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: _____
Rec'd by: _____
Case #: _____

LAND DEVELOPMENT APPLICATION FORM

1. Application Type

	✔	Fee		✔	Fee
• *Sketch Plan/Plat (Major Sub):*			• *Conditional Zoning (CZ)*		150.00
• *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: 150.00

2. Project Information

Date of Application: 11/30/2021 Name of Project: 14 N. Bessemer

Location: North 14th Street, Bessemer City, NC Property Size (acres): 12.11 # of Units/Lots: Up to 100

Current Zoning: UR (Urban Residential) Proposed Zoning: CD

Current Land Use: Vacant/Wooded Proposed Land Use: Townhouses

Tax Parcel Number(s): 119975 & 214726

Square Footage: N/A

3. Contact Information

Owner, Applicant, or Developer	Agent(s) (Engineer, Architect, Etc.)
Development Solutions Group, LLC	McKim & Creed, Inc.
Address: 11121 Carmel Commons Blvd. #360	Address: 8020 Tower Point Drive
City, State Zip: Charlotte, NC 28226	City, State Zip: Charlotte, NC 28227
Telephone: 704-543-0760	Telephone: 704-841-2588
Email: kent@olsondevelopment.com	Email: kcrowe@mckimcreed.com

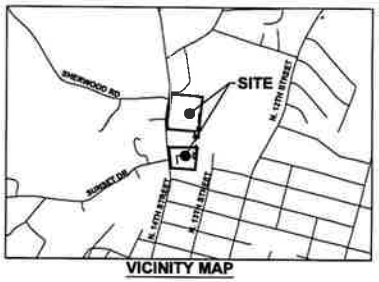
4. The following items may also be required to be considered part of a complete application, please check all that apply on this list:

- ☉ **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: ~~Kyle J. Crowe~~ Kent Olson Date: 11/30/2021

Development Solutions Group





VICINITY MAP

SITE STATISTICS

PARCEL ID:	119075 & 214728
TOTAL SITE AREA:	12.11 ACRES (PER GIS)
CURRENT ZONING:	C-1
PROPOSED ZONING:	CZ (CONDITIONAL ZONING)
WATERSHED:	LONG CREEK
EXISTING LAND USE:	VACANT/WOODED

DRAWING INFORMATION

THIS EXISTING CONDITIONS PLAN WAS PREPARED USING GASTON COUNTY GIS DATA AND AERIAL IMAGERY. NO SURVEYED DATA WAS USED.

REVISIONS		
NO.	DESCRIPTION	DATE

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8020 Tower Point Drive
Charlotte, North Carolina 28227
Phone: (704) 841-2588, Fax: (704) 841-2567
NC Licensed I-1022
www.mckimcreed.com

BESSEMER CITY TOWNHOMES
NORTH 14TH STREET
BESSEMER CITY, NC

EXISTING CONDITIONS PLAN

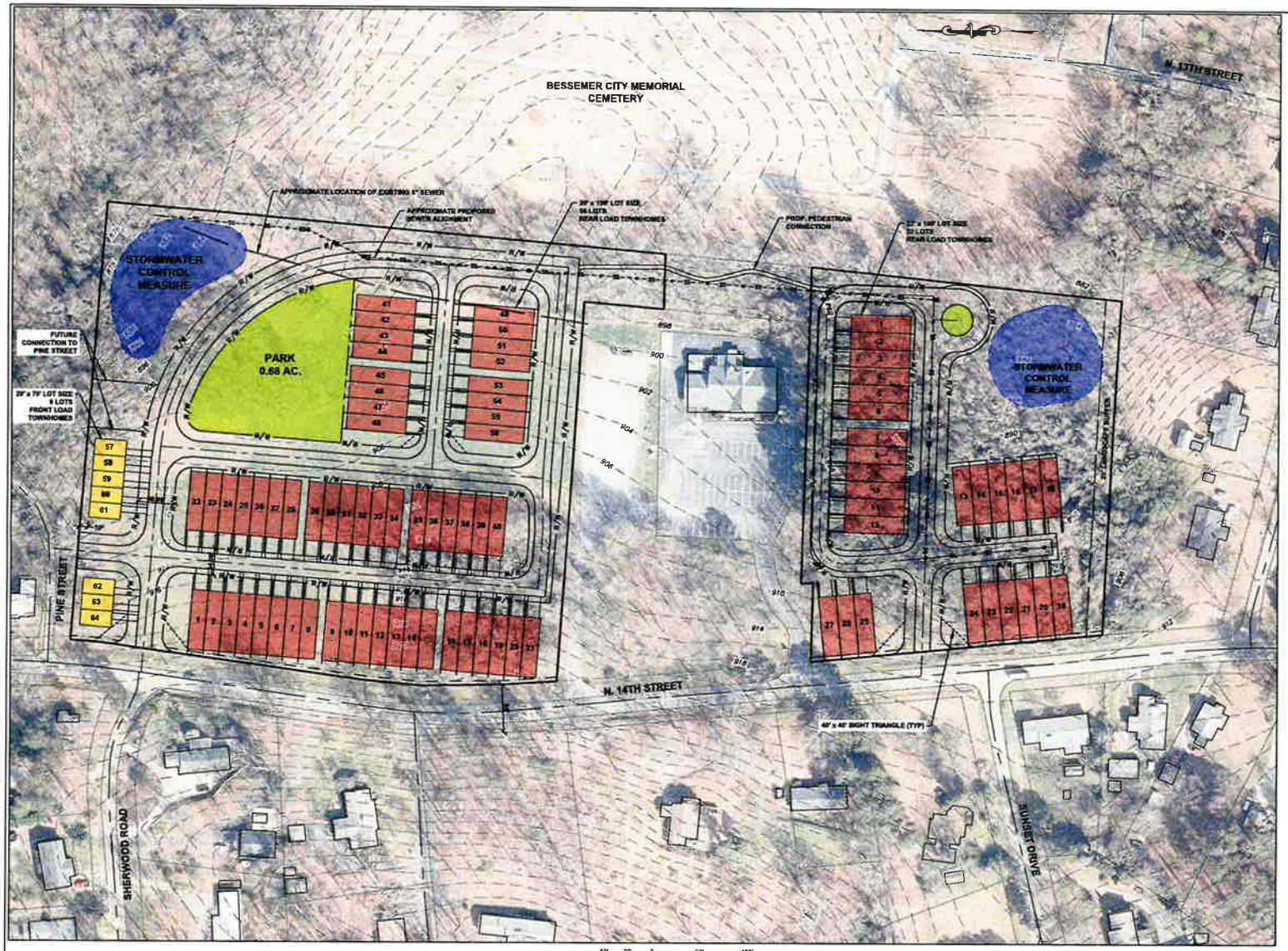
DATE:	OCTOBER 2021
MCK PROJ. #	07760-0018
DRAWN:	JCB
DESIGNED:	JCB
CHECKED:	KJC
PROJ. MGR.	KJC

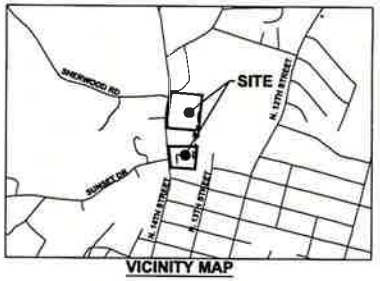
SCALE
HORIZONTAL: 1" = 60'
VERTICAL: N/A

1

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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VICINITY MAP

SITE STATISTICS

PARCEL ID:	119975 & 214726
TOTAL SITE AREA:	12.11 ACRES (PER GIS)
CURRENT ZONING:	CI-1
PENDING ZONING (PER DRAFT LDC):	CZ (CONDITIONAL ZONING)
WATERSHED:	LONG CREEK
EXISTING LAND USE:	VACANT/WOODED
PROPOSED LAND USE:	TOWNHOUSES
NUMBER OF UNITS:	91
MAXIMUM DENSITY:	8.0 UNITS/ACRE
PROPOSED DENSITY:	7.51 UNITS/ACRE
REQUIRED COMMON OPEN SPACE:	2.60 ACRES (1/36 ACRE PER UNIT)
PROPOSED COMMON OPEN SPACE:	2.60 ACRES
MINIMUN SETBACKS FOR TOWNHOMES	
FRONT	15'
SIDE	5'
REAR	10'

NOTE:
SITE TO BE DEVELOPED AFTER PUMP STATION INSTALLATION

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BESSEMER CITY TOWNHOMES
NORTH 14TH STREET
BESSEMER CITY, NC

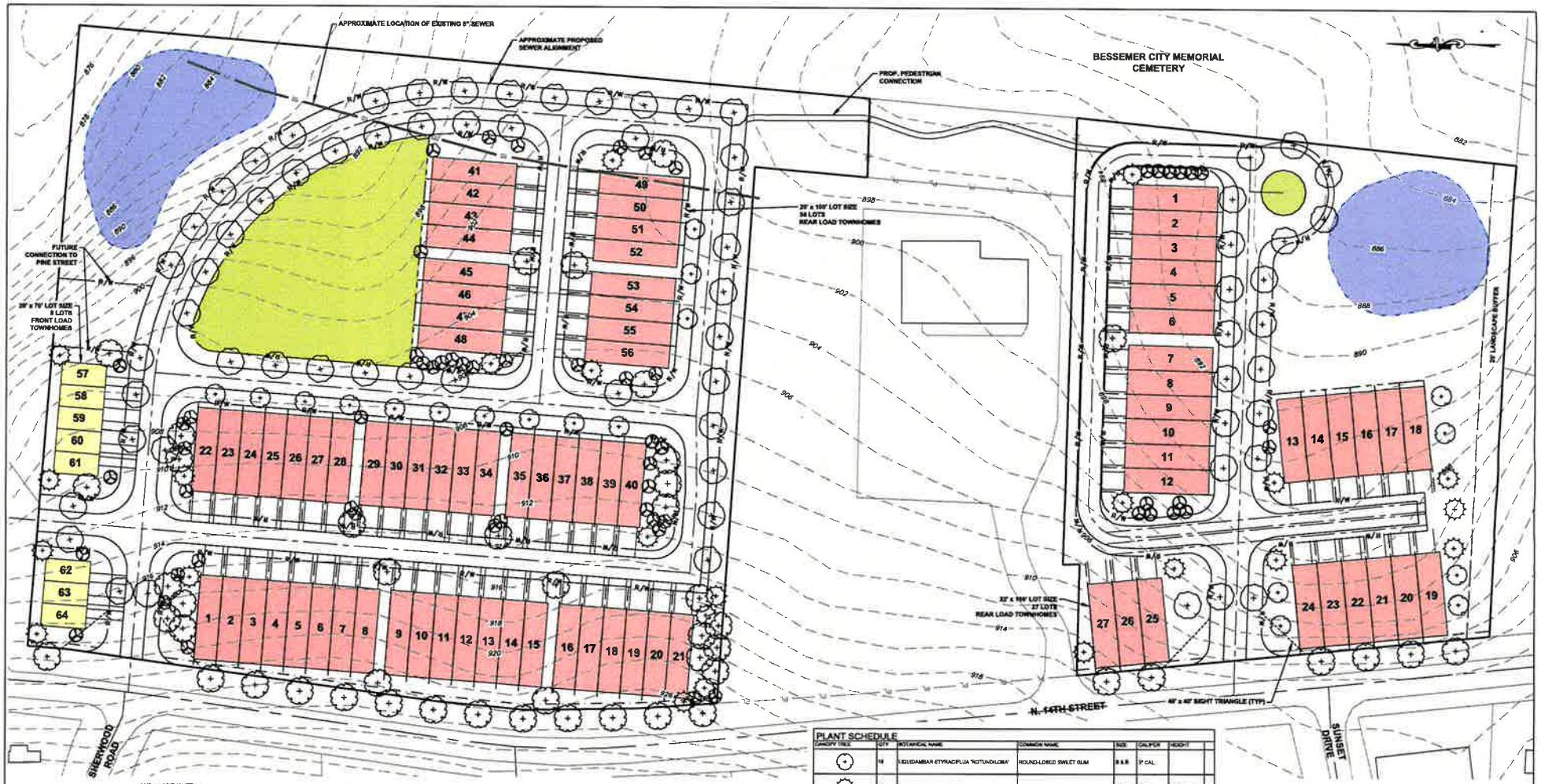
SKETCH PLAN

DATE: OCTOBER 2021
MCK PROJ. #: 07780-0019
DRAWN: JCR
DESIGNED: JCR
CHECKED: KJC
PROJ. MGR.: KJC

SCALE
HORIZONTAL: 1" = 60'
VERTICAL: N/A

2

STATUS: PRELIMINARY DRAWING NOT FOR CONSTRUCTION



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.3 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:
   - LOTS LESS THAN 8,000 SF: (1) CANOPY TREE OR (2) UNDERSTORY TREES
   - LOTS 8,000 SF - 9,999 SF: (2) CANOPY TREES
   - LOTS 10,000 SF - 24,9999 SF: (3) CANOPY TREES

PLANT SCHEDULE

CANOPY TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT
	19	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA'	ROUND-LOBED SWEET GUM	B & B	3" CAL.	
	33	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B & B	3" CAL.	10'-12' HT.
	70	PLATANUS X ACERIFOLIA	LONDON PLANE TREE	B & B	3" CAL.	
	48	QUERCUS NUTTALLII	NUTTALL OAK	B & B	3" CAL.	
UNDERSTORY TREE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CALIPER	HEIGHT
	13	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	B & B	3" CAL.	
	27	CORNUS KOUSA	KOUSA DOGWOOD	B & B	3" CAL.	
	26	LAGERSTROEMIA INDICA	CRAPE MYRTLE	B & B	3" CAL.	

1"=40'

NO.	DESCRIPTION	DATE
	REVISIONS	

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BESSEMER CITY TOWNHOMES
NORTH 14TH STREET
BESSEMER CITY, NC

LANDSCAPE EXHIBIT

DATE:	OCTOBER 2021
SCALE:	
HORIZONTAL:	1" = 40'
VERTICAL:	N/A
STATUS:	PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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McKIM&CREED

ENGINEERS

SURVEYORS

PLANNERS

December 2, 2021

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

RE: Preliminary Traffic Analysis for 14 N Bessemer Project

Dear Planning Boar, Council, and Staff:

McKim and Creed 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: 656
- Proposed New Trips During Peak AM: 83
- Proposed New Trips During Peak PM: 74

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.

Kyle Crowe, PE

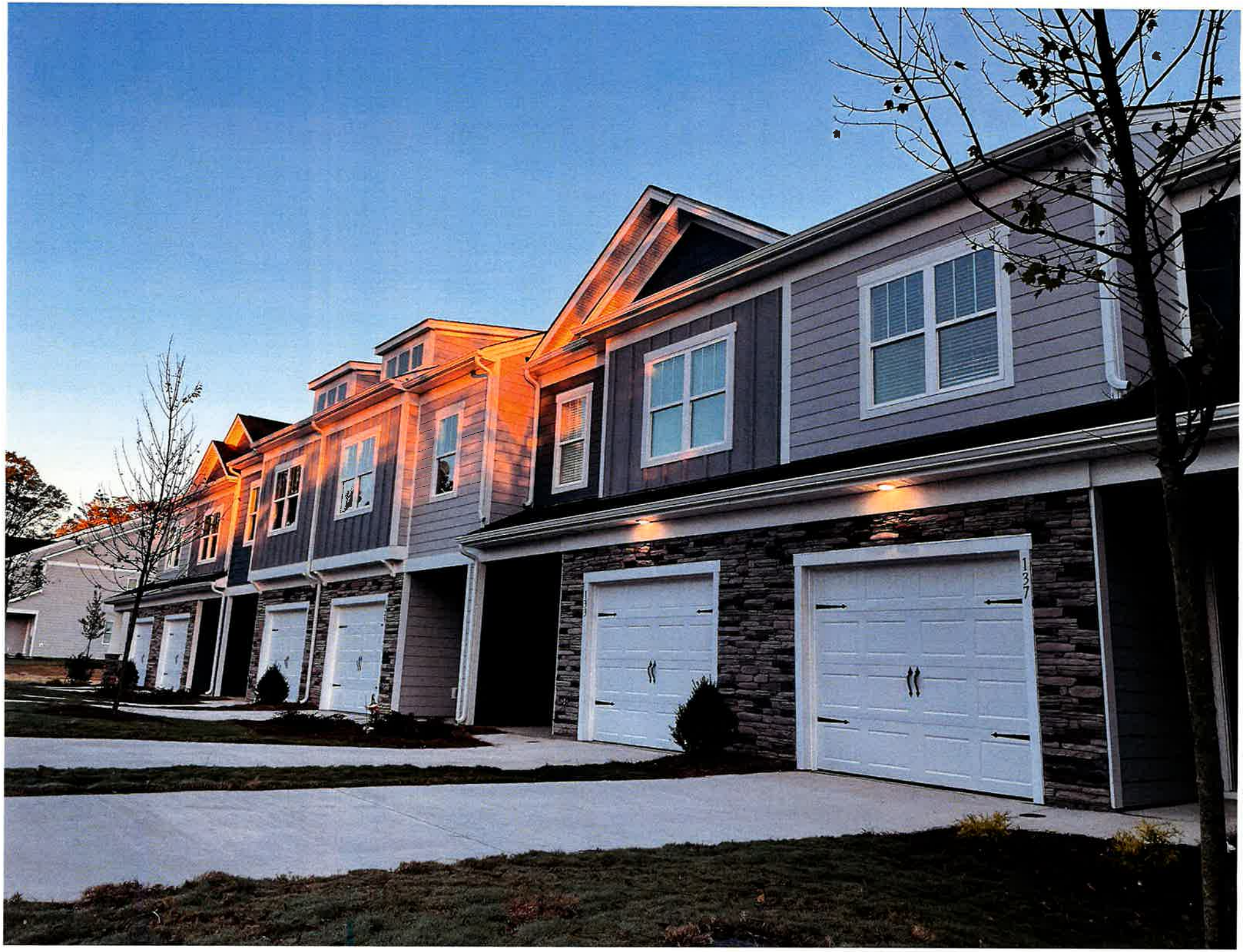
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