



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)	_____
• 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:				_____

2. Project Information

Date of Application: March 16, 2022 Name of Project: Alonzo's Towing LLC

Location: 203 W. Highway 161 Property Size (acres): 0.41 # of Units/Lots: 1
Bessemer City NC 28016

Current Zoning: R1 Proposed Zoning: Business/Commercial as before or Allow Variance

Current Land Use: Empty Lot Proposed Land Use: Vehicle parking Lot

Tax Parcel Number(s): 121274

Square Footage: No building - See Lot Dimensions

3. Contact Information

Owner, Applicant, or Developer

Fredy A. Alonzo

Address

1732 Southwind Dr

City, State Zip

Charlotte NC 28216

Telephone

980-229-6807

Email

Fredyalonzo31@gmail.com

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

Homes by Iksayana

Address

925 Sells Rd

City, State Zip

Salisbury NC 28144

Telephone

704-960-9748

Email

Iksayana@gmail.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: Fredy A. Alonzo Printed Name: Fredy A. Alonzo Date: 03/21/2022



(980)229-6807

To The City of Bessemer city,
By the following, I Fredy A. Alonzo owner of 203 W. Highway 161 Bessemer city, NC 28016.
Would like to formally request that the property I purchased known as Parcel 121274 be considered reverting back to its previous zoning which was B2.

I Purchased this parcel on November 17, 2021.

This Parcel was previously Zoned B2 and over the course of the years was used as Car Lot, Junk Yard, Car detailing and Roofing company.

If you are facing this lot from Highway 161, you will see to the right is a Huge Power line easement, and several nearby businesses, which I feel the use for this land geared more for a commercial site.

All I am requesting from Bessemer city is a spot rezoning for this one parcel. I am seeking that this Parcel allows me to store the vehicles my company tows in a safe, private manner and keep them behind a private gated fence that I will install.

There will be No auto repairing, No Loud noise of any kind, just use this lot as vehicle parking.

My Towing service will help the city as most other towing companies are on the other end of the Bessemer city. Also there is an auto repair shop near by that can benefit from my services

Mr Gears Mobile service who's only ½ mile away- 29 S Mickley Ave, Bessemer City, NC 28016.

1. This zoning change will be in no way detrimental to public health or safety.
2. The conditional use is unique to the property location.
3. In no way will this cause any changes for surrounding neighbors.

Please Help me make the best use for this parcel. I look forward in hearing from you soon.

A handwritten signature in black ink that reads "Fredy A. Alonzo".

Sincerely, Fredy A. Alonzo

(980)229-6807

Date of this notice: 12-15-2020

Employer Identification Number:
85-4300896

Form: SS-4

Number of this notice: CP 575 G

ALONZOS TOWING LLC
FREDY A ALONZO SOLE MBR
1732 SOUTHWIND DR
CHARLOTTE, NC 28216

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 85-4300896. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. **This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you.** You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.

If you have questions about your EIN, you can call us at the phone number or write to us at the address shown at the top of this notice. If you write, please tear off the stub at the bottom of this notice and send it along with your letter. If you do not need to write us, do not complete and return the stub.

Your name control associated with this EIN is ALON. You will need to provide this information, along with your EIN, if you file your returns electronically.

Thank you for your cooperation.

State of North Carolina
Department of the Secretary of State

SOSID: 2097138
Date Filed: 12/15/2020 1:38:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C2020 349 01180

Limited Liability Company
ARTICLES OF ORGANIZATION

Pursuant to §57D-2-20 of the General Statutes of North Carolina, the undersigned does hereby submit these Articles of Organization for the purpose of forming a limited liability company.

1. The name of the limited liability company is: ALONZO'S TOWING LLC
(See Item 1 of the Instructions for appropriate entity designation)
2. The name and address of each person executing these articles of organization is as follows: (State whether each person is executing these articles of organization in the capacity of a member, organizer or both by checking all applicable boxes.) Note: This document must be signed by all persons listed.

Name	Business Address	Capacity
<u>FREDY ARNOLDO ALONZO SANCHEZ</u>	<u>1732 SOUTHWIND DR, CHARLOTTE - NC 28216</u>	<input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer
_____	_____	<input type="checkbox"/> Member <input type="checkbox"/> Organizer

3. The name of the initial registered agent is: FREDY ARNOLDO ALONZO SANCHEZ

4. The street address and county of the initial registered agent office of the limited liability company is:

Number and Street 1732 SOUTHWIND DR
City CHARLOTTE State: NC Zip Code: 28216 County: MECKL

5. The mailing address, if different from the street address, of the initial registered agent office is:

Number and Street SAME
City _____ State: NC Zip Code: _____ County: _____

6. Principal office information: (Select either a or b.)

a. The limited liability company has a principal office.

The principal office telephone number: 980-229-6807

The street address and county of the principal office of the limited liability company is:

Number and Street: 1732 SOUTHWIND DR
City: CHARLOTTE State: NC Zip Code: 28216 County: MECKL

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$42.00
Tax Parcel ID No.: 121274

GPS File No.: 14407

This instrument was prepared by and E-recording returned to: Eric P. Galuszka GPS Law Group
8210 Univ. Exec. Park Dr. Suite 240, Charlotte, NC 28262

Brief description for the Index: Metes and Bounds

THIS DEED, made November 15, 2021, by and between:

GRANTOR: Ruth O. Allen, unmarried whose mailing address is 9853 East Sundance Trail,
Scottsdale, AZ 85262 (herein referred to collectively as Grantor); and

GRANTEE: Fredy A. Alonzo and wife, Dany Yojana Lopez Diaz
whose mailing address is 1732 Southwind Drive, Charlotte, NC 28216 (herein referred
to collectively as Grantee).

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the City of Bessemer City, County of Gaston, State of North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof by reference.

Property address: 203 W Highway 161, Bessemer City, NC 28016

Title Insurance Provided by:

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 4326, Page 1163, and being reflected on plat(s) recorded in Map/Plat Book 1, page/slide 4.

All or a portion of the property herein conveyed includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

2022 ad valorem taxes and subsequent years, which Grantee herein assumes and agrees to pay.

Restrictions and Easements appearing of record.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)
By: _____ (SEAL)
Print/Type Name & Title: Ruth O. Allen
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____
By: _____ (SEAL)
Print/Type Name & Title: _____

State of N. Carolina
County of Mecklenburg
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Ruth O. Allen, unmarried.
Date: 11/15/2021

Notary Public
My Commission Expires: 2/8/22

(Official/Notarial Seal)

(Official/Notarial Seal)

State of _____
County of _____
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Date: _____

Notary Public
My Commission Expires: _____

(Official/Notarial Seal)

State of _____
County of _____
I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that he/she is _____ of _____ a _____ corporation, and that by authority duly given and as the act of the corporation acknowledge the due execution of the foregoing instrument on behalf of the corporation.
Date: _____

Notary Public
My Commission Expires: _____

(Official/Notarial Seal)

EXHIBIT "A"

BEGINNING on an iron stake at the southeast intersection of Boston Avenue and 15th Street and running with the South margin of Boston Avenue 76-15 W. 250.00 feet to a stake the northwest corner of lot No. 4 of the J. J. Ormand survey; thence with the West line of said lot S. 13-45 W. 93.32 feet to a stake the southeast corner of Lot No. 2; thence with the South line of Lot No. 2 N. 76-15 W 172 feet to a stake on the East margin of #20 Highway; thence along said Highway S. 39-00 W. 51.62 feet to a stake on the northern margin of the Alley; thence with the margin of the Alley S 76-15 E. 444 feet to the West margin of 15th Street; thence with the West margin of said Street N. 13-45 E. 140 feet to the Beginning, containing 39,805.98 square feet the same being the full contents of Lots 1-4 and 8 in Block 94, as per map made by John J. Orman which map is registered in the Office of the Register of Deeds for Gaston County in Plat Book 2 on Page 1. These lots are a part of Block 94, Section 1 of the Richardson Map of the Town of Bessemer City, North Carolina. This survey was made by John J. Orman to conform to the State Highway No. 20 instead of Inman Avenue. See unrecorded map and survey by L. B. Falls, Registered Surveyor.

Property Address: 203 W. Highway 161, Bessemer City NC 28016
Parcel ID: 121274

UNOFFICIAL

Proposed Plan For parcel 121274

HIGHWAY 161

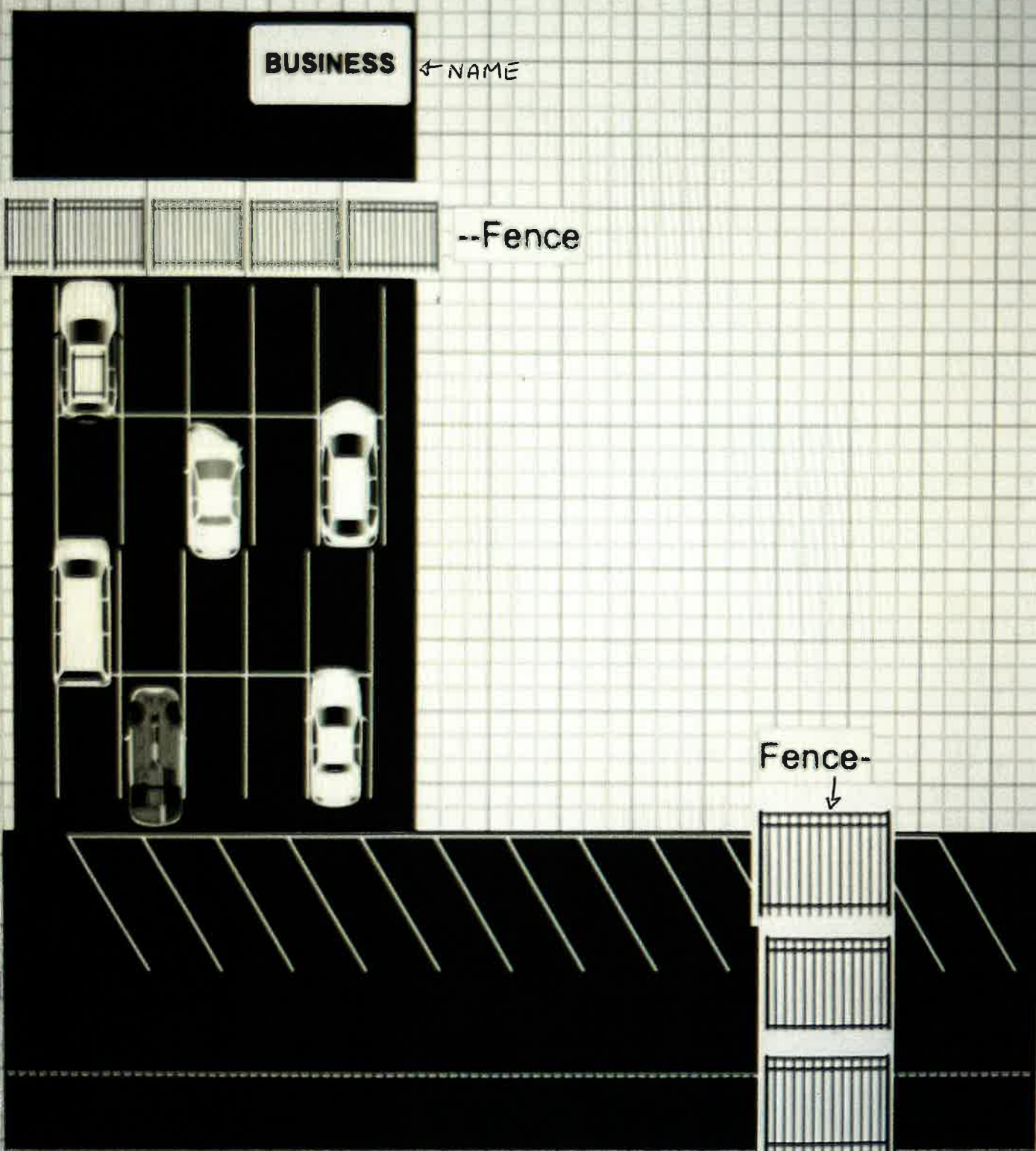
BUSINESS ← NAME

--Fence

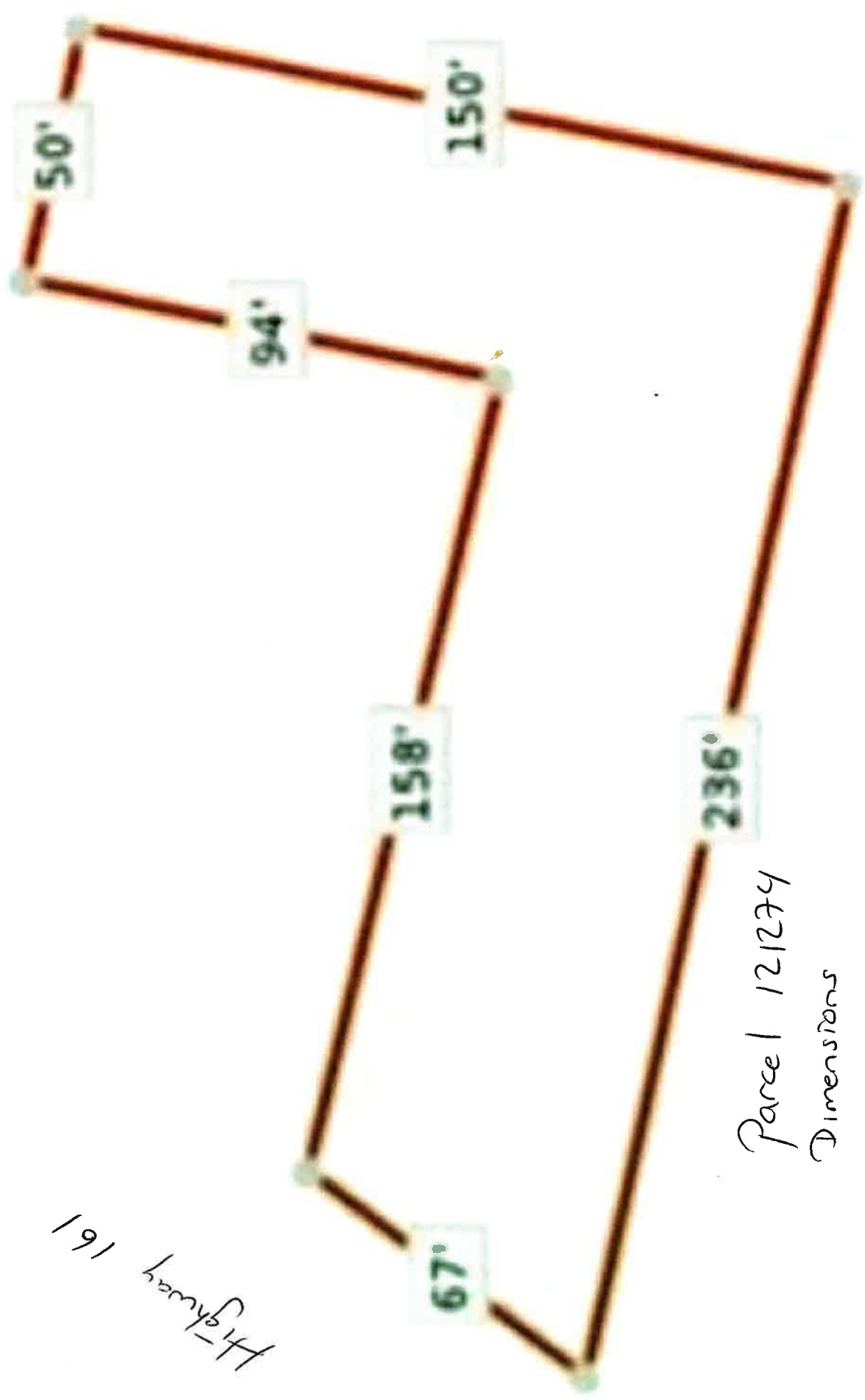
Fence-

V
BO
A

W. BOSTIAN AVE



W Boston Ave



Highway 191

Parcel 121274
Dimensions

Previous Use

Criteria Map Results

1 of 1 Checked 0 All Page Single Line display

Display Agent Full at 1 per page

View Comparable Properties

203 W Hwy 161, Bessemer City, NC 28016

CMLS #: 625893
Status: Closed
Project Name:
Zoning: B2
Road Front:
Legal Desc: Blk 94 L1 4-8
Approx Acres: 0.41

Category: Commercial
Tax Location: Bessemer City
Tax Value: \$14,320

Parcel ID: 121274
County: Gaston
Zoning Desc:
Deed Reference: 4074 1730
Cross Street: W Boston

List Price: \$39,000
Closed Price: \$34,000

Approx Lot Dim: 67 x 312 x 140 x 50 x Flood Plain:



©2008 CMLS

1 / 8 Exterior Front



General Information

Type: Business Office
Secondary Type:
Documents:
Restrictions:
Restrictions Rmks: 0

Bldg Information

New Const: No
Builder:
Year Built: 1940
Construct Status:
Construction Type:
of Bldgs:
of Units:
of Rentals:
of Stories:
Baths Total:

Additional Information

Prop Fin:
Assumable:

Listing Information

Trans Type: For Sale
Sale/Lease Incl: Building, Land
In City: Yes
Potential Income:

Square Footage

Total: 1,722
Min Sqft Avail: 0
Max Sqft Avail: 0
Min Lse\$/Sqft: \$0.00
Max Lse\$/Sqft: \$0.00
Office Sqft:
Warehouse Sqft:
Garage Sqft:

Occupant Type:

Total Parking: # of Docks: # Drive In Doors: Rail Service:
Construction: Wood, Brick, Block
Utilities: City Water, City Sewer
Subject To HOA: Subject to CCRs: Undiscovered

Public Remarks: GREAT possibilities for this property. Used to be pack and go, car lot, junk yard, car detail and roofing company. On one side of property is power easement. Kevin at zoning commission says property can be B2. Call listing agent for B2 opportunities.
Directions: I-85 to Edgewood Rd exit, go R toward Bessemer City, stay on Edgewood Rd until you come to Bessemer City Pool, R on Crowders Mountain Rd, L on Hwy 161 property on left.

DOM: 183 CDOM: 183 TOM Dt: Expiry Dt:
Mkt Dt: 09/20/06 UC Dt: 03/20/07 DDP-End Date: With Dt:
For Appointment Call: 800-345-2150 List Type: Exclusive Right
List Agent: Faith Wood (82527) Agent Phone: 704-829-1217
Listing Office: Allen Tate Belmont (810017) Office Ph: 704-825-1486
Buyer Agency: 5% Sub Agency: 5% Transaction Broker: Bonus:
Named Prosp: No Dual/Var: No Seller Name: W/H
Web Url: Full Service: Yes

Closed Dt: 06/06/07 Proj Closed Dt: Closed Price: \$34,000 Sfr Contr: \$0
Selling Agent: Ben Casebler (29838) Agent Ph: 704-393-0048 LTC: 259
Selling Office: Wilkinson & Associates (3358) Office Phone: 704-393-0048
Terms: Cash Sold Comp Type:

Prepared By: Iksayana Wester

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Status is one of 'Coming Soon-No Show', 'Active', 'Under Contract-Show', 'Closed'
Street Number Numeric is 203
City is 'Bessemer City'
Ordered by Status, Due Diligence YN descending, Due Diligence Period End Date descending, Current Price descending
Found 1 result in 0.03 seconds.