

**MEETING SUMMARY**  
**Henderson County Technical Review Committee**  
**July 18, 2023**

The Henderson County Technical Review Committee met at 2:00 p.m. at 100 N King St.

TRC Members Present:

Autumn Radcliff, Planning Director  
Crystal Lyda, Building Services Director  
Natalie Berry, Site Development  
Marcus Jones, County Engineer  
Kevin Waldrup, Fire Marshall  
Seth Swift, Environmental Health Supervisor  
Toby Linville, Floodplain Administrator  
Chris Todd, Business and Community Development Director  
Ed Greene, NCDOT

TRC Members Absent:

Samuel Gettleman, MSD  
Adam Steurer, City of Hendersonville Public Utilities  
Matt Champion, Zoning Administrator

Autumn Radcliff opened the meeting at 2:00 pm.

Minutes – Autumn Radcliff asked if there were any adjustments to the 7/5/23 meeting summary. No adjustments were made to the summary as presented. Marcus Jones motioned to approve the meeting summary. Chris Todd seconded the motion. All voted in favor.

Bell Park Major Site Plan

Toby Linville read the staff report for the major site plan application. Henderson County received an application for a major site plan for a park (The Bell Park) from Conserving Carolina. The Subject Area is located off Spartanburg Highway (US 176) going towards Saluda on approximately 85.21 acres. The supplement requirements (SR 4.13) for a park require a major site plan and lighting mitigation is applicable. The proposed park is not proposing any lighting. The Subject Area is zone Residential Two Rural (R2R) and contains a small portion is located within the 100-year Special Flood Hazard Area. A 30ft stream buffer setback is required on the existing streams. The applicant, Conserving Carolina was represented by Kristin Cozza, Vic Knight, and Robert White. The applicant stated that Conserving Carolina is planning on building a boardwalk/trail approximately 1.5 to 2 miles in length, observation deck which will overlook the waterfall, and a parking area with 5 parking spaces that will include some drainage installments. The project scope and timing will depend on the existing funding available for the project.

Conditions recommended by the TRC include the following:

1. NCDOT Driveway permit application. Concern with site distance.
2. Henderson County Building Permit is required for the boardwalk, and the deck including any stairs on the observation deck. Since this is designed by a professional, that just needs to be submitted with the building permit application.
3. Sedimentation and Erosion Control plan is required if the total disturbance, including the trail, is over 1 acre (43,560 sqft).
4. Stormwater permit is required if the total disturbance, including the trail, is over 1 acre (43,560 sqft).

Chris Todd made a motion to approve the major site plan with the conditions as noted in the staff report and as discussed by the TRC. Kevin Waldrup seconded the motion. All voted in favor.

The meeting was adjourned at 2:13 pm.



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Autumn Radcliff