

CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, April 08, 2024 at 7:00 PM

AGENDA

Call to Order, Prayer, Pledge of Allegiance

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

Special Presentations

1. **Students of the Month-** Mayor & City Council will recognize the students of the month for April 2024 from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Bessemer City Middle School, Tryon Elementary and Bessemer City High School.

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

2. **Public Comment Acknowledgment:** City Manager, Josh Ross will provide clarity on items mentioned during public comment, if needed.

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

3. **Approval of Minutes:** City Council will consider adopting Regular Meeting minutes of the March 11, 2024 meeting.
4. **Approval of Minutes:** City Council will consider adopting Work Session Meeting minutes of the April 2, 2024 meeting.

Business Items

5. **Proclamation honoring Council Member, Dan Boling:** City Council will consider adopting a proclamation honoring late Council Member, Dan Boling for his 18 years of service to the City.
6. **Resolution Directing the Clerk to Investigate a Petition Received for Voluntary Annexation N.C.G.S. §160A-31 (Meritage Homes):** City Council will consider approving a resolution directing the City Clerk to investigate the petition for voluntary annexation from Meritage Homes Inc. for the Stewart Crossing homes project per NCGS 160A - 31.

- 7. Establish a Public Hearing - Petition for Voluntary Annexation (Meritage Homes):** City Council will consider establishing a public hearing for Monday, May 13th, 2024 at 7:00 PM to hear public comment regarding a voluntary annexation petition from Meritage Homes (Stewart Crossing) for property located at tax parcel #304904 (23.688 acres).
- 8. Establish Public Hearing for 2024-2025 Proposed Budget:** City Council will consider establishing a public hearing on Monday, May 13th at 7:00 PM to hear public comment regarding the proposed 2024-2025 City budget.
- 9. Resolution- Application for NC DEQ Water Infrastructure Funding (Lead & Copper Study):** City Council will consider adopting the resolution regarding an application for State funding to complete a mandated Lead & Copper Study for DEQ.
- 10. Capital Project Ordinance- RC2 Grant Project:** City Council will consider adopting the capital project ordinance regarding a community branding project and economic development study.
- 11. Bessemer City Storm Water Fee Implementation Plan:** City Council will consider adopting a storm water plan to implement new rate increases for residential and non-residential for the upcoming budget year based of off impervious surface.

City Manager's Report

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

Adjourn



CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, March 11, 2024 at 7:00 PM

MINUTES

Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Donnie Griffin, Nellie Floyd, Michael Brooks, Brent Guffey and Allen Hook were all present. City Manager, Josh Ross and Attorney, Marshall Walker were present filling in for City Attorney, David Smith.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Scott Rudisill, Pastor of Westview Baptist Church led the audience in prayer. Mayor Smith led the audience in the Pledge of Allegiance.

Adjustment and Approval of the Agenda

By motion of Brenda Boyd and unanimous vote, the January agenda was approved with no revisions.

Special Presentations

Student Appreciation- Students from Bessemer City High School, Bessemer City Central Elementary School, Tryon Elementary and Bessemer City Primary School were recognized by their principals and City Council as part of the Student Appreciation Program. Bessemer City Middle School was unable to attend:

Mrs. Doneen Johnson, Principal of Bessemer City High School, and Mayor Smith, recognized the following students of the month: Kari McElhaney, 9th grade representative; Rodrigo Mondragon Rivera, 10th grade representative; Jaylin Tanner, 11th grade representative and Bradley Hughes, 12th grade representative.

Dr. April Conley, Principal of Bessemer City Central School, and Mayor Smith, recognized the following students of the month: Jasmine Stitt; 3rd grade representative; 4th grade representative McKinley Mitchell; and 5th grade representative Luz Perez Cardenas.

Dr. Bill Kessler, Principal of Bessemer City Primary and Mayor Smith, recognized the following students of the month: Mirkala Pantigoso, Kindergarten representative; Jonathan Vargas, 1st grade representative, and Everleigh Moss, 2nd grade representative.

Mrs. Kelsey Nixon, Kindergarten Administrator of Tryon Elementary and Mayor Smith, recognized the following students of the month: Rylan Welch, Pre K representative; Christopher Waters, Kindergarten representative; Own Bridges, 1st grade, Evangeline Hall, 2nd grade representative, D'avon Sewell, 3rd grade representative; Noelle Jolly, 4th grade representative; and Noah Jolly, 5th grade representative.

Request to Speak/Opportunity for Public Comment

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

- Pamela Gladney of 502 E. Ohio Avenue: Mrs. Gladney addressed Council regarding the ordinance amending the zoning map for the Development Solutions Group. This item is on City Council's docket for discussion and a vote this evening. Ms. Gladney attended City Council's last work session and realized that the Council had the same concerns as the Planning Board. Additionally, Mrs. Gladney stated that the Planning Board's recommendations weren't fully expressed to City Council via City Staff. Ms. Gladney would like for the Planning Board to be able to review the new scope of work prior to City Council consideration and adoption.

-David Lutz at 408 N. 12th Street: Mr. Lutz addressed Council regarding the close and vacate order on property at 112 West Georgia Avenue. Council chose to give the property owner a 30 day extension at the last City Council meeting. Mr. Lutz appreciates Council consideration on this matter.

-Bea Crocker at 311 S. Pinchback: Ms. Crocker addressed Council regarding industrial piping on her property. There is a pile of piping located on the empty lot next to Ms. Crocker's property. However, no one asked for permission. She would like this to be addressed and the piping removed.

Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Brent Guffey:

1. **Approval of Minutes:** City Council will consider adopting Regular Meeting minutes of the February 12, 2024 meeting.
2. **Approval of Minutes:** City Council will consider adopting Special Session Meeting minutes of February 22, 2024.
3. **Approval of Minutes:** City Council will consider adopting Special Session Meeting minutes of February 23, 2024.
4. **Approval of Minutes:** City Council will consider adopting Work Session Meeting minutes of February 27, 2024.
5. **Local Water Supply Plan:** City Council will consider approving a resolution adopting the local water supply plan. The Local Water Supply Plan provides a comprehensive assessment of water supply needs, water use, and water availability.
6. **Street Closure-36th Annual Down Home Festival Ordinance** - City administration is requesting the temporary closure of the 100 Block of West Virginia, East Virginia, West Pennsylvania Avenue, and the 100 Block of North and South 12th Street for the 36th Annual Down Home Day Festival on Thursday, May 9th, Friday, May 10th and Saturday, May 11th, 2024.
7. **Street Closure-Sounds of Summer 2024** - City administration is requesting the temporary closure of the 100 Block of West and East Virginia Avenue and the 100 Block of North and South 12th Street for the 2024 Sounds of Summer Series on the 4th Saturday of each month from April to September from the hours of 2:00PM-10:00PM.

Resolution - Approving the Sale of Beer & Wine

By motion of Michael Brooks and a 4:2 vote, with Brenda Boyd and Donnie Griffin in opposition, the resolution approving the sale of beer and wine at the 2024 Community Concert & Cruise-In Series and 36th Annual Down Home Festival was approved. The Illusions Dance Troup, LLC from Belmont, NC will be the third party organization selling the beer and wine.

