

CITY COUNCIL REGULAR MEETING

City Council Chambers

Monday, October 09, 2023 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. **Fire Department Recognition:** Per the NC Department of Insurance's evaluation, the Fire Department's ISO protection class rating level has gone from a 5 to 3. ISO level 3 is the highest rating in the department's history! This achievement is due to the hard work of the BCFD staff and volunteers who work diligently to protect citizens and property in Bessemer City. This rating indicates that BCFD continues to make improvements and investments built on a solid framework of commitment and service. This higher rating can also significantly lower insurance rates within Bessemer City's Fire District. Mayor Smith and City Council will recognize the Fire Department for this awesome achievement.
2. **Students of the Month:** Mayor & City Council will recognize the October 2023 students of the month from Bessemer City area schools: Bessemer City Primary School, Bessemer City Central Elementary School, Bessemer City Middle School, 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.*

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

Bessemer City History & Art Society

4. **Bessemer City History & Art Society:** The Bessemer City History & Art Society will address Mayor and Council.

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.*

5. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of September 11, 2023.

6. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of September 26, 2023.
7. **Street Closure- Christmas in the City Festival & Parade:** City Staff is requesting a temporary street closure of the 100 block of West, 100 Block East Virginia Avenue, 100 block of N. 12th, 100 block of N. 11th Street for the Parks & Recreation Christmas in the City festival, Parade, and Community Tree Lighting on Sunday, November 19th from 11:00 AM until 9:00 PM.

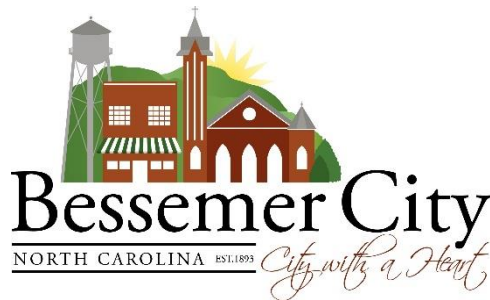
Business Items

8. **Resolution Providing Approval Of A Multifamily Housing Facility To Be Known As Osage Mill Apartments In The City Of Bessemer City, North Carolina And The Financing Thereof With The Gastonia Housing Authority's Multifamily Housing Revenue Bonds In An Aggregate Amount Not To Exceed \$1,500,000:** City Council will consider approving a resolution approving multifamily housing for the Osage Mill Redevelopment property. This project will be funded by the Gastonia Housing Authority revenue bonds and shall not exceed \$1,500,000.
9. **Public Hearing for Right-of-Way Closure (Hillcrest Dr):** City Council will hold a public hearing to hear public comment regarding a right of way closure on Hillcrest Drive. This portion of unimproved street right-of-way measures approximately 0.0921 acres.
10. **Ordinance for the Closing & Withdrawing of a Recorded Section of Public Street Right-of-Way (Hillcrest Dr):** City Council will consider adopting an ordinance closing public right of way on Hillcrest Drive. This portion of unimproved street right-of-way measures approximately 0.0921 acres.
11. **Public Hearing for Rezoning Request (401 E. Alabama Avenue):** City Council will hold a public hearing to hear public comment regarding a rezoning request from Lightbeam Estates to rezone the parcel #121483 401 E. Alabama Avenue from City Center (CC) to Urban Residential (UR).
12. **Ordinance Amending Zoning Map (401 E. Alabama Avenue):** City Council will consider approving an ordinance regarding a zoning map request from Lightbeam Estates to rezone the parcel #121483 401 E. Alabama Avenue from City Center (CC) to Urban Residential (UR).

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, September 11, 2023 at 7:00 PM

MINUTES

Members Present

Mayor, Becky S. Smith, Council Members: Brenda Boyd, Kay McCathen, Donnie Griffin, Brent Guffey, Dan Boling, and Joe Will were all present. City Manager, Josh Ross and City Attorney, David Smith were present as well.

Call to Order, Prayer, Pledge of Allegiance

Mayor Smith called the meeting to order. Dr. Matt Mitchell, Pastor of First Wesleyan 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 September agenda was approved with no revisions.

Special Presentations -Dixie Youth 2023 World Series "Ponytails"

Mayor and City Council recognized the Bessemer City Girls Softball 11-12U team for winning for the 2023 World Series in Alexandria, Louisiana.

Request to Speak/Opportunity for Public Comment

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

- David Lutz at 408 N. 12th Street: Mr. Lutz addressed Council regarding the closure of the underpass on S. 11th Street. This street was closed last December 2022 to pedestrian and vehicular traffic. Mr. Lutz stated that he visited the Osage Mill Redevelopment site and spoke with the contractors there conducting work. The contractors informed him that they did not request the road closure, the City Council did. Mr. Lutz asked that City Council reverse the decision. Additionally, Mr. Lutz would like to see a monthly statement of the City's financial statements. The people of Bessemer City need to know what's going on. He would like for this report to include the salaries of the top public officials and how much was spent on Stinger Park.

- Alan Fowler at 433 Bess Town Road: Mr. Fowler addressed Council regarding the Water Plant and a code enforcement issue. Mr. Fowler stated that he has had conversations with the Development Services Director requesting that a building be removed. The Water Plant has 5 employees, 3 live outside of the City. The 2 who live here drink water from a well.

- Courtney Womack: Ms. Womack addressed Council regarding Stinger Park and City Council meeting decorum. Per Ms. Womack certain Council members did not show proper decorum at the August 2023 Council meeting. Some members were argumentative, and made it hard for citizens to address their concerns. Citizens were not allowed to applaud their neighbors when they were speaking during a public

hearing. Citizens should be allowed to support others, although some citizens deviated and addressed Council inappropriately. Council should have remained professional. The citizen who was speaking his mind should not have been removed from the meeting. Stinger Park is nice, myself and my family visit often. However, there should be sidewalk from the top of the park to the bottom. This would help families utilizing strollers and those with disabilities.

- Aaron Grosdider at 517 Costner School Road: Mr. Grosdider addressed Council regarding several items. Grosdider stated that the public notices regarding City drinking water should have more detail in them. Citizens should have a whole picture of the health of the water system. Mr. Grosdider stated that 5 police officers have left the department due to the lack of numbers on the vehicles and pay. The Community Development Block Grant (CDBG), started off with 10 homes, now they are 6. However, there has only been \$250,000 spent. Where is the remaining money.

Public Comment Acknowledgment

Mayor Smith recognized City Manager, Josh Ross to provide clarification on some items discussed during public comment.

- The Community Development Block Grant (CDBG) project is still progressing. The project was awarded \$750,000. The City has provided emergency repairs to 5 homes for HVAC, and the remaining 5 homes are being rehabilitated. However, we had to de-obligate \$80,000 as the number of homes and project scope has changed. Additionally, the grant fees will cover several activities: attorney's fees for title searching, administration fee for a firm, and rehabilitation specialist who is certified. Personnel matters are protected by the North Carolina General Statutes; thus, they cannot be discussed in open session. The original plans for Stinger Park did include a sidewalk from the top of the parking lot by the soccer fields down to the main parking lot. However, due to budget constraints, this piece was removed. Additionally, every large City ran event has offered shuttle service to help those in need. Back in 2022 City officials met with the Osage Development owners and established an encroachment agreement for the S. 11th Street underpass. After the completion of the Osage Mill Redevelopment Project, the 11th Street one-lane underpass will be converted into a pedestrian path and will eventually connect with the Carolina Thread Trail as part of the City's Pedestrian Master Plan. The Osage Mill development team requested the use of 11th Street.

Consent Agenda

The following items on the Consent Agenda were unanimously approved by motion of Donnie Griffin:

2. **Approval of Minutes:** City Council will consider adopting the Regular Meeting minutes of the August 14th, 2023 meeting.
3. **Approval of Minutes:** City Council will consider adopting the Work Session Meeting minutes of the August 29th, 2023 meeting.
4. **Street Closure - Trunk or Treat:** City administration is requesting the temporary closure of the 100 Block of West and East Virginia Avenue for the Halloween Trunk or Treat event on Saturday, October 28th, 2023.

Proclamation: Dyslexia Awareness Month

Mayor, Becky S. Smith read the Dyslexia Awareness Month Proclamation aloud and declared October 2023 as a month of awareness in Bessemer City.

By motion of Brent Guffey and unanimous vote, the proclamation was adopted. A copy of the proclamation is available at City Hall.

Proclamation: Domestic Violence Awareness Month

Mayor, Becky S. Smith read the Domestic Violence Awareness Month Proclamation aloud and declared October 2023 as a month of awareness in Bessemer City.

By motion of Joe Will and unanimous vote, the proclamation was adopted. A copy of the proclamation is available at City Hall.

Brownfields Grant Application

Nathan Hester, Development Services Director, addressed Council regarding an EPA Brownfields grant. EPA's Brownfields Program provides direct funding for brownfields assessment, cleanup, revolving loans, environmental job training, technical assistance, training, and research. To facilitate the leveraging of public resources, EPA's Brownfields Program collaborates with other EPA programs, other federal partners, and state agencies to identify and make available resources that can be used for brownfield activities.

Establish Public Hearing - Petition for Right of Way Closure:

By motion of Donnie Griffin and unanimous vote, a public hearing will be held on Monday, October 9th at 7:00 PM to hear public comment regarding a right of way closure on Hillcrest Drive. This portion of unimproved street right-of-way measures approximately 0.0921 acres. The City has no plans to develop or use this right of way. Property owners adjacent to said area have requested the closure as well. At this public hearing, city officials plan to exercise the City's right to reserve an easement for future utility purposes.

Establish Public Hearing - for Rezoning Request (401 E. Alabama Avenue):

By motion of Joe Will and unanimous vote, a public hearing will be held on Monday, October 9th at 7:00 PM to hear public comment regarding a rezoning request from Lightbeam Estates to rezone tax parcel #121483 401 E. Alabama Avenue from City Center (CC) to Urban Residential (UR).

Public Hearing –Rezoning Request:

City Council held a public hearing to hear public comment regarding a rezoning request from Stacy Ellis for property located at tax parcel #204346 from business campus production (BCP) to rural (R) for purposes of maintaining livestock.

By motion of Dan Boling and unanimous vote, the public hearing regarding the rezoning request was opened at 7:43 PM.

Development Services Officer, Nathan Hester addressed Council regarding the rezoning request at tax parcel #204346 owned by Stacy Ellis. The Ellis family submitted the following request to expand the boundary for their horses. Stacy Ellis purchased the parcel from the Mount Pleasant Baptist Church in 2020. Originally the church owned this land and had plans to place a fellowship hall on it. However, the church sold the land, and the current property owners would like to have the property rezoned.

Mayor Smith asked if there was anyone present to speak in favor of the rezoning request. There was none.

Mayor Smith asked if there was anyone present to speak in opposition of the rezoning request. There was none.

By motion of Kay McCathen and unanimous vote, the public hearing regarding the rezoning request was closed at 7:48 PM.

Ordinance Amending Zoning Map:

By motion of Joe Will and unanimous vote, the zoning map amendment to include tax parcel #204346 as rural for purposes of maintaining livestock was approved. The requested rezoning is reasonable and consistent with the Bessemer City Planning & Economic Development Comprehensive Land Use Vision. The proposed map amendment would not be detrimental to the City and ETJ.

Annexation Agreement (City of Gastonia):

By motion of Brent Guffey and unanimous vote, the annexation agreement with the City of Gastonia was approved. This agreement will allow both parties to facilitate efficient growth and land use planning. This agreement was signed for a duration of 10 years. At which point, this agreement will be revisited. The map includes the City' ETJ and will allow for adequate growth. If at any point either party would want to voluntarily annex a portion of property in the others jurisdiction, they will have to directly solicit the permission of the opposing City.

City Manager's Report

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

- Resolution of Tentative Award: By motion of Joe Will and unanimous vote, the resolution awarding the Vantine Pump Station and Sewer replacement project to Neill Grading & Construction Co, Inc. of Hickory, North Carolina in the amount of \$1,618,525 was approved. Said tentative award is contingent upon the approval of bidding documentation and the commitment of additional funding by the North Carolina Department of Environmental Quality, Division of Water Infrastructure. The complete bid amount was \$2,269,875 and the scope of work was negotiated to reduce the contract price to \$1,618,525.
- General: Thank a Police Officer Day will be Friday, September 15th at 10 AM at the Kiser Senior Center. The Senior Health Fair will be Wednesday, October 11th at the First Baptist Church. Our 2nd Annual Brew & Que Festival will be Saturday, September 23rd downtown. The band performing will be "On the Border" with an Eagles Band tribute. City Staff have received many requests to install speed bumps or tables throughout the community. Staff are reviewing possible options and will bring them before the Council at a later date. Per the NC Department of Insurance's evaluation, the Fire Department's ISO protection class rating level has gone from a 5 to 3. ISO level 3 is the highest rating in the department's history! This achievement is due to the hard work of the BCFD staff and volunteers who work diligently to protect citizens and property in Bessemer City. This rating indicates that BCFD continues to make improvements and investments built on a solid framework of commitment and service. This higher rating can also significantly lower insurance rates within Bessemer City's Fire District.

Council General Discussion

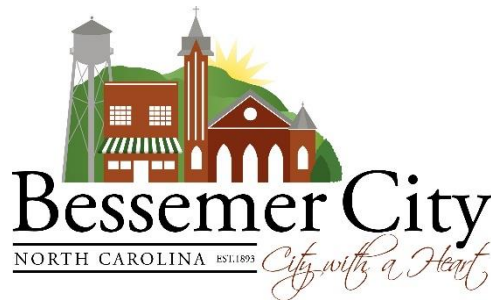
Mayor Smith opened the floor for Council general discussion. Council member, Kay McCathen expressed her concern about the amount of cars speeding through the Vantine Community Cemetery. Council member, Brenda Boyd commended City Staff for working diligently to get Alabama Avenue paved. Council member, Brent Guffey asked City Staff to speak with the paving contractor to fix the striping along 12th Steet. City Manager, Ross informed Council that many may have noticed the striping around the Southridge Park. A traffic signal will be placed out at that intersection soon. Council member, Donnie Griffin requested that the right of way between 12th and 13th street be cleaned up.

Adjournment

Being no further business to come before the board, by motion of Brenda Boyd and unanimous vote, the meeting was adjourned at 8:02 PM.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



CITY COUNCIL WORK SESSION

City Council Chambers

Tuesday, September 26, 2023 at 3:00 PM

MINUTES

Call to Order

Mayor Becky S. Smith called the meeting to order.

Members Present

Mayor, Becky S. Smith, Council Members: Joe Will, Brenda Boyd, Brent Guffey, and Donnie Griffin were all present. City Manager, Josh Ross and department heads were present as well. Council Members, Dan Boling and Kay McCathen were absent. 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 the 2nd Annual Brew & Que event. The Bessemer City High School booster club made over \$12,000 in barbecue sandwich sales. This money will be used to support the high school's football team. Additionally, City Staff will be working to move the Community Concert & Cruise-In Series to Friday nights instead of Saturday. By changing the date the City will save money by significantly reducing Staff overtime and providing the needed staff to Stinger Park events. Also, by doing staff will have their weekends back for personal time. Currently, staff has to come in around 8 AM on Saturdays to clear the roadway, and the event isn't done until 10 PM.

Tom Ellis, Police Chief – Mr. Ellis addressed Council regarding a new grandbaby born to a police department employee.

Bessemer City Water and Sewer Master Plan

McGill Engineering Associates, Doug Chapman, Jared Wright, and Kyle Lotier addressed Council regarding the water and sewer master plan. Said plan will be used to help City Staff do long range planning of utility service management and asset planning. A report on the current infrastructure was discussed. As the City's population grows, additional systems will need to be set in place to continue providing quality service. McGill reviewed previous reports and inventories of water and sewer lines, water and sewer pump stations, water tanks, and other system appurtenances, as well as distribution and collection system mapping and modeling to assess current system needs and capacities. Review of the water system considered water age and quality, pipe and pump station locations and capacities, and existing and anticipated demands. Review of the sewer system considered pump station capacities, tributary and allocated-but-not-yet-tributary wastewater flows, and pipe sizing and importance.

McGill met with City staff to review proposed residential, commercial, and industrial developments. The central areas of the City are mature and developed with limited potential for infill construction. Future

development is concentrated to the north, east, and south of the City Center; development potential to the west is limited by density restrictions within the Long Creek water supply watershed and the presence of FMC Lithium USA. WS-II water supply watershed regulations prohibit medium and high-density residential development.

Areas -- within the Bessemer City Limits -- to the north and northwest of the city center are, generally, zoned rural, neighborhood residential, or urban residential. Areas beyond the Bessemer City municipal limits where zoning is governed by the Gaston County Unified Development Ordinance are generally zoned for single-family residential development. Certain areas which are currently zoned rural or single-family residential may be good candidates for medium-to-high-density residential development but could require Planning and Zoning Commission approval to proceed.

City Manager's Report

Josh Ross, City Manager- Mr. Ross addressed Council regarding the following:

Planning & Zoning Board of Adjustments: City Staff would like to abolish and re-establish the Planning and Zoning Board of Adjustments. Currently, the Board only has 5 members and staff would like to have 7 members to increase productivity. For each variance there has to be 4/5 of the Board present to hear and deliberate the case. Thus, it has been hard to issue variances due to Board absenteeism. Once re-established, Board members would have staggered terms.

Speed bumps and Tables: City Staff has reached out to several surrounding cities to collect a copy of their speed enforcement policy. We will be generating one for the City of Bessemer City and bringing it before the board.

Public Safety Grant: The City has received a \$2.15 million grant for public safety infrastructure. Representative, Kelly Hastings and Senator, Brad Overcash will be coming before Council soon to conduct a formal presentation.

General: The Bessemer City area Chamber has contacted City Staff to share that there will be a change in leadership soon. The City is currently not a member of the area chamber. City staff would like to see the City explore the possibility of rejoining the chamber after they've selected new leadership. The Community Development Block Grant (CDBG) project is still underway. Unfortunately, the City was informed by our Rehabilitation Specialist that one of the homes had not yet been started. Subsequently the completion date for the funding and work on the homes was September 13, 2023. The City Attorney is reviewing the contract to recommend next steps for the City.

Council General Discussion

Mayor Smith opened the floor for Council general discussion. Council member, Donnie Griffin inquired about the fence at Stinger Park. Staff informed him that the fence work will commence soon.

Closed Session

By motion of Brent Guffey and unanimous vote, City Council entered in to closed session to discuss a personnel matter pursuant to NCGS143-318(a)(6) at 4:00 PM.

By motion of Donnie Griffin and unanimous vote, City Council came out of closed session at 5:05 PM. No action was taken.

Adjourn

Being no further business to come before the board, the meeting was adjourned at 5:07 PM by motion of Brenda Boyd and unanimous vote.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



**ORDINANCE-TEMPORARY ROAD CLOSURE
15TH ANNUAL CHRISTMAS IN THE CITY AND ANNUAL CHRISTMAS PARADE**

WHEREAS, the City of Bessemer City wishes to provide recreational entertainment for the citizens of Bessemer City; and

WHEREAS, the City of Bessemer City understands the importance of hosting such entertainment in the downtown central business district of Bessemer City; and

WHEREAS, the City of Bessemer City acknowledges that a special event requires rerouting traffic and providing safety measures for citizens attending said events; and

WHEREAS, the City of Bessemer City wishes to host the 15th Annual Christmas in the City, Annual Christmas Parade, and Community Tree Lighting along Highway 274 (North 14th Street, North 12th Street, North 11th Street, East and West Virginia Avenue) on Sunday, November 19th, 2023 from 11:00 AM-9:00 PM.

NOW THEREFORE BE IT ORDAINED by the City Council of Bessemer City pursuant to the authority granted by G.S. 20-169 that they do hereby declare a temporary road closure during the days and times set forth below on the following described portion of a State Highway System route:

Dates: November 19th, 2023

Times: 11:00 AM - 9:00 PM

Route Description:

PARADE

100 Block of North 14 Street between West Washington and West Virginia Avenue
West Virginia Avenue between North 13th Street and North 8th Street

CHRISTMAS IN THE CITY

100 block of West Virginia Avenue, 100 block of East Virginia Avenue

COMMUNITY TREE LIGHTING

100 block of West Virginia Avenue

Adopted by City Council this 9th Day of October, 2023

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk



RESOLUTION PROVIDING APPROVAL OF A MULTIFAMILY HOUSING FACILITY TO BE KNOWN AS OSAGE MILL APARTMENTS IN THE CITY OF BESSEMER CITY, NORTH CAROLINA AND THE FINANCING THEREOF WITH THE GASTONIA HOUSING AUTHORITY'S MULTIFAMILY HOUSING REVENUE BONDS IN AN AGGREGATE AMOUNT NOT TO EXCEED \$1,500,000

WHEREAS, the City Council of the City of Bessemer City (the "City") met in Bessemer City, North Carolina at 7:00 p.m. on the 9th day of October, 2023; and

WHEREAS, the Gastonia Housing Authority (the "Authority"), a public body and body corporate and politic organized and operating pursuant to the North Carolina Housing Authorities Law, Article 1 of Chapter 157 of the General Statutes of North Carolina, as amended (the "Act"), has tentatively agreed to issue its multifamily housing revenue bonds in an amount not to exceed \$1,500,000 (the "Bonds"), for the purpose of financing the acquisition of the historic Osage Mill and the renovating and equipping therein by Osage Mill Apartments LLC, a North Carolina limited liability company (the "Borrower"), or an affiliate or subsidiary thereof, of a multifamily residential rental facility to be known as Osage Mill Apartments (the "Development"); and

WHEREAS, the Development will consist of approximately 139 units and other related improvements located at 201 South 12th Street in the City of Bessemer City, Gaston County, North Carolina; and

WHEREAS, pursuant to Section 157-39.1 of the Act, the jurisdiction of the Authority extends to up to ten miles outside the city limits of the City of Gastonia, including the City, so long as the City Council of the City consents to the exercise of such powers by the Authority within the borders of the City; and

WHEREAS, the City acknowledges that the Development will satisfy a need for affordable housing within the City, and further the City desires to approve the issuance by the Authority of the Bonds to finance the Development within the borders of the City; and

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), requires that any bonds issued by the Authority for the Development may only be issued after approval of the plan of financing by the City following a public hearing with respect to such plan; and

WHEREAS, on September 27, 2023, the Authority held a public hearing with respect to the issuance of the Bonds to finance, in part, the Development (as evidenced by the Certificate and Summary of Public Hearing attached hereto) and has requested the City approve the issuance of the Bonds as required by the Code; and

WHEREAS, the City has determined that approval of the issuance of the Bonds is solely to satisfy the requirement of Section 147(f) of the Code and shall in no event constitute an endorsement of the Bonds or the Development or the creditworthiness of the Borrower, nor shall such approval in

any event be construed to obligate the City for the payment of the principal of or premium or interest on the Bonds or for the performance of any pledge, mortgage or obligation or agreement of any kind whatsoever which may be undertaken by the Authority, or to constitute the Bonds or any of the agreements or obligations of the Authority an indebtedness of the City, within the meaning of any constitutional or statutory provision whatsoever;

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

1. The City Council hereby consents to and approves the issuance by the Authority of its multifamily housing revenue bonds to provide financing for the acquisition, rehabilitation, construction and equipping of the Development within the jurisdiction of the City of Bessemer City.

2. The proposed mixed income housing development consisting of the acquisition, rehabilitation, construction and equipping of the Development described above in the City of Bessemer City, Gaston County, North Carolina by the Borrower and the issuance of the Authority's multifamily housing revenue bonds therefor in an amount not to exceed \$1,500,000 are hereby approved for purposes of Section 147(f) of the Code.

3. This resolution shall take effect immediately upon its passage.

Council member _____ moved the passage of the foregoing resolution and the resolution was passed by the following vote:

Ayes: _____

Nays: _____

Not voting: _____

* * * * *

CERTIFICATION

I, Hydeia Y. Hayes, City Clerk of the City of Bessemer City, North Carolina, DO HEREBY CERTIFY that the foregoing is a true and exact copy of a Resolution adopted by the City Council for the City of Bessemer City, North Carolina, in regular session convened on October 9, 2023, and that such proceedings of such meeting are recorded in the minutes of the City Council. Pursuant to state law, a current copy of a schedule of regular meetings of the City Council is on file in my office.

WITNESS my hand and the corporate seal of the City of Bessemer City, North Carolina, this the 9th day of October, 2023.

City Clerk

(SEAL)



COBC-GOVBOD-2023-2024 O 4

City of Bessemer City

AN ORDINANCE FOR THE CLOSING & WITHDRAWING A RECORDED SECTION OF PUBLIC STREET RIGHT-OF- WAY NAMED DOWNEY LANE

WHEREAS, G.S. 160A-229 authorizes the Council of Bessemer City to permanently close streets and public alleys:

WHEREAS, The City adopted a Resolution of Intent on September 11, 2023 to close and withdraw from dedication a portion of street right-of-way named Hillcrest Drive. A section of right-of-way measuring approximately 199.97 feet is located east of PID 121779 and west of PID 121804. This section of right-of-way measures 32.78 feet going northwest, then 40.12 feet going northwest, then 199.97 feet going northeast, then 40.12 feet going southeast, then 199.91 feet going south. This portion of unimproved street right-of-way measures approximately 0.0921 acres.

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council at it's regularly scheduled meeting on October 9, 2023;

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the above described right-of-way be closed and withdrawn from dedication.

ADOPTED THIS THE 9TH DAY OF OCTOBER 2023

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA
GASTON COUNTY

This the _____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

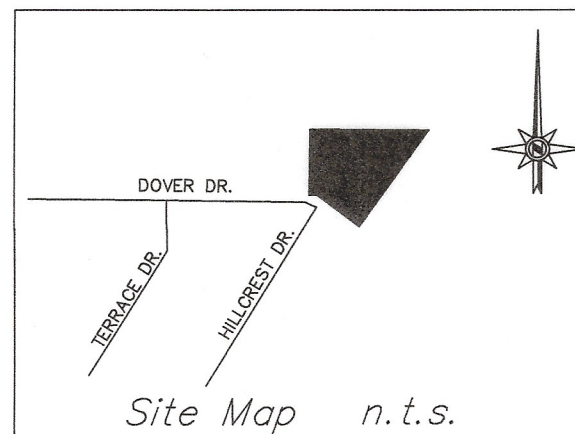
Witness my hand and notarial seal, this the _____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Hydeia Y. Hayes (Bessemer City City Hall)

Mail To: Bessemer City Hall
ATTN: Hydeia Hayes
132 W. Virginia Ave.
Bessemer City, NC 28016



REGISTER OF DEEDS CERTIFICATION

SUSAN S. LOCKRIDGE
REGISTER OF DEEDS
GASTON COUNTY, NORTH CAROLINA

I, SUSAN S. LOCKRIDGE, REGISTER OF DEEDS, IN AND FOR THE AFORESAID COUNTY AND STATE, HEREBY CERTIFY THIS TO BE A TRUE COPY OF DOCUMENT WHICH IS RECORDED IN BOOK _____, PAGE _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

BY: _____
SUSAN S. LOCKRIDGE REGISTER OF DEEDS ASSISTANT / DEPUTY.

LEGEND

- = PROPERTY LINE
- = SURROUNDING PROPERTY LINE
- - - = RIGHT-OF-WAY
- x - = FENCE LINE
- OHE - = POWER LINE
- CM = CONC. MONUMENT
- CP = CALCULATED POINT
- EIP = EXISTING IRON PIN
- IPS = IRON PIN SET
- UP = UTILITY POLE

NOTE: RECORDED MAP IS INCOMPLETE.

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

NO GEODETIC MONUMENTATION WITHIN 2,000 FEET OF SUBJECT PROPERTY.

I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE () IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY N.C. FEMA PANEL # 3710352600J EFFECTIVE DATE: 9/28/2007 (NO FLOOD SURVEY MADE).

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS NOT OBSERVED.

I, FRANKLIN E. TANNER, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED BY AN "X"

A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LANDS WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES LAND.

B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND.

C. ANY ONE OF THE FOLLOWING:

1. THAT THIS PLAT IS OF A SURVEY OF EXISTING PARCEL OR PARCELS OF LAND, AND DOES NOT CREATE A NEW STREET OR CHANGE AND EXISTING STREET.

2. THAT THIS PLAT IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.

3. THAT THIS IS A RESULT OF CONTROL SURVEY.

X D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO THE PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

I, FRANKLIN E. TANNER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, AS SHOWN, ETC.) (OTHER): THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1: 25,000 ±; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 3RD DAY OF AUGUST, 2023.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION ORDINANCE OF BESSEMER CITY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED FOR RECORDATION IN THE GASTON COUNTY REGISTER OF DEEDS

SUBDIVISION ADMINISTRATOR
BESSEMER CITY, NC

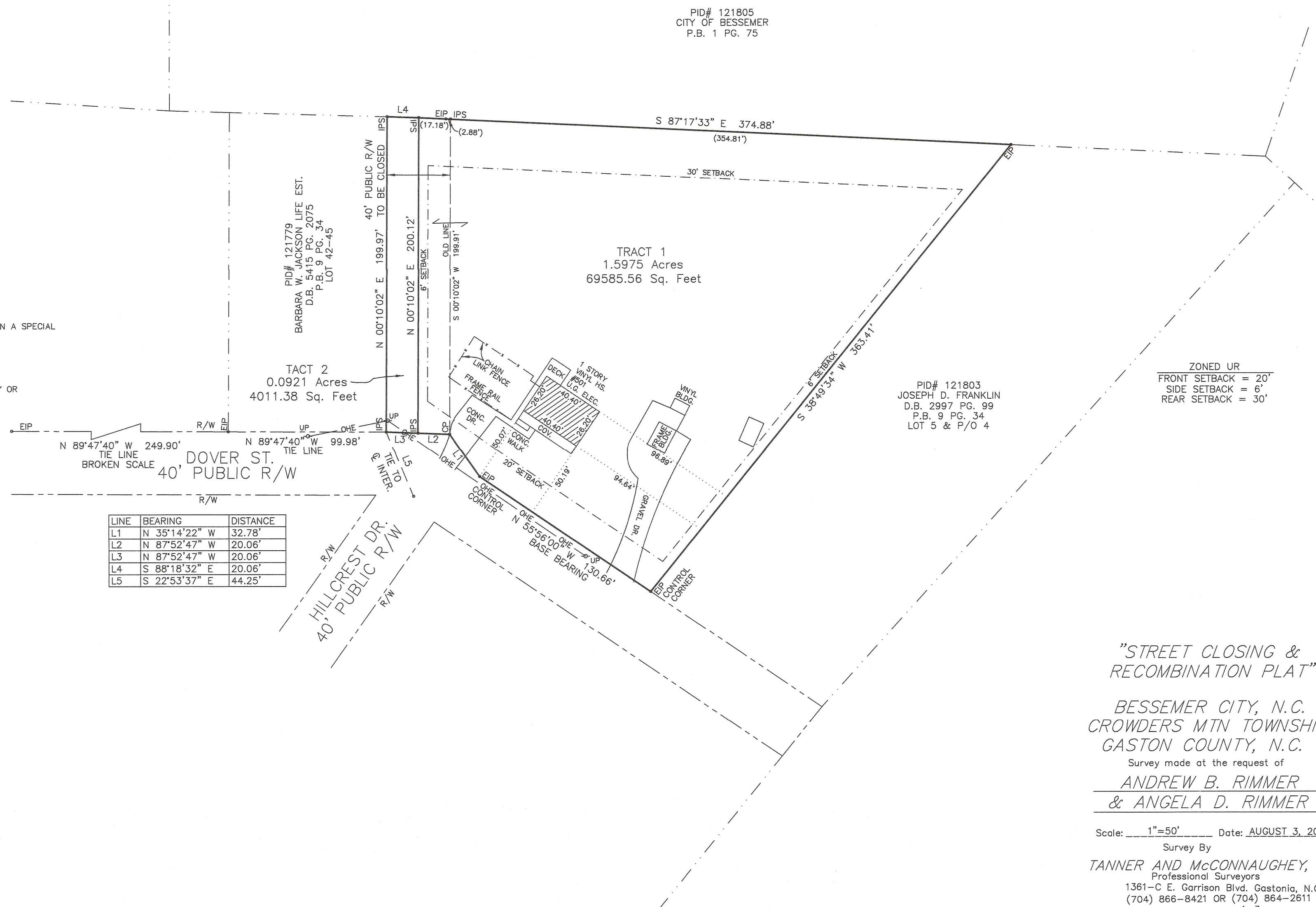
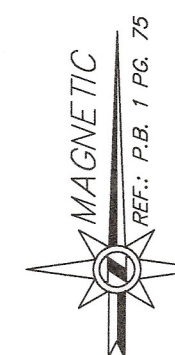
DATE _____

CERTIFICATE OF OWNERSHIP AND DEDICATION.

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THE PROPERTY IS WITHIN THE SUBDIVISION JURISDICTION OF THE CITY OF BESSEMER AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND HEREBY ESTABLISH ALL LOTS, WITH MINIMUM BUILDING SETBACK LINES AND DEDICATE TO THE PUBLIC ALL STEETS, ALLEYS, SIDEWALKS, PARKS, EASEMENTS, AND OTHER SPACES FOREVER AS SHOWN OR INDICATED

OWNER ANDREW B. RIMMER
501 DOVER DR.
BESSEMER CITY, NC 28016

DATE _____



LINE	BEARING	DISTANCE
L1	N 35°14'22" W	32.78'
L2	N 87°52'47" W	20.06'
L3	N 87°52'47" W	20.06'
L4	S 88°18'32" E	20.06'
L5	S 22°53'37" E	44.25'

PRELIMINARY
NOT FOR DEED CONVEYANCE
OR RECORDATION

Franklin E. Tanner - PLS # 2534

STATE OF NORTH CAROLINA
COUNTY OF GASTON

I, _____ REVIEW OFFICER OF
GASTON COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS
CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR
RECORDING.

REVIEW OFFICER _____

DATE _____

"STREET CLOSING &
RECOMBINATION PLAT"

BESSEMER CITY, N.C.
CROWDERS MTN TOWNSHIP
GASTON COUNTY, N.C.

Survey made at the request of

ANDREW B. RIMMER
& ANGELA D. RIMMER

Scale: 1"=50' Date: AUGUST 3, 2023

Survey By

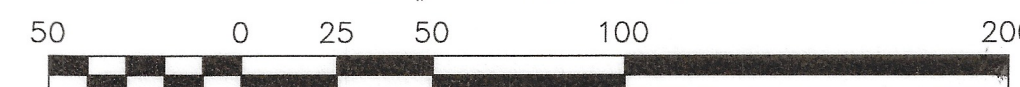
TANNER AND McCONNAUGHEY, P.A.
Professional Surveyors

1361-C E. Garrison Blvd. Gastonia, N.C.
(704) 866-8421 OR (704) 864-2611

1-3
D.B. 3485 PG. 602 Lots P/O 4 Block "I"
Subd. BESSEMER CITY P.B. 1 PG. 75

Tax Map # 2 Page 16 Parcel 136.1

PID# 121804, ET. AL.



GRAPHIC SCALE - FEET
FILE: 121804-RIMMER-072723



COBC-GOVBOD-2023-2024 O 4

City of Bessemer City

AN ORDINANCE FOR THE CLOSING & WITHDRAWING A RECORDED SECTION OF PUBLIC STREET RIGHT-OF- WAY NAMED DOWNEY LANE

WHEREAS, G.S. 160A-229 authorizes the Council of Bessemer City to permanently close streets and public alleys:

WHEREAS, The City adopted a Resolution of Intent on September 11, 2023 to close and withdraw from dedication a portion of street right-of-way named Hillcrest Drive. A section of right-of-way measuring approximately 199.97 feet is located east of PID 121779 and west of PID 121804. This section of right-of-way measures 32.78 feet going northwest, then 40.12 feet going northwest, then 199.97 feet going northeast, then 40.12 feet going southeast, then 199.91 feet going south. This portion of unimproved street right-of-way measures approximately 0.0921 acres.

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council at it's regularly scheduled meeting on October 9, 2023;

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the above described right-of-way be closed and withdrawn from dedication.

ADOPTED THIS THE 9TH DAY OF OCTOBER 2023

BECKY S. SMITH, MAYOR

ATTEST: _____
HYDEIA Y. HAYES, CITY CLERK

NORTH CAROLINA
GASTON COUNTY

This the ____ day of _____, _____, personally appeared before me, a Notary Public for said County and State, Hydeia Y. Hayes who being duly sworn to me says that she knows the common seal of the City of Bessemer City and is acquainted with Becky S. Smith, who is the Mayor and presiding member of said municipal corporation; and that she saw the Mayor sign the foregoing instrument and saw the common seal of the said municipal corporation affixed to said instrument by said Mayor, and that she, the said Hydeia Y. Hayes, signed her name in attestation of said instrument in the presence of said Mayor of said municipal corporation.

Witness my hand and notarial seal, this the ____ day of _____, _____.

Notary Public

My Commission expires _____

Prepared By: Hydeia Y. Hayes (Bessemer City City Hall)

Mail To: Bessemer City Hall
ATTN: Hydeia Hayes
132 W. Virginia Ave.
Bessemer City, NC 28016



City of Bessemer City, North Carolina

General Rezoning Staff Report

Planning Board Agenda Item September 5, 2023

City Council Agenda Item October 9, 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 9, 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 #: R201-2023

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:				<u>\$600</u>

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 (C1)

Current Land Use: Vacant Proposed Land Use: Single Family

Tax Parcel Number(s): 121483

Square Footage: 1600

3. Contact Information

Owner, Applicant, or Developer

LIGHT BEAM ESTATES LLC

Address

6028 OXFORDSHIRE RD

City, State Zip

WAXHAW NC 28179

Telephone

980 939 4488

Email

KMCADMIN@gmail.com

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

JMCFINISHINGSERVICE

Address

415 Berkeley Hill Dr. Suite 1319

City, State Zip

Charlotte, NC 28262

Telephone

704-6077966

Email

lcarpio@jmcfinishingservices.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

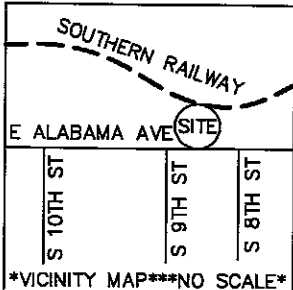
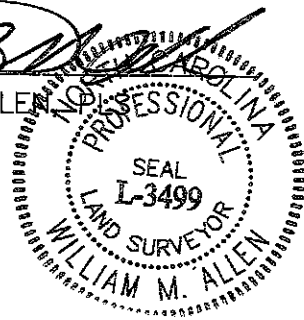
Signature: Luis Carpio Printed Name: Luis Carpio Date: 5-20-2023

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

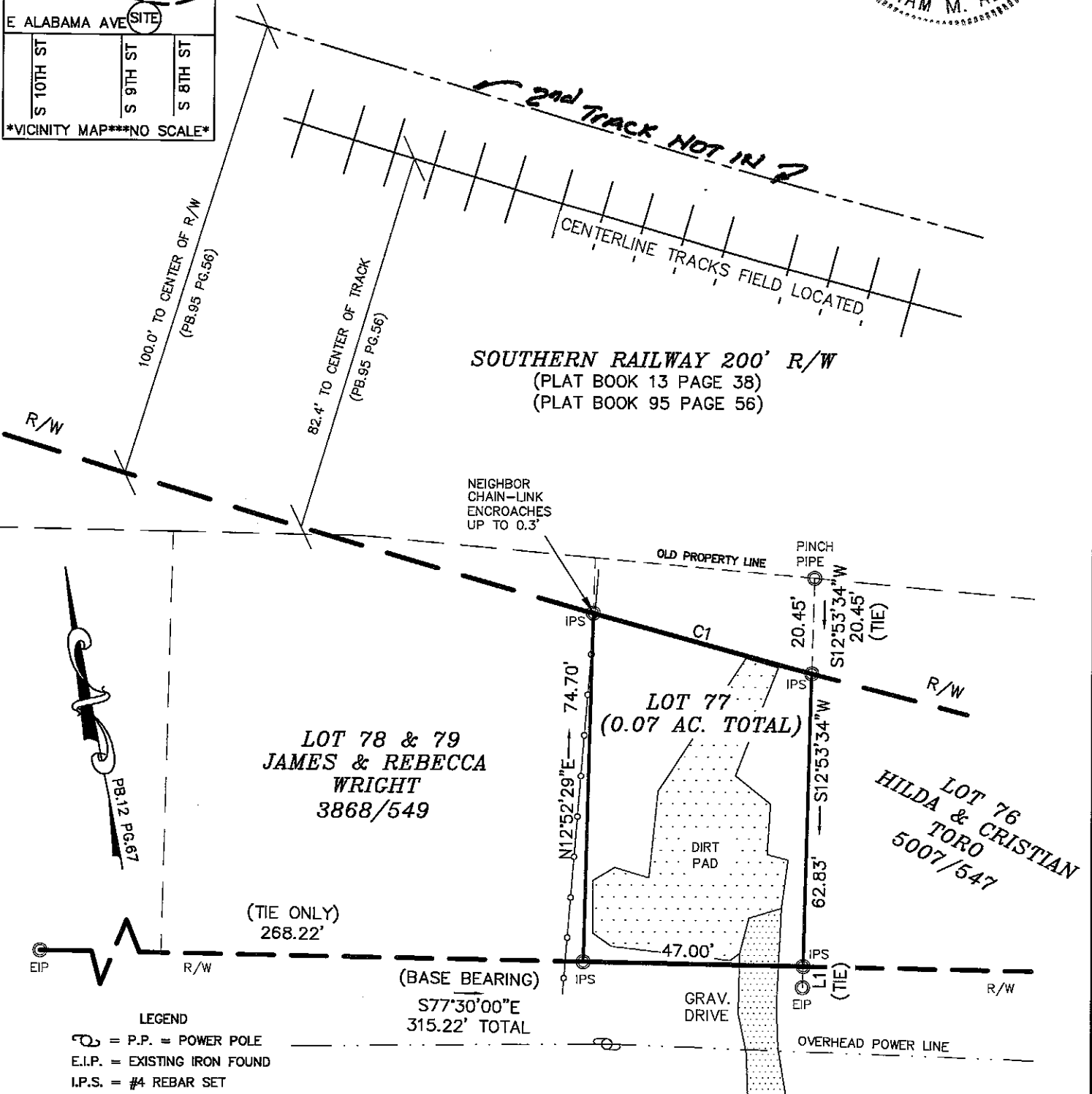
I, certify that this map was drawn under my supervision from an actual survey made under my supervision recorded in deed book 5406, page 469, and/or plat book 12, page 67, that the ratio of precision is 1':10,000, that this map was prepared in accordance with the General Statutes of North Carolina Chapter 89C. my hand and seal on the 27, day of JULY, A.D. 20 23.

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

WILLIAM M. ALLEN



*VICINITY MAP***NO SCALE*



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

PHYSICAL SURVEY

OF
401 E ALABAMA AVE.

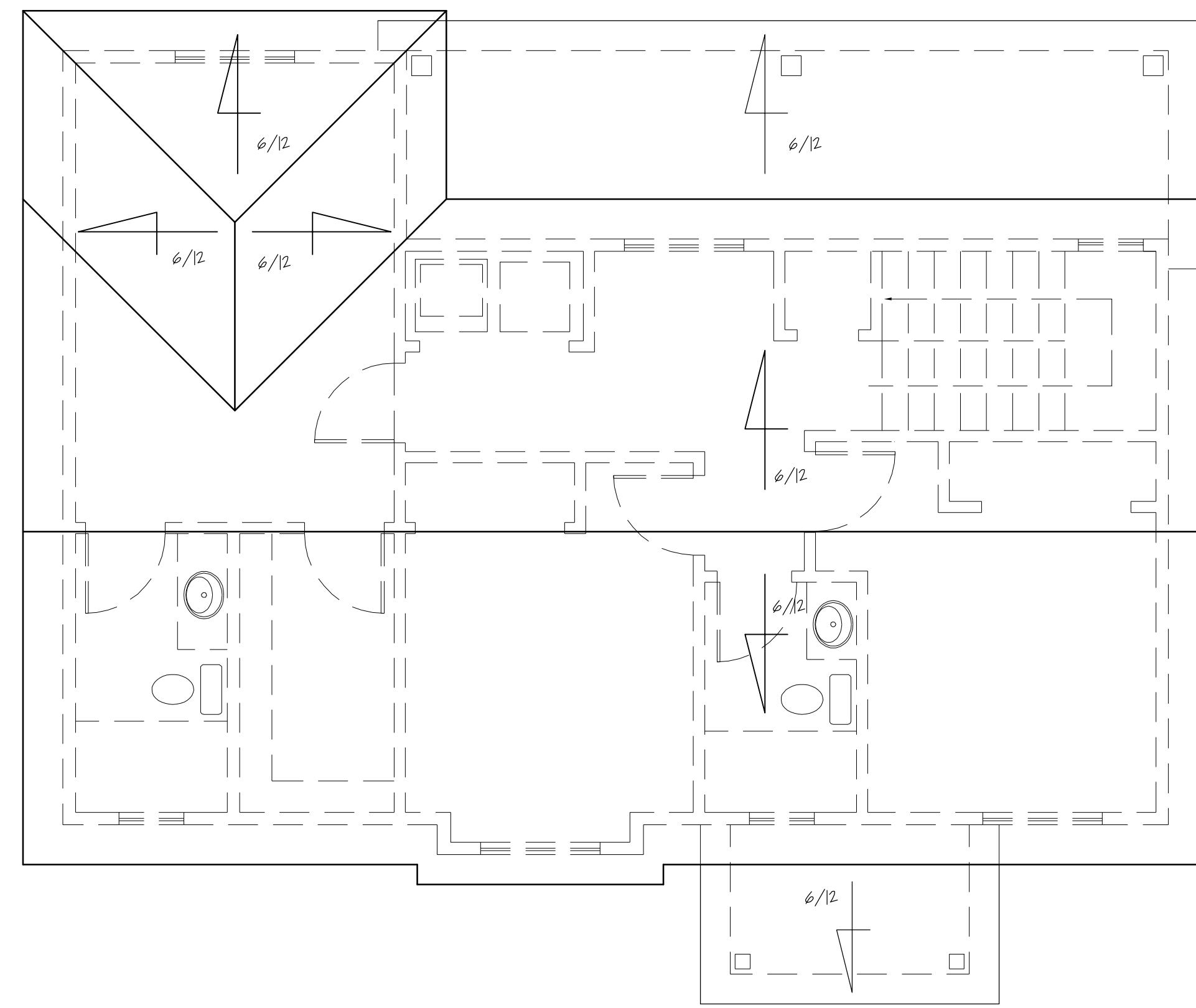
LOT 77 ALGODON MANUFACTURING CO.

CROWDERS MTN TWSP., GASTON CO., NC

LIGHTBEAM ESTATES LLC

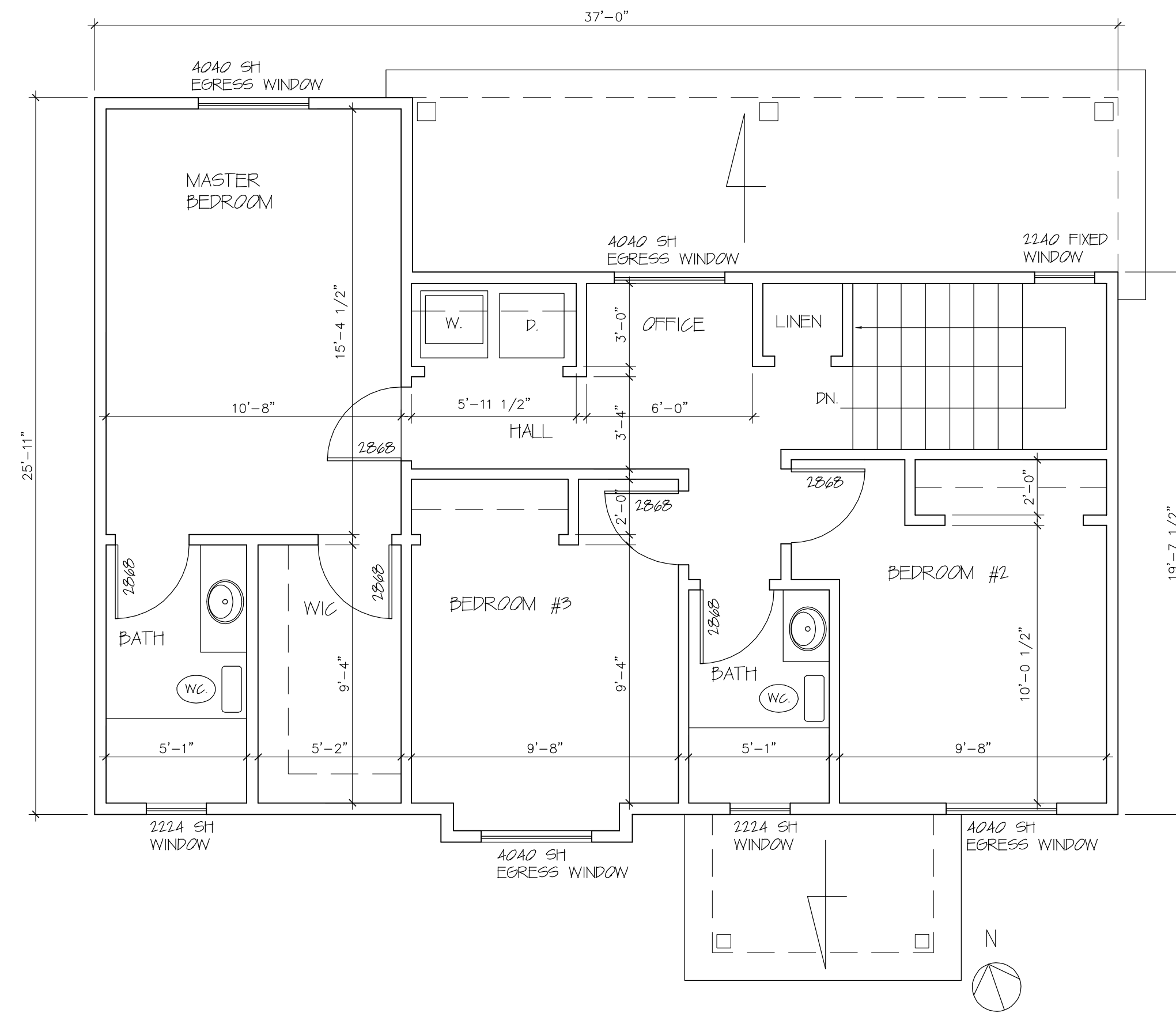
- NOTES**
- THIS PROPERTY MAY BE SUBJECT TO ANY EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 - ACREAGE COMPUTED BY THE COORDINATE METHOD.
 - OVERHEAD POWER
 - NO GRID MONUMENT FOUND WITHIN 2000 FEET.
 - PROPERTY ZONED: BESSEMER CITY CC NO SETBACKS PER ZONING VERIFY SETBACKS PRIOR TO ANY CONSTRUCTION

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

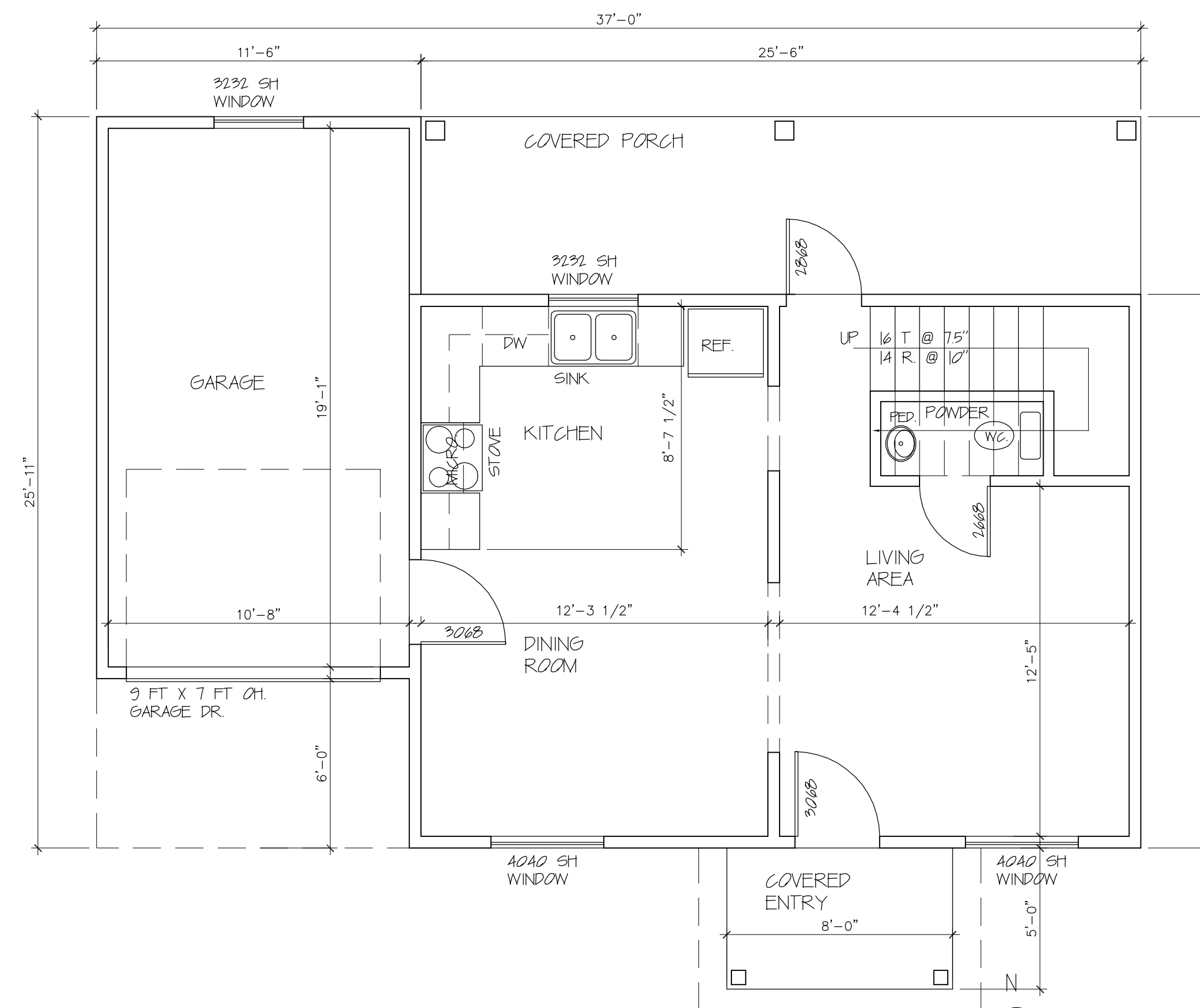


4
A-1
ROOF PLAN
1/4" = 1'-0"

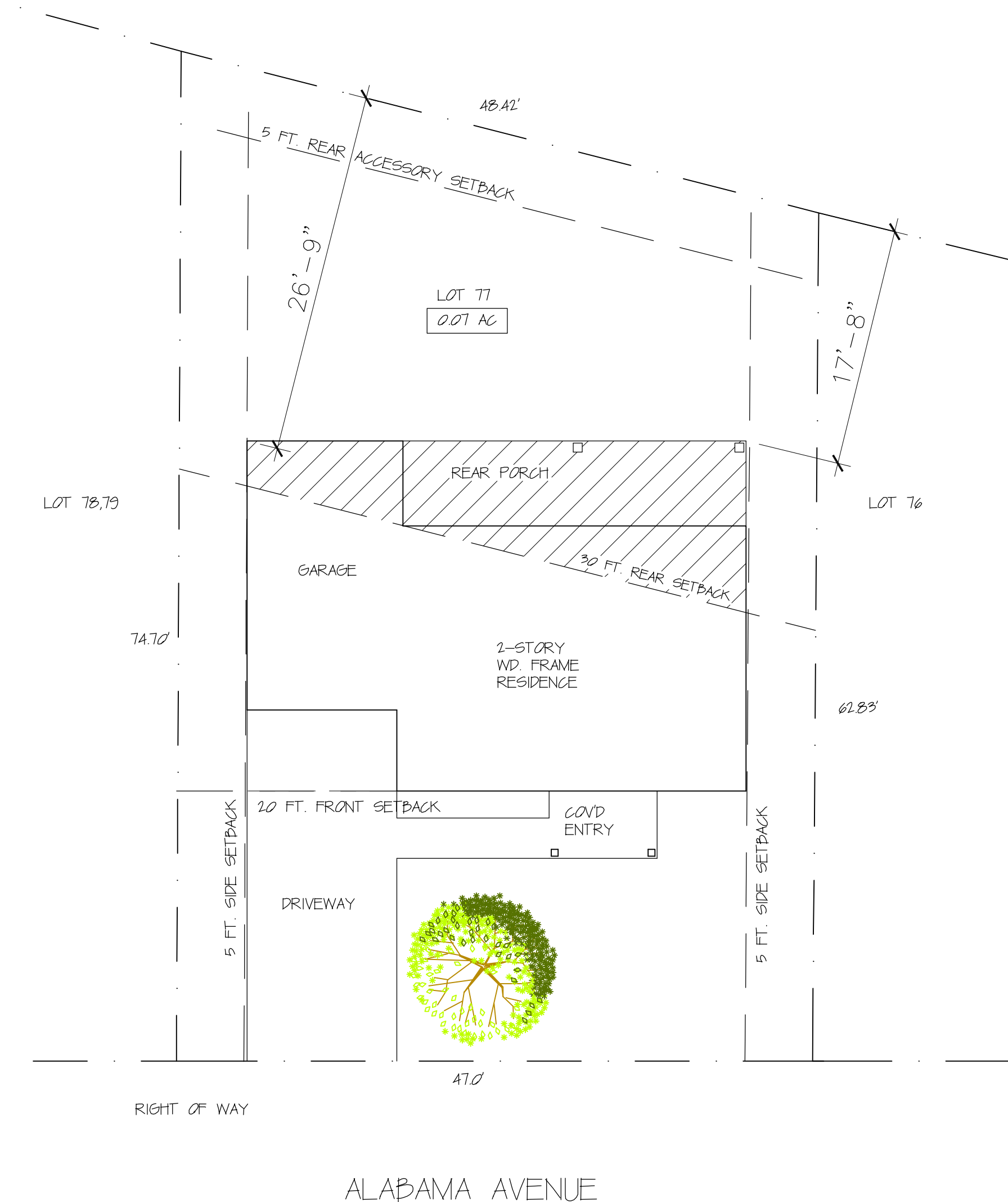
FIRST FLOOR HEATED AREA	505 SF
SECOND FLOOR HEATED AREA	805 SF
TOTAL HEATED AREA	1,310 SF
GARAGE AREA	225 SF
FRONT COVERED ENTRY	40 SF
REAR COVERED PORCH	160 SF
TOTAL CONSTRUCTION AREA	1,735 SF



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"

R REINA DESIGNS
RICHARD REINA

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

598 LEX DRIVE
CHARLOTTE NC 28062

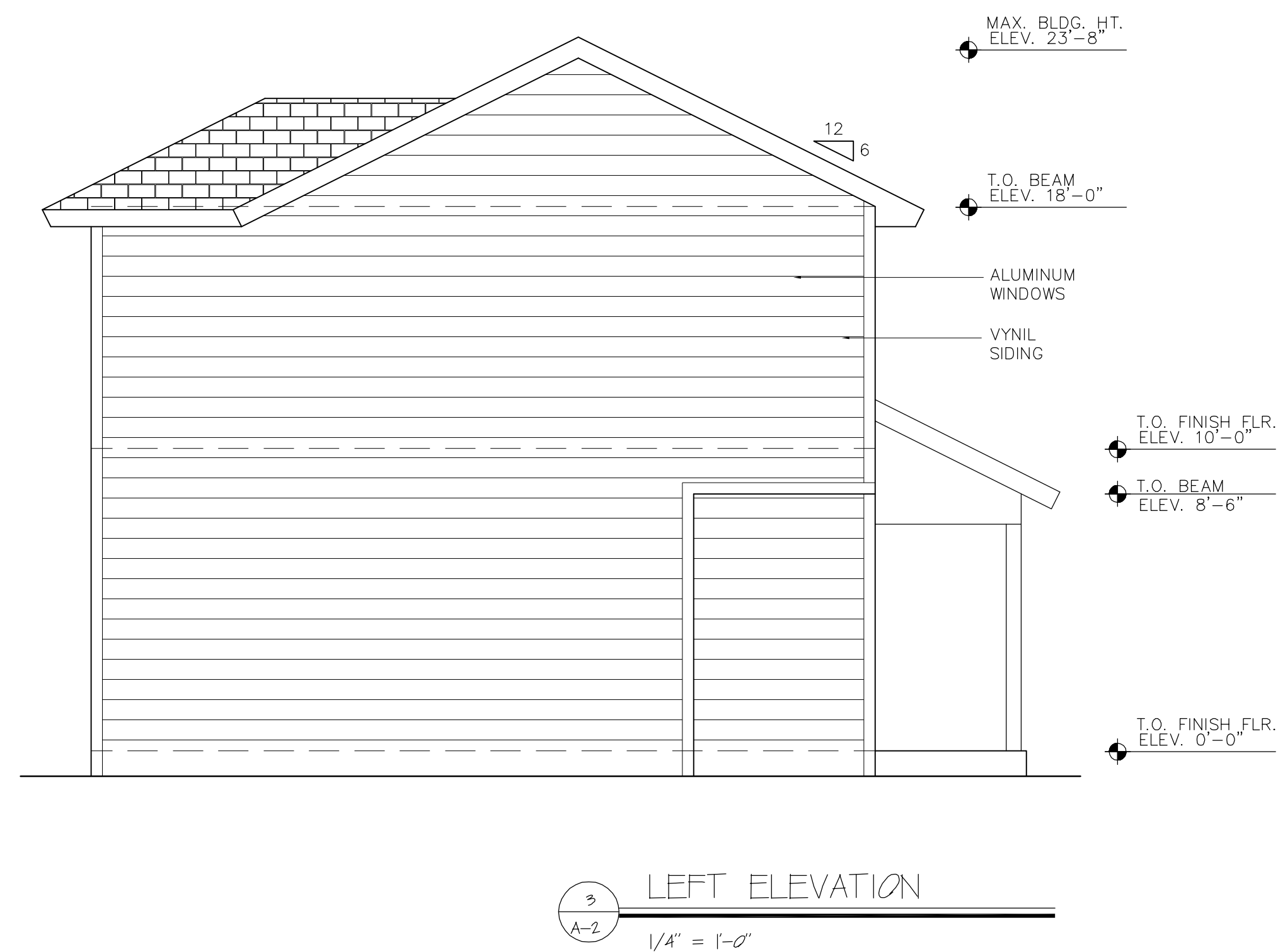
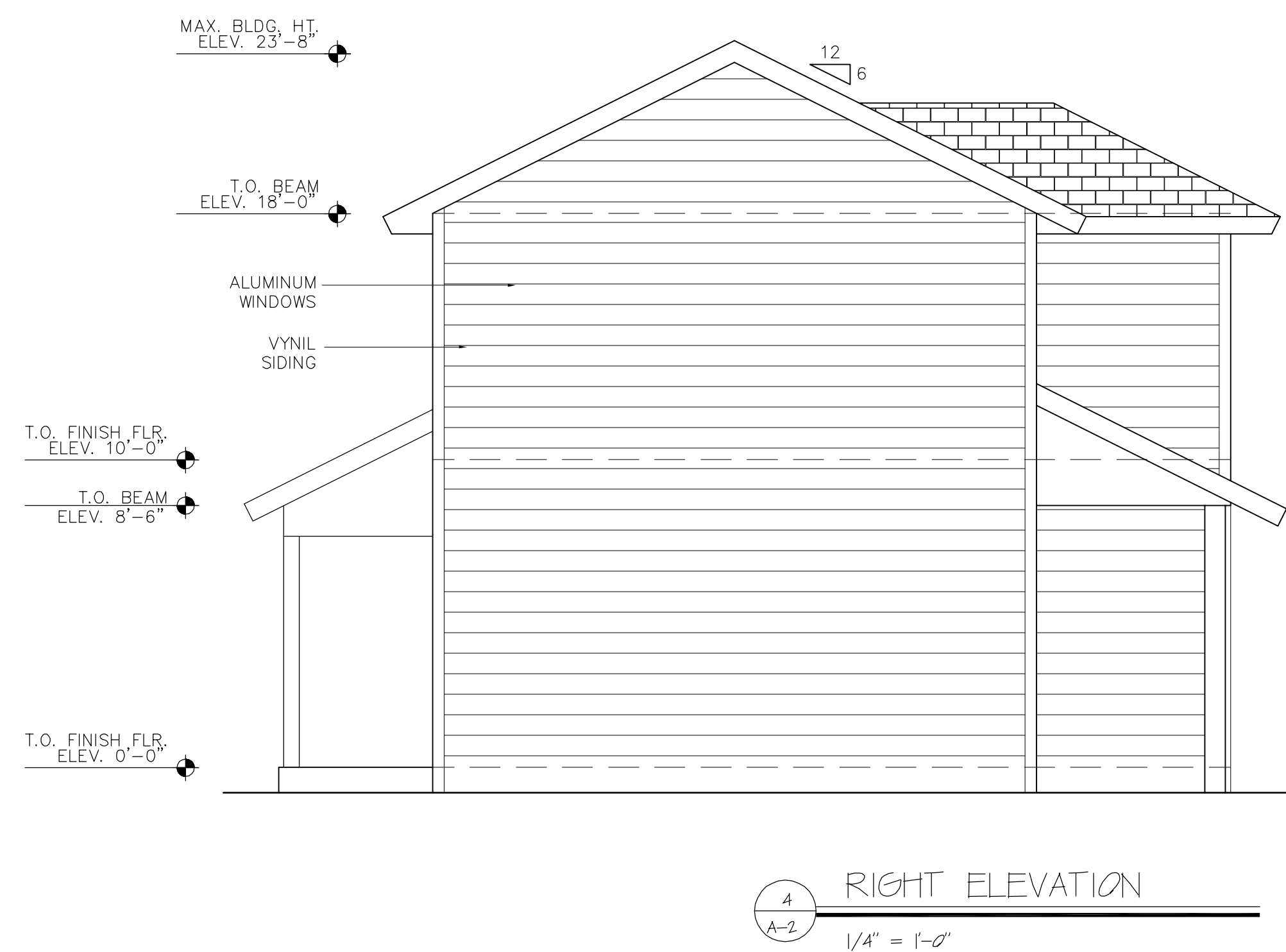
CELL PH (704)-258-6712
EMAIL ARCHITK02@GMAIL.COM

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

REVISIONS

JOB NO.
06-2023
SHEET NO.

A-1



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

R. REINA DESIGNS
RICHARD REINA

CELL PH (704)-258-6772
EMAIL ARCHITR00@GMAIL.COM

5908 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



**AN ORDINANCE AMENDING OFFICIAL ZONING MAP OF THE CITY
OF BESSEMER CITY.**

WHEREAS, after proper notification a Public Hearing was held before the Bessemer City Council on October 9th, 2023, to consider a proposed amendment to the City of Bessemer City Zoning Map. On August 7th, 2023, the Bessemer City Planning Board voted to recommend the City Council approve the proposed zoning map amendment.

WHEREAS, after a _____ vote, the City Council of Bessemer City approved a zoning map change to the Official City of Bessemer City Zoning Map reflected in application RZ 01-2023.

NOW THEREFORE BE IT ORDAINED, by the City Council of the City of Bessemer City, that the Official City of Bessemer City Zoning Map is amended to reflect the adopted changes as written below.

1. Tax Parcel #121483 is rezoned from City Center to Urban Residential.

Effective Date

This Ordinance shall become effective upon its adoption by the City Council of the City of Bessemer City, North Carolina.

Adopted by City Council this 9th Day of October, 2023.

Becky S. Smith, Mayor

Hydeia Y. Hayes, City Clerk

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
ZONING MAP AMENDMENT
October 9th, 2023

Pursuant to N.C. Gen. Stat. §160D-605 the City of Bessemer City Council hereby approves and adopts the following Plan Consistency and Statement of Reasonableness for the rezoning of the Tax Parcel included with development application RZ 01-2023 within the City limits of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

- 1) Said zoning change **is/is not** consistent with the goals and values established by the City Council adopted in 2023.
 - a. The City Council created a mission and vision statement that included the following six values: 1. Accountability, 2. Ethics, 3. Community Dependability, 4. Honesty, 5. Respect, 6. Open-Mindedness. These rezoning's are consistent with these values.
 - b. The City Council created a mission and vision statement that included the following five goals: 1. Promote a desirable place to live and work that provides a healthy quality of life, 2. Ensure a safe and secure community for residents and visitors, 3. Invest in a high quality infrastructure to support a thriving and diverse economy, 4. Provide opportunities for citizen engagement and promote volunteerism, 5. Foster organizational sustainability that embraces innovation and creativity. These rezoning's are consistent with these goals.
- 2) Said rezoning **is/is not** consistent with the City of Bessemer City 2020 Vision Plan and the City of Bessemer City Planning and Economic Development Comprehensive Land Use Vision Map adopted by the City Council in 2019. The proposed rezoning's are:
 - a. Consistent with the existing adjacent land uses as designated on the official land use map.
- 3) The proposed map amendments **would/would not** be detrimental to the city and ETJ.
 - a. The physical conditions that make the rezoning's reasonable are:
 - Provides Residential growth opportunities with new development in areas that are currently limited due to current zoning.
 - b. Rezoning is in the best interest of the public to increase and maximize property values to provide for future infrastructure and amenities.

Therefore, the requested rezoning's are **reasonable/unreasonable** and **not within/within the public interest**.

Upon a motion that the application **is/is not** consistent with the Bessemer City Planning and Economic Development Comprehensive Land Use Vision.

Read, approved and adopted this the 9th day of October 2023.

ATTEST

CITY COUNCIL FOR THE
CITY OF BESSEMER CITY

Hydeia Hayes, City Clerk

BY _____
Becky S. Smith, Mayor

APPROVED AS TO FORM

David Smith, City Attorney