City of Bessemer City Application for Rezoning (Zoning Amendment)

1. Applicant Name: Mark Henninger

2. Applicant Address: 6701 Carmel Road Ste 425

3. Applicant City: Charlotte State: NC Zip Code: 28226

4. Applicant Telephone: Home:_____ Work: 704.309.1425

5. Name and address of owner (if different from applicant): _____

_____

6. Location of Subject Property: _____
   (a) Street address: 3200 Bessemer City Road and 143 Bobbie Lane
   (b) Gaston County P.I.N. 305559 & 220086

7. Area of Subject Property (acres or square feet): +/- 95.33 AC

8. Zoning Classification: Current: R & I-2 Proposed: UR

9. Existing Land Use: Vacant

10. Surrounding Land Use: North: NR & R South: I-2
    East: R-1 & RS-12 West: NR, R & BC

11. Reason(s) for Requesting a Rezoning (Zoning Amendment): Single Family Proposed Use

_____

_____

Required Attachments/Submittals
Typed metes and bounds description of the property (or portion of property to be rezoned. A property deed is sufficient, provided that the deed describes only the property requested for rezoning.

Certification

I hereby acknowledge and say that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are submitted in proper form to the City of Bessemer City Planning Department. It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rests with the applicant.

Signature of Applicant: _____ Date: 10/18/2021

Staff Use Only:
Fee: $_____ Received by: Nathan Hester Date: 10/18/2021
The application fee is nonrefundable

Staff Use Only:

Scheduled for Planning and Zoning Commission consideration:

Date: November 1, 2021 Time: 6:00 p.m. Location: 132 W. Virginia Ave. Bessemer City, NC 28016

Date Advertised, written notice(s) sent, and property posted: N/A

Planning and Zoning Commission recommendation: ☑ Approved ☐ Denied

If denied, was an appeal filed? _____

Scheduled for City Council consideration:

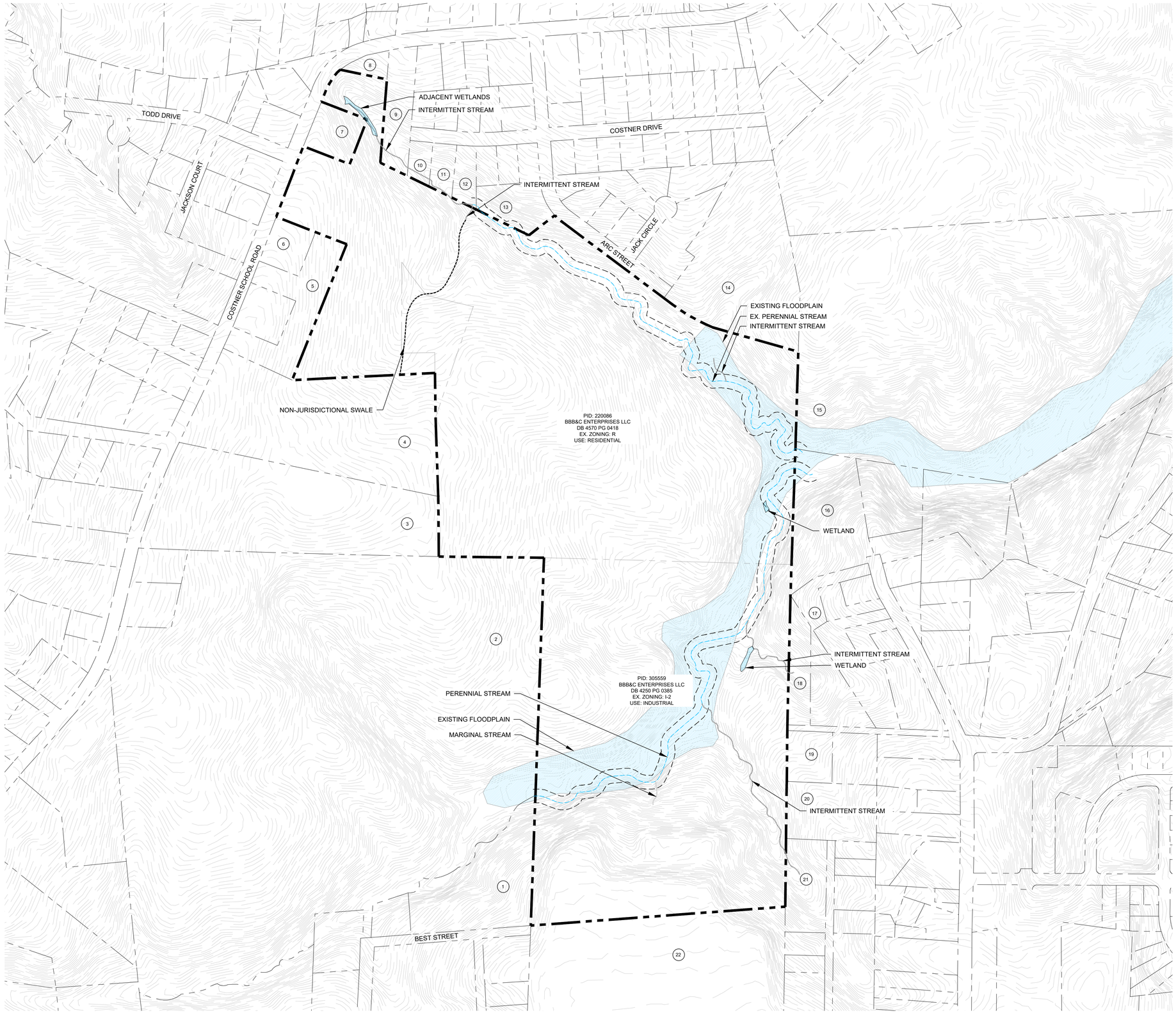
Date: February 14, 2022 Time: 7:00 p.m. Location: 132 W. Virginia Ave. Bessemer City, NC 28016

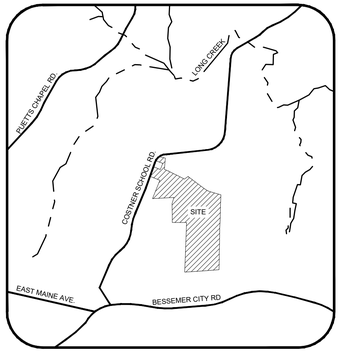
Dates advertised: (a) first notice: 1/28/22 (b) second notice: 2/4/22

City Council recommendation: ☐ Approved ☐ Denied

Date applicant notified of City Council action: _____

Comments: _____





VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 95.33 ACRES

TAX PARCEL #(S): (PORTION OF) 305559, 220086

EXISTING ZONING: R (BESSEMER CITY), I-2 (GASTON COUNTY JURISDICTION)

PROPOSED ZONING: UR

EXISTING USES: VACANT

PROPOSED USES: SINGLE-FAMILY

LOTS: ± 200 (50' X 120')

MAXIMUM BUILDING HEIGHT: 45' (PER BESSEMER CITY CODE)

PARKING: 2 PER UNIT MINIMUM

ADJACENT PROPERTY OWNERS

1. PID: 102087 SEVEN STAR INVESTMENTS LLC DB 4684 PG 0281 107 DAISY LEE LN BESSEMER CITY, NC 28016 EX. ZONING: BC
2. PID: 102097 SEY KING INC DB 2729 PG 0337 N/A BESSEMER CITY, NC 28016 EX. ZONING: BC
3. PID: 101797 STOCKTON WILLIAM M DB 4251 PG 0385 52 2300 PG 0108 1000 COSTNER SCHOOL RD. BESSEMER CITY, NC 28016 EX. ZONING: R
4. PID: 101785 BAXTER JOHN D & BAXTER MARY C DB 2342 PG 0841 100 COSTNER SCHOOL RD. BESSEMER CITY, NC 28016 EX. ZONING: R
5. PID: 101783 GUIN JANET O; DUFFEY EDWARD BRENT DB 5109 PG 1783 N/A BESSEMER CITY, NC 28016 EX. ZONING: NR
6. PID: 101777 DUFFEY TIMOTHY CHARLES TAMMY DUFFEY DB 5109 PG 1783 140 COSTNER SCHOOL ROAD BESSEMER CITY, NC 28016 EX. ZONING: NR
7. PID: 101775 WILL ERIC CARL DB 4580 PG 0280 160 COSTNER SCHOOL ROAD BESSEMER CITY, NC 28016 EX. ZONING: NR
8. PID: 101287 CLAYTON DAISE CASEY S MACFARLANE TERESA C DB 4340 PG 2038 1000 COSTNER SCHOOL ROAD BESSEMER CITY, NC 28016 EX. ZONING: NR
9. PID: 101290 WILLIAMS DAVID DB 5111 PG 1490 832 COSTNER SCHOOL ROAD BESSEMER CITY, NC 28016 EX. ZONING: NR
10. PID: 101283 WALLACE WALTER K WALLACE DENISE B DB 4251 PG 0384 N/A BESSEMER CITY, NC 28016 EX. ZONING: NR
11. PID: 101284 WALLACE WALTER K WALLACE DENISE B DB 4564 PG 0280 N/A BESSEMER CITY, NC 28016 EX. ZONING: NR
12. PID: 101285 MERRILL WILLIAM R JR DB 4271 PG 0323 1000 COSTNER SCHOOL RD. BESSEMER CITY, NC 28016 EX. ZONING: NR
13. PID: 101786 LUTZ JEFFREY A DB 4250 PG 0385 238 ARC STREET BESSEMER CITY, NC 28016 EX. ZONING: NR
14. PID: 202086 COSTNER TRACY D JACKSON JR & DB 4961 PG 0969 N/A BESSEMER CITY, NC 28016 EX. ZONING: NR
15. PID: 101984 WRIGHT MARY RUTH C WILSON CLAUDETTE W DB 4251 PG 0378 N/A BESSEMER CITY, NC 28016 EX. ZONING: R1
16. PID: 101811 HARRIS LAWRENCE REID II DB 5187 PG 0276 425 HOLLAND MEMORIAL CHURCH RD BESSEMER CITY, NC 28016 EX. ZONING: R1
17. PID: 101817 HARRIS LAWRENCE REID II DB 5187 PG 0276 425 HOLLAND MEMORIAL ROAD BESSEMER CITY, NC 28016 EX. ZONING: R-1
18. PID: 101808 ESPINOZA JOSE ALFREDO LAYNEZ DB 5111 PG 1490 601 CAPPS DRIVE BESSEMER CITY, NC 28016 EX. ZONING: R1
19. PID: 101806 COSTNER CONSTANCE RAYNOR DB 4251 PG 0384 550 CAPPS DRIVE BESSEMER CITY, NC 28016 EX. ZONING: RS-12
20. PID: 101805 HUGHES NANCY C DB 4344 PG 2420 N/A BESSEMER CITY, NC 28016 EX. ZONING: RS-12
21. PID: 101890 BLACKWELL GRACE PROCTOR DB 5082 PG 0048 N/A BESSEMER CITY, NC 28016 EX. ZONING: RS-12
22. PID: 305559 BBB&C ENTERPRISES LLC DB 4250 PG 0385 1000 BEST STREET EXT RD BESSEMER CITY, NC 28016 EX. ZONING: I-2

LandDesign.
223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDDESIGN.COM

KEY MAP

SEAL

NOT FOR CONSTRUCTION

PROJECT

COSTNER SCHOOL ROAD

BESSEMER CITY, NC

REZONING #2021-XXX

LANDDESIGN PROJ.#

1021242

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
0	INITIAL ZONING SUBMITTAL	10.19.2021

DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE

NORTH

VERT: N/A
HORZ: 1"=200'

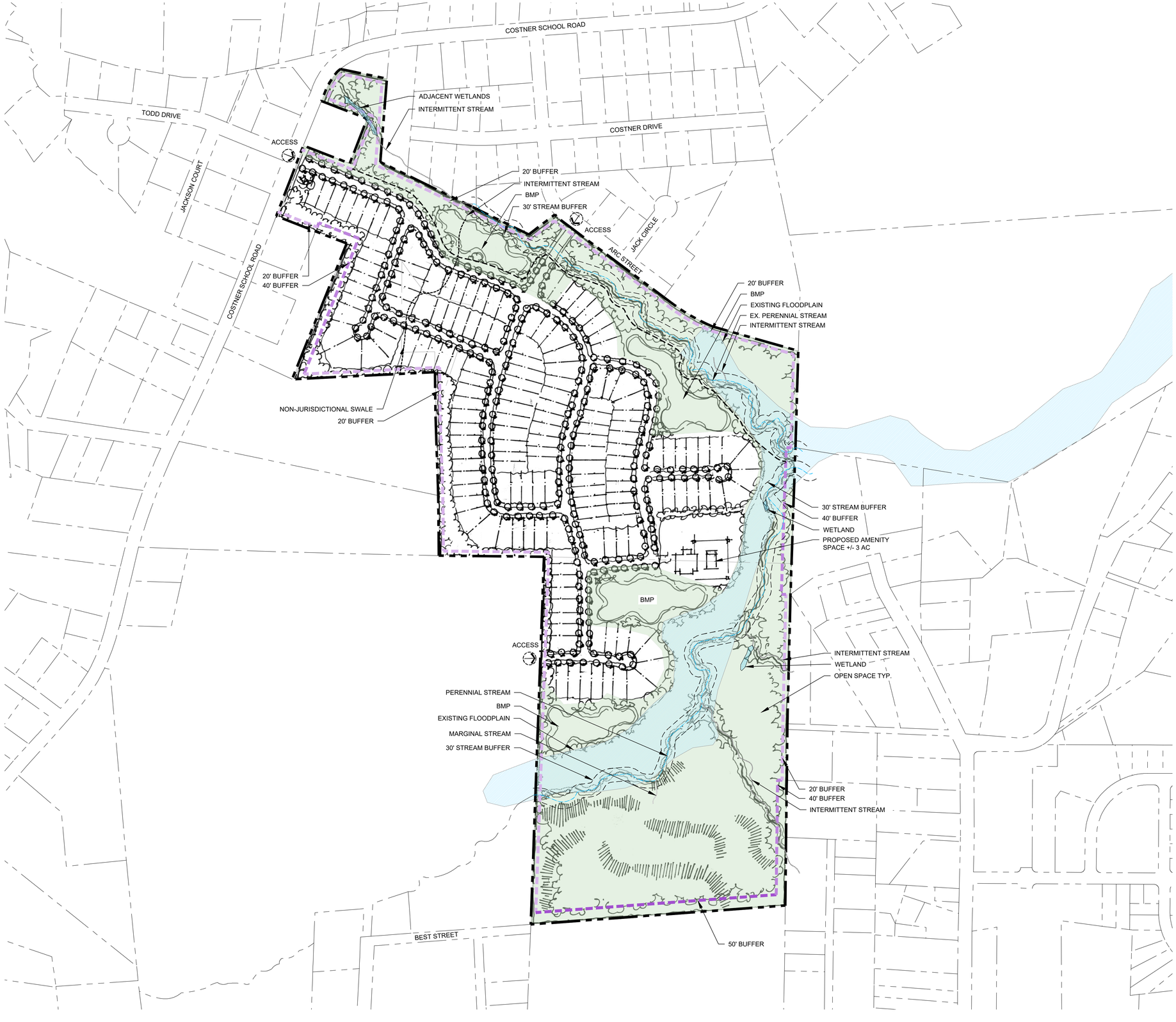
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SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1



LEGEND

- PROPERTY LINE
- PERENNIAL STREAM
- INTERMITTENT STREAM
- MARGINAL INTERMITTENT STREAM
- NON JURISDICTIONAL SWALE
- POTENTIAL GREENWAY
- 20' (C1) BUFFER
- 40' (B1) BUFFER
- 50' (A1) BUFFER
- EX. WETLANDS
- EX. FLOODPLAIN
- OPEN SPACE AREA
- PROPOSED STORMWATER FACILITY (BMP)

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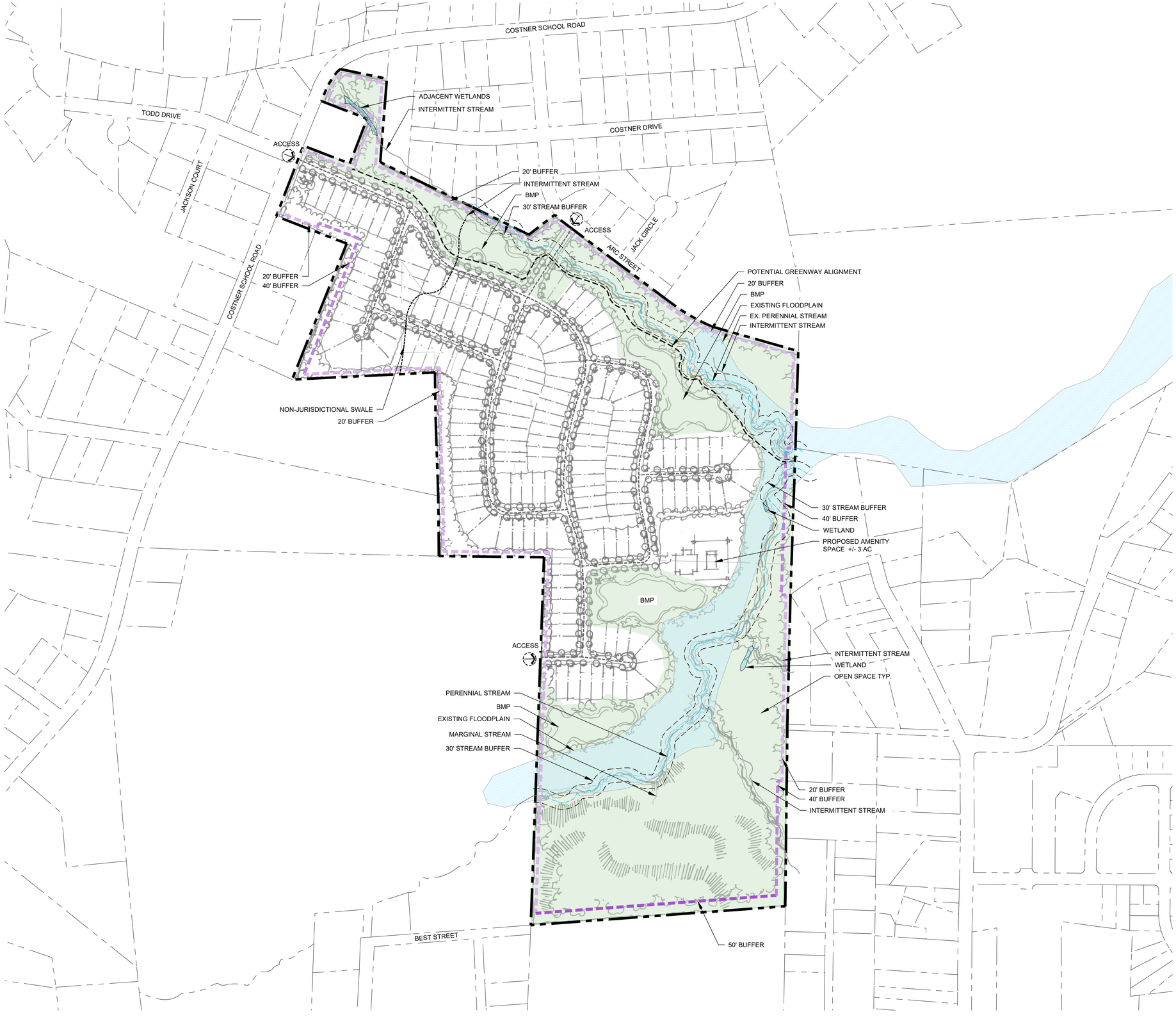
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

NORTH

SHEET TITLE
SCHEMATIC SITE PLAN

SHEET NUMBER
RZ-2



LEGEND

- PROPERTY LINE
- PERENNIAL STREAM
- INTERMITTENT STREAM
- MARGINAL INTERMITTENT STREAM
- NON-JURIDICTIONAL SWALE
- POTENTIAL GREENWAY
- STREET NETWORK
- 20' (C1) BUFFER
- 40' (B1) BUFFER
- 50' (A1) BUFFER
- EX. WETLANDS
- EX. FLOODPLAIN
- OPEN SPACE AREA
- PROPOSED STORMWATER FACILITY (BMP)

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BESSEMER CITY, NC

REZONING #2021-XXX

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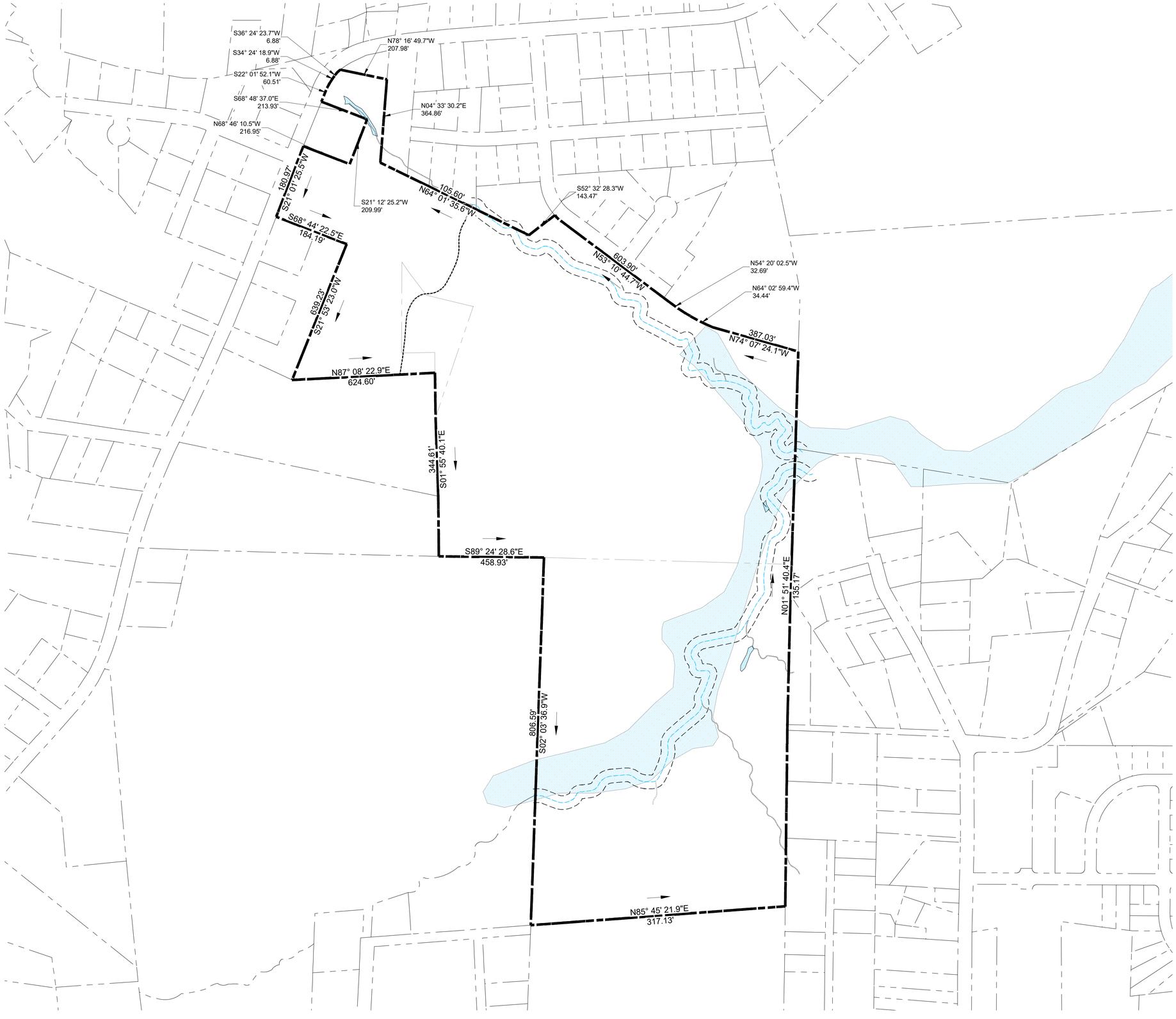
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

NORTH

SHEET TITLE
STREET NETWORK CONNECTIVITY PLAN

SHEET NUMBER
RZ-3



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KEY MAP

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PROJECT

COSTNER SCHOOL ROAD

BESSEMER CITY, NC

REZONING #2021-XXX

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DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE
VERT: N/A
HORZ: 1"=200'
0 100' 200' 400'

NORTH

SHEET TITLE
ZONING BOUNDARY

SHEET NUMBER
RZ-4

Costner School Road

DEVELOPMENT STANDARDS

10/18/2021

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Lennar Corporation (the "Petitioner") to accommodate the development of a residential community on that approximately 95.33-acre site located on the south-east side of Costner School Road in Bessemer City, North Carolina, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of a portion of Tax Parcel Number 305559 and parcel 220086.

2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Gaston County Development Ordinance (the "Ordinance").

3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR zoning district shall govern the development and use of the Site.

4. The development depicted on the Rezoning Plan is schematic in nature and is intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

II.Permitted Uses

The Site may be devoted only to a residential community containing a maximum of two hundred (200) for-sale single-family residential units, and any incidental and accessory uses relating there to that are allowed in the UR zoning district.

III. Transportation

1. All transportation improvements will be approved and constructed before the Site's first building certificate of occupancy is issued.

2. Access to the Site shall be provided as generally depicted in the Rezoning Plan. The total number of access points along Costner School Road shall be limited to two (2) vehicular access point.

3. The Petitioner shall dedicate right-of-way for a future connection to the east of the Site for a future road connection.

IV. Architectural Standards

1. Preferred Exterior Building Materials: All principal and accessory buildings shall comprise of a combination of portions of brick, natural stone (or its synthetic equivalent), stucco, cementitious siding, fiber cement ("HardiPlank") and/or other material approved by the Zoning Administrator.

2. Individual residential units shall be a minimum of 6,000 square feet.

V. Open Space & Amenities

1. The Petitioner shall provide a minimum of nine and a half (9.5) acres of open space (10% of gross site acreage), to potentially include, but not be limited to, Playgrounds, Squares, Plazas and Parks, as generally shown on the Rezoning Plan.

2. The Main Amenity Area will be approximately three (3) acres.

VI. Public Works

1. The sewer mains as well as service lines, meter boxes, fire hydrants, water services, and laterals shall not be in conflict with any proposed utility installations, landscaping, and/or driveways.

2. All sewer easements not in the road right of way must be in common open space to avoid structures being placed on sewer easements by the homeowners.

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0 100' 200' 400'

NORTH

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-5