Bessemer City
HEARTFELT LIVING

Planning & Zoning Department — Staff Report

Staff Report — Rezoning Application

CD 01-2026 | Hidden Valley

Planning Board Meeting Date: 1 June 2026

Public Hearing Date: 13 July 2026

Prepared By: Jamie Watkins, City Planner & Stormwater Administrator

PROJECT SUMMARY

Parcel ID(s): 151790, 151791, 151792, 151793, 151794, 202266

Applicant / Developer: Kent Olson, Development Solutions Group, LLC/Gallery Homes LLC

6401 CARMEL RD STE 101, CHARLOTTE, NC 28226-8364

Proposed Action: Rezone 10.53 Acres from NR/UR to CD-UR for the purpose of constructing a Conservation Subdivision of 38 Single-Family Detached Homes

Current Zoning District: Neighborhood Residential (NR) and Urban Residential (UR)

Proposed Zoning District: Conditional District – Urban Residential (CD-UR)

STAFF ANALYSIS / FINDINGS

Consistency with the Land Use Plan

The proposed Conditions (Exhibit A) for Hidden Valley were created with the currently adopted Bessemer City Land Use Plan in mind. Specifically, steps were taken to address the emphasis on conservation development. The proposed subdivision conserves more than three times the required open space. The landscaping plan is restricted to a bespoke approved species list that includes only plants that are both native to NC and drought-tolerant. The internal street structure is designed to prevent stormwater issues between homes and reduce runoff by minimizing impervious surfaces. The smaller lot sizes offer a comparable yard-to-home ratio to nearby developments while giving homeowners less area to maintain. The additional open space and community garden provide ample opportunity for outdoor recreation, with minimal upkeep from individual homeowners. The additional architectural requirements and unique character of the home elevations chosen provide quality housing options while keeping the overall cost of the home within reach of the middle class. These characteristics support the goals of providing

diverse, affordable housing options that improve the city's aesthetic while maintaining a welcoming, down-home feel.

Consistency with the Land Development Code (LDC)

The Land Development Code states that the *Urban Residential (UR) district is established to provide areas in the community for those persons desiring small residences in higher-density neighborhoods. This district also encourages walkable development, community amenities, and pocket parks.* The design, layout, and provided amenities of Hidden Valley do exactly that. The LDC further states that the Conditional Zoning Approval Process should specifically be used in the UR District and that it is intended *to create new, unique districts for uses or developments that, if properly planned, may have particular benefits and/or impacts on both the immediate area and the community as a whole.* Staff finds the proposed plan for Hidden Valley to be substantially consistent with the spirit and intent of the Land Development Code.

Density Analysis

The six parcels subject to this map amendment encompass 10.53 acres and are currently zoned Urban Residential (UR) and Neighborhood Residential (NR).

The UR district requires a minimum lot size of 6,000 square feet (0.14 acres), yielding a maximum base density of approximately 7.26 dwelling units per acre. Applied to the 7.24-acre UR parcel, this yields a by-right development capacity of approximately 52 dwelling units.

The NR district requires a minimum lot size of 12,000 square feet (0.28 acres), yielding a maximum base density of approximately 3.63 dwelling units per acre. Applied to the 3.29-acre NR parcels, this yields a by-right development capacity of approximately 12 dwelling units.

Combined, the two parcels have a by-right development capacity of approximately 64 dwelling units under existing zoning.

The proposed development includes 38 dwelling units across the full 10.53 acres, yielding a proposed density of approximately 3.61 dwelling units per acre — roughly 59% of the combined by-right capacity under current zoning. The proposed rezoning therefore produces a meaningful reduction in maximum development intensity relative to what existing zoning already permits.

Infrastructure and Public Services

The proposed subdivision will be served by Bessemer City water and sewer utilities via a small extension of existing infrastructure already serving the surrounding area. The development is of a scale that does not present capacity concerns for the existing utility system.

Street geometry within the subdivision is designed with an inward cant toward the central common open space, directing surface runoff away from property boundaries and toward a centralized stormwater control measure. This design approach reduces diffuse runoff and consolidates stormwater management into a single, maintainable system.

Stormwater will be managed by a wet pond with a fountain feature, designed and constructed to meet North Carolina Department of Environmental Quality minimum standards. This approach provides both peak flow attenuation and water quality treatment while contributing an amenity to the development's common open space.

Community Meeting

State law requires the City to provide written notice of public hearings to adjacent property owners and other specified parties. As an additional step beyond this requirement, the developer mailed invitations to a community meeting to all parties on that same notification list. The meeting was held on 27 May 2026 at 17:30 at the Allan Farris Community Center. One resident attended: Mr. Jeff Lutz of 208 Arc Street. The developer reports that Mr. Lutz responded positively, noting that the proposed elevations were not "cookie-cutter" homes — a detail Mr. Lutz found reassuring.

Staff Findings

Staff finds no evidence of outstanding concerns from the community meeting and has yet to receive any inquiries from the public as of 1 June 2026.

RECOMMENDATION

Staff Recommendation: Approval with Conditions as Presented

Staff is recommending approval as presented with the conditions enumerated in Exhibit A.

Planning Board Recommendation: Approval with Conditions as Presented

Planning Board voted 4-1 to recommend Council approve the rezoning as presented with the conditions enumerated in Exhibit A.

Suggested Motion

“I move that the Planning Board recommend approval of Rezoning Application CD 01-2026, Hidden Valley, to the Bessemer City Council, with the conditions of approval set forth in the attached Areas of Relief and Conditions of Approval, CD 01-2026 Hidden Valley (Exhibit A).”

EXHIBITS

Exhibit A — Areas of Relief and Conditions of Approval, CD 01-2026 Hidden Valley

Exhibit B — Approved Sketch Plan, Hidden Valley, Bessemer City, NC (LC3 Consulting, May 2026)

Exhibit C — Approved Home Elevations (5 elevations, Kent Olson, May 2026)

Exhibit D — Approved Native Species List (Jamie Watkins, May 2026)

Exhibit E — Preliminary Traffic Analysis (LC3 Consulting, May 2026)

PREPARED BY

Jamie Watkins

City Planner & Stormwater Administrator

City of Bessemer City, NC

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Phone: (704) 729-6510 | Email: jwatkins@bessemercity.com

Approved Preliminary Site Plan

CD 01-2026 | **Hidden Valley Exhibit B**



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

HIDDEN VALLEY
ARC STREET
BESSEMER CITY, NC

CONCEPTUAL REZONING PLAN

DSG
Development Solutions Group

REVISIONS

DATE:	APRIL 2026
LC3 PROJ. #	2025-0023

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

RZ-1
DRAWING NUMBER
-
REVISION

NOT FOR CONSTRUCTION

C:\USERS\LC3CO\DROPBOX\PROJECTS\2025-0023 (ARC)\DRAWING FILES\ONE ENTRANCE POND IN MIDDLE.DWG ---- 05/13/2026 10:58:42

Approved Elevations

CD 01-2026 | **Hidden Valley Exhibit C**

CD 01-2026 | Hidden Valley Exhibit C-1

CD 01-2026 | Hidden Valley Exhibit C-2



CD 01-2026 | Hidden Valley Exhibit C-3



CD 01-2026 | Hidden Valley Exhibit C-4



CD 01-2026 | Hidden Valley Exhibit C-5

Approved Native & Drought-Tolerant Plant Species

Bessemer City, North Carolina — Conditional Rezoning Attachment

CD 01-2026 | Hidden Valley Exhibit D

The following plant species meet two criteria: (1) they are drought tolerant, and (2) they are native to North Carolina or the broader NC Piedmont/Southeast region. Tree and shrub species are drawn from Appendix C of the Bessemer City Land Development Code. Grasses, groundcovers, and forbs are supplemental native species consistent with NC Piedmont ecology and suitable for use in landscaping conditions requiring native and/or drought-tolerant plantings.

Scientific Name	Common Name	Category
Acer rubrum	Red maple	Canopy Tree
Carpinus caroliniana	American hornbeam / Ironwood	Canopy Tree
Carya illinoensis	Pecan	Canopy Tree
Catalpa speciosa	Northern catalpa	Canopy Tree
Celtis laevigata	Sugarberry / Hackberry	Canopy Tree
Celtis occidentalis	Hackberry	Canopy Tree
Diospyros virginiana	Common persimmon	Canopy Tree
Fraxinus americana	White ash	Canopy Tree
Fraxinus pennsylvanica	Green ash	Canopy Tree
Gleditsia triacanthos	Honeylocust	Canopy Tree
Gleditsia triacanthos inermis	Thornless honeylocust	Canopy Tree
Gymnocladus dioica	Kentucky coffeetree	Canopy Tree
Ilex opaca	American holly	Canopy Tree
Juniperus virginiana	Eastern redcedar	Canopy Tree
Liquidambar styraciflua	Sweetgum	Canopy Tree
Magnolia grandiflora	Southern magnolia	Canopy Tree
Pinus echinata	Shortleaf pine	Canopy Tree
Pinus rigida	Pitch pine	Canopy Tree
Pinus strobus	White pine	Canopy Tree
Pinus taeda	Loblolly pine	Canopy Tree
Pinus virginiana	Virginia pine	Canopy Tree

Scientific Name	Common Name	Category
Quercus alba	White oak	Canopy Tree
Quercus bicolor	Swamp white oak	Canopy Tree
Quercus coccinea	Scarlet oak	Canopy Tree
Quercus falcata	Southern red oak	Canopy Tree
Quercus hemisphaerica	Darlington oak	Canopy Tree
Quercus imbricaria	Shingle oak	Canopy Tree
Quercus lyrata	Overcup oak	Canopy Tree
Quercus nigra	Water oak	Canopy Tree
Quercus palustris	Pin oak	Canopy Tree
Quercus phellos	Willow oak	Canopy Tree
Quercus prinus	Chestnut oak	Canopy Tree
Quercus rubra	Red oak	Canopy Tree
Quercus shumardii	Shumard oak	Canopy Tree
Quercus stellata	Post oak	Canopy Tree
Sassafras albidum	Sassafras	Canopy Tree
Taxodium ascendens	Pond cypress	Canopy Tree
Taxodium distichum	Baldcypress	Canopy Tree
Tilia americana	American linden	Canopy Tree
Aesculus pavia	Red buckeye	Understory Tree
Alnus serrulata	Tag alder	Understory Tree
Cercis canadensis	Eastern redbud	Understory Tree
Cotinus obovatus	American smoke tree	Understory Tree
Crataegus crus-galli	Cockspur hawthorn	Understory Tree
Crataegus phaenopyrum	Washington hawthorn	Understory Tree
Ilex decidua	Possumhaw	Understory Tree
Ilex vomitoria 'Pendula'	Weeping yaupon holly	Understory Tree
Maclura pomifera	Osage-orange	Understory Tree
Ostrya virginiana	American hophornbeam / Ironwood	Understory Tree
Oxydendrum arboreum	Sourwood	Understory Tree
Persea borbonia	Redbay	Understory Tree

Scientific Name	Common Name	Category
Ptelea trifolia	Hop tree	Understory Tree
Rhamnus caroliniana	Carolina buckthorn	Understory Tree
Robinia pseudoacacia	Black locust	Understory Tree
Ulmus alata	Winged elm	Understory Tree
Aesculus parviflora	Bottlebrush buckeye	Shrub
Callicarpa americana	American beautyberry	Shrub
Ceanothus americanus	New Jersey tea	Shrub
Cephalanthus occidentalis	Buttonbush	Shrub
Cornus sericea	Redosier dogwood	Shrub
Diervilla sessilifolia	Southern bush-honeysuckle	Shrub
Fothergilla gardenii	Dwarf fothergilla	Shrub
Fothergilla major	Large fothergilla	Shrub
Hydrangea quercifolia	Oakleaf hydrangea	Shrub
Ilex glabra	Inkberry holly	Shrub
Ilex vomitoria	Yaupon holly	Shrub
Itea virginica	Virginia sweetspire	Shrub
Juniperus virginiana cvs.	Eastern redcedar cultivars	Shrub
Kalmia latifolia	Mountain laurel	Shrub
Lindera benzoin	Spicebush	Shrub
Myrica cerifera	Southern waxmyrtle	Shrub
Physocarpus opulifolius	Ninebark	Shrub
Rhododendron austrinum	Florida azalea	Shrub
Rhododendron calendulaceum	Flame azalea	Shrub
Rhus aromatica	Fragrant sumac	Shrub
Rhus copallinum	Winged sumac	Shrub
Rhus glabra	Smooth sumac	Shrub
Rhus michauxii	Michaux's sumac	Shrub
Rosa carolina	Carolina rose	Shrub
Viburnum acerifolium	Maple-leaf viburnum	Shrub
Xanthorhiza simplicissima	Yellowroot	Shrub

Scientific Name	Common Name	Category
Yucca filamentosa	Adam's needle	Shrub
Danthonia spicata	Poverty oat grass	Grass / Groundcover
Schizachyrium scoparium	Little bluestem	Grass / Groundcover
Tripsacum dactyloides	Eastern gama grass	Grass / Groundcover
Chamaecrista fasciculata	Partridge pea	Forb / Wildflower
Coreopsis lanceolata	Lanceleaf coreopsis	Forb / Wildflower
Echinacea purpurea	Purple coneflower	Forb / Wildflower
Monarda fistulosa	Wild bergamot	Forb / Wildflower
Rudbeckia hirta	Black-eyed Susan	Forb / Wildflower

Total species listed: 90 | Canopy Trees: 39 | Understory Trees: 16 | Shrubs: 27 | Grasses & Groundcovers: 3 | Forbs & Wildflowers: 5

Sources: Bessemer City Land Development Code, Appendix C — Approved Plant Species List; USDA PLANTS Database; NC Native Plant Society. Native status based on NC Piedmont natural range.

Preliminary Traffic Analysis Letter

CD 01-2026 | **Hidden Valley Exhibit E**

CD 01-2026 | Hidden Valley Exhibit E

May 13, 2026

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

RE: Preliminary Traffic Analysis for Hidden Valley Single Family Homes

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: 363
- Proposed New Trips During Peak AM: 27
- Proposed New Trips During Peak PM: 36

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

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