



PLANNING BOARD MEETING
City Council Chambers
Tuesday, September 05, 2023 at 6:00 PM

AGENDA

Call to Order

Adoption of the Agenda

Planning Board Action

- [1.](#) Approval of minutes from the August 2023 meeting
- [2.](#) CD 02-2023 401 E. Alabama Ave. PID#121483

Board of Adjustment Action Item

- [3.](#) VA 02-2023 905 Chestnut St. Subdivision

Informational Items

4. CD 02-2023 Report Packet
5. VA 02-2023 Report Packet

Old/New Business

Adjourn

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, August 3rd, 2023 at 6:00 PM in the Council Chambers of City Hall.

Members Present: Chairperson, Allen Hook, Board Members: Wendy Burgess, Pamela Gladney, Bruce Absher, and Charlene Hill. City Staff Present: Development Services Officer, Nathan Hester, and City Clerk, Hydeia Hayes.

Call to Order and Determination of a Quorum

Chairperson Hook called the Planning Board meeting to order and confirmed that a quorum was present (5/5).

Adoption of the Agenda

By motion of Allen Hook and unanimous vote, the agenda was adopted with no revisions.

Planning Board Action Item

By motion of Allen Hook and unanimous vote, minutes from the July 3, 2023 Planning Board meeting minutes were adopted.

Planning Board Action Item

Development Services Officer, Nathan Hester addressed the Board regarding the RZ 02-2023 application. David and Stacy Ellis of 1331 Crowders Mountain Rd. have applied to rezone their property from Business Campus (BC) to Rural (R). The intent of the property owner is to utilize the property for livestock, specifically horses. Ellis's current residence is outside the corporate limits of the City of Bessemer City, zoned Rural (R), and currently utilized to keep horses and riding stables upon.

The property owners purchased this property on December 21, 2020, from Mt. Pleasant Baptist Church. Previously, Mt. Pleasant owned this property and planned to expand their church community onto the parcel with the construction of a new building. The land was at the time of purchase and is still vacant. Mt. Pleasant wanted all the property owned by the church to be within the corporate city limits of Bessemer City. Prior to their sale of the land to Ellis's, the Church voluntarily annexed PID#204346 into the city where it was subsequently zoned commercial to match the church's existing property zoning designations.

The Ellis's specifically purchased the property to expand their ability to keep and maintain horses with riding stables. The land was rezoned to Business Campus by the City of Bessemer City on July 12, 2021 as part of a City Wide Map Amendment and Land Development Code (LDC) adoption to remain in compliance with N.C. G.S. 160D.

The City of Bessemer City was unaware of the land transaction between the Ellis's and Mt. Pleasant Baptist Church and therefore subsequently left the property zoned as a commercial property with the map amendment on July 12, 2021. The property owners are requesting the parcel be rezoned to Rural, which is a less intense zoning classification and one where the use of riding stables is a use by right, although the parcel is within the city limits.

According to the Bessemer City Code of Ordinances, Chapter 93: Animals, Section 93.07 (A) & (A) 4, it shall be unlawful for anyone to keep or maintain livestock within the city limits, unless designated as a class 1 or class 2 agricultural use by the Bessemer City Land Development Code (LDC). The definition of an Agricultural Class 2 use according to the Bessemer City Land Development Code (LDC) is defined as follows:

“Agricultural uses, Class II: The growing of all agricultural and horticultural products (e.g., corn, soybeans, cotton), nurseries, and commercial greenhouses. Riding academies, riding corrals and tracks, and boarding stables; any other animal husbandry use, except that listed herein as a Class III use. Any Class I use as a principal use or exceeding the standards allowed for a Class I use.”

Agricultural Class 2 uses are only allowed within the Rural (R) zoning district, therefore the intended usage of the property owned by the Ellis’s is a use by right once rezoned to the Rural zoning designation as requested.

By motion of Pamela Gladney and unanimous vote, the rezoning was recommended to go before City Council at their next regular meeting with the requested modifications.

Old/New Business

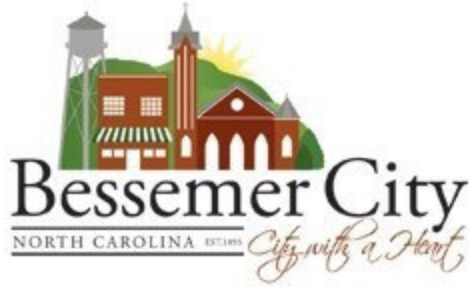
Light discussion was held regarding the girls 11-12U Softball World Series championship win. The Lennar Homes developers has passed the project on to Meritage Homes. They will be coming before the Board shortly.

Adjourn

By motion of Allen Hook and unanimous vote, the meeting adjourned at 6:33 PM.

Allen Hook, Chairperson

Hydeia Y. Hayes, City Clerk



City of Bessemer City, North Carolina

General Rezoning Staff Report

Planning Board Agenda Item September 5, 2023

City Council Agenda Item October 10, 2023

Applicant: Light Beam Estates

Request:

To review and make a recommendation on the rezoning of one 0.07 acres parcel of land currently zoned City Center (CC) to Urban Residential Conditional District (URCD). The intent of the property owner is to construct a new single-family home.

Background Information:

The property requested for zoning map amendment is assigned by the Gaston County Tax Mapping Department with PID#121483 and is approximately 0.07 acres in size. The current property owner is Light Beam Estates LLC of 6028 Oxfordshire Rd. Waxhaw, NC 28173. The applicant purchased this property early 2023 and demolished the previous dilapidated single-family home upon the lot with the intent of constructing a new single-family structure.

The property, as it sits, is currently zoned City Center (CC) and does not allow for single-family as a land use permitted by right. The subject parcel and all parcels between S. 11th St. and S. 8th St. north of E. Alabama Ave. were rezoned to City Center in July of 2021 along with the city-wide zoning map amendment. The intent of this section of City Center was to allow for less intense commercial uses to be allowed along the Eastern Alabama corridor as passenger vehicles travel into the city.

There is currently single family residential structures on adjacent parcels of land along the southern road frontage side of E. Alabama Ave. The zoning of the north side of the E. Alabama Ave. right of way is City Center and the southern side of the right of way is Urban Residential. The size of the subject parcel does present challenges if rezoning to Urban Residential. It does not meet the

minimum lot size requirement, nor can any single-family structure be built upon the lot and be within the minimum setbacks of the Urban Residential District which are as follows:

- Front – 20 feet
- Rear – 30 feet
- Side – 6 feet
- Corner – 20'

The subject parcel will have to be rezoned to conditional district designation under the Urban Residential district to allow for less intense setbacks for the sides and the rear. If rezoning of the parcel is granted, staff suggests a side setback of 5 feet from the side property lines and a rear setback of 15 feet from the rear property lines. There is approximately 100ft of railway right of way to the rear of the property, so a less intense setback in the rear should not encroach upon the railroads right of way.

Staff Recommendation:

1. Approve rezoning as Urban Residential Conditional District with side setback requirements of 5 feet and rear setback requirements of 15 feet.

Exhibits:

1. 401 E. Alabama Ave. Application Packet.

Recommended Effective Date: October 10, 2023.



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

Staff Only:
 Date Rec'd: 8/16/23
 Rec'd by: N. Hester
 Case #: 2201-2023

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):		_____	• Conditional Zoning (CZ)	_____
• Preliminary Plat (Major Sub):		_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):		_____	• Text Amendment	_____
• Major Site Plan		_____	• Minor Site Plan	_____
• Construction Documents:		_____	• Minor Subdivision Plat	_____
• Recombination Plat		_____	• General Rezoning	✓
• Other: _____		_____		
Fee Total:				\$600

2. Project Information

Date of Application: 5/17/2023 Name of Project: Single Family Home

Location: 401 E. Alabama Ave. Property Size (acres): 0.07 # of Units/Lots: 1

Current Zoning: City Center Proposed Zoning: Urban Residential (UR)

Current Land Use: Vacant Proposed Land Use: Single Family

Tax Parcel Number(s): 121483

Square Footage: 1600

3. Contact Information	
Owner, Applicant, or Developer <u>LIGHT BEAM ESTATES LLC</u>	Agent(s) (Engineer, Architect, Etc.) <u>JMCFINISHINGSERVICE</u>
Address <u>6028 OXFORDSHIRE RD</u>	Address <u>415 Berkeley Hill Dr. Suite 1319</u>
City, State Zip <u>WAXHAW NC 28179</u>	City, State Zip <u>Charlotte, NC 28262</u>
Telephone <u>980 939 4488</u>	Telephone <u>704-6077966</u>
Email <u>Kucadms@gmail.com</u>	Email <u>lcarpio@jmcfinishingservices.com</u>

