



PLANNING BOARD
City Council Chambers
Monday, April 01, 2024 at 6:00 PM

AGENDA

Call to Order and Determination of a Quorum

Adoption of the Agenda

Planning Board Action Item

- [1.](#) Approval of minutes from the February 5, 2024 Meeting
- [2.](#) CD 03-2023 PID #151678 Discussion

Board of Adjustment Action Item

Informational Items

Old/New Business

Adjourn

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, February 5th, 2024 at 6:00 PM in the Council Chambers of City Hall.

Members Present:

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Wendy Burgess, Charlene Hill, Bryan Hoffman, Linda Willis, and Constantine Tsambouriney. City Staff Present: Development Services Officer, Nathan Hester, and City Clerk, Hydeia Hayes.

Call to Order and Determination of a Quorum

Chairperson Absher called the Planning Board meeting to order and confirmed that a quorum was present (7/7). Chairman Absher welcomed the new board members.

Adoption of the Agenda

By motion of Charlene Hill and unanimous vote, the agenda was adopted with no revisions.

Planning Board Action Item

By motion of Pamela Gladney and unanimous vote, minutes from the October 2, 2023 Planning Board meeting minutes were adopted. Property owners would like to rezone one parcel of land that is currently zoned Urban Residential to Urban Residential Conditional District to accommodate the development of a multifamily townhome community.

Planning Board Action Item

Development Services Officer, Nathan Hester addressed the Board regarding a rezoning request from Development Solutions Group (DSG) on Yellowjacket Lane. The preliminary site plan for the development includes one parcel of land located within the incorporated Bessemer City limits and is assigned Gaston County Tax Parcel ID# 151678. The project site is approximately 6.26 acres and is currently vacant. The project parcel is surrounded by three public right of ways, Bess Town Rd. and M.L. Kiser Rd. that are currently maintained by the NCDOT and Yellow Jacket Ln. which is currently maintained by the City of Bessemer City. Applicant is proposing to develop the project site into a multifamily townhome community consisting of 76 residential units, two public rights of way to be dedicated to the city, five public alleyways' to be dedicated to the city, and approximately one (1) acre of open space.

Current regulations within section 2.8.C of the Bessemer City Land Development Code (LDC) state that no multifamily development is to be developed on a site larger than three (3) acres and that no more than eight residential units per acre may be developed. The purpose of the application by the developer for a conditional district is to request relief from the Bessemer City Land Development Code regulations on multifamily site regulations and density per acre regulations. The proposal of the site involves the construction of two, fifty-foot rights of way with an expected width of pavement at twenty four feet and five thirty foot alleyways' with an expected width of pavement at twenty feet. The two public rights of way will include sidewalks with curb and gutter and the alleyways will include only curb and gutter. All right of ways and alleyways will be dedicated to

the city upon development completion. There are four points of primary ingress and egress to and from the development. Two points will access the development off of M.L. Kiser Rd. and two points will access the development off of Yellow Jacket Ln. There are three ancillary access points to the development off of Yellowjacket Ln. that will allow passenger vehicular access to three of the public alleyways. Street trees will be planted along the two primary right of way through the development site in accordance with the Bessemer City Land Development Code. No street trees are required along the alleyways. Remaining vegetative requirements will be met with newly planted trees within dedicated open space throughout the project site.

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 as well as one proposed sand filter for storm water management. The property is subject to adopted stormwater management guidelines and will have to be approved by the Gaston County Department of Natural Resources. Open Space requirements for the proposed site are 2.17 acres of open space. Applicant proposes approximately one (1.0) acres of open space. Applicant will be required to submit payment in lieu of open space to City of Bessemer City per the guidelines in section 4.8.D. of the Bessemer City Land Development Code a resolution can be reached between the applicant and the City of Bessemer City that is approved by the City Council as equally beneficial to the development or the city in relation to recreational space and its accessibility by the community.

According to the City of Bessemer City Land Development Code section 3.5.C. no landscaping buffer is required for adjacent properties land uses of multifamily and single family residential to the east, north, and west of the development site. A level C land use buffer will be required along the south side (Yellow Jacket Ln.) to screen the development from the civic/educational land use upon the adjacent property. A level C land use buffer is minimum 20' in width. Developer can choose to implement other screening options from the city's land development code as long as they meet the minimum requirements of a level C landscaping buffer.

The applicant has asked for the following areas of relief and conditions of approval:

1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added relief of:
 - a. Allowing the development for multifamily use on one lot that is excess of three (3) acres.
 - b. Allowing for twelve (12) units per acre, which is more than the density requirements of eight (8) units per acre stated within 3.2.A. of the city's LDC.
 - c. Relief of the front setback regulation of fifteen (15') feet and allow a setback of anywhere between zero and five feet (0-5').
2. All other multifamily design standards stated within the City of Bessemer City Land Development Code (LDC) shall be adhered to.

3. The developer shall extend City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
4. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
5. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

Light discussion was held amongst Board members and Director Hester.

By motion of Pamela Gladney and unanimously vote, the following were recommended to be presented to City Council for consideration:

- Pursue Project of multifamily development on site with relief of 3 acre size limitation.
- Recommend reducing density to Land Development Code restriction of 8 units per acre.
- Recommend deny relief of decreased open space.
- Recommend developer meet required setbacks. No relief of setback requirements recommended.
- Recommend accepting dedication to City of Bessemer City of the two main right of ways within the development and recommend that alleyways remain privately owned and maintained by future HOA.

Old/New Business

There was none.

Adjourn

By motion of Linda Willis and unanimous vote, the meeting adjourned at 6:58 PM.

Bruce Absher, Chairperson

Hydeia Y. Hayes, City Clerk



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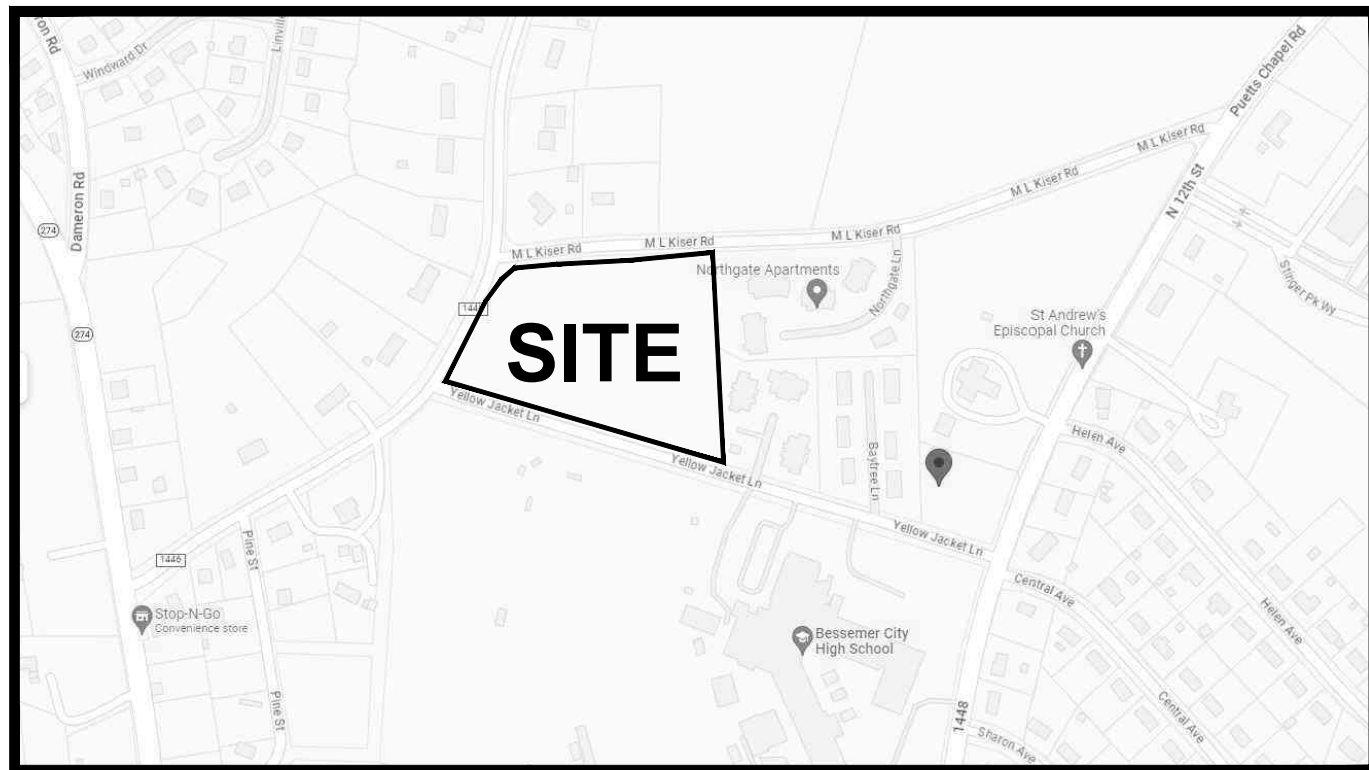
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING
SITE PLAN



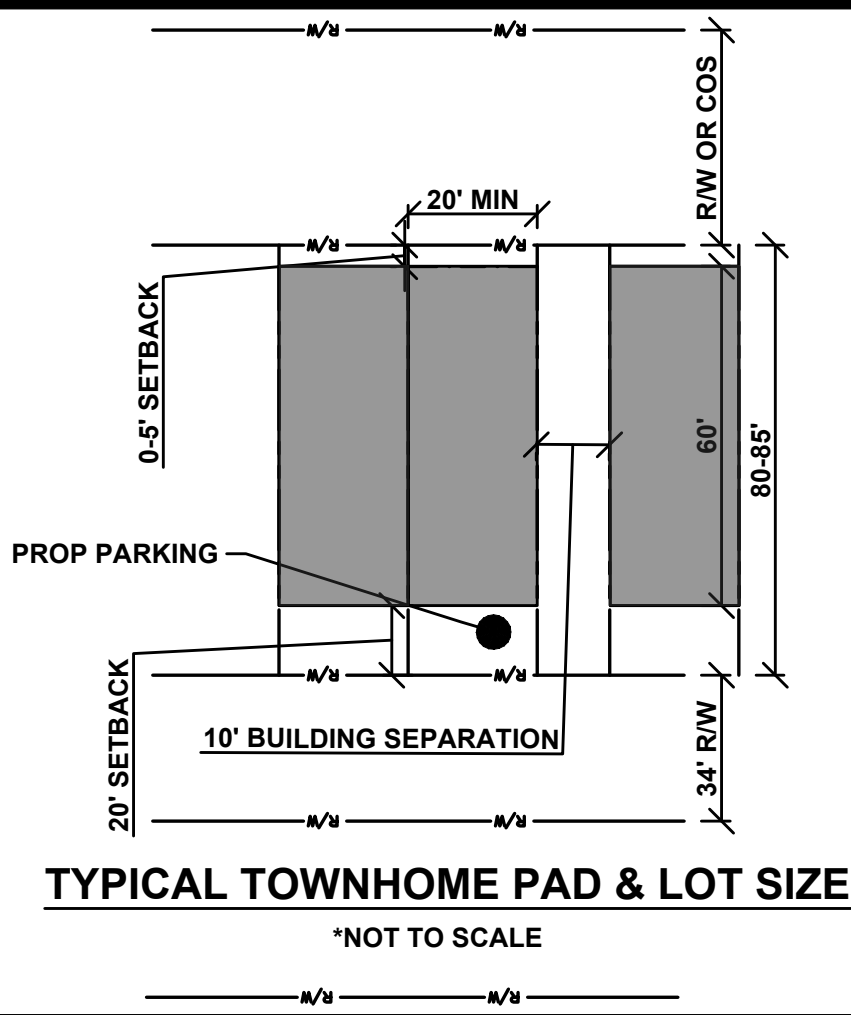
DSG
Development
Solutions
Group



VICINITY MAP
*NOT TO SCALE

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

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



TYPICAL TOWNHOME PAD & LOT SIZE
*NOT TO SCALE

SITE STATISTICS:	
TOTAL NUMBER UNITS:	69 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.5 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'

THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS. AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION

ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCT ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 20' MINIMUM WIDTH COMMON OPENSACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.



POTENTIAL TOWNHOME ELEVATIONS



POTENTIAL AMENITIES



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

REZONING EX. CONDITIONSPLAN

DSG
Development
Solutions
Group

[illegible]

DATE:	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019

SCALE

HORIZONTAL:
1"=40'

VERTICAL:
N/A

RZ.2
DRAWING NUMBER
X
REVISION

**NOT FOR
CONSTRUCTION**



G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0019 (YELLOW JACKET)\DRAWING FILES\YELLOW JACKET REZONING NEW LAYOUT - COPY.DWG ---- 02/12/2024 12:50:07



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

DSG

DATE:	SEPTEMBER 202
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**TOWNHOME DEVELOPMENT
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REZONING LANDSCAPE PLAN

DSG

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

LANDSCAPE NOTES:

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

[illegible]

DATE:	SEPTEMBER 2023
LC3 PROJ. #	DSG-0019

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

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

[illegible]

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<p>SCALE</p> <hr/> <p>HORIZONTAL:</p> <p>1"=40'</p> <p>VERTICAL:</p> <p>N/A</p>	<p>RZ.5</p> <hr/> <p>DRAWING NUMBER</p> <p>X</p> <hr/> <p>REVISION</p>
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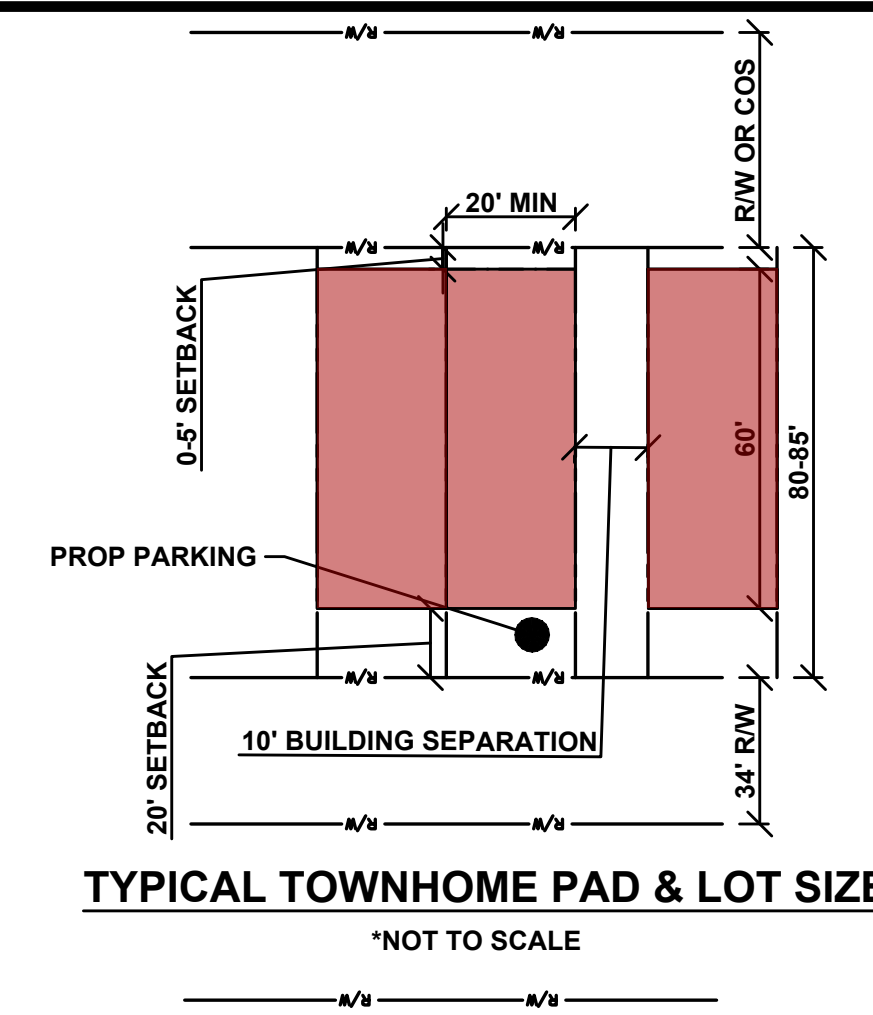
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POTENTIAL TOWNHOME ELEVATIONS

POTENTIAL AMENITIES

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YELLOW JACKET LANE
BESSEMER CITY, NC**

CONCEPTUAL SITE PLAN

DSG

**Development
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POTENTIAL TOWNHOME ELEVATIONS



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PROP FULL ACCESS
DRIVEWAY

ML KISER ROAD
(PUBLIC R/W)

PROP FULL ACCESS
DRIVEWAY

**PROP WATER LINE CONNECTION
ALONG BESS TOWN ROAD OR
ML KISER ROAD**

BESS TOWN ROAD
(PUBLIC R/W)

COS

COS

**PROP
SAND
FILTER**

LOT NUMBER (TYP)
LOT LINE (TYP)
EX PROPERTY
BOUNDARY (TYP)

**PROP FULL ACCESS —
DRIVEWAY**

— PROP SANITARY SEWER
CONNECTION



Know what's below
Call before you



VICINITY MAP
*NOT TO SCALE

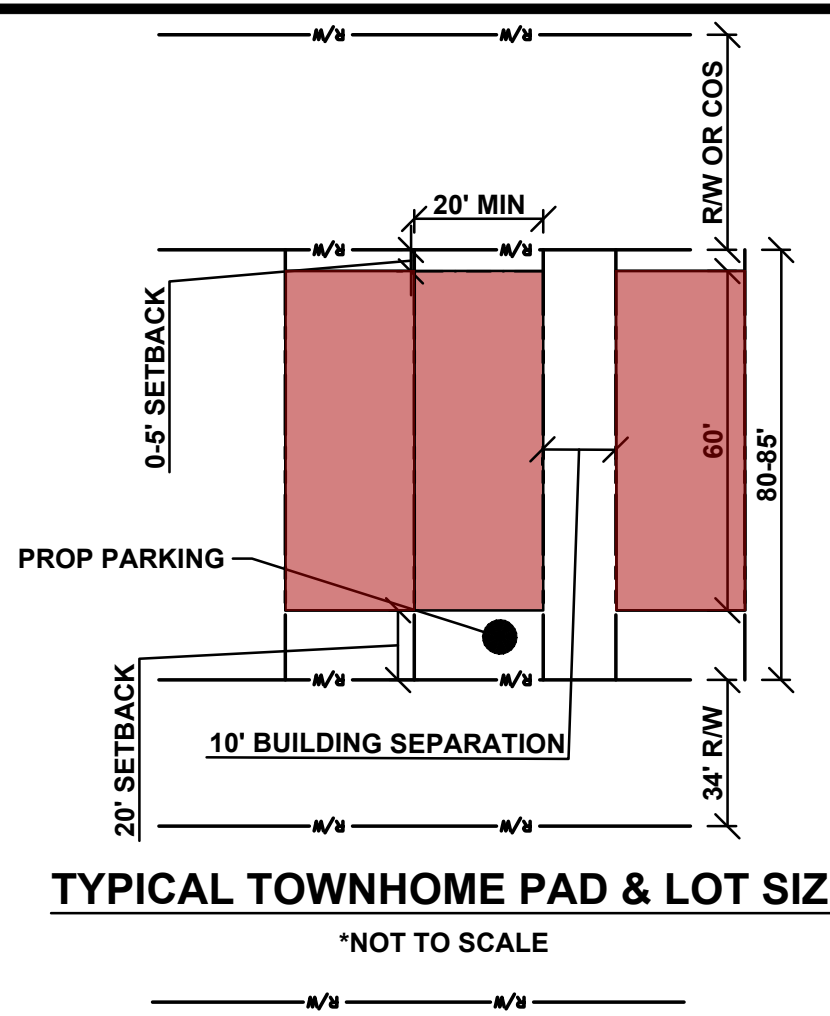
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[illegible]

DATE:	SEPTEMBER 2023
LC3 PROJ #	DSG-0019

<p>SCALE</p> <p>HORIZONTAL: 1"=40'</p> <p>VERTICAL: N/A</p>	<p>CS.1</p> <p>DRAWING NUMBER</p> <p>X</p>
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