Tryon Community Waterline Interlocal Agreement

At the FY 2024-2025 Planning Retreat City Council received a presentation from Gaston County representatives regarding a Tryon Community Waterline Interlocal Agreement. Gaston County received ARPA funds to provide with water projects. The project will design and install drinking water infrastructure to serve the Tryon Community: Tryon Elementary School, Tryon Park, Tryon Recycling Center, and the property owners adjacent to the waterline will be able to connect to the waterline. The corridor for the project is over 5 miles. The County will handle and pay for all project logistics. The City will own and operate the waterline once the project is completed.

By motion of Donnie Griffin and unanimous vote, the Tryon Community Waterline Interlocal agreement was approved.

Ordinance Amending Zoning Map (Development Solutions Group)

City Manager, Joshua Ross addressed Council regarding a rezoning request from Development Solutions Group to rezone tax parcel ID 151678 from Urban Residential (UR) to Urban Residential Conditional District (URCD) for the purposes of developing a residential townhome community. The proposed project is for new town homes on 6.3 acres along Yellow Jacket Lane. City Council received an amended project scope at the February 2024 Work Session. A public hearing regarding this ordinance was held on Monday, February 12, 2024. The developer has worked with City Staff and formed a number of areas of relief and conditions for Council consideration.

By motion of Michael Brooks and unanimous vote, this ordinance was tabled to the next Work Session. This matter will be sent back to the planning board for additional review and comment.

City Manager's Report

City Manager, Josh Ross, addressed Council regarding the following:

- General: City Staff is working to update the City's website. This is the primary location for accurate information and engagement for citizens. We will continue to complete hydrant testing. If anyone notices discolored water, please reach out to customer service and report this. Annual testing is needed to comply with regulatory requirements and check PSI pressure. The FY 2024-2025 budget process is underway. The City's Saturday farmers market will be moved to Sunday beginning Sunday, April 7th. City Staff is hoping to attract additional artisans and community members with this endeavor. Summer 2024 City Swimming Pool rentals will begin on Monday, April 1st at the Community Center. The City has received a \$340,000 grant to aid in stormwater planning. This additional funding will allow the City to comply with regulations and administer an storm water management plan.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council Member, Michael Brooks informed City Staff about someone cutting the fence behind a body shop and a water issue on Davis Street. Council Member, Allen Hook inquired about the pipes Ms. Crocker mentioned during public comment. City Manager Ross informed him that he would let staff know about this and look into the matter. Council Member, Brenda Boyd commended City Staff for repairing the potholes on 11th Street. Council Member, Brent Guffey inquired about the potential of video streaming Council meetings. Light discussion ensued about the possibility of allowing streaming and the upfitting needs to complete this task. Council member, Donnie Griffin inquired about a potentially stopped up stormwater drain on West Georgia Avenue.

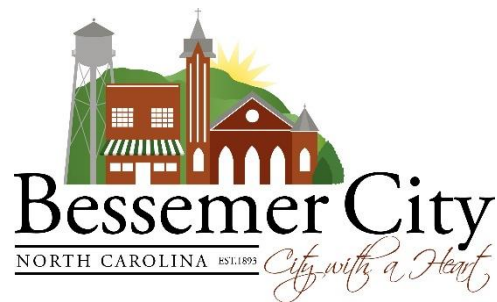
By general consensus, the March 2024 Work Session will be moved to Tuesday, April 2nd at 2:00 PM. City Staff will update the schedule per Council's change and notify the public per NCGS.

Adjournment

Being no further business to come before the board, by motion of Brenda Boyd and unanimous vote, the meeting was adjourned at 7:44 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, April 2, 2024 at 2:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

Mayor, Becky S. Smith, Council Members: Michael Brooks, Brenda Boyd, Brent Guffey, Donnie Griffin, Nellie Floyd, and Allen Hook were all present. City Manager, Josh Ross, and department heads were present as well. A quorum was present.

Department Head Reports

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

JoD Franklin, Parks and Recreation Director- Mr. Franklin addressed Council regarding staffing changes. Andrea Nixon has ended employment with the City to go work for Lowell. During this time, the event and recreation supervisor duties have been split amongst current Parks & Recreation Staff. Council Member, Griffin inquired about staffing needs in his department. Mr. Franklin informed Council that the City has employed part time staff to help work facilities.

Jamie Ramsey, Director of Operations- Mr. Ramsey previously informed Council about the EPA's lead and copper rule. The EPA revised the Lead and Copper Rule to enhance implementation in the areas of monitoring, treatment, customer awareness, and lead service line replacement. The update also enhanced public education requirements and ensured drinking water consumers receive is: meaningful, timely and useful information. The City will have to comply with state regulations and report a survey of lead and copper findings in City lines. City Staff will be bringing a resolution before the Board at the April 2024 Regular Meeting regarding an application for NC Department of Environmental Quality funding to complete said survey. This resolution is requested by Staff to complete the work to comply with the regulation and survey study.

Interviews for Appointed Boards

City Council received board applications from several candidates for the Parks & Recreation Advisory Board. In an effort to streamline the appointment process, City Council invited applicants to an open interview. Danny Guin was one of the applicants. Mr. Guin was invited in and spoke with City Council about his prior service to the community and the Bessemer City Optimist Club. During COVID, the Bessemer City Optimist Club disbanded and began working with the City's Parks & Recreation Program to offer baseball and other youth sports. Recently, the Bessemer City Optimist Club has made an attempt to restart the club and youth sports programming. Last year the club hosted fall ball for local youth. Thus, Mr. Guin would like to join the Board to serve as a liaison between the City and the Bessemer City Optimist Club. Light discussion was held.

Stormwater Fee Discussion

City Manager, Josh Ross addressed City Council regarding a potential change to the stormwater implementation plan. Mr. Ross proposed two implementation plans to the Board:

Option 1 is to do a three-phase incremental increase. The residential fee would increase from \$3.07 a month to \$6.00. For non-residential, there would be a 50% rate increase on July 1, 2024, and 75% rate increase on July 1, 2025, and 100% rate increase on July 1, 2026.

Option 2 is to increase the residential fee to \$6.00 a month and a full 100% increase of the proposed storm water fee on July 1, 2024 as approved by City Council last year. A study was conducted in 2021 based off impervious surface. This study also generated rate proposals. These fees will support needed improvements in the City's Storm Water Budget.

By general consensus, this will be placed on the April 2024 regular meeting next week for City Council to vote on.

FY 2024-2025 Budget Session #1

City Manager, Josh Ross addressed City Council regarding the proposed budget. Department heads have submitted their draft budgets to the manager. These are under review. City Manager Ross provided the potential goals and priorities per fund for City Council. Light discussion was held between City Staff and Council regarding proposed changes to the Waste Pro, solid waste contract. By general consensus, Manager Ross is permitted to hold conversations with Waste Pro to negotiate a new contract rate. Once this rate is identified, he will bring this before City Council.

Resolution - Rural Economic Downtown Development Grant & Local Government Funding Match

City Staff addressed Council with a resolution regarding funding for improvements to the two properties owned by the City in the downtown area. A 5% match will be needed from the City if grant funds are awarded. City Staff would like to utilize any funds received to retrofit both properties 110 and 112 West Virginia Avenue to make them more marketable.

By motion of Brent Guffey and unanimous vote, this resolution was adopted.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Michael Brooks informed the Board about the ABC Board and Down Home Festival parking on Pennsylvania Avenue. Council member, Brent Guffey inquired about the potential sale of City property. Council member, Allen Hook inquired about the Planning Board meeting held the night before. City Staff informed him that the meeting was cancelled as the developers were unable to attend.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 4:50 PM by motion of Michael Brooks and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**PROCLAMATION
HONORING LONG-SERVING COUNCIL MEMBER
DANNY “DAN” CARL BOLING**

WHEREAS Dan Boling was a devoted public servant that expressed dedication and service to the citizens of Bessemer City; and

WHEREAS Dan Boling faithfully served on the Bessemer City Council for more than 18 years representing Ward 1 in Bessemer City; and

WHEREAS Dan Boling focused on improving Bessemer City and adding to the quality of life for citizens; and

WHEREAS Dan Boling always put others first before himself, including family, citizens, and the community; and

WHEREAS Dan Boling will be remembered as an example of selfless service as a member of the Bessemer City Council.

NOW, THEREFORE, BE IT PROCLAIMED that I, Becky S. Smith, Mayor of Bessemer City, hereby order that all flags in Bessemer City shall fly at half-staff until Wednesday, April 10, 2024, at 5:00 p.m. in honor of Dan Boling as we mourn his passing that took place on Thursday, April 4, 2024.

IN WITNESS WHEREOF I have hereunto set my hand this 5th day of April 2024 and cause the Seal of Bessemer City to be herein affixed.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



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

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 22, 2024 by City Council; and

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

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

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

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

Adopted this the 8th day of April, 2024

Becky S. Smith, Mayor

Attest:

Hydeia Y. Hayes, City Clerk



CERTIFICATION OF SUFFICIENCY

To the City Council and Mayor of Bessemer City, North Carolina:

I, Hydeia Y. Hayes, City Clerk, do hereby certify that I have investigated the petition attached hereto and have found the following findings:

- Said petition is signed by all owners of real property lying in the area described therein, in accordance to N.C.G.S. 160A-58.1
- The petition contains an adequate property description of the area proposed for annexation.
- The area described in the petition is contiguous to the City primary corporate limits, as defined by G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the City of Bessemer City, this 8th day of April 2024

Hydeia Y. Hayes, City Clerk



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

Item 7.

Petition for Annexation into the Bessemer City City Limits

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

Section B Submittal Deadlines

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

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

Timeline for Annexation is as follows:

SUBMITTAL: Submit application to the City of Bessemer City

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

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

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

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

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

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name Stewart Crossing

Street Address

Gaston County County Property Identification Number(s) list below

P.I.N. 304904 (Full Parcel)	P.I.N. 306573 (Portion of parcel)	P.I.N.
P.I.N.	P.I.N.	P.I.N.

Acreage of Annexation Site 23.688

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

Person to contact if there are questions about the petition

Name Spencer McNab

Address 1111 Metropolitan Ave., Suite 250 Charlotte, NC 28204

Phone 980-729-5798	Fax #	Email smcnab@bgeinc.com
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Written metes and bounds description of property to be annexed

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


See Exhibit A

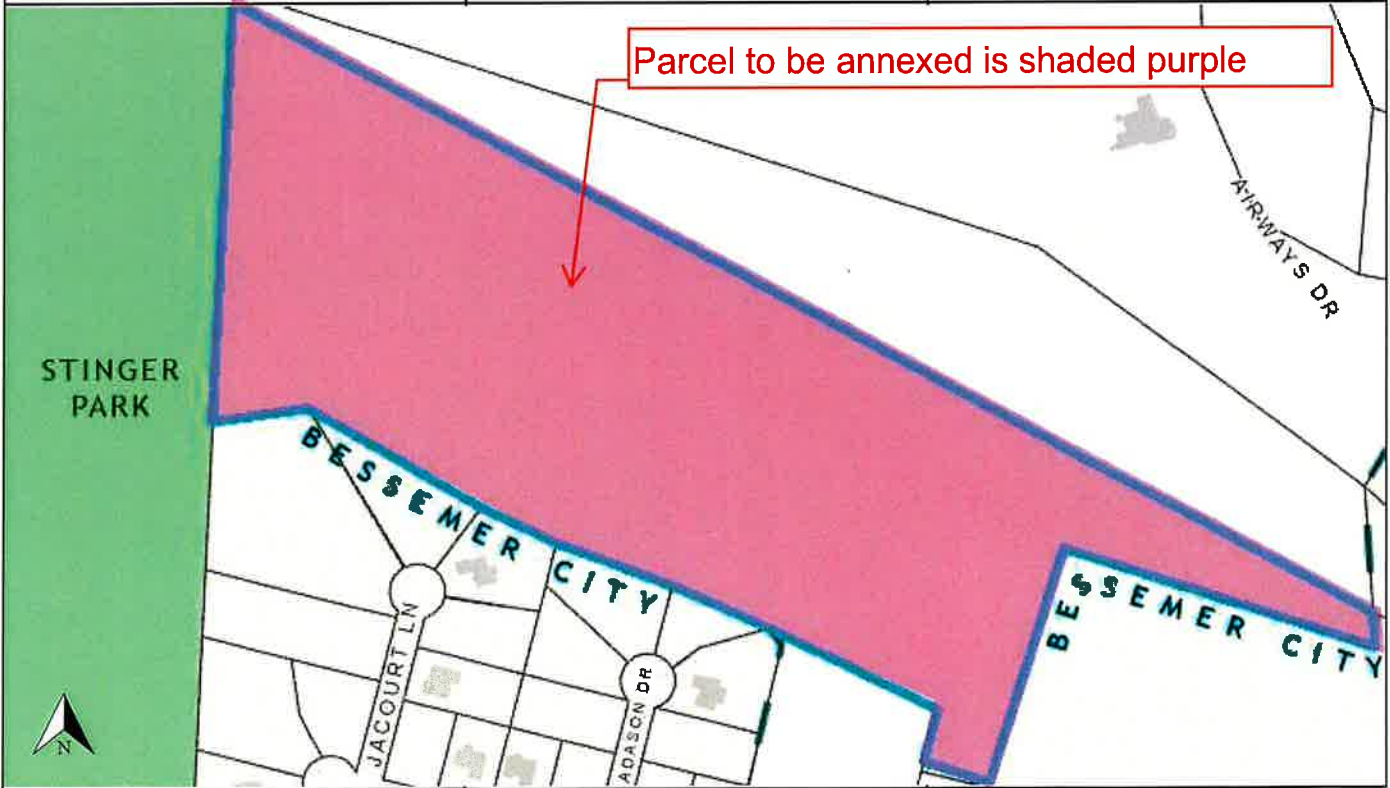
EXHIBIT A

Item 7.

COMMENCING FROM NORTH CAROLINA GEODETIC MONUMENT "M 40" HAVING NORTH CAROLINA NAD 83/2011 GRID COORDINATES NORTHING: 566,433.54, EASTING: 1,317,797.65 HAVING A COMBINED SCALE FACTOR OF 099983423 PROCEED N 45-14-16 E 5,987.89 FEET (GROUND DISTANCE) TO THE POINT OF BEGINNING SAID POINT BEING FOUND #4 REBAR A COMMON CORNER WITH CITY OF BESSEMER CITY AS RECORDED IN BOOK 4889 PAGE 2290 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF CITY OF BESSEMER CITY N 02-03-08 E 747.44 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH MICHAEL S. FLANIGAN AND SUSAN J. WITTMAN AS RECORDED IN BOOK 4421 PAGE 763 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF MICHAEL S. FLANIGAN AND SUSAN J. WITTMAN S 62-08-42 E 2,366.00 FEET TO A FOUND #3 REBAR A COMMON CORNER WITH LUCAS JOHN STEWART AND ABBY BEAM STEWART AS RECORDED IN BOOK 5187 PAGE 990 AND PLAT BOOK 95 PAGE 53 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF LUCAS JOHN STEWART AND ABBY BEAM STEWART THE FOLLOWING FIVE (5) COURSES AND DISTANCES; 1) S 04-19-18 E 65.03 FEET TO A FOUND METAL ROD, 2) N 72-29-15 W 597.95 FEET TO A FOUND #4 REBAR, 3) S 18-01-33 W 445.18 FEET TO A FOUND #4 REBAR, 4) S 88-47-54 W 28.64 FEET TO A FOUND #4, 5) N 76-02-36 W 100.01 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH HERMAN D. CLARK, JR AS RECORDED IN BOOK 4703 PAGE 1200 AND PLAT BOOK 64 PAGE 41 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF HERMAN D. CLARK, JR. THE FOLLOWING FOUR (4) COURSES AND DISTANCES; 1) N 13-03-47 E 16.35 FEET TO A FOUND #4 REBAR, 2) N 14-01-29 E 103.91 FEET TO A FOUND #4 REBAR, 3) N 64-02-35 W 334.99 FEET TO A FOUND #4 REBAR, 4) N 66-14-59 W 199.88 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH ASHLEY INVESTMENTS, LLC AS RECORDED IN BOOK 3373 PAGE 57 AND PLAT BOOK 64 PAGE 41 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF ASHLEY INVESTMENTS, LLC N 69-52-04 W 225.98 FEET TO A FOUND #4 REBAR A COMMON CORNER WITH DENNIS L. AND MARY SILER AS RECORDED IN BOOK 4755 PAGE 1745 AND PLAT BOOK 64 PAGE 41 OF THE GASTON COUNTY REGISTRY, THENCE WITH THE COMMON LINE OF DENNIS L. AND MARY SILER N 65-13-56 W 152.83 FEET TO A FOUND #4 REBAR, A COMMON CORNER WITH THE AFOREMENTIONED ASHLEY INVESTMENTS, LLC THENCE WITH THE FOLLOWING TWO (2) COURSES AND DISTANCES; 1) N 59-40-47 W 360.09 FEET TO A FOUND #4 REBAR, 2) S 82-01-11 W 174.47 FEET TO THE POINT OF BEGINNING CONTAINING 23.688 ACRES MORE OR LESS.


EXHIBIT C

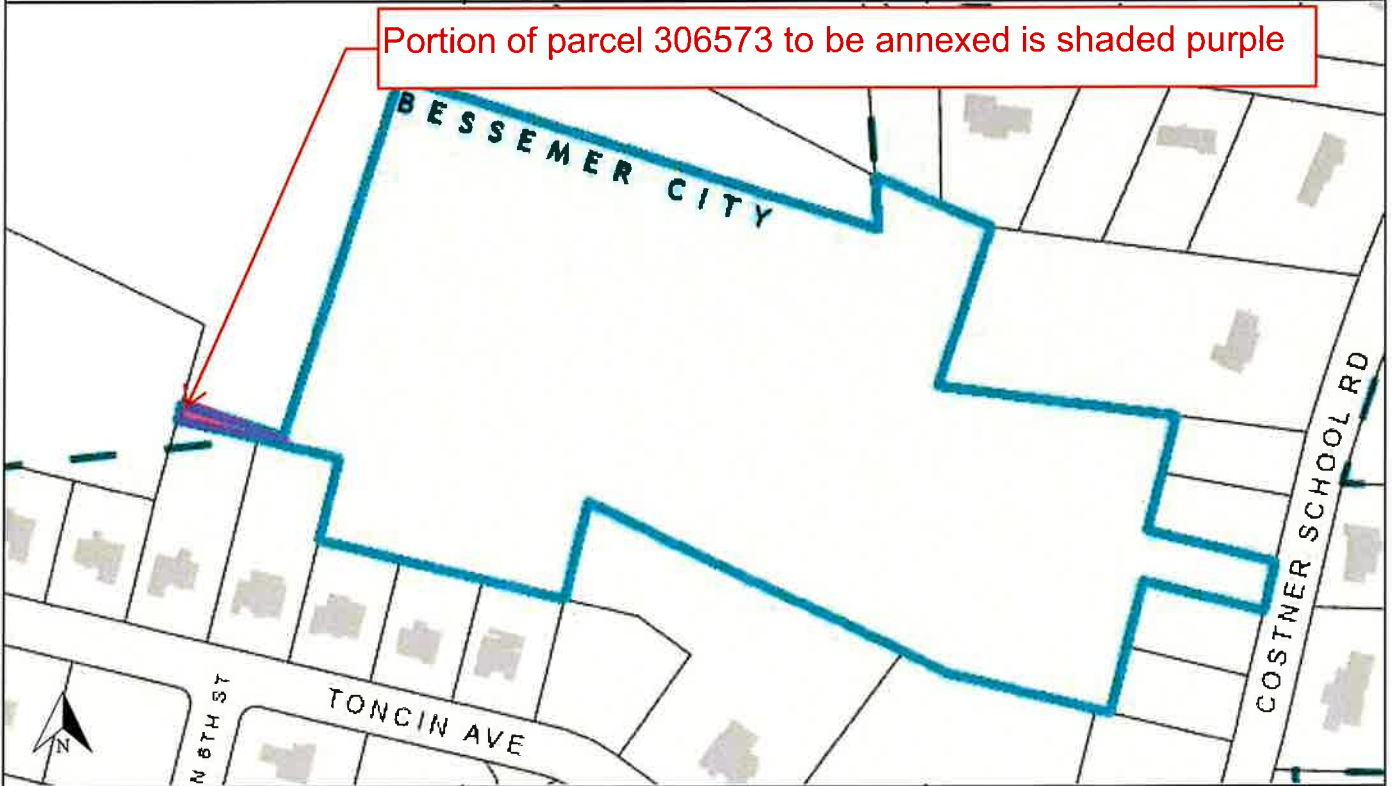
<p>PRIMARY PROPERTY ADDRESS NO ASSIGNED ADDRESS</p> <p>PROPERTY INFORMATION</p> <p>CITY LIMITS: ETJ: BESSEMER CITY POLICE DISTRICT: GASTON COUNTY FIRE DISTRICT: AG CENTER SPECIAL FLOOD HAZARD AREA: AE,0.2 PCT LOCAL WATERSHED: LONG CREEK CENSUS TRACT: 308.02</p> <p>TAX VALUES</p> <p>MARKET LAND VALUE: \$96,150 MARKET IMPR. VALUE: \$0 MARKET VALUE: \$96,150 FARM DISCOUNT: NO EXEMPT: NO TAXABLE VALUE: \$96,150</p>	<p>TAX INFORMATION</p> <p>PARCEL #: 304904 PIN #: 3527208668 CURRENT OWNERS: STEWART LUCAS JOHN STEWART ABBY BEAM MAILING ADDRESS: 707 TONCIN AVE, BESSEMER CITY, NC 28016- NBHD #: 6A047 NBHD NAME: NORTH CROWDERS MOUNTAIN 6A TOWNSHIP: CROWDERS MTN TOWNSHIP LEGAL DESC: . 11 014 007 04 000 DEED BOOK: 5357 PAGE: 2169 DEED RECORDING DATE: 8/15/2022 SALES AMOUNT: \$0 PLAT BOOK: PAGE: STRUCTURE TYPE: YEAR BUILT: 0 SQUARE FOOTAGE: 0 VACANT: VACANT BASEMENT: NO BED: 0 BATH: 0 HALF-BATH: MULTI-STRUCTURES: NO ACREAGE: 24.16 TAX CODE: 270 TAX DISTRICT: AG. CENTER FD VOLUNTARY AG DISTRICT: NO PROPERTY USE: RESIDENTIAL</p>	<p>PHOTO NOT AVAILABLE</p>
		<p>SKETCH NOT AVAILABLE</p>
		 <p>GASTON COUNTY GIS</p>



Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2023. - Document created for printing on January 31, 2024

EXHIBIT C

<p>PRIMARY PROPERTY ADDRESS NO ASSIGNED ADDRESS</p> <p>PROPERTY INFORMATION CITY LIMITS: BESSEMER CITY ETJ: NOT IN ETJ POLICE DISTRICT: BESSEMER CITY FIRE DISTRICT: BESSEMER CITY SPECIAL FLOOD HAZARD AREA: LOCAL WATERSHED: LONG CREEK CENSUS TRACT: 308.02</p> <p>TAX VALUES MARKET LAND VALUE: \$69,370 MARKET IMPR. VALUE: \$0 MARKET VALUE: \$69,370 FARM DISCOUNT: NO EXEMPT: NO TAXABLE VALUE: \$69,370</p>	<p>TAX INFORMATION PARCEL #: 306573 PIN #: 3527309082 CURRENT OWNERS: STEWART LUCAS JOHN STEWART ABBY BEAM MAILING ADDRESS: 707 TONCIN AVE, BESSEMER CITY, NC 28016- NBHD #: 6A047 NBHD NAME: NORTH CROWDERS MOUNTAIN 6A TOWNSHIP: CROWDERS MTN TOWNSHIP LEGAL DESC: LUCUS STEWART (FUTURE DEVELOPMENT) PLAT BOOK 095 PAGE 053 DEED BOOK: 5357 PAGE: 2169 DEED RECORDING DATE: 8/15/2022 SALES AMOUNT: \$0 PLAT BOOK: 095 PAGE: 053 STRUCTURE TYPE: YEAR BUILT: 0 SQUARE FOOTAGE: 0 VACANT: VACANT BASEMENT: NO BED: 0 BATH: 0 HALF-BATH: MULTI-STRUCTURES: NO ACREAGE: 10.82 TAX CODE: 120 TAX DISTRICT: BESSEMER CITY VOLUNTARY AG DISTRICT: NO PROPERTY USE: RESIDENTIAL</p>	<p>PHOTO NOT AVAILABLE</p> <p>SKETCH NOT AVAILABLE</p>  <p>GASTON COUNTY GIS</p>
---	--	--



Disclaimer: The information provided is not to be considered as a legal document or description. The map & parcel data is believed to be accurate, but Gaston County does not guarantee its accuracy. Values shown are as of January 1, 2023. - Document created for printing on January 31, 2024

Section D Annexation Petition

Item 7.

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

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

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

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

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

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

Signed this 28 day of February, 2024 by the owners of the property described in Section C.

Owner's Signature(s)

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

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

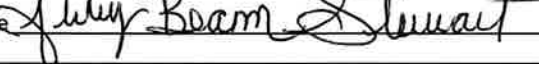
Print Name Lucas John Stewart Phone _____

Address 707 Toncin Avenue Bessemer City, NC 28016

Signature  Date 2-28-24


Print Name ABBY BEAM STEWART Phone _____

Address 707 Toncin Avenue Bessemer City, NC 28016

Signature  Date 2-28-24

Print Name HOME SHOWCASE OF THE CAROLINAS, INC (Brent Moore - President) Phone _____

Address 1364 Crowders Mountain Road Bessemer City, NC 28016

Signature  Date 2-28-24

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

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

PETITION MUST BE NOTARIZED

State of: NC
County of: Gaston

Use this section for individual landowners.

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

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

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

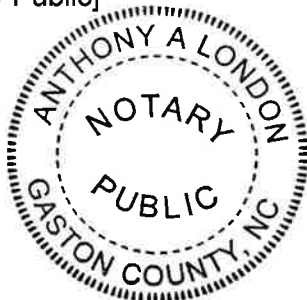
Witness my hand and official seal this 28 day of February, 2024

Anthony A London
Notary Public

My commission expires 2-27, 2025

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: NC
County of: Gaston

Use this section for individual landowners.

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

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

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

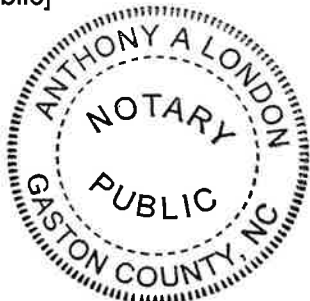
Witness my hand and official seal this 28 day of February, 2024

Anthony A London
Notary Public

My commission expires 2-27, 2025

[SEAL of Notary Public]

Notary's Stamp:



PETITION MUST BE NOTARIZED

State of: NC
County of: Gaston

Use this section for individual landowners.

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

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Anthony A London [Notary's Name], a Notary Public for said County and State, do hereby certify that Brent Moore [Representative for Landowner], a duly authorized representative for HOME SHOWCASE OF THE CAROLINAS, INC [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is President of HOME SHOWCASE OF THE CAROLINAS, INC [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

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

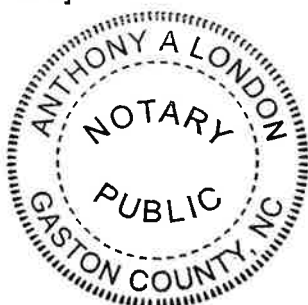
Witness my hand and official seal this 28 day of February, 2024

Anthony A London
Notary Public

My commission expires 2-27, 2025

[SEAL of Notary Public]

Notary's Stamp:



Type: CONSOLIDATED REAL PR
Recorded: 8/15/2022 3:51:30 PM
Fee Amt: \$26.00 Page 1 of 6
Revenue Tax: \$0.00
Gaston, NC
Susan S. Lockridge Register of Deeds

Item 7.

BK 5357 PG 2169 - 2174

Parcel Identifier No. 306569; 306570; 306571; 306572; 306573; 304904
Mail after recording Mr. Neisler's Box 54
This instrument was prepared by C. Andrew Neisler, Jr., 300 East King Street, Kings Mountain, NC 28086

Brief Description for the index 6 parcels

Excise Tax \$ 0

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE EXAMINATION WAS PERFORMED BY THE PREPARER OF THIS INSTRUMENT

THIS DEED made this 15th day of August 2022, by and between

GRANTOR	GRANTEE
LUCAS JOHN STEWART and wife, ABBY BEAM STEWART 707 Toncin Avenue Bessemer City, NC 28016	LUCAS JOHN STEWART and wife, ABBY BEAM STEWART a 50% undivided interest 707 Toncin Avenue Bessemer City, NC 28016 And HOME SHOWCASE OF THE CAROLINAS, INC. a North Carolina Corporation a 50% undivided interest 1364 Crowders Mountain Road Bessemer City, NC 28016

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all my interest in that certain lot or parcel of land situated in or near the city of _____, Gaston County, North Carolina and more particularly described as follows:

submitted electronically by "Cloninger and Neisler"
N.C. Bar Association in compliance with North Carolina statutes governing recordable documents
Printed by Ag and the terms of the submitter agreement with the Gaston County Register of Deeds.
#003

*****See attached Exhibit "A" incorporated herein by reference*****

Title Reference: Book 5187 at Page 990 and Book 5200 at Page 1476 of the Gaston County Registry.

_____ If checked, the property includes the primary residence of at least one of the Grantors. (NC GS § 105-317.2)

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____, Page ____.

A map showing the above-described property is recorded in Plat Book ____ Page ____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, Rights of Way, and Restrictions of record

UNOFFICIAL

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



LUCAS JOHN STEWART (SEAL)




ABBY BEAM STEWART (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF GASTON

I, a Notary Public of the County and State aforesaid, certify that LUCAS JOHN STEWART and ABBY BEAM STEWART did personally appear before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

Witness my hand and official stamp or seal, this 15 day of August, 2022.



Notary Public

My commission expires: 2 - 27 - 2025



UNOFFICIAL

EXHIBIT "A"

TRACT ONE: Parcel # 304904

BEGINNING at an existing iron pin situated on the easternmost line of the property of Herman Clark, Jr. as described in that deed recorded in Book 4703 at Page 1200, said iron pin is North 13 degrees 55 minutes 40 seconds East 16.23 feet from an iron pin set at the northwesternmost corner of Lot 11 of the Ashley Park Subdivision as shown on that plat recorded in Plat Book 47 at Page 89, said iron pin which is the point of beginning is also a corner of the property of Stewart as described in that deed recorded in the Gaston County Registry in Book 5187 at Page 990; thence from the beginning and with the common line of the property of Clark as described in the foregoing deed the following courses and distances: (1) North 13 degrees 58 minutes 50 seconds East 104.05 feet to an existing iron pin and (2) North 64 degrees 23 minutes 38 seconds West 334.16 feet to an existing iron pin, said iron pin is the common rear corner of Lot #s 25 and 26 of the Ashley Park Subdivision as shown on that plat recorded in Plat Book 64 at Page 41; thence along the rear lot lines of Lot #s 25, 24, 15, 14 and 13 of the Ashley Park Subdivision as shown on that plat recorded in Plat Book 64 at Page 41 the following courses and distances: (1) North 65 degrees 58 minutes 32 seconds West 200.10 feet to an existing iron pin, (2) North 69 degrees 53 minutes 18 seconds West 226.24 feet to an existing iron pin, (3) North 65 degrees 16 minutes 38 seconds West 153.0 feet to an existing iron pin, (4) North 59 degrees 38 minutes 34 seconds West 360.0 feet to an existing iron pin and (5) crossing a creek, South 81 degrees 59 minutes 59 seconds West 173.79 feet to an existing iron pin on the line of the property of the City of Bessemer City as described in that deed recorded in Book 4889 at Page 2290; thence with the common line of the property of the City of Bessemer City as described in the foregoing deed, North 01 degrees 58 minutes 51 seconds East 747.84 feet to an existing iron pin, said existing iron pin is a corner of the property of Michael Flanigan as described in that deed recorded in Book 4421 at Page 763; thence with the common line of the property of Flanigan as described in the foregoing deed, South 62 degrees 09 minutes 53 seconds East 2,365.88 feet to an existing iron pin, said existing iron pin is a corner of the property of Stewart as described in that deed recorded in Book 5187 at Page 990; thence with the common line of the property of Stewart as described in the foregoing deed the following courses and distances: (1) South 04 degrees 26 minutes 57 seconds East 64.90 feet to an existing iron pin, (2) North 72 degrees 30 minutes 25 seconds West 597.85 feet to an existing iron pin, (3) South 18 degrees 00 minutes 40 seconds West 445.01 feet to an existing iron pin and (4) North 72 degrees 14 minutes 11 seconds West 128.19 feet to the point of beginning, containing 23.672 acres.

The above description was taken from an unrecorded survey prepared by Carolinas Design Group, P LLC, dated January 25, 2021 captioned "Boundary Survey of 23.672 acres for Lucas Stewart."

The foregoing is a portion of the property conveyed to Ashley Investments, LLC as set forth in that deed recorded in the Gaston County Registry in Book 3373 at Page 57.

Title Reference: Deed Book 5200 at Page 1476 of the Gaston County Registry.

TRACT TWO: Parcel #s 306569; 306570; 306571; 306572; 306573

BEGINNING at an iron pin set on the westernmost margin of the right of way of Costner School Road, said iron pin is the northeasternmost corner of Lot # 2 of the Ashley Park Subdivision as shown and described on Map 2, a copy of which is recorded in the Gaston County Registry in Plat Book 47 at Page 90, thence with the northernmost line of Lot # 2 as shown on the foregoing plat and with the northernmost line of the property of Crouch as described in that deed recorded in Book 4380 at Page 694, North 76 degrees 16 minutes 55 seconds West 350.20 feet to an existing iron pin; thence continuing with the common line of the property of Crouch as described in the foregoing deed and with the common line of the property of Farris as described in that deed recorded in Book 4573 at Page 1102, North 64 degrees 19 minutes 40 seconds West and passing over an existing iron pin at 58.89 feet a total distance of 472.41 feet to an iron pin, corner of Farris; thence continuing with the common line of the property of Farris, South 13 degrees 58 minutes 23 seconds West 118.61 feet to an existing iron pin, said iron pin is the common rear corner of Lot #s 6 & 7 of the Ashley Park Subdivision as shown on Map 1, a copy of which is recorded in Plat Book 47 at Page 89; thence along the rear lot lines of Lot #s 7, 8 & 9 as shown on the foregoing recorded plat, North 75 degrees 57 minutes 54 seconds West 299.83 feet to an existing iron pin; said existing iron pin is the common rear corner of Lot #s 9 & 10; thence with the common line of the property of Bobby Carswell as described in that deed recorded in Book 4988 at Page 1586, North 13 degrees 56 minutes 55 seconds East 100.0 feet to an existing iron pin; thence continuing with the common line of the property of Carswell and with the common line of the property of Lucas Stewart as described in that deed recorded in Book 4498 at Page 2011, North 76 degrees 03 minutes 08 seconds West 200.08 feet to an iron pin set on the common line of the property of Herman Clarke, Jr. as described in that deed recorded in Book 4703 at Page 1200; thence with the common line of the property of Clarke, North 13 degrees 55 minutes 40 seconds East 16.23 feet to an iron pin set; thence the following courses and distances: (1) South 72 degrees 14 minutes 11 seconds East 128.19 feet to an iron pin set, (2) North 18 degrees 00 minutes 40 seconds East 445.01 feet to an iron pin set, (3) South 72 degrees 30 minutes 25 seconds East 597.85 feet to an existing iron pin and (4) North 04 degrees 26 minutes 57 seconds West 64.93 feet to an existing iron pin, said existing iron pin is the common rear corner of the property of Rock Meadows Estates as described in that deed recorded in Book 4481 at Page 963 and Flanigan as described in that deed recorded in Book 4421 at Page 763; thence along the southernmost line of the property of Rock Meadows Estates the following courses and distances: (1) South 66 degrees 22 minutes 01 seconds East 87.89 feet to a point in a gully and (2) South 66 degrees 37 minutes 03 seconds East 66.10 feet to an existing iron pin, said existing iron pin is a corner of the property of Hernandez as described in that deed recorded in Book 4914 at Page 2032; thence with the common line of the property of Hernandez the following courses and distances: (1) South 18 degrees 35 minutes 21 seconds West 199.66 feet to an existing iron pin and (2) South 82 degrees 58 minutes 31 seconds East 444.97 feet to an existing iron pin situated on the westernmost margin of the right of way of Costner School Road; thence along the westernmost margin of the right of way of Costner School Road, South 14 degrees 00 minutes 13 seconds West 381.67 feet, the point of beginning, containing 11.859 acres.

The above description was taken from an unrecorded survey prepared by Carolinas Design Group, P LLC, captioned "Boundary Survey of 11.859 acres for Lucas Stewart."

The foregoing is a portion of the property conveyed to Ashley Investments, LLC as set forth in that deed recorded in the Gaston County Registry in Book 3373 at Page 57.

Title Reference: Deed Book 5187 at Page 990 of the Gaston County Registry.

UNOFFICIAL

Section E Supplemental Information									
<p>In order for the City of Bessemer City to better serve annexation areas, now and in the future, the City requests the following information from you. Please give your best estimates where they are needed. Contact information for relative City Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.</p>									
Acreage of Area					23.688				
Current Population of Area					0				
Current Zoning of Area					UR-CD				
Desired City Zoning of Area					UR-CD				
Proposed Use (i.e. residential, commercial, or industrial)					Residential				
Estimated Total Value of Residential Units for the Proposed Development					\$39,600,000				
Total Proposed Number of Dwelling Units					99				
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					Single Family Detached				
Year 1	0	Year,2	36	Year 3	48	Year 4	15	Year 5	
Estimated Total Value of Business Units for the Entire Proposed Development					N/A				
Commercial Value					Industrial Value		Other (not-for-profit) Value		
Proposed Number of Commercial					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Industrial					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Proposed Number of Other (not-for-profit)?					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information									
Street Information Public									
Proposed total linear mileage of roadway installed					3829 LF				
Year 1	0	Year 2	1159 LF	Year 3	1693 LF	Year 4	977 LF	Year 5	
Proposed total number of non-state maintained street miles									
Year 1	0	Year 2	1159 LF	Year 3	1693 LF	Year 4	977 LF	Year 5	

Water Information 2395 LF									
Typical water service(s) (i.e. ¾", 1", etc.)					¾" Lateral				
Number of services installed by developer (by service type)					99				
Year 1	0	Year 2	36	Year 3	48	Year 4	15	Year 5	
Number of services requested (by service type)					99				
Year 1	0	Year 2	36	Year 3	48	Year 4	15	Year 5	
Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)					¾"				
Number of Services Requested					2				
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed					8" 3794 LF, 1" 299 LF				
Year 1		Year 2	8" at 1177 LF	Year 3	8" at 1698 LF	Year 4	8" at 919 LF	Year 5	
					1" at 299 LF				

Sewer Information 2,606 LF									
Typical sewer service(s) (i.e. 4", 6", 8" etc.)					6"				
Number of services installed by developer (by service type)					99				
Year 1	0	Year 2	36	Year 3	48	Year 4	15	Year 5	
Number of services requested (by service type)					99				
Year 1	0	Year 2	36	Year 3	48	Year 4	15	Year 5	
Estimated Mileage of Water Pipe Needed					8" at 3833 LF, 4" at 2841 LF				
Year 1	0	Year 2	4" at 2841 LF	Year 3	8" at 1719 LF	Year 4	8" at 1112 LF	Year 5	
					8" at 1002 LF				

Section E (continued) Supplemental Information									
Solid Waste Data									
Number of Rollouts needed for Multi-Family Units					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using City rollout collection					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing corrugated (cardboard) recycling					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units needing white paper pick-up (recycling)					N/A				
Year 1		Year 2		Year 3		Year 4		Year 5	

February 22, 2024

Bessemer City Planning and Zoning
132 W. Virginia Ave.
Bessemer City, NC 28016
Phone: 704-729-6510

Re: Stewart Crossing

We, Lucas Stewart, Abby Stewart, and HOME SHOWCASE OF THE CAROLINAS Inc. (Brent Moore – President) are property owners of parcel #s 306572, 306571, 306573, 306570, 306569, and 304904 in Gaston County. This purpose of this letter is to authorize Meritage Homes of the Carolinas Inc. to submit the above referenced project for annexation, subdivision, and land disturbance on our behalf as Petitioner or Applicant to the City of Bessemer City, Gaston County, NCDEQ, and NCDOT.

Information

Parcel IDs: 306572, 306571, 306573, 306570, 306569, and 304904

Owners Names: Lucas Stewart

Mailing Address: 707 Toncin Avenue Bessemer City, NC 28016

Telephone: 904-460-2154

Email: STEWARTLS7@YAHOO.COM

Parcel IDs: 306572, 306571, 306573, 306570, 306569, and 304904

Owners Names: Abby Stewart

Mailing Address: 707 Toncin Avenue Bessemer City, NC 28016

Telephone: 980-329-4593

Email: abbystewart86@yahoo.com

Parcel IDs: 306572, 306571, 306573, 306570, 306569, and 304904

Owners Names: HOME SHOWCASE OF THE CAROLINAS INC. - (Brent Moore – President)

Mailing Address: 1364 Crowders Mountain Road Bessemer City, NC 28016

Telephone: 704-913-1652

Email: Gastoniahuac@yahoo.com


2-28-24

Lucas Stewart

LUCAS STEWART

Signature

Printed Name

Date



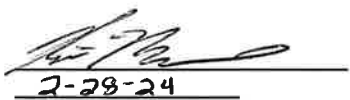
Abby Stewart

Abby Stewart

Signature

Printed Name

Date


2-28-24

Brent Moore

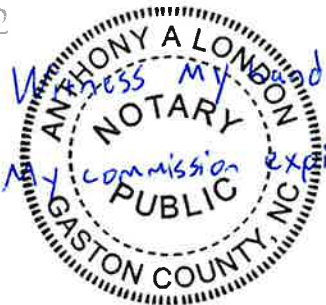
Brent Moore

Signature

Printed Name

Date

2



and official seal this 28 day of February, 2024

My commission expires 2-27, 2025





RESOLUTION BY GOVERNING BODY OF APPLICANT

WHEREAS, The **City of Bessemer City** has need for and intends to construct, plan for, or conduct a study in a project described as **Lead Service Inventory Project**, and

WHEREAS, The **City of Bessemer City** intends to request State loan and/or grant assistance for the project,

NOW THEREFORE BE IT RESOLVED, BY CITY COUNCIL OF BESSEMER CITY:

That **City of Bessemer City**, the **Applicant**, will arrange financing for all remaining costs of the project, if approved for a State loan and/or grant award.

That the **Applicant** will provide for efficient operation and maintenance of the project on completion of construction thereof.

That the **Applicant** will adopt and place into effect on or before completion of the project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.

That the governing body of the **Applicant** agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the **City of Bessemer City** to make a scheduled repayment of the loan, to withhold from the **City of Bessemer City** any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.

That **Joshua Ross, City Manager**, the **Authorized Representative**, and successors so titled, is hereby authorized to execute and file an application on behalf of the **Applicant** with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the project described above.

That the **Authorized Representative**, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project: to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

That the **Applicant** has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

Adopted this the 8th day of April, 2024 at Bessemer City, North Carolina.

FORM FOR CERTIFICATION BY THE RECORDING OFFICER

The undersigned duly qualified and acting **City Clerk** of the **City of Bessemer City** does hereby certify: That the above/attached resolution is a true and correct copy of the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City Council **of the City of Bessemer City**, duly held on the 8th day of **April, 2024**; and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office. IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of **April, 2024**.

(Signature of Recording Officer)

(Title of Recording Officer)

Note: an Attestation by the Clerk/Recording Officer may be used in lieu of the Form for Certification by the Recording Officer.

Capital Project Ordinance for the City of Bessemer City RC2 Grant Project (Branding Economic Development Studies)

Ordinance Number #COBC-GOVBOD-2023-2024 O 12

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

Section 1. The project authorized is the RC2 Grant for City Branding and Economic Development Studies.

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

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

City Branding	\$ 13,000
Economic Development Studies	36,999
Total Appropriations	<u>49,999</u>

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

RC2 Grant	\$ 49,999
Total Estimated Revenues	<u>\$ 49,999</u>

Section 5. The Finance Officer is hereby directed to maintain within the Capital Project Fund sufficient specific detailed accounting records to satisfy the requirements of the loan agency agreements and regulations.

Section 6. The Finance Officer is directed to report on the financial status of the project pursuant to loan agreement.

Section 7. The Finance Officer is directed to include a detailed analysis of past and future costs and revenues on this capital project in every budget submission made to this Board.

Section 8. Copies of this Capital Budget Ordinance shall be furnished to the Clerk of the Governing Board and to the Finance Officer for direction in carrying out this project,

Adopted this the 8th of April, 2024.

Mayor, Becky S. Smith

Hydeia Hayes, City Clerk

STORMWATER FEE IMPLEMENTATION



2024-2025 BUDGET

TUESDAY, APRIL 2, 2024

CITY COUNCIL WORK SESSION- 2PM

ABOUT STORMWATER

Bessemer City is a Phase II Municipal Separate Storm Sewer System (MS4) community under the NPDES Program administered by the North Carolina Department of Environmental Quality (DEQ) and the Federal Environmental Protection Agency (EPA). As a Phase II community, Bessemer City is subject to the requirements of permit that regulates stormwater discharges to the MS4. Bessemer City is also subject to the state-wide WSW Protection Program that regulates water quality in specified watersheds.



ABOUT THE STUDY



Withers-Ravenel was hired in 2020-2021 to conduct a stormwater fee study. This equity-based study was based on measuring impervious surface on property. This calculation would then be used to assess a stormwater fee.

The study also included an ordinance review that look at the City's:

- Code of Ordinances
- Land Development Code (LDC)
- MS4 Permit
- Bessemer City Stormwater Management Plan
- Gaston County Code of Ordinances
- Gaston County Unified Development Ordinance (UDO)

STUDY OUTCOMES

- The study breaks down residential and non-residential properties
- An Equivalent Residential Unit (ERU) is used to calculate non-residential fees
 - The ERU for Bessemer City is 3,286 square feet (residential average for impervious surface)
- Non-residential properties are charged by calculating:
 - **(IMPERVIOUS SURFACE SQ FT / ERU) x RESIDENTIAL RATE = NON-RESIDENTIAL RATE**



IMPLEMENTATION OPTION 1



Phase 1: 2024-2025 Budget (July 1, 2024)

Residential- Stormwater Fee of \$3.07/month goes to \$6.00/month
Non-Residential- **50%** of proposed fee implemented (based on impervious surface; multiplier \$3.00)



Phase 2: 2025-2026 Budget (July 1, 2025)

Residential- Stormwater Fee remains at \$6.00/month
Non-Residential- **75%** of proposed fee implemented (based on impervious surface; multiplier is \$4.50)



Phase 3: 2026-2027 Budget (July 1, 2026)

Residential- Stormwater Fee remains \$6.00/month
Non-Residential- **100%** of proposed fee implemented (based on impervious surface; multiplier is \$6.00)

IMPLEMENTATION OPTION 1

Why Phase in the Fee?

- Prioritize needed staffing for program and project administration
- Phasing in the fee allows time to develop Stormwater Master Plan, including an asset inventory (AIA) of our current system
- Phasing in the fee allows a Stormwater Fund Capital Improvement Plan (SWFCIP) to be developed
- As additional funding is collected from the fee, revenues can go directly towards needed projects
- Consideration of other fee increase proposals in the 2024-2025 Proposed Budget



IMPLEMENTATION OPTION 2

Make full fee effective July 1, 2024, as approved by the City Council last year.

- Needed project improvements and staff hiring can take place sooner
- Project focus areas and prioritizations will still be driven by the Stormwater Master Plan
- Consideration of other fee increases in the 2024-2025 Proposed Budget



QUESTIONS?

