

CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, March 29, 2022 at 3:30 PM

AGENDA

Call to Order

Discussion Items

- [1.](#) **Edgewood Commerce Park**

City Manager's Report

- [2.](#) **Approval of Downtown Electrical Award Recommendation**
- 3. Approval for Purchase of Property**

Council General Discussion

Adjourn

Individuals requiring special accommodations at this public meeting should contact ADA Coordinator, Hydeia Hayes, at (704) 729-6509 or Countrywide at (704) 866-3300 or State Relay Service at 1-800-375-8662.



City of Bessemer City, North Carolina

Text Amendment Staff Report

Planning Board Recommendation March 7, 2022

City Council Agenda Item April 11, 2022

Applicant: Bessemer City Planning Staff

Request:

Proposal to amend Table 3-6 Height Requirements of Section 3.5.H Fencing, Walls, and Berms. Application is to change the permitted maximum height requirement for front yard fencing from 42" (3.5ft) to 48" (4ft) for single family, attached and detached residential uses.

Currently the maximum height requirement is 42" or 3.5ft. This was a desired height set by staff during the planning and adoption of the Bessemer City Land Development Code. The purpose of the 42" or 3.5ft height requirement was to aid in establishing a pedestrian aesthetic with front yard fencing in new and established residential areas.

Staff within the Bessemer City Planning Department have spoken with several representatives of companies that provide fencing to both commercial and residential customers. All representatives have provided residential fencing within the City of Bessemer City previously and plan to continue offering their company's services to residents of Bessemer City. According to representatives of these fencing companies, decorative fencing comes in the following sizes: 24", 36", 48", 60", and 72". No fence manufacturer makes a fence product that is 42" or

3.5ft in height. This would cause our residents to seek custom fencing options and an unnecessary expense in staff's opinion.

The proposed text change would allow for residents of Bessemer City to purchase pre-fabricated decorative fencing options for their residential properties without having to seek customary fencing options. Customary fencing options is an option that staff supports, but is understandably financially unfeasible for many at the current height requirement standards. This text amendment would increase the maximum height requirement for front yard, single family residential uses, but continue to promote the desired residential aesthetic that Bessemer City strives to achieve.

This text amendment is not proposing and will not change any height requirements for fencing placed within any sight triangle, as stated in section 3.5.H.2.a Placement and Location. Fencing height requirements for fencing placed within any sight triangle will remain at 36”.

Staff Recommendation:

Approve as submitted.

Exhibits:

1. Plan Consistency Statement
2. Document of proposed text changes

Recommended Effective Date: March 14, 2022

TA 01-2022 Supporting Document

Key:

Existing Text

Amended Text

Table 3-1 Height Requirements

Use	Front Yard	Side/Rear Yard
Single Family, Attached and Detached, Residential Uses	4' Maximum	6' Maximum
Apartments, Commercial, Mixed-Use, Civic, and Institutional Uses	4' Maximum	8' Maximum
Business Campus Uses	4' Maximum	8' Maximum
Industrial Uses	6' Maximum	8' Maximum

The amended text is what will be changed within the Height Requirements Table, pending the approval of City Council.

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
TEXT AMENDMENT 01-2022
April 11, 2022

Pursuant to N.C. Gen. Stat. §160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the text amendment of the Land Development Code of the City of Bessemer City, North Carolina.

- 1) Said text change is **consistent** with the goals and values established by the City Council adopted in 2019.
 - a. The City Council created a mission and vision statement that included the following seven values: 1. Open, Honest and Accessible Government, 2. Fiscal Accountability and Sustainability, 3. Public Safety and Safe and Accessible Neighborhoods, 4. Keeping True to Our Small-Town Character and Traditions, 5. Focused on Quality and Customer Service, 6. Family Oriented, 7. Promote a Healthy Quality of Life. These text amendments are consistent with these values.
 - b. The City Council created a mission and vision statement that included the following eight goals: 1. A desirable place to live and work that is open to growth, 2. A safe and secure community for residents and visitors, 3. A sustainable community with high quality and dependable infrastructure and utilities, 4. A thriving, viable and diverse economy, 5. Provide opportunities for our citizens, 6. Sustainable organizational capacity, 7. Embrace innovation and promote creativity, 8. Promote a healthy quality of life. These text amendments are consistent with these goals.

- 2) The text amendments **would not be detrimental** to the city and ETJ.
 - a. The physical condition that make the text amendments reasonable are:
 - Cemeteries are required by North Carolina General Statute 65-69 to set aside a minimum of 30 acres of land for use by said licensee of cemetery.
 - Additional Standards required by the City of Bessemer City Land Development Code would ensure future cemeteries located within the Highway Commercial Zoning District to be properly screened from current and future land uses.
 - b. The text amendments are in the best interest of the public to increase and maximize property values in order to provide for future infrastructure and amenities.

Therefore, the requested text amendments are **reasonable** and **in the public interest**.

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

Read, approved and adopted this the 14th Day of March, 2022.

ATTEST

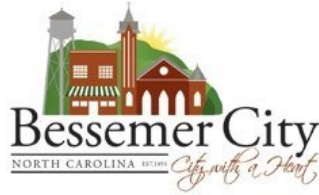
CITY COUNCIL FOR THE
CITY OF BESSEMER CITY

Hydeia Hayes, City Clerk

BY _____
Becky S. Smith, Mayor

APPROVED AS TO FORM

David W. Smith, City Attorney



PLANNING BOARD/BOARD OF ADJUSTMENT
REQUEST FOR ACTION

AGENDA ITEM NO.: 4-A

MEETING DATE: March 7, 2022

DESCRIPTION:

Text Amendment to the City Land Development Code to increase front yard fencing requirement from 42 inches to 48 inches.

BACKGROUND INFORMATION:

See Staff Report.

STAFF RECOMMENDATION:

Approve text amendment as submitted.

BOARD ACTION TAKEN:



City of Bessemer City, North Carolina

Text Amendment Staff Report

Planning Board Recommendation March 7, 2022

City Council Agenda Item April 11, 2022

Applicant: Bessemer City Planning Staff

Request:

Proposal to amend Section 2.7.B Table of Uses of the City of Bessemer City Land Development Code. Application is to permit the use of Mixed Use Residential in the City Center District by issuance of Special Use Permit. Currently the use of Mixed Use Residential is not permitted at all within any zoning district within the City or ETJ.

There are currently three major residential projects approved and are in final planning stages prior to development within Bessemer City. The Osage Mill Project, located within the City Center zoning district, is a rehabilitation project that will result in approximately 139 multi-family dwelling units. The Lennar Homes development site on Costner School Rd. Was rezoned to UR Urban Residential and will bring 158 single family homes. Design Solutions Group was granted a conditional zoning for 91 townhomes to be constructed along N. 14th St. All projects estimate to begin mass grading and infrastructure construction late summer of 2022 or early winter 2022.

There is an overwhelming amount of residential growth currently and potentially more for Bessemer City. The ability to develop new construction and rehabilitate existing historical buildings in the City's City Center zoning district would provide

a unique opportunity to developers and provide more residents the opportunity to reside within an urban center that incorporates pedestrian access to commercial sites.

Staff proposes this land use be permitted by special use permit only. The Special Use application process would allow each and all mixed use development and rehabilitation plans to go through a thorough application process. The intent of a thorough application process is to ensure that the City's goals and vision for the City Center zoning district are achieved. Refer to Attachment A - Special Use Permit Application Process

The desired type of mixed use development within the City Center district would allow for apartments/lofts on the second floor level of buildings whilst the first floor would strictly be used for commercial space. For examples of potential commercial space to be utilized on first floor mixed use developments, please refer to Attachment B – Table of Uses.

Staff Recommendation:

Approve as submitted.

Exhibits:

1. Plan Consistency Statement
2. Attachment A – Special Use Permit Application Process
3. Attachment B – Table of Uses

Recommended Effective Date: April 11, 2022

Table 7-1 Development Approval Chart

Development Approval	LDC Section	Process Type	Reviewer	Public Notice	Approving Body	Appeal	Valid*	Extension
Zoning Permit	7.1.E.2	Admin	Admin/TRC	N	Admin	BOA	1 year	1 year
Temporary Use Permit	7.1.E.2	Admin	Admin	N	Admin	BOA	Varies	Varies
Minor Site Plan	7.1.E.3	Admin	Admin	N	Admin	BOA	1 year	1 year
Major Site/Master Plan	7.1.E.4/ 7.3.C	Quasi-judicial	Admin/TRC/PB	N	CC	Superior Court	1 year	1 year
Minor Subdivision	7.1.E.5	Admin	Admin	N	Admin	BOA	1 year	Resubmit
Major Subdivision	7.1.E.6	Quasi-Judicial	Admin/TRC/PB	Y	CC	Superior Court	1 year	1 year
Construction Plans	7.2.B.5	Admin	Admin/TRC	N	Admin	BOA	2 years	1 year
Final Plat	7.2.B.6	Admin	Admin/TRC	N	Admin	BOA	30 days to file	Resubmit
Special Use Permit	7.1.E.7 7.3.C	Quasi-Judicial	Admin/PB	Y	CC	Superior Court	1 year	1 year
Appeal of Administrative Decision	7.3.A.	Quasi-Judicial	BOA	Y	BOA	Superior Court	30 days to appeal	N/A
Variance	7.1.E.8 7.3.B	Quasi-Judicial	Admin	Y	BOA	Superior Court	30 days to appeal	N/A
Text Amendment	7.1.E.9 7.4.B	Legislative	PB	Y	CC	Superior Court	N/A	N/A
Map Amendment	7.1.E.9 7.4.B	Legislative	PB	Y	CC	Superior Court	N/A	N/A
Conditional Zoning	7.1.E.10 7.4.C	Legislative	Admin/PB	Y	CC	Superior Court	May be rescinded after 2 years	N/A
Developer Agreement	7.4.D	Legislative	PB	Y	CC	Superior Court	Varies	Varies
Vested Right	7.7	Varies	Varies	Varies	Admin/CC	None	2 years or up to 5 years	N/A
Building Permit	7.1.E.2	Admin	Admin	N	County	Superior Court	6 months	1 year
Certificate of Compliance	7.1.E.11	Admin	Admin	N	Admin	BOA	--	N/A

Admin = Administrator or Administrative
 PB= Planning Board
 TRC = Technical Review Committee
 CC= City Council
 BOA = Board of Adjustment

All Legislative and Quasi-Judicial Processes require public hearings in accordance with the procedures contained within this Chapter.
 * In accordance with NCGS 160D-108(d), unless otherwise specified, development permits expire one year after issuance unless work authorized by the permit has substantially commenced.

7. **Special Use Permit.** A special use which shall only be permitted when meeting a prescribed set of standards in a quasi-judicial process to ensure the project meets the requirements of the *Bessemer City Land Development Code* as well as the protection of the health, safety, and welfare of the community.

- STEP 1: Application
 Fees
 Existing Conditions
 Project Description
 Site/Master Plan
 Landscape Plan
 Trip Generation Report/Traffic Impact Analysis
 STEP 2: Completeness Review
 STEP 3: Administrative Review/Public Notice
 STEP 4: TRC Review
 STEP 5: Planning Board Review and Recommendation
 STEP 6: Evidentiary Hearing and City Council Consideration

1.1.A SPECIAL USE PERMITS, MAJOR SITE PLANS, AND MAJOR SUBDIVISIONS

Special uses permits, major site plans, and major subdivisions are generally compatible with the land uses permitted by right in a zoning district, but which require individual review of their location, design, and configuration so as to evaluate the potential for adverse impacts on adjacent property and uses. This process ensures the appropriateness of the use at a particular location within a given zoning district.

1. **Application Procedure.** An application for a Major Site Plan, a Major Subdivision, or a Special Use Permit may be filed by the owner of the property or by an agent specifically authorized by the owner to file such application. Each application for a Special Use Permit shall contain legal descriptions, a site plan (Section 7.2.B.3) and other information required by Section 7.1.E. or necessary to show that the use or structure complies with the standards set forth in this Code shall also be provided. The Administrator shall review the application to ensure that it is complete and if complete, prepare a report and recommendation on the application, and schedule the matter for review before the Planning Board and for a public hearing before the City Council.
2. **Review Process:**
 - a. **Planning Board Review.** The Planning Board shall review the application, conduct only an informal, preliminary discussion, and make a recommendation to the City Council within forty-five (45) days of its first consideration on the matter. If no recommendation is received from the Planning Board within forty-five (45) days, the City Council shall proceed without a recommendation from the Planning Board. The recommendation must not be used as a basis for the decision of the City Council. The decision of the Council must be based solely on the evidence presented at the evidentiary hearing.
 - b. **Board Hearing and Decision.** The City Council shall hold an evidentiary hearing. The applicant and other property owners likely to be materially affected by the application shall be given an opportunity to be heard. Upon reviewing all of the pertinent information, the City Council may approve, deny or approve with conditions the Special Use Permit, Major Subdivision, or Major Site Plan, by a majority vote.

- c. **Conditions.** The City Council may place conditions on the approval to assure that mitigation measures are associated with the use. The conditions shall become part of the Special Use Permit, Major Subdivision, or Site Plan approval and shall be included in the final site plan application. However, the Board must not impose conditions on special use permits or approvals that the City does not otherwise have the statutory authority to impose. Further, there must be written consent by the applicant to the related conditions.
- d. **Findings of Fact.** In addition to determining that the application meets all other requirements of this Code, the City Council must find the following in order to grant approval of a Special Use Permit, Major Subdivision, or Major Site Plan:
 - (1) The proposed use, as designed, conforms to the character of the neighborhood, considering the location, type and height of buildings or structures and the type and extent of landscaping on the site.
 - (2) The proposed use will not cause undue traffic congestion or create a traffic hazard.
 - (3) Adequate utilities (water, sewer, drainage, electric, etc.) are available for the proposed use.
 - (4) The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.
 - (5) The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property.
 - (6) The establishment, maintenance or operation of the proposed use shall not be detrimental to or endanger the public health, safety, or general welfare.
 - (7) The proposed use will not substantially injure the value of adjoining or abutting property.
 - (8) The proposed use and its layout and design is consistent with the officially adopted plans and policies of the City.
- e. **Permit Validity.** Special Uses, Major Subdivision, and Major Site Plans that have been granted approval must begin development within one year following approval or the approval becomes invalid.
- f. **Permit Extension.** The City Council may grant one (1) extension of this time period of up to one (1) year, upon submittal by the applicant of sufficient justification for the extension, prior to the actual expiration of the permit. Sufficient justification may include, but is not limited to, delays in other outside agency permits, financing institution delays, or other similar reasons beyond the control of the applicant.

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
TEXT AMENDMENT 02-2022
April 11, 2022

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Therefore, the requested text amendments are **reasonable** and **in the public interest**.

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

Read, approved and adopted this the 14th Day of March, 2022.

ATTEST

CITY COUNCIL FOR THE
CITY OF BESSEMER CITY

Hydeia Hayes, City Clerk

BY _____
Becky S. Smith, Mayor

APPROVED AS TO FORM

David W. Smith, City Attorney



PLANNING BOARD/BOARD OF ADJUSTMENT
REQUEST FOR ACTION

AGENDA ITEM NO.: 4-B

MEETING DATE: March 7, 2022

DESCRIPTION:

Text Amendment to the City Land Development Code to allow for Mixed Use development by special use permit within the City Center zoning district.

BACKGROUND INFORMATION:

See Staff Report.

STAFF RECOMMENDATION:

Approve text amendment as submitted.

BOARD ACTION TAKEN:



City of Bessemer City, North Carolina

Planning Department Staff Report

Major Site Plan Application

Planning Board Recommendation March 7, 2022

Applicant: Trinity Capital Advisors

Request:

Trinity Capital Advisors, “Applicant”, has applied to develop 120 acres as phase one (1) of the Edgewood85 Commerce Park on Tax Parcels 152646, 152648, and 306415. The development will consist of new street infrastructure, utility infrastructure, and 1,028,700 square feet of structural space to accommodate future manufacturing ventures. The proposed site will be voluntarily annexed into the City of Bessemer City limits.

Background Information:

Tax Parcel 152646 is currently zoned Business Campus Production (BCP) and within the Bessemer City limits. Tax Parcel 306415 is currently zoned Business Campus Production and predominantly outside of the Bessemer City limits, but within the Extra-territorial jurisdiction. Tax Parcel 152648 is currently zoned Urban Residential (UR), is within the Bessemer City limits, and will be rezoned to Business Campus Production upon approval of the major site plan. Exactly 303.95 feet of recorded right of way, referred to as Downey Lane (PB 10, PG 154) will be closed to accommodate future ingress and egress into the development site. All meets and bounds of the aforementioned parcels will be voluntarily annexed into the City of Bessemer City’s city limits by the applicant.

Business Campus Dimensional Standards:

BCP										
Duplex	12,000	60	20	15	30	25	35	-	-	
Multi-Family (Townhouse) ^(e)	20,000	100	15	10	15	20	35	-	-	
Multi-Family	43,560	100	30	20	30	30	50	-	-	
All Other Uses	None	70	50	30	30	50	50 ^(c)	-	(a)	

(a) There are no minimum/maximum dimensional requirements for Essential Services, Class 1 and Parks.

(c) The maximum height of the structure may be increased to seventy-five (75) feet, provided that the structure lies 200+ feet from a residentially zoned lot.

Proposal:

The applicants submitted a Major Site Plan application on February 15, 2022 proposing to develop the proposed 120 acre site into a Commerce Park. A summary of the proposal is as follows:

Site Development Data:

Acreage: 118.84

Tax Parcels: 152646, 152648, 306415

Existing Zoning: Business Campus Production (BCP), Urban Residential (UR) (Bessemer City)

Proposed Zoning: Business Campus Production

Existing Uses: Vacant

Proposed Uses: See Attachment A

Proposed Structural Space: 1,028,700sqft.

Maximum Building Height: 50' (Per Bessemer City Code, unless 200' from residentially zoned lot.)

Minimum Building Height: None

Required Parking - 1 per 250 sq. ft. office space/1 per 1,000 sq. ft. non-office space.

Proposed Parking:

Parking Table					
	Pass. Vehicle	Trailer Storage	Total Spaces	Building Sq.ft.	Compliant
Building One	287	125	412	405,600	Yes
Building Two	207	48	255	228,600	Yes
Building Three	165	43	208	253,400	Yes
Building Four	261	42	303	140,600	Yes

Roads: The development of the site involves the construction of one main arterial right of way and multiple secondary driveways for traffic circulation within and out of the proposed development. The right of way will serve as the primary point of ingress and egress for tractor trailer traffic and will include five (5) foot wide sidewalks along both sides of the right of way and a six (6) foot green strip along each side. The City will be abandoning exactly 303.95 feet of recorded right of way between Edgewood Rd. and the property line of Parcel # 152645, per PB 10 PG 154. (See Map Appendix)

The applicant is proposing the new right of way connect the site to Edgewood Rd. and to south 8th St. with the Edgewood Rd. point of connection meant to serve as the primary point of ingress and egress for tractor trailer traffic. The applicant is also proposing the construction of two connection points for driveway ingress and egress off of South 8th St.(Capps Rd.) and Steele Rd. All right of ways and streets will be dedicated to the city upon development completion.

There will be a recorded right of way proposed for future connection to the south of the development, if future development were to become possible. This future right of way connection is in line with the City's Comprehensive Land Use Plan and would potentially connect with the proposed South Ridge Parkway Extension Plan.

- 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/Sewer/Gas: The applicant is proposing the development to be served by City of Bessemer City Water, Sewer, and Natural Gas 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 multiple retention ponds and a curb and gutter system located within the proposed road right-of-way. The property is subject to adopted stormwater management guidelines. Currently, applicant is proposing four stormwater retention ponds.

Land Use Buffer: The Preliminary Site Plan indicates there will be a six (6) foot greenstrip along all main roadways within the commerce park. The greenstrip shall have Canopy, Understory, or a combination of both. Number of trees required to be determined at the time of permitting. Applicant will also be required to plant and maintain parking lot landscaping, foundational landscaping, and buffer zones of the development site. There is a fifty (50) foot landscape buffer proposed around the perimeter of the development site. Due to the proposed land use and existing adjacent land use, applicant is required to install a Type A Buffer Yard.

Landscape Buffer A Options: See Attachment B

Traffic Impact: As a part of the approval process for major site plan, applicants are required to submit a trip generation report and/or a traffic impact analysis if the peak hour trips are above 100. Applicant has failed to submit either reports.

Staff Recommendation:

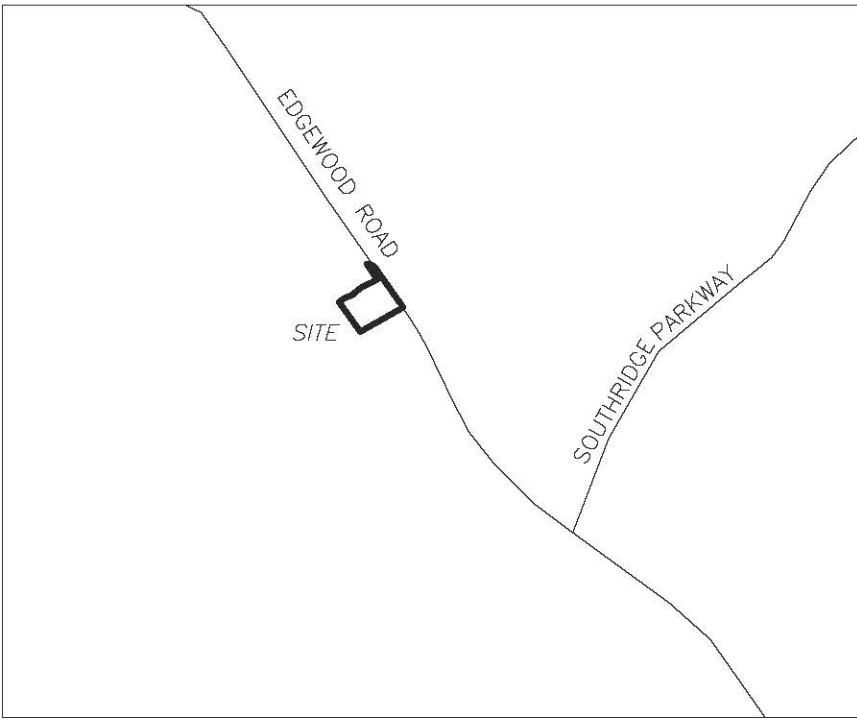
Staff recommends approval of site plan with the following conditions proposed

1. The driveway between Buildings 1 and Building 2 be recorded as right of way, constructed, and dedicated to the City as a public street with sidewalks and landscaping.
2. Restrictive vehicular access measures be constructed for the points of ingress and egress off of S 8th St., Capps Rd., and Steele Rd.

Exhibits:

1. Mapping Attachments
2. Attachment A
3. Attachment B
4. Application
5. Plan Consistency & Reasonableness Statement

VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

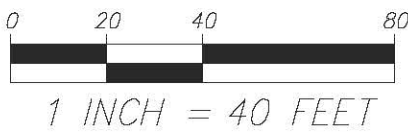
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NORTH CAROLINA, PLLC.
- REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 5250 PG 1977, AS RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND FEET.
- NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2-2017) DATUM. COMBINED GRID FACTOR 0.9998346315. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 18).
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336-855-5760).
- THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 12-27-2021.
- NO PUBLISHED NCGS CONTROL FOUND WITHIN 2000' OF SITE.
- GASTON COUNTY ZONING DISTRICTS PER GIS: UR
- NO FOUND EVIDENCE OF SANITARY SEWER RUNNING THROUGH PROPERTY. EASEMENT AS SHOWN IS SCALED PER PB 49 PG 74.
- PAVED DRIVE APPEARS TO BE 16.3' OVER LINE.

MAP REFERENCES:

- A PLAN ENTITLED "RIGHT-OF-WAY MAP NO. ONE, SANITARY SEWER EASEMENT TO BE ACQUIRED FROM PROPERTY OWNERS SHOWN" DATED 04-15-1993, PREPARED BY DENNIS L. FOX.

LEGEND:

SUBJECT BOUNDARY LINE	_____
ADJACENT LOT LINE	_____
ADJACENT R.O.W. LINE	=====
BUILDING	▨
MAJOR CONTOUR	_____
MINOR CONTOUR	_____
EASEMENT LINE	_____
METAL FENCE	_____
EDGE OF PAVEMENT	_____
EDGE OF TRAIL	_____
EDGE OF CONCRETE	_____
STORM DRAIN LINE	_____
OVERHEAD ELECTRIC LINE	_____
SANITARY SEWER LINE	_____
UTILITY POLE	⊙
SEWER MANHOLE	⊙
SEWER CLEAN-OUT	⊙
HYDRANT	⊙
GUY WIRE	—x—
WATER METER	⊙
REBAR FOUND	⊙
SOLID SMOOTH ROD FOUND	⊙
PIPE FOUND	⊙
COMPUTED POINT	⊙
REBAR SET	⊗



WRITTEN DESCPTION:

EXHIBIT A LEGAL DESCRIPTION
PROPERTY ADDRESS: 806 EDGEWOOD ROAD, BESSEMER CITY, NC 28016
PARCEL ID: 152646

BEGINNING AT A STAKE LOCATED IN THE CENTER OF THE BESSEMER CITY-PISGAH ROAD (SR 1307) SAID STAKE BEING SITUATED IN A GENERALLY NORTHERLY DIRECTION APPROXIMATELY 517.05 FEET FROM THE POINT OF INTERSECTION OF THE NORTHERLY LINE OF MCCALL DRIVE WITH THE CENTER LINE OF STATE ROAD NO. 1307, AND RUNS THENCE SOUTH 59-42 WEST 60.78 FEET MORE OR LESS TO AN IRON; THENCE CONTINUING SOUTH 59-42 WEST 241.40 FEET TO AN OLD IRON; THENCE NORTH 36-39 WEST 206.47 TO AN IRON LOCATED IN THE CENTER OF A DITCH; THENCE WITH THE CENTERLINE OF THE DITCH IN A GENERAL NORTHEASTERLY DIRECTION 255 FEET TO A STAKE; THENCE NORTH 33-00 WEST 125.92 FEET TO AN OLD IRON; THENCE SOUTH 78-01 EAST 62.33 FEET TO A NAIL LOCATED IN THE CENTER LINE OF BESSEMER CITY-PISGAH ROAD (STATE ROAD NO. 1307); THENCE WITH THE CENTER LINE OF SAID ROAD, SOUTH 36-04 EAST 304 FEET, PLUS OR MINUS, TO THE POINT OF BEGINNING. SAVE AND EXCEPT ANY PORTION OF THIS TRACT CONTAINED IN THAT DEED RECORDED IN BOOK 1272 AT PAGE 818, GASTON COUNTY REGISTRY.

BEING THE IDENTICAL PROPERTY CONVEYED TO ERNEST CLAYTON YOUNG BY DEED RECORDED IN BOOK 882 AT PAGE 255, GASTON COUNTY REGISTRY.

SEE ESTATE FILE NO. 14-E-1437 IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF GASTON COUNTY, WHICH CONTAINS THE LAST WILL AND TESTAMENT OF ERNEST C. YOUNG, DECEASED. E, DALE YOUNG AND KYM Y. WILLIAMS JOIN IN THIS DEED TO CONVEY ANY INTEREST THEY MAY HAVE IN SAID PROPERTY.

STATE OF NORTH CAROLINA
COUNTY OF GASTON

_____, Review Officer of Gaston
County, certify that the map or plat to which this certification
is affixed meets all statutory requirements for recording.

Review Officer _____ Date _____



CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B - PART 2 EXCEPTIONS:

COMMITMENT # 21-25912CH, EFFECTIVE DATE: DECEMBER 06, 2021

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART 1 - REQUIREMENTS ARE MET.
- TAXES OR ASSESSMENTS FOR THE YEAR 2022, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE.
- ANY DISCREPANCY, CONFLICT, MATTERS REGARDING ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCGROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHTS, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREDGED OR FILLED AREAS OR LAND BELOW THE MEAN HIGHWATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
- ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCGROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN PLAT BOOK 49, PAGE 74.
- TERMS, PROVISIONS, OPTIONS, RIGHT OF FIRST REFUSAL, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS, AND LIENS PROVIDED FOR IN INSTRUMENT(S) APPEARING IN THE PUBLIC RECORDS, AND ANY RELATED MAPS, PLANS, BYLAWS AND OTHER DOCUMENT(S) AND AMENDMENT(S), BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW.
- AMENDED CONSENT JUDGMENT TO CITY OF BESSEMER CITY RECORDED IN BOOK 2375, PAGE 55. IN CONNECTION THEREWITH MEMORANDUM OF ACTION RECORDED IN BOOK 2297, PAGE 838.
- TITLE TO ANY PORTION OF THE LAND LYING WITHIN THE RIGHT OF WAY OF STATE ROAD 1307, BESSEMER CITY-PISGAH ROAD.
- RIGHTS OF OTHERS IN AND TO THE DITCH CROSSING THE LAND.

ALTA CERTIFICATION:

TO TRINITY CAPITAL ACQUISITIONS, LLC, EDGEWOOD INDUSTRIAL PHASE 1 LAND OWNER, LP, EDGEWOOD INDUSTRIAL PHASE 1 VENTURE LP, AND CHICAGO TITLE INSURANCE COMPANY.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11B, 13, 14 AND 16 OF THE TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 12-27-2021"

DANIEL J. FOGLEMAN, PLS. DATE: 01/31/2022
LICENSE NUMBER: L-5414

NORTH CAROLINA CERTIFICATION:

"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 5250, PG 1977); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 1992 PG 948; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.05 ±30 PPM.
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 12-27-2021
DATUM/EPOCH: NAD 83 (NSRS 2011)
PUBLISHED/FIXED-CONTROL USE: OPUS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.9998346315
UNITS: US SURVEY FEET

THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS B AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12-27-2021; THAT THE SURVEY WAS COMPLETED ON 12-27-2021; THAT CONTOURS SHOWN AS [BROKEN LINES] MAY NOT MEET THE STATED STANDARD; AND ALL COORDINATES ARE BASED ON NORTH CAROLINA STATE PLANE "NAD 83" AND REALIZATION "NSRS 2011" AND ALL ELEVATIONS ARE BASED ON NAVD 88." THAT THE SURVEY WAS COMPLETED ON 12-27-2021; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600)."

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C1. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 31ST DAY OF JANUARY, A.D., 2022

DANIEL J. FOGLEMAN, PLS. DATE: 01/31/2022
LICENSE NUMBER: L-5414

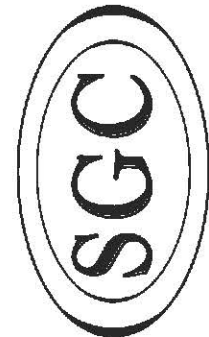


APPROVED FOR SUBMITTAL

REVISIONS:

NO.	DATE
0	

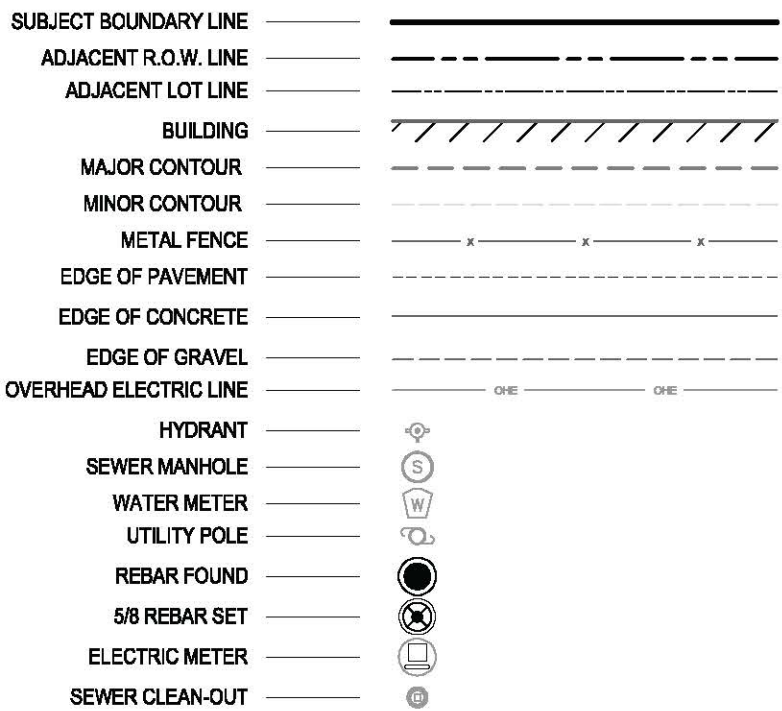
SGC SURVEYING NC, PLLC
SURVEY AND MAPPING



ALTA/NSPS AND TOPOGRAPHIC SURVEY
PREPARED FOR:
806 EDGEWOOD ROAD
BESSEMER CITY, CROWDERS
MOUNTAIN TOWNSHIP, GASTON
COUNTY, NC
EDGEWOOD ROAD INDUSTRIAL PARK, LLC

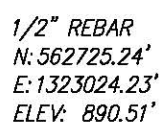
PROJECT: 2185001
DRAWN: MAI
CHECK: DIF
DATE: 01-31-2022
SCALE: 1"=40'
SHEET 1 OF 1

LEGEND:



1) A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARK, LLC" DATED 10-24-2021, PREPARED BY JAMES D. MCAULEY.

- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NORTH CAROLINA, PLLC.
- 2) REFERENCE DEEDS FOR THE LOCUS PARCELS ARE DB 5275 PG 5456. AS RECORDED AT THE GASTON COUNTY REGISTRY OF DEEDS.
- 3) THE BEARINGS SHOWN HEREON ARE REFERENCED TO NAD83 NC STATE PLANE 3200, REALIZATION MYCS2, 2017. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND MEET.
- 4) NC GRID COORDINATES AS SHOWN HEREON ARE BASED UPON GPS OBSERVATION UTILIZING OPUS NETWORK RTK SYSTEM AND ARE REFERENCED TO THE NAD 83 (MYCS2-2017) DATUM. COMBINED GRID FACTOR 0.9998346315. IF SHOWN, VERTICAL POSITIONS ARE REFERENCED TO NAVD 88 (GEOID 18).
- 5) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC SURVEYING NORTH CAROLINA, PLLC. NC 811 SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (336-855-5760).
- 6) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NORTH CAROLINA, PLLC ON 12-27-2021.
- 7) NO PUBLISHED NCGS CONTROL FOUND WITHIN 2000' OF SITE.
- 8) GASTON COUNTY ZONING DISTRICTS PER GIS: UR
- 9) PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, AND RESTRICTIVE COVENANTS OF RECORD.
- 10) SHED APPEARS TO ENCROUGH 0.34' AND GRAVEL DRIVE APPEARS TO ENCROUGH 6.70'.



BEGINNING at a 1/2" rebar, said rebar being the southwest corner of the property of SSSS Holdings LLC, having NC State Plane coordinates (N: 562725.24" E: 1233024.23") and being located N 104°08' E, 109.73 feet from a 1/2" rebar, said rebar being the southwest corner of the property of Gary Kuykendall. Thence running with the line of Edgewood Industrial Phase 1 Owner LP the following courses (1) N 12°27'24" E 109.40 feet to a 1/2" rebar and N 66°11'44" E 130.81 feet to a 1/2" rebar at the margin of Edgewood Road (SR# 1307). Running thence with the margin of said road the following courses (1) S 32°17'13" E 45.65 feet to a 1/2" rebar and (2) S 28°18'14" E 54.34 feet to a set 5/8" rebar on the margin of said road. Thence with the line of Gary Kuykendall S 66°18'14" W 188.50 feet to the point of beginning. Containing 0.365 acres ±.

I, _____, Review Officer of Gaston County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

OGLEMAN, PLS
NUMBER: L-5414³⁰



COMMITMENT # 21-25040CH, EFFECTIVE DATE: NOVEMBER 22, 2021

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I – Requirements are met.
2. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
3. Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
4. Rights of tenants in possession, as tenants only, under unrecorded leases.

TO TRINITY CAPITAL ACQUISITIONS, LLC, AND CHICAGO TITLE INSURANCE COMPANY.

"THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6A, 7A, 7B1, 7C, 8, 9, 11B, 13, 14 AND 16 OF THE TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 12-27-2021"

DANIEL J. FOGLEMAN, PLS
LICENSE NUMBER: L 5414" 01/15/2023

"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY PERFORMED UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DB 5275, PG 545); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION FOUND IN DEED BOOK 5295 PG 1688; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THE GLOBAL POSITIONING SYSTEM (GPS) SURVEY AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:

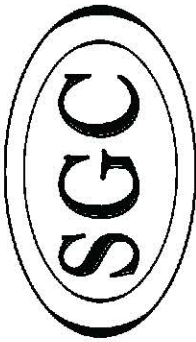
CLASS OF SURVEY: AA
POSITIONAL ACCURACY: 0.05 ±30 PPM
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: 12-27-2021
DATUM/EPOCH: NAD 83 (NSRS 2011)
PUBLISHED/FIXED-CONTROL USE: OPUS
GEOID MODEL: GEOID 18
COMBINED GRID FACTOR: 0.99983463
UNITS: US SURVEY FEET

THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC SURVEY TO THE ACCURACY OF CLASS B AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 12-27-2021; AND THAT THE SURVEY WAS COMPLETED ON 12-27-2021; AND THAT THE SURVEY WAS BASED ON THE 2011 NORTH CAROLINA STATE PLANE "NAD 83" AND REALIZATION "NRSR 2011" AND ALL ELEVATIONS ARE BASED ON NAVD 88," THAT THE SURVEY WAS COMPLETED ON 12-27-2021; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)."

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. THAT
THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 SECTION F-11-C1 WITNESS MY
ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 15TH DAY OF JANUARY, A.D., 2022

BOUNDARY AND TOPOGRAPHIC SURVEY
OF PROPERTY LOCATED ON
904 EDGEWOOD ROAD
BESSEMER CITY, CROWDERS
MOUNTAIN TOWNSHIP, GASTON
COUNTY, NC
PREPARED FOR:
EDGEWOOD ROAD INDUSTRIAL PARK, LLC

SGC SURVEYING NC, PLLC
SURVEY AND MAPPING



REVISIONS:

APPROVED FOR SUBMITTAL

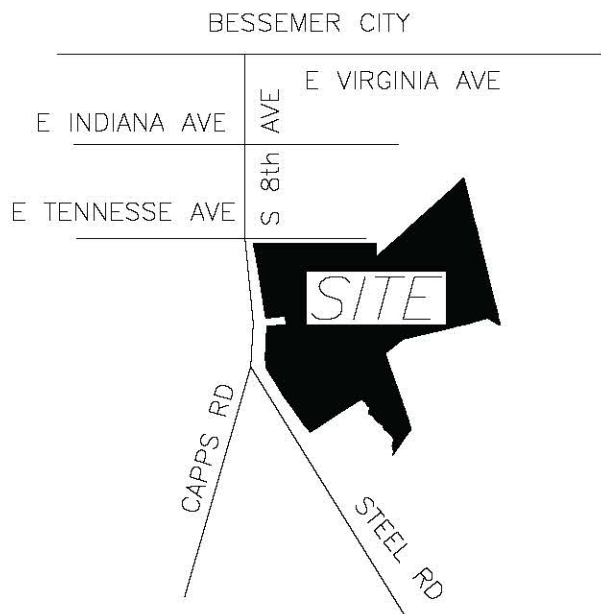
0

SHEET 1 OF 1

SUBJECT: 2195001
01-004 EDGEWOODDRAWN: MAJ
CHECK: DIF

DATE: 1-15-2022
SCALE: 1"=30'

VICINITY MAP: (NOT TO SCALE)



GENERAL NOTES:

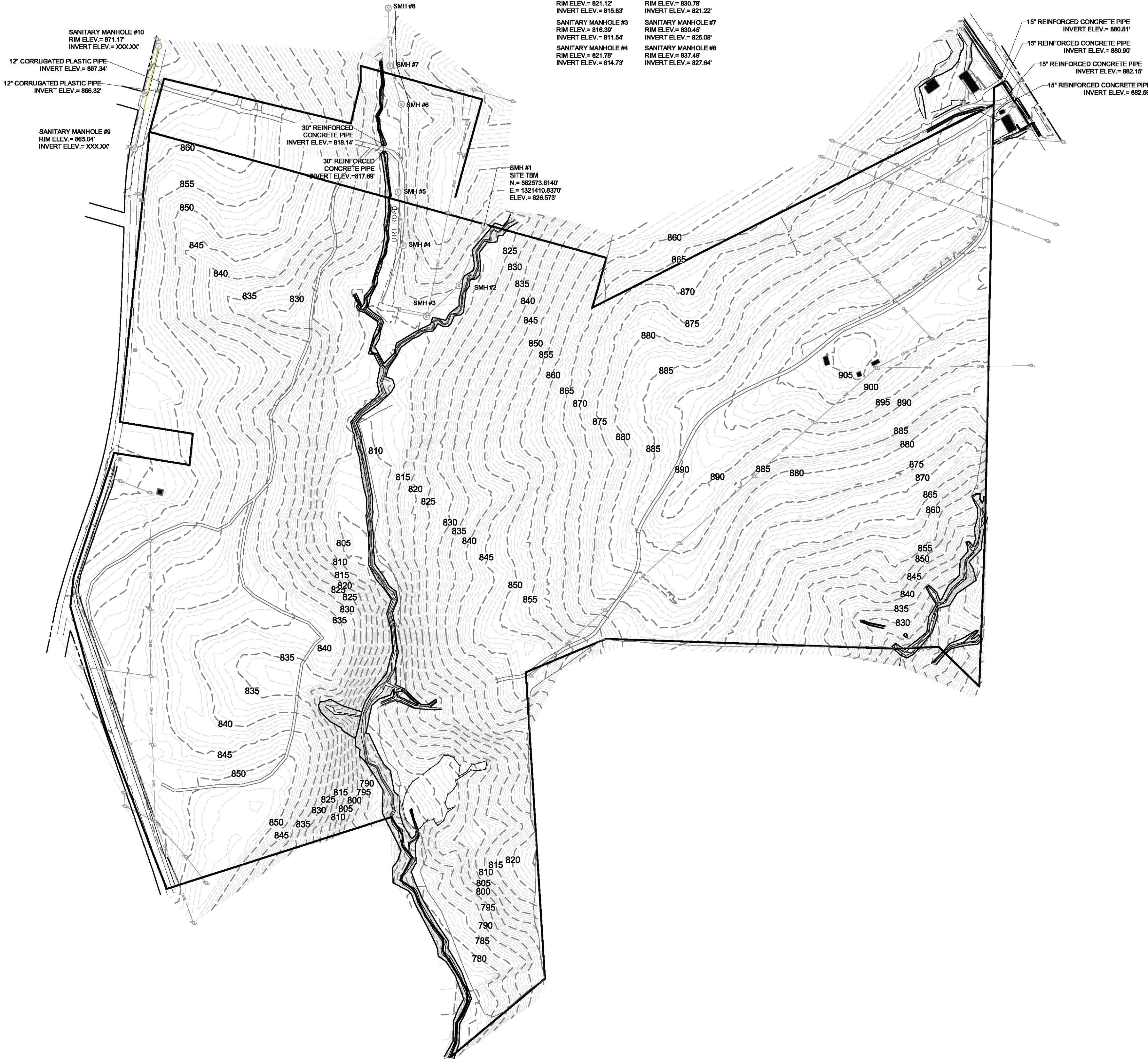
- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC SURVEYING NC, PLLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN TRINITY CAPITAL AND SGC SURVEYING NC PLLC, DATED 11-05-2021.
- 2) THE SUBJECT PARCEL IS DEPICTED AS SHOWN ON "ALTA SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARL, LLC" BY JAMES D. MCAULEY PLS# 4352.
- 3) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- 4) THIS PLAN IS THE RESULT OF A FIELD SURVEY CONDUCTED BY SGC SURVEYING NC, PLLC ON 11-16-2021.

MAP REFERENCES:

- 1) A PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF: EDGEWOOD ROAD INDUSTRIAL PARK, LLC" DATED 10-24-2021, PREPARED BY JAMES D. MCAULEY.

LEGEND:

SUBJECT BOUNDARY LINE	=====
ADJACENT R.O.W. LINE	-----
BUILDING	=====
MAJOR CONTOUR	-----
MINOR CONTOUR	-----
EASEMENT LINE	-----
METAL FENCE	-----
TOE OF SLOPE	-----
TOP OF SLOPE	-----
EDGE OF PAVEMENT	-----
EDGE OF TRAIL	-----
OVERHEAD ELECTRIC LINE	-----
SANITARY SEWER LINE	-----
WETLAND FLAG	-----
UTILITY POLE	-----
CABLE PEDESTAL	-----
HYDRANT	-----
SEWER MANHOLE	-----
WATER METER	-----



SANITARY SEWER DATA:

SANITARY MANHOLE #1	SANITARY MANHOLE #6
RIM ELEV. = 826.57'	RIM ELEV. = 821.69'
INVERT ELEV. = 817.12'	INVERT ELEV. = 815.54'
SANITARY MANHOLE #2	SANITARY MANHOLE #7
RIM ELEV. = 821.12'	RIM ELEV. = 830.78'
INVERT ELEV. = 815.83'	INVERT ELEV. = 821.22'
SANITARY MANHOLE #3	SANITARY MANHOLE #8
RIM ELEV. = 816.39'	RIM ELEV. = 830.45'
INVERT ELEV. = 811.54'	INVERT ELEV. = 825.08'
SANITARY MANHOLE #4	SANITARY MANHOLE #9
RIM ELEV. = 821.78'	RIM ELEV. = 837.49'
INVERT ELEV. = 814.73'	INVERT ELEV. = 827.64'

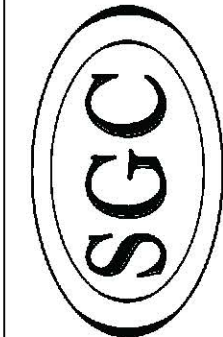
15" REINFORCED CONCRETE PIPE	INVERT ELEV. = 880.81'
15" REINFORCED CONCRETE PIPE	INVERT ELEV. = 880.90'
15" REINFORCED CONCRETE PIPE	INVERT ELEV. = 882.15'
15" REINFORCED CONCRETE PIPE	INVERT ELEV. = 882.59'



REVISIONS:

NO.	DATE	APPROVED FOR SUBMITTAL
0		

SGC SURVEYING NC, PLLC
SURVEY AND MAPPING
194-B RACEWAY DR
MOORESVILLE, NC 28117
PHONE: 852-572-6595
WWW.SGCSURVEYING.COM



TOPOGRAPHIC SURVEY
OF
CAPPS ROAD
BESSEMER CITY, GASTON COUNTY, NC
PREPARED FOR:
EDGEWOOD ROAD INDUSTRIAL PARK, LLC
(COMPLETE ADDRESS WITH ZIP)

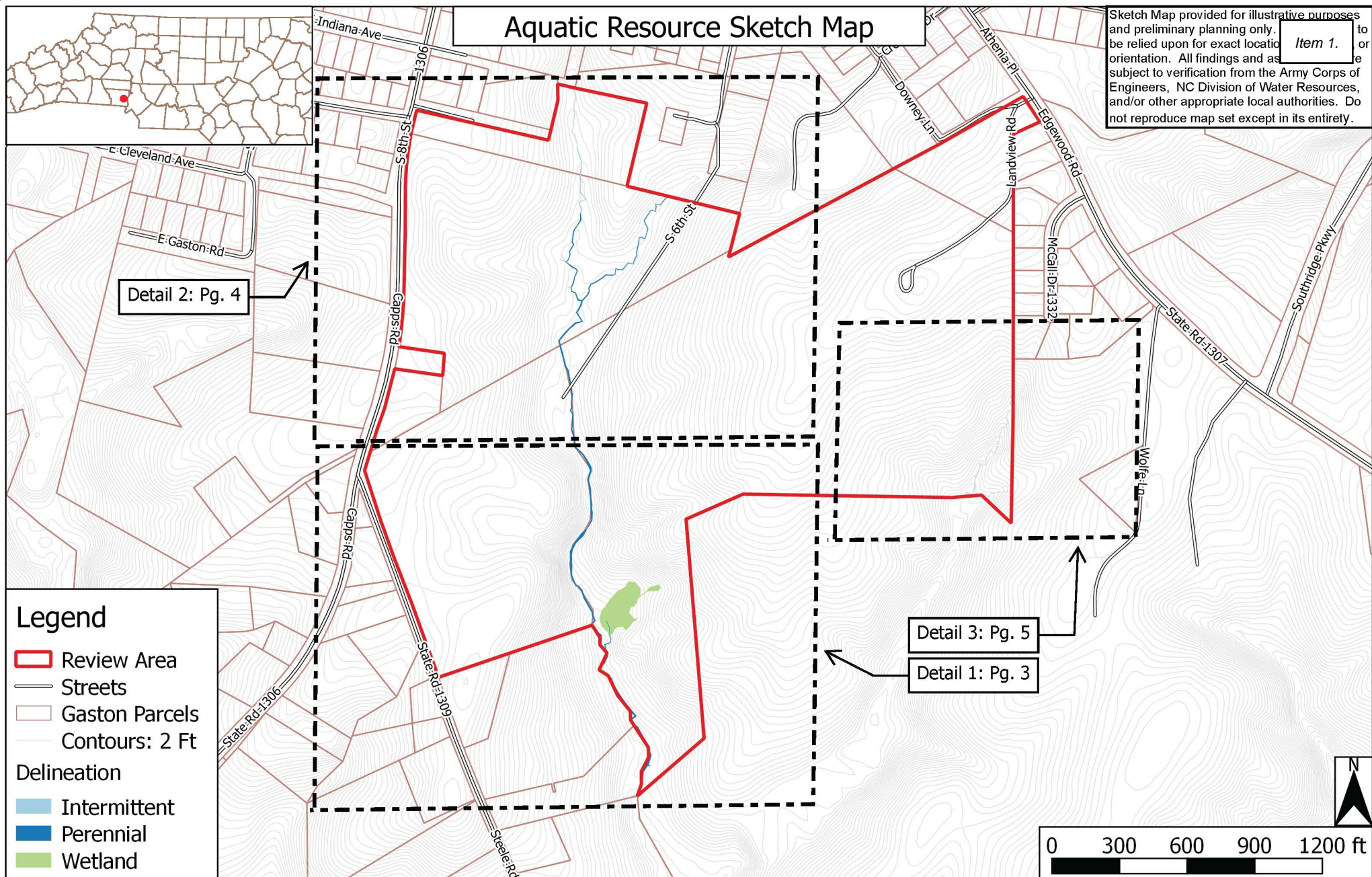
DATE: 12-07-2021
SCALE: 1"=200'
DRAWN: TFM
CHECK: DJF
PROJECT: 2185001
FILE: 2185001-TOPO-ALTA FINAL
SHEET 1 OF 1

"I, DANIEL J. FOGLEMAN, CERTIFY THAT THIS PROJECT WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THIS GROUND SURVEY WAS PERFORMED AT THE 95 PERCENT CONFIDENCE LEVEL TO MEET FEDERAL GEOGRAPHIC DATA COMMITTEE STANDARDS; THAT THIS SURVEY WAS PERFORMED TO MEET THE REQUIREMENTS FOR A TOPOGRAPHIC/PLANIMETRIC SURVEY TO THE ACCURACY OF CLASS A AND VERTICAL ACCURACY WHEN APPLICABLE TO THE CLASS B STANDARD, AND THAT THE ORIGINAL DATA WAS OBTAINED ON 11/16/2021; THAT THE SURVEY WAS COMPLETED ON 12/02/2021; THAT CONTOURS SHOWN AS BROWN LINES MAY NOT MEET THIS STATED STANDARD, AND ALL COORDINATES ARE BASED ON NAD 83 AND DATUM 2011 AND ALL ELEVATIONS ARE BASED ON NAVD 83." THIS 7TH DAY OF DECEMBER, 2021.

DANIEL J. FOGLEMAN, PLS
LICENSE NUMBER: L-5414



0 100 200 400
1 INCH = 200 FEET



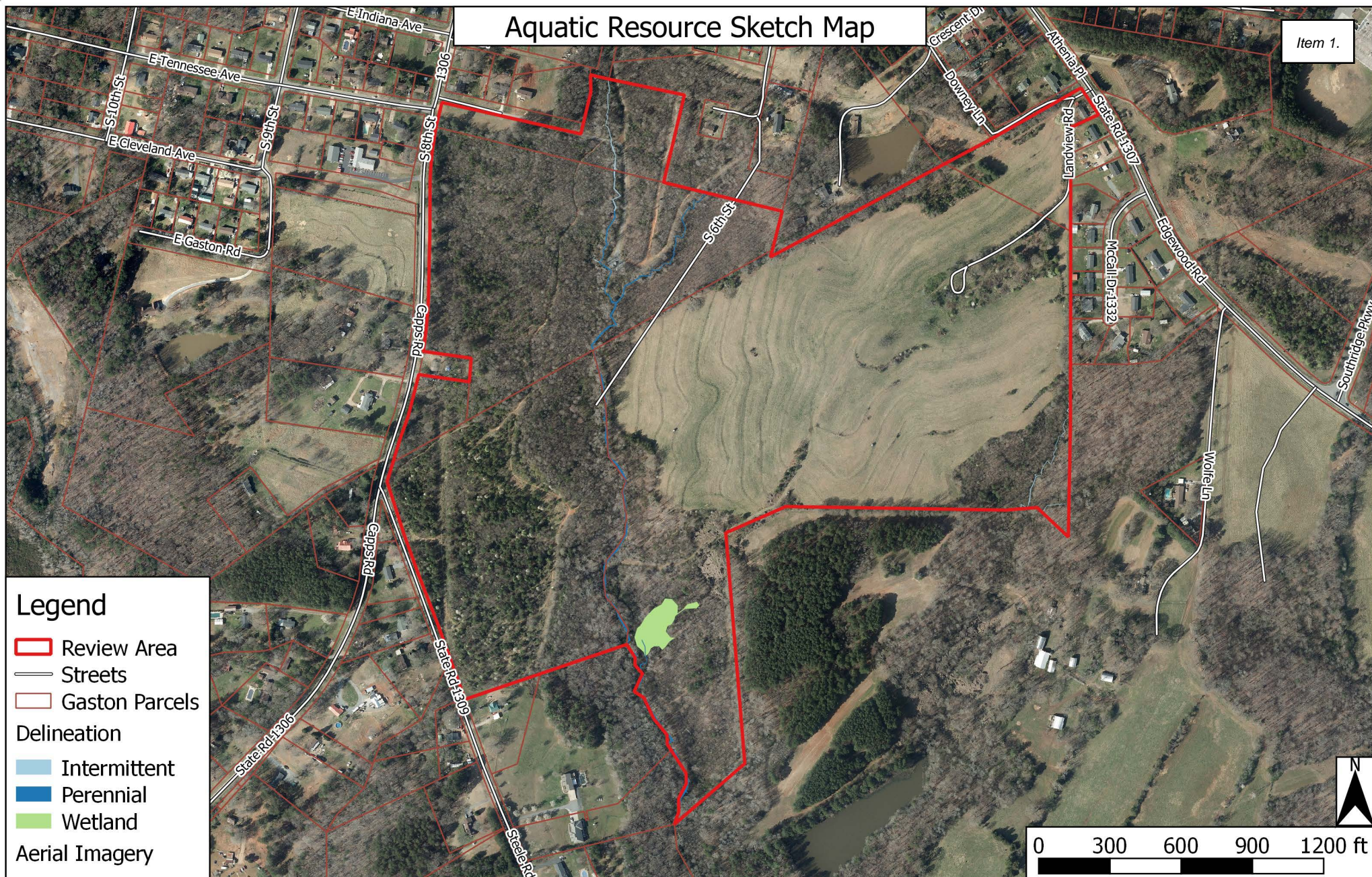
Project Name: Edgewood Road

Location: 902 Edgewood Road Bessemer City, NC 28016

For: Trinity Capital Attn: Mr. Travis Caldwell

Coordinates: 35.275634, -81.268218

Date: November 22nd, 2021



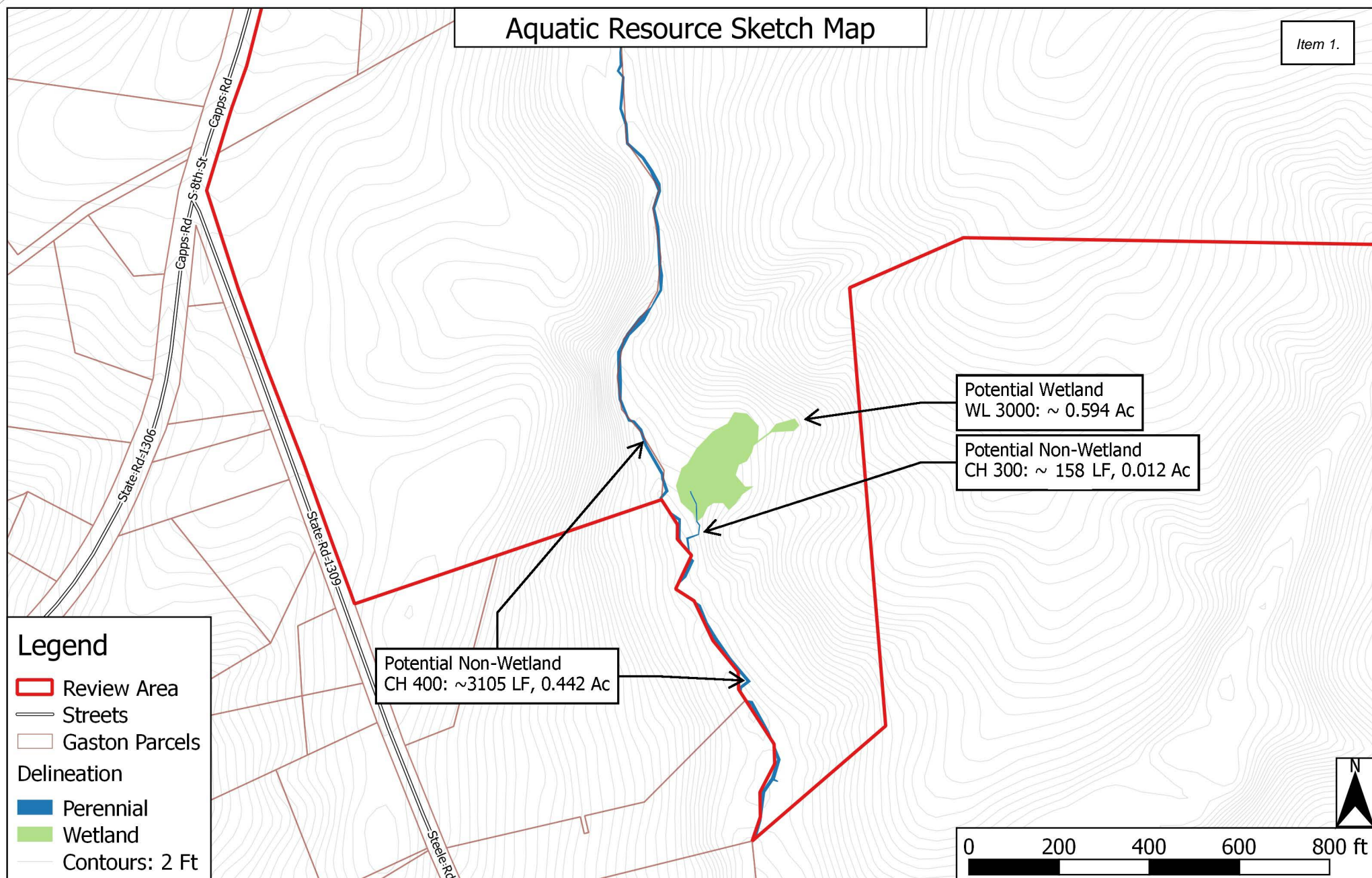
Project Name: Edgewood Road

Location: 902 Edgewood Road Bessemer City, NC 28016

For: Trinity Capital Attn: Mr. Travis Caldwell

Coordinates: 35.275634, -81.268218

Date: November 22nd, 2021



Project Name: Edgewood Road

Location: 902 Edgewood Road Bessemer City, NC 28016

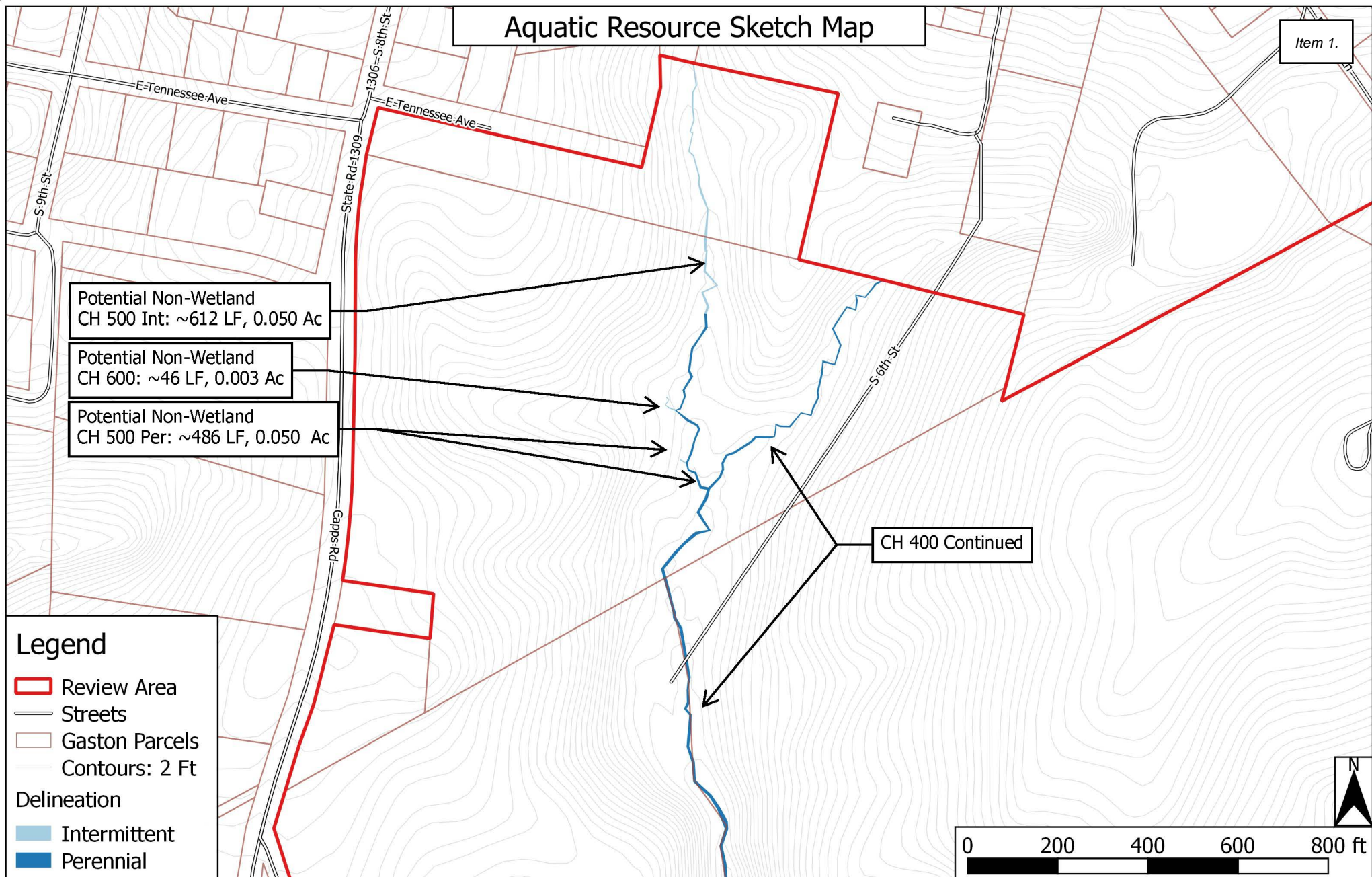
For: Trinity Capital Attn: Mr. Travis Caldwell

Coordinates: 35.275634, -81.268218

Date: November 22nd, 2021

28

25



Project Name: Edgewood Road

Location: 902 Edgewood Road Bessemer City, NC 28016

For: Trinity Capital Attn: Mr. Travis Caldwell

Coordinates: 35.275634, -81.268218

Date: November 22nd, 2021

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26

Aquatic Resource Sketch Map

Item 1.

Wolfe Ln

Potential Non-Wetland
CH 200: ~633 LF, 0.031 Ac

Potential Non-Wetland
CH 100: ~114 LF, 0.005 Ac

Legend

- Review Area
- Streets
- Gaston Parcels
- Contours: 2 Ft
- Delineation
- Intermittent



Project Name: Edgewood Road

Location: 902 Edgewood Road Bessemer City, NC 28016

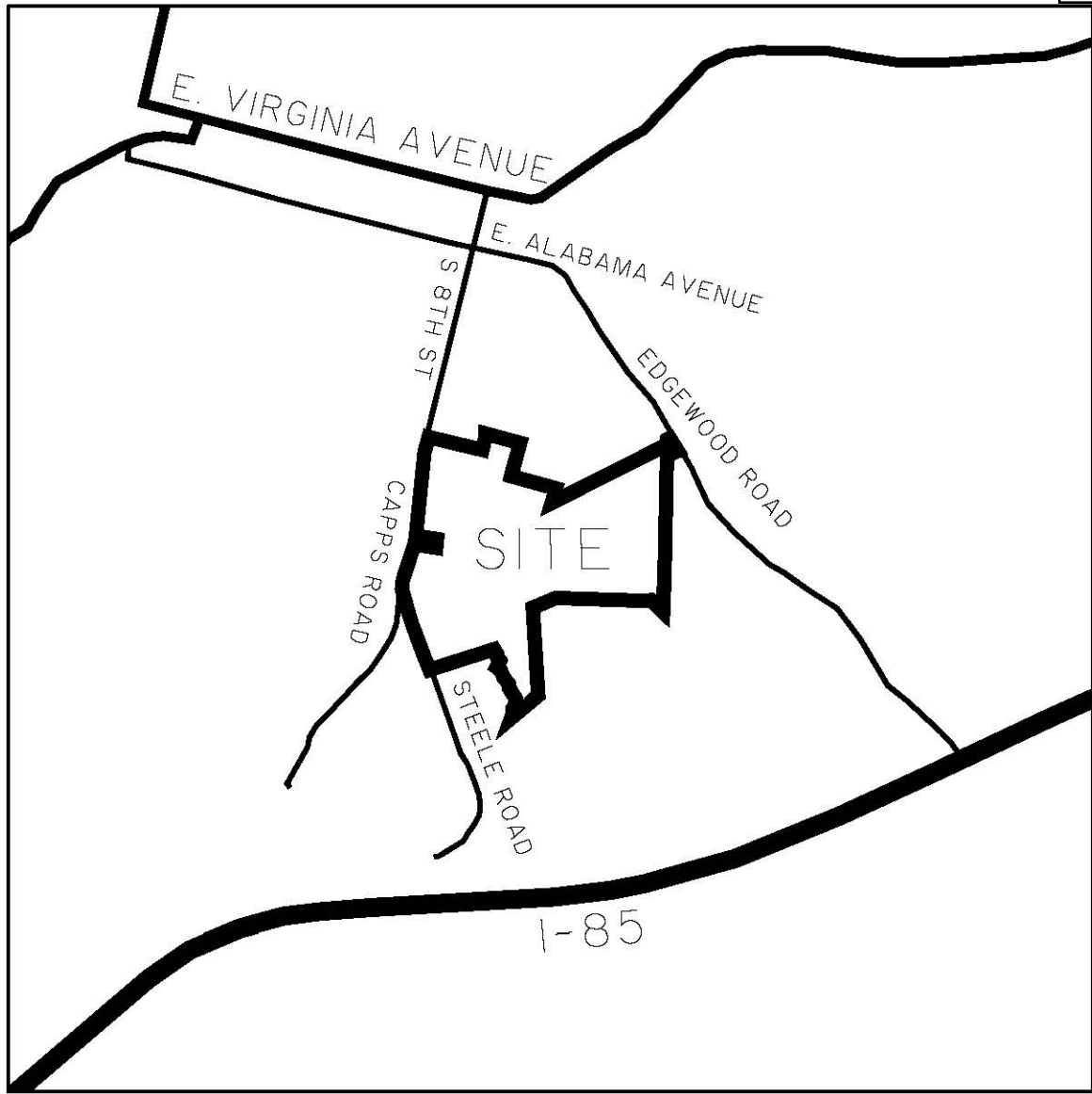
For: Trinity Capital Attn: Mr. Travis Caldwell

Coordinates: 35.275634, -81.268218

Date: November 22nd, 2021

30

27



CONCEPT PLAN NOTES

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

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

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

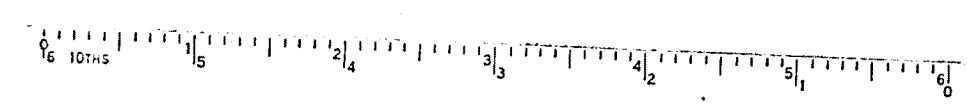
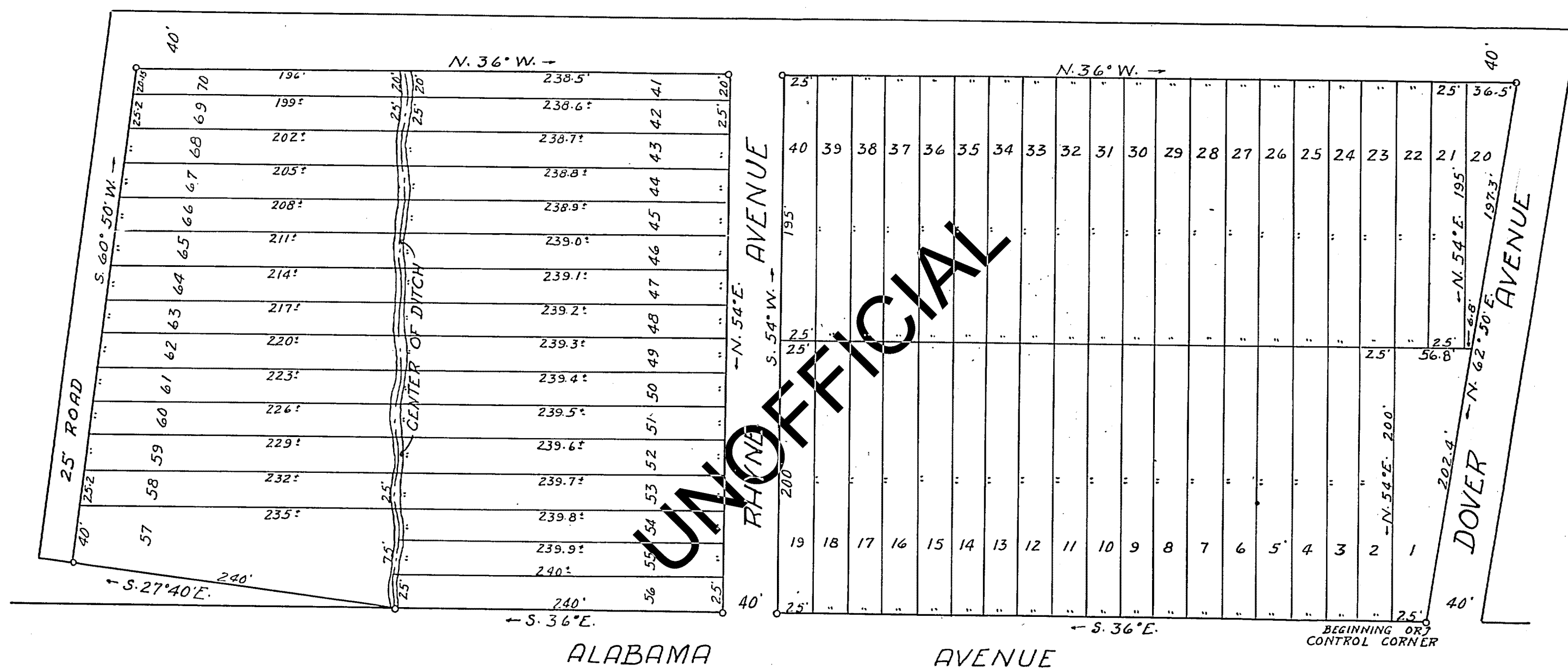
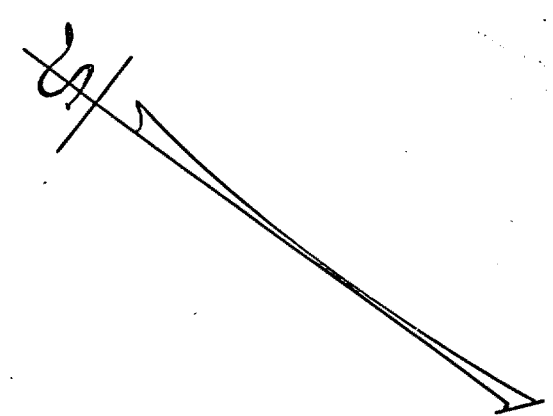
PROPOSED TRAILERS STORAGE:
BUILDING 1: 125 SPACES
BUILDING 2: 49 SPACES
BUILDING 3: 43 SPACES
BUILDING 4: 42 SPACES

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

154

DOVER HEIGHTS ADDITION
BESSEMER CITY, N. C.

PROPERTY OF THE
CAROLINA AUCTION CO.
THOMAS F. HUDSON SURVEYOR
NOV. 24, 1952 1" = 60'



THOMAS F. HUDSON
Surveyor
Notary Public
J. H. Strong
Notary Public
J. H. Strong
Notary Public
J. H. Strong
Notary Public

Filed for registration at 3:15 P.M.
on the 8 day of Dec. 1952
and recorded and Vented in the office of the Register
of Deeds of Gaston County, N. C.
10 154
R. H. Strong
Register of Deeds

STATE OF NORTH CAROLINA
The above map is from an actual survey
made by Thomas F. Hudson, Registered
Surveyor, and is correct to the best
of my knowledge and belief.
Thomas F. Hudson
Signed before me this the 26th day of Nov. 1952
J. H. Strong Notary Public
My commission expires August 9, 1954

Book 10. Page 154

Attachment A

2.7.B TABLE OF USES

Legend P – Permitted by Right AS – Permitted with Additional Standards SUP – Special Use Permit								
Uses	R	NR	UR	CC	HC	BCP	I	Additional Standards
Residential Uses								
Residential, Single Family	AS	AS	AS					2.8.A
Manufactured Home	AS							2.8.B
Residential, Multi-Family			AS			SUP		2.8.C
Bed and Breakfast	AS	AS	AS					2.8.D
Family Care Home	AS	AS	AS					2.8.E
Residential Care Facility					SUP	SUP		2.8.F
Commercial/Office/Retail								
Adult Establishment					SUP			2.8.G
Arena/Stadium					SUP	SUP		2.8.H
Auto Services/Gasoline Station					AS	AS		2.8.I
Commercial I				P				
Commercial II				AS	P			2.8.J
Commercial III					AS	SUP		2.8.K
Hotel/Inn				P	P	P		
Micro-Brewery/Micro-Distillery				P	P			
Personal and Professional Services			AS	P	P			2.8.L
Restaurants and Eateries			SUP	P	P			2.8.M
Retail			SUP	P	P			2.8.N
Institutional/Civic/Educational								
Cemetery	AS				AS			2.8.O
Cultural/Community Center		P	P	P	P			
Day Care			AS	P	P			2.8.P
Educational Facility		SUP	SUP	SUP	SUP			2.8.Q
Fire and Police Station	P	P	P	P	P	P	P	
Government Service			P	P	P	P	P	
Religious Institution	AS	AS	AS	AS	AS	AS	AS	2.8.R
Industrial								
Manufacturing, Heavy						SUP	P	2.8.S
Manufacturing, Light						P	P	
Outdoor Storage/Sales					SUP		AS	2.8.T
Wholesale/Warehouse					AS	P	P	2.8.U
Agricultural								
Agriculture	P					P	P	
Community Garden		P	P					
Farm Product Sales	P			AS	AS			2.8.V

Legend

P – Permitted by Right

AS – Permitted with Additional Standards

SUP – Special Use Permit

Uses	R	NR	UR	CC	HC	BCP	I	Additional Standards
Stables/Riding Academy	P							
Infrastructure and Transportation								
Essential Services I	P	P	P	P	P	P	P	
Essential Services II	SUP	SUP	SUP	SUP	SUP	SUP	SUP	Appendix D
Essential Services III							SUP	
Transportation Facilities					SUP	SUP	P	
Parking Lot				AS	AS	P	P	2.8.W
Solar Farm							SUP	
Parks and Recreation								
Park	P	P	P	P	P	P	P	
Recreation and Sports Center, Indoor				P	P	SUP		2.8.X
Recreation and Sports Center, Outdoor	P	P	AS	SUP	P	P		2.8.Y
Accessory Uses								
Home Occupation	AS	AS	AS	AS				2.8.Z
Accessory Cottage	AS	AS	AS					2.8.AA
Outdoor Storage	AS				AS	AS	AS	2.8.BB
Conference Center				SUP	P	P		2.8.CC
Drive-thru Facility				AS	AS	AS		2.8.DD
Kennels	AS							2.8.EE
Temporary Uses								
Farm Product Sales	P			P				2.8.V

INDUSTRIALManufacturing, Heavy

- Pickled fruits and vegetables
- Flour and other grain mill products, sugar refining
- Animal feeds and pet foods
- Fats and oils
- Beer/malt beverages, wines, brandy, distilled and blended liquor; roasted coffee
- Non-chocolate Confectionery Manufacturing
- Rice Milling
- Tobacco products
- Dyeing and finishing textiles, except wool fabrics and knot goods

- Coated fabrics, rubberized and not rubberized; canvas and related products
- Sawmills and planing mills, general
- Wood building and manufactured homes
- Wood preserving; reconstituted wood products; pulp mills; paper mills; paperboard mills
- Industrial inorganic chemicals; Plastic materials, synthetic resins, and rubber; cellulosic and other man-made fibers, except glass
- Soaps, detergents, and cleaning preparations; perfumes, cosmetics, and other toilet preparations
- Paints, varnishes, lacquers, enamels, and allied products
- Industrial organic chemicals; agricultural chemicals (fertilizers, pesticides, etc.)
- Miscellaneous chemical products (e.g., adhesives, sealants, explosives, printing ink, carbon black, and other chemical and chemical preparations)
- Lubricating oils and greases
- Products of petroleum and coal
- Tires and inner tubes
- Plastic products when resins are made at the same facility
- Leather tanning and finishing
- Flat glass; glass and glassware;
- Cement, hydraulic
- Structural clay products
- Pottery and related products except handmade pottery and arts and crafts operations involving no more than one thousand (1,000) cubic feet of kiln space
- Concrete gypsum and plastic products; cut stone and stone
- Abrasive products; asbestos products; mineral wool;
- Minerals and earth, ground or otherwise treated
- Non-clay refractories
- Miscellaneous nonmetallic mineral products
- Steel works, blast furnaces, and rolling and finishing mills; iron and steel foundries; primary and secondary smelting and refining of nonferrous metals; rolling, drawing, and extruding of nonferrous metals; nonferrous foundries;
- Metal heat treating; metal forging-iron, steel and nonferrous; coating and engraving of metals and allied services
- Manufacture of other primary metal products

- Manufacture of ordnance (arms, ammunition, etc.) and accessories except vehicles and guided missiles
- Power, distribution, and specialty transformers
- Electrical industrial carbon and graphic products
- Storage batteries; primary batteries, dry and wet
- Motor vehicles; truck, bus, and passenger car bodies; truck trailers; motor homes;
- Aircraft; guided missiles and space vehicles and parts
- camping trailers
- (Military) tanks (and related armored vehicles) but not tank components
- All photographic supplies but not photographic equipment
- All inks, paints, oils, enamels, and crayons
- Carbon paper and inked ribbons
- Linoleum, asphalt – felt-base, and other hard surface floor covering
- Meat packing plants and poultry dressing plants
- Processing and packing of canned, cured, fresh, or frozen fish and seafood
- Petroleum refining
- Asphalt paving and roofing materials
- Mining

Manufacturing, Light

- Anything not classified as Heavy

Outdoor Storage/Sales

- Commercial Vehicle/Truck Storage
- Recreational Vehicle Sales
- Heavy Equipment Sales/Storage
- Heavy Machinery Sales/Storage
- Contractor Yard
- Construction Materials Yard
- Junk Yard/Salvage Yard
- Portable Toilet Service
- Boat Sales and Storage
- Manufactured Homes Sales

Wholesale/Warehouse

- Warehouses
- Wholesale
- Distribution Facilities
- Cold Storage

AGRICULTURALAgriculture

- Growing agricultural and horticultural products
- Riding academies
- Riding corrals and tracks
- Boarding stables
- Animal husbandry
- Dairy barns
- Cattle pens;
- Stock yards
- Poultry houses
- Manure storage
- Hog and rabbit meat production

Community Garden

- Urban Farm

Farm Product Sales

- Famers Market
- Winery
- Nurseries
- Greenhouses
- Dairy

INFRASTRUCTURE/TRANSPORTATIONEssential Services I

- Transmission Lines

Essential Services II

- Facilities related to:

- Telephone
- Electric
- Steam
- Water
- Cable
- Fiber Optics
- Sewer
- Telecommunication

Essential Services III

- Generation facility
- Sanitary Landfill
- Septic Tank Disposal

Transportation Facilities

- Airport
- Airstrip
- Truck Terminal

Railroad Terminal

Attachment B

Table 3-1 Determination of Buffer Yards

		Existing/Adjacent Land Use							
		SF Detached Residential	All other Residential, B&B	Civic, Educational	Office, Service	Mixed Use, Lodging, Commercial Entertainment	Industrial, Automotive, Agriculture ² , Infrastructure	Vacant Land (R, NR, UR)	Vacant Land (HC, BCP, I)
Proposed Land Use	SF, Detached Residential	X	C ¹	C ¹	C ¹	B ¹	A ¹	X	C
	All other Residential, B&B	C	X	X	X	X	B ¹	B	C
	Civic/Educational	B	C	X	X	X	C ¹	B	X
	Office/Service	B	B	C	X	X	X	B	X
	Mixed Use Lodging, Commercial, Entertainment	A	B	B	X	X	X	B	X
	Industrial/Automotive/Agriculture ² /Infrastructure	A	A	A	A	A	X	A	B
	-CD/PUD ³	TBD	TBD	TBD	TBD	TBD	TBD	TBD	TBD
		A = Type A Buffer; B = Type B Buffer; C = Type C Buffer; X = No buffer required ¹ Only required where an adjacent, more intense use is pre-existing and no equivalent buffer is provided on the adjacent property. If an adjacent, existing use provides a buffer that is less than the current, required width, the proposed use shall install 50% of the required buffer indicated. ² Agricultural Uses excluding Backyard pens/coops and Gardens. Nurseries and Garden Centers and Farm Stands shall be considered commercial uses for buffer purposes. ³ -Conditional District and PUD shall determine buffer yards as specified in the concept plan							

1. Planting Options for Buffer Yards

The required buffer yard may be established using a selection of yard widths, trees, shrubs, fences, walls, and berms. The following tables illustrates the minimum required elements for each buffer yard type. The applicant may select the best option within each Buffer type based on site conditions, existing vegetation, and site design. Depending on the species selected by the applicant, the Administrator may require additional buffer plantings if buffering intentions are not met.

- a. **Type A Buffer:** The intent of the Type A Buffer is to create a completely opaque buffer, having no horizontal openings from the ground to a height of eight (8) feet within two (2) years of planting. Above eight (8) feet to a height of twenty (20) feet, there is to be intermittent visual obstructions from canopy trees. A Type A Buffer may be achieved in one of four ways:

Table 3-2 Type A Buffer

Type A Buffer Yard Options	Minimum Depth	Minimum Plantings per 100 linear feet*	Required Barrier
A.1. Option 1	50 feet	4 Evergreen Trees	Not Required

		2 Canopy Trees 2 Understory Trees 48 Shrubs	
A.2. Option 2	40 feet	3 Evergreen Trees 1 Canopy Tree 2 Understory Trees 36 Shrubs	Berm (See 3.5.J.)
A.3. Option 3	40 feet	2 Evergreen Trees 2 Canopy Trees 1 Understory Trees 24 Shrubs	Fence or Wall (See 3.5.J.)
A.4. Option 4	30 feet	2 Evergreen Trees 1 Canopy Tree 1 Understory 12 Shrubs	Berm with Fence or Wall (See 3.5.J.)

* A minimum of 50% of required shrubs for all options must be evergreen species

Figure 3-1 Type A Buffer Option 1

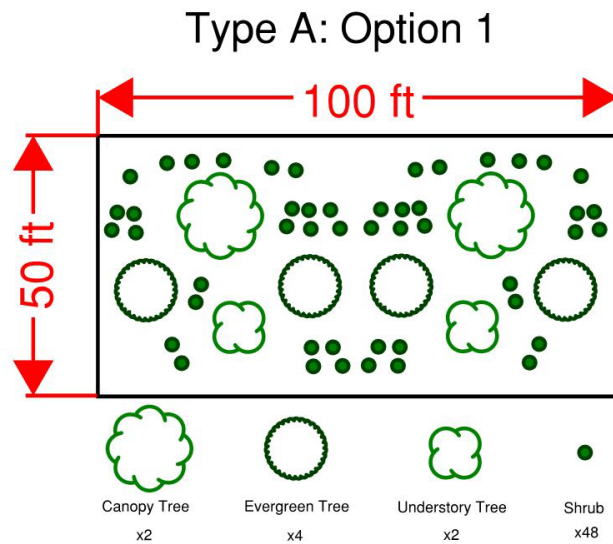


Figure 3-2 Type A Buffer Option 2

Type A: Option 2

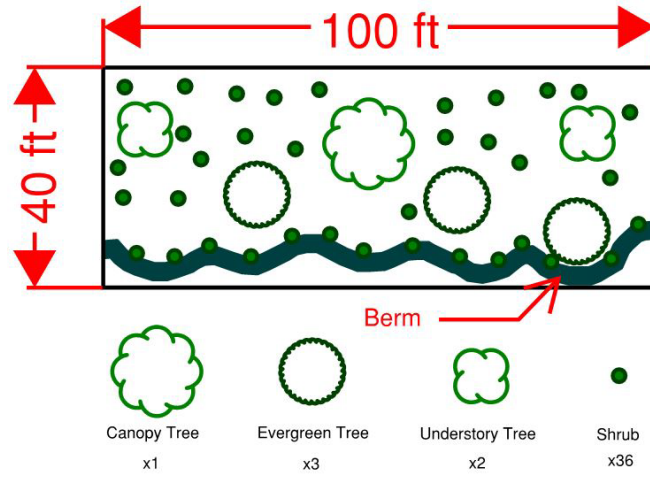


Figure 3-3 Type A Buffer Option 3

Type A: Option 3

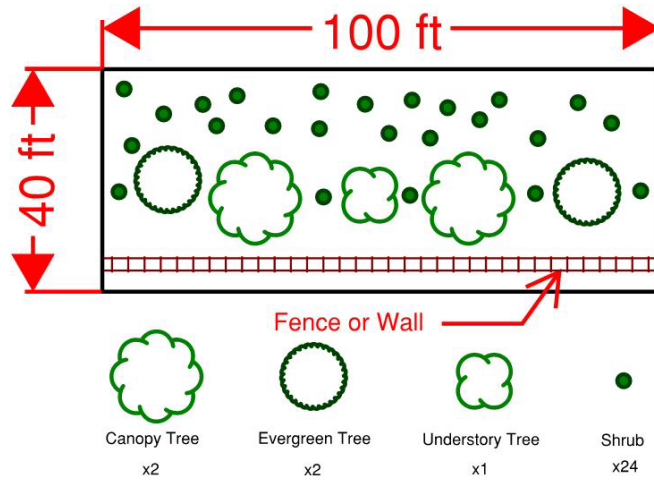
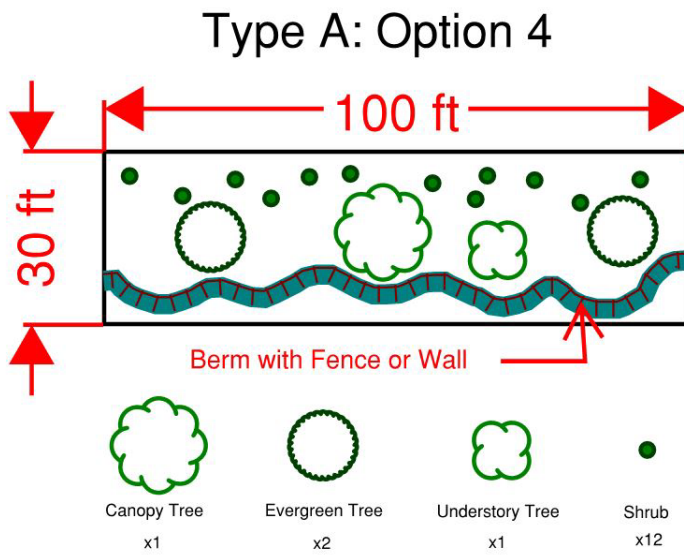


Figure 3-4 Type A Buffer Option 4



PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
ZONING MAP AMENDMENT
April 11, 2022

Pursuant to N.C. Gen. Stat. §160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of Tax Parcel #152648 within the city limits of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

- 1) Said zoning change is **consistent** with the goals and values established by the City Council adopted in 2019.
 - a. The City Council created a mission and vision statement that included the following seven values: 1. Open, Honest and Accessible Government, 2. Fiscal Accountability and Sustainability, 3. Public Safety and Safe and Accessible Neighborhoods, 4. Keeping True to Our Small-Town Character and Traditions, 5. Focused on Quality and Customer Service, 6. Family Oriented, 7. Promote a Healthy Quality of Life. This rezoning is consistent with these values.
 - b. The City Council created a mission and vision statement that included the following eight goals: 1. A desirable place to live and work that is open to growth, 2. A safe and secure community for residents and visitors, 3. A sustainable community with high quality and dependable infrastructure and utilities, 4. A thriving, viable and diverse economy, 5. Provide opportunities for our citizens, 6. Sustainable organizational capacity, 7. Embrace innovation and promote creativity, 8. Promote a healthy quality of life. This rezoning is consistent with these goals.
- 2) Said rezoning is **consistent** with 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:
 - a. Consistent with the future land use as designated on the official land use map.
- 3) The proposed map amendment **would not be detrimental** to the city and ETJ.
 - a. The physical conditions that make the rezoning reasonable are:
 - Provides Economic Development growth opportunities with redevelopment and new development in areas that are currently limited due to current zoning.
 - b. The rezoning is in the best interest of the public to increase and maximize property values in order to provide for future infrastructure and amenities.

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

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

Read, approved and adopted this the 11th day of April, 2022.

ATTEST

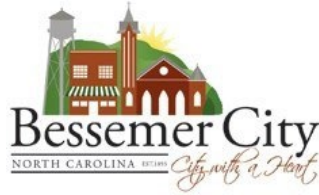
CITY COUNCIL FOR THE
CITY OF BESSEMER CITY

Hydeia Hayes, City Clerk

BY _____
Becky S. Smith, Mayor

APPROVED AS TO FORM

David W. Smith, City Attorney



PLANNING BOARD/BOARD OF ADJUSTMENT
REQUEST FOR ACTION

AGENDA ITEM NO.: 4-C

MEETING DATE: March 7, 2022

DESCRIPTION:

Trinity Capital Advisors has applied to develop 120 acres as phase one (1) of the Edgewood85 Commerce Park on Tax Parcels 152646, 152648, and 306415. The development will consist of new street infrastructure, utility infrastructure, and 1,028,700 square feet of structural space to accommodate future manufacturing ventures. The proposed site will be voluntarily annexed into the City of Bessemer City limits.

BACKGROUND INFORMATION:

See Staff Report.

STAFF RECOMMENDATION:

BOARD ACTION TAKEN:

March 10, 2022

James Inman
City Manager
City of Bessemer City
123. W. Virginia Avenue
Bessemer City, North Carolina 28016

RE: Bessemer City Downtown Electrical Project

Dear Mr. Inman,

Bids were received from contractors for the Bessemer City Downtown Electrical Project on Tuesday March 8th. Bidders include Smart Electric Company Inc. of Connelly Springs, North Carolina and Page Power Systems Inc. of Gastonia, North Carolina. Because of multiple questions concerning the requested timeline for the project, as well as concerns about equipment lead time from the contractors, each contractor was asked to submit two bids, one to complete the work by April 30, 2022, and the other to complete the work by May 31, 2022.

The below tables represent the bids from each contractor. Smart Electric declined to bid for a completion date of April 30, 2022, because of lead times for obtaining the required electrical equipment.

Contractor	Work location	Work Completed By 4-30-22	Work Completed By 5-31-22
Page Power Systems	N. 13 th St	\$11,940.00	\$10,540.00
	W. Virg Ave (13 th to 12 th)	\$164,992.00	\$148,532.00
	W. Virg Ave (12 th to 11 th)	\$63,733.00	\$55,953.00
	Pennsylvania Ave	\$75,600.00	\$68,660.00
	Total	\$316,265.00	\$283,685.00
Smart Electric	N. 13 th St	NA	\$13,400.00
	W. Virg Ave (13 th to 12 th)	NA	\$122,430.00
	W. Virg Ave (12 th to 11 th)	NA	\$56,850.00
	Pennsylvania Ave	NA	\$68,900.00
	Total	NA	\$261,580.00

We have discussed project scheduling with the overall scope lowest bidder, Smart Electric. While they will not be able to complete the work prior to planned events in late April and early May, they can work around those events, keeping existing equipment operable and available.

James Inman, City Manager
March 10, 2022
Page 2 of 2

We recommend that the City of Bessemer City award the project to the Low Bidder, Smart Electric Inc, in the amount of \$261,580.00. We also recommend that the city budget a \$10,000.00 contingency should any unforeseen circumstances arise during construction.

Each of the four identified areas of work are independent of each other and any segment may be removed from the project without affecting the other segments should the City decide to do so for budget reasons.

Please don't hesitate to contact us if you have any questions or need additional information.

Sincerely,
McGILL ASSOCIATES, P.A.



DOUGLAS CHAPMAN, PE
Hickory Office Manager

DC:wf

CC: JoD Franklin, Bessemer City
Nick Huffman, PE, McGill
Wes Fleming, McGill