BESSEMER CITY
PLANNING BOARD/BOARD OF ADJUSTMENT
Monday, February 5, 6:00 PM
City Hall Council Chambers
132 W. Virginia Ave.
Bessemer City, NC 28016

AGENDA

1. **Call to Order and Determination of Quorum**

2. **Adoption of the Agenda**

3. **Planning Board Action Item**
   - **a.** Approval of minutes from the December 2023 Meeting
   - **b.** CD 03-2023 PID#151678

4. **Board of Adjustment Action Item**
   - **a.** No Items

5. **Informational Items**
   - **a.** CD 03-2023 Report Packet

6. **Old/New Business**

7. **Adjourn**

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

Staff Only:
Date Rec'd: 10/16/2023
Rec'd by: Nathan Hester
Case #: CD 03-2023

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: 10/16/23 Name of Project: Yellow Jacket Lane Townhomes

Location: ML Kiser and Bess Town Road Property Size (acres): 6.26 # of Units/Lots: 63

Current Zoning: UR Proposed Zoning: CZ

Current Land Use: Vacant Proposed Land Use: Townhomes

Tax Parcel Number(s): 151678

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:_____ Date:_____

January 15, 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 number 151678. We request that the property be rezoned from UR to CZ to allow for the development of 76 townhomes as depicted on the provided rezoning drawings.

The parcel is approximately 6.26 acres and we have requested a unit count of 76 units (12.41 units/acre).

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

ALL PROPOSED RESIDENTIAL UNITS ARE REAR LOAD PRODUCT ON A PUBLIC ALLEY. THEY EITHER FRONT A PUBLIC R/W OR 20' MINIMUM WIDTH COMMON OPENSPACE. NO UNITS ARE PROPOSED TO BE FRONT LOAD.

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: R

BESSEMER CITY ZONING: R

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: NR

BESSEMER CITY ZONING: UR

BESSEMER CITY ZONING: UR

PROP FULL ACCESS DRIVEWAY

ML KISER ROAD (PUBLIC R/W)

PROP WATER LINE CONNECTION ALONG BESS TOWN ROAD OR ML KISER ROAD

BESS TOWN ROAD (PUBLIC R/W)

COS

COS

COS

COS

PROP SAND FILTER

PUBLIC ALLEY (30' R/W - 20' EP)

PUBLIC ROAD (50' R/W - 24' EP)

PUBLIC ALLEY (30' R/W - 20' EP)

PUBLIC ROAD (50' R/W - 24' EP)

PUBLIC ALLEY (30' R/W - 20' EP)

PUBLIC ALLEY (30' R/W - 20' EP)

YELLOW JACKET LANE (PUBLIC R/W)

EX. EOP (TYP)

LOT NUMBER (TYP)

LOT LINE (TYP)

EX PROPERTY BOUNDARY (TYP)

PROP FULL ACCESS DRIVEWAY

PROP SANITARY SEWER CONNECTION



POTENTIAL TOWNHOME ELEVATIONS



POTENTIAL AMENITIES

1"=40' 40' 20' 0 40' 80'

Know what's below. Call before you dig.



VICINITY MAP

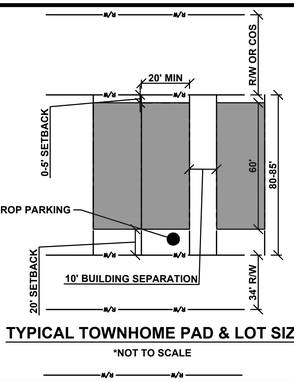
*NOT TO SCALE

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



TYPICAL TOWNHOME PAD & LOT SIZE

*NOT TO SCALE

SITE STATISTICS:

TOTAL NUMBER UNITS:	76 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.0 ACRES
CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
FRONT	0-5'
SIDE	5'
SIDE (CORNER)	5'
REAR	20'

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

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

TOWNHOME DEVELOPMENT YELLOW JACKET LANE BESSEMER CITY, NC

REZONING SITE PLAN

DSG Development Solutions Group

REVISIONS
REV NO. | DESCRIPTIONS | DATE

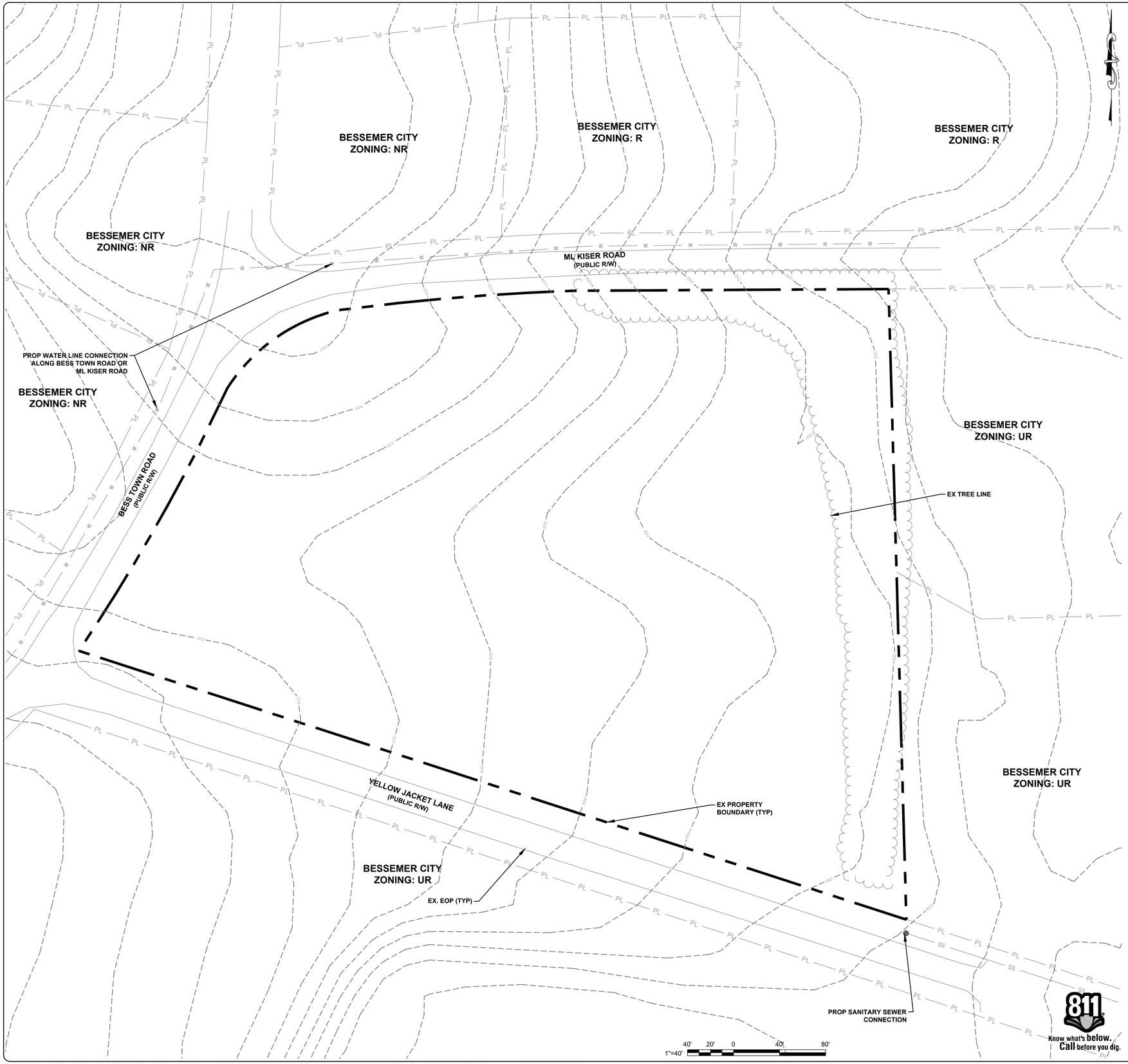
DATE: SEPTEMBER 2023
LC3 PROJ. # DSG-0019

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

RZ.1
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0019 (YELLOW JACKET)\DRAWING FILES\YELLOW JACKET REZONING NEW LAYOUT.DWG ---- 01/17/2024 16:31:06



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

SITE STATISTICS:

TOTAL NUMBER UNITS:	76 TOWNHOMES
COMMON OPEN SPACE PROVIDED:	±1.0 ACRES
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COUNTY:	GASTON
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ZONING:	
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PROPOSED:	CZ
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PROPOSED LAND USE:	TOWNHOMES
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SIDE	5'
SIDE (CORNER)	5'
REAR	20'

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

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING EX. CONDITIONSPLAN

DSG
Development Solutions Group

REVISIONS
DESCRIPTIONS
REV. NO.
DATE

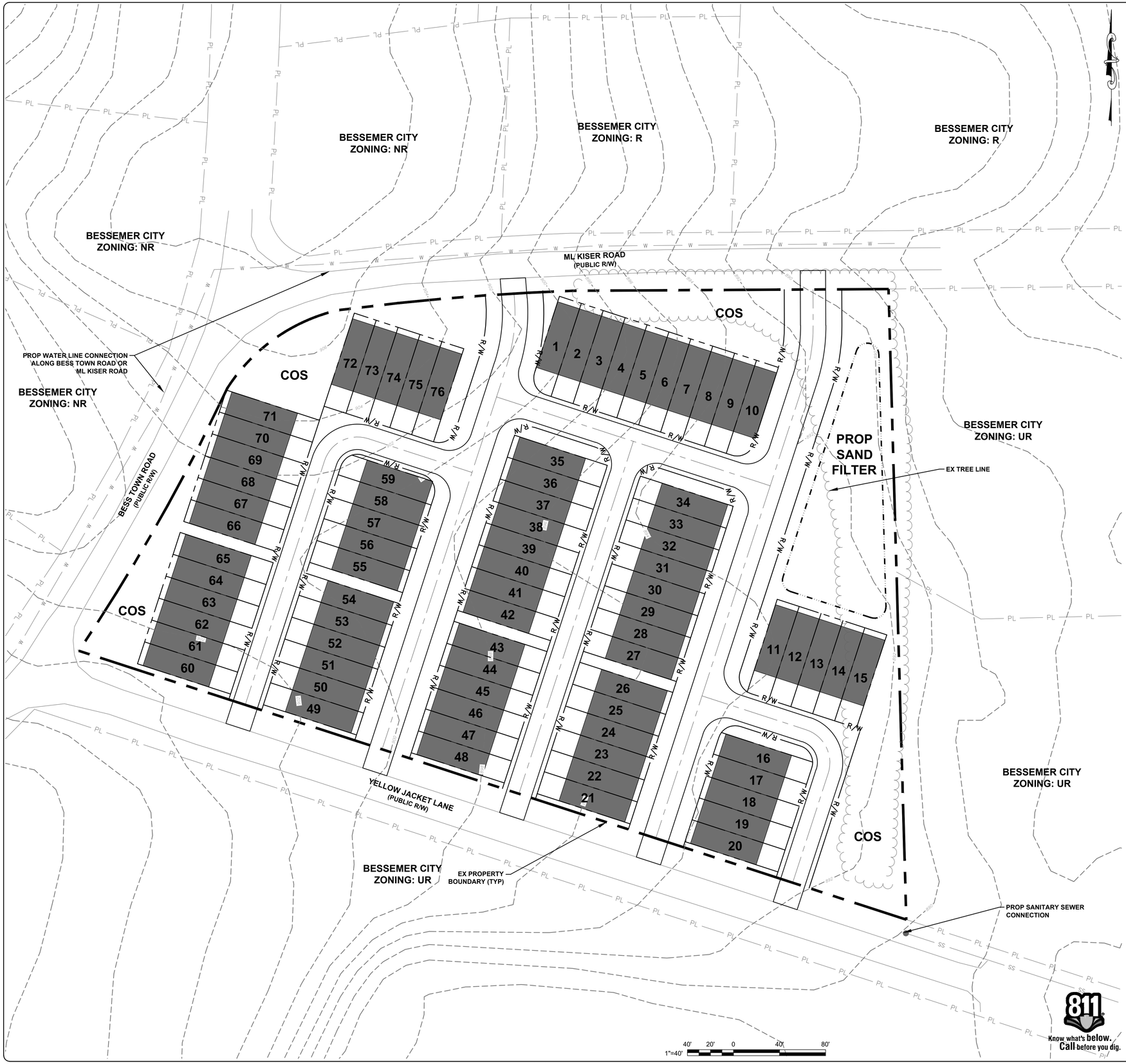
DATE: SEPTEMBER 2023
LC3 PROJ. # DSG-0019

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

RZ.2
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0019 (YELLOW JACKET)\DRAWING FILES\YELLOW JACKET REZONING NEW LAYOUT.DWG ---- 01/17/2024 16:31:11



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

SITE STATISTICS:

TOTAL NUMBER UNITS:	66 TOWNHOMES
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CITY:	BESSEMER CITY
COUNTY:	GASTON
STATE:	NORTH CAROLINA
PARCEL #:	151678
PROJECT AREA:	6.26 ACRES
ZONING:	
EXISTING :	UR
PROPOSED:	CZ
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PROPOSED LAND USE:	TOWNHOMES
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LC3
CONSULTING
320 INLAND COVE COURT
CLOVER, SC 29710
PHONE: (803) 415-4866
NC LICENSE: F-1485
LC3CONSULTING.COM

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING
TOPOGRAPHIC PLAN

DSG
Development Solutions Group

REVISIONS
DESCRIPTIONS
REV NO.
DATE

DATE: SEPTEMBER 2023
LC3 PROJ. # DSG-0019

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

RZ.3
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

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

G:\SHARED DRIVES\LC3 CONSULTING\PROJECTS\DEVELOPMENT SOLUTIONS GROUP\DSG-0019 (YELLOW JACKET)\DRAWING FILES\YELLOW JACKET REZONING NEW LAYOUT.DWG ---- 01/17/2024 16:31:17



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

SITE STATISTICS:

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COMMON OPEN SPACE PROVIDED:	±1.0 ACRES
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STATE:	NORTH CAROLINA
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EXISTING :	UR
PROPOSED:	CZ
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	TOWNHOMES
MINIMUM SETBACKS:	
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SIDE (CORNER)	5'
REAR	20'

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.

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

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

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING LANDSCAPE PLAN

DSG Development Solutions Group

REVISIONS

REV NO.	DESCRIPTION	DATE

DATE: SEPTEMBER 2023
LC3 PROJ. # DSG-0019

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

RZ.4
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION



POTENTIAL TOWNHOME ELEVATIONS

POTENTIAL AMENITIES

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



VICINITY MAP

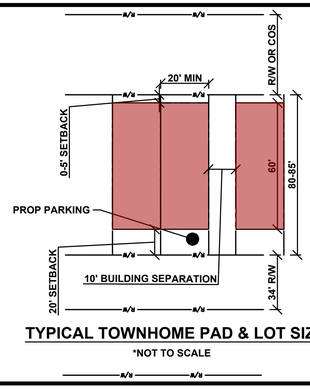
*NOT TO SCALE

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



TYPICAL TOWNHOME PAD & LOT SIZE

*NOT TO SCALE

SITE STATISTICS:

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PROPOSED:	CZ
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PROPOSED LAND USE:	TOWNHOMES
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NC LICENSE: F-1485
LC3CONSULTING.COM

TOWNHOME DEVELOPMENT
YELLOW JACKET LANE
BESSEMER CITY, NC

REZONING AERIAL PLAN

DSG Development Solutions Group

REVISIONS: DATE / DESCRIPTION / REV.NO.

DATE: SEPTEMBER 2023
LC3 PROJ. #: DSG-0019

SCALE
HORIZONTAL: 1"=40'
VERTICAL: N/A

RZ.5
DRAWING NUMBER
X
REVISION

NOT FOR CONSTRUCTION

January 15, 2024

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

RE: Preliminary Traffic Analysis for Yellow Jacket Lane Townhomes

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: 551
- Proposed New Trips During Peak AM: 70
- Proposed New Trips During Peak PM: 63

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 February 5, 2024

City Council Agenda Item February 12, 2024

Applicant: Development Solutions Group

Request:

To review and make a recommendation on the rezoning of one parcel of land that is currently zoned Urban Residential to Urban Residential Conditional District to accommodate the development of a multifamily townhome community.

Background Information:

The preliminary site plan for the development includes one parcel of land located within the incorporated Bessemer City limits and is assigned Gaston County Tax Parcel ID# 151678. The project site is approximately 6.26 acres and is currently vacant. The project parcel is surrounded by three public right of ways, Bess Town Rd. and M.L. Kiser Rd. that are currently maintained by the NCDOT and Yellow Jacket Ln. which is currently maintained by the City of Bessemer City. Applicant is proposing to develop the project site into a multifamily townhome community consisting of 76 residential units, two public rights of way to be dedicated to the city, five public alleyways' to be dedicated to the city, and approximately one (1) acre of open space.

Current regulations within section 2.8.C of the Bessemer City Land Development Code state that no multifamily development is to be developed on a site larger than three (3) acres and that no more than eight residential units per acre may be developed. The purpose of the application by the developer for a conditional district is to request relief from the Bessemer City Land Development Code regulations on multifamily site regulations and density per acre regulations.

Proposal: The Applicants have submitted an Urban Residential Conditional District application proposing to develop a multifamily residential community of townhomes on one site. A summary of the proposal is as follows:

Parcel	*Site Area*	*Watershed*	*Existing Use*	*Proposed Use*	*Number of Units*	*Maximum Density*	*Proposed Density*	*Required Open Space*	*Proposed Open Space*
151678	6.26	N/A	Vacant	Residential Multifamily/ Townhome	76	12 units/acre	12/acre	2.17 acres	1+/- acres

The lots site are proposed as 20' x 85' for 1,700 sqft. The required setbacks and proposed setbacks are depicted in the following table:

	Front	Side	Rear	Corner
Required	15'	0'	15'	15'
Proposed	0-5'	5'	20'	5'

Roads: The proposal of the site involves the construction of two, fifty foot rights of way with an expected width of pavement at twenty four feet and five thirty foot alleyways' with an expected with of pavement at twenty feet. The two public rights of way will include sidewalks with curb and gutter and the alleyways will include only curb and gutter. All right of ways and alleyways will be dedicated to the city upon development completion. There are four points of primary ingress and egress to and from the development. Two points will access the development off of M.L. Kiser Rd. and two points will access the development off of Yellow Jacket Ln. There are three ancillary access points to the development off of Yellowjacket Ln. that will allow passenger vehicular access to three of the public alleyways. Street trees will be planted along the two primary right of way through the development site in accordance with the Bessemer City Land Development Code. No street trees are required along the alleyways. Remaining vegetative requirements will be met with newly planted trees within dedicated open space throughout the project site.

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

- Public Works Director has indicated that there is City water and sewer availability for the sites.
- 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: Drainage will be engineered according to the best management practices at the time of construction and will be handled through a curb and gutter system located within the proposed road right-of-way as well as one proposed sand filter for storm water management. The property is subject to adopted stormwater management guidelines and will have to be approved by the Gaston County Department of Natural Resources.

Open Space: Open Space requirements for the proposed site are 2.17 acres of open space. Applicant proposes approximately one (1.0) acres of open space. Applicant will be required to submit payment in lieu of open space to City of Bessemer City per the guidelines in section 4.8.D. of the Bessemer City Land Development Code a resolution can be reached between the applicant and the City of Bessemer City that is approved by the City Council as equally beneficial to the development or the city in relation to recreational space and its accessibility by 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 adjacent properties land uses of multifamily and single family residential to the east, north, and west of the development site. A level C land use buffer will be required along the south side (Yellow Jacket Ln.) to screen the development from the civic/educational land use upon the adjacent property. A level C land use buffer is minimum 20' in width. Developer can choose to implement other screening options from the city's land development code as long as they meet the minimum requirements of a level C landscaping buffer.

Staff Recommendation:

1. Approve preliminary site plan as submitted.
2. Recommend that City Council rezone requested parcel to Urban Residential Conditional District (URCD).

Exhibits:

1. Yellow Jacket Townhome Application Packet.

Recommended Effective Date: February 12, 2024

Exhibit A
Areas of Relief and Conditions of Approval

1. The proposed development shall follow the requirements of the City of Bessemer City Land Development Code with the added relief of:
    a. Allowing the development for multifamily use on one lot that is excess of three (3) acres.
    b. Allowing for twelve (12) units per acre, which is more than the density requirements of eight (8) units per acre stated within 3.2.A. of the city's LDC.
    c. Relief of the front setback regulation of fifteen (15') feet and allow a setback of anywhere between zero and five feet (0-5').
2. All other multifamily design standards stated within the City of Bessemer City Land Development Code shall be adhered to.
3. The developer shall extend City of Bessemer City water and sewer to and within the site, at their expense. The development will be served by City utilities: water and sewer.
4. All off-site utility easements, if necessary to provide utilities to the site, must be obtained by the developer, at their expense, prior to approval of construction plans, issuance of permits, or commencement of construction.
5. Conditional Zoning approval is valid for a period of twenty-four (24) months from the date of approval.

PLANNING BOARD/BOARD OF ADJUSTMENT

REQUEST FOR ACTION

AGENDA ITEM NO.: 3.b MEETING DATE:2-5-2024

DESCRIPTION: Rezoning of Parcel #151678 from Urban Residential to Conditional District for residential Townhome Development.

BACKGROUND INFORMATION: See Informational Packet.

STAFF RECOMMENDATION:

BOARD ACTION TAKEN: