING SHALL BE PROVIDED PER SECTION 3.5.C OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
3. STREET TREES PROVIDED PER SECTION 3.5.D OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
 - ONE (1) CANOPY TREE FOR EACH FORTY (40) LINEAR FEET OF FRONTAGE
4. FOUNDATION PLANTINGS TO BE PER SECTION 3.5.F.1 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
5. UTILITY BOXES AND HVAC UNITS SHALL BE SCREENED PER SECTION 3.5.F.2 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
6. RESIDENTIAL CANOPY TREES PROVIDED PER SECTION 3.5.F.3 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.

[illegible]

DATE:	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019

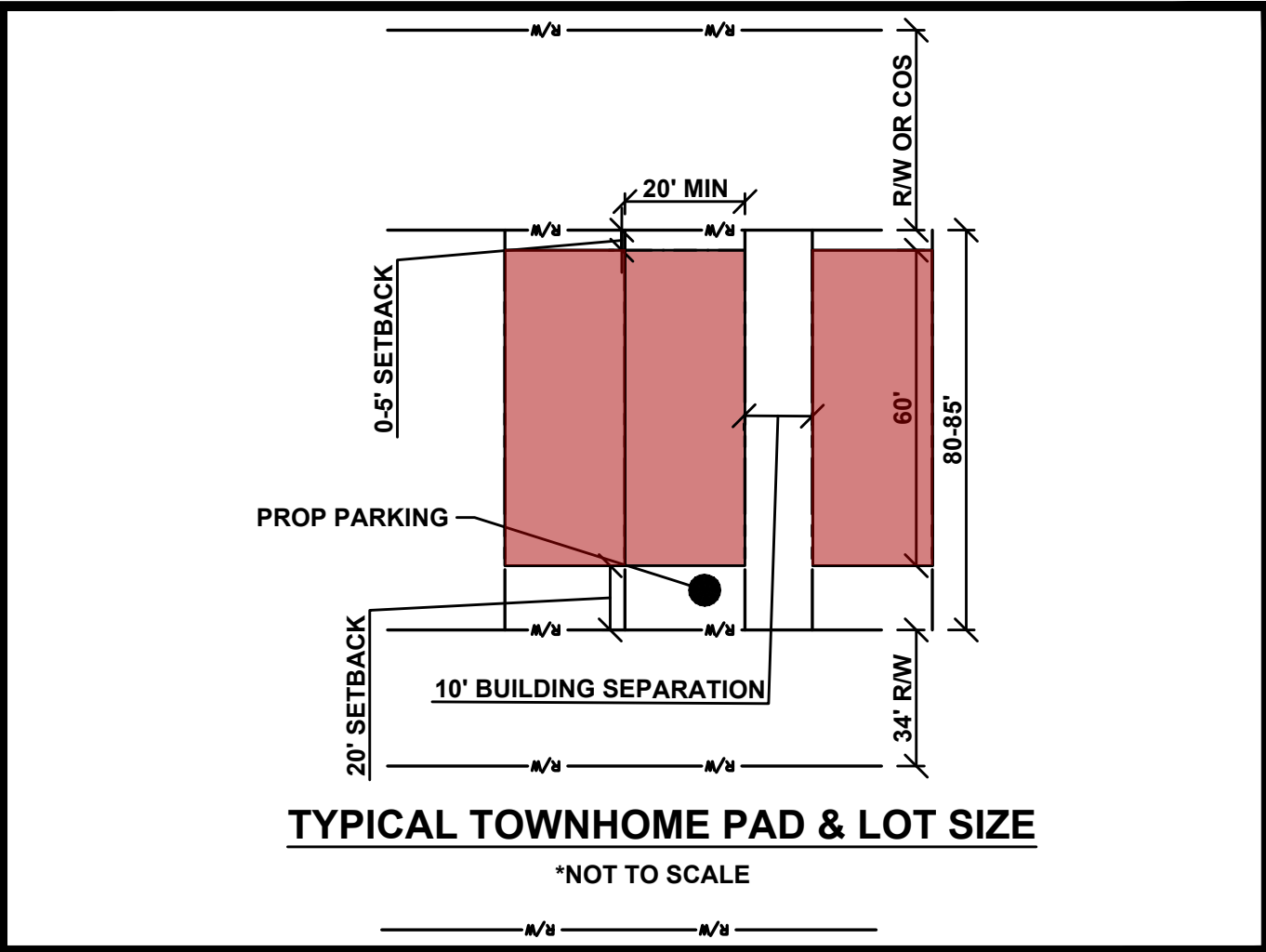
<p>SCALE</p> <p>HORIZONTAL: 1"=40'</p> <p>VERTICAL: N/A</p>	<p>RZ.4</p> <p>DRAWING NUMBER</p> <p>X</p> <p>REVISION</p>
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**NOT FOR
CONSTRUCTION**



VICINITY MAP
*NOT TO SCALE

DEVELOPER	
NAME:	DEVELOPMENT SOLUTIONS GROUP, LLC
ADDRESS:	KENT OLSON 11121 CARMEL COMMONS BLVD #360 CHARLOTTE, NC 28226
PHONE #:	(704) 543-0760
EMAIL:	KENT@OLSONDEVELOPMENT.COM
ENGINEER	
NAME:	LC3 CONSULTING
ADDRESS:	KYLE CROWE, PE 320 INLAND COVE COURT CLOVER, SC 29710
PHONE #:	(803) 415-4866



SITE STATISTICS:	
TOTAL NUMBER UNITS:	63 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.5 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'

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 CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS. AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION

320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING
AERIAL PLAN

DATE	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019
SCALE	HORIZONTAL: 1"=40' VERTICAL: N/A
DRAWING NUMBER	RZ.5
REVISION	X

NOT FOR CONSTRUCTION



POTENTIAL TOWNHOME ELEVATIONS



POTENTIAL AMENITIES

City of Bessemer City, North Carolina
General Rezoning Staff Report
CD 05-2024 | N. 12th Street | Parkview Commons
 Planning Board Agenda Item December 2nd, 2024
 City Council Agenda Item January 13, 2025

Applicant:

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. 12th 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 13th 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. Acreage- 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. Setbacks- Allowing the development to have a 0' front setback for townhomes. The LDC requires a 15' front setback (LDC 3.2.A.).
 - c. Elevators- 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. Recreation Features- the developer shall install a community dog park and community space pavilion
 - b. Connectivity- 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
Mayor

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.



Jeff Polanco, PE

8020 Tower Point Drive

Charlotte, NC 28227

704.841.2583

Fax 704.841.2567

www.mckimcreed.com



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.

A handwritten signature in blue ink, appearing to read "Jeff Polanco".

Jeff Polanco, PE

8020 Tower Point Drive

Charlotte, NC 28227

704.841.2588

Fax 704.841.2567

www.mckimcreed.com

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



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

Item 3.

Staff Only:

Date Rec'd: _____
Rec'd by: _____
Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	<u>Fee</u>	✓	<u>Fee</u>
• Sketch Plan/Plat (Major Sub): _____			✓	1,200
• Preliminary Plat (Major Sub): _____				
• Final Plat (Major Sub): _____				
• Major Site Plan _____				
• Construction Documents: _____				
• Recombination Plat _____				
• Other: _____				
Fee Total:				1,200

2. Project Information

Date of Application: 10/25/24 Name of Project: Parkview Commons

Location: 1306 12th Street Property Size (acres): 9.8 # of Units/Lots: 41

Current Zoning: NR Proposed Zoning: CZ

Current Land Use: Single Family Residential Proposed Land Use: Townhomes

Tax Parcel Number(s): 120283 & 120286

Square Footage: 425,581

3. Contact Information

Item 3.

Owner, Applicant, or Developer

Bluepoint Properties LLC

Address

913 Gulf Breeze Parkway

City, State Zip

Gulf Breeze, FL 32561

Telephone

980-326-4055

Email

brandon@theplotbuyers.com

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

McKim & Creed, Inc,

Address

8020 Tower Point Drive

City, State Zip

Charlotte, NC 28227

Telephone

704-841-2588

Email

kdraffen@mckimcreed.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

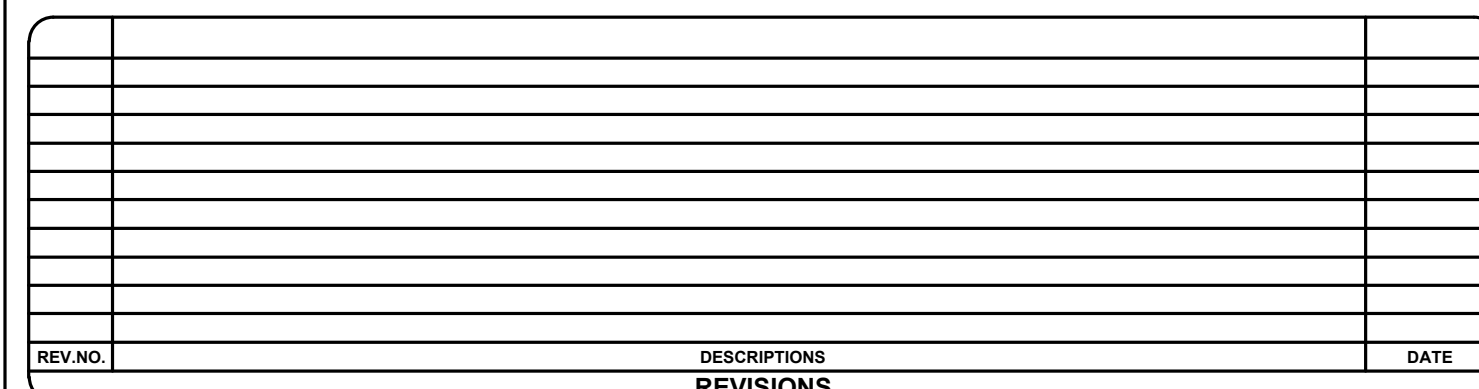
☒ **Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist** may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other 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 Jackson Date: 10/25/2024



McKIM & CREED

8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567

NC License# F-1222
www.mckimcreed.com

DATE:	OCTOBER 2024
MCE PROJ. #	
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	

SCALE

HORIZONTAL:

VERTICAL:

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

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This electronic document is the property of
McKim & Creed, Inc.
and is not to be used for any purpose without the written consent of the engineer whose seal appears on the original certified document.

**DO NOT REMOVE FROM
ELECTRONIC FILE**



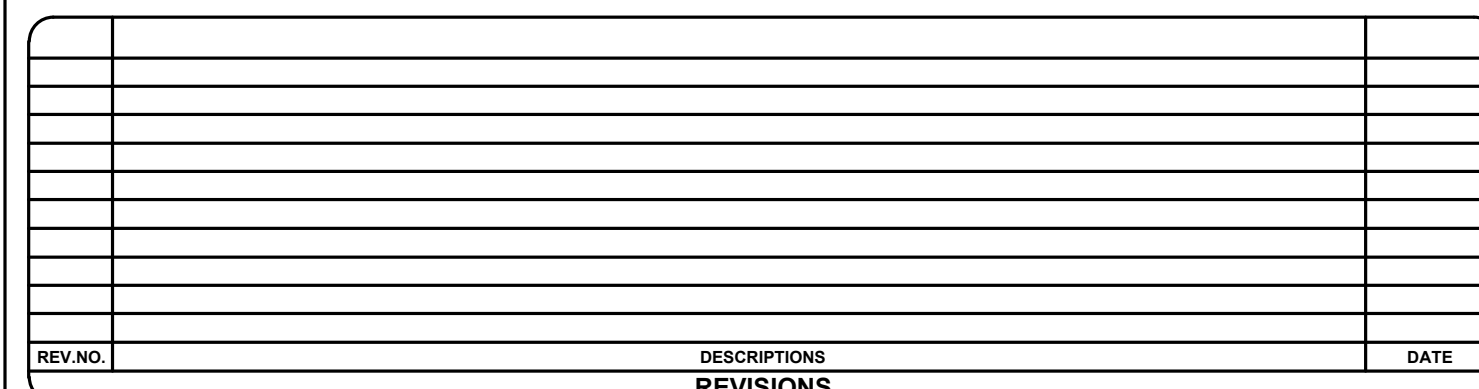
**PARKVIEW COMMONS
BESSEMER CITY
GASTON COUNTY, NC**

SKETCH PLAN

DATE:	OCTOBER 2024
MCE PROJ. #	
DRAWN	
DESIGNED	
CHECKED	
PROJ. MGR.	

STATUS: **PRELIMINARY DRAWING
NOT FOR CONSTRUCTION**

SCALE	
HORIZONTAL:	
VERTICAL:	
	DRAWING NUMBER



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DATE: <u> OCTOBER 2024 </u>	SCALE <hr/> HORIZONTAL: VERTICAL:	<hr/> DRAWING NUMBER <hr/> REVISION
MCE PROJ. # <hr/> DRAWN <hr/> DESIGNED <hr/> CHECKED <hr/> PROJ. MGR.	PRELIMINARY DRAWING NOT FOR CONSTRUCTION	







Item 3.







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

Staff Only:

Date Rec'd: _____
Rec'd by: _____
Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• 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 Re-zoning	_____
• Other: _____		_____		
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/Wooded Proposed Land Use: Single Family Homes

Tax Parcel Number(s): 218801 and 152587

Square Footage: 55680

3. Contact Information

Owner, Applicant, or Developer

Five Holdings LLC

Address

301 McCullough Drive

City, State Zip

Charlotte, NC 28270

Telephone

763-334-8694

Email

savageconstructionmn@gmail.com

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

Michael Cruse

Address

P.O. Box 268

City, State Zip

Concord, NC 28026

Telephone

704-786-5404

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
- ☒ **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

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 4th, 2024Planning Board Agenda Item December 2nd, 2024City Council Agenda Item January 13th, 2025**Applicant:**

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. Sidewalks- 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. Green Strips- 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. Design Standards- developer shall following the following design standards:
 - i. [list design standards]
 - c. Parking- developer shall include additional space for parking to accommodate up to four (4) vehicles on each lot. 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

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

BRESSEMER CITY HOMES
GENERAL NOTES AND SPECIFICATIONS

MILITARY NOTES:

- [illegible]

RELATIONSHIPS DRIVE

- | DATE | TYPE | PLANTING RATE |
|---------------------------|----------------------------|---------------|
| NOVEMBER 1 - NOVEMBER 15 | FIELD TREES | 250 LBS/ACRE |
| NOVEMBER 16 - MARCH 1 | ASBESTUS TREES | 25 LBS/ACRE |
| MARCH 1 - APRIL 15 | FIELD TREES | 250 LBS/ACRE |
| APRIL 16 - JULY 15 | MALLED CROCK BERNARD GRASS | 300 LBS/ACRE |
| JULY 16 - AUGUST 15 | FIELD TREES | 300 LBS/ACRE |
| AUGUST 16 - SEPTEMBER 15 | BROWN TOP PULP | 100 LBS/ACRE |
| SEPTEMBER 16 - OCTOBER 15 | FIELD TREES | 300 LBS/ACRE |
| OCTOBER 16 - NOVEMBER 15 | FIELD TREES | 300 LBS/ACRE |

SLOPES GREATER THAN 2:1

- [illegible]

PROLIFERATING TISSUE

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GRADING NOTES

- [illegible]

INFECTION AND IMMUNITY

- [illegible]

SELF INSPECTION

[illegible]

INITIATION OF DEFLECTED BEAM AND EFFICIENT COLLECTOR UTILIZATION.

- INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROL MEASURES;
- CLEARING AND GRUBBING OF EXISTING GROUND COVER;
- COMPLETION OF ANY PHASE OF GRADING OF SLOPES OR FILLS;
- INSTALLATION OF STORM DRAINAGE FACILITIES;
- COMPLETION OF CONSTRUCTION OR DEVELOPMENT;

COMPLETION OF CONSTRUCTION OR DEVELOPMENT;
ESTABLISHMENT OF PERMANENT GROUND COVER SUFFICIENT TO RESTRAIN EROSION

THE RECORDS MUST BE MADE AVAILABLE TO THE EROSION CONTROL INSPECTOR AT THE SITE. ANY DOCUMENTATION OF INSPECTIONS THAT OCCUR ON A COPY OF THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN SHALL OCCUR ON A SINGLE COPY OF THE PLAN AND THAT PLAN SHALL BE MADE AVAILABLE ON THE SITE. ANY INSPECTION REPORTS SHALL ALSO BE MADE AVAILABLE ON THE SITE.

502 MONITORING

RAIN GAUGE REQUIRED ON SITE
DEGRADED DRAINAGE, WASTE STOCKPILES, SOIL STOCKPILES LOCATED 50 FEET FROM STORM DRAINS OR
STREAMS UNLESS AN ALTERNATIVE IS FEASIBLE
INSPECTION OF ALL EROSION MEASURES AT LEAST
ONCE PER WEEK AND WITHIN 24 HOURS AFTER STORM
EVENTS GREATER THAN A HALF INCH OF RAIN (DURING A 24 HOUR PERIOD)
COMMUNITY COORDINATE FOR AN EMERGENCY RESPONSE

ALL FORMS CAN BE FOUND AT

ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON SITE STABILIZATION AND APPROVAL OF EROSION CONTROL INSPECTOR. ALL DISTURBANCE DURING REMOVAL SHALL BE MATTED AND SEEDED.

SITE DATA DESCRIPTION	REQUIRED STABILIZATION TIME	TIME FRAME EXCEPTIONS
PROMOTED DIALS, SMALLS DIALS AND SLUGS	7 CAL DAYS	NONE
HIGH-DENSITY METAL (PROM) JOINTS	7 CAL DAYS	NONE
SLUGS, SLEEFER W/IN 2.1	7 CAL DAYS	IF SLUGS ARE 10' OR LESS IN LENGTH AND ARE NOT STEEPER THAN 2:1, 2.1' ARE ALLOWED
SLUGS, 2.1' OR FLATTER	14 CAL DAYS	7 CAL DAYS FOR SLUGS GREATER THAN 50' IN LENGTH
ALL OTHER SLUGS WITH SLUGS (OUTER SLOPE)	14 CAL DAYS	NONE, EXCEPT FOR REPAIRS AND HOLE DIALS

NARRATIVE

THE PROPOSED DEVELOPMENT CONSISTS OF 3 SINGLE FAMILY RESIDENTIAL HOMES WITH A PUBLIC ROAD EXTENSION TO SERVE THEM. WORK ALSO INCLUDES PUBLIC WATER & SEWER EXTENSIONS AND A CURB DEPARTMENT TURN AROUND.

THE UNIVERSITY OF CHICAGO PRESS

1. STABIL FLOATED FILLERS AND SOLIDIFY A PRE CONSTRUCTION MATING WITH REQUIRED PERSONNEL.
2. TIME ELAPSE 10 MIN.
3. FILL WITH 1/2 TON FILLER ALONG PERIMETER
4. FILLER CONSTRUCTION COMPLETE.
5. CLEAR REMAINDER OF FILL.
6. FILLER GRADE THE SITE.
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Cell Before you Dig
CALL 800-832-4549
NORTH CAROLINA ONE-CELL CENTER

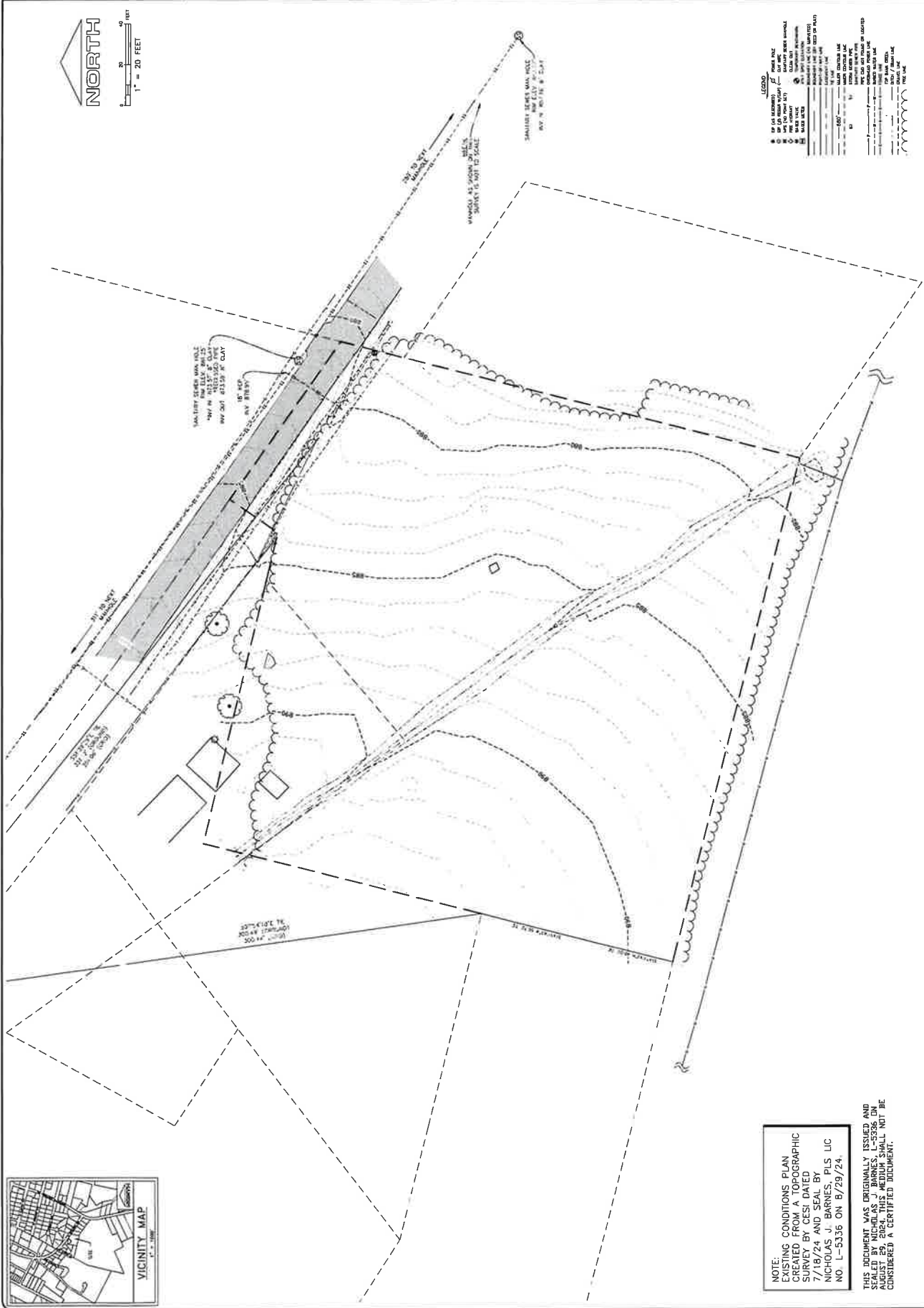
REGION	DATE	DESCRIPTION

BESSEMER CITY HOMES
EXISTING CONDITIONS
818 S. SHELTON ST. BESSEMER CITY, NC 28018
D. SALVAGE CONSTRUCTION, LLC
ARCHITECT BY NWC
PROJECT START 10/24/2023

CESI
CIVIL ENGINEERING
11115 2024

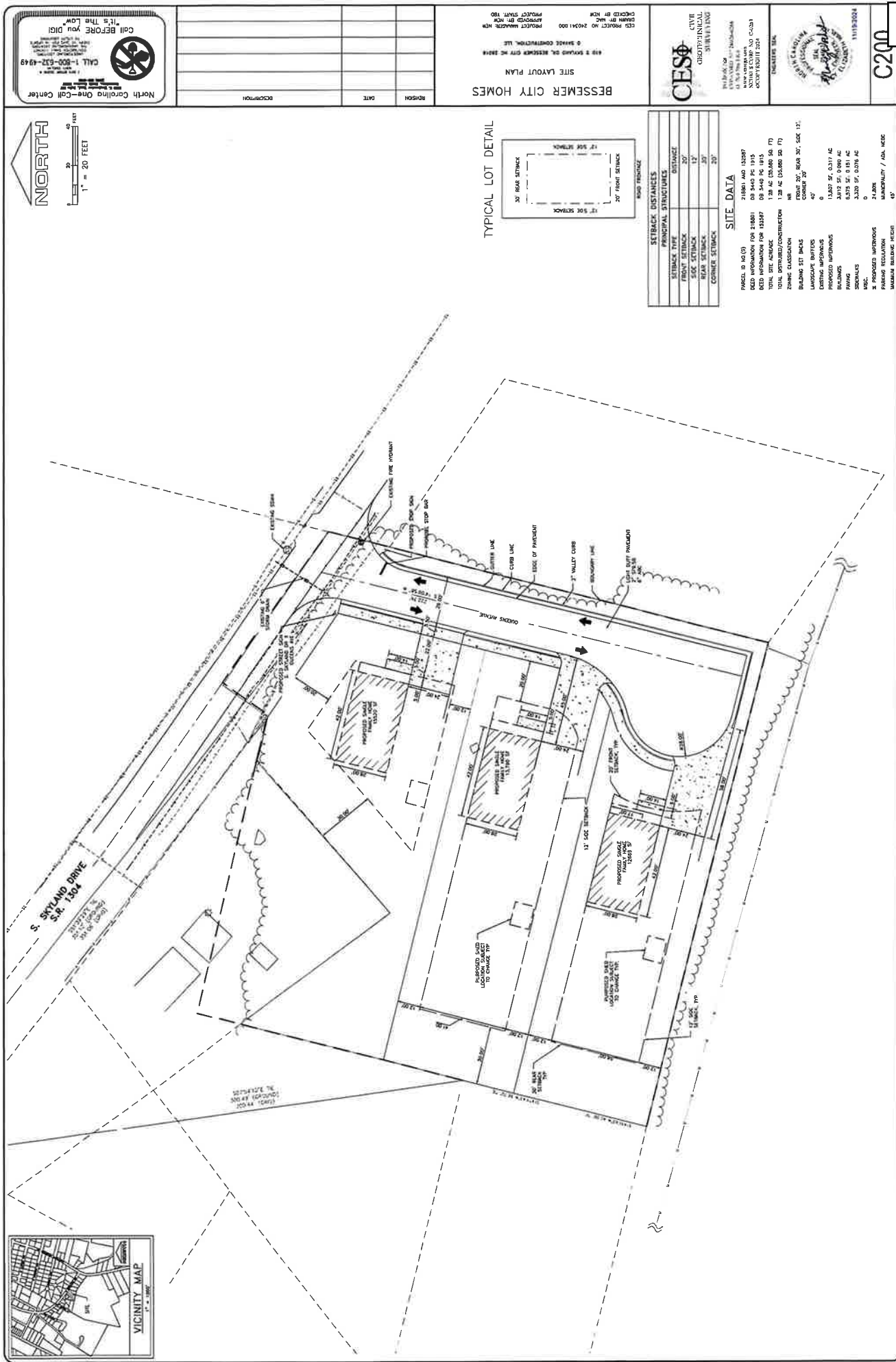
11115 2024

Item 4.



NOTE:
EXISTING CONDITIONS PLAN
BASED ON TOPOGRAPHIC
SURVEY BY CEST DATED
7/18/24 AND SEAL BY
NICHOLAS J. BARNES, PLS LIC
NO. 1-5336 ON 8/29/24.

THIS DOCUMENT WAS ORIGINALLY ISSUED AND
SEAL BY NICHOLAS J. BARNES, L-5336 ON
AUGUST 29, 2024. THIS MEDIUM SHALL NOT BE
CONSIDERED A CERTIFIED DOCUMENT.



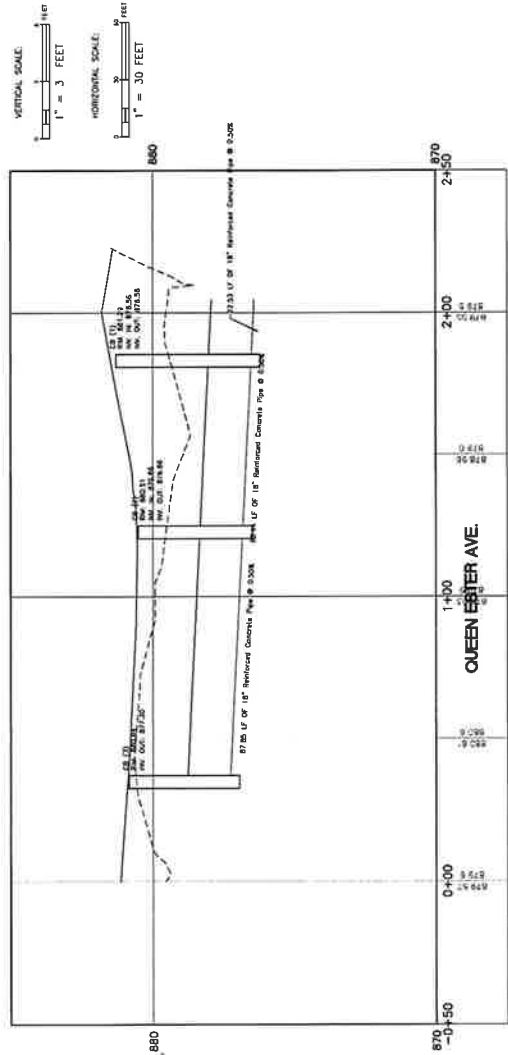
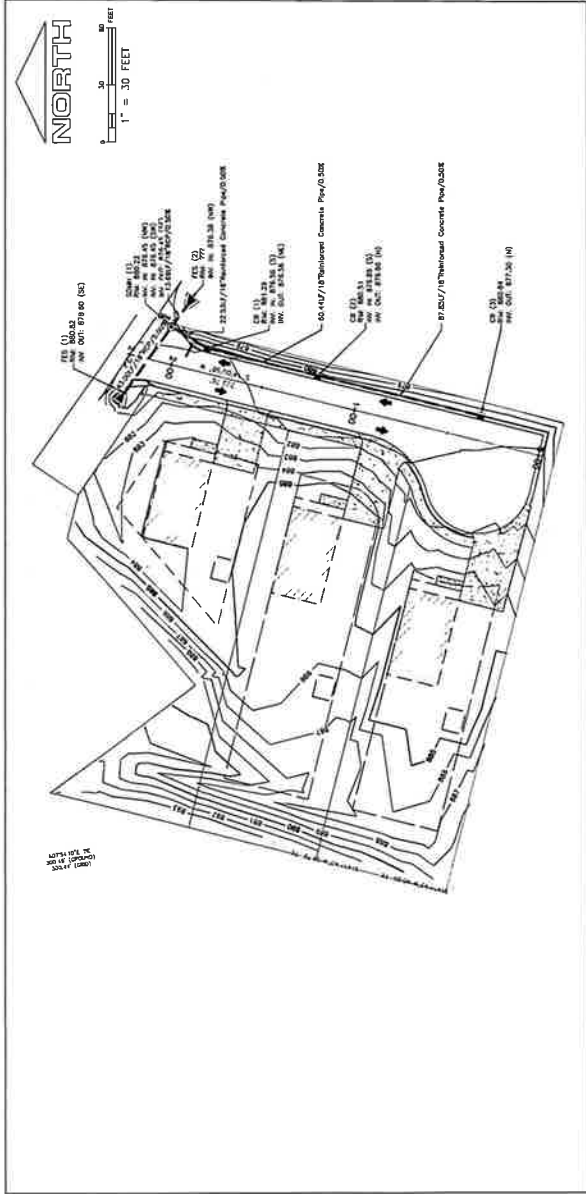
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CALL BEFORE YOU DIG!
It's The Law

REVISION	DATE	DESCRIPTION

BESSEMER CITY HOMES
SITE LAYOUT PLAN
419 S. SKYWAY DR., BESSEMER CITY, NC 28204
© SHAWK CONSTRUCTION, LLC
DESIGNED BY: KCM
PROJECT NO. 240241.000
DRAWN BY: KCM
PROJECT START: 180

CES
CITY ENGINEERING & SURVEYING
1111920024
11/19/2024

C200



North Carolina One-Call Center
CALL 1-800-532-4349
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1" = 30 FEET
1" = 3 FEET

NO	DATE	DESCRIPTION

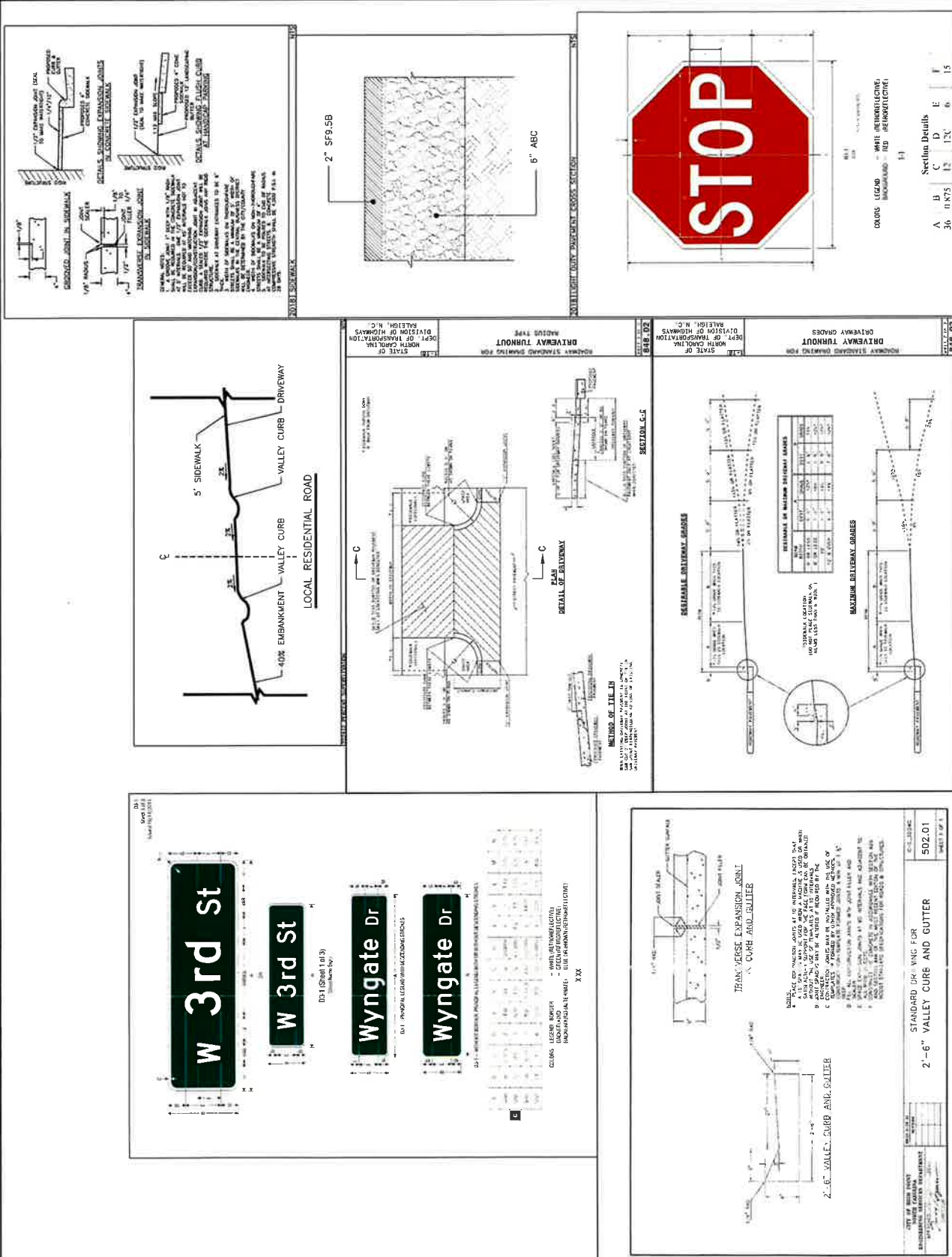
BEESMER CITY HOMES
ROAD PLAN AND PROFILE
810 S. STANLEY DR., BEESMER CITY, NC 28016
B. SHARPE CONSULTING, LLC
CHECKED BY: HCN
DESIGNED BY: HCN
PROJECT NO: 24031.000
PROJECT START: 2010

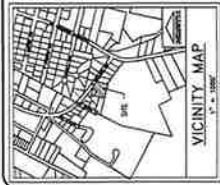
CES
SURVEYING
11/19/2024

11/19/2024

C210

Item 4.





S. SKYLAND DRIVE
S.R. 1304
121°12'27.2" W
30°14'10.0" N
30.79 (0.000)



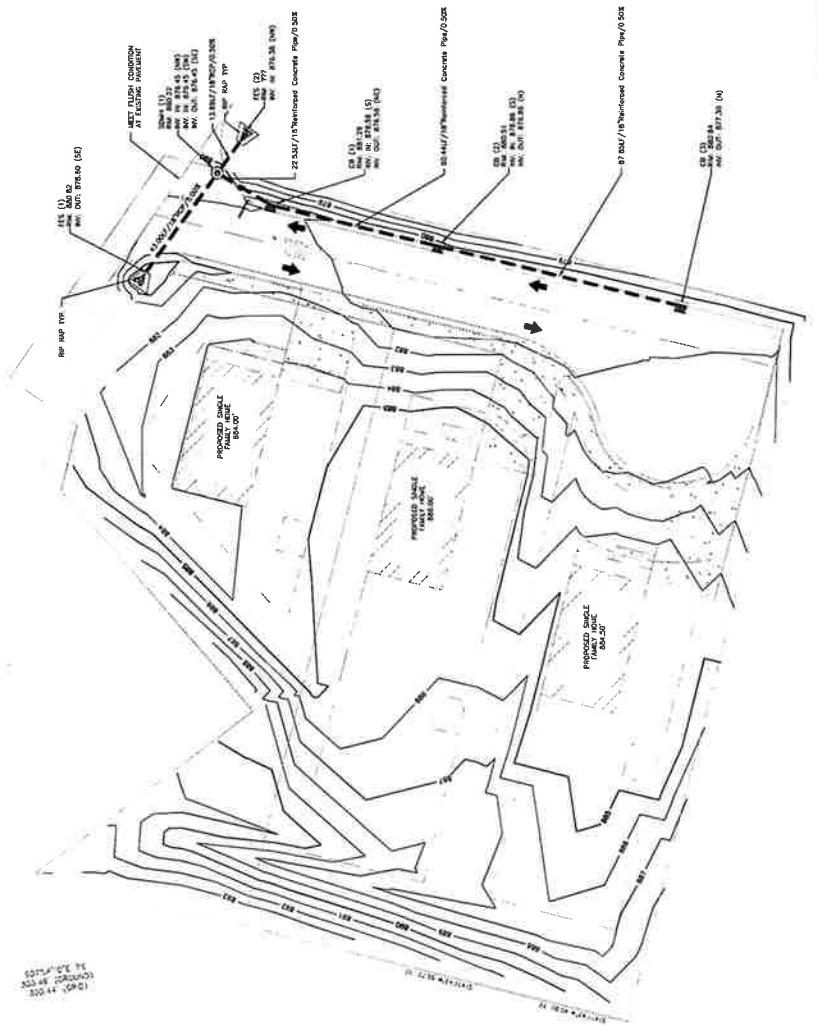
PERSON	DATE	DESCRIPTION

BESSEMER CITY HOMES
GRADING AND DRAINAGE PLAN
SIR S. SKYLAND DR. BESSERER CITY NC 28018
B. SMITH CONSTRUCTION, LLC
PROJECT START 7/20
PROJECT NUMBER 100
CHECKED BY: KMC
DRAWN BY: KMC



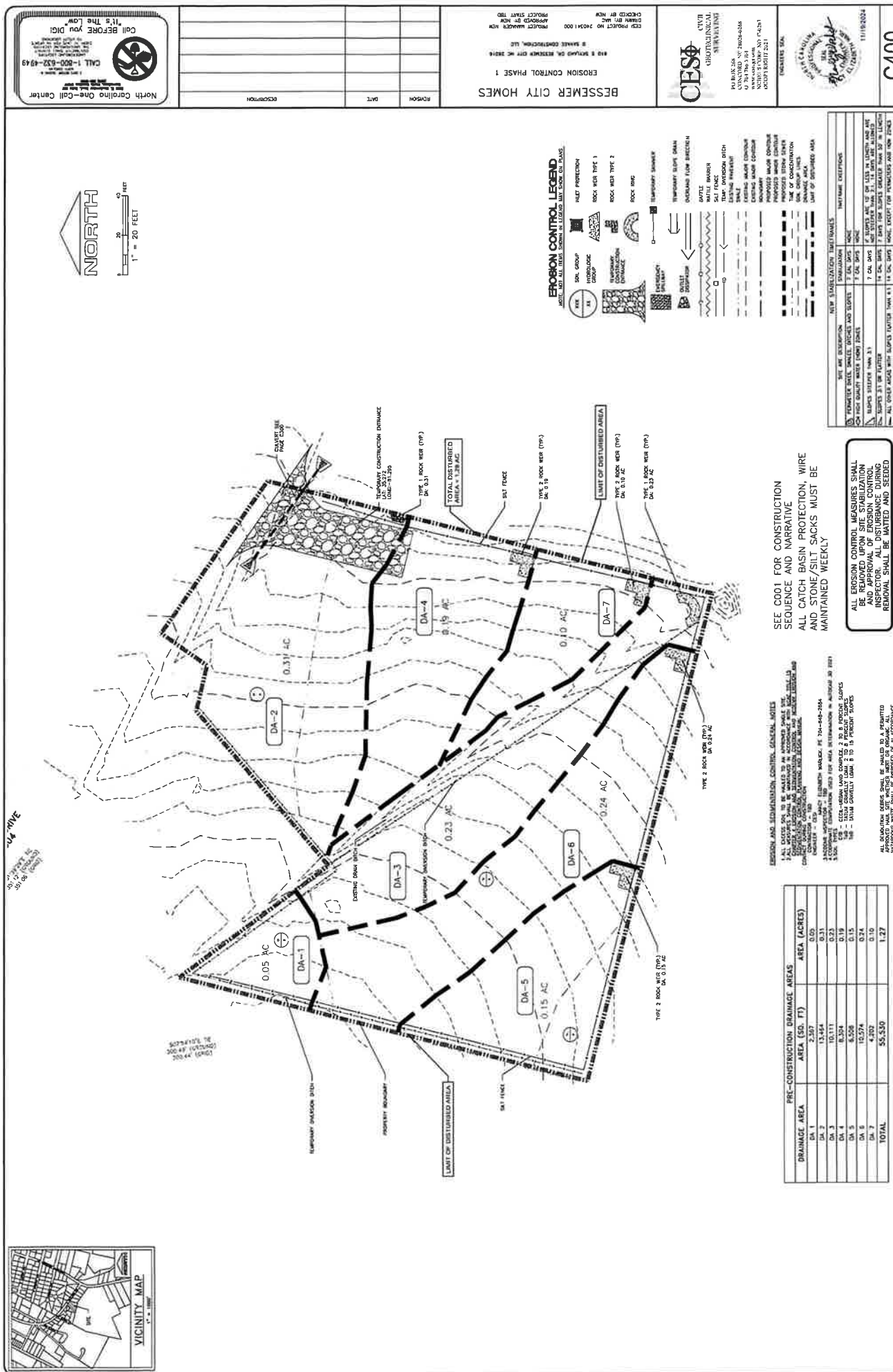
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11/15/2024

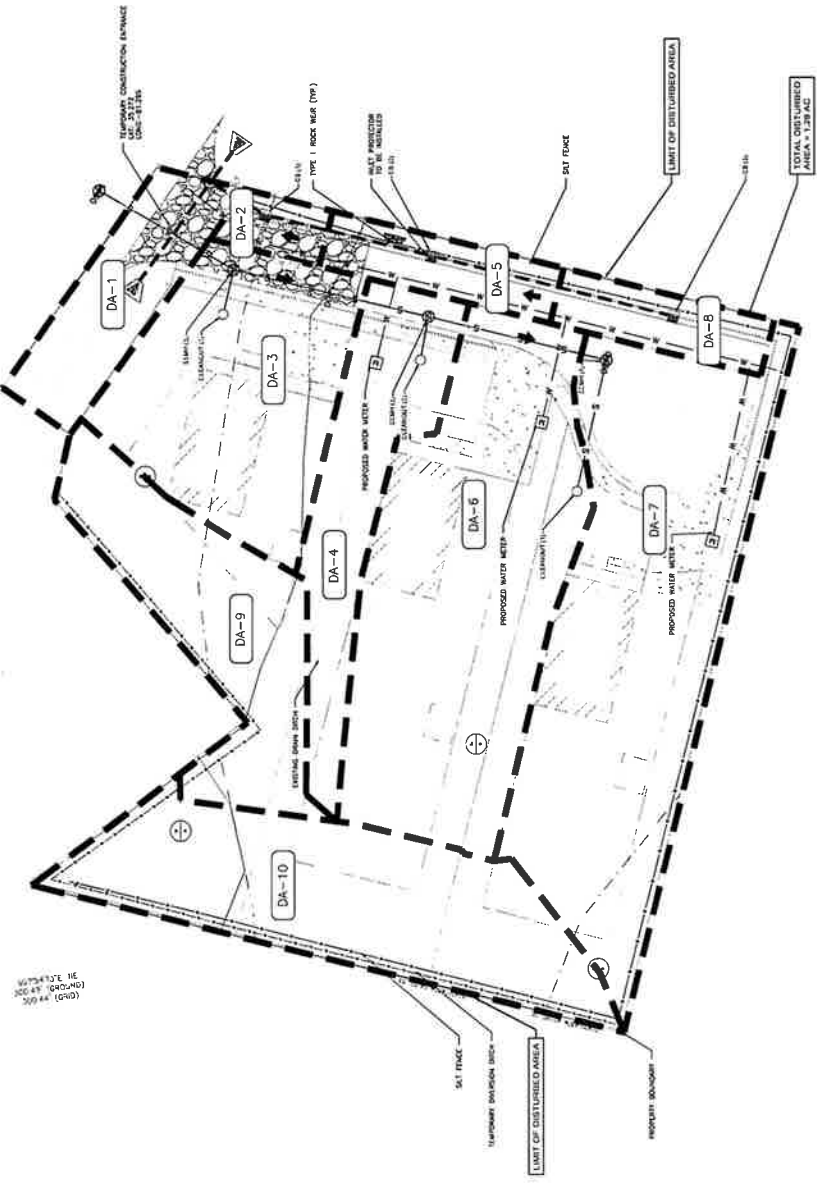
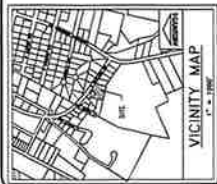
Item 4.



Line ID	From	To	Length	Area	Volume	Notes
1	100+00	100+50	50	1.50	1.50	100+00 TO 100+50
2	100+50	101+00	50	1.50	1.50	100+50 TO 101+00
3	101+00	101+50	50	1.50	1.50	101+00 TO 101+50
4	101+50	102+00	50	1.50	1.50	101+50 TO 102+00
5	102+00	102+50	50	1.50	1.50	102+00 TO 102+50
6	102+50	103+00	50	1.50	1.50	102+50 TO 103+00
7	103+00	103+50	50	1.50	1.50	103+00 TO 103+50
8	103+50	104+00	50	1.50	1.50	103+50 TO 104+00
9	104+00	104+50	50	1.50	1.50	104+00 TO 104+50
10	104+50	105+00	50	1.50	1.50	104+50 TO 105+00
11	105+00	105+50	50	1.50	1.50	105+00 TO 105+50
12	105+50	106+00	50	1.50	1.50	105+50 TO 106+00
13	106+00	106+50	50	1.50	1.50	106+00 TO 106+50
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15	107+00	107+50	50	1.50	1.50	107+00 TO 107+50
16	107+50	108+00	50	1.50	1.50	107+50 TO 108+00
17	108+00	108+50	50	1.50	1.50	108+00 TO 108+50
18	108+50	109+00	50	1.50	1.50	108+50 TO 109+00
19	109+00	109+50	50	1.50	1.50	109+00 TO 109+50
20	109+50	110+00	50	1.50	1.50	109+50 TO 110+00
21	110+00	110+50	50	1.50	1.50	110+00 TO 110+50
22	110+50	111+00	50	1.50	1.50	110+50 TO 111+00
23	111+00	111+50	50	1.50	1.50	111+00 TO 111+50
24	111+50	112+00	50	1.50	1.50	111+50 TO 112+00
25	112+00	112+50	50	1.50	1.50	112+00 TO 112+50
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33	116+00	116+50	50	1.50	1.50	116+00 TO 116+50
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46	122+50	123+00	50	1.50	1.50	122+50 TO 123+00
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93	146+00	146+50	50	1.50	1.50	146+00 TO 146+50
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98	148+50	149+00	50	1.50	1.50	148+50 TO 149+00
99	149+00	149+50	50	1.50	1.50	149+00 TO 149+50
100	149+50	150+00	50	1.50	1.50	149+50 TO 150+00

THIS WAS ORIGINALLY ISSUED AND
FOR THE PROJECT OF THE
S. SKYLAND DRIVE
S.R. 1304
30.79 (0.000)





SEE C001 FOR CONSTRUCTION SEQUENCE AND NARRATIVE
ALL CATCH BASIN PROTECTION, WIRE AND STONE/SILT SACKS MUST BE MAINTAINED WEEKLY

ALL INLETS MUST BE INSCRIBED WITH FISH LOGO AND READ, "DUMP NO WASTE, DRAIN TO STREAM" OR EQUIVALENT APPROVED LANGUAGE

ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON SITE STABILIZATION AND APPROVAL OF EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND SEEDING REMOVAL SHALL BE MAINTAINED AND SEEDING

POST-CONSTRUCTION DRAINAGE AREAS	AREA (SQ. FT)	AREA (ACRES)
DA 1	2,943	0.06
DA 2	717	0.02
DA 3	8,913	0.16
DA 4	1,137	0.03
DA 5	1,137	0.03
DA 6	11,841	0.27
DA 7	12,499	0.28
DA 8	1,331	0.04
DA 9	5,384	0.12
DA 10	8,373	0.19
TOTAL	55,880	1.28

EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED WEEKLY. ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON SITE STABILIZATION AND APPROVAL OF EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND SEEDING REMOVAL SHALL BE MAINTAINED AND SEEDING

ALL EROSION CONTROL MEASURES SHALL BE REMOVED UPON SITE STABILIZATION AND APPROVAL OF EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AND SEEDING REMOVAL SHALL BE MAINTAINED AND SEEDING

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REVISION	DATE	DESCRIPTION

BESSEMER CITY HOMES
EROSION CONTROL PHASE 2
PROJECT NO. 240411-000
PROJECT MANAGER: HON. J. B. BAKER
DESIGNED BY: HON. J. B. BAKER
CHECKED BY: HON. J. B. BAKER
DATE: 11/19/2024

CES
CITY ENGINEERING & SURVEYING
1119 S. 20TH ST.
SUITE 100
RICHMOND, NC 28804
PHONE: 704.343.1111
FAX: 704.343.1112
WWW.CES-NC.COM

11/19/2024
1119 S. 20TH ST.
SUITE 100
RICHMOND, NC 28804
PHONE: 704.343.1111
FAX: 704.343.1112
WWW.CES-NC.COM

C401
Item 4.



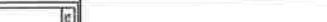
DEF	PUR	CDR SPR	MAP
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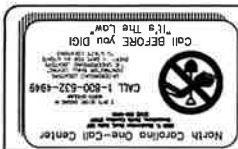


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REVISION	DATE	DESCRIPTION

SELF-INSPECTION, RECORD KEEPING AND REPORTING
BRESSMER CITY HOMES
PROJECT NO. 24041.000
APPROVED BY: NCEM
PROJECT START: 1980
PROJECT END: 2000
PROJECT LOCATION: 1000
PROJECT STATUS: 1000



Item 4.
C412

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION C: REPORTING
1. 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 cause sheen on surface waters (regardless of volume), or
• They are within 100 feet of surface waters (regardless of volume).
(c) 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 CERCLA (Ref: 40 CFR 302.4) or G.S. 143-215.85.
(d) Anticipated bypasses and unanticipated bypasses.
(e) Noncompliance with the conditions of this permit that may endanger health or the environment.
(f) 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 timeframes 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) 662-7956, (800) 655-0368 or (919) 733-3300.

Occurrence	Reporting Timeframes (After Discovery) and Other Requirements
(a) Visible sediment deposition in a stream or wetland	• Within 24 hours, an oral or electronic notification to the Division. • Within 7 calendar days, a report that includes a description of the 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(d) list as impaired for sediment-related causes, the permittee may be required to perform additional monitoring, inspections or apply more stringent practices if staff determine that additional requirements are needed to assure compliance with the federal or state impaired waters conditions. • Shall include information about the date, time, nature, volume and location of the spill or release.
(b) Oil spills and release of hazardous substances per item (b)(1)-(c) above	• A report at least ten days before the date of the bypass, if possible. • The report shall include an evaluation of the anticipated quality and effect of the bypass. • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that includes an evaluation of the bypass. • Within 24 hours, an oral or electronic notification. • Within 7 calendar days, a report that contains a description of the noncompliance, and its cause; the period of noncompliance, including exact dates and times; and if the noncompliance has not been corrected, the anticipated time noncompliance is expected to continue; and steps taken or planned to reduce, eliminate, and prevent recurrence of the noncompliance. [40 CFR 122.41(i)(6)] • Division staff may waive the requirement for a written report on a case-by-case basis.

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

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:

Item to Document	Documentation Requirements
(a) Each E&SC Measure has been installed and each E&SC Measure on a copy of the approved E&SC Plan or complete, date and sign an inspection report that lists each location, dimensions and relative elevations shown on the approved E&SC Plan. This documentation is required upon the installation of each E&SC Measure. If the E&SC Measures are modified after initial installation.	Initial and date a copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate completion of the construction phase.
(b) A phase of grading has been completed	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 cover specifications.
(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 cover 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 copy of the approved E&SC Plan or complete, date and sign an inspection report to indicate the completion of the corrective action.

2. Additional Documentation
In addition to the E&SC Plan documents above, the following items shall be kept on the site 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:
(a) This general permit as well as the certificate of coverage, after it is received.
(b) Records of inspections made during the previous 30 days. The permittee shall record the results of inspections on the site 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 paper copies will be allowed if shown to provide equal access and utility as the hard-copy records.
(c) 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 request. [40 CFR 122.41]

PART III
SELF-INSPECTION, RECORDKEEPING AND REPORTING

SECTION A: SELF-INSPECTION
Self-inspections are required during normal business hours in accordance with the table below. When adverse weather or site conditions would cause the safety of the inspection personnel to be in jeopardy, the inspection may be delayed until the next business day or when it is safe to perform the inspection. In addition, when a storm event of equal to or greater than 1.0 inch occurs outside of normal business hours, the self-inspection shall be performed upon the commencement of the next business day. Any time when inspections were delayed shall be noted in the Inspection Report.

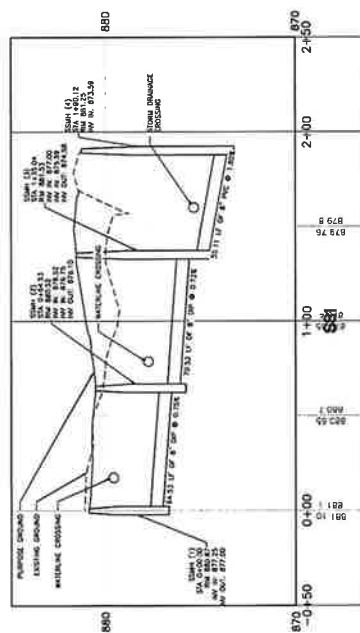
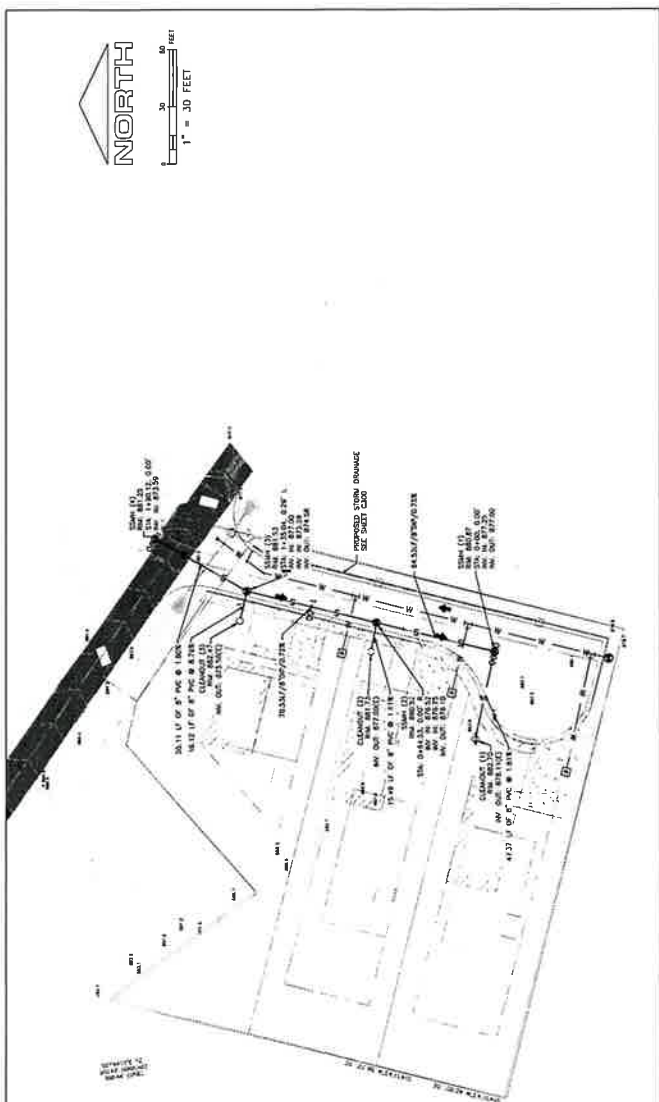
Inspect	Frequency (Normal business hours)	Inspection records must include:
(1) Rain gauge maintained in good working order	Daily	Daily rainfall amounts. If no daily rain gauge observations are made during wettest or driest periods, the permittee shall maintain a record of the number of days on which no rainfall occurred shall be recorded as "zero." The permittee may use another rain-measuring device if it is accurate and reliable.
(2) E&SC Measures	At least once per 7 calendar days and within 24 hours of each event 3.0 inch or greater	1. Identification of the measures inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Description of the measures inspected. 5. Description of the discharge outlets inspected. 6. Identification of the discharge outlets inspected. 7. Name of the person performing the inspection. 8. Location of the discharge outlets inspected. 9. Location of the discharge outlets inspected. 10. Location of the discharge outlets inspected.
(3) Stormwater outfalls (DOOs)	At least once per 7 calendar days and within 24 hours of each event 3.0 inch or greater	1. Identification of the outfalls inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Description of the outfalls inspected. 5. Description of the discharge outlets inspected. 6. Identification of the discharge outlets inspected. 7. Name of the person performing the inspection. 8. Location of the discharge outlets inspected. 9. Location of the discharge outlets inspected. 10. Location of the discharge outlets inspected.
(4) Parameter of "life"	At least once per 7 calendar days and within 24 hours of each event 3.0 inch or greater	1. Identification of the parameter inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Description of the parameter inspected. 5. Description of the discharge outlets inspected. 6. Identification of the discharge outlets inspected. 7. Name of the person performing the inspection. 8. Location of the discharge outlets inspected. 9. Location of the discharge outlets inspected. 10. Location of the discharge outlets inspected.
(5) Stream or wetland	At least once per 7 calendar days and within 24 hours of each event 3.0 inch or greater	1. Identification of the stream or wetland inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Description of the stream or wetland inspected. 5. Description of the discharge outlets inspected. 6. Identification of the discharge outlets inspected. 7. Name of the person performing the inspection. 8. Location of the discharge outlets inspected. 9. Location of the discharge outlets inspected. 10. Location of the discharge outlets inspected.
(6) Ground water	At least once per 7 calendar days and within 24 hours of each event 3.0 inch or greater	1. Identification of the ground water inspected. 2. Date and time of the inspection. 3. Name of the person performing the inspection. 4. Description of the ground water inspected. 5. Description of the discharge outlets inspected. 6. Identification of the discharge outlets inspected. 7. Name of the person performing the inspection. 8. Location of the discharge outlets inspected. 9. Location of the discharge outlets inspected. 10. Location of the discharge outlets inspected.

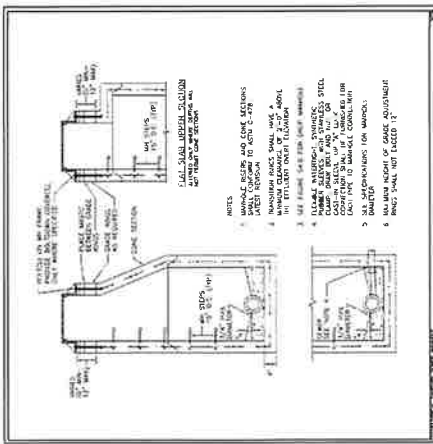
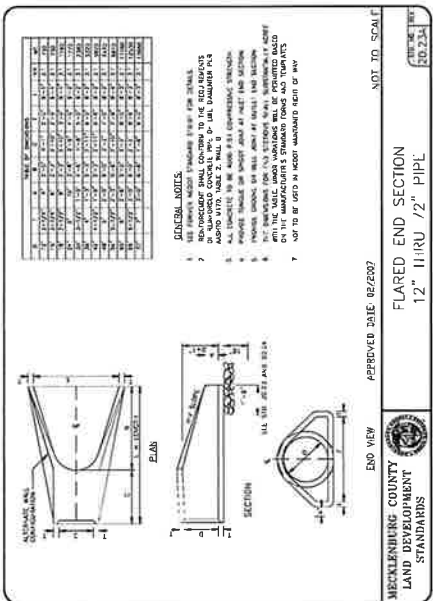
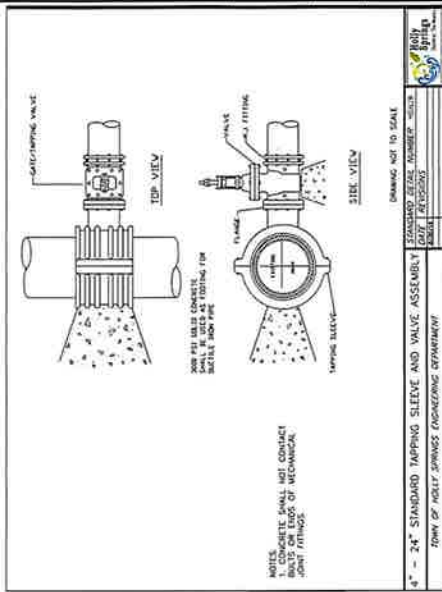
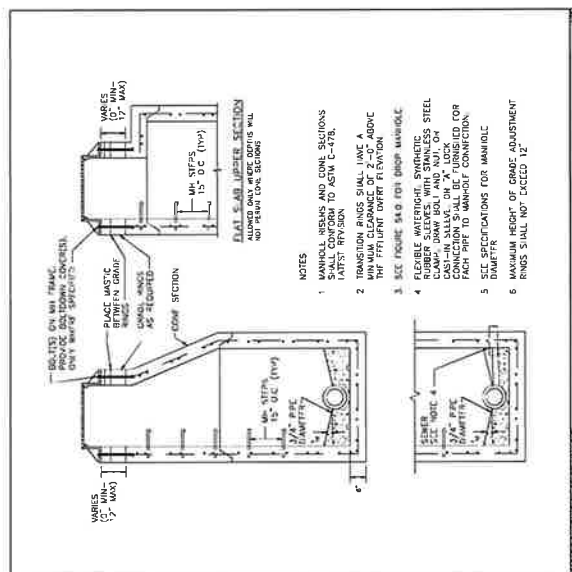
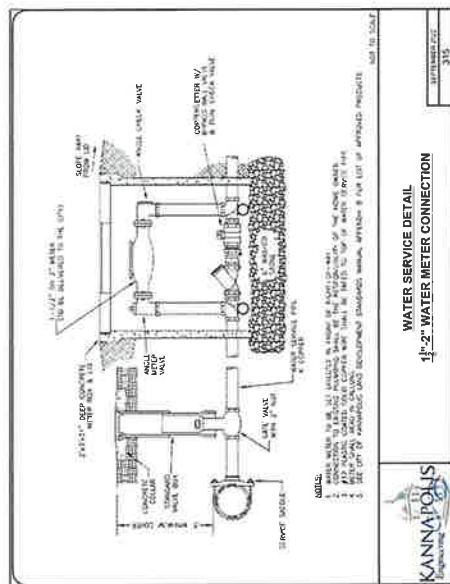
NOTE: The rain inspection resets the required 7 calendar day inspection requirement.



NCG01 SELF-INSPECTION, RECORDKEEPING AND REPORTING

EFFECTIVE: 04/01/19





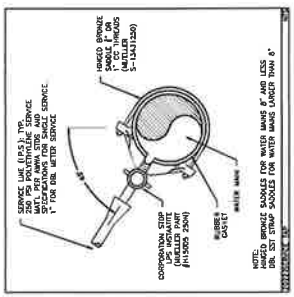
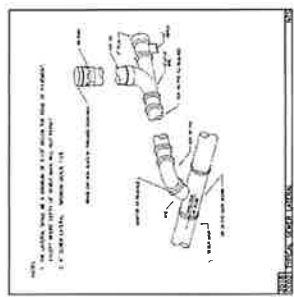
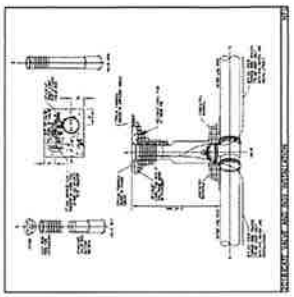
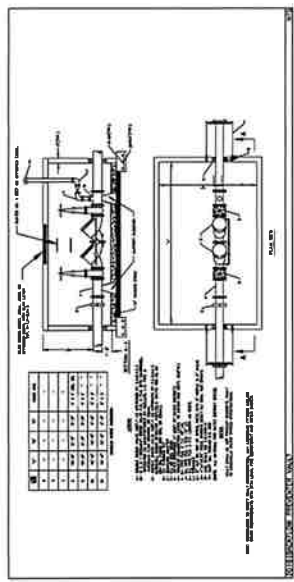
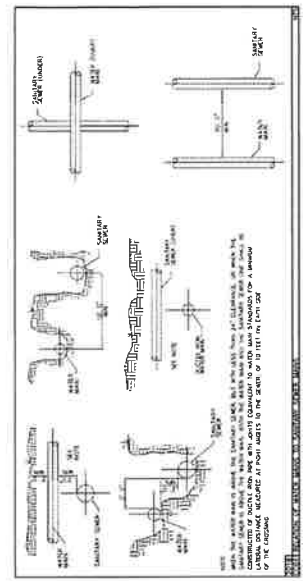
C621



REGISTERED PROFESSIONAL ENGINEER
STATE OF NORTH CAROLINA
LICENSE NO. 14199
EXPIRATION DATE 11/19/2024
BRUCE A. HARRIS
P.E.
C621

BESSEMER CITY HOMES
UTILITY DETAILS II
310 S. WYLAND DR., BESSMER CITY, NC 28018
B. HARRIS CONSTRUCTION, LLC
ARCHITECT OF RECORD
PROJECT START: 2024
PROJECT NUMBER: 2024-1-000
CHECKED BY: HNH
DRAWN BY: HNH

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It's the law
CALL BEFORE YOU DIG!



North Carolina One-Call Center
 CALL 1-800-632-4949
 To locate underground utilities, call the center before you dig.
 1-800-632-4949

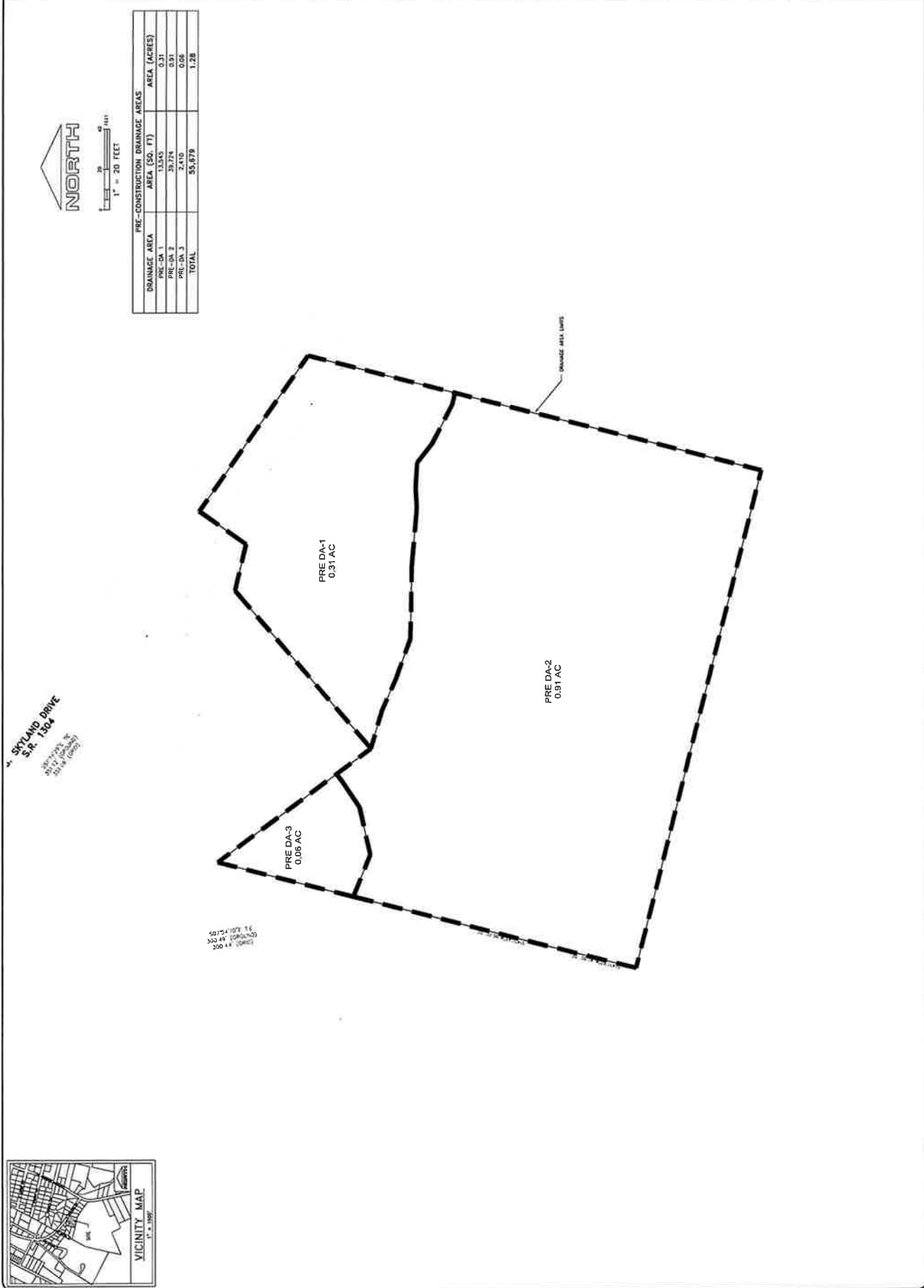
REVISION	DATE	DESCRIPTION

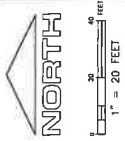
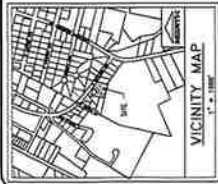
BESSEMER CITY HOMES
 PRE-DEVELOPMENT DRAINAGE BASIN MAP
 815 S SKYLARK DR, BESSEMER CITY, NC 28018
 PROJECT MANAGER: NCH
 PROJECT START: 180
 CHECKED BY: NCH
 DRAWN BY: NCH

CES
 CIVIL ENGINEERING
 15101 WILSON ROAD, SUITE 100
 WILSON, NC 27157
 PHONE: 919.279.3444
 FAX: 919.279.3444
 WWW.CES-NC.COM
 LICENSED PROFESSIONAL ENGINEER
 LICENSE NO. 10017 2021

CHARTERED SURVEYOR
 11/16/2024

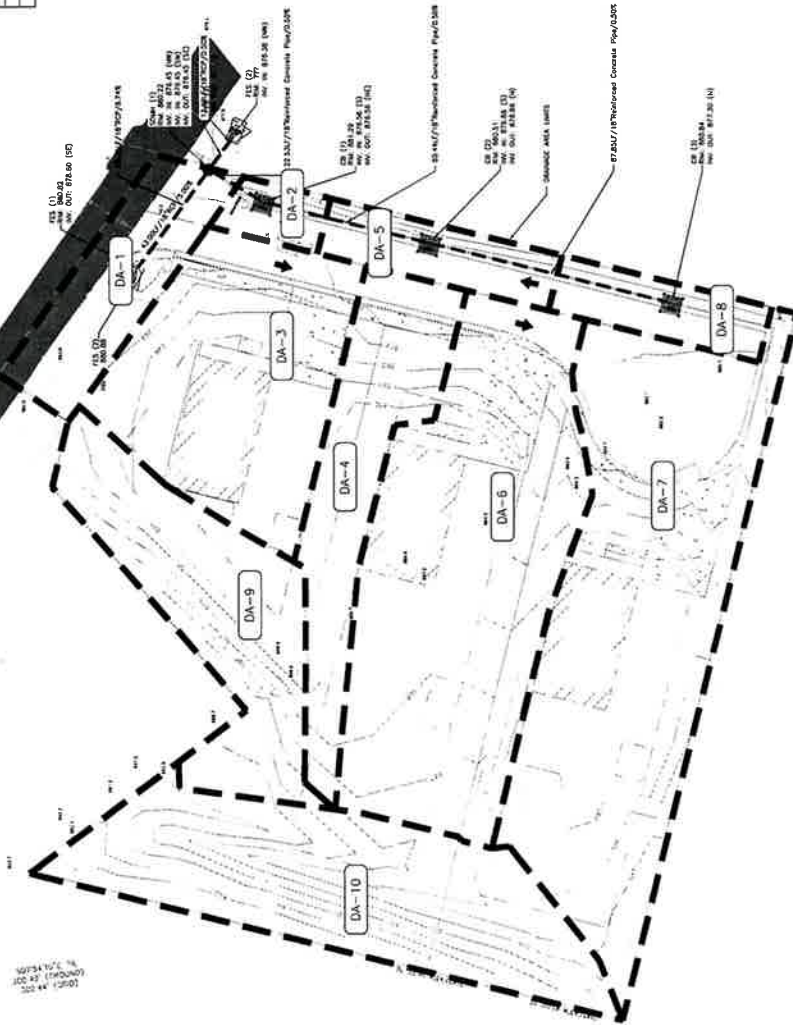
WQ120
 Item 4.





S. SKYLAND DRIVE
SR. 1304
SECTION 16
T. 10 N. R. 10 E.
S. 10000

POST-CONSTRUCTION DRAINAGE AREAS			
DRAINAGE AREA	AREA (SQ. FT)	AREA (ACRES)	
DA-1	2,943	0.06	
DA-2	717	0.02	
DA-3	8,113	0.18	
DA-4	6,354	0.15	
DA-5	1,671	0.04	
DA-6	11,841	0.27	
DA-7	12,499	0.28	
DA-8	1,531	0.04	
DA-9	5,304	0.12	
DA-10	8,375	0.19	
TOTAL	55,980	1.28	



REVISION	DATE	DESCRIPTION


BESSEMER CITY HOMES
POST-DEVELOPMENT DRAINAGE BASIN MAP
810 S. SKYLAND DR., BESSMER CITY, NC 28018
© 2024 BESSEMER CITY HOMES, LLC
PROJECT NO. 24041.000
PROJECT NAME: BHS
PROJECT SHEET NO. 100
DESIGNED BY: HMC
CHECKED BY: HMC

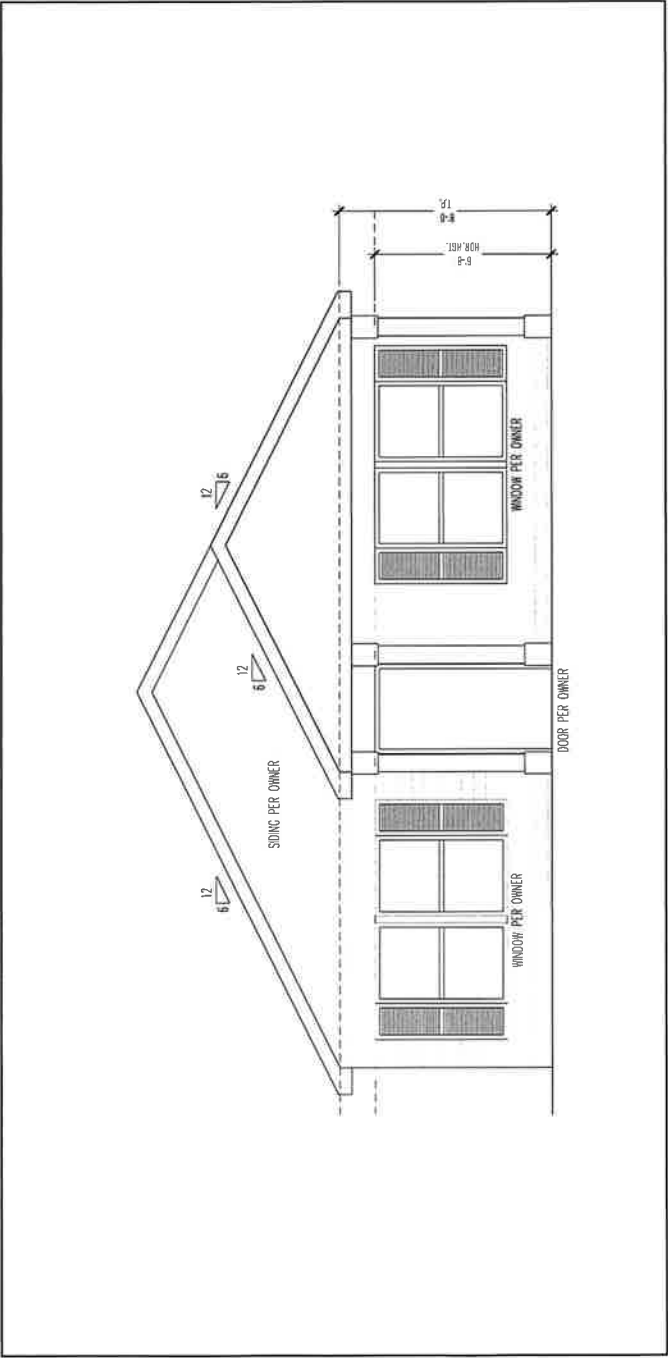


WQ101

Item 4.

ALL MAPS ISSUED AND
APPROVED BY THE
LOCAL GOVERNMENT
SHALL BE VALID.

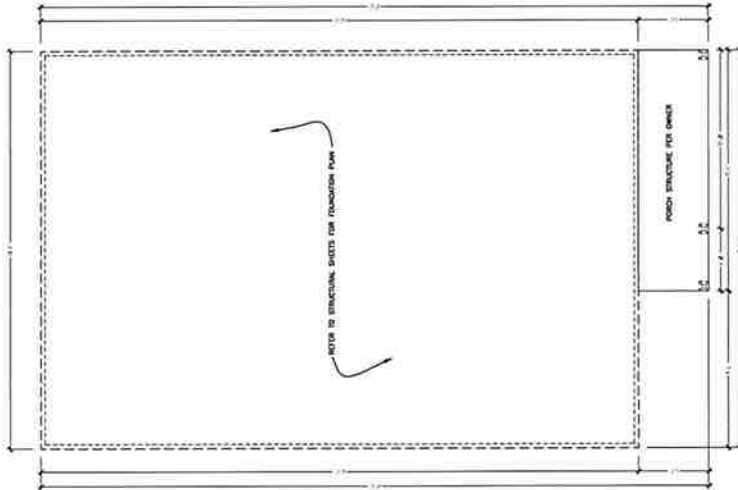
	CONTRACTOR LOGO	Savage Land Company RESIDENCE		NEW CONSTRUCTION
		FOR CONSTRUCTION		
RESPONSE		DRAWING ISSUED		
FILE NAME		121028-A-0		
DATE		6/8/2021		
PROJECT NUMBER		121028		
SHEET TITLE		TITLE PAGE		
SHEET		A-0		
DESIGNED BY: WILLIAM LEE				



PROPOSED FRONT ELEVATION
SCALE 1/8\"/>

Savage Land Company Build

Savage Land Company RESIDENCE		NEW CONSTRUCTION	
CONTRACTOR LOGO			
DRAWING ISSUED FOR CONSTRUCTION		RESIDENCE	
FILE NAME	12103BA-A-02	DATE	
PROJECT NUMBER	6870271	SHEET TITLE	
FOUNDATION PLAN			
A-0.2			
DESIGNED BY: WILLIAM LEROY			

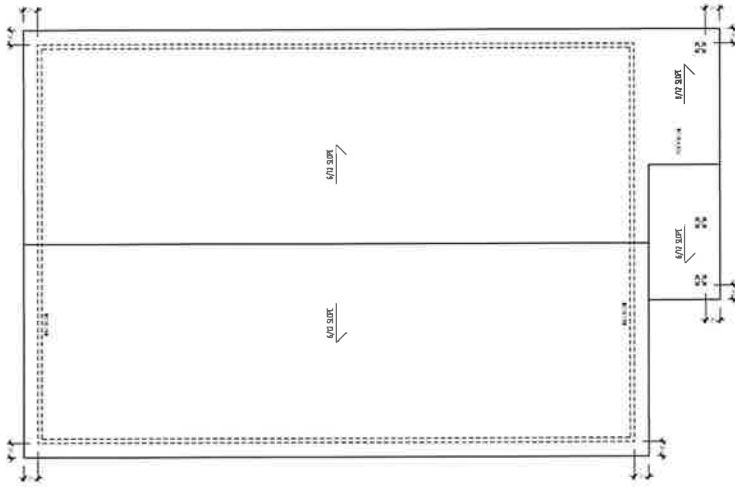


PROPOSED FOUNDATION PLAN
SCALE 1/4" = 1'-0"

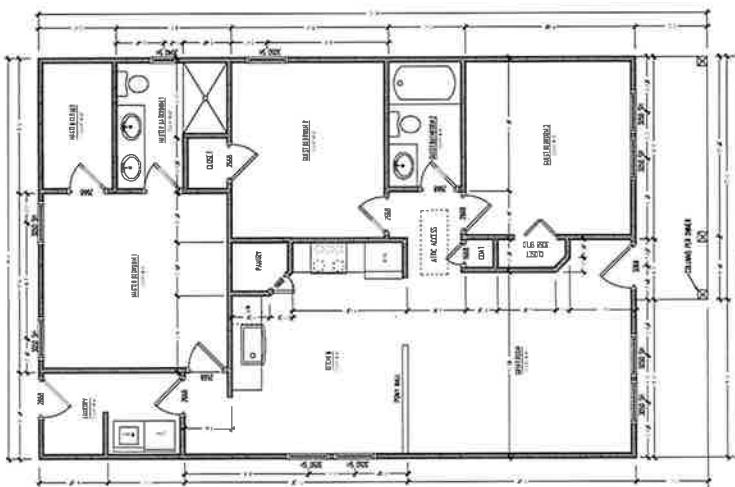
AREA CALCULATIONS			
FOOTPRINT	1,024	SQ. FT.	95.8
NEW CONCRETE AREA 1ST FLOOR	1,116	SQ. FT.	1,051
NEW UNCONCRETE AREA 1ST FLOOR	88	SQ. FT.	8.2

NOTE: ALL DIMENSIONS, DOOR/WINDOW LOCATIONS & SIZES, & MATERIAL SELECTION TO BE FIELD VERIFIED & APPROVED BY OWNER.

Savage Land Company RESIDENCE		NEW CONSTRUCTION	
CONTRACTOR LOGO			
DRAWING ISSUED FOR CONSTRUCTION		REVISIONS	
FILE NAME	121028-A-01		
DATE	6/8/2021		
PROJECT NUMBER	121028		
SHEET TITLE	1ST FLOOR PLAN, ROOF PLAN		
SHEET		A-01	
DESIGNED BY: WILLIAM LEDO			



PROPOSED 1ST FLOOR PLAN
SCALE 1/8" = 1'-0"

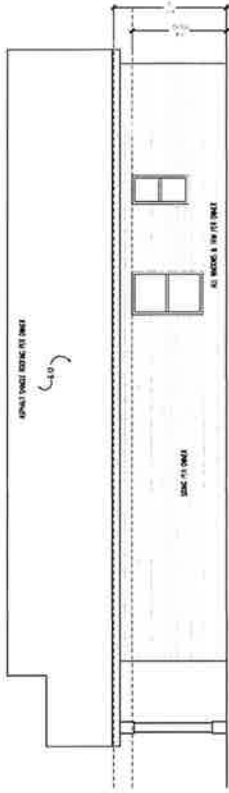


PROPOSED ROOF PLAN
SCALE 1/8" = 1'-0"

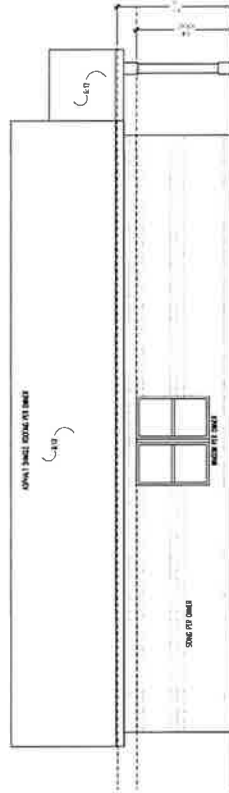
AREA CALCULATIONS			
DESCRIPTION	AREA	PERIMETER	TOTALS
1ST FLOOR	1,234.56	123.45	
2ND FLOOR	1,234.56	123.45	
3RD FLOOR	1,234.56	123.45	
TOTAL	3,703.68	370.35	3,703.68

*****NOTE: ALL DIMENSIONS, DOOR/WINDOW LOCATIONS & SIZES, & MATERIAL SELECTION TO BE FIELD VERIFIED & APPROVED BY OWNER.*****

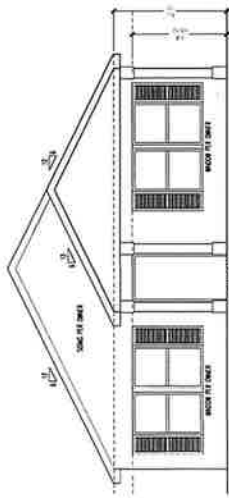
Savage Land Company RESIDENCE		NEW CONSTRUCTION	
CONTRACTOR LOGO			
DRAWING ISSUED FOR CONSTRUCTION			
REVISIONS			
FILE NAME	131028-A-02		
DATE	6/8/2021		
PROJECT NUMBER	131028		
SHEET TITLE	PROPOSED ELEVATIONS		
A-02			
DESIGN BY: WILLIAM LEE			



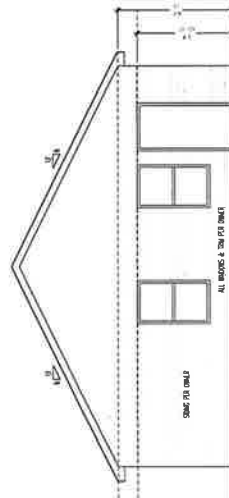
PROPOSED RIGHT SIDE ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE 1/4" = 1'-0"

AREA CALCULATIONS	
DESCRIPTION	AREA
FLOOR AREA	1,381
NEW UNCONDITIONED AREA 1ST FLOOR	95

*****NOTE: ALL DIMENSIONS, DOOR LOCATIONS & SIZES, WINDOW LOCATIONS & SIZES, & EXTERIOR MATERIAL SELECTION TO BE FIELD VERIFIED & APPROVED BY OWNER. *****

4. WORK PRACTICES CODES IS A STANDARDIZED, UNQUALIFIED, FULLY COMPREHENSIVE, INTERPRETICALLY INDEPENDENT, AND FLEXIBLE SET OF PRACTICES CODES TO MANAGE AND MONITOR WORK PRACTICES AND PERFORMANCE.
5. THE PRACTICES CODES ARE BASED ON THE FOLLOWING PRINCIPLES:
 - a. WORK PRACTICES ARE THE BEHAVIORAL, ORGANIZATIONAL, AND CULTURAL PRACTICES OF AN INDIVIDUAL OR ORGANIZATION.
 - b. INDIVIDUALS AND ORGANIZATIONS ARE RESPONSIBLE FOR THEIR OWN COMPLIANCE AND NON-COMPLIANCE WITH THE PRACTICES CODES.
 - c. SPECIFICATIONS, GUIDELINES AND MEASUREMENT PROCEDURES FOR EACH CODE COMPONENT AND PRACTICE ARE PROVIDED TO FACILITATE THE IDENTIFICATION OF COMPLIANT AND NON-COMPLIANT DOCUMENTS AND ACTIVITIES.
 - d. REFERENCE TO ALL DOCUMENTS, INCLUDING ASBESTOS, CERAMICS, ETC. LANGUAGE, STRUCTURAL, AND ENVIRONMENTAL DOCUMENTS, IS PROVIDED TO FACILITATE THE IDENTIFICATION OF COMPLIANT, NON-COMPLIANT, AND COORDINATING INFORMATION AND COORDINATION.
 - e. FIELD USE OF ALL CONTROLLING MEASUREMENTS AND FIELD CONTROL DOCUMENTS IS REQUIRED TO IDENTIFY COMPLIANT AND NON-COMPLIANT PRACTICES.
 - f. REPORTS AND FIELD CONSTRUCTION PRACTICES ARE ASSIGNED BASED ON THE DESIGN, THEORY, PRACTICE, AND FIELD CONSTRUCTION PRACTICES OF THE PRACTICES CODES.
 - g. FIELD CONSTRUCTION PRACTICES ARE BASED ON THE DESIGN, THEORY, PRACTICE, AND FIELD CONSTRUCTION PRACTICES OF THE PRACTICES CODES.
 - h. DESIGN AND INSTALLATION OF THE CODES ARE TO BE COMPLETED BY QUALIFIED PERSONNEL.
 - i. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - j. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - k. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - l. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - m. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - n. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - o. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - p. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - q. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - r. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - s. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - t. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - u. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - v. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - w. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - x. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - y. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.
 - z. THE CODES ARE TO BE USED TO MONITOR AND MANAGE WORK PRACTICES AND PERFORMANCE WITH COMPLIANCE AND NON-COMPLIANCE.

CONCLUSIONS AND STANDARDS

MARIA

1117 WANDERING WAY DR
CHARLOTTE, NC 28226
704.830.3448

PROJECT:
SAVAGE LAND COMPANY
RESIDENCE
PROJECT ADDRESS

Issued For
FOR CONSTRUCTION

No	Description	Date
@ BLACK MARIA 2023		

Project No. 2393

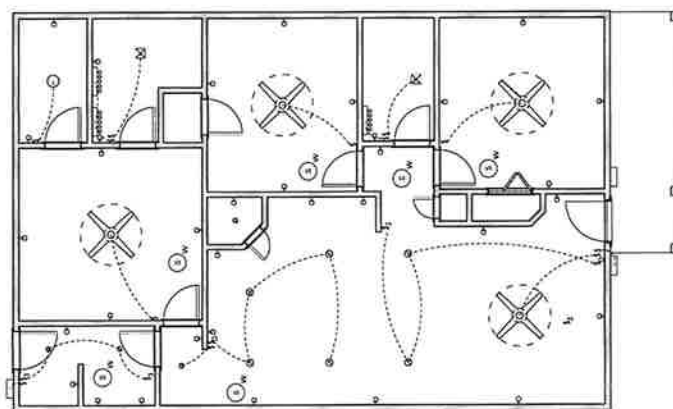
Issue Date	07/30/2024
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Sheet Title
ELECTRICAL PLAN

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E101

Item 4.



1 ELECTRICAL PLAN
1/4" = 1'-0"

S2

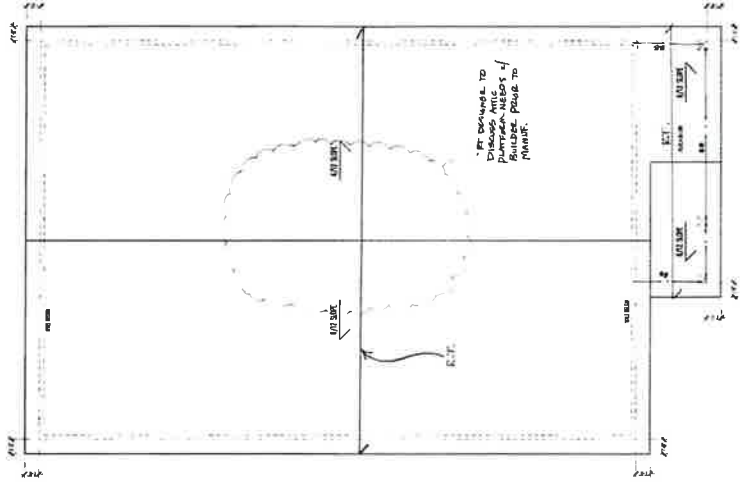
SHEET

NO.	DATE	REVISION
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2	10/1/2018	ISSUED FOR PERMIT
3	10/1/2018	ISSUED FOR PERMIT
4	10/1/2018	ISSUED FOR PERMIT
5	10/1/2018	ISSUED FOR PERMIT
6	10/1/2018	ISSUED FOR PERMIT
7	10/1/2018	ISSUED FOR PERMIT
8	10/1/2018	ISSUED FOR PERMIT
9	10/1/2018	ISSUED FOR PERMIT
10	10/1/2018	ISSUED FOR PERMIT



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Engineering and Design
Charlotte 704-301-5521
Myline Beech/Flourence 704-301-5521
www.residentialstructurespc.com

- ROOF DRAINAGE DETAIL:
1. ROOF DRAINAGE SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
 2. ROOF DRAINAGE SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
 3. ROOF DRAINAGE SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
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 9. ROOF DRAINAGE SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
 10. ROOF DRAINAGE SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.



- FOUNDATION NOTES:
1. FOUNDATION SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
 2. FOUNDATION SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
 3. FOUNDATION SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.
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1. FOUNDATION SHALL BE DESIGNED TO DISCHARGE INTO THE STREET OR TO A DRAINAGE SYSTEM.