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

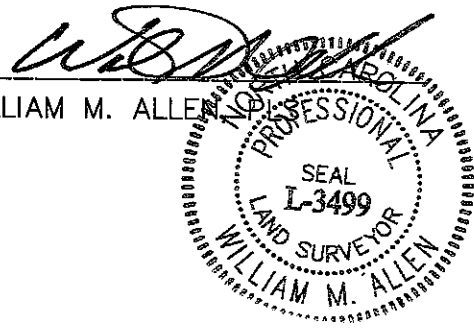
- Signed "Original" application
- Project Fee(s) – See Fee Schedule
- Written Summary/Description of Request can be on company letterhead. Shall include requested use or uses, sq. feet of non-residential space, or density and number of units/lots for residential, or any other applicable information.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

Last Update: 07/06/2021

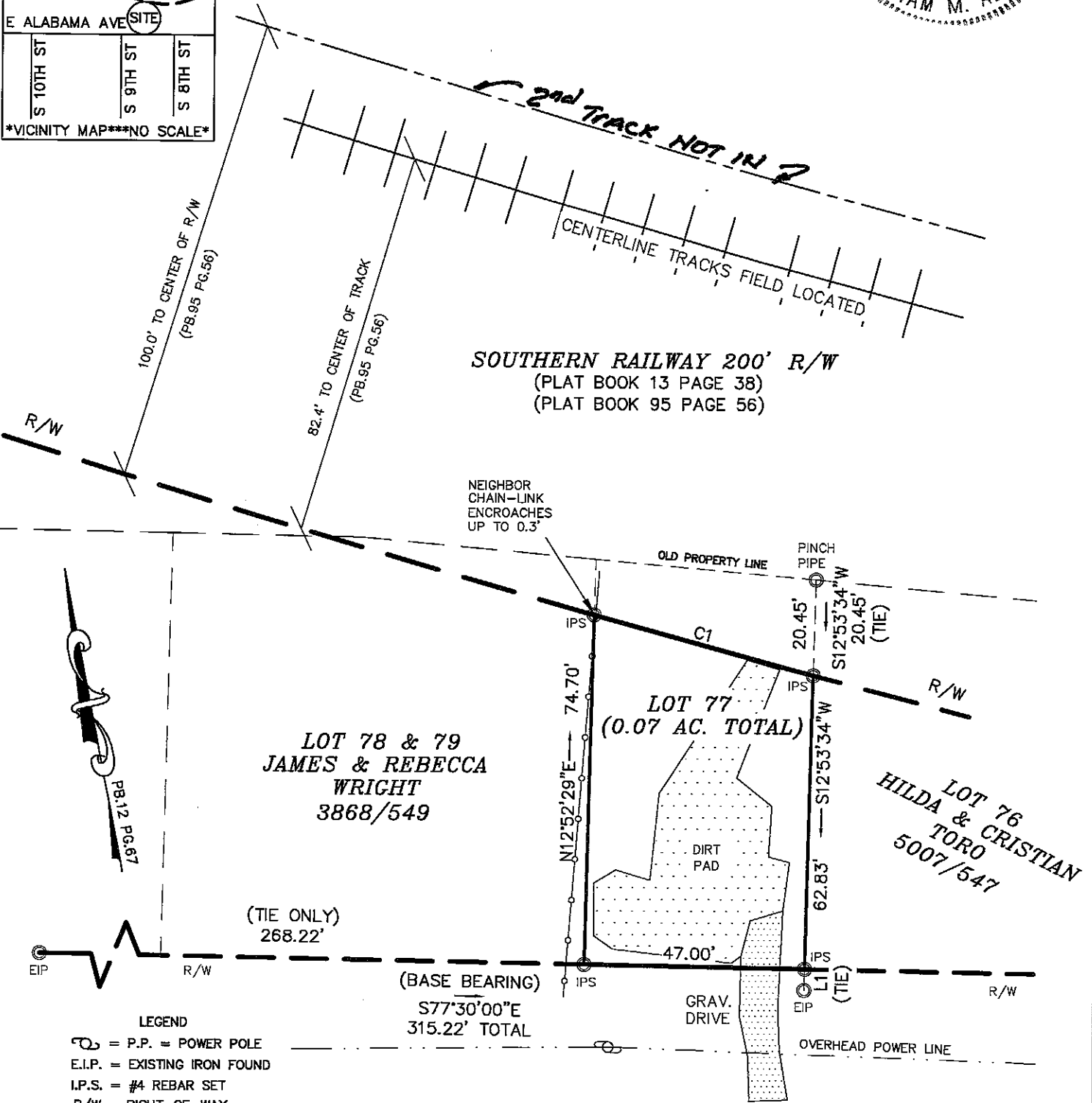
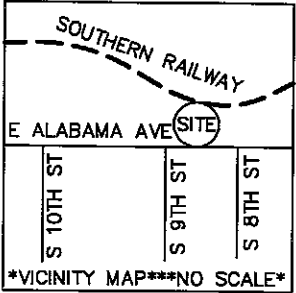
Signature: Luis Carpio Printed Name: Luis Carpio Date: 5-20-2023

Commercial * Residential * Mortgage Surveys * Multi-Family
 Construction Staking * Subdivision Design * Topographical
 127 Promenade Drive - Suite E * Mooresville * NC * 28117
 (704) 664-7029 (704) 664-8041 Fax

I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 5406, page 469, and/or plat book 12, page 67, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 27, day of JULY, A.D. 2023.

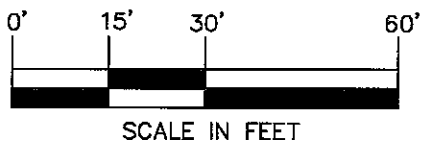


CURVE TABLE				
CURVE	RADIUS	LENGTH	BEARING	CHORD
C1	3599.07'	48.42'	S 63°19'27" E	48.42'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 12°53'34" E	4.58'

- NOTES
- 1) THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - 2) ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - 3) OVERHEAD POWER NO GRID MONUMENT FOUND WITHIN 2000 FEET.
 - 4) PROPERTY ZONED: BESSEMER CITY CC NO SETBACKS PER ZONING VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION



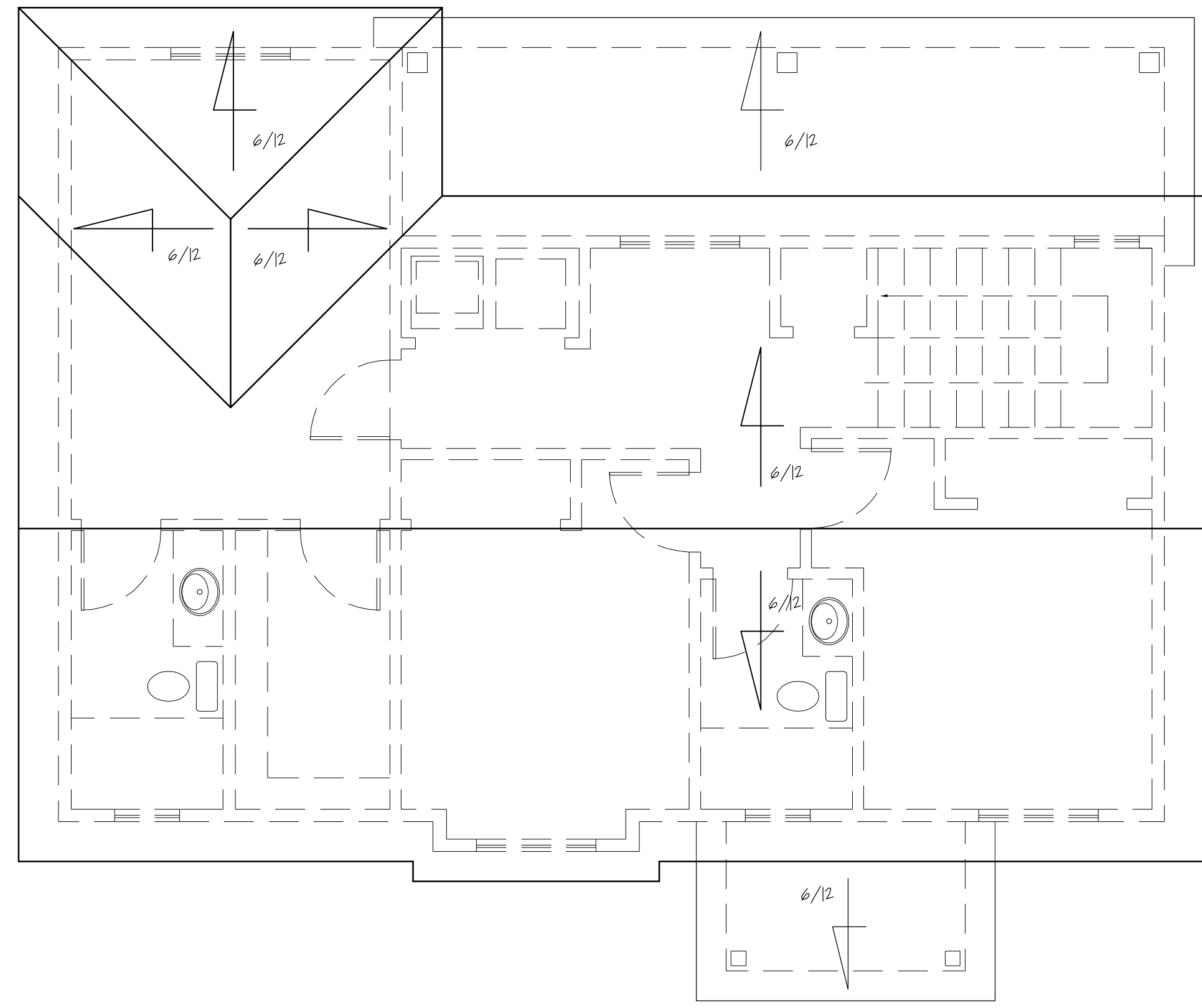
PHYSICAL SURVEY

OF
 401 E ALABAMA AVE.
LOT 77 ALGODON MANUFACTURING CO.
 CROWDERS MTN TWSP., GASTON CO., NC
 LIGHTBEAM ESTATES LLC

SCALE 1" = 40'

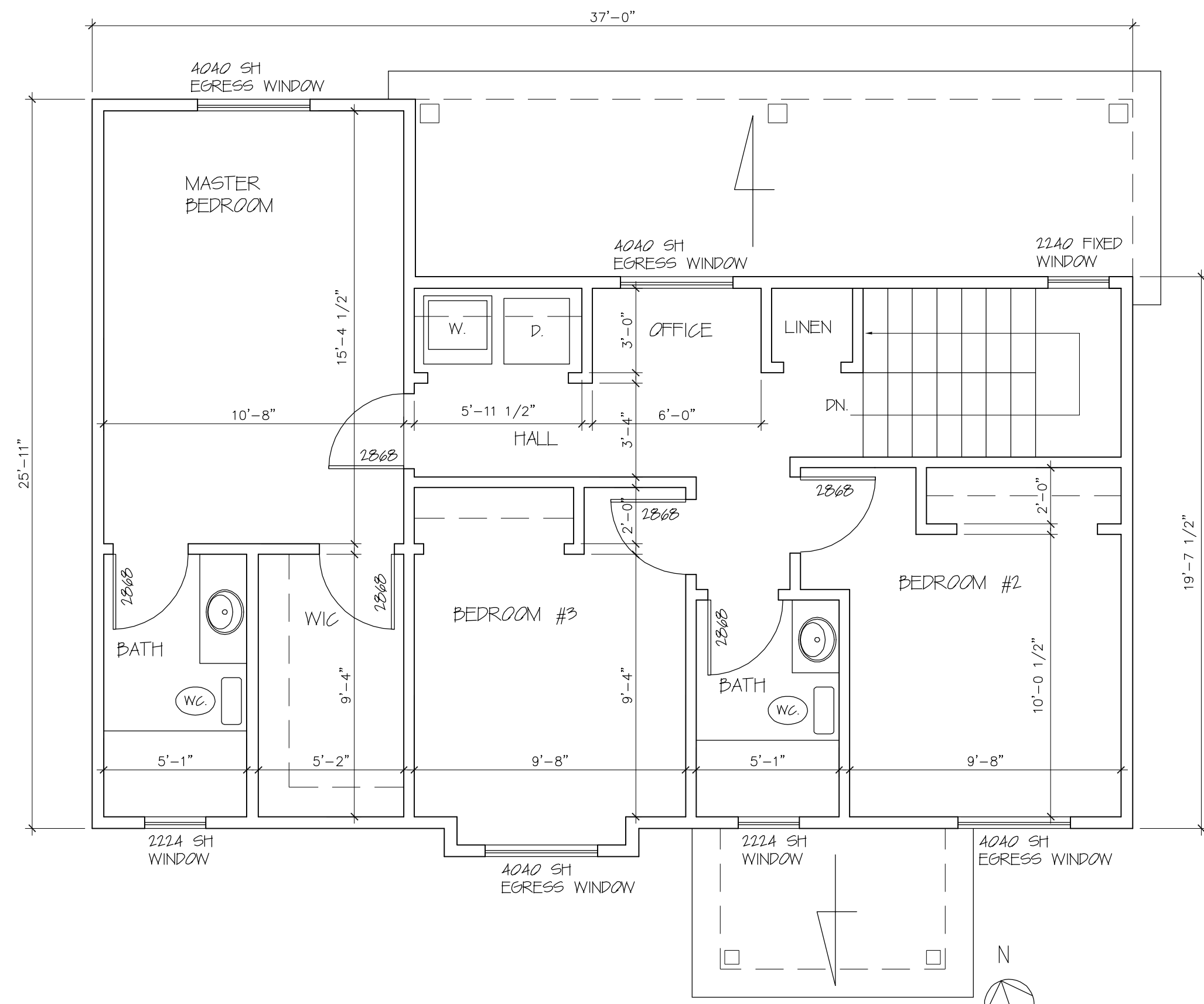
ACQUIRED BY:

FIELD BOOK: N/A
 FILE: ALGODON MAN CO 77.DWG
 DC FILE:
 TAX MAP NO: 121483

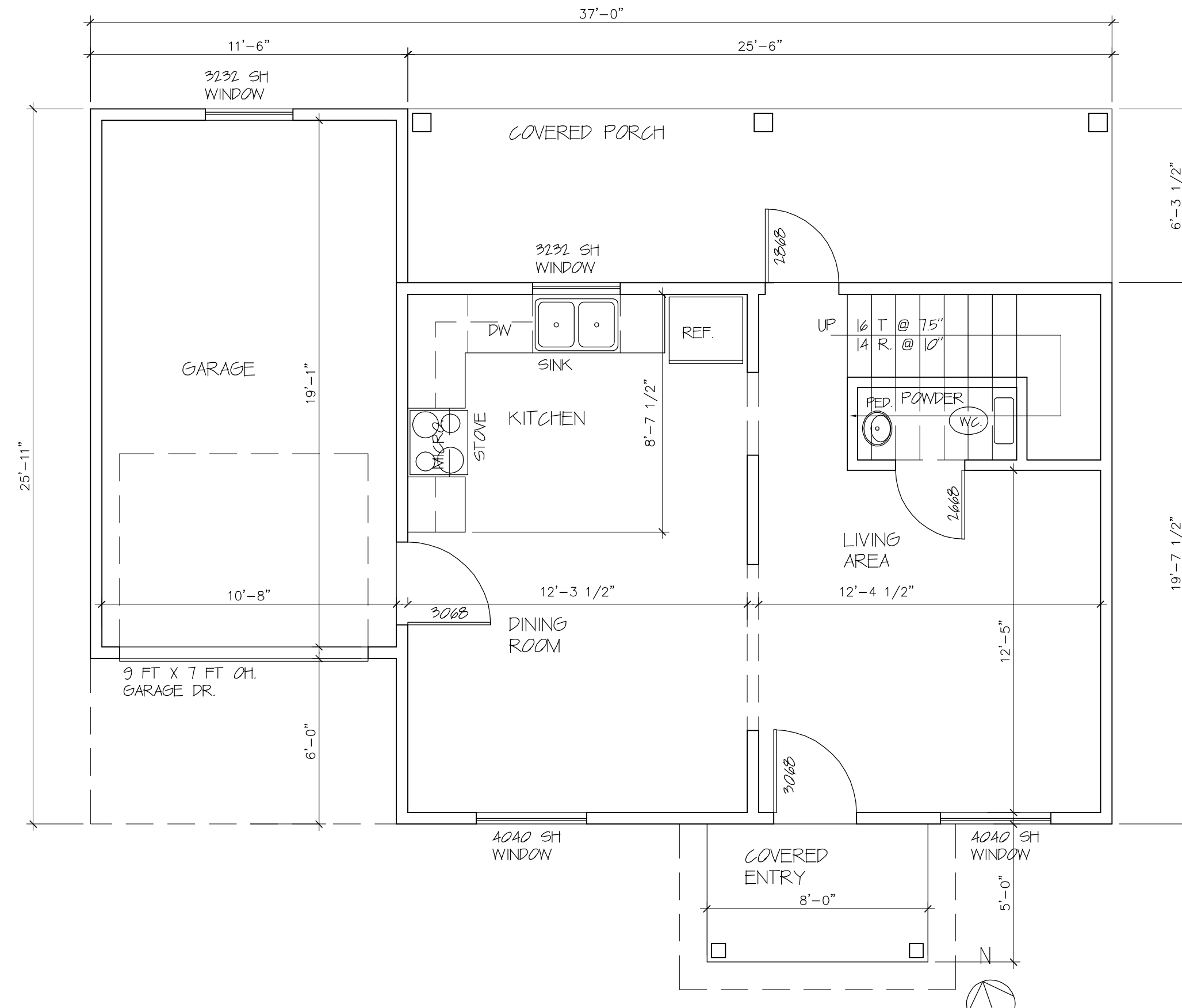


4
A-1
ROOF PLAN
1/4" = 1'-0"

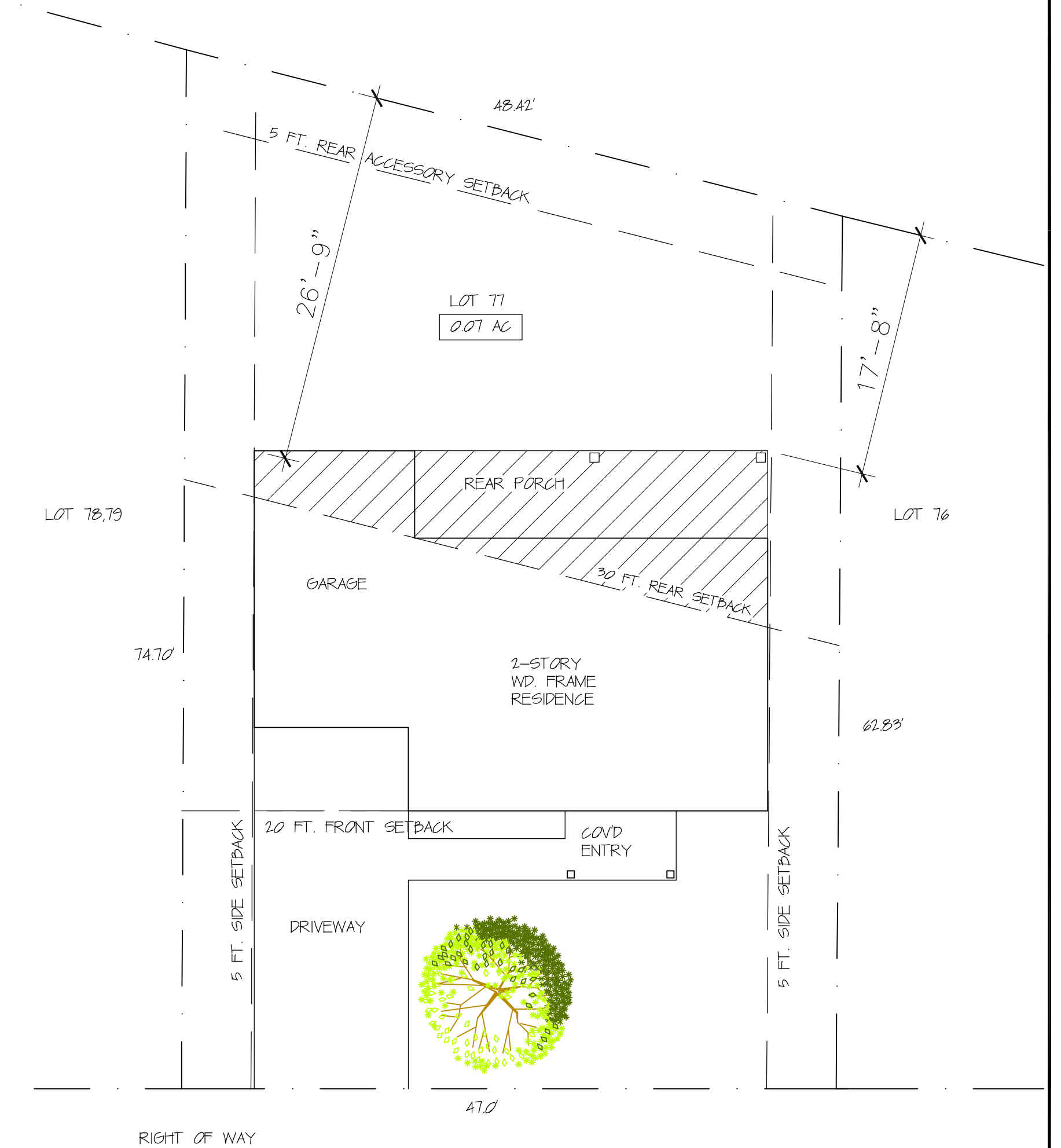
FIRST FLOOR HEATED AREA	505 SF
SECOND FLOOR HEATED AREA	805 SF
TOTAL HEATED AREA	1,310 SF
GARAGE AREA	225 SF
FRONT COVERED ENTRY	40 SF
REAR COVERED PORCH	160 SF
TOTAL CONSTRUCTION AREA	1,735 SF



3
A-1
2ND FLR. PLAN
1/4" = 1'-0"



2
A-1
1ST FLR. PLAN
1/4" = 1'-0"



1
A-1
SITE PLAN
1/8" = 1'-0"

401 E. ALABAMA AVE.
SINGLE FAMILY HOUSE
401 E. ALABAMA AVENUE
PESSEMER CITY, NC 28016

R REINA DESIGNS
RICHARD REINA

CELL PH (704)-258-8712
EMAIL ARCHITK02@GMAIL.COM

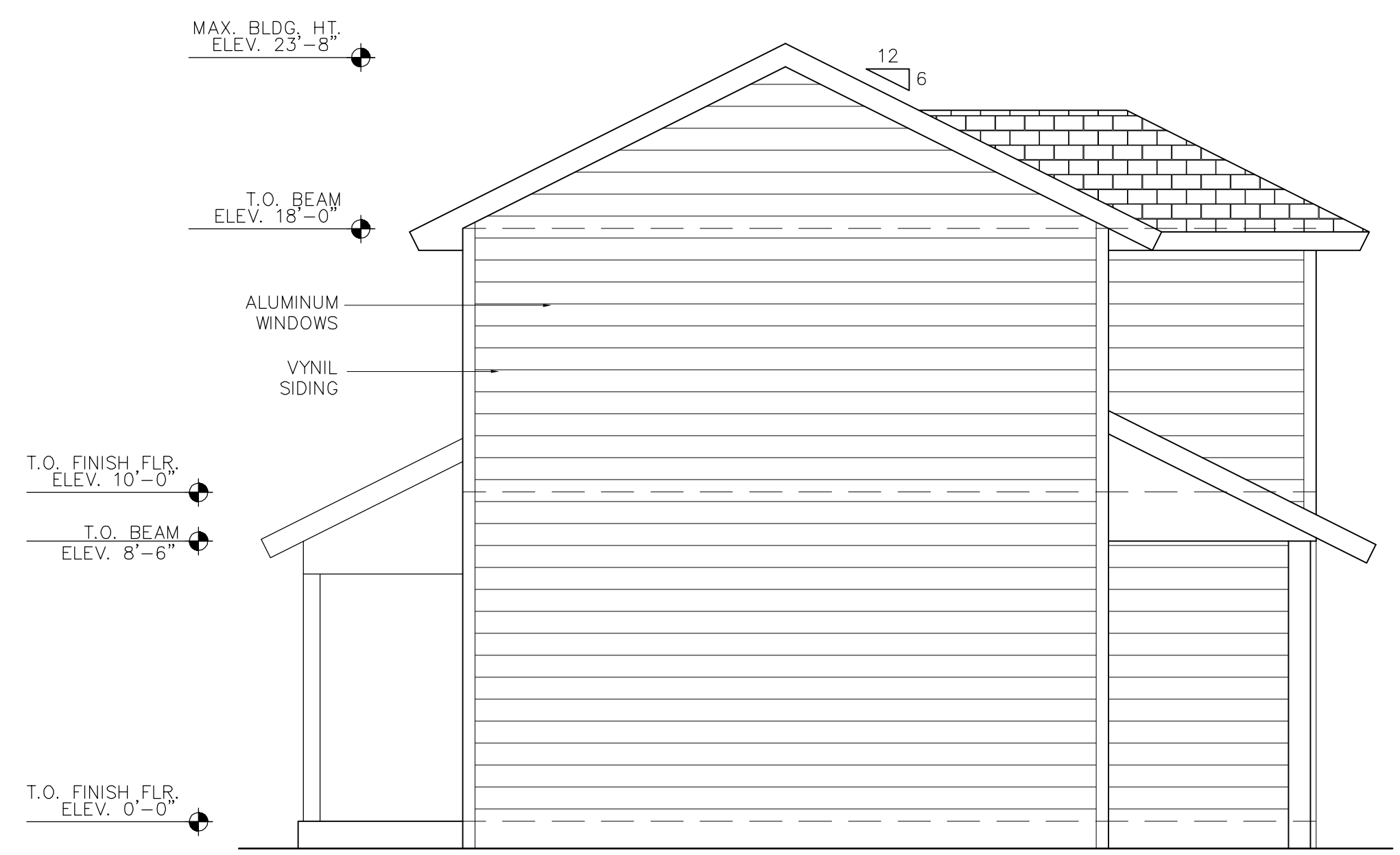
598 LEX DRIVE
CHARLOTTE NC 28262

D. BY
RICHARD REINA JR.
CHK'D BY
DATE 08/02/2023

REVISIONS

JOB NO.
06-2023
SHEET NO.

