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: 5/15/2024
Rec'd by: Nathan Hester
Case #: CD 01-2024

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: 5/13/2024 Name of Project: 8th & Virginia Townhomes

Location: 8th & Virginia & Pennsylvania Property Size (acres): .82ac # of Units/Lots: 19

Current Zoning: Center City-CC Proposed Zoning: City Center-Conditional

Current Land Use: Vacant Proposed Land Use: Center City Townhomes

Tax Parcel Number(s): 121595; 121596; 121597

Square Footage: +/- 34,848

3. Contact Information

Owner, Applicant, or Developer	Agent(s) (Engineer, Architect, Etc.)
South Oak Partners	DAVID TIMBLIN
Address: 7733 Ballantyne Commons Pkwy Suite 201	Address: 8111 SEDLEY CT.
City, State Zip: Charlotte NC	City, State Zip: CHARLOTTE, NC 28277
Telephone: (704) 292-3195 / (704)	Telephone: 704.995.2600
Email: David@southoakpartners.com Todd@southoakpartners.com	Email: DAVID@SOUTHOAKPARTNERS.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

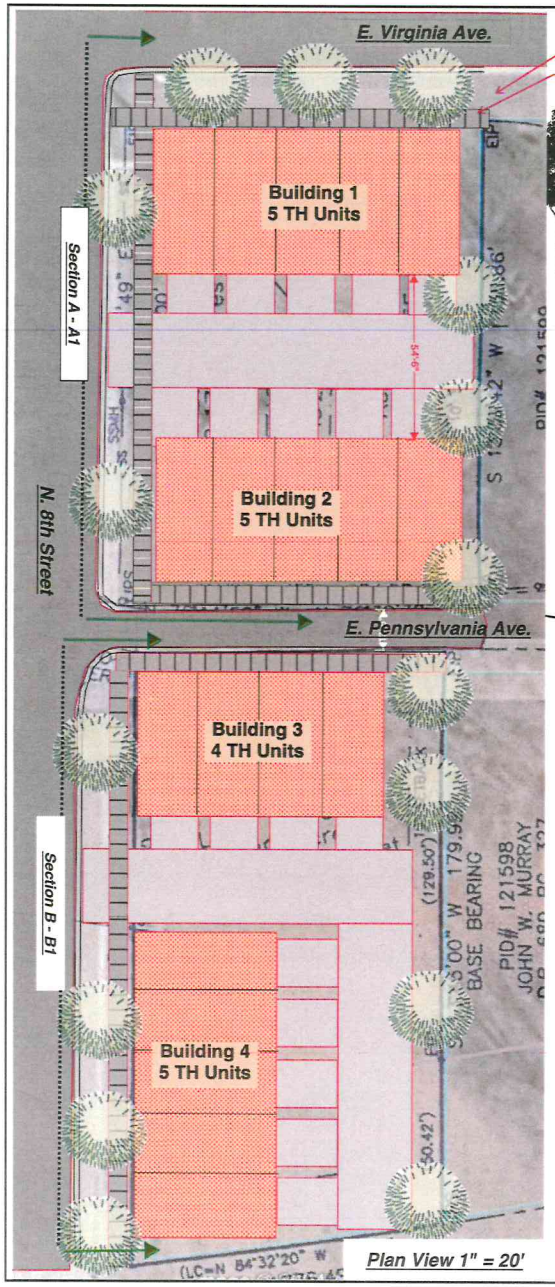
☑ **Illustrative (color) site/sketch plan** for presentation purposes with same layers as described above

☑ **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

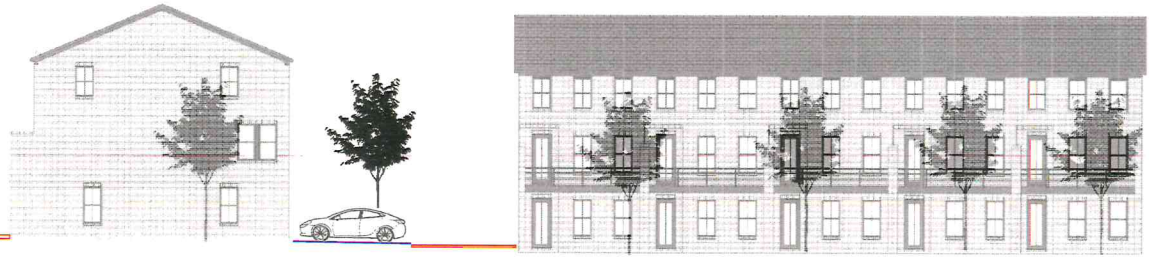
Signature: _____ Printed Name: J.W. Hicks Date: 5/13/24



Plan View 1" = 20'



Section A - A1



Section B - B1

Conditional Rezoning Notes:

1. Property shown are Gaston County GIS Parcel Numbers are: 12595, 121596 & 121597.
2. Existing Zoning is CC; Proposed Zoning is CC Conditional.
3. Landscape concept shown for illustriative purposes, final landscape plan to follow Seciton 7.2 of the Bessemer City Code.
4. Proposed Tree for planing: Acer buergeranum, Trident maple.
5. Proposed sidewalks are 5' in width minimum on plan.
6. Proposed planting strips are Six (6) feet wide along E. Virginia and N. 8th Streets.
7. Due to the narrow existing public right-of-way along Pennsylvania Ave., no planing strip is proposed, only Five (5) foot sidewalks on both sides.
8. Proposed curb and gutter planned for the frontage along all streets, with curb cuts planned at access points for parking into the units.

PRELIMINARY
NOT FOR CONSTRUCTION

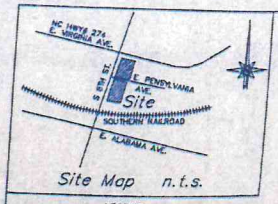
PROJECT #
DATE: May 13, 2024
REVISION:

South Oak Partners, LLC
7733 Ballantyne Commons Parkway, Suite 201
Charlotte, NC 28277
PH: 704-995-2808

THE TOWNS AT BESSEMER CITY

E. Virginia Ave., N. 8th Street & Pennsylvania Ave
Bessemer City, NC

SHEET NO.
A-1

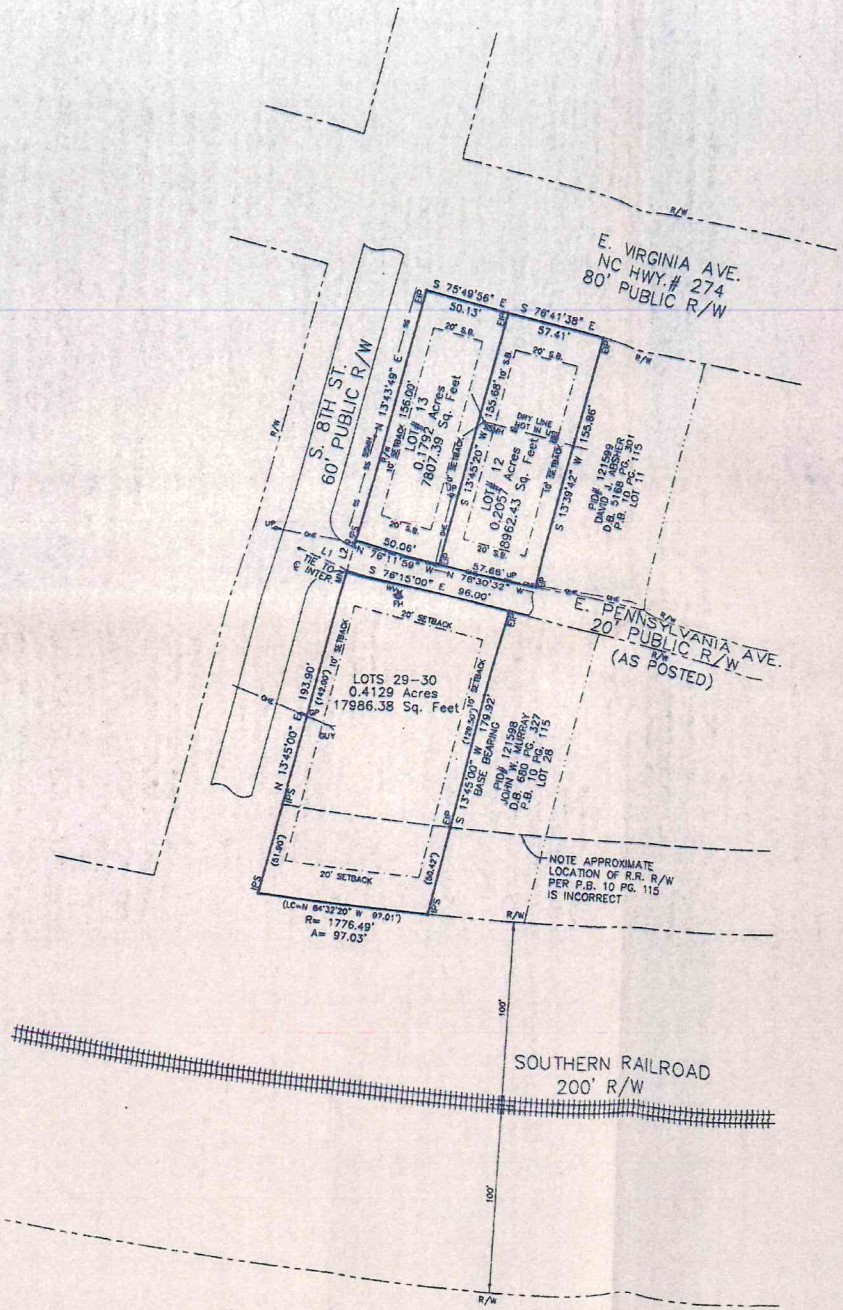


Site Map n.t.s.

LINE	BEARING	DISTANCE
L1	N 63°41'43" W	31.58'
L2	N 13°43'49" E	19.87'

LEGEND

- PROPERTY LINE
- SURROUNDING PROPERTY LINE
- RIGHT-OF-WAY
- SANITARY SEWER LINE
- POWER LINE
- CM = CONC. MONUMENT
- EIP = EXISTING IRON PIN
- IPS = IRON PIN SET
- SSMH = SANITARY SEWER MAN HOLE
- UP = UTILITY POLE



MAGNETIC (REF: P.B. 10 PG. 115)

ZONED TMU
FRONT SETBACK = 20'
REAR SETBACK = 20'
SIDE SETBACK = 10'

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

I HEREBY CERTIFY THAT THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND.

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).

I, FRANKLIN E. TANNER CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY MADE UNDER MY SUPERVISION AND DEED DESCRIPTION(S) AS SHOWN, THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1: 25,000+ AND THE AREA DETERMINED BY D.M.D. WITNESS MY HAND AND SEAL, THIS 1ST DAY OF APRIL, 2021

SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.

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

NORTH CAROLINA PROFESSIONAL SEAL L-2534 LAND SURVEYOR FRANKLIN E. TANNER

Franklin E. Tanner - PLS # 2534

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

Survey made at the request of

ROBERT J. NEUNZIG

Scale: 1"=50' Date: APRIL 1, 2021

Survey By

TANNER AND McCONNAUGHEY, P.A.
Professional Surveyors
1361-C E. Garrison Blvd. Gastonia, N.C.
(704) 866-8421 OR (704) 864-2611

D.B. 4728 PG. 1622 Lots 29, 30 Block 6
Subd. GAMBRILL-MELVILLE MILLS CO. P.B. 10 PG. 115
Tax Map # 2 Page 14 Parcel 158, 159, 160
PID# 121595, 121596, 121597

50 0 25 50 100 200
GRAPHIC SCALE - FEET

FILE: 121596-NEUNZIG-032421

UNIT #01 UNIT #02 UNIT #03 UNIT #04 UNIT #5



SHEET NO.: 4

DATE: 4/16/2024

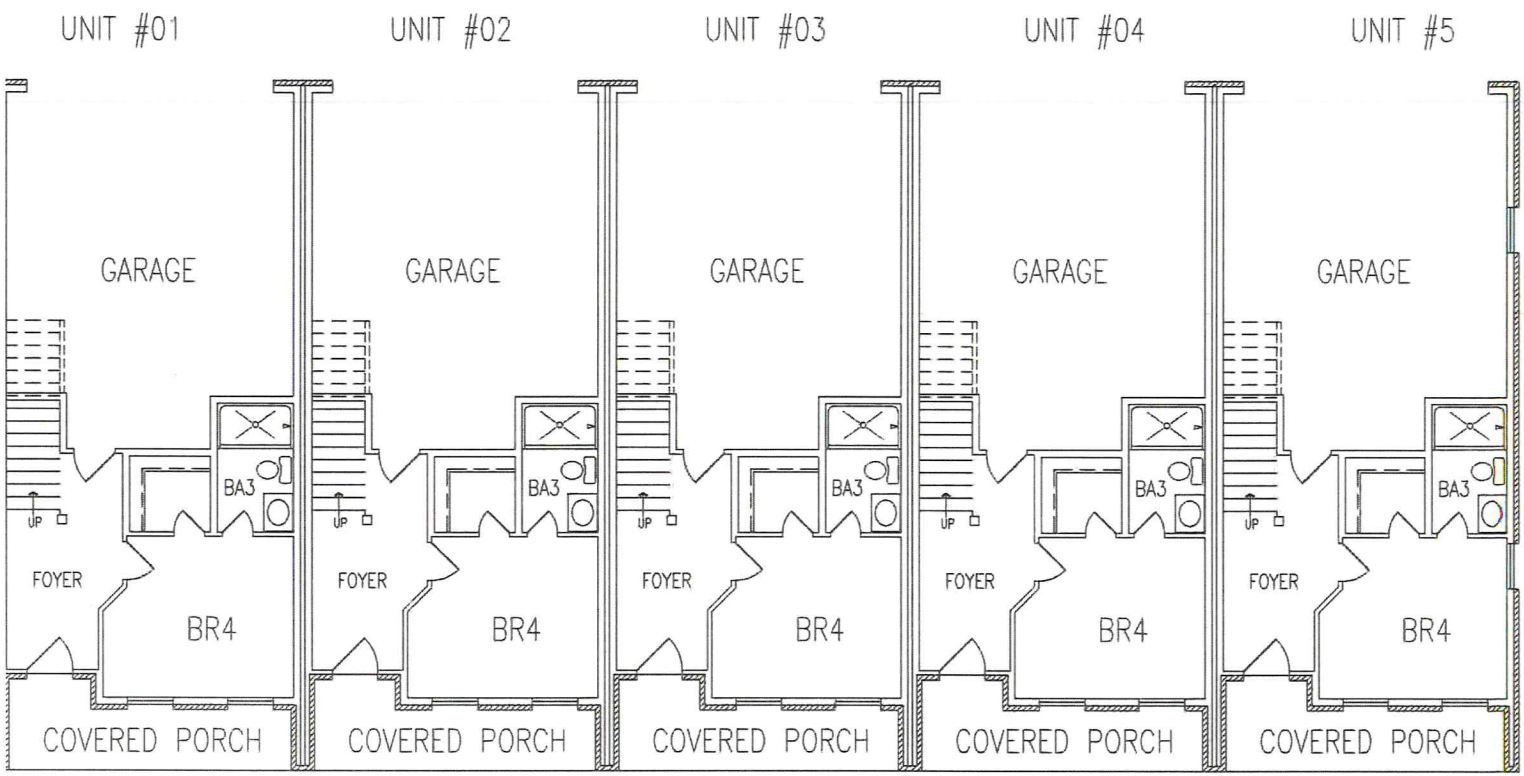
DRAWN BY: NICHOLLS

THE TOWNS AT BESSEMER CITY

BUILDING 1

FRONT ELEVATIONS

ACCENT HOMES CAROLINAS
1252 River Highway
Mooresville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomescarolinas.com



4/16/2024

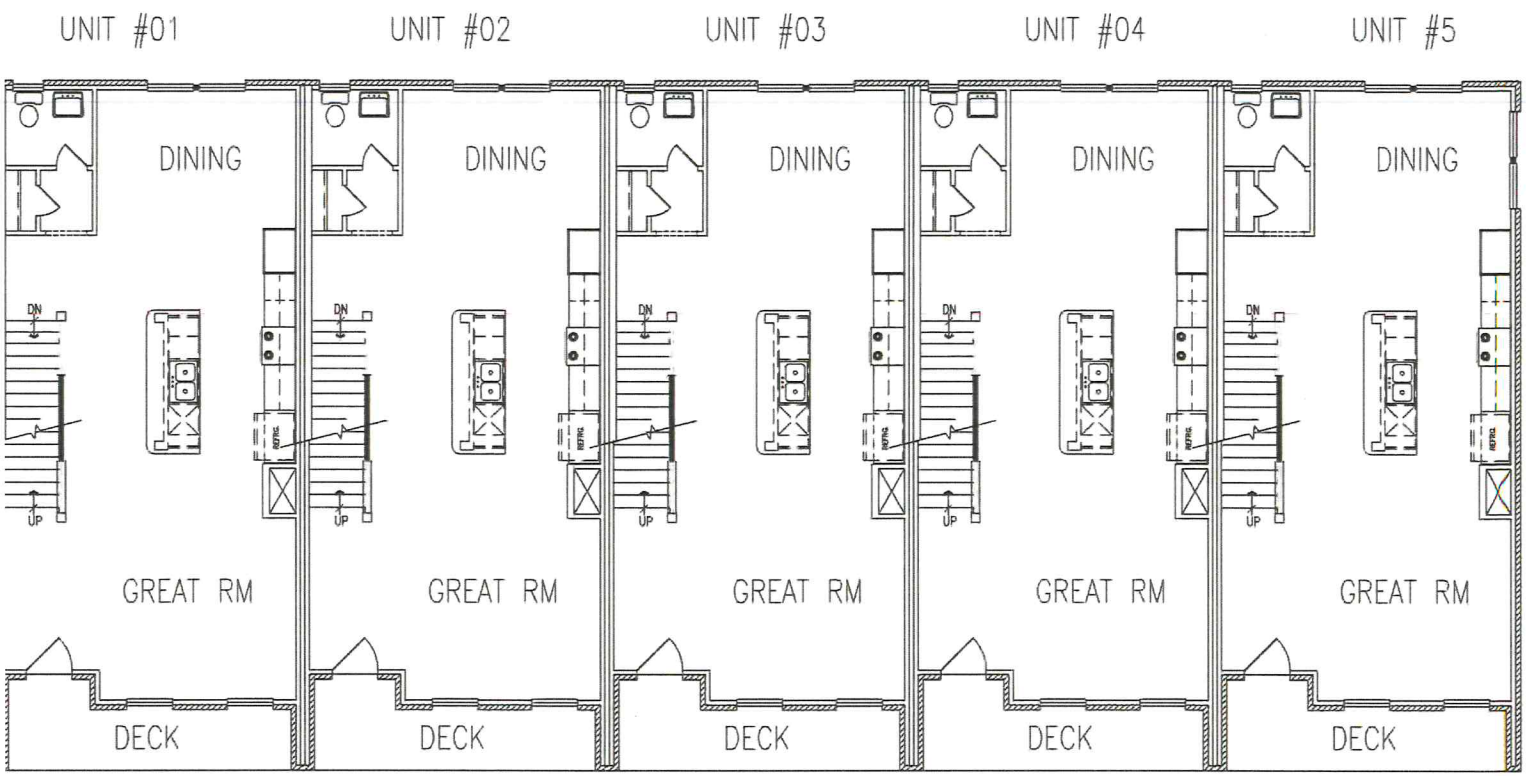
NICHOLLS

THE TOWNS AT BESSEMER CITY

BUILDING 1

FIRST LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Mooresville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomescarolinas.



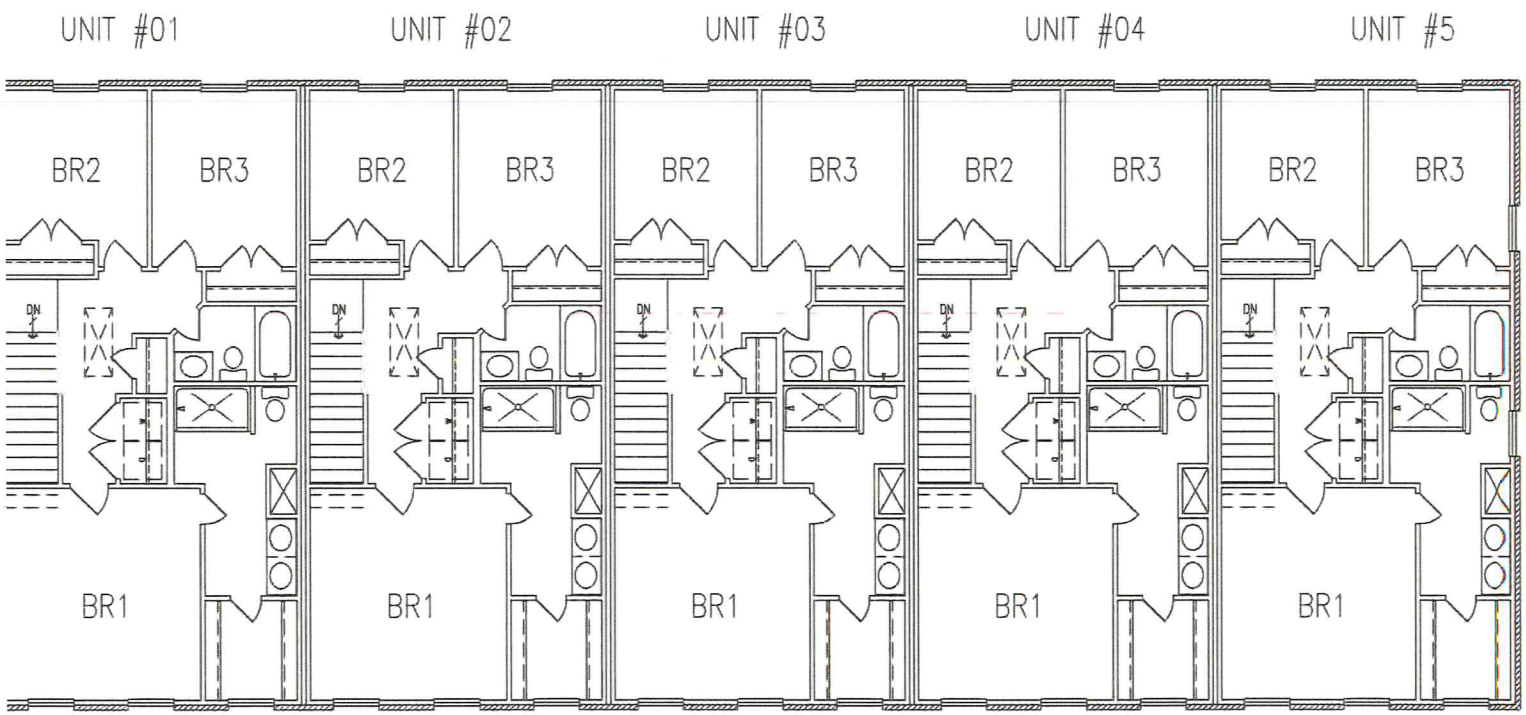
4/16/2024

NICHOLLS

THE TOWNS AT BESSEMER CITY

BUILDING 1 — SECOND LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Mooresville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomescarolinas.



4/16/2024

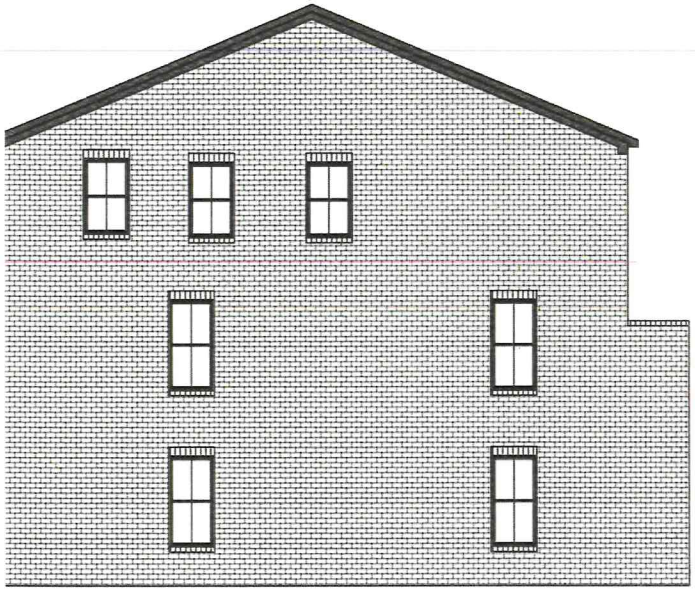
NICHOLLS

THE TOWNS AT BESSEMER CITY

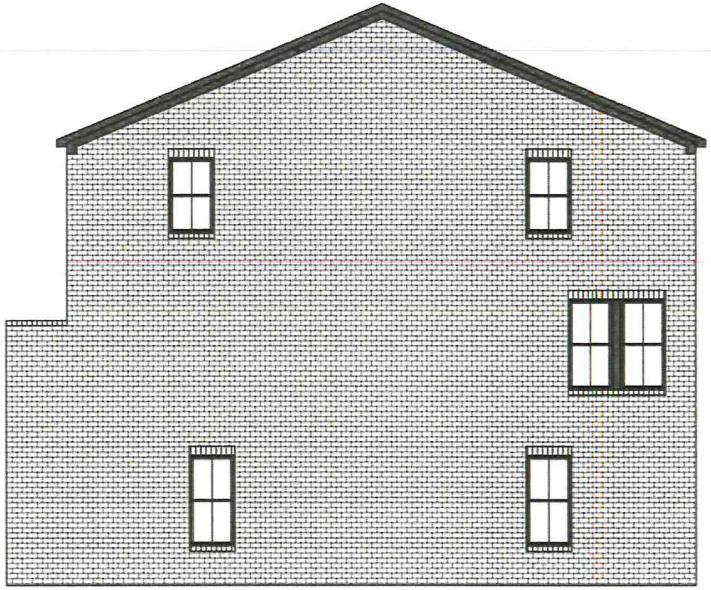
BUILDING 1

THIRD LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Mooresville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomescarolinas.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

4/16/2024

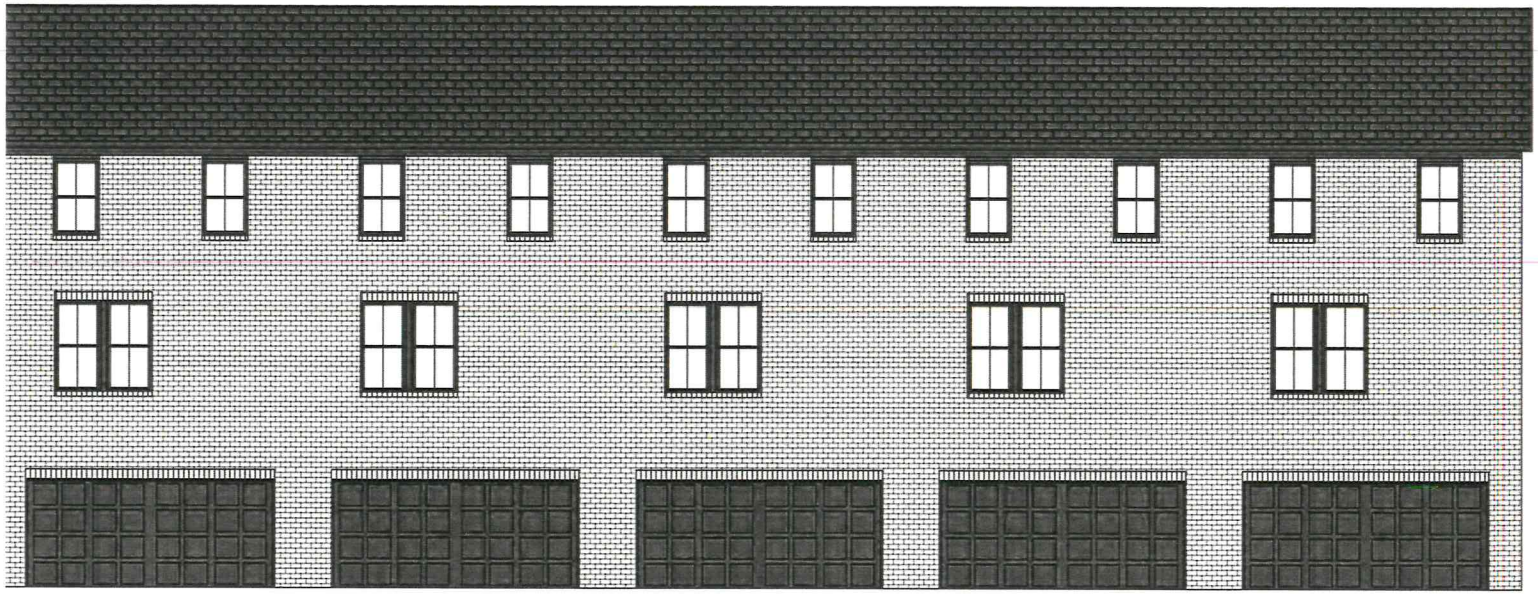
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THE TOWNS AT BESS
BUILDING 1

SIDE ELEVATIONS

ACCENT HOMES CAROLINAS
1252 River Highway
Mooresville NC, 28117
Phone: 704.771.8973
jnicholls@accenthomescarolinas.

UNIT #01 UNIT #02 UNIT #03 UNIT #04 UNIT #5



4/16/2024

REAR ELEVATIONS

THE TOWNS AT BESSEMER CITY

BUILDING 1

FIRST LEVEL FLOOR PLAN

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