



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, March 14, 2022 at 7:00 PM

AGENDA

Call to Order, Prayer, Pledge of Allegiance

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

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

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

- 1. Approval of Minutes:** City Council will consider adopting the Regular Meeting Minutes of the February 14, 2022 meeting.
- 2. Street Closure-Sounds of Summer 2022** - City administration is requesting the temporary closure of the 100 Block of West and East Virginia Avenue and the 100 Block of North and South 12th Street for the 2022 Sounds of Summer Series on the 4th Saturday of each month from April to October from the hours of 2:00PM-10:00PM.
- 3. Street Closure-34th Annual Down Home Festival Ordinance** - City administration is requesting the temporary closure of the 100 Block of West Virginia, East Virginia, West Pennsylvania Avenue, and the 100 Block of North and South 12th Street for the 34th Annual Down Home Day Festival on Friday, May 6th and Saturday, May 7th, 2022.

Business Items

- 4. Resolution - Approving the Sale of Beer & Wine** - City Council will consider adopting a resolution that would permit the sale of Beer and Wine at the 2022 Community Concert & Cruise-In Series and 34th Annual Down Home Festival.
- 5. Public Hearing: Petition for Voluntary Annexation (Trinity Capital)** - City Council will hold a public hearing regarding a petition for voluntary annexation received from Trinity Capital for property located at 902 Edgewood Rd. Parcel #306415 (*recombination of Parcels #152636,152628,153633, 152634, 152647,152631, 153067*).
- 6. Ordinance to Extend the Corporate Limits of the City of Bessemer City, North Carolina** - City Council will consider approving an ordinance to annex property located at 902 Edgewood

Rd. Parcel #306415 (*recombination of Parcels #152636,152628,153633, 152634, 152647,152631,153067*).

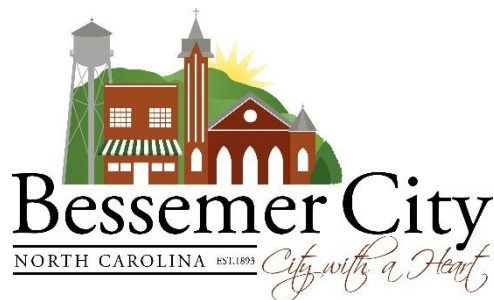
- 7. Resolution Directing City Clerk to Investigate a Petition for Voluntary Annexation-** City Council will consider a resolution directing the City Clerk to investigate a petition received from Lennar Homes regarding property located off Costner School Road.
- 8. Establish a Public Hearing-** City Council will consider establishing a public hearing on Monday, April 11th at 7:00 PM to hear public comment regarding the petition for voluntary annexation from Lennar Homes regarding property located off of Costner School Rd. Parcel Numbers #220086 and #151795.

City Manager's Report

- 9. Budget Amendments** - City Manager Inman will address City Council regarding several budget amendments.
- 10. Capital Project Ordinance** - City Manager Inman will address City Council regarding a Capital Project Ordinance for the Business Accelerator Program.

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

Adjourn



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, February 14, 2022 at 7:00 PM

MINUTES

Members Present

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

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Council Member, Donnie Griffin led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

Adjustment and Approval of the Agenda

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

Request to Speak/Opportunity for Public Comment

Mayor Smith opened the floor for public comment. There was none.

Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Dan Boling:

- **Approval of Minutes:** City Council will consider adopting the Regular Meeting Minutes of the January 10, 2022 meeting.
- **Approval of Minutes:** City Council will consider adopting the Special Meeting Minutes of the January 25, 2022 meeting.

City With A Heart Day Proclamation

Mayor, Becky S. Smith read the Dr. Martin Luther King Jr. Proclamation aloud and declared Monday, February 14th, 2022 as City with a Heart Day.

By motion of Brenda Boyd and unanimous vote, the proclamation was adopted. A copy of the proclamation is available at City Hall.

African American History Month Proclamation

Mayor, Becky S. Smith read the African American History Month Proclamation aloud and declared February 2022 as African American History Month.

By motion of Kay McCathen and unanimous vote, the proclamation was adopted. A copy of the proclamation is available at City Hall.

Appointment: ABC Board Member

By motion of Dan Boling and unanimous vote, Alfred Carpenter was appointed to serve on the ABC Board to fulfill a vacancy until June 2024.

Public Hearing –Rezoning Request:

City Planner, Nathan Hester addressed Council regarding the rezoning request for property located at tax Parcel Number's 151795 and 220086 to accommodate the development of a single family residential community from Lennar Corporation. Tax Parcel's 151795 and 220086 are currently zoned Rural (R), are within the City of Bessemer City's extra territorial jurisdiction and are vacant parcels. The applicant is requesting a zoning map amendment to rezone the parcels to Urban Residential (UR). Lennar Corporation has stated that they will build 158 homes, with a greenspace, mini club house and pool. City Staff have confirmed that City infrastructure can handle the new development. Additionally, City Staff has spoken to school officials and verified that Bessemer City Schools are currently under capacity. Thus, an increase in enrollment would not be a hardship.

By motion of Dan Boling and unanimous vote, the public hearing regarding the rezoning request was opened at 7:19 PM.

Mayor Smith asked if there was anyone present to speak in favor of the rezoning request. The following came forth:

- Matt Pannell of Lennar Homes: Mr. Pannell addressed Council about the rezoning request as a Lennar Homes planner. Mr. Pannell informed Council that the project has been amended from 170 units to 158 to meet the Land Development Code (LDC) requirements. The project will also include a pool, mini club house, and 2.7 units per acre.
- Shaun Tooley of Lennar Homes: Mr. Tooley addressed Council regarding the rezoning request as a Lennar Homes engineer. Mr. Tooley handled the design and structure of the residential units. Mr. Tooley also informed Council that a HOA or third party partnership would be responsible for maintenance of the development.
- Jason Galloway of Lennar Homes: Mr. Galloway addressed Council regarding the rezoning request as a Lennar Homes administrator. Mr. Galloway inquired about any concerns from Council. There were none.

Mayor Smith asked if there was anyone present to speak in opposition of the rezoning request. The following individuals came forth:

- Keith McGee of 329 Costner Drive: Mr. McGee addressed Council regarding growth in Bessemer City. Mr. McGee expressed his concern regarding the Public Safety services as the City sees growth in the housing industry.
- Greg Farris of 905 Toncin Avenue: Mr. Farris addressed Council regarding the density and rezoning request. Mr. Farris expressed his concern with the development. He stated that some mistakes had been made with the Ashley Park Place. Mr. Farris inquired about why a conditional permit was not given to Lennar Homes.

Council held light discussion on the option of conditional use permit for the rezoning request. Staff informed Council that this option was discussed, however, Lennar withdrew their application and designed a different

product to meet the code. However, the City is restricted in what it can regulate when it comes to the housing design.

By motion of Kay McCathen and unanimous vote, the public hearing regarding the rezoning request was closed at 7:38 PM.

Ordinance for Zoning Map Amendment:

By motion of Donnie Griffin and 5-1 vote with Brent Guffey in opposition, the zoning map amendment regarding the Lennar Housing Development was approved. A copy of this ordinance is on file at City Hall. This zoning map was adopted along with the plan consistency and statement of reasonableness. The requested rezoning is reasonable and consistent with the Bessemer City Planning & Economic Development Comprehensive Land Use Vision.

Public Hearing –202 S. Skyland Dr:

City Planner, Nathan Hester addressed Council regarding the demolition ordinance for property located at 202 S. Skyland Dr. This structure is an older Masonic Lodge that has been abandoned. In 2019 Code Enforcement did an interior inspection. The structure is in need of repair and does not meeting the Code. This property is tax exempt, thus there is no way to contact an owner. City Staff has made contact with the Masonic Lodges in Durham and Raleigh to no avail.

By motion of Brenda Boyd and unanimous vote, the public hearing regarding the demolition of property located at 202 S. Skyland Dr was opened at 7:48 PM.

Mayor Smith asked if there was anyone present to speak in favor of the demolition. The following came forth:

- Michael Meeks of 812 W. Virginia Avenue: Mr. Meeks informed Council that everyone who was associated with this lodge is now deceased.

Mayor Smith asked if there was anyone present to speak in opposition of the demolition. There was none.

By motion of Dan Boling and unanimous vote, the public hearing regarding the demolition of property located at 202 S. Skyland Dr was closed at 7:49 PM.

Demolition Ordinance- 202 S. Skyland Dr:

By motion of Dan Boling and unanimous vote, the demolition ordinance for property located at 202 S. Skyland Dr was adopted. A copy of this ordinance is on file at City Hall.

Ordinance - Rescinding Demolition Ordinance (402 N. 10th Street):

City Planner, Nathan Hester addressed Council regarding the rescinding of a demolition ordinance for property located at 402 N. 10th Street. This property has been sold to a new property owner who would like to remodel the residence. City Staff has previously worked with this owner at another location, and is requesting that Council approve the rescinding.

By motion of Donnie Griffin and unanimous vote, the ordinance rescinding the demolition ordinance for property located at 402 N. 10th Street was approved. A copy of this ordinance is on file at City Hall.

Ordinance - Rescinding Demolition Ordinance (609 S. 11th Street):

City Planner, Nathan Hester addressed Council regarding the rescinding of a demolition ordinance for property located at 609 S. 11th Street. This property has been sold to a new property owner who would like to remodel the residence. The new owners plan to sale the home after its remodeled.

By motion of Brent Guffey and unanimous vote, the ordinance rescinding the demolition ordinance for property located at 609 S. 11th Street was approved. A copy of this ordinance is on file at City Hall.

Resolution Directing Clerk to Investigate- Voluntary Annexation Trinity Capital

City Clerk Hayes is hereby directed to investigate the petition for voluntary annexation from Trinity Capital to ensure General Statute.

Upon motion of Dan Boling and unanimous vote, the resolution was adopted. A copy is on file at City Hall.

Establish Public Hearing:

City Staff is requesting the establishment of a public hearing for Council to hear comments from citizens regarding a petition for voluntary annexation from Trinity Capital for property located at 902 Edgewood Rd. (Edgewood 85 Commerce Park) Parcel Number #306415 (recombination of Parcels #152636, 152628, 153633, 152634, 152647, 152631, 153067).

By motion of Brenda Boyd and unanimous vote, a public hearing regarding a petition for voluntary annexation from Trinity Capital will be held on Monday, March 14, 2022 at 7:00PM in Council Chambers. Public notice will be given per NCGS.

City Manager's Report

City Manager James Inman, addressed Council regarding the following:

- Declare Property Surplus: City Staff is requesting that 5 vehicles be declared property surplus. By motion of Brent Guffey and unanimous vote, the following vehicles were declared property surplus:
 - 2013 Dodge Charger VIN # 2C3CDXAT5DH670555
 - 2014 Dodge Charger VIN# 2C3CDXAT7EH186193
 - 2014 Ford F-150 Super Crew 4x4 VIN# 1FTFW1EF4EFB02806
 - 2014 Ford F-150 Super Crew 4x4 VIN#1FTFW1EF2EFB02805
 - 2000 Ford F-150 VIN# 3TZF1729YMA76473
- Capital Project Ordinance: City Staff is requesting the approval of a Capital Project Ordinance regarding the water line replacements and paving. By motion of Donnie Griffin and unanimous vote, the Capital Project ordinance was approved.
- Award E. Tennessee Stream Bank Project Bid: City Manager, James Inman requested that City Council award the E. Tennessee Stream Bank Project Bid to the Avery Grading in the amount of \$33,500. Two bids were received: Avery Grading (\$33,500) and A & A Grading (\$85,000). By motion of Joe Will and unanimous vote, the E. Tennessee Stream Bank Project bid was awarded to Avery Grading.
- Approval of a Partial Settlement: City Manager Inman will requested that City Council approve a partial settlement of the excess claim on Dameron Rd. property for \$6,375.00. By motion of Joe Will and unanimous vote, the settlement amount of \$6,375.00 for property on Dameron Rd. was approved.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Dan Boling inquired about the repairs at the Osage Mill.

Adjournment

Being no further business to come before the board, by motion of Brenda Boyd and unanimous vote, the meeting was adjourned at 8:07 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**ORDINANCE
SOUNDS OF SUMMER SERIES**

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

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

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

WHEREAS, the City of Bessemer City wishes to host seven (7) entertainment events titled the “Sounds of Summer Series” in downtown Bessemer City along Highway 274 (East and West Virginia Avenue) and the 100 Block of South and North 12th Street on the 4th Saturday of each month from April to October from the hours of 5pm to 10pm;

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

Dates: Saturday, April 23, 2022; Saturday, May 28, 2022; Saturday, June 25, 2022; Saturday, July 23, 2022; Saturday, August 27, 2022; Saturday, September 24, 2022, and Saturday, October 15, 2022.

Times: 2pm-10pm

Route Description: 100 Block of East Virginia Avenue and 100 Block of West Virginia Avenue (Highway 274), 100 Block of South 12th Street and 100 Block of North 12th Street

Adopted by City Council this 14th Day of March, 2022

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**ORDINANCE
 ANNUAL DOWN HOME FESTIVAL**

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

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

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

WHEREAS, the City of Bessemer City wishes to host the Annual Down Home Festival along Highway 274 (East and West Virginia Avenue), 100 block of West Pennsylvania Avenue, SR 1448 (North & South 12th Street) on Friday, May 6th and Saturday, May 7th, 2022; and

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

Date: Friday, May 6, 2022 and Saturday, May 7, 2022
 Time: Friday, May 6, 2022 at 12PM-Saturday, May 7, 2022 at 11PM
 Route Description: 100 Block of West Pennsylvania Avenue, 100 Block of East Virginia Avenue and 100 Block of West Virginia Avenue, 100 Block of North 12th (SR 1448), and 100 Block of South 12th

Adopted by City Council this 14th Day of March, 2022

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**A RESOLUTION FOR THE CITY OF BESSEMER CITY TO ALLOW FOR THE
TEMPORARY VENDING OF BEER AND/OR WINE UNDER SPECIFIC GUIDELINES
AND REGULATIONS DURING SPECIAL EVENTS**

WHEREAS, The City of Bessemer City, Code of Ordinances, Title 11 Business Regulations 112.04, prohibits any person to possess malt beverage and/or unfortified wine on public streets, alleys, or parking lots which are temporarily closed to regular traffic for special events, unless the governing body adopts a resolution making other provisions for the possession of malt beverages and/or unfortified wine at the special event;

WHEREAS, The Bessemer City Crisis Center would like to sell beer/wine at all Community Concert and Cruise In's which will be on April 23rd, May 28th, June 25th, July 23rd, August 27th, September 24th, and October 15th from 6:00PM-10:00PM; and

WHEREAS, The Bessemer City Crisis Center would also like to sell beer/wine at the 34th Annual Down Home Festival on Saturday, May 7th from 12:00PM-10:00PM; and

WHEREAS, Council wishes to allow for the vending and responsible consumption of beer and/or wine under certain conditions, contained herein during limited hours during the permitted event; and

WHEREAS, Council wishes to prohibit the sale and /or consumption of liquor during the permitted event; and

WHEREAS, Council believes the regulations contained herein are appropriate; and

WHEREAS, Council believes that the specific regulations contained herein balance health and safety concerns of citizens with the desire to promote responsible use of alcoholic beverages; and

WHEREAS, nothing contained in this Resolution is intended to waive other laws and regulations applicable to the sale and consumption of alcohol within City Limits; and

WHEREAS, 100% of the proceeds are to be given to the Bessemer City Backpack Program; and

WHEREAS, this Resolution is intended to allow the sale and consumption of beer and wine only, pursuant to these specific regulations and is not intended to amend or expand the City of Bessemer City Code or any other applicable law or regulation beyond the scope of the particulars of this Resolution or beyond the hours of the permitted event; and

WHEREAS, this Resolution is not a waiver of any State, County or local requirement for a permit; and this Resolution shall not establish precedent nor shall it apply to any event other than the times indicated above.

BE IT FURTHER RESOLVED that the City Council of the City of Bessemer City intends for the Bessemer City Crisis Center to uphold the restrictions set within this Resolution.

Adopted this the 14th day of March, 2022

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



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

Petition for Annexation into the Bessemer City City Limits

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

Section B Submittal Deadlines

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

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

Timeline for Annexation is as follows:

SUBMITTAL: Submit application to the City of Bessemer City

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

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

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

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

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

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name **Edgewood 85 Commerce Park**

Street Address **902 Edgewood Road**

Gaston County County Property Identification Number(s) list below

P.I.N. 3526114787	P.I.N.	P.I.N.
P.I.N.	P.I.N.	P.I.N.

Acreage of Annexation Site

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

Person to contact if there are questions about the petition **Trinity Capital Advisors**

Name **Travis Caldwell**

Address **440 S Church Street Ste 800**

Phone 919-209-2090	Fax #	Email tcaldwell@trinitycapitaladvisors.com
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Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to jinman@bessemercity.com.

See attachments.

Section D Annexation Petition

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

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

<input checked="" type="checkbox"/>	Contiguous to the present primary corporate limits of the City of Bessemer City, North Carolina, or
	Satellite (Not Contiguous) to the municipal limits of the City of Bessemer City, and meets all of the requirements for NCGS §160A-58.1(b). This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

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

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

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

Signed this 1 day of March, 2022 by the owners of the property described in Section C.

Owner's Signature(s)

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

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

Print Name C. Walker Collier III Phone 704-714-4515

Address 440 S. Church St. Ste 800 Charlotte, NC 28202

Signature  Date 3-1-22

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

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

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Mecklenburg

Use this section for individual landowners.
I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.
I, Shannon Anderson [Notary's Name], a Notary Public for said County and State, do hereby certify that C. Walker Collier III [Representative for Landowner], a duly authorized representative for Edgewood Industrial Phase I [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Manager [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

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

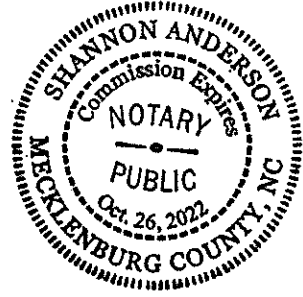
Witness my hand and official seal this 1 day of March, 20__.

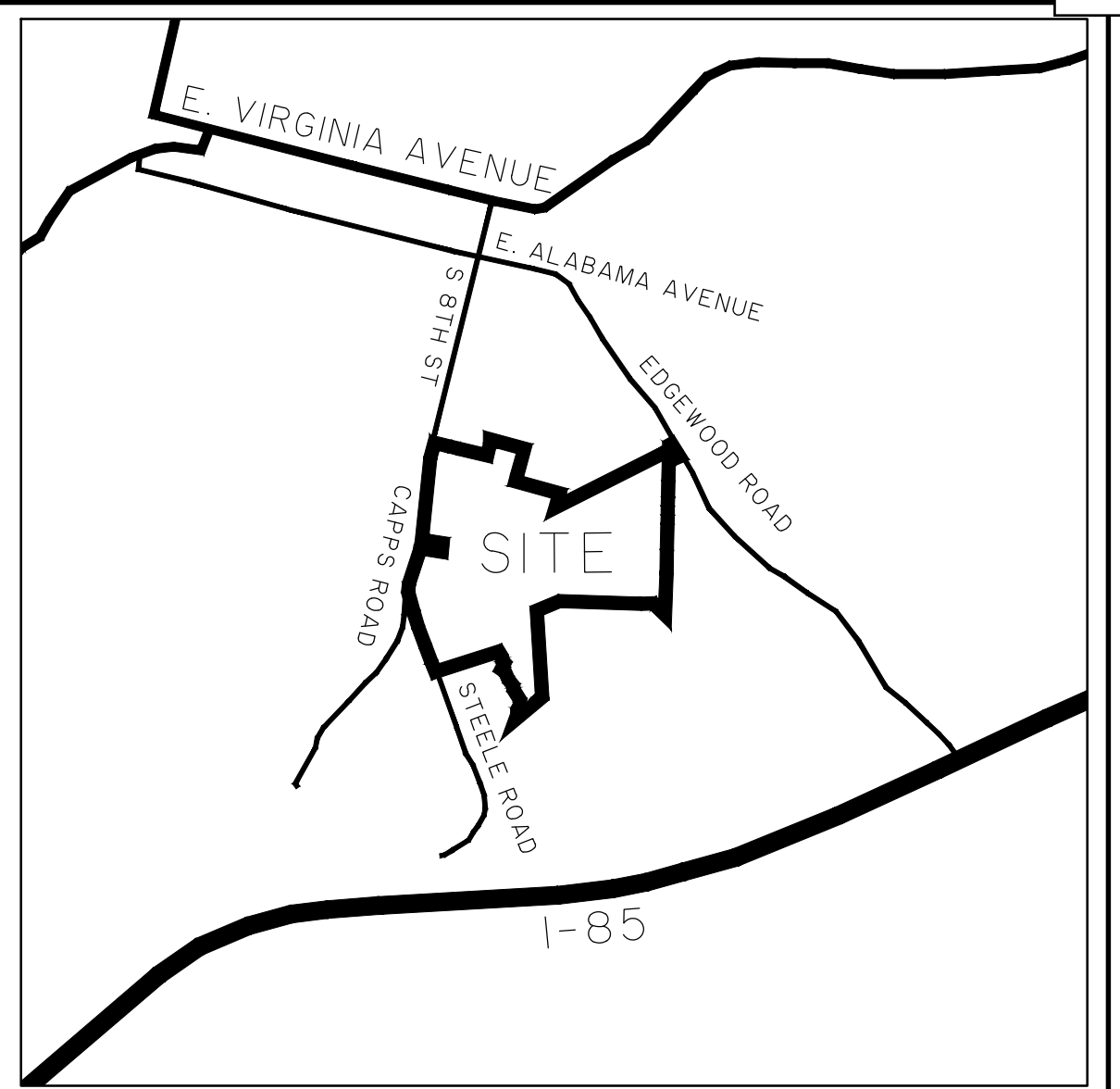
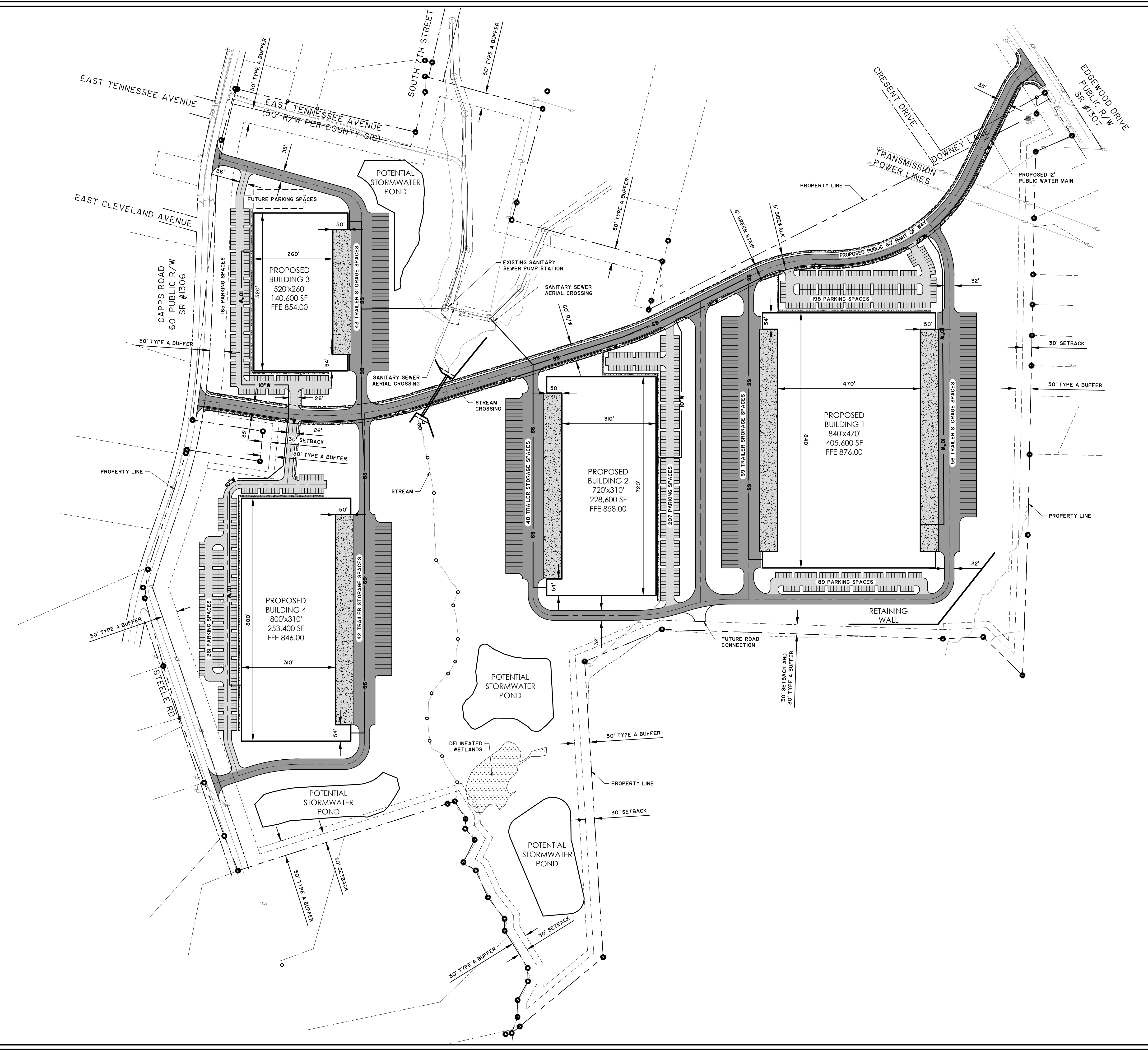
Shannon Anderson
Notary Public

My commission expires October 26, 2022

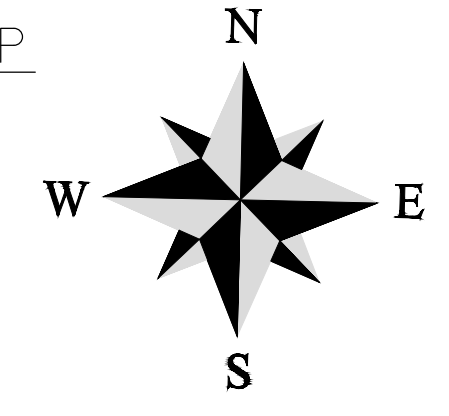
[SEAL of Notary Public]

Notary's Stamp:





VICINITY MAP
N.T.S.



LEGEND

	HEAVY DUTY PAVEMENT
	LIGHT DUTY PAVEMENT

CONCEPT PLAN NOTES

SITE ACREAGE: 118.84 TOTAL ACRES
 PARCEL #: 352614787
 ZONING: BC (BUSINESS CAMPUS)
 CITY OF BESSEMER CITY

TOTAL BUILDING SQUARE FEET PROPOSED:
 BUILDING 1: 405,600 SF
 BUILDING 2: 228,600 SF
 BUILDING 3: 253,400 SF
 BUILDING 4: 140,600 SF

PROPOSED AUTO PARKING:
 BUILDING 1: 287 SPACES
 BUILDING 2: 207 SPACES
 BUILDING 3: 165 SPACES
 BUILDING 4: 261 SPACES

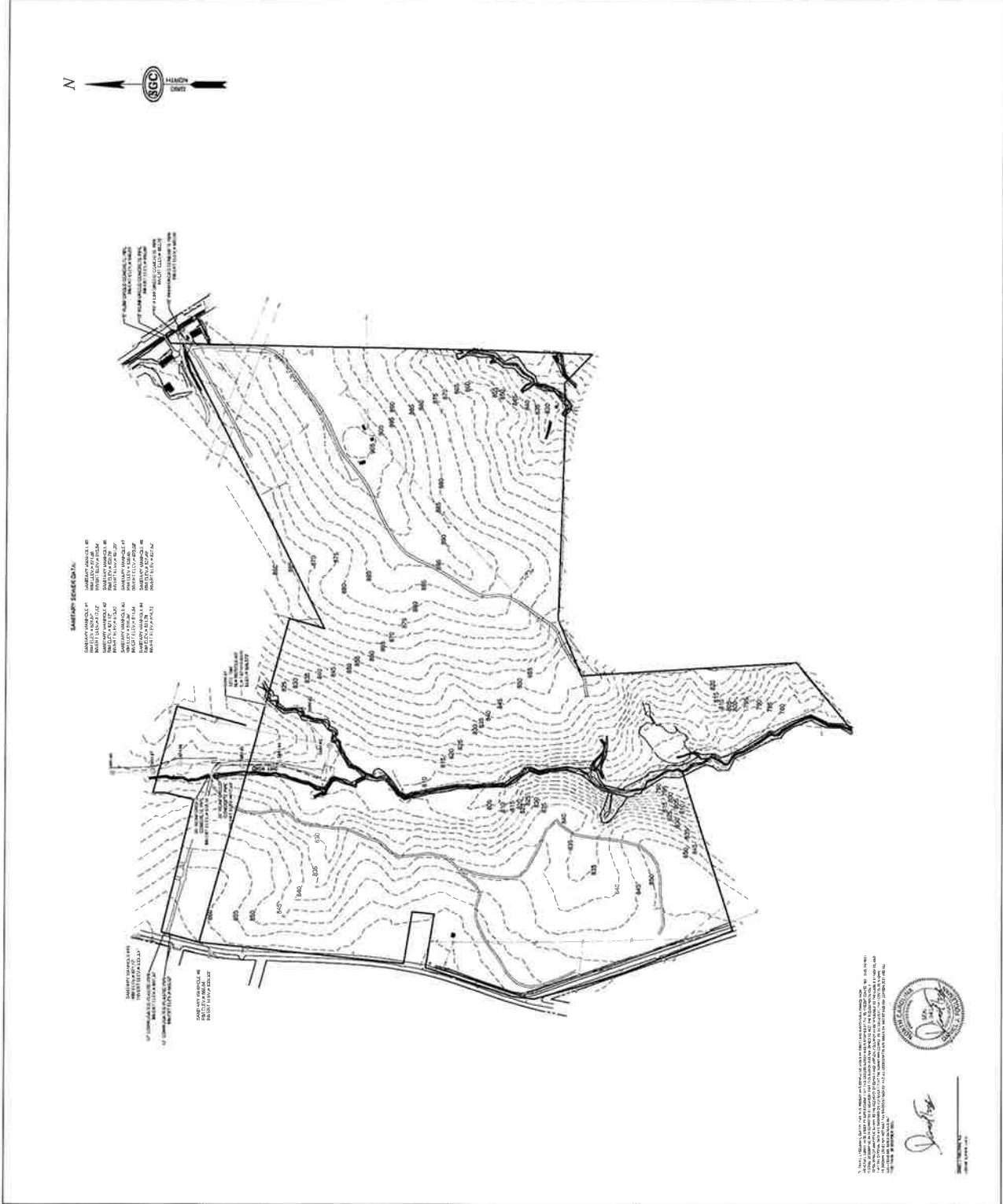
PROPOSED TRAILERS STORAGE:
 BUILDING 1: 125 SPACES
 BUILDING 2: 48 SPACES
 BUILDING 3: 43 SPACES
 BUILDING 4: 42 SPACES

SKETCH PLAN
EDGEWOOD
 GASTON COUNTY, NC
 PREPARED FOR:
 TRINITY CAPITAL ADVISORS
 PREPARED BY:

 1501 Main Street • Suite 760
 Columbia, SC 29201 • 803.451.6789
 www.thomasandhutton.com

JOB NO: J-29747.0000	DATE: 2/21/2022
DRAWN: RWB	SCALE: 1" = 150'
REVIEWED: JS	SHEET: 1 OF 1

NO.	DATE	REVISIONS



GENERAL NOTES:

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY THE SURVEYOR AND HIS STAFF. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR AS A RESULT OF NEGLIGENCE OR CARELESSNESS ON THE PART OF ANY OTHER PARTY.
- 2) THE SUBJECT PARCEL IS DEPICTED AS SHOWN ON A.M.S. SURVEY OF 12/20/21.
- 3) ALL SURVEYING INSTRUMENTS WERE BEEN INSPECTED BY THE ENGINEERING LLC. INS-SATE SHOULD BE CONDUCTED PRIOR TO COMMENCING ANY EXCAVATION. (889-344-7333)
- 4) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SCC SURVEYING, INC. FILED ON 11-19-2021.

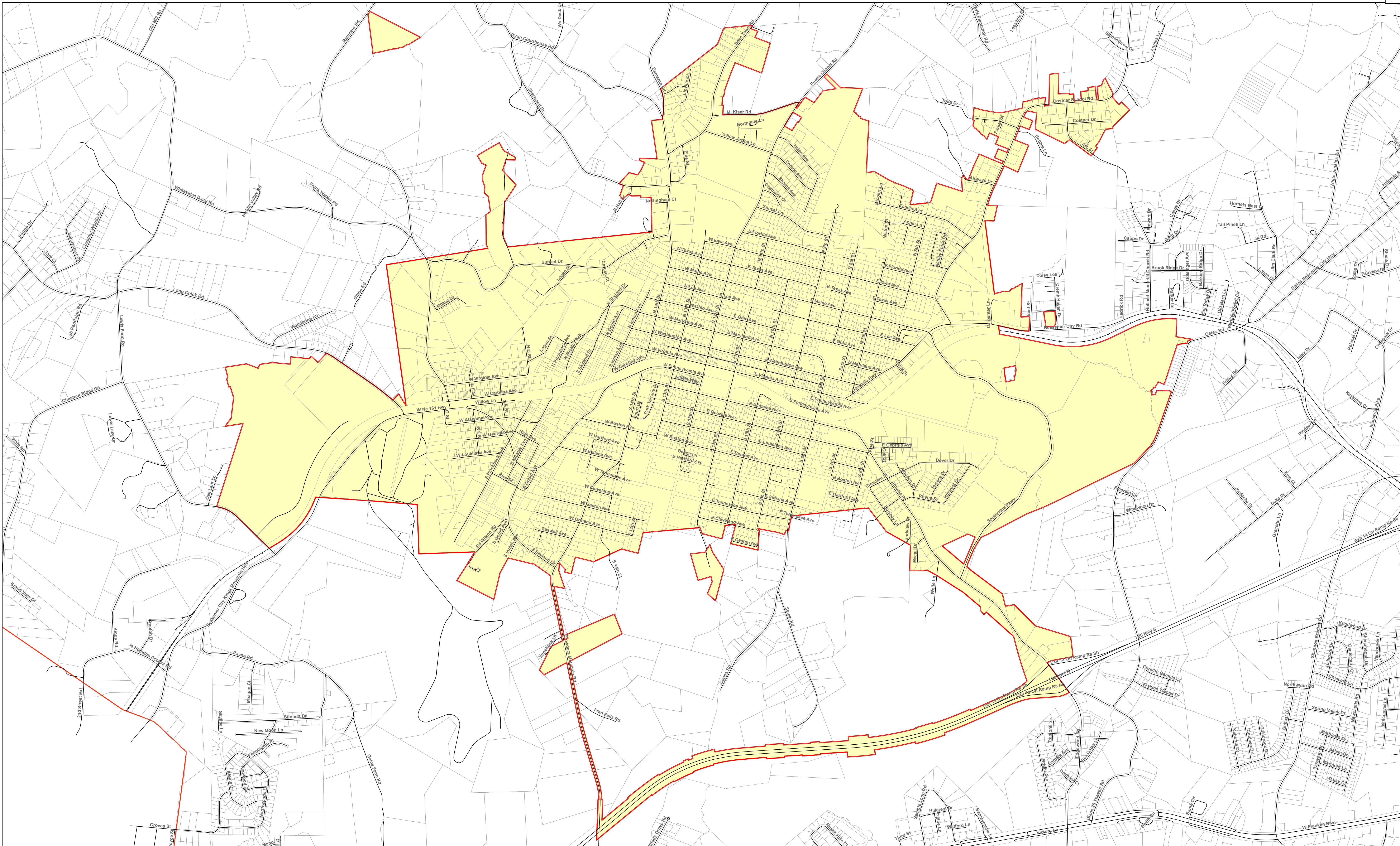
MAP REFERENCES:

- 1) A.P. 10/10/21, 10/11/21 AND THE SURVEY OF EDGEWOOD ROAD INDUSTRIAL PARK, LLC DATED 10-24-2021, PREPARED BY JAMES B. MCQUEEY.

LEGEND:

	EXISTING BUILDING
	EXISTING ROAD
	EXISTING UTILITY
	EXISTING FENCE
	EXISTING CURB
	EXISTING DRIVEWAY
	EXISTING SIDEWALK
	EXISTING CONCRET
	EXISTING ASPHALT
	EXISTING GRAVEL
	EXISTING SAND
	EXISTING DIRT
	EXISTING VEGETATION
	EXISTING WATER
	EXISTING SWAMP
	EXISTING WETLAND
	EXISTING WOODLAND
	EXISTING PASTURE
	EXISTING AGRICULTURE
	EXISTING FOREST
	EXISTING OPEN SPACE
	EXISTING UNDEVELOPED
	EXISTING UNKNOWN

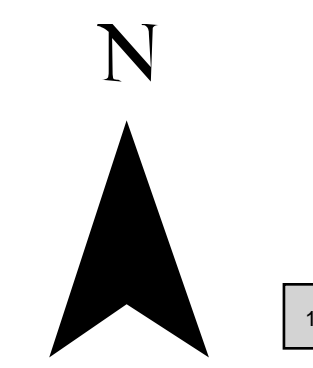
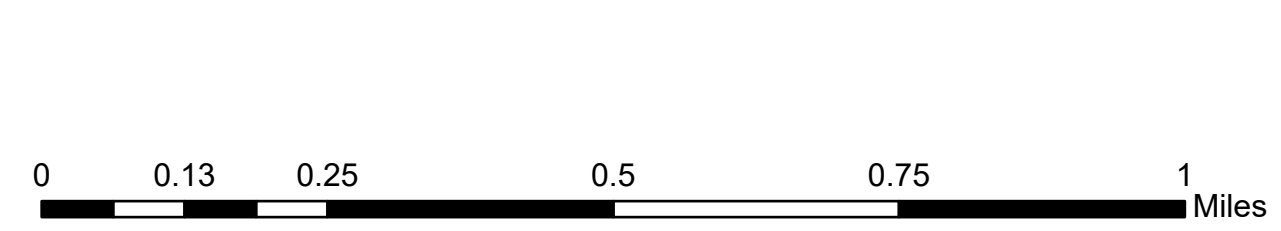
0 100 200 300
 1" INCH = 200 FEET



LEGEND

- Roads
- Property Parcels
- ▬ Rivers
- ▭ Bessemer City Municipal Limits

City of Bessemer City, North Carolina





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City of Bessemer City

ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF BESSEMER CITY, NORTH CAROLINA

WHEREAS, the City Council has been petitioned under GS 160A-31 to annex the area described below; and

WHEREAS, the City Council has directed the City Clerk to investigate the sufficiency of the petition; and

WHEREAS, the City Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held in the Council Chambers of City Hall at 7:00PM on March 14th, 2022, after due notice by publication in the Gaston Gazette on February 28th, 2022; and

WHEREAS, the City Council finds that the petition and annexation map meet the requirements of contiguous annexation found in GS 160A-31;

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Bessemer City, North Carolina that:

Section 1. By virtue of the territory described below is hereby annexed and made part of the City of Bessemer City as of March 14th, 2022.

Section 2. Upon and after March 14th, 2022, the area described below shall be subject to all debts, laws, ordinances, and regulations in force in the City of Bessemer City and shall be

entitled to the same privileges and benefits as other parts of the City of Bessemer City. Said territory shall be subject to municipal taxes according to GS 160A-58. 10.

Section 3. The Mayor of the City of Bessemer City shall cause to be recorded in the office of the Register of Deeds of Gaston County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory together with a duly certified copy of this ordinance. Such a map shall also be delivered to the City Board of Elections, as required by GS 163-288.1.

ANNEXATION AREA DESCRIPTION

The area is 118.84 acres as shown on the deed recorded in Gaston County Registry in deed book 5295 page 1688 and plat book 006 and page 039 to which reference is hereby made for a fuller and complete description of said lot by metes and bounds.

The parcel is located at 904 Edgewood Rd. in Bessemer City (parcel numbers: 306415).

Adopted this 14th Day of March 2022.

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA
GASTON COUNTY

This the ____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Hydeia Y. Hayes (Bessemer City City Hall)

Mail To: Bessemer City Hall
132 W. Virginia Ave.
Bessemer City, NC 28016



**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER N.C.G.S. §160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 1, 2022 by City Council; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the City Clerk before further annexation proceedings may take place; and

WHEREAS, the Council of the City of Bessemer City deems it advisable to proceed in response to this request for annexation;

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

The City Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Council the result of her investigation.

Adopted this the 14th day of March 2022

Becky S. Smith, Mayor

Attest:

Hydeia Y. Hayes, City Clerk

March 1, 2022

Dear Bessemer City,

At Lennar, we hold ourselves to the utmost standards in caring for our customers, associates, shareholders and community. Lennar's commitment to Quality, Value and Integrity is the underlying foundation upon which we were built. And today, with more than half a century of experience behind us, this commitment continues to guide us forward. We are excited to start this project in Bessemer City.

Today, we are writing to express our excitement to announce our intentions of developing a single family residential development off Costner School Road with parcels currently in the Bessemer City ETJ and Gaston County. This project will consist of 158 single family homesites and amenity center.

We look forward to working through the annexation process in Bessemer City.

Sincerely,



Mark Henninger
Division President
Lennar Carolinas, LLC

BUDGET AMENDMENT

March 14, 2022

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022 as follows:

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

<u>Acct. No.</u>		<u>Debit</u>	<u>Credit</u>
100-00-9840-540	Transfer To Fund 540		\$45,000

This will result in a net decrease of \$45,000 in the appropriations for the General Fund. To provide for the decrease in appropriations for the above, the following revenues will be decreased.

100-00-3835-820	Sale of General Fund Property	\$45,000	
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Section 2. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted by Council, this _____ day of _____ 2022.

Becky Smith, Mayor

Date

Hydeia Hayes, Clerk

Date

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BUDGET AMENDMENT
March 14, 2022

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022 as follows:

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

<u>Acct. No.</u>		<u>Debit</u>	<u>Credit</u>
100-10-4310-225	Weapons Supply	\$30,000	

This will result in a net increase of \$30,000 in the appropriations for the General Fund. To provide for the increase in appropriations for the above, the following revenues will be increased.

100-00-3434-370	PD – Grant (OSBM)		\$30,000
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Section 2. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted by Council, this _____ day of _____ 2022.

Becky Smith, Mayor

Date

Hydeia Hayes, Clerk

Date

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BUDGET AMENDMENT
March 14, 2022

BE IT ORDAINED by the governing body of the City of Bessemer City that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022 as follows:

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

<u>Acct. No.</u>		<u>Debit</u>	<u>Credit</u>
100-40-4900-390	Contracted Services	\$15,000	

This will result in a net increase of \$15,000 in the appropriations for the General Fund. To provide the additional revenue for the above, the following revenues will be increased.

100-00-3490-890	Grants – Planning & Devel Carolina Thread Trail Grant		\$15,000
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Section 2. Copies of this budget amendment shall be furnished to the Clerk, to the Governing Board, and to the Budget Officer and the Finance Officer for their direction.

Adopted by Council, this _____ day of _____ 2022.

Becky Smith, Mayor

Date

Hydeia Hayes, Clerk

Date

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CITY OF BESSEMER CITY
CAPITAL PROJECT ORDINANCE

BE IT ORDAINED by the governing board of the City of Bessemer City, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following capital project ordinance is hereby adopted:

Section 1. The project authorized is Business Accelerator Program.

Section 2. The officers of this unit are hereby directed to proceed with the capital project within the budget contained herein.

Section 3. The following amounts are appropriated for the project:

Various (Property Acquisition, Building Rehab, ETC) \$ 500,000

Section 4. The following revenues are anticipated to be available to complete this project:

NC Commerce Grant \$ 500,000

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the grantor agencies, the grant agreements and federal regulations.

Section 6. Funds may be advanced from the General Fund for the purpose of making payments as due.

Section 7. The Finance Officer is directed to report, on a quarterly basis, on the financial status of each project element in Section 3 and on the total grant revenues received or claimed.

Section 8. The Budget Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this board.

Section 9. Copies of this capital project ordinance shall be furnished to the Clerk to the Governing Board, and to the Budget Officer and the Finance Officer for direction in carrying out this project.

Adopted by Council, this _____ day of _____ 2022.

Becky Smith, Mayor

Date

Hydeia Hayes, Clerk

Date