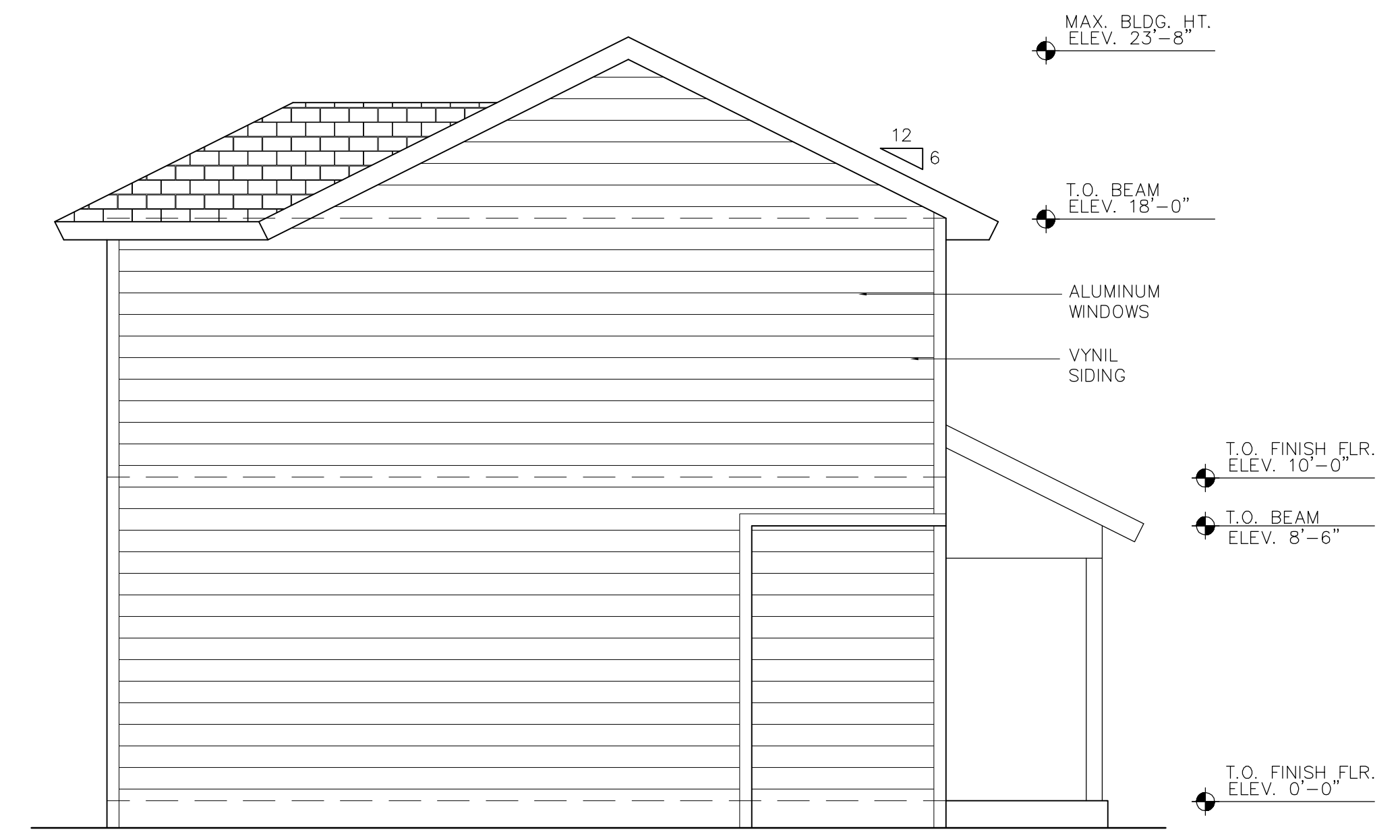
A-1



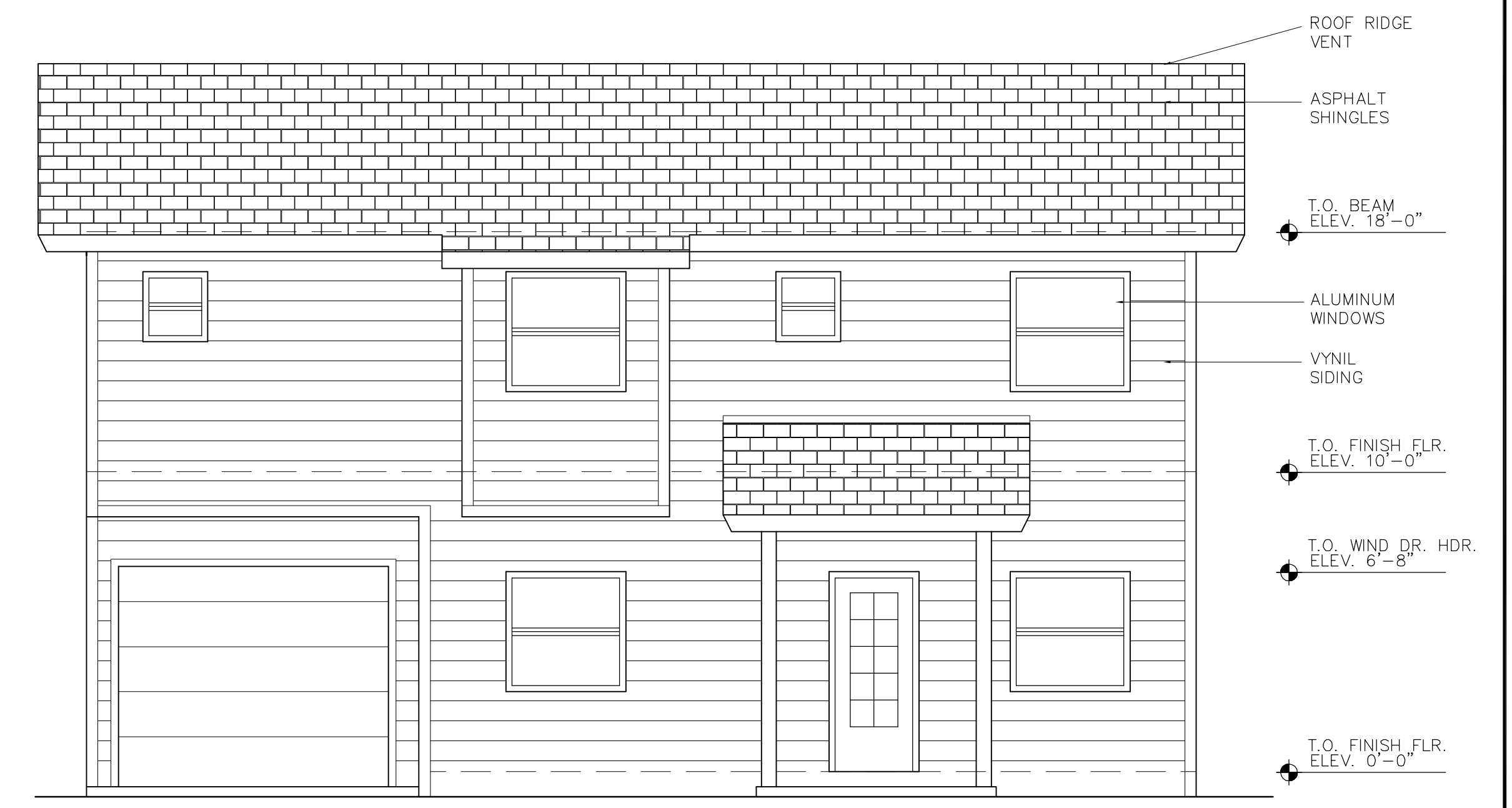
4
A-2
RIGHT ELEVATION
1/4" = 1'-0"



2
A-2
REAR ELEVATION
1/4" = 1'-0"



3
A-2
LEFT ELEVATION
1/4" = 1'-0"



1
A-2
FRONT ELEVATION
1/4" = 1'-0"

401 E. ALABAMA AVE.
SINGLE FAMILY HOUSE
401 E. ALABAMA AVENUE
PESSEMER CITY, NC 28016

R. REINA DESIGNS
RICHARD REINA

CELL PH (704)-258-6772
EMAIL ARCHITK200@GMAIL.COM

598 LEX DRIVE
CHARLOTTE NC 28149

D. BY
RICHARD REINA JR.

CHK'D BY
DATE 06/02/2023

REVISIONS

JOB NO.
06-2023
SHEET NO.

A-2



PLANNING BOARD/BOARD OF ADJUSTMENT
REQUEST FOR ACTION

AGENDA ITEM NO.: 3.b

MEETING DATE:9/5/2023

DESCRIPTION: Rezoning request for one parcel of land approximately 0.07 acres of land for the purpose of constructing a new single family structure.

BACKGROUND INFORMATION:

See supplemental item 5.a.

STAFF RECOMMENDATION:

Rezone as requested.

BOARD ACTION TAKEN:



**PUBLIC HEARING
Staff Report
Board of Adjustment – Variance Request - #VA02-2023**

Applicant: Better Path Homes LLC

Property Owner: Better Path Homes LLC

Address of Subject Property: 905 Chestnut St. Bessemer City, NC 28016

Parcel ID #: 121702

Zoning Classification: UR – Urban Residential

Variance Requested: The applicant is requesting a variance to UR minimum lot size subdivision regulations.

Procedure: A public hearing is required. All witnesses must be sworn. After the public hearing, the Board will use the attached Findings of Fact form to draw conclusions in order to grant or deny the variance. The 4/5ths voting requirement applies to variances, therefore, each of the four findings will require 4/5th majority vote to approve.

The applicant, Better Path Homes LLC, is the property owner of 905 Chestnut St., PID# 121702, Deed Book 5422, Deed Page 0923. Currently, the lot is approximately 0.47 acres (19,821 sqft) and has one single family structure on the lot. The lot has street frontage to E. Georgia Ave. and although addressed to Chestnut St., the lot does not have street frontage due to the City of Bessemer City owning a small strip of land, PID#121697, between the Chestnut St. right of way and the applicant’s parcel. The City of Bessemer City water utility infrastructure that services properties on Chestnut St. was constructed within the land owned by the city. The property was deeded to the city in April of 1991, See attached Deed.

The applicant would like to subdivide the lot of 905 Chestnut St. into three lots and construct three new homes upon the lots. The subject parcel, PID#121702, is located within the Urban Residential Zoning District. The applicant is requesting a variance to the minimum lot size regulation of the Urban Residential zoning district of six thousand (6,000) square feet. The applicant has expressed a hardship in meeting the minimum lot size standard for two out of the three proposed lots due to the city owning the land along the right of way between their lot and Chestnut St.

The previous owners of 905 Chestnut St. were granted an access easement to their residence over city property. The applicant will have an easement agreement written for review and agreement by the city and the city’s legal counsel prior to recording the subdivision. The newly recorded easement agreement would allow future residents of lots 2 and 3, see attached site plan, to access the driveways of their respective residence from Chestnut St.



FINDINGS OF FACT

1. It is the Board’s Findings of Fact that an unnecessary hardship [**WOULD or WOULD NOT**] result from the strict application of the ordinance, based on the following evidence:

2. It is the Board’s Findings of Fact that the hardship [**DOES or DOES NOT**] result from conditions that are peculiar to the property, such as location, size or topography, is based on the following evidence:

3. It is the Board’s Findings of Fact that the hardship [**DID or DID NOT**] result from actions taken by the applicant or property owner, based on the following evidence:

4. It is the Board’s Findings of Fact that the variance [**IS or IS NOT**] consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved, based on the following evidence:





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

Staff Only:
Date Rec'd: 7/27/23
Rec'd by: N. H. STAFF
Case #: 1A 02-2023

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✓	Fee	✓	Fee
• Sketch Plan/Plat (Major Sub):		_____	• Conditional Zoning (CZ)	_____
• Preliminary Plat (Major Sub):		_____	• Special Use Permit (SUP)	_____
• Final Plat (Major Sub):		_____	• Text Amendment	_____
• Major Site Plan		_____	• Minor Site Plan	_____
• Construction Documents:		_____	• Minor Subdivision Plat	_____
• Recombination Plat		_____	• General Rezoning	_____
• Other: <u>Variance</u>		<u>\$500</u>		
Fee Total:				_____

2. Project Information

Date of Application: 7/20/23 Name of Project: 905 Chestnut Minor Subdivision

Location: 905 Chestnut Property Size (acres): .47 # of Units/Lots: (1) currently Create (3)

Current Zoning: Urban Residential Proposed Zoning: _____

Current Land Use: Single Family Home Proposed Land Use: Split Land into (3) parcels + Build New houses

Tax Parcel Number(s): 121702

Square Footage: 19,821

3. Contact Information

Owner, Applicant, or Developer

Better Path Homes LLC

Address

10935 Winds Crossing Dr.
STE 300

City, State Zip

Charlotte, NC 28273

Telephone

(631) 252-4887

Email

Nick.Petrie@choosebetterpath.com

Agent(s) (Engineer, Architect, Etc.)

Bateman Civil Surveying

Address

2524 Reliance Avenue

City, State Zip

Apex, NC 27539

Telephone

(919) 577-1080

Email

G.steele@batemancivilsurvey.com

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

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

Last Update: 07/06/2021

Signature: 

Printed Name: Nick Petrie

Date: 7/21/23



BETTER PATH HOMES

We here at Better Path Homes recently acquired the property at 905 Chestnut and is now planning to subdivide the existing parcel, which measures 19,821 sqft, into (3) lots. They newly created lots will have square footage of 8,550, 5,578 & 5,693, respectively. It's important to note that two of these lots fall slightly below the required minimum size of 6,000 sqft. Therefore, we have applied for a variance due to the city possessing land adjacent to our property, which houses essential municipal utility infrastructure. Due to the positioning of this infrastructure, it is not feasible to achieve a minimum lot size of 6,000 sqft for all three lots.

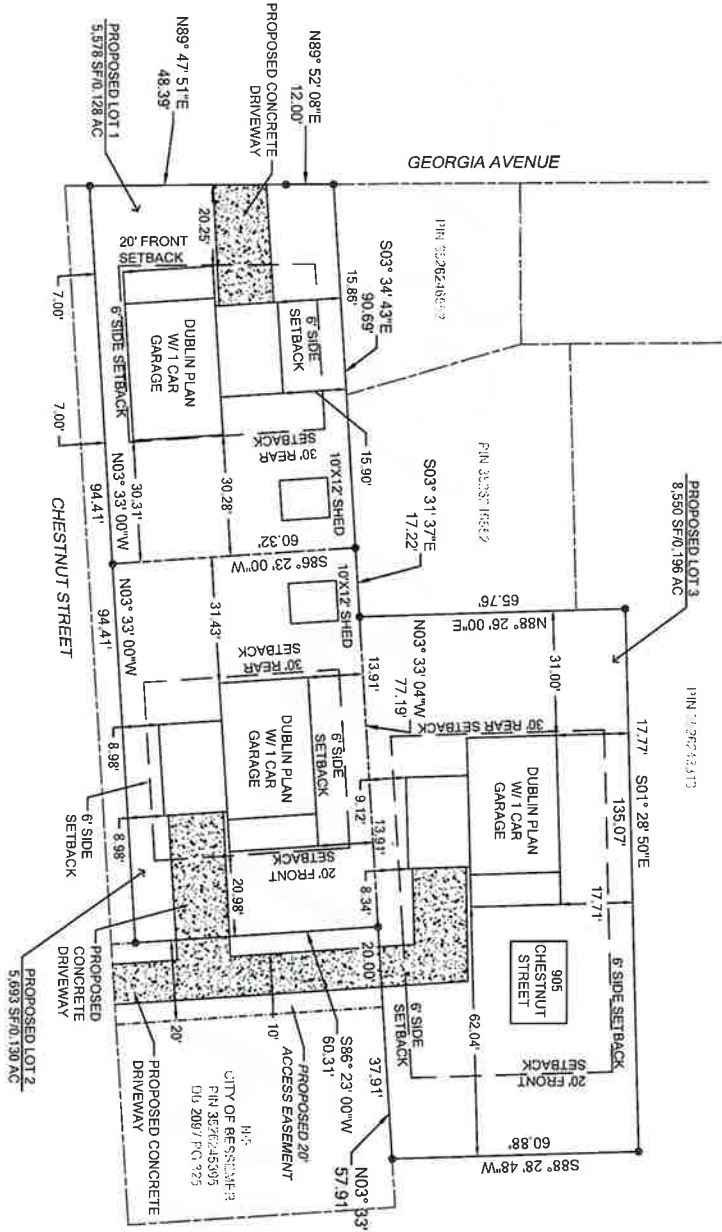
Our proposed plan for these newly created lots includes building 2-story homes with (3) bedrooms, (2.5) baths, and a 1-car garage on our newly created lots. We are excited about this development project and look forward to creating beautiful homes in this area.

Thank you,



Nick Petrie

BUILDING SETBACKS
 (ZONED "R" PER BESSEMER CITY ZONING)
 FRONT: 20'
 SIDE: 6'
 REAR: 30'



THIS MAP IS CONSIDERED PRELIMINARY, NOT FOR RECORDATION, CONVEYANCE OR SALES UNLESS SIGNED AND SEALED BY THE LICENSED SURVEYOR.

NOTE: ALL BEARINGS AND DISTANCES OF EXISTING LOT LINES ARE BASED ON PLAT BOOK AND DEED REFERENCED IN TITLE BLOCK.



BATEMAN CIVIL SURVEY COMPANY
 ENGINEERS • SURVEYORS • PLANNERS
 2824 RELANCE AVENUE, APEX, NC 27539
 PHONE: (919) 577-1080 FAX: (919) 577-1081
 INFO@BATEMANCIVILSURVEY.COM
 NOBELS FIRM# C-2318

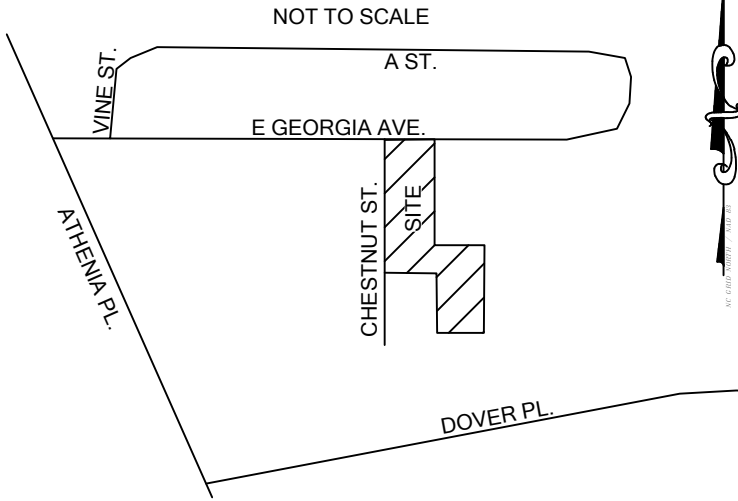


- LEGEND**
- ⊙ PROPOSED NEW PROPERTY CORNER
 - ADJOINING PROPERTY
 - SETBACKS
 - PROPOSED NEW PROPERTY LINE
 - PROPOSED EASEMENT LINE
 - EIR - EXISTING IRON ROD
 - EIP - EXISTING IRON PIPE
 - DB - DEED BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - SC - SQUARE FEET
 - AC - ACRE
 - MF - METERS OR FORMERLY

PROJECT# 230360
**PRELIMINARY SITE PLAN EXCLUSIVELY
 PREPARED FOR:
 BETTER PATH HOMES**

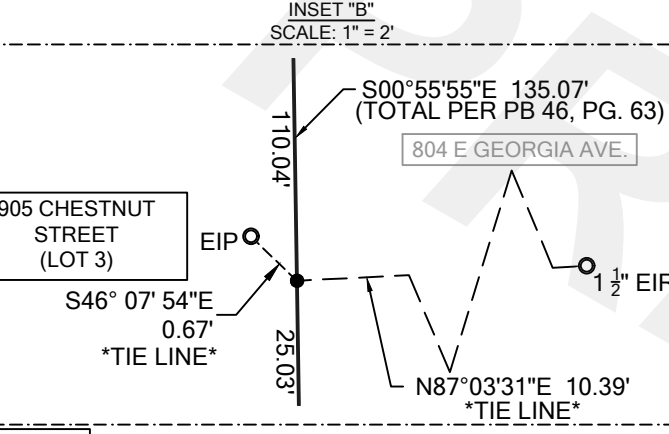
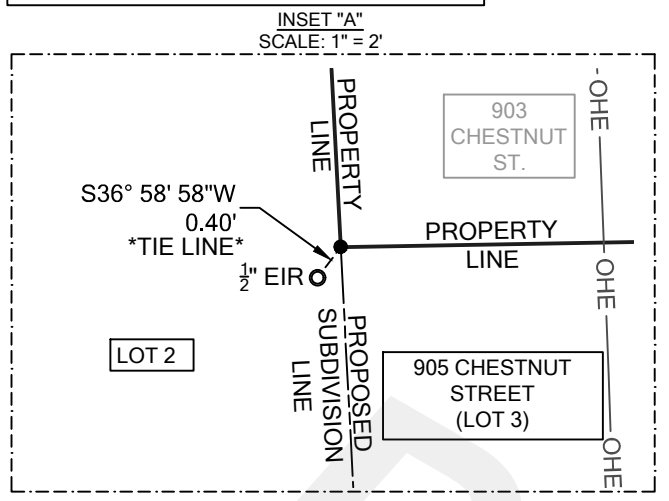
905 CHESTNUT STREET
 BESSEMER CITY, NC
 GASTON COUNTY
 DRAWN BY: GCS CHECKED BY: MAS DATE: 06/30/2023
 REFERENCE: DB 4983, PG. 607 SCALE: 1"=30'
 PB 46, PG. 63

VICINITY MAP



CLASS OF SURVEY: A
POSITIONAL ACCURACY: 0.07'
TYPE OF GPS FIELD PROCEDURE: NC REALTIME NETWORK
DATES OF SURVEY: JULY 2023
DATUM/EPOCH: NAD83/NSRS2011/NAVD88/SPC
GEOID MODEL: 18
COMBINED GRID FACTOR(S): 0.99973723495
UNITS: US SURVEY FEET

BUILDING SETBACKS
(ZONED "UR" PER BESSEMER CITY ZONING)
FRONT: 20'
SIDE: 6'
REAR: 30'



LEGEND

- #5 REBAR SET
- EIP/EIR
- COMPUTED POINT
- CONCRETE MONUMENT
- NCGS MONUMENT
- UTILITY POLE
- WATER METER
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- GUY WIRE
- ADJOINING PROPERTY OVERHEAD ELECTRIC
- FENCE
- UNDERGROUND SANITARY SEWER LINE
- PROPOSED 20' ACCESS EASEMENT
- EIR - EXISTING IRON ROD
- EIP - EXISTING IRON PIPE
- IRF - IRON ROD FOUND
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- EP - EDGE OF PAVEMENT
- SF - SQUARE FOOT
- AC - ACRE
- N/F - NOW OR FORMERLY
- R/W - RIGHT OF WAY
- BC - BACK OF CURB
- CONC - CONCRETE

NOTES

- THE PROPERTY LIES IN ZONE "X" PER NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP # 3710352600J DATED 09/28/2007.
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES AND ALL BEARINGS ARE BASED ON GPS OBSERVATIONS, NAD 83/NSRS 2011/NAVD88, STATE PLANE COORDINATES, UNLESS OTHERWISE SHOWN.
- SITE ZONED "UR" PER GASTON COUNTY GIS.
- AREAS COMPUTED BY COORDINATE METHOD.
- THIS SURVEY WAS PREPARED BY BATEMAN CIVIL SURVEY COMPANY, UNDER THE SUPERVISION OF MICHAEL A. SCHMIDT, PLS.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT.
- THIS PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIVE COVENANTS OF RECORD.
- THERE HAS BEEN NO INVESTIGATION, DESIGNATION OR LOCATION OF SUBSURFACE UTILITIES FOR THIS SURVEY. WATER AND SEWER UTILITIES PROVIDED BY BESSEMER CITY. FOR EXTENT, SIZE, TYPE AND APPROXIMATE LOCATION CONTACT BESSEMER CITY.
- MINIMUM LOT SIZE FOR ALL LOTS BEING SUBDIVIDED HERE ON THIS PLAT GRANTED BY VARIANCE 02-2023 ON SEPTEMBER 4, 2023 BY CITY OF BESSEMER CITY BOARD OF ADJUSTMENT.
- THERE IS A RECORDED EASEMENT AGREEMENT FOR THE 20' ACCESS EASEMENT BETWEEN THE CITY OF BESSEMER AND BETTER PATH HOMES. (EASEMENT REFERENCE TO GO HERE WHEN IT IS RECORDED)

LOT INFORMATION:

OWNER(S): BETTER PATH HOMES, LLC.
ADDRESS: 905 CHESTNUT STREET
BESSEMER CITY, NC 28016
PIN#: 3526246422
DB 5422, PG. 923
PB 46, PG. 63
(LOTS 42, 43, 44, 48, 49, 50 AND 51 AND PORTIONS OF THE UNDEVELOPED CHERRY STREET RIGHT OF WAY)
TOTAL UNDIVIDED LOT AREA = 0.454 AC / 19,822 SF
SUBDIVIDED LOT AREA
SEE NOTE #9
LOT 1: 0.128 AC / 5,579 SF
LOT 2: 0.130 AC / 5,693 SF
LOT 3: 0.196 AC / 8,550 SF

I, MICHAEL ANTHONY SCHMIDT, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 5422 PAGE 923); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND AS SHOWN HERE ON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 10,000 +; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS ____ DAY OF _____ A.D., 2023.

I, FURTHER THAT IN ACCORDANCE WITH G.S. 47-30-F-11-A; THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

MICHAEL ANTHONY SCHMIDT, PLS
NC LICENSE NO. L-5416

NOTARY CERTIFICATION:

I (OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS) DO HEREBY CERTIFY THAT _____ PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THIS CERTIFICATE. WITNESS MY HAND AND (WHERE AN OFFICIAL SEAL IS REQUIRED BY LAW) OFFICIAL SEAL THIS ____ DAY OF _____ A.D., _____ (YEAR).

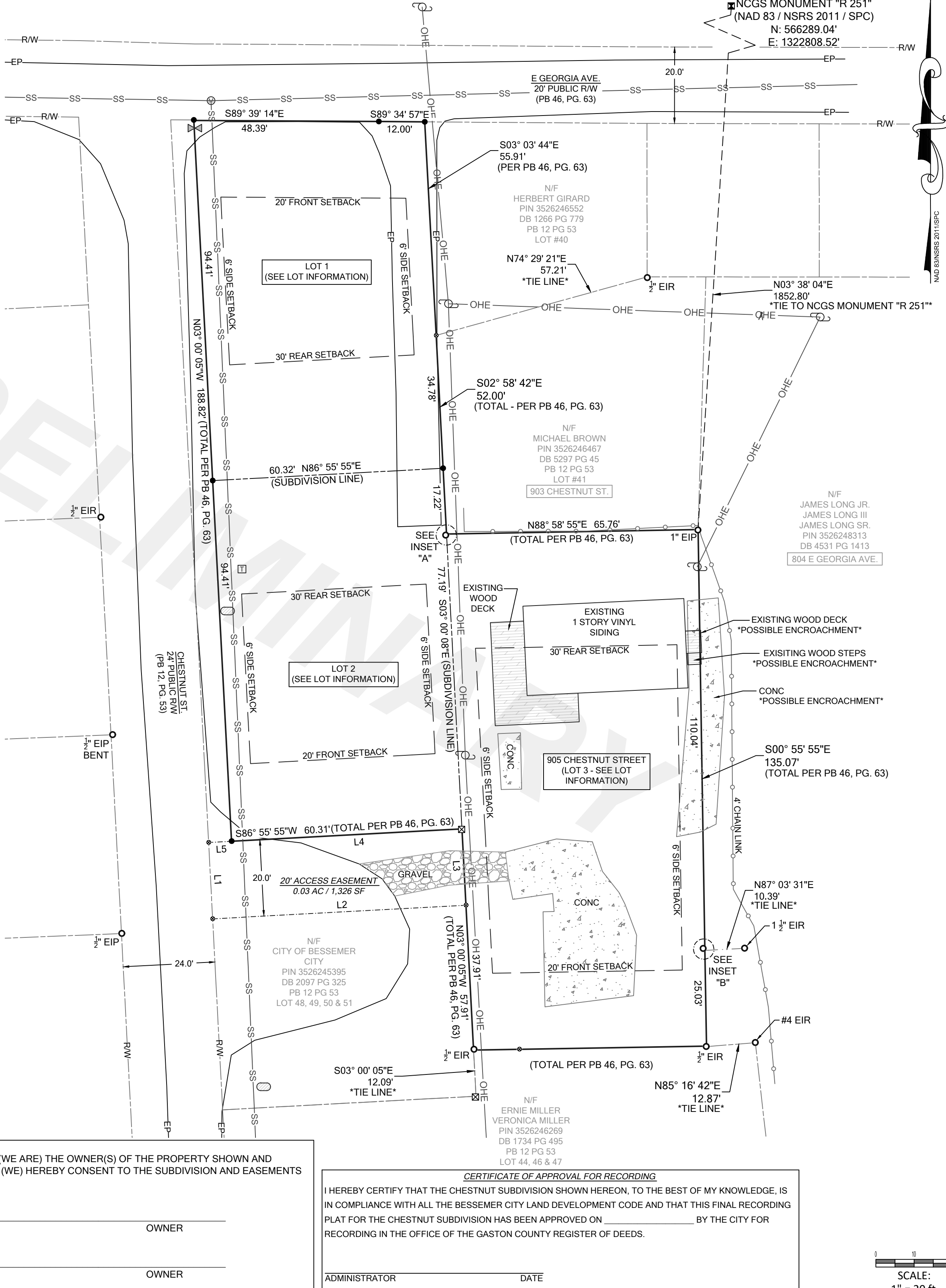
OFFICIAL SEAL: _____ NOTARY
COMMISSION EXPIRES _____

20' ACCESS EASEMENT

LINE#	DIRECTION	LENGTH
L1	S03° 00' 05"E	20.00'
L2	N86° 55' 55"E	66.31'
L3	N03° 00' 05"W	20.00'
L4	S86° 55' 55"W	60.31'
L5	S86° 55' 55"W	6.00'

CERTIFICATE OF OWNERSHIP

I (WE) HEREBY STATE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY CONSENT TO THE SUBDIVISION AND EASEMENTS AS SHOWN.
DATE _____ OWNER _____
DATE _____ OWNER _____



BATEMAN CIVIL SURVEY COMPANY
ENGINEERS • SURVEYORS • PLANNERS
2524 RELIANCE AVENUE, APEX, NC 27539
PHONE: (919) 577-1080 FAX: (919) 577-1081
INFO@BATEMANCIVILSURVEY.COM
NCBELS FIRM# C-2378

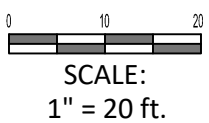


MINOR SUBDIVISION EXCLUSIVELY FOR:
BETTER PATH HOMES
AS RECORDED IN DEED BOOK 5422 PAGE 923 &
PLAT BOOK 46 PAGE 63 (LOTS 42, 43, 49, 50 & 51) &
PLAT BOOK 12 PAGE 53 (LOTS 42, 43, 44, 48, 49, 50 & 51)
CROWDERS MOUNTAIN TOWNSHIP - BESSEMER CITY
GASTON COUNTY - NORTH CAROLINA

REVISIONS

1.	
2.	
3.	
4.	
5.	

DESIGNED BY: BCSC
DRAWN BY: GCS
CHECKED BY: MAS
SCALE: 1" = 20'
DATE: 08/18/2023
DRAWING #: 230360
SHEET 1 OF 1



BOOK 2097 PAGE 325

TIME	<u>2:26</u>	DEED	10.00
BOOK	<u>2097</u>	TOTAL	10.00
PAGE	<u>325</u>	CHECK	10.00
FILED	<u>04/12/91</u>	CHANGE	0.00
		04 14:26 0001 0126	

Excise Tax

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No.
 Verified by County on the day of, 19.....
 by

Mail after recording to City of Bessemer City, 132 West Virginia Ave., Bessemer City, N.C. 28016.

This instrument was prepared by Robert T. Sumner

Brief description for the Index No Title Work

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of April, 1991, by and between

GRANTOR

GRANTEE

JAMES T. ALDRIDGE and wife,
Donna C. Aldridge

CITY OF BESSEMER CITY
132 W. Virginia Ave.
Bessemer City N.C. 28016

UNOFFICIAL

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 that certain lot or parcel of land situated in the City of Bessemer City, Crowders Mtn. Township, Gaston County, North Carolina and more particularly described as follows:

See attached Exhibit A.

(50)

RECORDING FEE 10.00
 REVENUE 0.

EXHIBIT A

Beginning at an existing iron pin in the southern 20-foot right-of-way of East Georgia Avenue in Bessemer City, North Carolina, said pin being located in the northwest corner of Lot No. 51 of the Algedon Manufacturing Company property as shown in Plat Book 12 at Page 53; and runs thence with the western boundaries of Lot Nos. 51, 50, 49 and 48 of the Algedon Manufacturing Company property, South 3 degrees 33 minutes 00 seconds East 224.18 feet to a spike in the common corner of Lot Nos. 48 and 47 of the Algedon Manufacturing Company property, and runs thence with the southern line of Lot No. 48 North 86 degrees 23 minutes 00 seconds East 54.31 feet to a new iron pin; thence with the eastern boundary of Lot No. 48 North 03 degrees 33 minutes 00 seconds West 35 feet to a concrete monument in the northeast corner of Lot No. 48; thence with the northern boundary of Lot No. 48 South 86 degrees 23 minutes 00 seconds West 48.31 feet to a new iron pin; thence a new line North 3 degrees 33 minutes 00 seconds West 188.82 feet to a nail in the southern 20-foot right-of-way of East Georgia Avenue; thence with the southern 20-foot right-of-way of East Georgia Avenue South 89 degrees 47 minutes 51 seconds West 6.01 feet to the point and place of beginning, said parcel comprising 0.070 acres, more or less, and is shown on that certain survey of Cherry Street Right-of-Way and proposed Chestnut Street Right-of-Way Additions prepared by Fox and Ritter, Inc., Civil Engineers, dated April 8, 1991, and recorded in the Gaston County Registry in Plat Book 46 at Page 63.

For further chain of title, see Deed to James Aldridge recorded in the Gaston County Registry in Book 1832 at Page 989.

UNOFFICIAL

BOOK 2097 PAGE 327

The property hereinabove described was acquired by Grantor by instrument recorded in

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:

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 and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

..... (Corporate Name) (SEAL)

By: (SEAL)
..... President

ATTEST: (SEAL)

..... (Corporate Seal) (SEAL)

NORTH CAROLINA, Erston County.

I, a Notary Public of the County and State aforesaid, certify that James T. Aldridge
and Donna C. Aldridge Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 9th day of April, 1991.

My commission expires: 10-6-91 Betty Norris Notary Public

NORTH CAROLINA, County.

I, a Notary Public of the County and State aforesaid, certify that

personally came before me this day and acknowledged that he is Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by as its Secretary.

Witness my hand and official stamp or seal, this day of, 19.....

My commission expires: Notary Public

The foregoing Certificate of Betty Norris, a Notary Public of
Daston County, N.C.

is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.
Alice B. Brown REGISTER OF DEEDS FOR Daston COUNTY
By Rene J. Robertson Deputy/Assistant - Register of Deeds

UNOFFICIAL
USE BLACK INK ONLY





PLANNING BOARD/BOARD OF ADJUSTMENT
REQUEST FOR ACTION

AGENDA ITEM NO.: 4.a. MEETING DATE:9/5/2023

DESCRIPTION: Variance request to minimum lot size to proposed minor subdivision within Urban Residential zoning district.

BACKGROUND INFORMATION:

See supplemental item 5.b.

STAFF RECOMMENDATION:

BOARD ACTION TAKEN: