



PLANNING BOARD
City Council Chambers
Monday, June 03, 2024 at 6:00 PM

AGENDA

Call to Order & Determination of Quorum

Adoption of the Agenda

Planning Board Action Item

- [1.](#) Approval of minutes from the May 2024 Meeting
- [2.](#) CD 01-2024 City Center CD Application

Board of Adjustment Action Item

3. None

Informational Items

4. CD 01-2024 Application Packet
5. CD 01-2024 Staff Report

Old/New Business

Adjourn

Bessemer City Planning Board

The Bessemer City Planning Board met in regular session on Monday, May 6th, 2024 at 6:00 PM in the Council Chambers of City Hall.

Members Present:

Chairperson, Bruce Absher, Board Members: Pamela Gladney, Wendy Burgess, Charlene Hill, Bryan Hoffman, Linda Willis, and Constantine Tsambouriney. City Staff Present: Development Services Officer, Nathan Hester, City Attorney, Marshall Walker, and City Clerk, Hydeia Hayes.

Call to Order and Determination of a Quorum

Chairperson Absher called the Planning Board meeting to order and confirmed that a quorum was present (7/7).

Adoption of the Agenda

By motion of Pamela Gladney and unanimous vote, the agenda was adopted with the following revision:

- Item 4. Public Hearing – Variance 01-2024 be the first item of business.

Planning Board Action Item

By motion of Charlene Hill and unanimous vote, minutes from the February 5th, 2024 Planning Board meeting were adopted.

Variance Request 01-2024 Public Hearing

By motion of Pamela Gladney the variance hearing was opened at 6:06 PM. City Clerk, Hydeia Hayes administered the oath to Nathan Hester, Shannon Brooks, DaJuan Sausage, and Jennis Jackson. Shannon Brooks, DaJuan Sausage, and Jennis Jackson are representatives with Five Holdings LLC. Attorney Marshall Walker informed the Board that it would be his recommendation that the variance be denied, as there is no hardship on property owners stemming from the property itself.

Development Services Officer, Nathan Hester introduced all present to the Board. Ms. Brooks led the discussion, and informed the Board that Five Holdings LLC initially purchased the land in May 2023 to develop a small subdivision (Gaston County Tax Identification Number 218801, Deed Book 5440, Page 1915). Additionally, the LLC had plans to purchase an additional piece of property (Parcel ID#152587) a month later to develop the homes with a cul-de-sac with four homes. However, after some developments, the property owner over the additional property did not want to sale the land. Thus, the project has been halted.

The applicant would like to subdivide the lot of 610 S. Skyland Dr. into three lots and construct three new homes upon the lots. The initial subdivision plan included the real estate transaction to include parcel 152587 to accommodate the subdivision into four separate parcels for the construction of right of way and four new single-family structures upon each lot individually. Due to the inability to assume whole ownership of parcel 152587, the updated subdivision proposal consists of three separate parcels with a recorded twenty-five-foot wide (25') access easement for lot one through lot two.

The subdivision of the current parcel into the three newly proposed lots would require a variance of the minimum lot width at street frontage for lot two and a variance to the requirement of street frontage access to lot number one. The subject parcel, PID#218801, is located within the Neighborhood Residential Zoning District. The minimum lot width requirement is sixty feet (60'). The applicant is requesting a variance to the minimum lot width regulation at street frontage for lot two with a proposed street frontage width of 42.04 feet due to the adjacent parcel of land encroaching upon that part of the current parcel. The applicant has expressed a hardship in meeting the minimum lot width at street frontage for two out of the three proposed lots due to the historical recording of two parcels overlapping one another and the refusal of current property owners to sell the needed property.

By motion of Linda Willis and unanimous vote, the variance hearing was closed at 6:26 PM.

The following decision and findings of fact were found:

- Unnecessary hardship would not result from the strict application of the ordinance.
- There is no hardship resulting from conditions that are peculiar to the property.
- The hardship did result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance does constitute a self-created hardship.
- The requested variance is not consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

By motion of Wendy Burgess and a unanimous vote, the findings of fact were adopted. Thus, the variance request was denied.

Planning Board Action Item- CD 03-2023 PID#151678

Development Services Officer, Nathan Hester addressed the Board regarding a rezoning request from Development Solutions Group (DSG) on Yellowjacket Lane. 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. Since it's initial introduction, the site plan has been revised to a 3rd version produced for the Board this evening. The site plan will now consist of 63 units and have open space.

Kyle Crowe addressed the Board on behalf of DSG as the civil engineer. DSG heard the Board's feedback at the last meeting and heard comments from citizens. Thus, a new version of the site plan was created. These homes will be marketed at \$300,000 and will utilize the City's natural gas infrastructure.

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 and alleyway, 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 2.0 acres of open space. Applicant proposes approximately one (1.5) acres of open space.

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. Developers 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.

By motion of Constantine Tsambouriney and unanimous vote, the rezoning request was recommended to be presented to City Council for consideration at their next Regular Meeting.

Planning Board Action Item- RZ 01-2024 1216 Tryon Courthouse Road

Development Services Officer, Nathan Hester addressed the Board regarding the rezoning request for property located at 1216 Tryon Courthouse Road. The property owner has requested a zoning map amendment at PID#151483, said parcel is approximately 0.58 acres in size. The current property owners are James Robert Whisnant and Sonja Rodden of 1220 N. Tryon Courthouse Rd. Bessemer City, NC 28016.

The property owner, James Whisnant, inherited the land parcel from his family and grew up in the single-family structure that was previously on the land. Currently the parcel is zoned Rural which requires single family structures to meet the following zoning regulations: front setback of 100' due to viewshed overlay, rear setback of 50', side setbacks of 15', and a corner setback of 50'. Due to the land of record measuring approximately 100' in width, it prevents anyone from constructing a single-family residence upon the lot.

The applicants are requesting a rezoning to Neighborhood Residential (NR) which would change the single-family zoning requirements for the lot to a front setback of 20', rear setback of 30', side

setbacks of 12', and a corner setback of 20'. The proposed structure to be constructed upon the lot if rezoned would be able to accommodate the Neighborhood Residential zoning requirements.

By motion of Constantine Tsambouriney and unanimous vote, the rezoning request was recommended to be presented to City Council for consideration at their next Regular Meeting.

Old/New Business

Planning Board Member, Pamela Gladney brought up several housekeeping items. Mrs. Gladney stated that she would like the Board to meet according to schedule. If there is no official business to be conducted, Staff could provide the Board with training exercises.

Adjourn

By motion of Linda Willis and unanimous vote, the meeting adjourned at 7:01 PM.

Bruce Absher, Chairperson

Hydeia Y. Hayes, City Clerk



City of Bessemer City, North Carolina
Conditional District Rezoning Staff Report
Planning Board Agenda Item June 3, 2024
City Council Agenda Item July 8, 2024

Applicant: South Oak Partners

Request:

To review and make a recommendation on the rezoning of three parcels of land that are currently zoned City Center to City Center Conditional District to accommodate the development of a multifamily townhome community consisting of 19 units.

Background Information:

The preliminary site plan for the development includes three parcels of land located within the incorporated limits of Bessemer City and are assigned Gaston County Tax Parcel ID’s 121595, 121596, 121597. The project site is approximately 0.80 acres and is currently vacant. The project parcels are surrounded by two public right of ways, E. Virginia Avenue (Highway 274) and N. 8th St. E. Virginia Ave. (Highway 274) is owned and maintained by the NCDOT, and N. 8th St. is owned and maintained by the City of Bessemer City. The applicant is proposing to develop the project site into a multifamily townhome community that will consist of 19 three-story units with rear loaded parking access from two shared driveways. The architectural features of the townhome units will be comprised of full masonry materials, windows, and guttering that the developer proposes to be complimentary of the Osage Mill historic rehabilitation project. The developer has designed this product specifically for this project.

Current regulations within section 2.7.B and 2.8.C of the Bessemer City Land Development Code state that residential uses are not permitted by right within the City Center (CC) zoning district and no more than eight residential units per acre may be developed for residential development projects. The purpose of the application by the developer for a conditional district is to request

relief from the Bessemer City Land Development Code regulations to rezone the specific project site to allow for a residential land use that exceeds the maximum density requirement.

The Bessemer City Land Development Code, section 2.8.C., also states that multifamily residential structures must be comprised of 60% masonry materials and have no garage access from the fronting street. The applicant has applied to construct a townhome community with 100% exterior masonry materials with rear loaded garage access.

Proposal: The Applicants have submitted a City Center Conditional District application proposing to develop a townhome residential community on three parcels of land within the City Center (CC) zoning district. A summary of the proposal is as follows:

<i>Parcels</i>	<i>Site Area</i>	<i>Watershed</i>	<i>Existing Use</i>	<i>Proposed Use</i>	<i>Number of Units</i>	<i>Maximum Density</i>	<i>Proposed Density</i>	<i>Required Open Space</i>	<i>Proposed Open Space</i>
121595, 121596, 121597	0.80	N/A	Vacant	Residential Multifamily/ Townhome	19	8	19	0	0

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	0’	0’	0’	0’
Proposed	11’	0’ between units	54’	11’

Roads: The proposal for the site involves the construction of sidewalks, to include curb and gutter, along all public right of ways surrounding the project site. There will be two driveway access points constructed to allow motor vehicular access to the rear parking areas of the townhome units from N. 8th St. The sidewalks will measure five feet (5’). The applicant has also proposed a six foot (6’) planting strip along the right of ways surrounding the project site.

Parking: Bessemer City Land Development Code requires two parking spaces per unit minimum. The project consists of 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.
- 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 curb and guttering installed along all right of ways surrounding the project site. With the exception of E. Virginia Ave. (Highway 274) which already has curb and guttering installed. Stormwater runoff will also be managed by depressed or recessed curbing within the parking areas of the project site. 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: There are no open space requirements for the development. The project site is located one and half blocks from a city owned and maintained recreational facility. The city's recreational facility is within walking distance of the project site and provides ample open space for the future residents of 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 residential land uses adjacent to properties that consist of office, personal services, and other residential land uses. The applicant is proposing a six foot (6') planting strip along all right of ways surrounding the development.

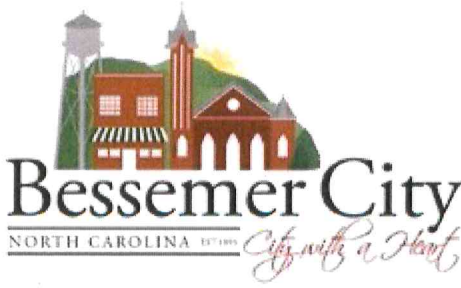
Staff Recommendation:

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

Exhibits:

1. The Towns at Bessemer Application Packet.

Recommended Effective Date: July 8th, 2024



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

Item 2.

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)	<u>\$ 700⁰⁰</u>
• 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:				<u>\$ 700⁰⁰</u>

2. Project Information

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

Location: 8th & Virginia & Pennsylvania Property Size (acres): 1.82 # 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

South Oak Partners

Agent(s) (Engineer, Architect, Etc.)

DAVID TIRRELLS

Address

7733 Bellvue Commons Pkwy
Suite 201

Address

8111 Sebley 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
7022@southoakpartners.com

Email

DAVID@SOUTH OAK PARTNERS.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

Last Update: 07/06/2021

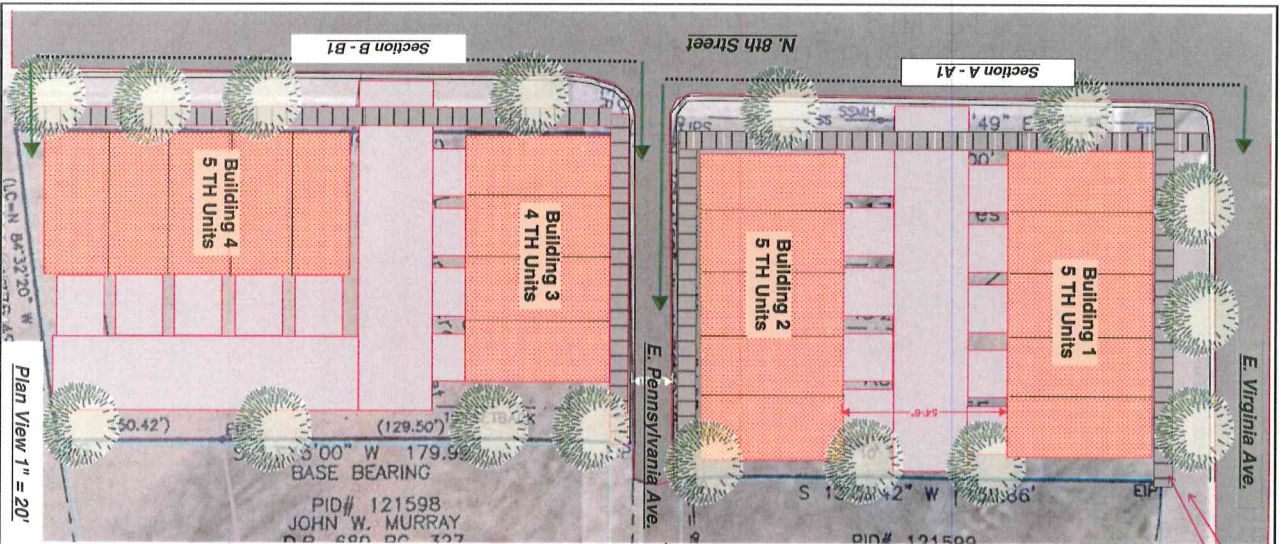
Signature:

Printed Name:

J.W. Hicks

Date:

5/13/24

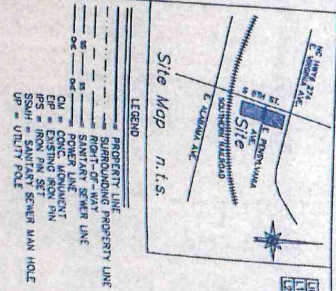


Conditional Rezoning Notes:

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 illustrative purposes, final landscape plan to follow Section 7.2 of the Bessemer City Code.
4. Proposed Tree for planting: Acer buergerianum, 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 planting 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**

<p>SHEET NO. A-1</p>	<p>THE TOWNS AT BESSEMER CITY</p> <p>E. Virginia Ave., N. 8th Street & Pennsylvania Ave Bessemer City, NC</p>	<p>South Oak Partners, LLC 7733 Ballantyne Commons Parkway, Suite 201 Charlotte, NC 28277 PH: 704-995-2808</p>	<p>PROJECT #</p>
			<p>DATE: May 13, 2024</p> <p>REVISION:</p>

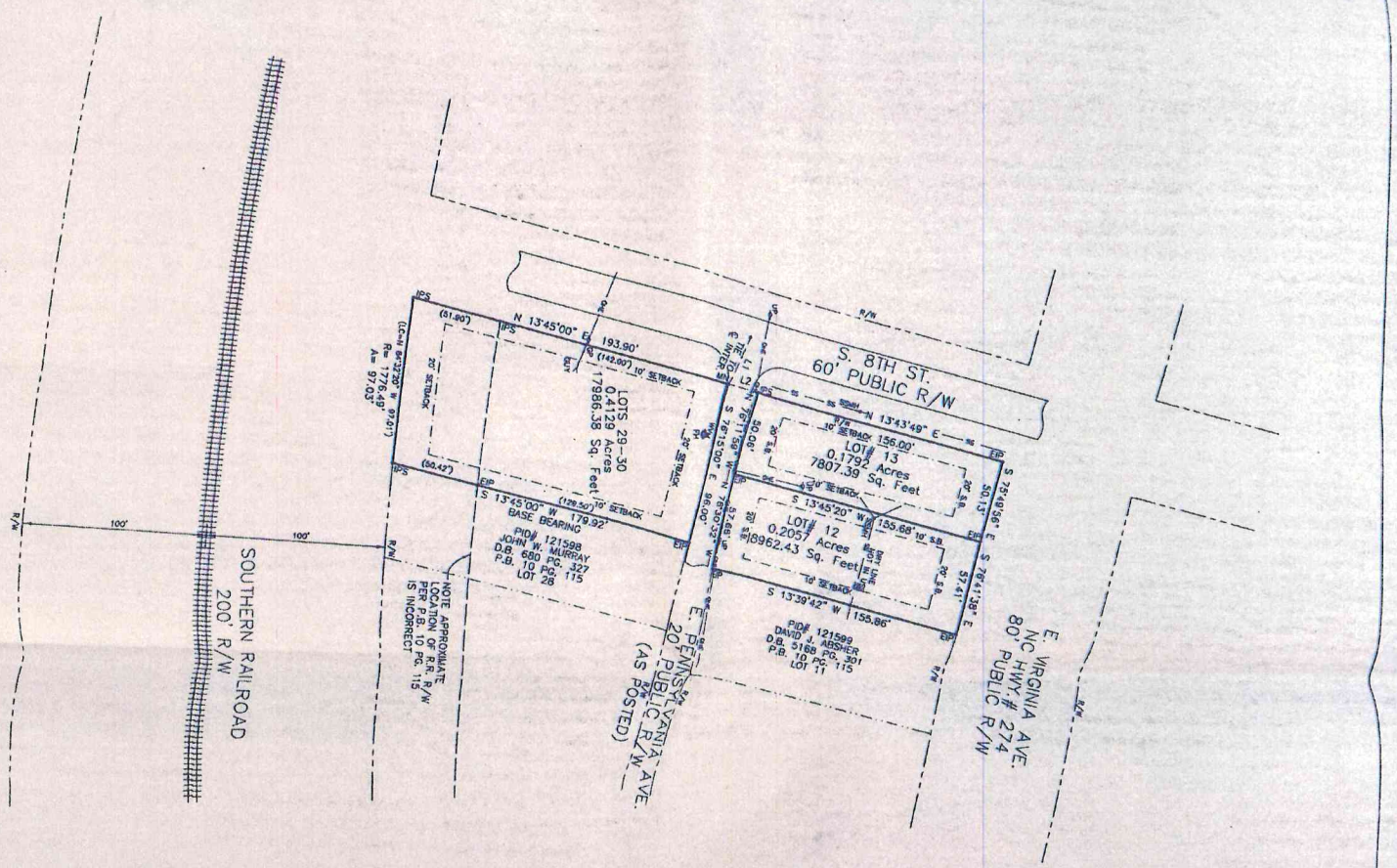


LINE BEARING	DISTANCE
N 83°17'42" W	117.00'
N 124°30'00" W	117.00'

NO GEOTEC MONUMENTATION WITHIN 2000 FEET OF SUBJECT PROPERTY.
 I HEREBY CERTIFY THAT THIS SURVEY IS OF EXISTING PARCELS OR PARCELS OF LAND.
 I HEREBY CERTIFY THAT THE SUBJECT STRUCTURE () IS (X) NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA, MAP NO. 1570322800.
 EFFECTIVE DATE: 9/28/2007 (NO FLOOD ZONE 1570322800).
 I, FRANKLIN E. TANNER, CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL FIELD SURVEY PERSONS AS CALLED FOR AND DEPARTURES AS SHOWN, THAT THE RATIO OF THE AREA DETERMINED BY D.M.D. WINKLES BY HAND AND SEAL, THIS 1ST DAY OF APRIL, 2021.
 SURVEY BASED ON PHYSICAL EVIDENCE AND EXISTING IRON PINS.
 PROPERTY MAY BE SUBJECT TO RECORDS OR UNRECORDED RIGHTS-OF-WAY OR EASEMENTS AND ENCUMBRANCES.



Franklin E. Tanner - PLS # 2534



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



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 MCCOMMAGHEY, P.A.
 1361 - C - Commercial Surveyors Gastonia, N.C.
 (704) 866-8421 Or (704) 866-8422
 D.B. 4728, P.O. 1622, Lot 12, Block 6
 Subd. GAMBELL-METCALF WASTELAND P.O. Box 115
 Town Map # 2, Page 1st Parcel 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000

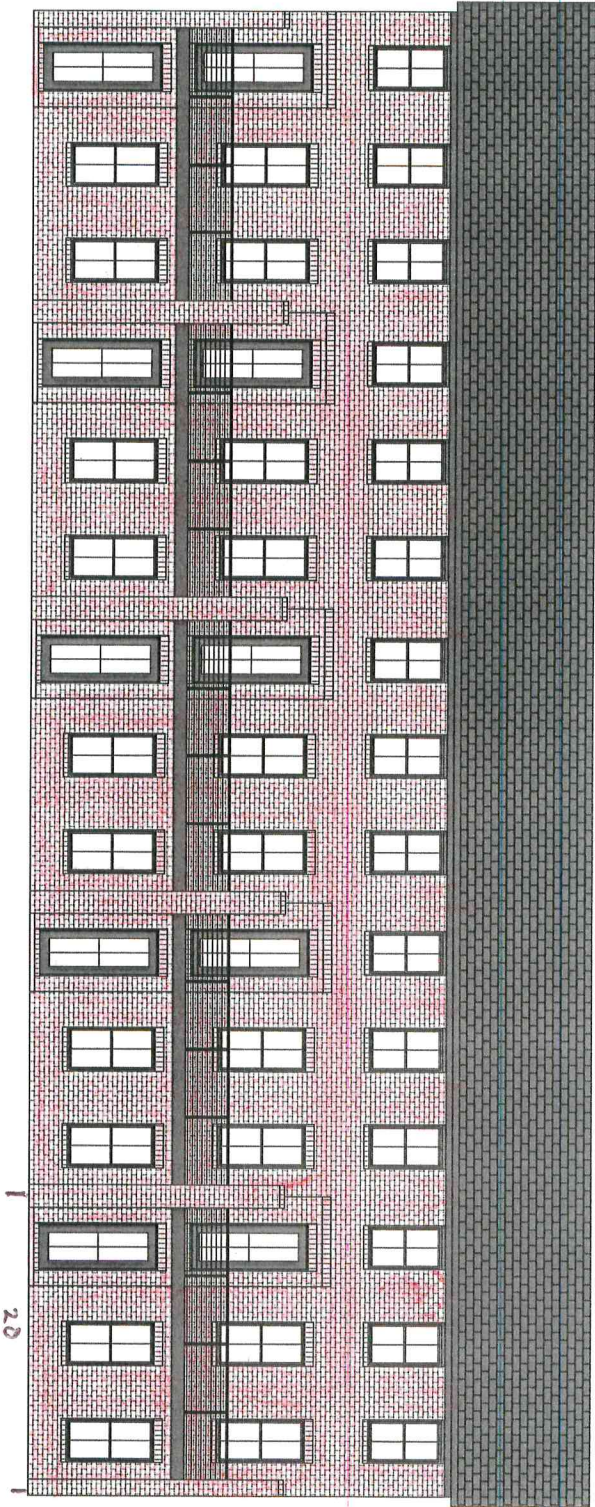
UNIT #01

UNIT #02

UNIT #03

UNIT #04

UNIT #5



1
20

SHEET NO.

4

DATE

4/16/2024

DRAWN BY

NICHOLLS

THE TOWNS AT BESSEMER CITY
BUILDING 1

FRONT ELEVATIONS

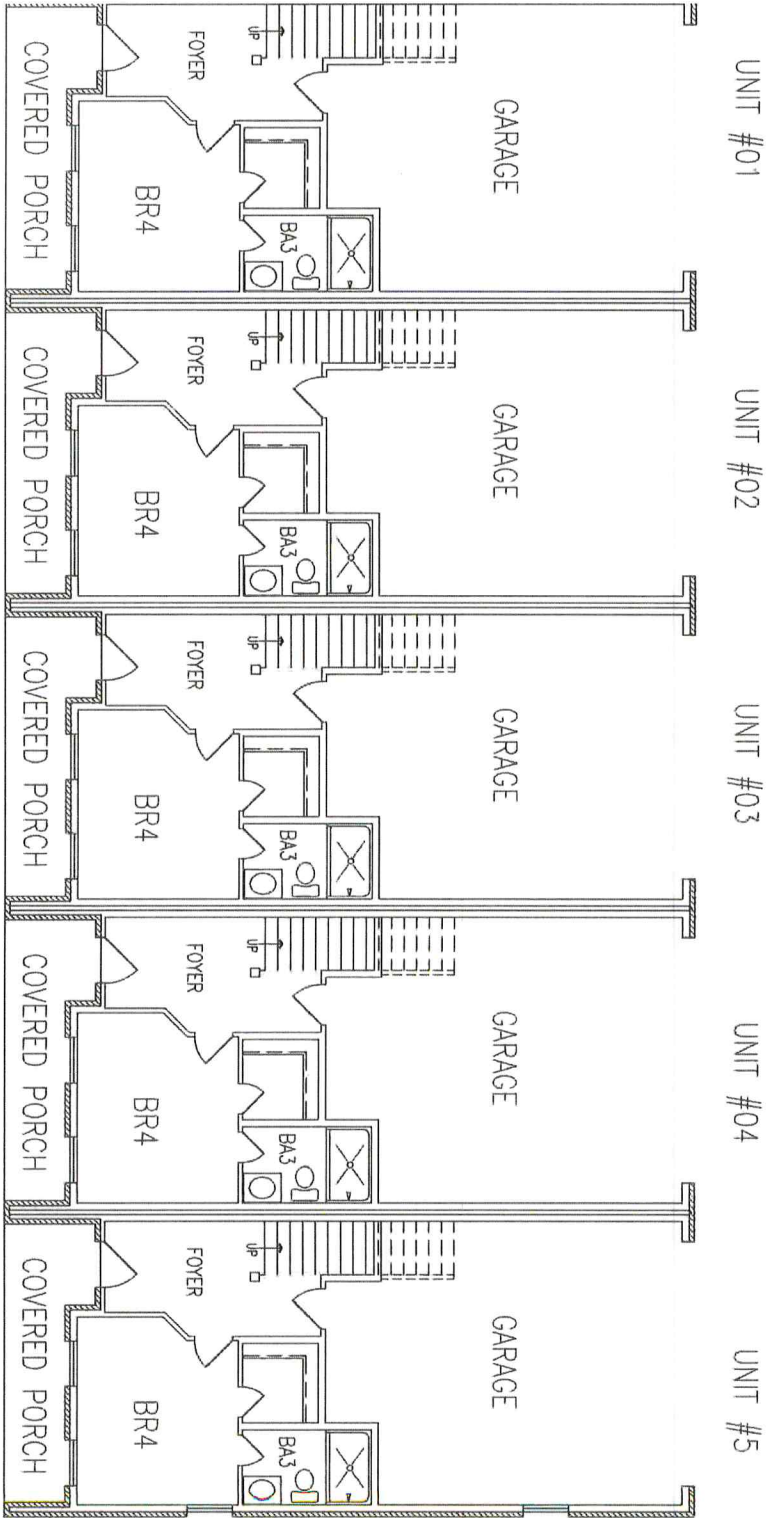
ACCENT HOMES CAROLINAS

1252 River Highway

Mooreville, NC, 28117

Phone: 704, 771, 8973

nicholls@accenthomes Carolinas.com

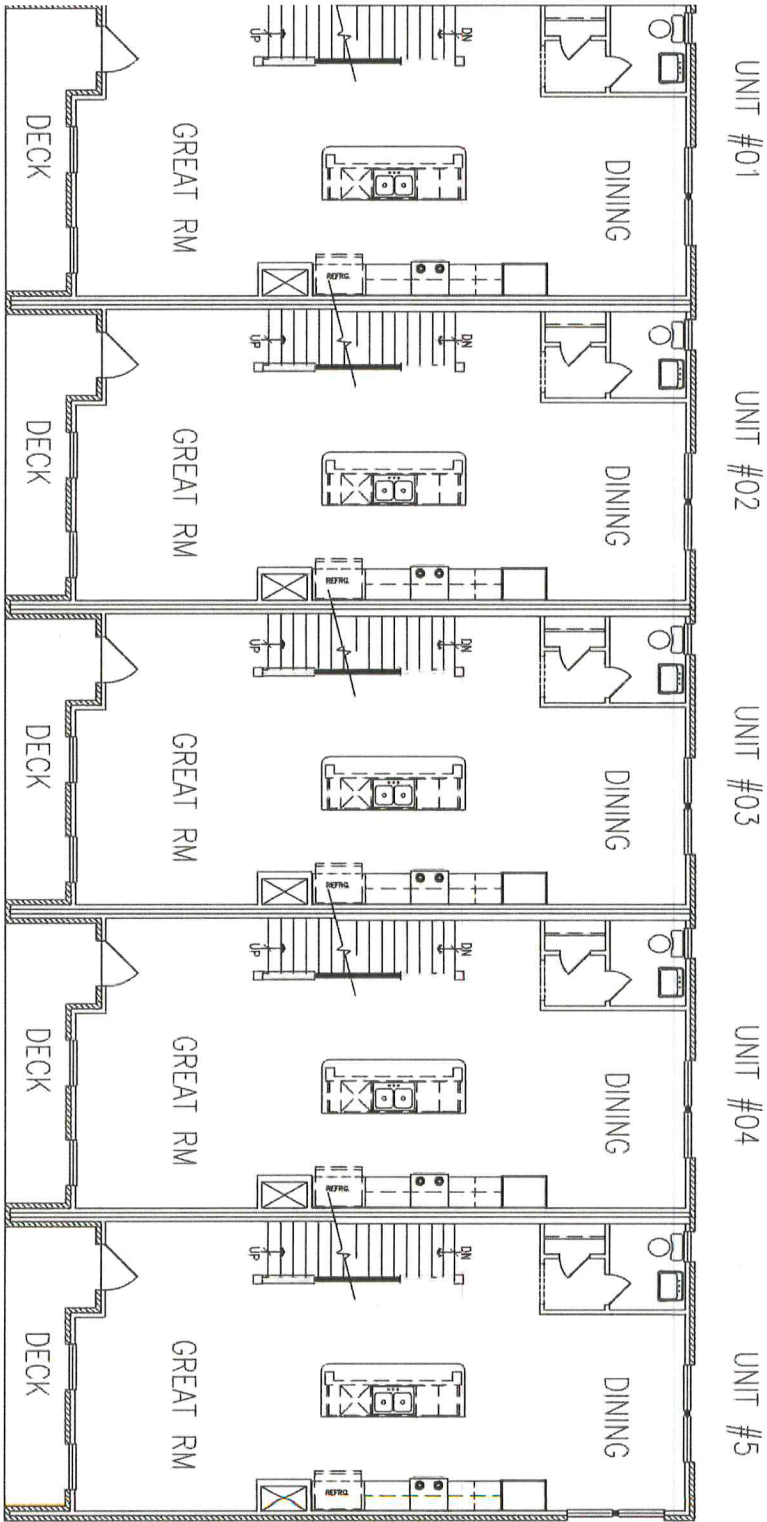


4/16/2024
NICHOLLS

THE TOWNS AT BESSEMER CITY
BUILDING 1

FIRST LEVEL FLOOR PLAN

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

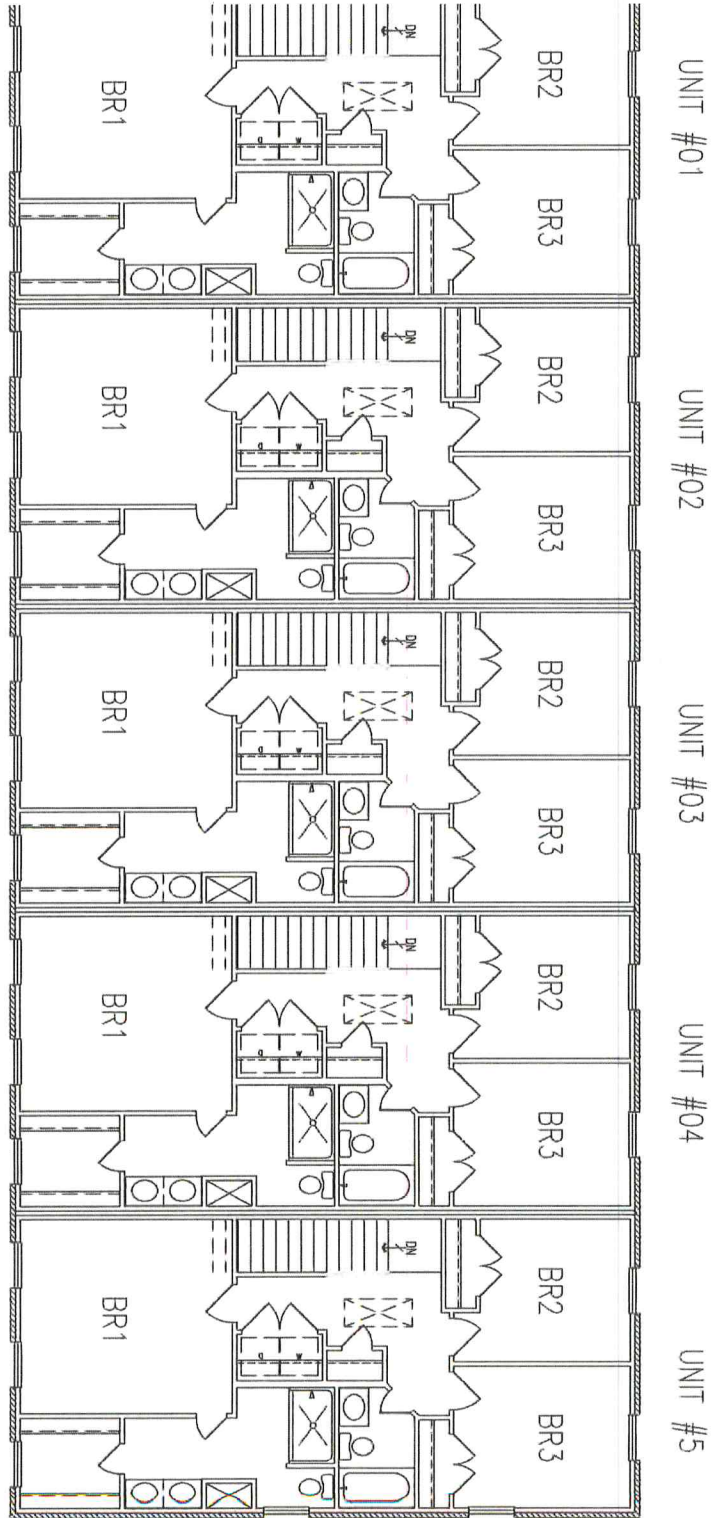


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NICHOLLS

THE TOWNS AT BESSEMER CITY
BUILDING 1

SECOND LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Woolesville NC 28117
Phone: 704.771.8973
jnicholls@accenthomes Carolinas

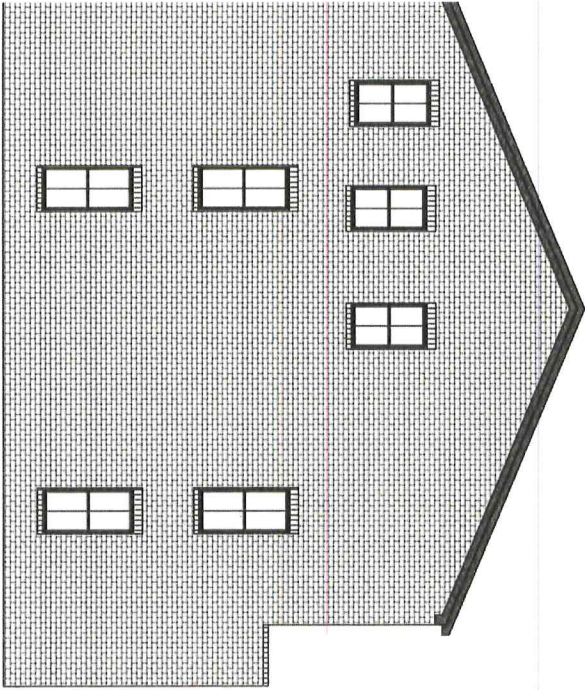


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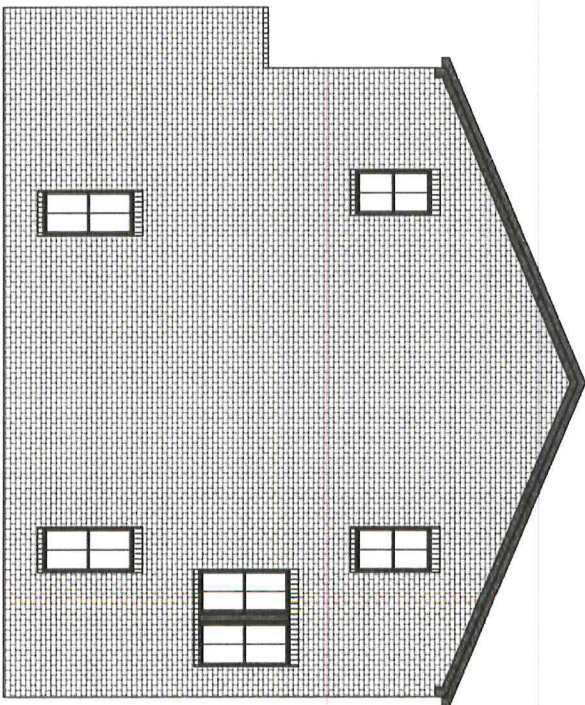
THE TOWNS AT BESSEMER CITY
BUILDING 1

THIRD LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
1252 River Highway
Woolesville NC 28117
Phone: 704.771.8973
jnicholls@accenthomas Carolinas



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

DATE 4/16/2024	THE TOWNS AT BESS BUILDING 1
BY NICHOLLS	

SIDE ELEVATIONS	ACCENT HOMES CAROLINAS 1252 River Highway Woolesville NC 28117
	Phone: 704.771.8973 nicholls@accenthomescarolinas.

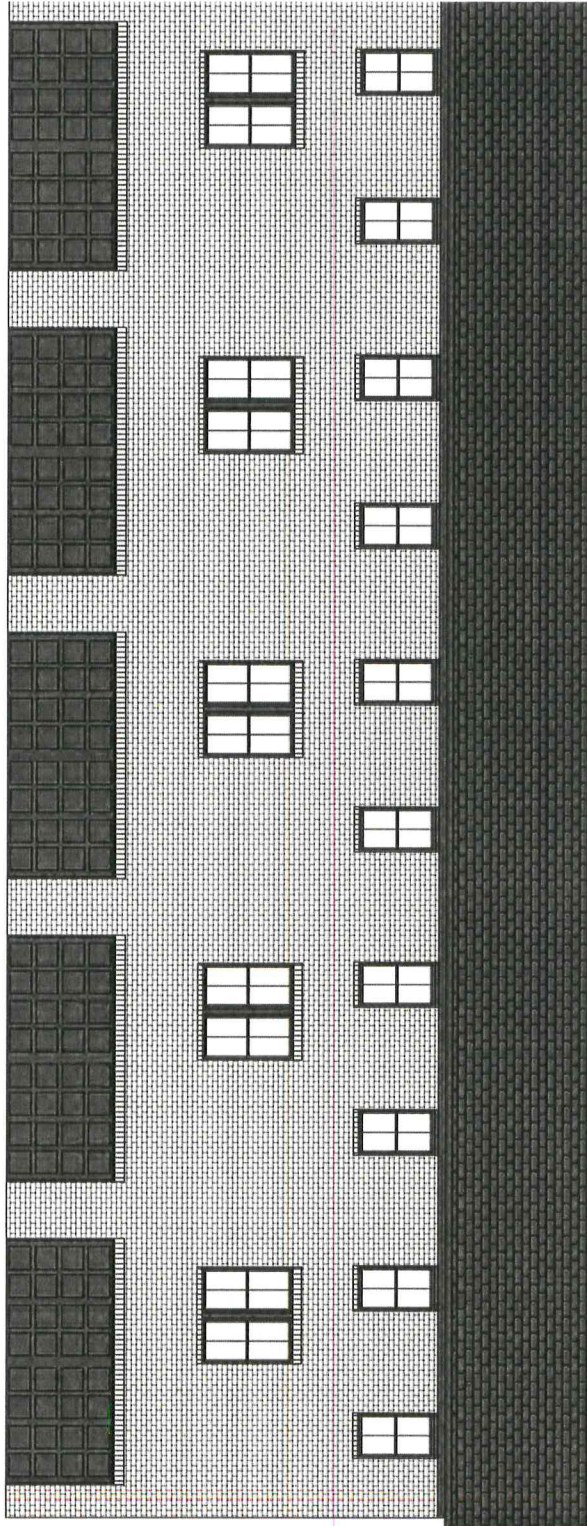
UNIT #01

UNIT #02

UNIT #03

UNIT #04

UNIT #5



4/16/2024

REAR ELEVATIONS

THE TOWNS AT BESSEMER CITY
BUILDING 1

FIRST LEVEL FLOOR PLAN

ACCENT HOMES CAROLINAS
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 richollis@accenthomescarolinas