



PLANNING BOARD

Council Chambers

Monday, February 03, 2025 at 6:00 PM

AGENDA

Call to Order and Determination of a Quorum

Adoption of the Agenda

Planning Board Action Item

The following items will be presented for discussion and recommendations:

1. Approval of minutes from the January 6, 2025 Meeting
2. CD 05-2024 Urban Residential- Conditional District (NR-CD) | North 12th Street | Parkview Commons

Board of Adjustment Action Item

3. None

Informational Items

4. CD 05-2024 Application Packet, Staff Report, and Updated Documents

Old/New Business

Adjourn

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, January 6th, 2025 at 6:00 PM in the Council Chambers of City Hall.

Members Present:

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Bryan Hoffman, Wendy Burgess, Charlene Hill and Linda Willis. City Staff Present: City Manager, Joshua Ross, City Planner & Stormwater Administrator, and City Clerk, Hydeia Hayes. Board member Constantine “Manny” Tsambouniery was absent.

Call to Order and Determination of a Quorum

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

Adoption of the Agenda

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

Introduction of New Staff Member

City Planner & Stormwater Administrator, Jamie Watkins introduced herself to the board. Mrs. Watkins previously worked for the City of Lowell as their Stormwater administrator and has come to the City from many years of public service.

Planning Board Action Item

By motion of Wendy Burgess and unanimous vote, minutes from the December 2nd, 2024 Planning Board meeting were adopted with no revisions.

Urban Residential- Conditional District (NR-CD) 05-2024| North 12th Street | Parkview Commons

City Manager Josh Ross informed the Board that this rezoning request was tabled at their last meeting in November 2024. Kenny Draffen of Bluepoint Properties, LLC is requesting a rezoning application for a 9.8-acre parcel of land currently zoned Neighborhood Residential (NR) to Urban Residential- Conditional District (UR-CD). The intent of the property owner is to develop this site as a Major Subdivision, Parkview Commons (41 multifamily townhomes).

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PIDs#120283 and 120286. The property is currently owned by Gregory and Sandra Loyd. City staff met virtually with Mr. Kenny Draffen and other partners of McKim and Creed, Inc. to discuss Parkview Commons. The property is currently zoned as Neighborhood Residential (NR) and does not permit multifamily development. The applicant is requesting the zoning change from Neighborhood Residential (NR) to Neighborhood Residential- Conditional District (NR-CD).

Light discussion was held amongst the engineer and Board members regarding new additions to the project. Per the developer, Mr. Draffen an additional 23 parking spaces have been added. Now all homes will feature 1 vehicle in the garage, and 2 on the parking pad by the home.

Additionally, Board member, Pamela Gladney reminded the board that the City should be mindful of increasing infrastructure needs as development continues.

By motion of Pamela Gladney and unanimous vote, this rezoning request was denied and postponed to the February 2025 Planning Board meeting. The Board would like to see the following next month: an accurate survey of the land to help determine project density and a draft rendering of what the units would look like.

Old/New Business

The following items were discussed:

- Current projects for development are ongoing: Lennar Homes, Stewart Crossing, Yellow Jacket Lane, 14th Street, Sunset Ridge, and Townes at Bessemer City.
- Board members inquired about ongoing delays with the project on 14th Street by Surf & Turf
- General discussion regarding growth and density in Bessemer City as it relates to the school system

Adjourn

By motion of Bryan Hoffman and unanimous vote, the meeting adjourned at 7:10 PM.

Bruce Absher, Chairperson

Hydeia Y. Hayes, City Clerk

Parkview Commons

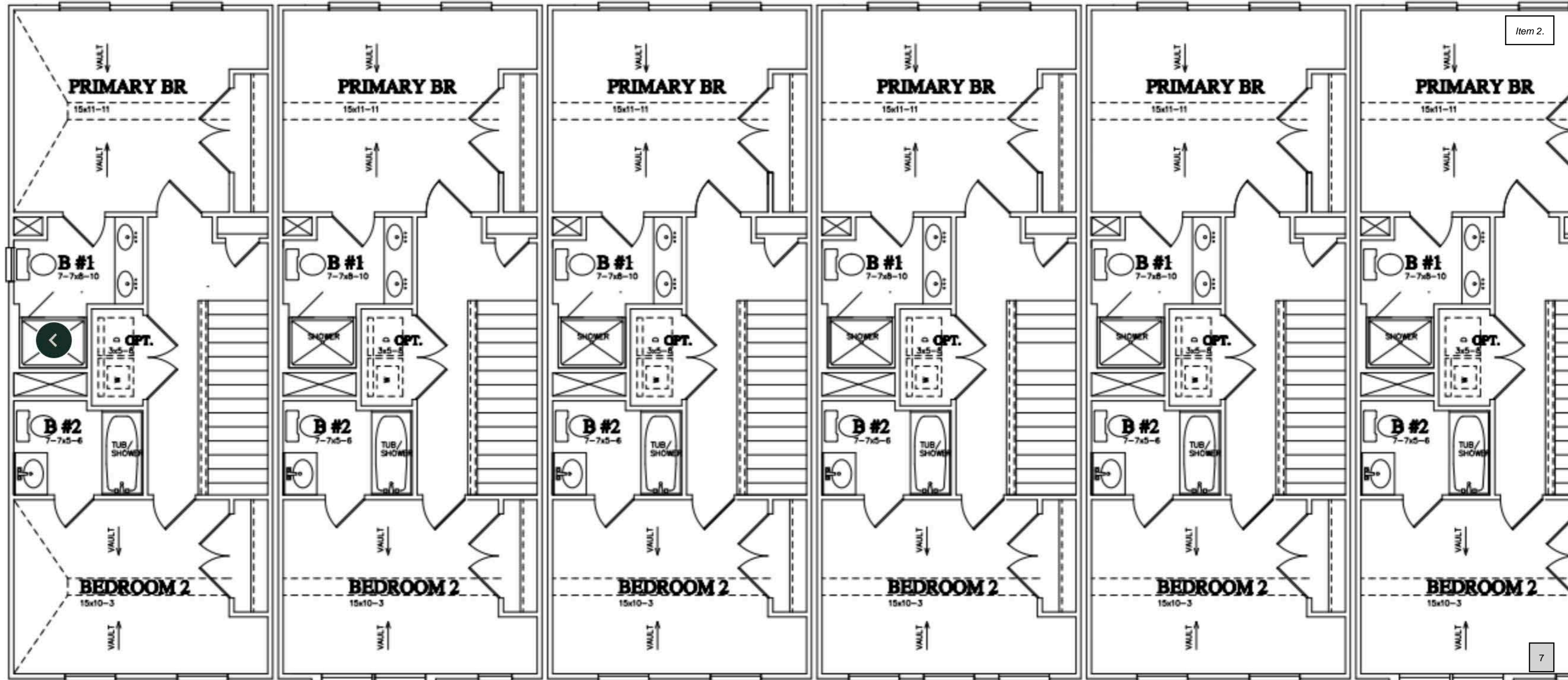
1/27/2025

Reminders and Considerations

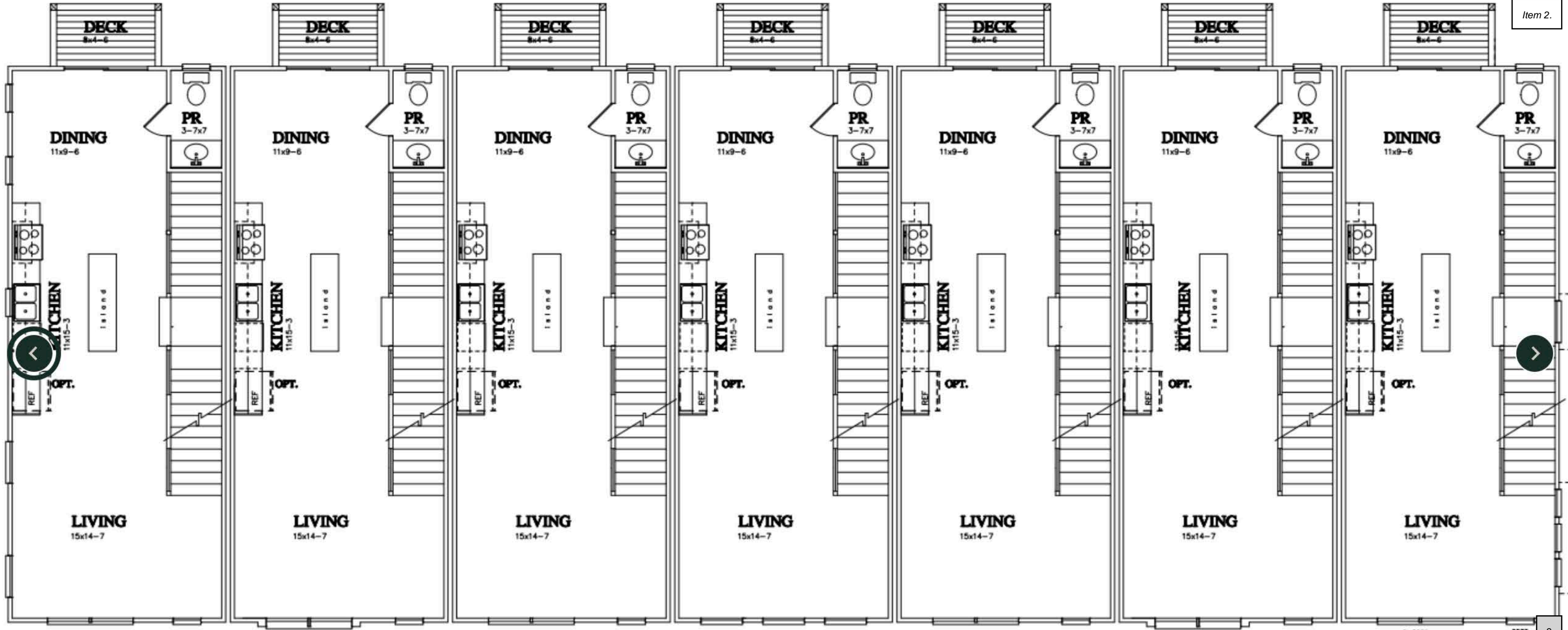
- We calculate density using the gross density calculation method, which is to divide the number of units being built by the total number of acres being developed. Parkview Commons clocks in at 4.18 units per acre.
- NC DOT and the School Board are both reactive entities, not proactive entities. They expand roads and build new classrooms as the need arises, but not before.
- Per 160 D our purpose here is to make approval or denial recommendations off whether or not the proposed development's land use is consistent with the current comprehensive land use plan. For more information, please visit these two links:
 - <https://canons.sog.unc.edu/2022/01/planning-board-basics-2/>
 - <https://canons.sog.unc.edu/2021/10/impermissible-considerations-for-legislative-development-decisions/>
- The updated elevations are more consistent with the style of the homes the developer is proposing. The developer advised that the brick elevation drawings (white buildings) included are for masonry reference only and are not stylistically consistent with the price point he is intending to build. He plans to build something more consistent with the green units that also have 60% of the exterior be brick.
- During our Zoom meeting the developer shared some information about market studies they conduct before selecting potential building sites. The Cliff's Notes Version is that they look at the economy of the region, current home sales, and expected population growth before deciding to build in an area to ensure the units they build will sell in a reasonable timeframe.













REV. NO.	DESCRIPTIONS	DATE

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

8020 Tower Point Drive
 Charlotte, North Carolina 28227
 Phone: (704) 841-2588, Fax: (704) 841-2567
 NC License# F-1222
 www.mckimcreed.com

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

SKETCH PLAN - ILLUSTRATIVE

DATE: OCTOBER 2024	SCALE:	DRAWING NUMBER:
MCE PROJ. #	HORIZONTAL:	
DRAWN	VERTICAL:	
DESIGNED	REVISION:	
CHECKED		
PROJ. MGR.		
STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION		

November 25, 2024

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

RE: Areas of Relief - Parkview Commons

Dear Planning Board, Council, and Staff:

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

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

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

Please let us know if you need further clarification.



Jeff Polanco, PE

8020 Tower Point Drive

Charlotte, NC 28227

704.841.2588

Fax 704.841.2567

www.mckimcreed.com

**PLAN CONSISTENCY & STATEMENT OF REASONABLENESS ZONING MAP AMENDMENT
CD 05-2024 | N. 12th Street | Parkview Commons**

December 9, 2024

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

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

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

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

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

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

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

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

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

Approved and adopted this the 13th day of January 2025.

(ATTEST)

Hydeia Hayes, City Clerk

Becky S. Smith, Mayor

(APPROVED AS TO FORM)

David Smith, City Attorney

Areas of Relief and Conditions of Approval
CD 05-2024 | Parkview Commons | PIDs 120286 & 120283

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

Jeff Polanco, PE
McKim & Creed

Becky Smith
Mayor

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

Applicant:

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

Request:

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

Background Information:

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

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

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

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

Staff Recommendation:

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

Exhibits:

Parkview Commons (PIDs 120283 & 120286) Rezoning Application Packet

Recommended Effective Date: January 13, 2025



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

Item 2.

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

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):		_____	• Conditional Zoning (CZ)	✓ 1,200
• Preliminary Plat (Major Sub):		_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):		_____	• Text Amendment	_____
• Major Site Plan		_____	• Minor Site Plan	_____
• Construction Documents:		_____	• Minor Subdivision Plat	_____
• Recombination Plat		_____	• General Rezoning	_____
• Other: _____		_____		
Fee Total:				1,200

2. Project Information

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

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

Current Zoning: NR Proposed Zoning: CZ

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

Tax Parcel Number(s): 120283 & 120286

Square Footage: 425,581

3. Contact Information

Owner, Applicant, or Developer
Bluepoint Properties LLC

Address
913 Gulf Breeze Parkway

City, State Zip
Gulf Breeze, FL 32561

Telephone
980-326-4055

Email
brandon@theplotbuyers.com

Agent(s) (Engineer, Architect, Etc.)
McKim & Creed, Inc,

Address
8020 Tower Point Drive

City, State Zip
Charlotte, NC 28227

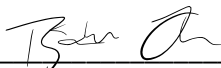
Telephone
704-841-2588

Email
kdraffen@mckimcreed.com

4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

- Signed "Original" application
- Project Fee(s) – See Fee Schedule
- Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information. For CZ's, must also describe any variations proposed from the Land Development Code
- Property Survey (at least one copy), including existing buildings, topography, wetlands, streams, vegetation (trees over 18" in diameter), and other natural features.
- Site/sketch plan (at least one copy), may contain multiple pages and must be drawn to scale by an engineer or landscape architect. Shall include locations of buildings and/or lots, streets, parking, proposed grading, landscaping/screening, open space, watershed/storm water information, associated storm water measures, and proposed utilities and lighting. Shall also include general information from adjoining lots
- Illustrative (color) site/sketch plan for presentation purposes with same layers as described above
- Architectural elevations, Perspective Renderings, and Architectural Review Board Checklist may include multiple pages and must be drawn to scale by an architect. Include all primary and accessory buildings (all building sides), an illustrative color package, and black and white w/dimensions. Other architectural elements/features of the site such as gazebos, trellis's, garden walls, retaining walls, or other items over 4-feet in height must also be included (NOT REQUIRED, BUT OPTIONAL FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS).
- Illustrative (color) elevations for presentation purposes for all items described above, as well as perspective (3D) renderings and photograph examples
- Digital Files of all items listed above

Last Update: 07/06/2021

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



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

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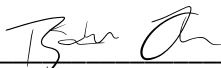
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Last Update: 07/06/2021

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