



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, December 13, 2021 at 7:00 PM

AGENDA

Pre Sine Die

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.*

Special Presentations

1. **Recognition of Council Member** - City Council will recognize Council Member, Alfred Carpenter for his many years of service to the City.

Approval of Minutes

2. **Approval of Minutes:** City Council will consider adopting the Regular Meeting Minutes of the November 8, 2021 meeting.
3. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of the November 30th, 2021 meeting.

Gaston County Official Canvass

4. **Acceptance of Official Canvass** - City Council will consider accepting the official canvass of the Tuesday, November 2nd, 2021 election.

The votes are as follows:

Kay McCathen, Ward 2 (231 votes)

Brent Guffey, Ward 5 (220 votes)

Donnie Griffin, Ward 6 (263 votes)

Business Items

5. **Public Hearing- Rezoning Request:** City Council will hold a public hearing regarding a rezoning request of property located at tax parcels #220086, #151795, and a portion of parcel #305559 from Rural (R) and I-2 (Gaston Co. Zoning Jurisdiction) to Urban Residential (UR).

- 6. Ordinance for Zoning Map Amendment:** City Council will consider approving a rezoning request for property located at tax parcels #220086, #151795, and a portion of parcel #305559 from Rural (R) and I-2 (Gaston Co. Zoning Jurisdiction) to Urban Residential (UR).
- 7. Public Hearing- Junk Vehicles & Noise Ordinance:** City Council will hold a public hearing regarding the Junk Vehicle and Noise Ordinance revisions.
- 8. Ordinance Adopting Text Amendments** - City Council will consider adopting ordinances to amend the following: Chapter 92, Junk Vehicles and Chapter 94, Noise Regulations of the Code of Ordinances.
- 9. Ordinance Adopting Text Amendments** - City Council will consider adopting ordinances to amend several sections of the Land Development Code (LDC): Section 3.2.B Accessory Structures, 3.3.F Garages and Carports, and Section 10.1 General Definitions.
- 10. Ordinance for Zoning Map Amendment** - 801 W. Highway 161: City Council will consider approving a zoning map amendment regarding property at 801 W. Highway 161 tax parcels #121181.

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.*

Adjournment Sine Die of the 2019-2021 Council Session.



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, November 8, 2021 at 7:00 PM

MINUTES

Members Present

Mayor, Becky S. Smith, Council Members: Alfred Carpenter, Kay McCathen, Brenda Boyd, Dan Boling, Joe Will, and Donnie Griffin were all present. City Manager, James Inman and City Attorney, Dan O'Shea were present as well.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Mt. Pleasant Baptist Church Pastor, Thurman Clark led the audience in prayer. Mayor Smith invited all Veterans present to lead the audience in the Pledge of Allegiance.

Adjustment and Approval of the Agenda

By motion of Alfred Carpenter and unanimous vote, the November agenda was approved with no revisions.

Request to Speak/Opportunity for Public Comment

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

- Edgar Holbrook of 706 E. Iowa – Mr. Holbrook spoke about his concern at the Bessemer City Memorial Cemetery. Currently it is posted that the City cleans the cemetery in February, June, and September. However, Mr. Holbrook does not believe that the City is cleaning up during these times. Mayor Smith invited Mr. Holbrook to set up a meeting with the City Manager.
- Melissa Toye of 109 N. F St. – Mrs. Toye spoke to Council regarding communication with her Ward 2 representative. Mrs. Toye has made several attempts via email to speak with her Ward 2 representative. Mayor Smith informed Mrs. Toye that this is time is designated for Council to hear comments. Council will address her concerns after advisement.
- Shilo Canipe of 801 W Highway 161- Mr. Canipe addressed Council regarding his concern with the current Land

Consent Agenda

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

1. **Approval of Minutes:** City Council will consider adopting the Regular Meeting Minutes of the October 11, 2021 meeting.
2. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting Minutes of the October 26, 2021 meeting.

- 3. Gaston County's 175th Anniversary Proclamation:** City Council will consider adopting a proclamation recognizing Gaston County's 175th anniversary on December 21, 2021.

Establish Public Hearing:

By motion of Donnie Griffin and unanimous vote, a public hearing regarding junk vehicle and noise ordinance at the Monday, December 13, 2021 at 7:00PM in Council Chambers.

Establish Public Hearing:

By motion of Dan Boling and unanimous vote, a public hearing regarding a request to the Zoning Map to rezone Tax Parcel #220086, #151795, and Portion of Parcel #220086, 3200 Bessemer City Hwy, from Rural (R) and I-2 (Gaston Co. Zoning Jurisdiction) to Urban Residential (UR) will be held on Monday, December 13, 2021 at 7:00 PM in Council Chambers.

Public Hearing – 801 W. Highway 161:

By motion of Donnie Griffin and unanimous vote, the public hearing was opened at 7: 16 PM.

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

Michael Meeks of 812 W. Virginia Avenue spoke in favor of the rezoning, as the property would result in a new store. The community used to have one several years ago.

Melissa Toye of 109 N. F St spoke in favor of the store and her concerns regarding road infrastructure. Mrs. Toye also mentioned that the community would need sidewalks for easy access.

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

Dwayne Fortenberry of 804 W. Georgia Avenue spoke in opposition of the rezoning request as he was concerned with the unintended consequences a corner store can have.

By motion of Alfred Carpenter and unanimous vote, the public hearing was closed at 7:39 PM.

Ordinance for Zoning Map Amendment - 801 W. Hwy 161:

Code Enforcement Officer, Nathan Hester addressed Council regarding a rezoning request received from Shilo Canipe for his property located at 801 W. Highway 161. Mr. Canipe wishes to apply for a change of use to establish a convenience store. This is currently not allowed under the zoning. The Planning Board recommended to rezone the parcel to highway commercial. Discussion ensued amongst City Staff and Council regarding a Special Use Permit.

By general consensus, Council instructed City Manager, James Inman to reach out to Mr. Canipe to amend his application.

Parks & Recreation Advisory Board Members

Light discussion was held regarding the applications received to serve on the Parks & Recreation Advisory Board. By motion of Joe Will and unanimous vote, Council appointed the following applicants and terms:

<u>Board Member</u>	<u>Recommendation</u>	<u>Office</u>	<u>Term</u>	<u>Term in Years</u>
Huston R. Sheppard	YES		November 2021- June 2024	2
Andrew Baxter	YES	Chair	November 2021- June 2025	3
Jean C. Floyd	YES		November 2021- June 2023	1
Rev. Matt Mitchell	YES		November 2021- June 2023	1
Stephanie Gee	YES		November 2021- June 2024	2
Erika Nixon	YES		November 2021- June 2023	1
Andrew Herring	YES	Vice-Chair	November 2021- June 2024	2

Resolution - USDA Amendment to Letter of Conditions:

Nick Lattanzi, USDA Area Specialist addressed Council regarding an amendment to the letter of conditions for the Stinger Park and Water Treatment Plant projects. A resolution was needed to raise a portion of the cost of the project. The amount was raised by \$133,000.00.

By motion of Donnie Griffin and unanimous vote, the resolution amending the USDA letter of conditions by \$133,000.00 was approved.

Resolution Adopting Text Amendments

Code Enforcement Officer, Nathan Hester addressed Council regarding several Land Development Code (LDC) amendments: Section 3.2.B Accessory Structures, 3.3.F Garages and Carports, and Section 10.1 General Definitions.

Light discussion ensued between Council and City Staff.

By motion of Alfred Carpenter, the text amendments where tabled for 30 days.

Demolition Ordinance- 107 W. Washington Ave

Code Enforcement Officer, Nathan Hester addressed Council regarding a demolition ordinance for property located at 107 W. Washington Avenue.

By motion of Joe Will and unanimous vote, the ordinance regarding the demolition of property located at 107 W. Washington Avenue was approved.

Demolition Ordinance- 113 W. Washington Ave

Code Enforcement Officer, Nathan Hester addressed Council regarding a demolition ordinance for property located at 113 W. Washington Avenue. This house is owned by the City. The City wishes to demolish the house.

By motion of Joe Will and unanimous vote, the ordinance regarding the demolition of property located at 113 W. Washington Avenue was approved.

Demolition Ordinance- 402 N. 10th Street

Code Enforcement Officer, Nathan Hester addressed Council regarding a demolition ordinance for property located at 402 N. 10th Street. This spring a minimum housing case and investigation began. Occupants were asked to clean junk and debris. However, the issues were not addressed. There is structural and water damage to the roof.

By motion of Joe Will and unanimous vote, the ordinance regarding the demolition of property located at 402 N. 10th Street was approved.

Demolition Ordinance- 609 S. 11th Street

Code Enforcement Officer, Nathan Hester addressed Council regarding a demolition ordinance for property located at 609 S. 11th Street. Since October 2019, said property has had a minimum housing case. Occupants have had multiple junk vehicles, nuisance, and junk and debris on the property.

By motion of Joe Will and unanimous vote, the ordinance regarding the demolition of property located at 609 S. 11th Street was approved.

City Manager's Report

By general consensus the following items were tabled for the next Regular Meeting:

- Budget Amendment: Council will consider adopting a budget amendment.
- Capital Project Ordinance: City Council will consider approving a capital project amendment regarding the sale of general fund property.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Brenda Boyd commended the Council for their hard work. Council member, Alfred Carpenter, commended Council Elect- Brent Guffey on being elected. Mr. Carpenter, further commended the Council, City Manager, City Staff, Fire and Police Departments. Council member, Donnie Griffin inquired about the flagpoles at the Vantine Cemetery and the Stinger Park project. Mr. Griffin commended the Police Chief and Department for being the 22nd Safest City.

Closed Session

By motion of Dan Boling and unanimous vote, City Council entered Closed Session to consult with the City Attorney in accordance with NCGS 143-318.11(3) at 8:11 PM.

By motion of Dan Boling and unanimous vote, City Council came out of Closed Session at 8:19 PM. No action was taken.

Settlement Agreement

By motion of Alfred Carpenter and unanimous vote, the attorney is authorized to enter a settlement agreement.

Adjourn

Being no further business to come before the board, by motion of Alfred and unanimous vote, the meeting was adjourned at 8:20 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



CITY COUNCIL WORK SESSION
City Council Chambers
Tuesday, November 30, 2021 at 3:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

Mayor, Becky S. Smith, Council Members: Kay McCathen, Brenda Boyd, Dan Boling, Joe Will, and Donnie Griffin were all present. City Manager, James Inman was present as well. Council Member, Alfred Carpenter was absent.

Winn Development Presentation

Amy Mikel, Vice President and Laura Mayfield, Senior Project Director of Winn Development addressed Council regarding the Osage Mill Redevelopment Project. Winn has recently acquired the Osage Mill property. Mikel, Mayfield, and Don Tice, Lead Developer updated Council on the project and details about construction.

Resolution Authorizing the City of Bessemer City to Request Termination/Withdrawal of a North Carolina Parks & Recreation Trust Fund Grant

City Manager, James Inman addressed Council about the NC Parks & Recreation Trust Fund Grant. The City received these grant funds several years ago. Thus, the NC Parks & Recreation Trust Fund needed to close out the project. Said resolution is needed to allow the City to close out the project, and secure the grant funds.

By motion of Kay McCathen and unanimous vote, the resolution authorizing the City to request termination and withdrawal of a North Carolina Parks & Recreation Trust Fund Grant.

Department Head Reports

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

Josh Ross, Director of Administration- Mr. Ross addressed Council regarding the Tree Lighting and the Business Accelerate program. The Tree Lighting service on Saturday, November 20th went really well. Several years ago, staff developed a business accelerator program to assist with Economic Development in downtown Bessemer City. Funds to establish the program was included in the State's budget this year.

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed Council regarding the Christmas Parade, the Parks & Recreation Advisory Board, and Employment in the Parks & Recreation Department. Franklin shared the Parade detail and line up for Council. The Grand Marshal is Bruce W. Dixon, a Bessemer City native and 1893 Alumni. The Parks & Recreation Advisory Board will meet on Tuesday,

December 14th at 6:00 PM. There are currently two openings in the Department. City Staff is interviewing next week for the two positions, Parks & Recreation Specialist and Grounds & Facilities.

Charlie Harbin, Fire Chief- Mr. Harbin addressed Council regarding the annual BBQ sale and general Fire Department business. The BBQ went well, the department sold more plates than expected. The floors inside the Fire Department are being re-done.

Jamie Ramsey, Assistant City Manager- Mr. Ramsey addressed Council regarding the paving project. The Paving project is 90% done. Once all of the paving is done, striping of the streets will begin.

Tom Ellis, Police Chief- Mr. Ellis addressed Council regarding department position transitions and Captain Harps retirement party. Captain Brent Harp will be retiring at the end of December 2021. His retirement party will be on Wednesday, December 15th. Detective James will be moving to Patrol, Officer Henderson will be moving to Detective, and Captain Long to Operations.

Diane Jenkins, Finance Director – Ms. Jenkins addressed Council regarding the annual audit and general Finance and Customer Service department progress. The audit was submitted and the auditors will be presenting to City Council at a Council meeting.

Nathan Hester, City Planner & Code Enforcement – Mr. Hester addressed Council regarding an upcoming public hearing and upcoming Planning & Zoning business.

City Manager's Report

Mr. Inman informed Council on the progress of Stinger Park, the Christmas Party, annual Planning Retreat, Economic Development Breakfast Meeting and the general City affairs.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. There was none.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 4:32 PM by motion of Brenda Boyd and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



2021 MUNICIPAL ELECTION
11/02/2021
ABSTRACT OF VOTES
FOR
GASTON COUNTY, NORTH CAROLINA

INSTRUCTIONS

The county board shall prepare abstracts of all the ballot items in triplicate originals. The county board shall retain one of the triplicate originals, and shall distribute one each to the city or town clerk for the municipality and the State Board of Elections. The State Board of Elections shall forward the original abstract it receives to the Secretary of State. (GS § 163-182.6)

**STATE OF NORTH CAROLINA
COUNTY OF GASTON**

The County Board of Elections for said county, having opened, canvassed, and judicially determined the original returns of the election in the precincts in this county, held as above stated, do hereby certify that the attached is a true abstract thereof, and contains the number of legal ballots cast in each precinct for each office or referendum named, the name of each person or choice voted for, their party affiliation (where applicable), and the number of votes cast for each person or choice for the item named.

This is the 9th day of November, 2021.



[Signature]

Board Member

[Signature]

Board Member

[Signature]

Board Member

[Signature]

Board Chair

[Signature]

Board Secretary

This day personally appeared before me, James W. Ragan, Chairman of the County Board of Elections, who being duly sworn, says the abstract of votes herein contained is true and correct, according to the returns made to said Board.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this the 9th day of November, 2021.

[Signature]

Official Signature of Notary Public

[Signature]

Printed/Typed Name of Notary Public



My Commission Expires: 8-10-2024

November 02, 2021 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
CITY OF BELMONT MAYOR	Claudia Ghianni		621	568	44	8	1
	Jason Lyle		125	120	4	0	1
	Charlie Martin		962	880	71	6	5
CITY OF BELMONT COUNCIL MEMBER	Richard S. (Dick) Cromlish, Jr.		813	746	57	8	2
	Joe Green		288	271	12	2	3
	Alex Szucs		861	793	61	6	1
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 02	Richard Turner		1,063	970	76	11	6
	Kay McCathen		231	203	26	2	0
	Michael Meeks, Sr.		198	180	16	0	2
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Alfred R. Carpenter		213	183	28	2	0
	Brent Guffey		220	203	15	0	2
	James Donnie Griffin		263	230	30	2	1
CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	David Lutz		170	156	13	0	1
	H. L. Beam		654	636	15	3	0
	Jeff Cash		435	418	12	4	1
CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		907	879	20	7	1
	Jill Parker Puett		929	900	21	7	1
	Aaron Vance (Write-In)		5	5	0	0	0
CITY OF CHERRYVILLE MAYOR	Will Cauthen		543	460	70	5	8
	Will Weber		19	18	1	0	0
	Nelson Willis		617	561	49	3	4
TOWN OF CRAMERTON TOWN COMMISSIONER	Scott Kincaid		558	490	59	2	7
	Tatum Bourque (Write-In)		5	5	0	0	0
	Brad Milton		466	412	47	4	3
TOWN OF DALLAS ALDERMAN	Kathy Ramsey		777	677	86	8	6
	Jerry (Fred) Cearley		210	159	48	3	0
	Starletta Hairston		173	132	37	4	0
CITY OF GASTONIA COUNCIL MEMBER WARD 01	Sam Martin		213	177	33	3	0
	Frank Milton		177	140	37	0	0
	Charles E. Roseberry		92	77	15	0	0
CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		2,435	1,389	993	50	3
	Walter A. Kimble		693	424	258	11	0
	Robert King		2,116	1,517	572	24	3

ember 02, 2021 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		2,504	1,758	712	32	2
	Dave Kirin		2,572	1,475	1,041	52	4
CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		4,125	2,697	1,385	57	6
	P. J. Rathbone		96	93	2	1	0
CITY OF HIGH SHOALS MAYOR	Dan Weekley		40	39	1	0	0
	Timmy Eldson (Write-In)		7	7	0	0	0
CITY OF HIGH SHOALS COUNCIL MEMBER	Denese Cook		99	96	2	1	0
	Jimmy T. Laws		84	82	2	0	0
	Lisa Starney (Write-In)		7	7	0	0	0
	Fred Martin (Write-In)		5	5	0	0	0
	Kathy Rhyne		76	75	1	0	0
	Shane Robinson (Write-In)		38	34	4	0	0
CITY OF LOWELL COUNCIL MEMBER	Phil Bonham		294	246	46	2	0
	John Cato		173	157	15	0	1
	Ken Ervin		289	232	54	3	0
	Larry G. Simonds		255	226	28	0	1
	Traws Smith		361	300	58	3	0
TOWN OF MCADENVILLE COUNCIL MEMBER	Carnie Breyare Bailey		42	35	7	0	0
	Jay McCosh		37	31	6	0	0
	Greg Richardson		39	33	6	0	0
	Ivory Craig, Jr.		807	734	67	3	3
CITY OF MOUNT HOLLY COUNCIL MEMBER	Jesse Fields, Jr.		416	376	34	5	1
	Scott Lilly		410	386	22	2	0
	Charles McCorkle		646	584	53	9	0
	David A. Moore		972	908	53	8	3
	Randi Moore		231	221	10	0	0
	Dennis Petro		638	586	47	3	2
	Kenneth E. Reeves		426	402	20	2	2
	Lauren Shoemaker		873	800	61	9	3
TOWN OF RANLO MAYOR	Lynn Black		245	223	21	0	1
	Robin Conner		181	156	22	2	1
TOWN OF RANLO TOWN COMMISSIONER	Lee Adams		122	98	21	2	1
	Trevor Hay		194	169	22	2	1
	Ronnie Laws		170	155	14	0	1

November 02, 2021 Municipal Election Results by Contest

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOWN OF RANLO TOWN COMMISSIONER	John McDonough		79	73	6	0	0
	Bryant James Moore		27	26	1	0	0
	Wade Morton		175	157	17	0	1
	Ronnie Sisk		28	23	5	0	0
TOWN OF STANLEY COUNCIL MEMBER WARD 02	Cathy Harrelson Kirkland		269	251	11	4	3
TOWN OF STANLEY COUNCIL MEMBER WARD 05	Chad Jones		213	201	7	3	2
	Caroline Reid		125	111	11	2	1
CITY OF HIGH SHOALS MALT BEVERAGE ELECTION	For		84	80	3	1	0
	Against		52	52	0	0	0
CITY OF HIGH SHOALS UNFORTIFIED WINE ELECTION	For		82	78	3	1	0
	Against		54	54	0	0	0
CITY OF HIGH SHOALS MIXED BEVERAGE ELECTION	For		81	77	3	1	0
	Against		54	54	0	0	0
CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	Yes		893	812	72	6	3
	No		1,121	1,040	69	9	3

November 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOTAL	CITY OF BELMONT MAYOR	Claudina Ghianni		621	568	44	8	1
		Jason Lyle		125	120	4	0	1
		Charlie Martin		962	880	71	6	5
	CITY OF BELMONT COUNCIL MEMBER	Richard S. (Dick) Cromlish, Jr.		813	746	57	8	2
		Joe Green		288	271	12	2	3
		Alex Szucs		861	793	61	6	1
		Richard Turner		1,063	970	76	11	6
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 02	Kay McCathen		231	203	26	2	0
		Michael Meeks, Sr.		198	180	16	0	2
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Alfred R. Carpenter		213	183	28	2	0
		Brent Guffey		220	203	15	0	2
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	James Donnie Griffin		263	230	30	2	1
		David Lutz		170	156	13	0	1
	CITY OF CHERRYVILLE MAYOR	H. L. Beam		654	636	15	3	0
		Jeff Cash		436	418	12	4	1
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		907	879	20	7	1
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 03	Jill Parker Puett		929	900	21	7	1
		Aaron Vance (Write-In)		5	5	0	0	0
	TOWN OF CRAMERTON MAYOR	Will Cauthen		543	460	70	5	8
		Will Weber		19	18	1	0	0
		Nelson Mills		617	561	49	3	4
	TOWN OF CRAMERTON TOWN COMMISSIONER	Scott Kincaid		558	490	59	2	7
		Tatum Bourque (Write-In)		5	5	0	0	0
		Brad Milton		466	412	47	4	3
		Kathy Ramsey		777	677	86	8	6
	TOWN OF DALLAS ALDERMAN	Jerry (Red) Cearley		210	159	48	3	0
		Starletta Hairston		173	132	37	4	0
		Sam Martin		213	177	33	3	0
		Frank Milton		177	140	37	0	0
		Charles E. Roseberry		92	77	15	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		2,435	1,389	993	50	3
		Walter A. Kimble		693	424	258	11	0

GASTON COUNTY

September 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
TOTAL		Robert King		2,116	1,517	572	24	3
	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Richard Franks		2,504	1,758	712	32	2
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		2,572	1,475	1,041	52	4
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		4,125	2,697	1,365	57	6
	CITY OF HIGH SHOALS MAYOR	P. J. Rathbone		96	93	2	1	0
		Dan Weekley		40	39	1	0	0
	CITY OF HIGH SHOALS COUNCIL MEMBER	Timmy Eidson (Write-In)		7	7	0	0	0
		Denese Cook		99	96	2	1	0
		Jimmy T. Laws		84	82	2	0	0
		Lisa Stamey (Write-In)		7	7	0	0	0
		Fred Martin (Write-In)		5	5	0	0	0
		Kathy Rhyne		76	75	1	0	0
	CITY OF LOWELL COUNCIL MEMBER	Shane Robinson (Write-In)		38	34	4	0	0
		Phil Bonham		294	246	46	2	0
		John Calo		173	157	15	0	1
		Ken Ervin		289	232	54	3	0
		Larry G. Simonds		255	226	28	0	1
		Travis Smith		361	300	58	3	0
	TOWN OF MCADENVILLE COUNCIL MEMBER	Carrie Breyare Bailey		42	35	7	0	0
		Jay McCosh		37	31	6	0	0
		Greg Richardson		39	33	6	0	0
	CITY OF MOUNT HOLLY COUNCIL MEMBER	Ivory Craig, Jr.		807	734	67	3	3
		Jesse Fields, Jr.		416	376	34	5	1
		Scott Lilly		410	386	22	2	0
		Charles McCorkle		646	584	53	9	0
		David A. Moore		972	908	53	8	3
		Randi Moore		231	221	10	0	0
		Dennis Petro		638	586	47	3	2
		Kenneth E. Reeves		426	402	20	2	2
		Lauren Shoemaker		873	800	61	9	3
	TOWN OF RANLO MAYOR	Lynn Black		245	223	21	0	1
		Robin Conner		181	156	22	2	1
	TOWN OF RANLO TOWN COMMISSIONER	Lee Adams		122	98	21	2	1

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
01	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Trevor Hay		194	169	22	2	1
		Ronnie Laws		170	155	14	0	1
		John McDonough		79	73	6	0	0
		Bryant James Moore		27	26	1	0	0
		Wade Morton		175	157	17	0	1
		Ronnie Sisk		28	23	5	0	0
		Cathy Harrelson Kirkland		269	251	11	4	3
		Chad Jones		213	201	7	3	2
		Caroline Reid		125	111	11	2	1
		For		84	80	3	1	0
02	CITY OF HIGH SHOALS MIXED BEVERAGE ELECTION	Against		52	52	0	0	0
		For		82	78	3	1	0
03	CITY OF HIGH SHOALS UNFORTIFIED WINE ELECTION	Against		54	54	0	0	0
		For		81	77	3	1	0
04	CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	Against		54	54	0	0	0
		Yes		893	812	72	6	3
05	CITY OF GASTONIA COUNCIL MEMBER WARD 02	No		1,121	1,040	69	9	3
		Robert Kellogg		119	78	38	3	0
		Walter A. Kimble		19	15	4	0	0
		Robert King		58	38	18	2	0
		Richard Franks		65	46	19	0	0
		Dave Kirlin		121	74	42	5	0
		Jennifer M. Stepp		145	99	45	1	0
		Robert Kellogg		126	60	66	0	0
		Walter A. Kimble		22	16	6	0	0
		Robert King		74	47	27	0	0
06	CITY OF GASTONIA COUNCIL MEMBER WARD 03	Richard Franks		92	57	35	0	0
		Dave Kirlin		123	61	62	0	0
		Jennifer M. Stepp		183	105	78	0	0
		Robert Kellogg		91	47	42	2	0
07	CITY OF GASTONIA COUNCIL MEMBER WARD 04	Walter A. Kimble		26	8	16	2	0
		Robert King		41	25	16	0	0
		Richard Franks		72	44	27	1	0

GASTON COUNTY

September 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
04	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Dave Kirlin		84	36	45	3	0
		Jennifer M. Stepp		122	62	58	2	0
		Robert Kellogg		104	49	52	3	0
04	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		39	22	17	0	0
		Robert King		109	84	25	0	0
		Richard Franks		146	104	39	3	0
05	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		96	47	49	0	0
		Jennifer M. Stepp		210	138	71	1	0
		Robert Kellogg		63	35	28	0	0
05	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		10	7	3	0	0
		Robert King		30	23	7	0	0
		Richard Franks		49	32	17	0	0
06	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		51	30	21	0	0
		Jennifer M. Stepp		91	58	33	0	0
		Robert Kellogg		96	54	42	0	0
06	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		12	7	5	0	0
		Robert King		16	9	7	0	0
		Richard Franks		27	13	14	0	0
07	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		90	56	34	0	0
		Jennifer M. Stepp		89	51	38	0	0
		Robert Kellogg		77	37	40	0	0
07	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		9	1	8	0	0
		Robert King		2	2	0	0	0
		Richard Franks		17	10	7	0	0
08	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		69	30	39	0	0
		Jennifer M. Stepp		66	32	34	0	0
		Robert Kellogg		75	55	20	0	0
08	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		20	14	6	0	0
		Robert King		41	30	11	0	0
		Richard Franks		58	42	16	0	0
09	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		76	55	21	0	0
		Jennifer M. Stepp		113	82	31	0	0
		Robert Kellogg		93	42	50	0	1

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Pct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
09	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		16	7	8	1	0
		Robert King		87	56	30	1	0
		Richard Franks		91	52	37	2	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		97	52	44	0	1
		Jennifer M. Stepp		155	89	63	2	1
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Robert Kellogg		196	113	66	17	0
10	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		60	34	22	4	0
		Robert King		140	95	37	8	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		160	108	44	8	0
		Dave Kirlin		227	131	75	21	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		315	199	91	25	0
11	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		47	27	20	0	0
		Walter A. Kimble		14	8	6	0	0
		Robert King		35	25	10	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		49	32	17	0	0
		Dave Kirlin		45	27	18	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		74	48	26	0	0
12	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		52	29	21	1	1
		Walter A. Kimble		27	20	7	0	0
		Robert King		69	54	12	3	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		94	74	17	3	0
		Dave Kirlin		50	26	22	1	1
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		120	85	29	5	1
13	TOWN OF RANLO MAYOR	Lynn Black		245	223	21	0	1
		Robin Conner		181	156	22	2	1
	TOWN OF RANLO TOWN COMMISSIONER	Lee Adams		122	98	21	2	1
		Trevor Hay		194	169	22	2	1
		Ronnie Laws		170	155	14	0	1
		John McDonough		79	73	6	0	0
		Bryant James Moore		27	26	1	0	0
		Wade Morton		175	157	17	0	1
		Ronnie Sisk		28	23	5	0	0
14	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		108	72	34	1	1

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
14	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		32	21	11	0	0
		Robert King		101	86	14	0	1
		Richard Franks		116	94	21	0	1
15	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		120	81	37	1	1
		Jennifer M. Stepp		181	138	40	1	2
		Robert Kellogg		290	168	114	8	0
16	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		113	69	42	2	0
		Robert King		428	316	108	4	0
		Richard Franks		465	332	126	7	0
17	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		346	207	132	7	0
		Jennifer M. Stepp		679	477	192	10	0
		Robert Kellogg		242	145	93	4	0
18	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		51	28	23	0	0
		Robert King		281	189	90	2	0
		Richard Franks		282	193	87	2	0
19	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		269	155	110	4	0
		Jennifer M. Stepp		455	291	162	2	0
		Robert Kellogg		225	125	96	4	0
20	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		43	30	13	0	0
		Robert King		197	149	45	2	1
		Richard Franks		205	155	49	1	0
21	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		243	142	95	5	1
		Jennifer M. Stepp		341	229	107	4	1
		Robert Kellogg		264	150	129	5	0
22	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		134	86	46	2	0
		Robert King		239	163	74	2	0
		Richard Franks		311	219	89	3	0
23	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		326	170	151	5	0
		Jennifer M. Stepp		497	305	188	4	0
		Robert Kellogg		3	2	1	0	0
24	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Walter A. Kimble		0	0	0	0	0
		Robert King		1	1	0	0	0
		Richard Franks		2	2	0	0	0

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Prct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
19	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		2	1	1	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		3	2	1	0	0
20	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 02	Kay McCathen		157	140	17	0	0
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Michael Meeks, Sr.		151	136	14	0	1
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	Alfred R. Carpenter		144	124	20	0	0
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 01	Brent Guffey		168	156	11	0	1
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	James Donnie Griffin		178	157	21	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	David Lutz		134	122	11	0	1
	CITY OF GASTONIA COUNCIL MEMBER WARD 06	Robert Kellogg		3	2	1	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Walter A. Kimble		0	0	0	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Robert King		2	1	1	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		0	0	0	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Dave Kirlin		2	0	2	0	0
21	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 02	Jennifer M. Stepp		4	3	1	0	0
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Kay McCathen		74	63	9	2	0
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	Michael Meeks, Sr.		47	44	2	0	1
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 01	Alfred R. Carpenter		69	59	8	2	0
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 05	Brent Guffey		52	47	4	0	1
	CITY OF BESSEMER CITY COUNCIL MEMBER WARD 06	James Donnie Griffin		85	73	9	2	1
	CITY OF GASTONIA COUNCIL MEMBER WARD 01	David Lutz		36	34	2	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Robert Kellogg		5	3	2	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		9	3	6	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Robert King		16	9	7	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Richard Franks		20	10	10	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		8	3	5	0	0
22	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		21	9	12	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Robert Kellogg		43	30	13	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Walter A. Kimble		13	9	4	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Robert King		59	53	6	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		65	57	8	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Dave Kirlin		44	31	13	0	0
23	CITY OF BELMONT MAYOR	Jennifer M. Stepp		98	77	21	0	0
	CITY OF BELMONT MAYOR	Claudia Ghiani		229	216	12	1	0

GASTON COUNTY

ember 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
23	CITY OF BELMONT MAYOR	Jason Lyle		47	47	0	0	0
		Charlie Martin		396	364	29	2	1
		Richard S. (Dick) Cromlish, Jr.		335	314	19	2	0
		Joe Green		111	105	5	1	0
		Alex Szucs		361	340	20	0	1
		Richard Turner		392	361	28	2	1
		Claudia Ghanni		141	128	13	0	0
		Jason Lyle		22	21	1	0	0
		Charlie Martin		220	206	14	0	0
		Richard S. (Dick) Cromlish, Jr.		197	184	13	0	0
24	CITY OF BELMONT MAYOR	Joe Green		57	55	2	0	0
		Alex Szucs		181	164	17	0	0
		Richard Turner		236	223	13	0	0
		Will Cauthen		0	0	0	0	0
		Will Weber		0	0	0	0	0
		Nelson Willis		0	0	0	0	0
		Scott Kincaid		0	0	0	0	0
		Tatum Bourque (Write-In)		0	0	0	0	0
		Brad Milton		0	0	0	0	0
		Kathy Ramsey		0	0	0	0	0
25	CITY OF BELMONT MAYOR	Claudia Ghanni		45	40	5	0	0
		Jason Lyle		8	6	2	0	0
		Charlie Martin		40	35	4	1	0
		Richard S. (Dick) Cromlish, Jr.		42	37	4	1	0
		Joe Green		22	20	2	0	0
		Alex Szucs		32	28	4	0	0
		Richard Turner		68	57	10	1	0
		Will Cauthen		10	10	0	0	0
		Will Weber		0	0	0	0	0
		Nelson Willis		4	3	0	0	1
26	TOWN OF CRAMERTON TOWN COMMISSIONER	Tatum Bourque (Write-In)		0	0	0	0	0
		Scott Kincaid		10	9	0	0	1

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional		
CITY OF MOUNT HOLLY COUNCIL MEMBER	Brad Milton		2	2	0	0	0		
	Kathy Ramsey		11	10	0	0	1		
	Ivory Craig, Jr.		22	21	1	0	0		
	Jesse Fields, Jr.		24	23	1	0	0		
	Scott Lilly		6	6	0	0	0		
	Charles McCorkle		16	14	2	0	0		
	David A. Moore		12	12	0	0	0		
	Randi Moore		9	9	0	0	0		
	Dennis Petro		11	10	1	0	0		
	Kenneth E. Reeves		6	6	0	0	0		
	Lauren Shoemaker		16	15	1	0	0		
	Yes		27	26	1	0	0		
	No		21	20	1	0	0		
CITY OF MOUNT HOLLY COUNCIL MEMBER	Ivory Craig, Jr.		179	153	24	2	0		
	Jesse Fields, Jr.		91	81	9	1	0		
	Scott Lilly		106	97	9	0	0		
	Charles McCorkle		140	126	14	0	0		
	David A. Moore		218	201	16	1	0		
	Randi Moore		61	56	5	0	0		
	Dennis Petro		146	134	12	0	0		
	Kenneth E. Reeves		93	88	5	0	0		
	Lauren Shoemaker		197	179	16	2	0		
	Yes		189	164	24	1	0		
	No		277	255	21	1	0		
	CITY OF BELMONT MAYOR	Claudia Ghilani		157	141	10	5	1	
		Jason Lyle		34	34	0	0	0	
Charlie Martin			265	232	16	3	4		
Richard S. (Dick) Cromlish, Jr.			198	177	14	5	2		
Joe Green			74	70	1	1	2		
Alex Szucs			232	214	14	4	0		
Richard Turner			289	262	16	6	5		
CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS		Yes		189	164	24	1	0	
		No		277	255	21	1	0	
		CITY OF BELMONT COUNCIL MEMBER	Richard S. (Dick) Cromlish, Jr.		198	177	14	5	2
			Joe Green		74	70	1	1	2
			Alex Szucs		232	214	14	4	0
			Richard Turner		289	262	16	6	5

GASTON COUNTY

September 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional				
28	TOWN OF CRAMERTON MAYOR	Will Cauthen		524	443	68	5	8				
		Will Weber		19	18	1	0	0				
		Nelson Willis		605	550	49	3	3				
		Tatum Bourque (Write-In)		5	5	0	0	0				
		Scott Kircaid		535	470	57	2	6				
		Brad Milton		461	407	47	4	3				
		Kathy Ramsey		757	658	86	8	5				
		Claudia Ghianni		49	43	4	2	0				
		Jason Lyle		14	12	1	0	1				
		Charlie Martin		51	43	8	0	0				
29	CITY OF BELMONT MAYOR	Richard S. (Dick) Cromlish, Jr.		41	34	7	0	0				
		Joe Green		24	21	2	0	1				
		Alex Szucs		55	47	6	2	0				
		Richard Turner		78	67	9	2	0				
		Will Cauthen		9	7	2	0	0				
		Will Weber		0	0	0	0	0				
		Nelson Willis		8	8	0	0	0				
		Tatum Bourque (Write-In)		0	0	0	0	0				
		Scott Kincaid		13	11	2	0	0				
		Brad Milton		3	3	0	0	0				
CITY OF GASTONIA COUNCIL MEMBER WARD 01	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Kathy Ramsey		9	9	0	0	0				
		Robert Kellogg		45	34	9	2	0				
		Walter A. Kimble		20	15	5	0	0				
		Robert King		71	51	20	0	0				
		Richard Franks		82	57	23	2	0				
		Dave Kirlin		53	42	11	0	0				
		Jennifer M. Stepp		113	87	26	0	0				
		Claudia Ghianni		0	0	0	0	0				
		Jason Lyle		0	0	0	0	0				
		Charlie Martin		0	0	0	0	0				
CITY OF GASTONIA COUNCIL MEMBER WARD 02	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard S. (Dick) Cromlish, Jr.		0	0	0	0	0				
		Joe Green		0	0	0	0	0				
		CITY OF GASTONIA COUNCIL MEMBER WARD 05	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Richard S. (Dick) Cromlish, Jr.		0	0	0	0	0		
				Joe Green		0	0	0	0	0		
				CITY OF BELMONT MAYOR	CITY OF BELMONT MAYOR	Richard S. (Dick) Cromlish, Jr.		0	0	0	0	0
						Joe Green		0	0	0	0	0

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
30	CITY OF BELMONT COUNCIL MEMBER	Alex Szucs		0	0	0	0	0
		Richard Turner		0	0	0	0	0
		Robert Kellogg		25	15	10	0	0
		Walter A. Kimble		1	1	0	0	0
		Robert King		6	6	0	0	0
		Richard Franks		10	10	0	0	0
		Dave Kirlin		22	12	10	0	0
		Jennifer M. Stepp		26	17	9	0	0
		Phil Bonham		1	1	0	0	0
		Shane Robinson (Write-In)		0	0	0	0	0
31	CITY OF GASTONIA COUNCIL MEMBER WARD 01	John Cato		0	0	0	0	0
		Ken Ervin		1	1	0	0	0
		Larry G. Simonds		0	0	0	0	0
		Travis Smith		1	1	0	0	0
		Carrie Breyare Bailey		42	35	7	0	0
		Jay McCosh		37	31	6	0	0
		Greg Richardson		39	33	6	0	0
		Robert Kellogg		2	2	0	0	0
		Walter A. Kimble		0	0	0	0	0
		Robert King		1	0	1	0	0
32	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Richard Franks		1	0	1	0	0
		Dave Kirlin		2	2	0	0	0
		Jennifer M. Stepp		3	2	1	0	0
		Phil Bonham		293	245	46	2	0
		Shane Robinson (Write-In)		38	34	4	0	0
		John Cato		173	157	15	0	1
		Ken Ervin		288	231	54	3	0
		Larry G. Simonds		255	226	28	0	1
		Travis Smith		360	299	58	3	0
		Robert Kellogg		0	0	0	0	0
33	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Walter A. Kimble		0	0	0	0	0
		Robert King		0	0	0	0	0
		Richard Franks		0	0	0	0	0

GASTON COUNTY

ember 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
33	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		0	0	0	0	0
	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jennifer M. Stepp		0	0	0	0	0
	CITY OF CHERRYVILLE MAYOR	H. L. Beam		130	129	1	0	0
35	CITY OF CHERRYVILLE MAYOR	Jeff Cash		88	85	2	0	1
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		190	188	1	0	1
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 03	Jill Parker Puett		194	191	2	0	1
36	CITY OF CHERRYVILLE MAYOR	Aaron Vance (Write-In)		0	0	0	0	0
	CITY OF CHERRYVILLE MAYOR	H. L. Beam		365	351	11	3	0
	CITY OF CHERRYVILLE MAYOR	Jeff Cash		216	207	6	3	0
37	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		485	463	16	6	0
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 03	Jill Parker Puett		496	474	16	6	0
	CITY OF CHERRYVILLE MAYOR	Aaron Vance (Write-In)		4	4	0	0	0
38	CITY OF CHERRYVILLE MAYOR	H. L. Beam		159	156	3	0	0
	CITY OF CHERRYVILLE MAYOR	Jeff Cash		131	126	4	1	0
	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 01	Gary Freeman		232	228	3	1	0
39	CITY OF CHERRYVILLE COUNCIL MEMBER WARD 03	Jill Parker Puett		239	235	3	1	0
	CITY OF HIGH SHOALS MAYOR	Aaron Vance (Write-In)		1	1	0	0	0
	CITY OF HIGH SHOALS MAYOR	P. J. Rathbone		96	93	2	1	0
38	CITY OF HIGH SHOALS MAYOR	Dan Weekley		40	39	1	0	0
	CITY OF HIGH SHOALS COUNCIL MEMBER	Denese Cook		99	96	2	1	0
	CITY OF HIGH SHOALS COUNCIL MEMBER	Timmy Eldson (Write-In)		7	7	0	0	0
38	CITY OF HIGH SHOALS COUNCIL MEMBER	Jimmy T. Laws		84	82	2	0	0
	CITY OF HIGH SHOALS COUNCIL MEMBER	Lisa Slamey (Write-In)		7	7	0	0	0
	CITY OF HIGH SHOALS COUNCIL MEMBER	Fred Martin (Write-In)		5	5	0	0	0
38	CITY OF HIGH SHOALS COUNCIL MEMBER	Kathy Rhyne		76	75	1	0	0
	CITY OF HIGH SHOALS MALT BEVERAGE ELECTION	For		84	80	3	1	0
	CITY OF HIGH SHOALS MALT BEVERAGE ELECTION	Against		52	52	0	0	0
38	CITY OF HIGH SHOALS UNFORTIFIED WINE ELECTION	For		82	78	3	1	0
	CITY OF HIGH SHOALS UNFORTIFIED WINE ELECTION	Against		54	54	0	0	0
	CITY OF HIGH SHOALS MIXED BEVERAGE ELECTION	For		81	77	3	1	0
39	CITY OF HIGH SHOALS MIXED BEVERAGE ELECTION	Against		54	54	0	0	0
	TOWN OF STANLEY COUNCIL MEMBER WARD 02	Cathy Harelson Kirkland		0	0	0	0	0
	TOWN OF STANLEY COUNCIL MEMBER WARD 05	Chad Jones		0	0	0	0	0

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional
39	TOWN OF STANLEY COUNCIL MEMBER WARD 05	Caroline Reid		0	0	0	0	0
		Jerry (Red) Cearley		122	96	25	1	0
40	TOWN OF DALLAS ALDERMAN	Starletta Hairston		96	78	16	2	0
		Sam Martin		110	95	14	1	0
		Frank Milton		107	90	17	0	0
		Charles E. Roseberry		63	52	11	0	0
		Robert Kellogg		19	13	6	0	0
CITY OF GASTONIA COUNCIL MEMBER WARD 01	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Waller A. Kimble		3	3	0	0	0
		Robert King		6	4	1	0	1
		Richard Franks		19	14	4	0	1
CITY OF GASTONIA COUNCIL MEMBER WARD 02	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Dave Kirlin		5	3	2	0	0
		Jennifer M. Stepp		16	11	4	0	1
41	CITY OF GASTONIA COUNCIL MEMBER WARD 05	Jerry (Red) Cearley		88	63	23	2	0
		Starletta Hairston		77	54	21	2	0
		Sam Martin		103	82	19	2	0
		Frank Milton		70	50	20	0	0
		Charles E. Roseberry		29	25	4	0	0
		Robert Kellogg		2	2	0	0	0
		Walter A. Kimble		0	0	0	0	0
		Robert King		6	1	5	0	0
		Richard Franks		6	1	5	0	0
		Dave Kirlin		1	1	0	0	0
CITY OF GASTONIA COUNCIL MEMBER WARD 01	CITY OF GASTONIA COUNCIL MEMBER WARD 01	Jennifer M. Stepp		5	1	4	0	0
		Ivory Craig, Jr.		38	33	3	0	2
CITY OF GASTONIA COUNCIL MEMBER WARD 02	CITY OF GASTONIA COUNCIL MEMBER WARD 02	Jesse Fields, Jr.		49	45	3	0	1
		Scott Lilly		34	34	0	0	0
		Charles McGorkle		90	82	6	2	0
		David A. Moore		74	68	2	2	2
		Randi Moore		26	26	0	0	0
		Dennis Petro		54	53	0	0	1
		Kenneth E. Reeves		27	26	0	0	1
		Lauren Shoemaker		81	72	4	2	3
		Yes		101	92	5	2	2
		42	CITY OF MOUNT HOLLY COUNCIL MEMBER	Jennifer M. Stepp		5	1	4
Ivory Craig, Jr.				38	33	3	0	2
CITY OF MOUNT HOLLY COUNCIL MEMBER WARD 05	CITY OF MOUNT HOLLY COUNCIL MEMBER WARD 05	Jesse Fields, Jr.		49	45	3	0	1
		Scott Lilly		34	34	0	0	0
		Charles McGorkle		90	82	6	2	0
		David A. Moore		74	68	2	2	2
		Randi Moore		26	26	0	0	0
		Dennis Petro		54	53	0	0	1
		Kenneth E. Reeves		27	26	0	0	1
		Lauren Shoemaker		81	72	4	2	3
		Yes		101	92	5	2	2

CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS

GASTON COUNTY

September 02, 2021 Municipal Election Results by Precinct

Precinct	Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional	
43	CITY OF MOUNT HOLLY COUNCIL MEMBER	No		86	81	3	0	2	
		Ivory Craig, Jr.		32	30	2	0	0	
		Jesse Fields, Jr.		16	14	2	0	0	
		Scott Lilly		28	27	1	0	0	
		Charles McCorkle		25	20	3	2	0	
		David A. Moore		36	27	6	3	0	
		Randi Moore		7	6	1	0	0	
		Dennis Petro		31	25	5	1	0	
		Kenneth E. Reeves		20	16	3	1	0	
		Lauren Shoemaker		34	28	4	2	0	
		Cathy Harnelison Kirkland		43	41	1	1	0	
TOWN OF STANLEY COUNCIL MEMBER WARD 02	TOWN OF STANLEY COUNCIL MEMBER WARD 05	Chad Jones		30	29	0	1	0	
		Caroline Reid		18	17	1	0	0	
		Yes		31	29	1	1	0	
CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	No		58	48	8	2	0	
		Cathy Harnelison Kirkland		226	210	10	3	3	
44	TOWN OF STANLEY COUNCIL MEMBER WARD 02	TOWN OF STANLEY COUNCIL MEMBER WARD 05	Chad Jones		183	172	7	2	2
			Caroline Reid		107	94	10	2	1
45	CITY OF MOUNT HOLLY COUNCIL MEMBER	Ivory Craig, Jr.		292	271	19	1	1	
		Jesse Fields, Jr.		130	120	8	2	0	
		Scott Lilly		123	114	7	2	0	
		Charles McCorkle		204	186	15	3	0	
		David A. Moore		316	301	12	2	1	
		Randi Moore		64	62	2	0	0	
		Dennis Petro		178	161	14	2	1	
		Kenneth E. Reeves		107	101	4	1	1	
		Lauren Shoemaker		272	250	19	3	0	
		Yes		272	252	17	2	1	
		CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	No		330	306	19	4
Ivory Craig, Jr.				244	226	18	0	0	
Jesse Fields, Jr.				106	93	11	2	0	
46	CITY OF MOUNT HOLLY COUNCIL MEMBER	CITY OF MOUNT HOLLY COUNCIL MEMBER	Scott Lilly		113	108	5	0	0

GASTON COUNTY

November 02, 2021 Municipal Election Results by Precinct

Contest	Choice	Party	Total Votes	Election Day	One Stop	Abs Mail	Provisional	
CITY OF MOUNT HOLLY COUNCIL MEMBER	Charles McCorkle		171	156	13	2	0	
	David A. Moore		316	299	17	0	0	
	Randi Moore		64	62	2	0	0	
	Dennis Petro		218	203	15	0	0	
	Kenneth E. Reeves		173	165	8	0	0	
	Lauren Shoemaker		273	256	17	0	0	
	Yes		273	249	24	0	0	
	No		349	330	17	2	0	
	CITY OF MOUNT HOLLY PARKS AND RECREATION BONDS	Yes		273	249	24	0	0
		No		349	330	17	2	0

GASTON COUNTY, NC
2011 MUNICIPAL ELECTIONS

REGISTRATION	STATISTICS			0002_BELMONT MAYOR BELMONT					0001_BELMONT COUNCILMEMBER BELMONT									
	VOTERS	C A S T	B A L L O T S	C A S T	B A L L O T S	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	R i c h a r d S .	(D i c k)	C r o m l i s h , J r .	J o e G r e e n	A l e x S z u c s	R i c h a r d T u r n e r	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	
40 GA DALLAS 1	0	28	0															
40 DA DALLAS 1	0	201	1															
41 DALLAS 2	0	157	0															
42 LUCIA	0	188	0															
43 MH STANLEY 1	0	91	0															
43 ST STANLEY 1	0	51	2															
44 STANLEY 2	0	290	0															
45 MOUNT HOLLY 1	0	616	1															
46 MOUNT HOLLY 2	0	632	0															
TOTALS	0	13611	16	621	125	962	5	2	11	813	288	861	1063	34	6	387		

	0010_CRAMERTON COMMISSIONER CRAMERTON				0011_DALLAS ALDERMAN DALLAS									
	SCOTT	BROAD	KATHRYN	WRIE - I	OVER	UNDE	(R e d)	S t a t e	S a m	F r a n k	E . R o s e	W R I T E - I N	O V E R	U N D E R
24 BELMONT 2	0	0	0	0	0	0								
25 BELMONT 3	10	2	11	0	0	5								
28 CRAMERTON	535	461	757	24	0	525								
29 NEW HOPE	13	3	9	1	0	8								
40 DA DALLAS 1							122	96	110	107	63	3	0	102
41 DALLAS 2							88	77	103	70	29	3	0	77
TOTALS	558	466	777	25	0	538	210	173	213	177	92	6	0	179

GASTON COUNTY, NC
2011 MUNICIPAL ELECTIONS

	0012_GASTONIA COUNCIL WARD 1 GASTONIA				0013_GASTONIA COUNCIL WARD 2 GASTONIA				0014_GASTONIA COUNCIL WARD 5 GASTONIA						
	R o b e r t K e l l o g g	A . W a l t e r	R o b e r t K i n g	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	R i c h a r d F r a n k s	D a v e K i r l i n	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S	J e n n i f e r	W R I T E - I N	O V E R V O T E S	U N D E R V O T E S
01 YORK CHESTER	119	19	58	2	0	2	65	121	3	0	11	145	16	0	39
02 VICTORY	126	22	74	0	0	5	92	123	1	0	11	183	6	0	38
03 PLEASANT RIDGE	91	26	41	0	0	0	72	84	0	0	2	122	2	0	34
04 FOREST HEIGHTS	104	39	109	0	0	2	146	96	1	0	11	210	5	0	39
05 HEALTH CENTER	63	10	30	0	1	4	49	51	0	0	8	91	0	0	17
06 MYRTLE	96	12	16	0	0	0	27	90	0	0	7	89	2	0	33
07 HIGHLAND	77	9	2	0	0	2	17	69	1	0	3	66	1	0	23
08 WOODHILL	75	20	41	0	0	2	58	76	4	0	0	113	7	0	18
09 GRIER	93	16	87	0	0	0	91	97	0	0	8	155	4	0	37
10 SHERWOOD	196	60	140	0	1	1	160	227	1	0	10	315	11	0	72
11 ARMSTRONG	47	14	35	1	0	3	49	45	1	0	5	74	4	0	22
12 FLINT GROVES	52	27	69	2	0	2	94	50	1	0	0	120	4	0	28
14 GARDNER PARK	108	32	101	1	0	2	116	120	0	0	8	181	11	0	52
15 ROBINSON 1	290	113	428	0	0	1	465	346	1	0	20	679	22	0	131
16 GASTON DAY	242	51	281	1	0	1	282	269	1	0	24	455	14	0	107
17 ROBINSON 2	225	43	197	0	0	1	205	243	3	0	15	341	24	0	101
18 ASHBROOK	284	134	239	0	1	1	311	326	3	0	19	497	24	0	138
19 SOUTH GASTONIA	3	0	1	0	0	0	2	2	0	0	0	3	0	0	1
20 BESSEMER CITY 1	3	0	2	0	0	0	0	2	2	0	0	4	0	0	1
21 BESSEMER CITY 2	5	9	16	0	0	0	20	8	2	0	0	21	3	0	6
22 CROWDERS MOUNTAIN	43	13	59	0	0	1	65	44	1	0	6	98	0	0	18
29 NEW HOPE	45	20	71	0	0	1	82	53	0	0	2	113	5	0	19
30 MCDENVERVILLE	25	1	6	0	0	0	10	22	0	0	0	26	3	0	3
31 UNION	2	0	1	0	0	0	1	2	0	0	0	3	0	0	0
33 TRYON	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
40 GA DALLAS 1	19	3	6	0	0	0	19	5	1	0	3	16	2	0	10
41 DALLAS 2	2	0	6	0	0	0	6	1	0	0	1	5	0	0	3
TOTALS	2435	693	2116	7	3	31	2504	2572	27	0	182	4125	170	0	990

Item 4.

	0022 MOUNT HOLLY COUNCILMAN MT HOLLY										0030 MOUNT HOLLY PARKS RECREATION BONDS MT HOLLY					
	Cr a i g , J r r y	Fi e l d s , J r r y	S c c o t t L f l l y	M C C O r r k e l e s	D a v i d A M O r e	R a n d f i M O r e	D e n n i s P e t r O	E R e n e v e n L a m a k e r	W R I T E - I M	O V E R V O T E S	U N D E R V O T E S	Y e s	N O	O V E R V O T E S	U N D E R V O T E S	
25 BELMONT 3	22	24	6	16	12	9	11	6	16	1	0	21	27	21	0	0
26 CATWABA HEIGHTS	179	91	106	140	218	61	146	93	197	8	0	168	189	277	0	3
42 LUCIA	38	49	34	90	74	26	54	27	81	0	0	91	101	86	0	1
43 MT STANLEY 1	32	16	28	25	36	7	31	20	34	3	3	38	31	58	0	2
45 MOUNT HOLLY 1	292	130	123	204	316	64	178	107	272	8	0	154	272	330	0	14
46 MOUNT HOLLY 2	244	106	113	171	316	64	218	173	273	8	0	210	273	349	0	10
TOTALS	807	416	410	646	972	231	638	426	873	28	3	682	893	1121	0	30

0026 STANLEY COUNCIL WARD 5 STANLEY

	C h a d J o n e s	C a r l I r i d	W R I T T E N	O V E R V O T E S	U N D E R V O T E S
39 ALEXIS	0	0	0	0	0
43 ST STANLEY 1	30	18	0	0	3
44 STANLEY 2	183	107	0	0	0
TOTALS	213	125	0	0	3



City of Bessemer City, North Carolina
Text Amendment/Rezoning Staff Report
 Planning Board Recommendation November 1, 2021

Applicant: Lennar Corporation

Request:

General Rezoning application 03-2021 from Lennar Corporation to rezone a portion of Tax Parcel Number 305559, Tax Parcel Number's 151795 and 220086 to accommodate the development of a single family residential community.

Background Information:

Tax Parcel Number 220086 is currently zoned Rural (R), is within the City of Bessemer City's extra territorial jurisdiction and is a vacant parcel. The applicant is requesting a zoning map amendment to rezone the parcel to Urban Residential (UR) to accommodate the development of a single family residential community.

Tax Parcel Number 305559 is currently zoned (I-2), is within the Gaston County Zoning Jurisdiction, and is a vacant parcel. The applicant is requesting a zoning map amendment to rezone the parcel to Urban Residential to accommodate the development of a single family residential community. The rezoning of this parcel is contingent upon annexation from Gaston County Jurisdiction to City of Bessemer City.

Urban Residential Dimensional Standards:

Minimum Lot Area: 6,000 Square Feet

Minimum Lot Width: 50 Feet

Minimum Front Setback: 20 Feet

Minimum Side Setback: 6 Feet
 Minimum Rear Setback: 30 Feet
 Minimum Corner Setback: 20 Feet
 Maximum Building Height: 45 Feet

Proposal: The applicants have submitted a General Rezoning application on October 18, 2021 proposing to develop a single family residential community on the proposed site. A summary of the proposal is as follows:

Site Development Data:

Acreage: 95.33

Tax Parcels: (Portion of) 305559, 220086

Existing Zoning: (R) Rural (Bessemer City), I-2 (Gaston County Jurisdiction)

Proposed Zoning: Urban Residential (UR)

Existing Uses: Vacant

Proposed Uses: Single-Family

Lots: +/- 200 (50' x 120')

Maximum Building Height: 45' (Per Bessemer City Code)

Minimum Building Height: 20' (Per Bessemer City Code)

Parking: 2 per Unit Minimum

Open Space: 9.5 acres with approximately 3 acres as main amenity space with pool. Proposed greenway.

Roads: The proposal of both sites involve the creation of right of ways within the communities that include streets, sidewalks on both sides, and green strips. All right of ways and streets will be dedicated to the city upon development completion. Primary ingress and egress from the site will be off of Costner School Rd. with a secondary access point of ingress and egress off of Arc St. There is a proposed future connection east of the development if future development were to become possible.

- A five (5) foot wide sidewalk shall be constructed alongside all roadways, existing or proposed, as well as a six (6) foot green strip.

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

- Public Works Director has indicated that there is City water and sewer availability for the site.
- Applicants will pay the water, sewer tap fees, and system development fees.

Stormwater Drainage: Drainage will be engineered according to the best management practices at the time of construction and will be handled through a curb and gutter system located within the proposed road right-of-way. The property is subject to adopted stormwater management guidelines.

Open Space: Applicant proposes approximately 9.5 acres of open space with a community pool and proposed greenway.

Land Use Buffer: The Preliminary Site Plan indicates there will be a six (6) foot greenstrip along all main roadways within the residential community. The greenstrip shall have Canopy, Understory, or a combination of both. Number of trees required to be determined at the time of permitting. There is a combination of 20 ft., 30 ft., and 40 ft. landscape/stream buffer's proposed between around the perimeter of the development site.

Staff Recommendation:

Approve rezoning of development site to Urban Residential Conditional District with conditions to be worked out by the regular council meeting held on January 10, 2022.

Exhibits:

1. Application packet submitted by Land Design on behalf of Applicant.
2. Plan Consistency & Reasonableness Statement



City of Bessemer City Application for Rezoning (Zoning Amendment)

- 1. Applicant Name: Mark Henninger
- 2. Applicant Address: 6701 Carmel Road Ste 425
- 3. Applicant City: Charlotte State: NC Zip Code: 28226
- 4. Applicant Telephone: Home: _____ Work: 704.309.1425
- 5. Name and address of owner (if different from applicant): _____
- 6. Location of Subject Property: _____
 (a) Street address: 3200 Bessemer City Road and 143 Bobbie Lane
 (b) Gaston County P.I.N. 305559 & 220086
- 7. Area of Subject Property (acres or square feet): +/- 95.33 AC
- 8. Zoning Classification: Current: R & I-2 Proposed: UR
- 9. Existing Land Use: Vacant
- 10. Surrounding Land Use: North: NR & R South: I-2
 East: R-1 & RS-12 West: NR, R & BC
- 11. Reason(s) for Requesting a Rezoning (Zoning Amendment): Single Family Proposed Use

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

Certification

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

Signature of Applicant: Mark Henninger Digitally signed by Mark Henninger
Date: 2021.10.18 23:47:20 -0400 Date: 10/18/2021

Staff Use Only:
 Fee: \$ _____ Received by: Nathan Hester Date: 10/18/2021
The application fee is nonrefundable

Staff Use Only:

Scheduled for Planning and Zoning Commission consideration:

Date: November 1, 2021 Time: 6:00 p.m. Location: 132 W. Virginia Ave. Bessemer City, NC 28016

Date Advertised, written notice(s) sent, and property posted: N/A

Planning and Zoning Commission recommendation: Approved Denied

If denied, was an appeal filed? _____

Scheduled for City Council consideration:

Date: December 13, 2021 Time: 7:00 p.m. Location: 132 W. Virginia Ave. Bessemer City, NC 28016

Dates advertised: (a) first notice: _____ (b) second notice: _____

City Council recommendation: Approved Denied

Date applicant notified of City Council action: _____

Comments: _____



**AN ORDINANCE AMENDING OFFICIAL ZONING MAP OF THE CITY
OF BESSEMER CITY.**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on December 13th, 2021 to consider a proposed amendment to the City of Bessemer City Zoning Map. On November 1st, 2021 the Bessemer City Planning Board voted to recommend the City Council approve the proposed zoning map amendment.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a zoning map change to the Official City of Bessemer City Zoning Map reflected in application ZA-03-2021.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the Official City of Bessemer City Zoning Map is amended to reflect the adopted changes as written below.

1. Tax Parcel #220086 is rezoned from Rural (R) to Urban Residential (UR).
2. Tax Parcel #151795 is rezoned from Rural (R) to Urban Residential (UR).
3. Portion of Tax Parcel #305559 from Industrial 2 (I-2) to Urban Residential (UR).

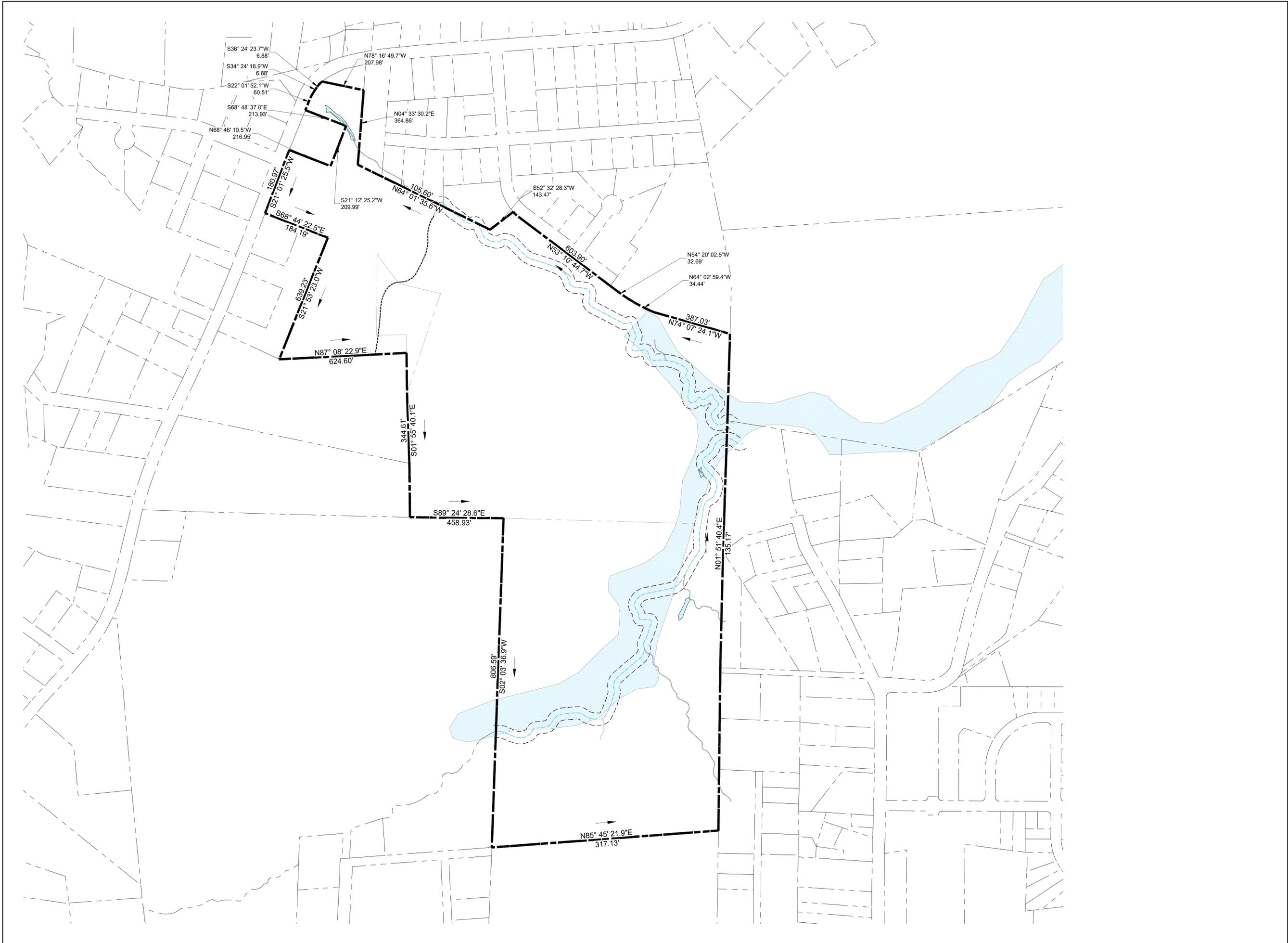
Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



KEY MAP

SEAL

NOT FOR CONSTRUCTION

COSTNER SCHOOL ROAD

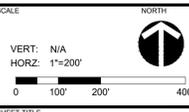
BESSEMER CITY, NC
REZONING #2021-XXX

LANDDESIGN PROJ.# 1021242

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL ZONING SUBMITTAL	10.19.2021

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX



ZONING BOUNDARY

SHEET NUMBER
RZ-4



**AN ORDINANCE AMENDING CHAPTER 92 AND 94 OF THE CITY OF
BESSEMER CITY CODE OF ORDINANCES.**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on December 13th, 2021 to consider a proposed amendment to the City of Bessemer City Code of Ordinances.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a text change to the City of Bessemer City Code of Ordinances reflected in Chapter 92 and 94 of the City of Bessemer City Code of Ordinances.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the City of Bessemer City Code of Ordinances is amended to reflect the adopted changes as written below.

1. CHAPTER 92 ABANDONED, JUNK, NUISANCE VEHICLES.
2. CHAPTER 94 NOISE.

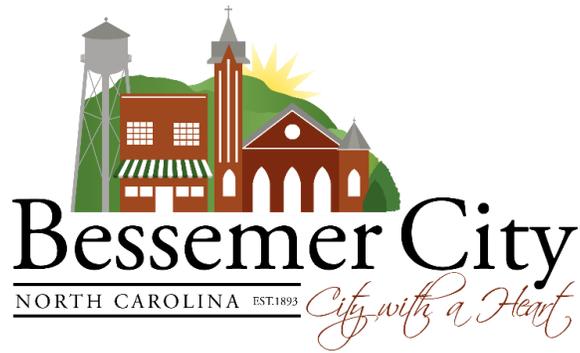
Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



AN ORDINANCE AMENDING SECTION 3.2.B OF THE BESSEMER CITY

LAND DEVELOPMENT CODE

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on November 8th, 2021 to consider a proposed amendment to the Bessemer City, NC Land Development Code (LDC) Section 3.2.B Accessory Structures. On September 7th, 2021 the Bessemer City Planning Board voted to recommend the City Council approve the proposed LDC text change.

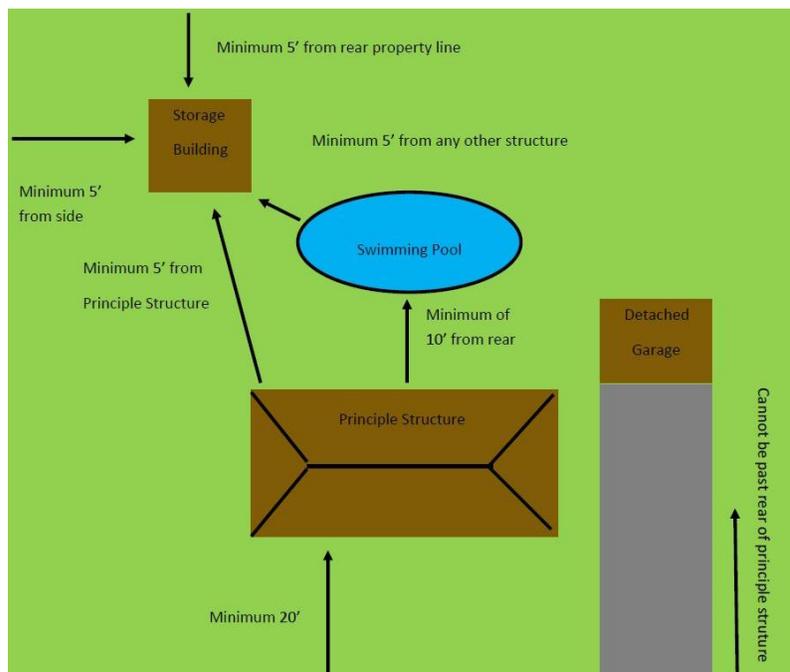
WHEREAS, after a _____ vote, the City Council of Bessemer City approved a text change to the Bessemer City LDC proposed by text change request TA2021-0001.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that Section 3.2.B of the Bessemer City, NC Land Development Code is amended to reflect the adopted changes as written below.

BESSEMER CITY LAND DEVELOPMENT CODE –CHAPTER 3.2.B Accessory Structures

3.2.B Accessory Structures

Figure 0-1 Diagram of Accessory Structures



1. Unless otherwise specified, accessory structures shall be set back at least five (5) feet from and side lot lines.
2. The accessory structure shall be clearly incidental to the primary use. Accessory structures shall not exceed the height, length, or the width of the principal structure on the lot.
3. With the exception of Section accessory structures must be located in the rear yard unless, upon the determination of the Zoning Administrator, no practical location exists.
4. Each lot shall be permitted up to three (3) accessory structures.
5. Lots that are one (1) acre or less shall only be permitted one (1) accessory structure that may be used for storage purposes.
6. A detached garage shall not be counted towards the one (1) permitted accessory structure used for storage purposes.
7. Lots greater than one (1) acre shall be permitted up to four (4) accessory structures.
8. The square footage of accessory structures must not exceed fifty (50) percent of the square footage of the primary structure on a lot.
9. Garage buildings, both attached and detached, shall be regulated as an accessory structure.

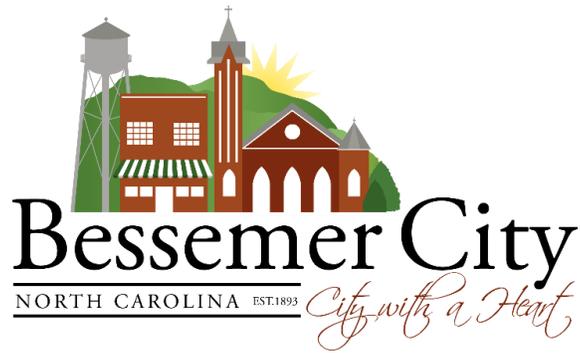
Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**AN ORDINANCE AMENDING SECTION 3.3.F OF THE BESSEMER
CITY LAND DEVELOPMENT CODE**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on November 8th, 2021 to consider a proposed amendment to the Bessemer City, NC Land Development Code (LDC) Section 3.3.F Garages and Carports. On September 7th, 2021 the Bessemer City Planning Board voted to recommend the City Council approve the proposed LDC text change.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a text change to the Bessemer City LDC proposed by text change request TA2021-0001.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that Section 3.3.F of the Bessemer City, NC Land Development Code is amended to reflect the adopted changes as written below.

BESSEMER CITY LAND DEVELOPMENT CODE –CHAPTER 3.2.B Accessory Structures

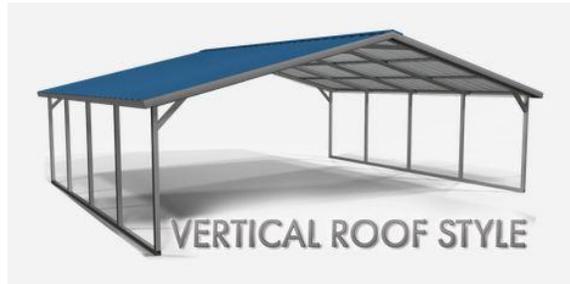
3.3.F Garages and Carports

1. Garage doors are not permitted on the front elevation of any multi-family dwelling.
2. Attached garages or garage buildings shall be located in the side or rear yard only. Attached garage buildings that front a public street shall be and recessed a minimum of six (6) feet from the front façade.
3. Detached garages shall be located in the rear yard. Side yard detached garages are permitted if attached by a minimum six (6) foot wide covered breezeway to match principal roof structure.
4. If a detached garage is located within the side yard, it shall not protrude beyond the frontage of the principal structure.
5. Detached carports shall be located in the rear yard only.

6. Carport roofs shall be either boxed eave or vertical style.

Figure 5-1 Example of Boxed Eave Style Carport Roof

Figure 6-2 Example of Vertical Roof Style Carport Roof



7. Carports must be located on a paved surface or a contained gravel surface.

8. Attached carports must match the roof of the principal structure.

Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**AN ORDINANCE AMENDING SECTION 10.1 OF THE BESSEMER CITY
LAND DEVELOPMENT CODE**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on November 8th, 2021 to consider a proposed amendment to the Bessemer City, NC Land Development Code (LDC) Section 10.1 General Definitions. On September 7th, 2021 the Bessemer City Planning Board voted to recommend the City Council approve the proposed LDC text change.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a text change to the Bessemer City LDC proposed by text change request TA2021-0001.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that Section 10.1 of the Bessemer City, NC Land Development Code is amended to reflect the adopted changes as written below.

BESSEMER CITY LAND DEVELOPMENT CODE –CHAPTER 10.1 General Definitions

Structure, Accessory

A structure clearly subordinate to the principal structure located on the same lot as the principal structure used for purposes customarily incidental to the principal structure. An accessory structure may also be referred to as an "accessory building." Accessory structures may be attached to or detached from the principal structure.

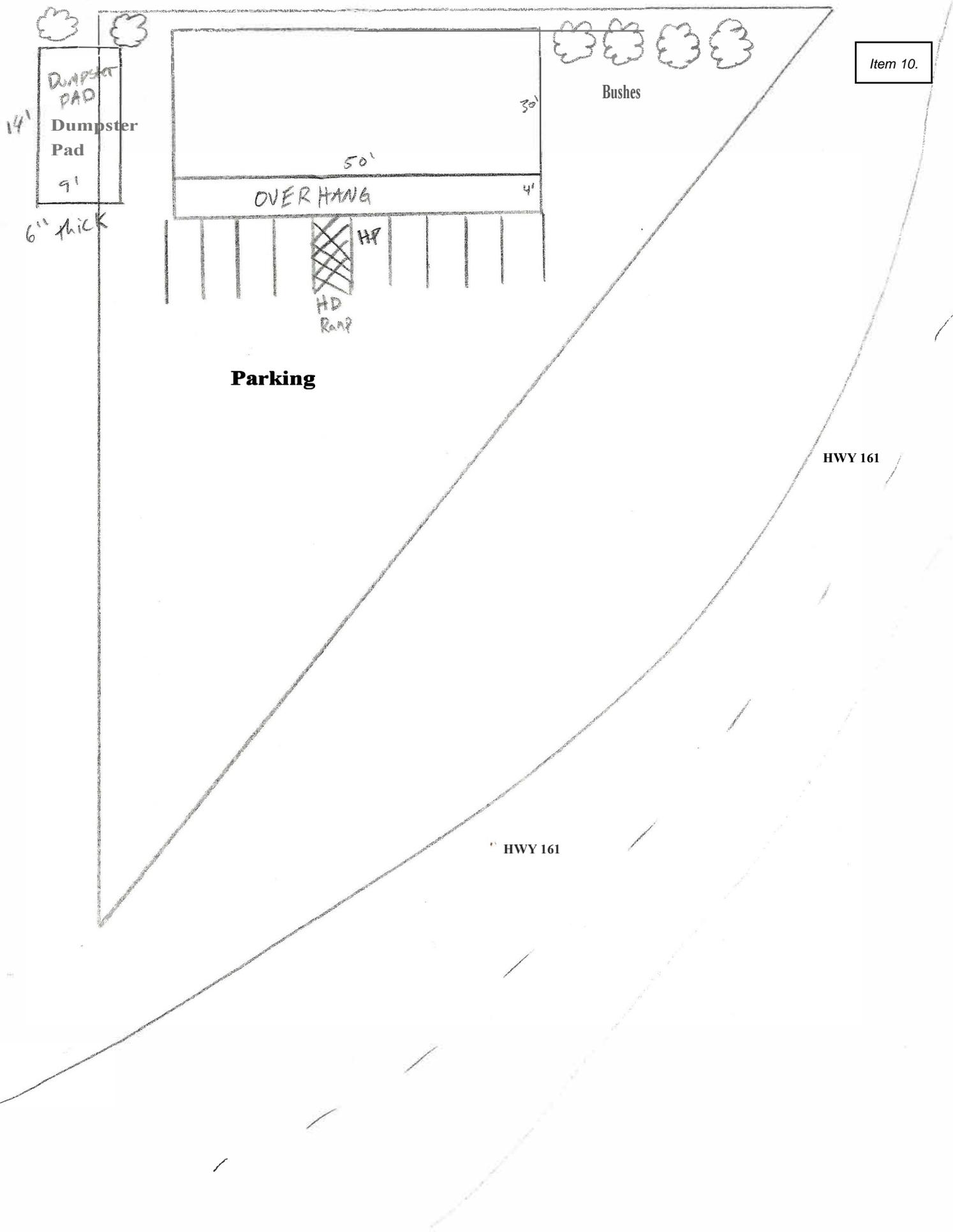
Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk





City of Bessemer City, North Carolina
Map Amendment Staff Report

Planning Board Recommendation October 4, 2021

Applicant: Shiloh Canipe

Request:

Application General Rezoning 2021-0001 from Shiloh Canipe for Zoning Map Amendment to rezone 801 W. Hwy 161 Bessemer City, NC 28016 Tax Parcel #121181 and Parcel #121182, no assigned address, from Urban Residential to Highway Commercial.

Background Information:

801 W. Hwy 161 Bessemer City, NC 28016 Tax Parcel #121181 is currently zoned Urban Residential and the current use of the property is utilized as Office Space. The owner is requesting a zoning map amendment to rezone Parcel #121181 from Urban Residential (UR) to Highway Commercial (HC) to change use of principal structure from Office Space to Convenience Store. Currently, the use of Convenience Store is not allowed within the UR zoning district.

Applicant is also requesting a zoning map amendment to rezone Tax Parcel #121182 from Urban Residential to Highway Commercial. Currently the parcel has no assigned address and is currently owned by the Heirs of Lizzie White C/O Sunny Alexander 18040 Midway Rd Apt. #167 Dallas, TX 75287. This specific property abuts the owner's property to the rear.

Urban Residential Dimensional Standards:

Minimum Lot Area: 6,000 Square Feet
 Minimum Lot Width: 50 Feet
 Minimum Front Setback: 20 Feet
 Minimum Side Setback: 6 Feet
 Minimum Rear Setback: 30 Feet
 Minimum Corner Setback: 20 Feet
 Maximum Building Height: 45 Feet

Urban Residential Uses:

Permitted By Right (P) – Cultural/Community Center, Fire/Police Station, Government Service, Community Garden, Essential Services I, Park.

Permitted with Additional Standards (AS) – Single Family Residential, Multifamily Residential, Bed and Breakfast, Family Care Home, Personal and Professional Services, Day Care, Religious Institution, Recreation and Sports Center Outdoor, Home Occupation, Accessory Cottage.

Special Use Permit Required (SUP) – Restaurants and Eateries, Retail, Educational Facility, Essential Services II.

Highway Commercial Dimensional Standards:

Minimum Lot Area: 5,000 Square Feet
 Minimum Lot Width: 70 Feet
 Minimum Front Setback: 30 Feet
 Minimum Side Setback: 10 Feet
 Minimum Rear Setback: 20 Feet (30 Feet if abutting R, NR, UR districts)
 Minimum Corner Setback: 30 Feet
 Maximum Building Height: 50 Feet

High Way Commercial Uses:

Permitted By Right: Commercial II, Hotel/Inn, Micro-Brewery/Micro-Distillery, Personal/Professional Services, Restaurants/Eateries, Retail, Cultural/Community Center, Day Care, Fire/Police Station, Government Service, Essential Services I, Park, Recreation and Sports Center Indoor and Outdoor, Conference Center.

Permitted with Additional Standards: Auto Services/Gasoline Station, Commercial III, Religious Institution, Farm Product Sales, Parking lot, Outdoor Storage, Drive-thru Facility.

Special Use Permit Required (SUP) – Residential Care Facility, Adult Establishment, Arena Stadium, Educational Facility, Outdoor Storage Sales, Essential Services II, Transportation Facilities.

The use of a convenience store is classified in the City of Bessemer City Land Development Code, Appendix A, Land Use Classification under Commercial III.

The Land Development Code Chapter 10.2 Use Definitions defines Convenience Store as: “A one (1) story, retail store containing less than three thousand (3,000) square feet of gross floor area that is designed and stocked to sell primarily fuel, food (packaged and/or prepared), beverages, and other household supplies to customers who purchase relatively few items (in contrast to a “grocery store”). A “convenience store” is designed to attract and depends upon a large volume of stop-and-go-traffic.

Staff Recommendations:

Staff recommends rezoning parcels as a conditional district. Applicant has stated intentions of establishing a convenient store at the location. A conditional district would allow the applicant the opportunity to provide the surrounding area the economic benefits from a convenient store in the immediate area while preserving the integrity of the established neighborhood.

Exhibits:

- A. Table of Uses
- B. Land Use Classification
- C. 10.2 Convenience Store Definition
- D. GIS location map.

Recommended Effective Date: November 8, 2021



**AN ORDINANCE AMENDING OFFICIAL ZONING MAP OF THE
CITY OF BESSEMER CITY**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on November 8th, 2021 to consider a proposed amendment to the City of Bessemer City Zoning Map. On October 4th, 2021 the Bessemer City Planning Board voted to recommend the City Council approve the proposed zoning map amendment.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a zoning map change to the Official City of Bessemer City Zoning Map reflected in application ZA-2021-01.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the Official City of Bessemer City Zoning Map is amended to reflect the adopted changes as written below.

1. Tax Parcel #121181 is rezoned from Urban Residential (UR) to Highway Commercial (HC).

Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 13th Day of December, 2021.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk