Bessemer City
NORTH CAROLINA — City with a Heart

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

Staff Only:
Date Rec'd: 06/14/2024
Rec'd by: N. Hester
Case #: CD 02-2024

LAND DEVELOPMENT APPLICATION FORM

1. Application Type	✔	Fee		✔	Fee
• *Sketch Plan/Plat (Major Sub):*			• *Conditional Zoning (CZ)*		700.00
• *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:		700.00

2. Project Information

Date of Application: 06/14/24 Name of Project: Sunset Ridge Single Family

Location: Sherwood Drive and N. 14th St Property Size (acres): 35.77 # of Units/Lots: 93

Current Zoning: NR and R Proposed Zoning: CZ

Current Land Use: Single Family Proposed Land Use: Single Family

Tax Parcel Number(s): 151644, 151645 and 151640

Square Footage: N/A

3. Contact Information

Owner, Applicant, or Developer	Agent(s) (Engineer, Architect, Etc.)
Development Solutions Group, LLC	LC3 Consulting
Address: 11121 Carmel Commons Blvd #360	Address: 320 Inland Cove Court
City, State Zip: Charlotte, NC 28226	City, State Zip: Clover, SC 29710
Telephone: 704-543-0760	Telephone: 803-415-4866
Email: kent@olsondvelopment.com	Email: kcrowe@lc3consulting.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

Signature: _____ Printed Name: Kent Olson Date: 06/14/2024

June 14, 2024

Bessemer City
132 W. Virginia Ave
Bessemer City, NC 28016

RE: Rezoning Request

Dear Planning Board, Council and Staff:

LC3 Consulting, on behalf of Development Solutions Group, hereby requests the rezoning of parcel numbers 151644, 151645 and 151640. We request that the property be rezoned from R and NR to CZ to allow for the development of 93 single family homes as depicted on the provided rezoning drawings. One existing home is to remain and be platted separately.

The parcel is approximately 35.77 acres and we have requested a unit count of 93 units (2.6 units/acre).

We have requested to install ditch section roads instead of curb and gutter. We are proposing to install a center median along a portion of the main road as a concession for not installing the curb and gutter. We will also propose a trail to connect the eastern and western property boundaries for future tie-in from adjacent properties.

Please let me know if you need further clarification.

Sincerely,



Kyle J. Crowe, PE

kcrowe@lc3consulting.com
320 Inland Cove Court,
Clover, SC 29710
(803) 415-4866

June 14, 2024

Bessemer City
132 W. Virginia Ave
Bessemer City, NC 28016

RE: Preliminary Traffic Analysis for Sunset Ridge Single Family Homes

Dear Planning Board, Council and Staff:

LC3 Consulting has done a preliminary analysis of the impact anticipated to the surrounding traffic for this project and have determined the following based on the current edition of the ITE:

- Proposed Trips Per Day from Development: 930
- Proposed New Trips During Peak AM: 65
- Proposed New Trips During Peak PM: 87

Due to the threshold requiring a TIA has not been met per City Code, a traffic impact study is not required.

Please let me know if you need further clarification.

Sincerely,



Kyle J. Crowe, PE

kcrowe@lc3consulting.com
320 Inland Cove Court,
Clover, SC 29710
(803) 415-4866

City of Bessemer City, North Carolina

Conditional District Rezoning Staff Report

Planning Board Agenda Item August 5, 2024

City Council Agenda Item September 9, 2024

Applicant: Development Solutions Group

Request:

To review and make a recommendation on the rezoning of three parcels of land to accommodate a single-family residential development.

Background Information:

Development Solutions Group has worked with the current property owners of Gaston County Tax Identification Numbers: 151640, 151644, and 151645 to purchase the properties and develop a single-family residential project upon the site. Parcel number 151645 is currently zoned Neighborhood Residential and is located within the city limits of Bessemer City. Parcel numbers 151644 and 151640 are currently zoned Rural (R) and are not located within the city limits of Bessemer City but are within the city's extra territorial jurisdiction. All three parcels of land are currently vacant. The applicant has applied to rezone all three parcels to Neighborhood Residential Conditional District with the intent to voluntarily annex tax parcels 151640 and 151644 into the Bessemer City limits.

The project parcels are surrounded by two public right of ways, N. 14th St. and Sherwood Dr. Both public right of ways are owned and maintained by the NCDOT. The applicant is proposing to develop the project site into a single-family residential community that will consist of 93 single family units, five public right of ways, sidewalks along one side of the right of way in certain areas, and along both sides in other areas. The community will also consist of ditch sections along both sides of the right of way to assist in the collection of stormwater runoff and a center median with street tree plantings along the main interior roadways.

Current regulations within section *4.4.N. – Curb and Gutter* of the Bessemer City Land Development Code state that state that curb and guttering shall be installed along all newly constructed roadways within the city limits.

Section 4.5.A. – Sidewalks, Required Locations of the Bessemer City Land Development Code state that sidewalks shall be constructed along both sides of newly created roadways within the city limits of Bessemer City.

Section 4.6. & 3.5.D. – Street Trees of the Bessemer City Land Development Code states that street trees shall be installed along all newly created roadways. Applicant has proposed fifty three tree plantings along the interior street network and common open space to include the plantings within the median along certain internal roadways.

Section 3.2.A. – Dimensional Standards for Principal Structures states that the minimum lot size for Neighborhood Residential zoning districts shall be 12,000 saft for single family residential lots.

The purpose of the conditional zoning application is to request relief from the curb and gutter requirements to allow for ditch sections along the internal roadway network to collect stormwater. Request relief from the dimensional standards and to allow minimum lots square footage of 8,000 sqft. Request relief from the sidewalk requirements of sidewalk along both sides of the entire internal street network and to allow for sidewalks along both sides within the development where feasible.

Proposal: The Applicants have submitted a Neighborhood Residential Conditional District application proposing to develop a single-family residential community on three parcels of land within the Neighborhood and Rural zoning districts. A summary of the proposal is as follows:

Parcels	*Site Area*	*Watershed*	*Existing Use*	*Proposed Use*	*Number of Units*	*Maximum Density per Acre*	*Proposed Density per Acre*	*Required Open Space*	*Proposed Open Space*
151644, 151645, 151640	35.77	N/A	Vacant	Residential Single Family	93	8	4.5	2.6 Acres	6 Acres

The lots site are proposed to be generally 70’ x 115’ for 8,050 sqft. In some cases depending on roadway construction the lots could be slightly narrower or shorter but all lots will meet 8,000 sqft minimum. The required setbacks and proposed setbacks are depicted in the following table:

	Front	Side	Rear	Corner
Required	20’	12’	30’	20’
Proposed	20’	12’	30’	20’

Roads: The proposal for the site involves the construction of five internal roadways within the project site. There will be sidewalk along one side of all internal streets and on both sides were feasible. The developer has applied to install ditch sections along the entire internal street network to collect stormwater. A median planting strip will be constructed on three of the five internal streets. Planned roadways will be constructed to accommodate all public safety apparatuses and solid waste pickup equipment. See attached application packet for apparatus maneuverability.

Traffic: Per City of Bessemer City Land Development Code, no Traffic Impact Analysis study is required to be conducted due to the projected number of daily trips during peak hour travel times.

- Proposed Trips Per Day form Development: 930
- Proposed New Trips During Peak AM: 65
- Proposed Trips During Peak PM: 87

Parking: Bessemer City Land Development Code requires two parking spaces per unit minimum. The project consists of three hundred and seventy-six total parking spaces to include a two-car garage, and two outside parking spaces per unit.

Utilities – Water and Sewer: The applicant is proposing the development to be served by City of Bessemer City Water, Sewer, and Natural Gas services.

- The Public Works Director has indicated that there is City utility availability for the sites.
- A wastewater pump station will be required to be installed due to the topography of the site.
- Applicant has committed to providing Natural Gas to the project.
- Applicants will pay the water, sewer tap fees, system development fees, and will be financially responsible for the engineering and construction of utility systems within the development site.

Stormwater Drainage: Stormwater runoff will be managed by ditch roll sections installed along all right of ways within the project site. Stormwater runoff will also be managed by two stormwater retention ponds. The property is subject to adopted stormwater management guidelines and will have to be approved by the Gaston County Department of Natural Resources, as well as the city's third-party engineering firm.

Open Space: The open space requirement for the project is 2.6 acres. The applicant has proposed 2.6 acres of open space to include a walking trail along the stream within the middle of the development. The trail will stub out at the project property lines for future greenway connection. This walking trail will assist the city in providing future greenways throughout the city as proposed with the Pedestrian Plan adopted by City Council in 2022. The applicant has proposed to install benches along the trail and implementing a dog park or fire pit/small grilling area internal to the community.

Land Use Buffer: According to the City of Bessemer City Land Development Code section 3.5.C. no landscaping buffer is required for single family residential land uses adjacent to properties that

are existing or zoned for future single family residential land uses. The applicant is proposing a to buffer the development with common open space vegetation plantings.

Staff Recommendation:

1. Recommend that City Council rezone requested parcel to Neighborhood Residential Conditional District (CCCD).

Exhibits:

1. Sunset Ridge Application Packet.
2. Recommended Effective Date: September 9th, 2024

SITE STATISTICS:

TOTAL NUMBER UNITS:	95 SINGLE FAMILY
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PROJECT AREA:	35.77 ACRES

DEVELOPER:

NAME:	DEVELOPMENT SOLUTIONS GROUP, LLC KENT OLSON
ADDRESS:	11121 CARMEL COMMONS BLVD #360 CHARLOTTE, NC 28226
PHONE #:	(704) 543-0760
EMAIL:	KENT@OLSONDEVELOPMENT.COM

ENGINEER:

NAME:	LC3 CONSULTING KYLE CROWE, PE
ADDRESS:	320 INLAND COVE COURT CLOVER, SC 29710
PHONE #:	(803) 415-4866

NOTE: ALL PROPERTY OUTSIDE OF INDIVIDUAL LOTS SHALL BE COS AND MAINTAINED BY THE HOA

EX. PROPERTY BOUNDARY TO BE RECOMBINED

PROP. 8,000 SF SINGLE FAMILY LOT (70' X 115' TYP)

PROP MONUMENTATION AREA

LOT NUMBER AND LOT LINE (TYP)

INTERNAL PUBLIC ROADWAYS BE DITCH SECTION ROADS WITH SIDEWALKS ON ONE SIDE ONLY

EX. PROPERTY BOUNDARY

EX. STREAM W/ BUFFER

APPROX. 2.75 ACRES TO BE RETAINED BY SELLER

PUBLIC 50' R/W

COS

BMP

N 14TH ST

BESS TOWN ROAD

SHERWOOD DR

PINE ST

Know what's below. Call before you dig.

80' 0 80' 160'

SCALE: 1"=80' (Horiz.)

LC3 CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

RESIDENTIAL SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

CONCEPTUAL SITE PLAN

REVISIONS

REV.NO.	DESCRIPTIONS	DATE

DATE: APRIL 2024

LC3 PROJ. #

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

CZ.1
DRAWING NUMBER

X
REVISION

NOT FOR CONSTRUCTION

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0028 (KISER)\DRAWING FILES\KISER PRELIM.DWG ---- 04/22/2024 22:50:22

SITE STATISTICS:

TOTAL NUMBER UNITS:	93 SINGLE FAMILY
CITY:	BESSEMER CITY
COUNTY:	GASTON
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POTENTIAL BUILDING ELEVATION

NOTE: ALL PROPERTY OUTSIDE OF INDIVIDUAL LOTS SHALL BE COS AND MAINTAINED BY THE HOA

PROP. TRAIL (TYP)

PROP. CENTER MEDIAN (TYP)

PROP. SIDEWALK (TYP)

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PROP. 8,000 SF SINGLE FAMILY LOT (70' X 115' TYP)

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PINE ST

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NC LICENSE: F-1485
LC3CONSULTING.COM

SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

CONCEPTUAL SITE PLAN

DSG Development Solutions Group

REVISIONS

REV.NO.	DESCRIPTIONS	DATE

DATE:	APRIL 2024
LC3 PROJ. #	DSG-0028

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

CZ.1 DRAWING NUMBER

X REVISION

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SITE STATISTICS:

TOTAL NUMBER UNITS:	95 SINGLE FAMILY
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PROJECT AREA:	35.77 ACRES

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PROP MONUMENTATION AREA

LOT NUMBER AND LOT LINE (TYP)

APPROX. 2.75 ACRES TO BE RETAINED BY SELLER

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PINE ST

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80' 0 80' 160'

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CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

RESIDENTIAL SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

CONCEPTUAL SITE PLAN

REVISIONS
DESCRIPTIONS | DATE | REV.NO.

DATE: APRIL 2024
LC3 PROJ. #

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

CZ.1
DRAWING NUMBER
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REVISION

NOT FOR CONSTRUCTION

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PROJECT AREA:	35.77 ACRES

THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS.
AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION

DEVELOPER:

NAME: DEVELOPMENT SOLUTIONS GROUP, LLC
KENT OLSON
ADDRESS: 11121 CARMEL COMMONS BLVD #360
CHARLOTTE, NC 28226
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ADDRESS: 320 INLAND COVE COURT
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PHONE #: (803) 415-4866



POTENTIAL BUILDING ELEVATION

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CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

REZONING SITE PLAN

DSG Development Solutions Group

REVISIONS
DESCRIPTIONS
DATE
REV. NO.

DATE: APRIL 2024
LC3 PROJ. # DSG-0028

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

RZ.1
DRAWING NUMBER
X
REVISION

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811 Know what's below. Call before you dig.

SITE STATISTICS:

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CITY:	BESSEMER CITY
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PROJECT AREA:	35.77 ACRES

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PHONE #: (803) 415-4866

BESSEMER CITY ZONING: R

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: UR

EX. PROPERTY BOUNDARY TO BE RECOMBINED

EX. PROPERTY BOUNDARY

EX. STREAM W/ BUFFER

N 14TH ST

BESS TOWN ROAD

SHERWOOD DR

PINE ST

80' 0 80' 160'
SCALE: 1"=80' (Horiz.)

Know what's below. Call before you dig.

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320 INLAND COVE COURT
CLOVER, SC 29710
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NC LICENSE: F-1485
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SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

REZONING EX. CONDITIONS PLAN

DSG Development Solutions Group

REVISIONS
DESCRIPTIONS | DATE | REV. NO.

DATE: APRIL 2024
LC3 PROJ. # DSG-0028

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

RZ.2
DRAWING NUMBER
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SITE STATISTICS:

TOTAL NUMBER UNITS:	93 SINGLE FAMILY
CITY:	BESSEMER CITY
COUNTY:	GASTON
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PROJECT AREA:	35.77 ACRES

DEVELOPER:

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CHARLOTTE, NC 28226
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ENGINEER:

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KYLE CROWE, PE
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CLOVER, SC 29710
PHONE #: (803) 415-4866

PUBLIC 50' R/W
PUBLIC 60' R/W
SHERWOOD DR
N 14TH ST
BESS TOWN ROAD
PINE ST
PROP. CENTER MEDIAN (TYP)
EX. PROPERTY BOUNDARY
EX. STREAM W/ BUFFER
BMP
COS
APPROX. 2.75 ACRES TO BE RETAINED BY SELLER
BESSEMER CITY ZONING: R
BESSEMER CITY ZONING: NR
BESSEMER CITY ZONING: UR

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SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

REZONING
TOPOGRAPHIC PLAN

DSG Development Solutions Group

REVISIONS
DATE | DESCRIPTIONS | REV.NO.

DATE: APRIL 2024
LC3 PROJ. # DSG-0028

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

RZ.3
DRAWING NUMBER
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REVISION

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SITE STATISTICS:

TOTAL NUMBER UNITS:	93 SINGLE FAMILY
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ENGINEER:

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KYLE CROWE, PE
ADDRESS: 320 INLAND COVE COURT
CLOVER, SC 29710
PHONE #: (803) 415-4866

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT
	6	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	B & B	2" CAL.	8'-10' HT.
	24	QUERCUS PHELLOS	WILLOW OAK	B & B	2" CAL.	8'-10' HT.
LOT TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CALIPER**	**HEIGHT**
	9	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	B & B	2" CAL.	8'-10' HT.
	11	QUERCUS SHUMARDII	SHUMARD OAK	B & B	2" CAL.	8'-10' HT.
	3	ULMUS AMERICANA 'PRINCETON'	PRINCETON AMERICAN ELM	B & B	2" CAL.	8'-10' HT.

LANDSCAPE NOTES:
1. ALL PLANT MATERIAL SHALL BE PER APPENDIX C, "LIST OF ACCEPTABLE TREE AND SHRUB SPECIES" OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
2. BUFFER PLANTING SHALL BE PROVIDED PER SECTION 3.5.C OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
3. STREET TREES PROVIDED PER SECTION 3.5.D OF THE BESSEMER CITY LAND DEVELOPMENT CODE:
ONE (1) CANOPY TREE FOR EACH FORTY (40) LINEAR FEET OF FRONTAGE
4. FOUNDATION PLANTINGS TO BE PER SECTION 3.5.F.1 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
5. UTILITY BOXES AND HVAC UNITS SHALL BE SCREENED PER SECTION 3.5.F.2 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.
6. RESIDENTIAL CANOPY TREES PROVIDED PER SECTION 3.5.F.3 OF THE BESSEMER CITY LAND DEVELOPMENT CODE.

NOTE: ALL PROPERTY OUTSIDE OF INDIVIDUAL LOTS SHALL BE COS AND MAINTAINED BY THE HOA

PROP. TRAIL (TYP)

PROP. CENTER (BESSEMER CITY ZONING: NR (TYP)

PROP. SIDEWALK (TYP)

EX. PROPERTY BOUNDARY TO BE RECOMBINED

PROP MONUMENTATION AREA

EX. PROPERTY BOUNDARY

EX. STREAM W/ BUFFER

APPROX. 2.75 ACRES TO BE RETAINED BY SELLER

PUBLIC 50' R/W

PUBLIC 50' R/W

PUBLIC 50' R/W

PUBLIC 50' R/W

PUBLIC 50' R/W

PUBLIC 50' R/W

BMP

BMP

COS

COS

COS

COS

COS

COS

BESSEMER CITY ZONING: R

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: UR

N 14TH ST

BESS TOWN ROAD

SHERWOOD DR

PINE ST

80' 0 80' 160'

SCALE: 1"=80' (Horiz.)

Know what's below. Call before you dig.

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0028 (KISER)\DRAWING FILES\KISER PRELIM.DWG ---- 06/14/2024 13:20:59

LC3 CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

REZONING LANDSCAPE PLAN

DSG Development Solutions Group

REVISIONS
DESCRIPTIONS | DATE | REV.NO.

DATE: APRIL 2024
LC3 PROJ. # DSG-0028

SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

RZ.4
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

SITE STATISTICS:

TOTAL NUMBER UNITS:	93 SINGLE FAMILY
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PROJECT AREA:	35.77 ACRES

THIS PLAN IS ONLY INTENDED TO BE A CONCEPTUAL SITE PLAN TO SHOW PROPOSED DENSITY AND PROJECT INTENTION. THERE MAY BE CHANGES DURING CONSTRUCTION DOCUMENT PRODUCTION THAT COULD RESULT IN THE CHANGE IN BUILDING CONFIGURATION, QUANTITY, MINIMUM SIZE AND ORIENTATION OF ROAD/LOTS/BUILDINGS.
AMENITIES ARE SUBJECT TO CHANGE AS WARRANTED BY THE MARKET AT THE TIME OF CONSTRUCTION

DEVELOPER:

NAME: DEVELOPMENT SOLUTIONS GROUP, LLC
KENT OLSON
ADDRESS: 11121 CARMEL COMMONS BLVD #360
CHARLOTTE, NC 28226
PHONE #: (704) 543-0760
EMAIL: KENT@OLSONDEVELOPMENT.COM

ENGINEER:

NAME: LC3 CONSULTING
KYLE CROWE, PE
ADDRESS: 320 INLAND COVE COURT
CLOVER, SC 29710
PHONE #: (803) 415-4866



POTENTIAL BUILDING ELEVATION

NOTE: ALL PROPERTY OUTSIDE OF INDIVIDUAL LOTS SHALL BE COS AND MAINTAINED BY THE HOA

PROP. TRAIL (TYP)

PROP WATER LINE CONNECTION ALONG R/W

PROP. CENTER DIVIDER (TYP)

PROP. SIDEWALK (TYP)

EX. PROPERTY BOUNDARY TO BE RECOMBINED

PROP. 8,000 SF SINGLE FAMILY LOT (70' X 115' TYP)

PROP MONUMENTATION AREA

LOT NUMBER AND LOT LINE (TYP)

EX. PROPERTY BOUNDARY

EX. STREAM W/ BUFFER

INTERNAL PUBLIC ROADWAYS BE DITCH SECTION ROADS WITH SIDEWALKS ON ONE SIDE ONLY

PROP SANITARY SEWER CONNECTION ALONG SHERWOOD DRIVE (REQUIRES PUMP FROM LOW POINT OF SITE)

PROP WATER LINE CONNECTION ALONG R/W

APPROX. 2.75 ACRES TO BE RETAINED BY SELLER

PUBLIC 50' R/W

BMP

COS

BESSEMER CITY ZONING: R

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: UR

N 14TH ST

BESS TOWN ROAD

SHERWOOD DR

PINE ST

811 Know what's below. Call before you dig.

80' 0 80' 160'
SCALE: 1"=80' (Horiz.)

LC3 CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

SUNSET RIDGE SUBDIVISION
SHERWOOD LANE
BESSEMER CITY, NC

REZONING AERIAL PLAN

DSG Development Solutions Group

REVISIONS
DESCRIPTIONS | DATE | REV.NO.

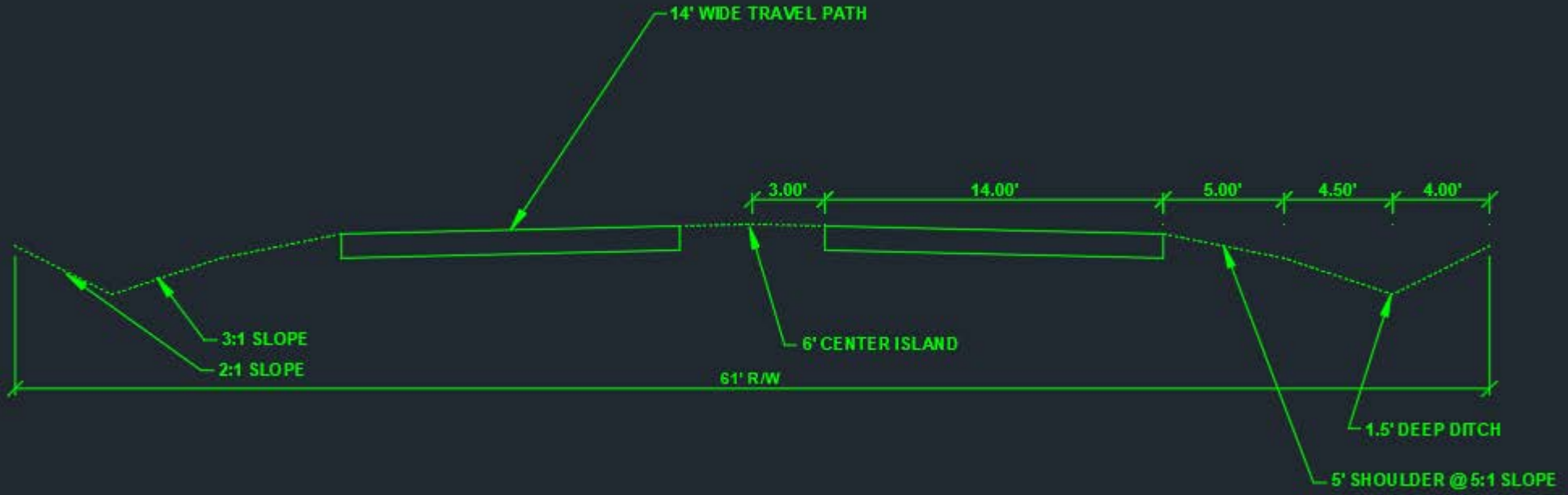
DATE: APRIL 2024
LC3 PROJ. # DSG-0028

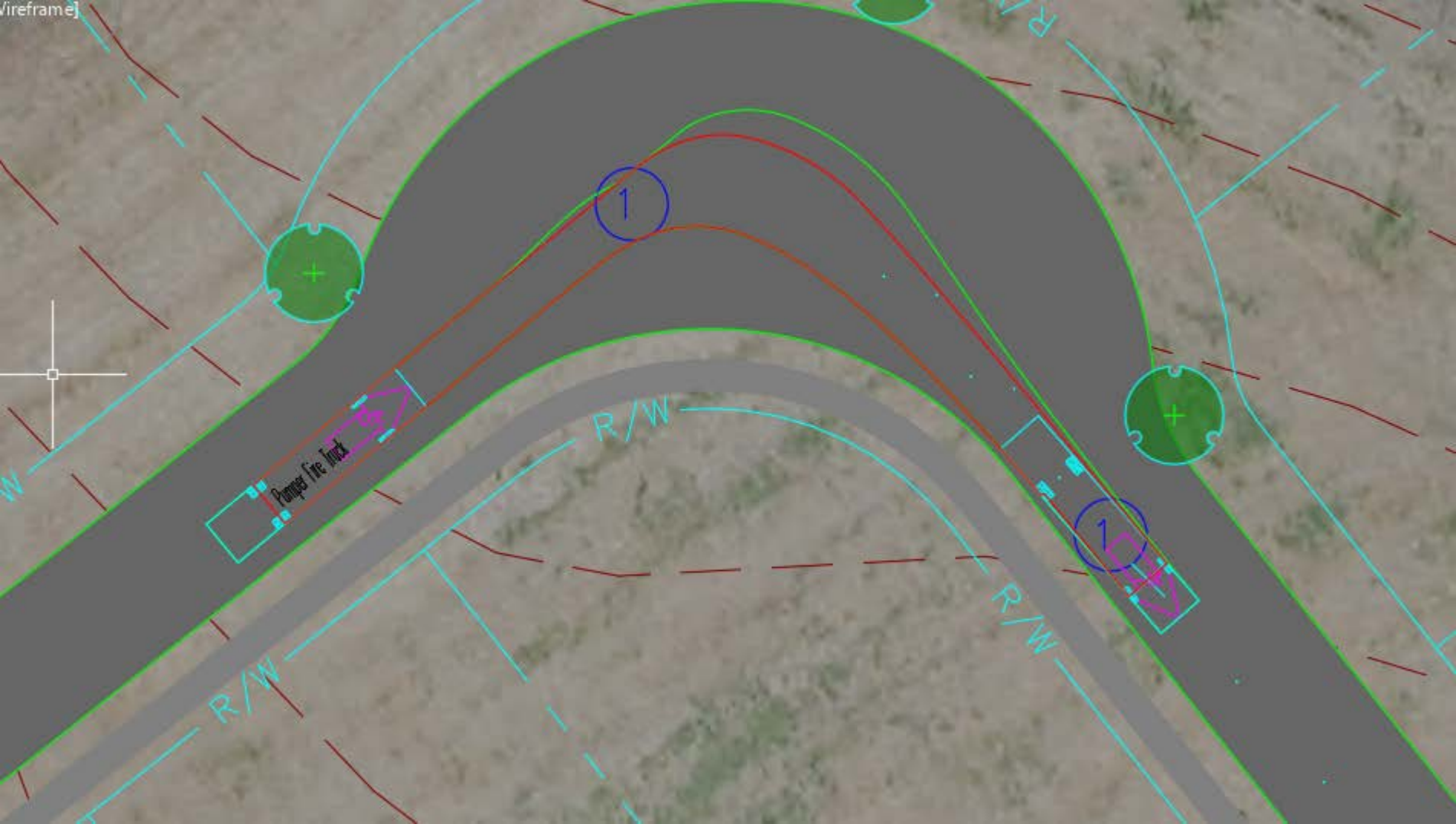
SCALE
HORIZONTAL: 1"=80'
VERTICAL: N/A

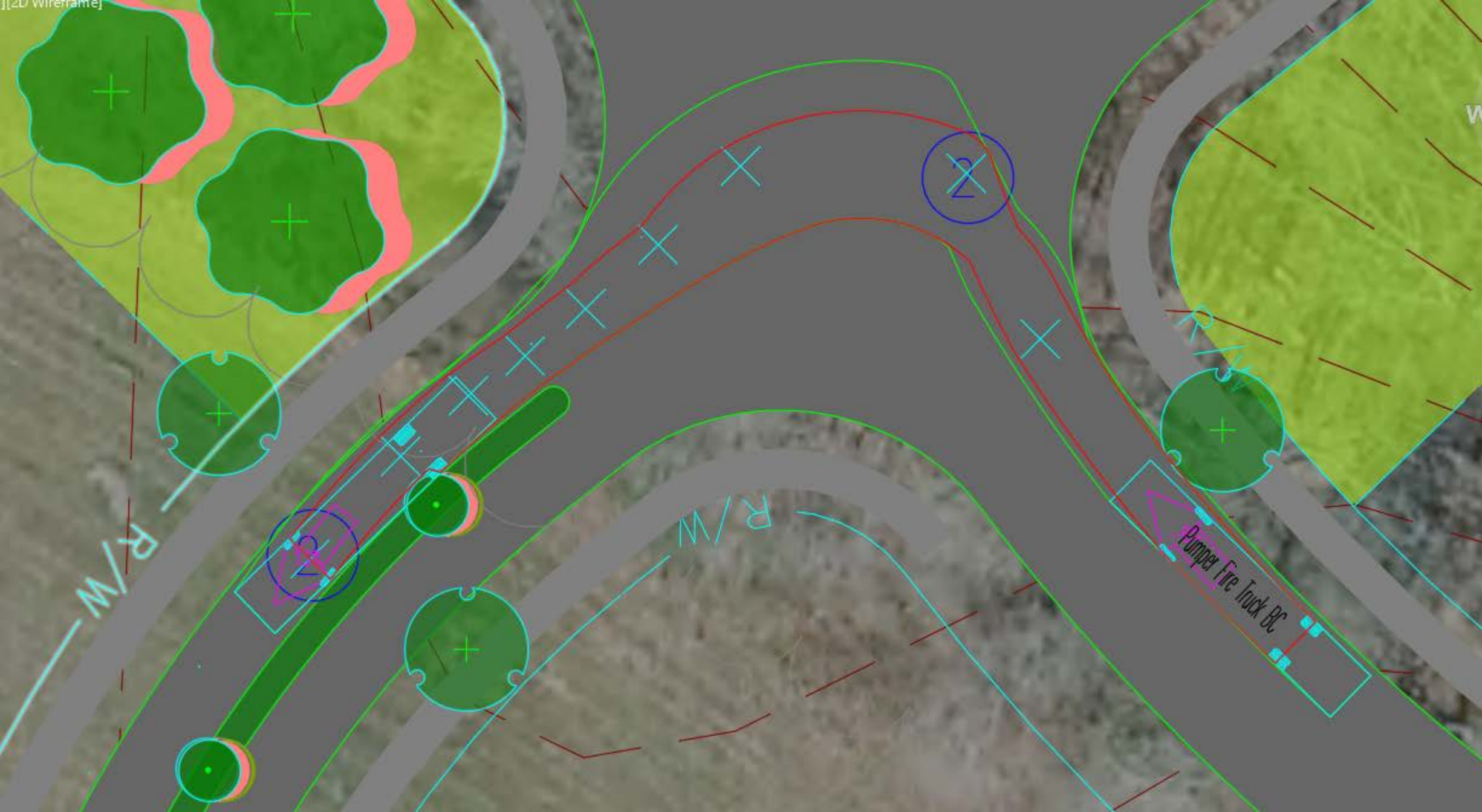
RZ.5
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0028 (KISER)\DRAWING FILES\KISER PRELIM.DWG ---- 06/14/2024 13:21:12


14' WIDE TRAVEL PATH
3.00'
14.00'
5.00'
4.50'
4.00'
3:1 SLOPE
2:1 SLOPE
6' CENTER ISLAND
61' R/W
1.5' DEEP DITCH
5' SHOULDER @ 5:1 SLOPE


Wireframe]
1
R/W
R/W
R/W
Pumper Fire Truck
1


][2D Wireframe]
R/W
R/W
R/W
Pumper Fire Truck BC

PLAN CONSISTENCY & STATEMENT OF REASONABLENESS
ZONING MAP AMENDMENT
September 9th, 2024

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 Parcels included with development application CD 02-2024 within the City limits and Extra Territorial Jurisdiction of Bessemer City, North Carolina as noted and depicted on the proposed Official Zoning Map.

1) Said zoning change is **consistent** with the goals and values established by the City Council adopted in 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 **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 not be detrimental** to the city and ETJ.
   a. The physical conditions that make the rezoning's reasonable are:
      - Provides Residential and Economic Development growth opportunities with new development in areas that are currently zoned to accommodate the applicable use.
   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** and **in the public interest**.

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

Read, approved and adopted this the 8th day of July, 2024.

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

PLANNING BOARD/BOARD OF ADJUSTMENT

REQUEST FOR ACTION

AGENDA ITEM NO.: 3.b MEETING DATE:8-5-2024

DESCRIPTION: Rezoning of Parcels #1516400, 151644, 151645 from Neighborhood Residential & Rural to Conditional District for single-family residential development.

BACKGROUND INFORMATION: See Informational Packet.

STAFF RECOMMENDATION:

Approve development as submitted.

BOARD ACTION TAKEN: