

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: July 18, 2023

SUBJECT: Major Site Plan Review for Bell Park

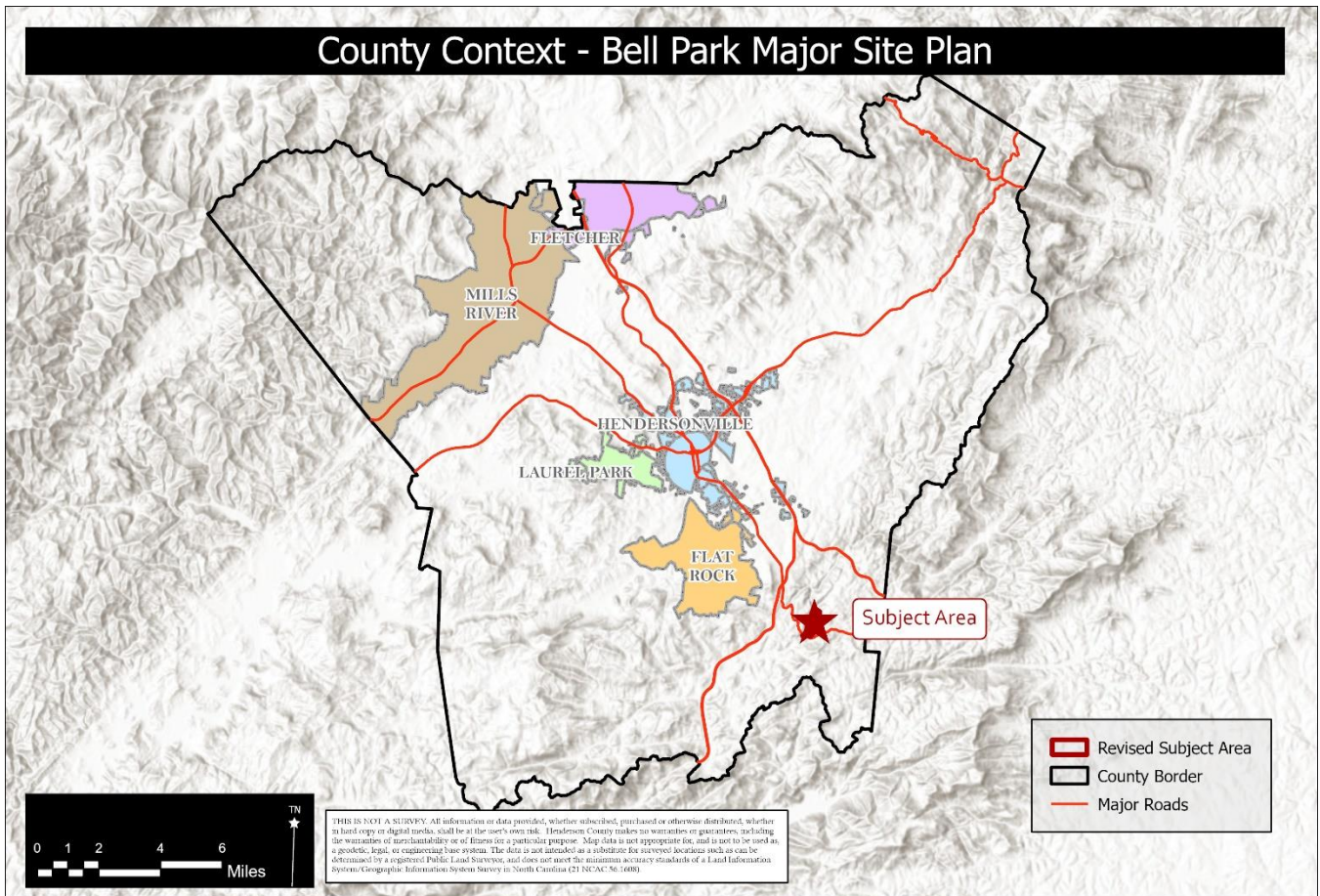
PRESENTER: Matt Champion, Zoning Administrator

ATTACHMENTS: Staff Report

SUMMARY OF REQUEST: SR 4.13 Park

Suggested Motion: I move that the TRC approve/deny the major site plan for Bell Park

Map A: County Context



Applicant: Conserving Carolina Agent: Robert White
Assessed Acreage: 85.21 Acres PINs: 9585-89-0393 & 9589-89-0952
Current Zoning: Residential Two Rural (R2R)





Henderson County, North Carolina Code Enforcement Services

1. **Committee Request**

- 1.1. **Applicant:** Kieran Roe, Executive Director for Conserving Carolina
- 1.2. **Agent:** Robert White
- 1.3. **Request:** Major Site Plan Approval
- 1.4. **PINs:** 9585-89-0393 & 9585-89-0952
- 1.5. **Size:** 85.21 acres +/-
- 1.6. **Location:** The subject area is located off Spartanburg Hwy (US176)
- 1.7. **Supplemental Requirements:**

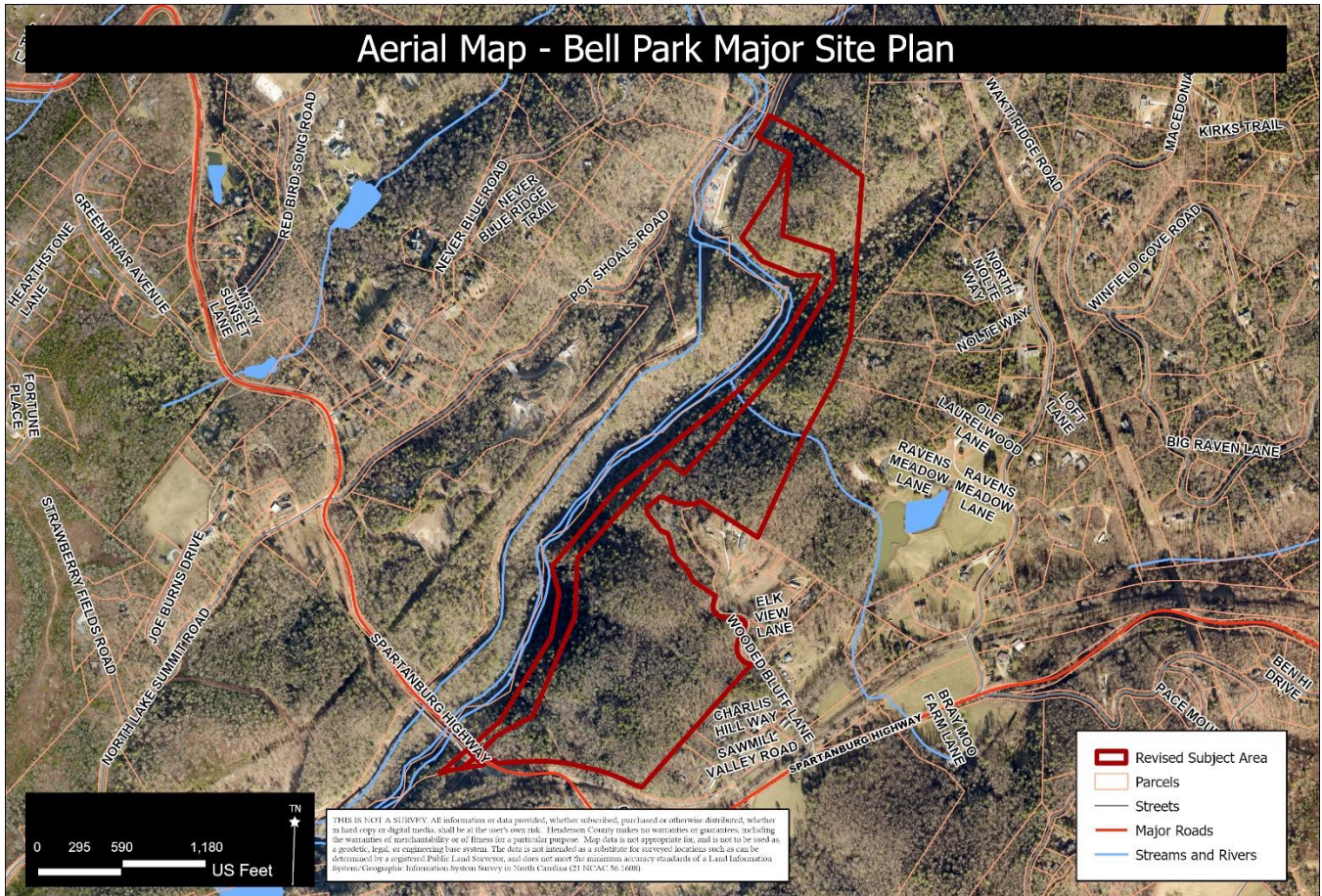
SR 4.13. *Park*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.

Park. Those areas developed for both passive and active recreational activities. The development may include, but shall not be limited to, walkways, benches, open fields, multiuse courts, swimming pools, wading pools, amphitheaters, etc. The term “*park*” shall not include zoos, *recreational vehicle parks*, *manufactured home parks*, *amusement parks*, equestrian racing facilities or dog racing facilities.

Lighting Mitigation. Mitigating the impact of outdoor lighting fixtures in order to protect neighboring properties and roads from direct glare of hazardous interference of any kind. Lighting mitigation typically involves directing lighting fixtures away from adjacent properties but may also include the installation of planted buffers, screens, walls, etc.

Map B: Aerial Map



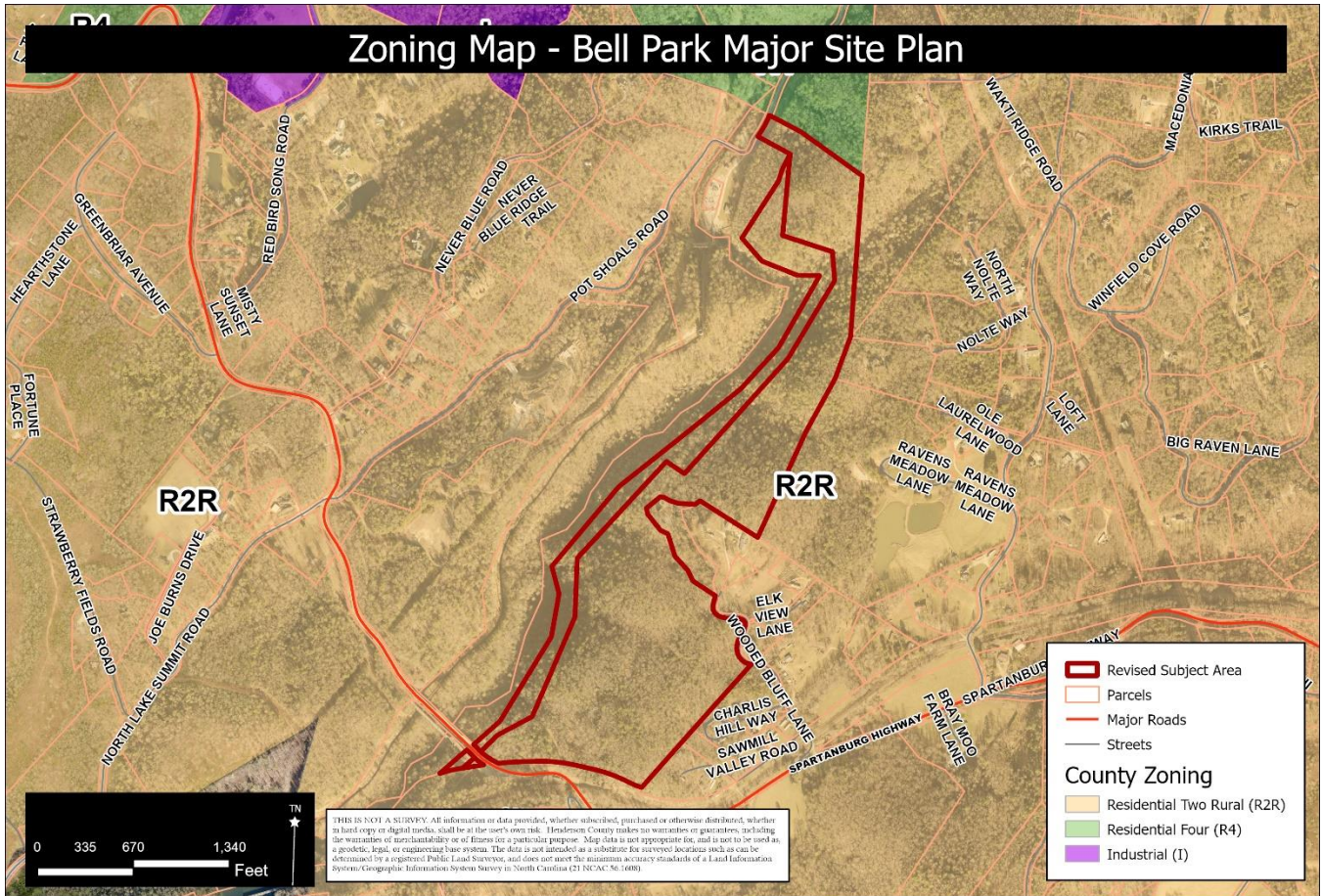
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2. **Current Conditions**

- 2.1. **Current Use:** The subject area comprised of two parcels, which is listed to Henderson County and Northbrook Tuxedo, LLC. The subject area is currently vacant and has direct access to Spartanburg Hwy and a secondary access off Pot Shoals Rd (SR1836). Currently, the only improvement to the subject area is a small gravel road off Spartanburg Hwy that is gated. The subject area is located within proximity to the Green River.
- 2.2. **Adjacent Area Uses:** The surrounding properties consist of vacant, residential, agricultural, and a hydroelectric station. As previously mentioned, the Green River is located west of the subject area, which is being fed from the Lake Summit Dam. Lake Summit and the hydroelectric station is now listed to Northbrook Tuxedo, LLC, but was formerly owned by Duke Energy. Property to the north of the subject area is part of the Green River Game Lands public recreation area. Property to the east and south of the subject area contains vacant forested land and residential structures.

Map C: Current Zoning

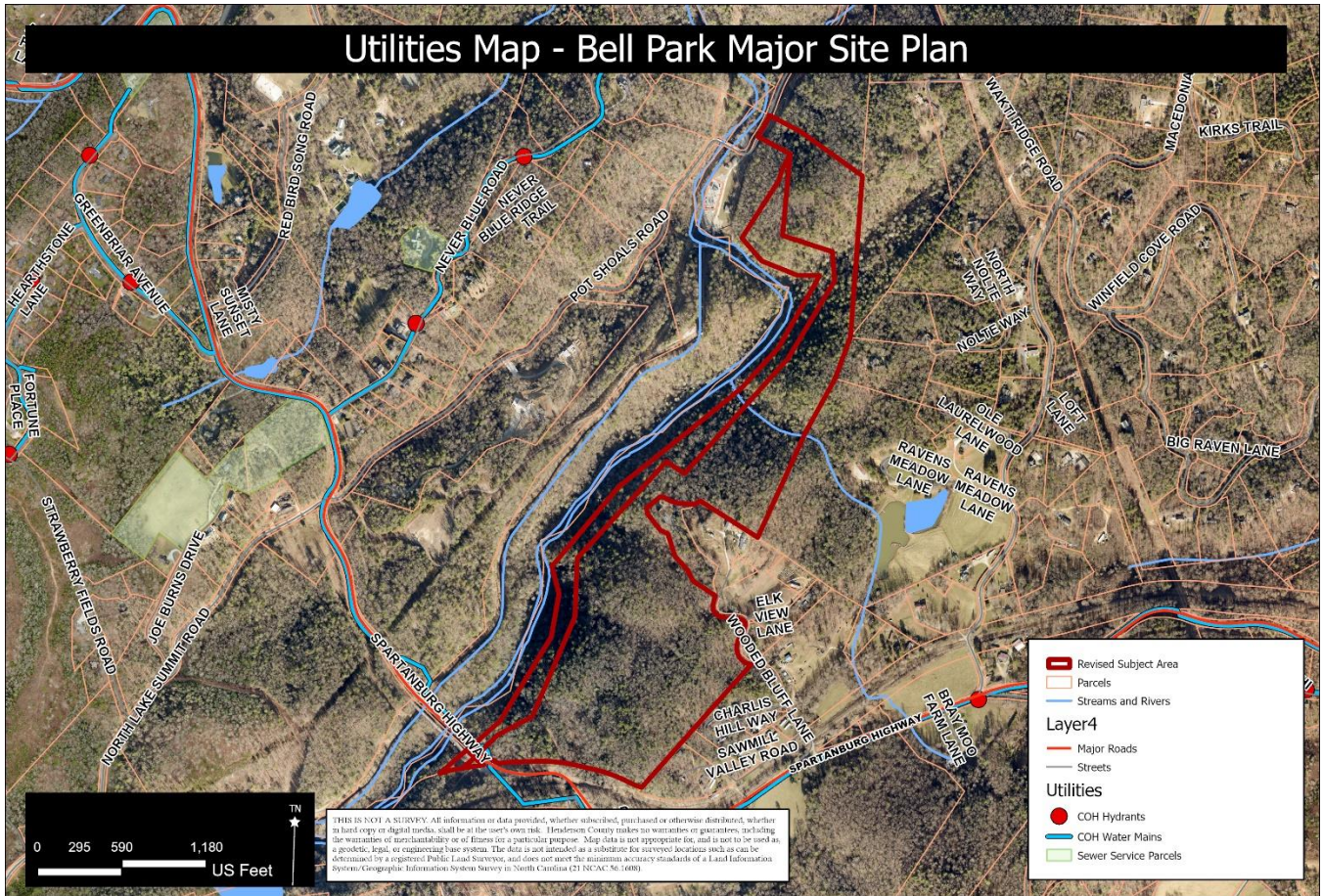


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3. **Current Zoning** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Two Rural (R2R) zoning district. (See Map C: Official Zoning Map).
 - 3..1. **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*. (LDC §42-29)
 - 3..2. **Adjacent Zoning:** The subject area is surrounded by R2R zoning districts is all directions except for Residential Four (R4) zoning found to the north.
 - 3..3. **GRTZ Community Plan:** The subject area falls within the Green River, Tuxedo, and Zirconia (GRTZ) Community Plan that was adopted by the Board of Commissioners on February 19, 2014. As part of the recommendations in the GRTZ Community Plan, the Board of Commissioners adopted the proposed zoning map amendment recommendations. The subject area was rezoned from Residential Three (R3) to its current zoning district designation on November 19, 2014, by the Board of Commissioners.

Map D: Utilities Map



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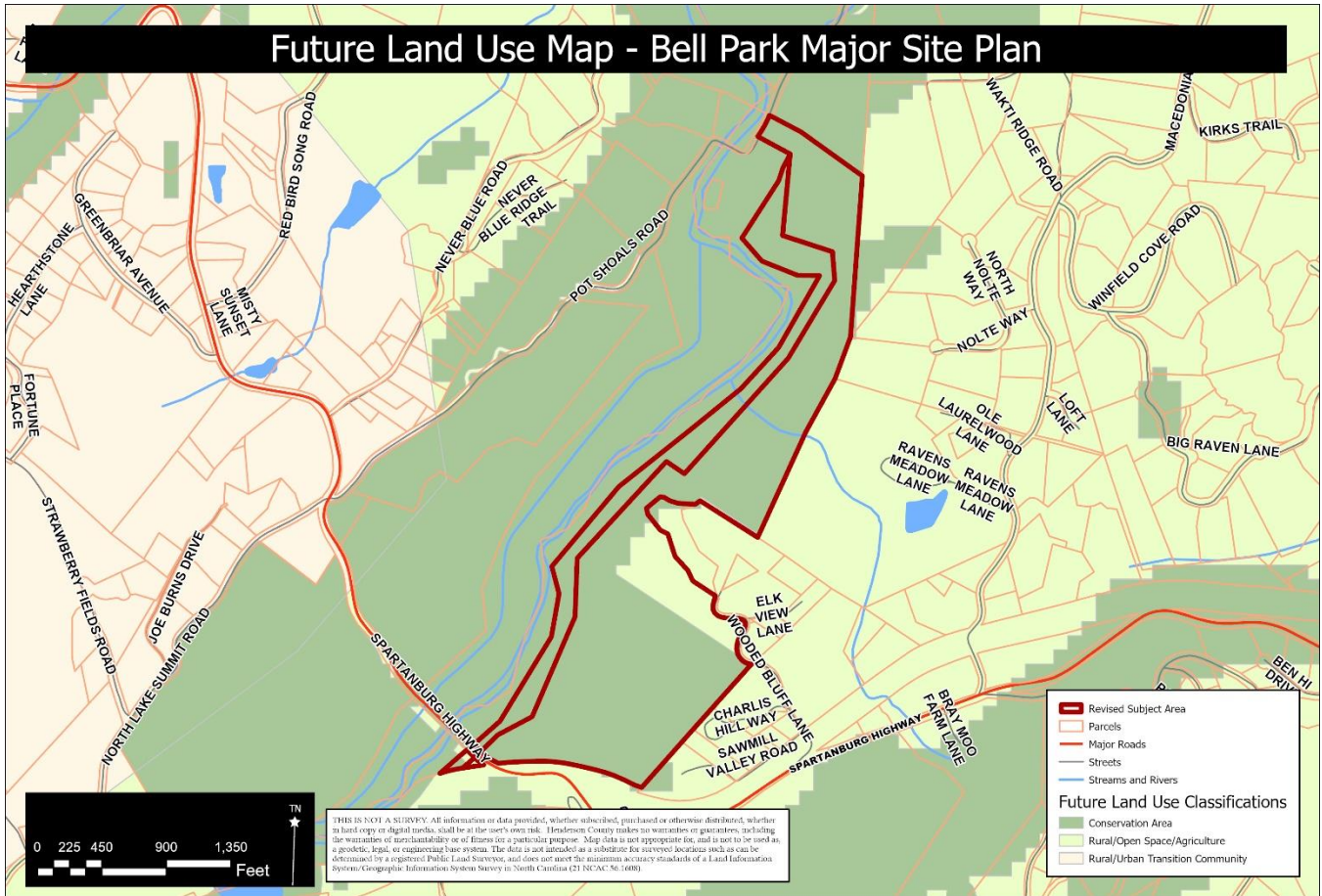
4. Water and Sewer The applicant is not proposing connection to any public utilities or installing any private water or wastewater systems.

Public Water: No

Public Sewer: No

5. Floodplain /Watershed Protection A small portion of the property is located in the 100-year Special Flood Hazard Area. The property is not in a Water Supply Watershed district. There is one perennial stream running through the northern portion of the subject area. The applicant will be required to maintain the 30’ stream buffer setback requirements from the perennial stream and the larger Green River.

Map E: CCP Future Land Use Map



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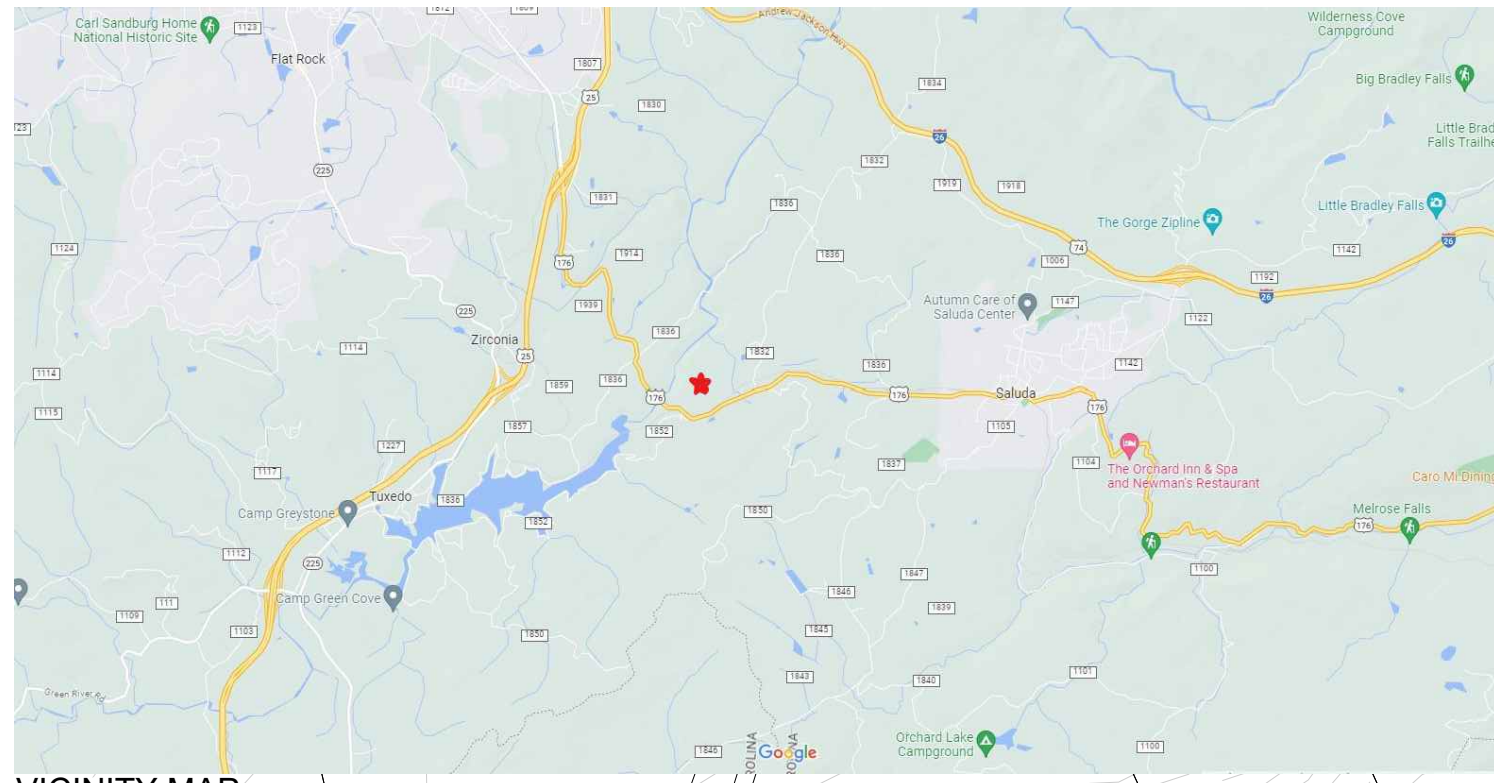
6. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Rural Agricultural Area and Conservation Area classifications.

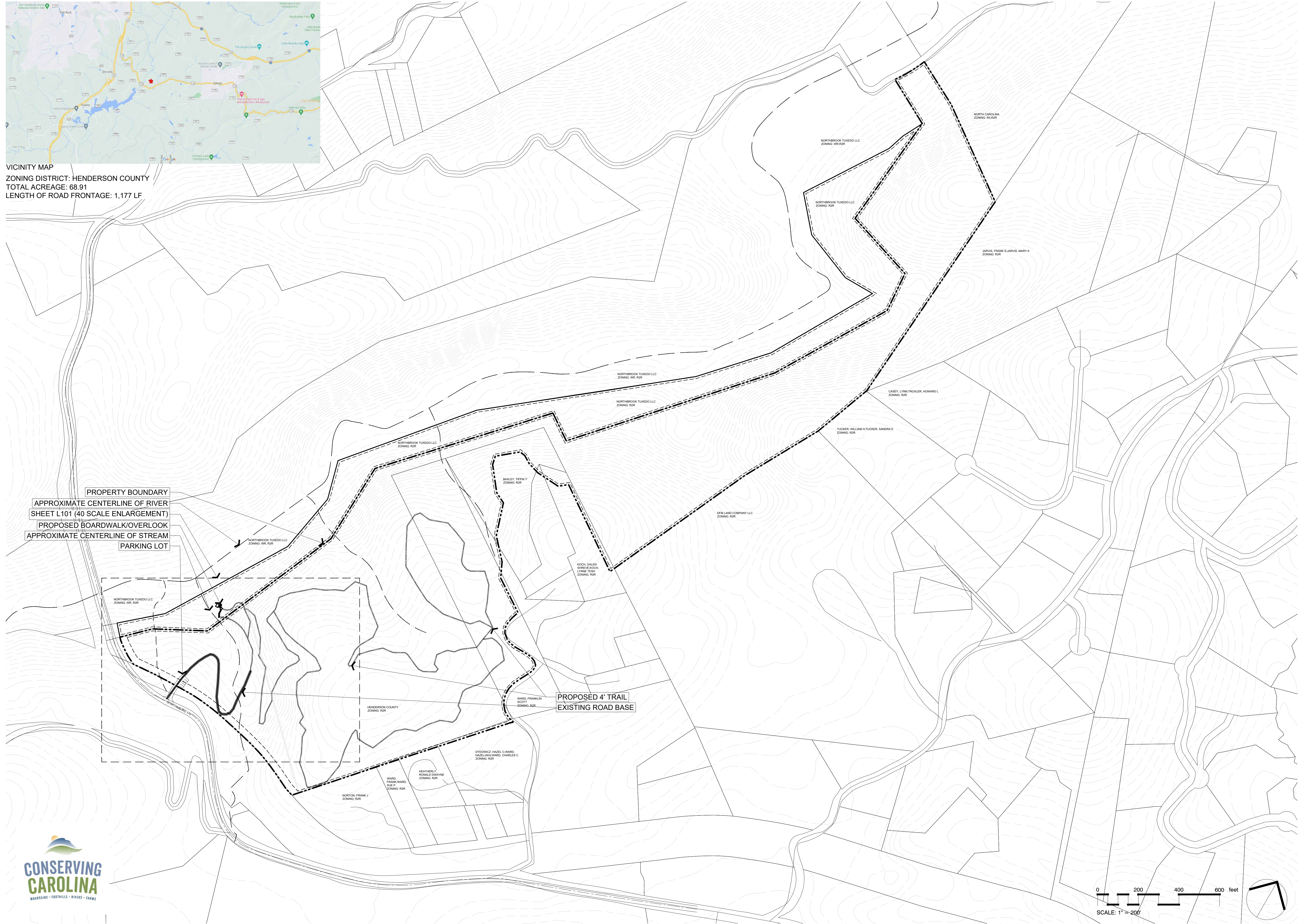
- a. **Rural Agricultural Areas:** “The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography. Densities should be considerably lower than that of the USA or RTA.” (CCP, pg. 136).
- b. **Conservation Areas:** “This category includes land areas that are intended to remain largely in their natural state, with only limited development. Such areas should be targeted for protection through regulations and incentives Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally managed natural areas 4. Areas managed for agricultural, or forestry land uses 5. Other areas yet to be defined” (CCP, pg. 138).

7. **Proposal** The application is proposing to develop the subject area for the use as a park. The applicant plans to construct a 12'x16' observation deck with a wooden staircase to overlook the Green River. In addition to the observation deck, an approximate 50'x8' boardwalk will be constructed leading to the wooden staircase. The portion of the property where the observation deck is located will be a leased area and remain under the Northbrook Tuxedo, LLC ownership. The improvements will be accessed by a series of approximately 4' wide hiking trails throughout the subject area. The major site plan shows the primary access off Spartanburg Hwy with a gravel parking area capable of accommodating 5 vehicles. The existing 12' wide gravel road will lead past the parking area to access the rest of the subject area through proposed trails. The existing gate at the entrance to the subject area will remain.

8. **Landscaping & Buffering Requirements** The subject area is not required to buffer the perimeter of the property since the adjacent properties all fall within the same zoning district. The subject area is also not required to landscape or screen the parking area since the proposed number of parking spaces doesn't equal to or exceed 10.

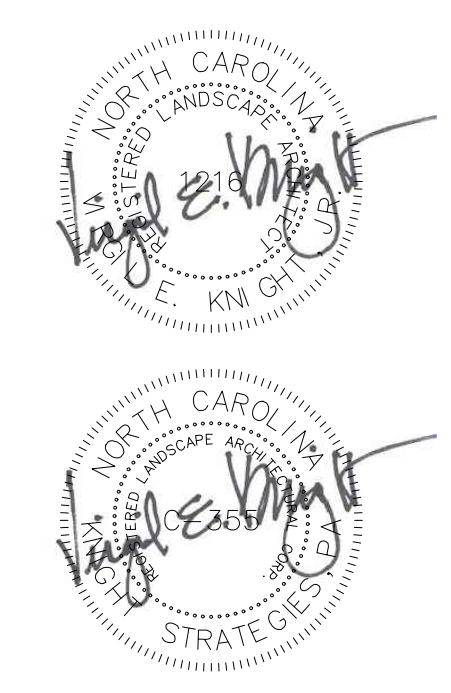
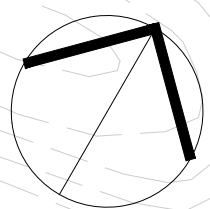
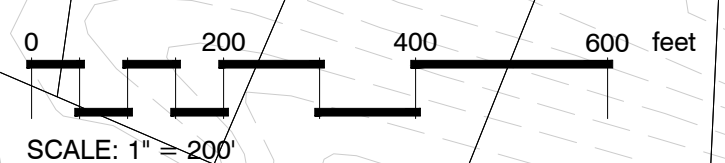


VICINITY MAP
 ZONING DISTRICT: HENDERSON COUNTY
 TOTAL ACREAGE: 68.91
 LENGTH OF ROAD FRONTAGE: 1,177 LF



PROPERTY BOUNDARY
 APPROXIMATE CENTERLINE OF RIVER
 SHEET L101 (40 SCALE ENLARGEMENT)
 PROPOSED BOARDWALK/OVERLOOK
 APPROXIMATE CENTERLINE OF STREAM
 PARKING LOT

PROPOSED 4' TRAIL
 EXISTING ROAD BASE



Bell Park

SPARTANBURG HIGHWAY
 SALUDA, SC

REVISIONS:

REVISION	DESCRIPTION	DATE

MAJOR SITE PLAN

SHEET NUMBER:	L100
PROJECT NUMBER:	23140
DATE:	June 19, 2023

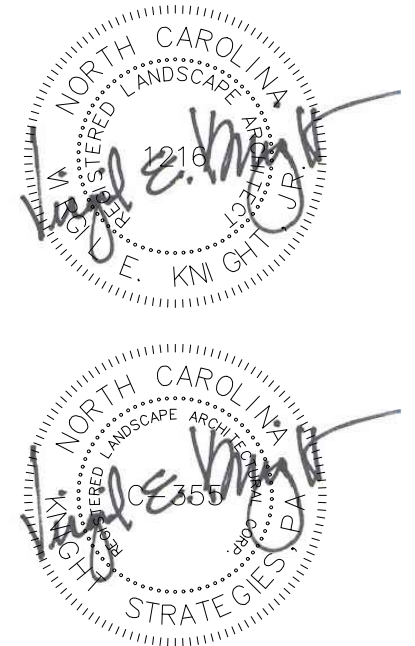
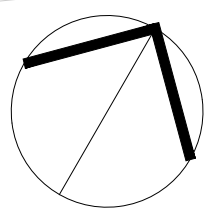
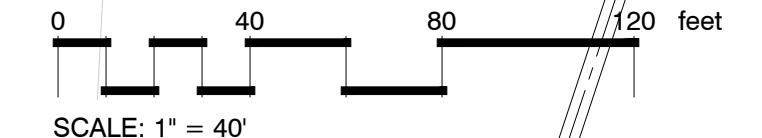
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NORTHBROOK TUXEDO LLC
ZONING: WR, R2R

PROPOSED 4' TRAIL
WOODEN STAIRCASE
APPROXIMATE EXISTING STREAM
OBSERVATION DECK
50' BOARDWALK

EXISTING 12' ROAD BED
GATE ACCESS
PARKING LOT (5 PARKING SPACES);
PARKING AND DRIVE AISLE TO BE 6" CRUSHERS RUN

SPARTANBURG 176



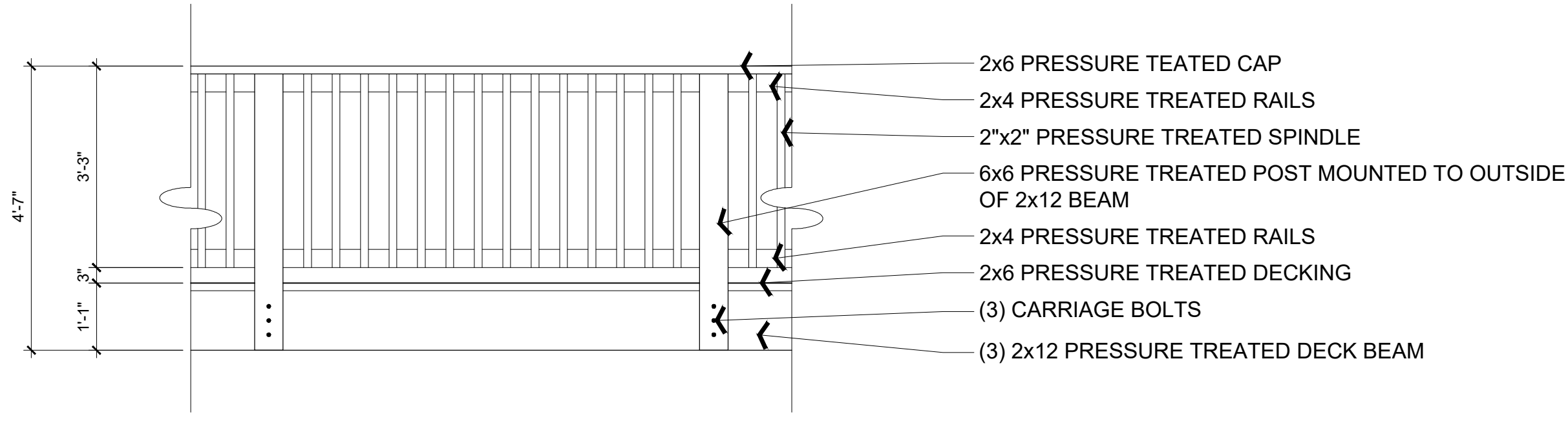
KNIGHT
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Landscape Architecture | Design + Build
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Bell Park
SPARTANBURG HIGHWAY
SALUDA, SC

REVISIONS:

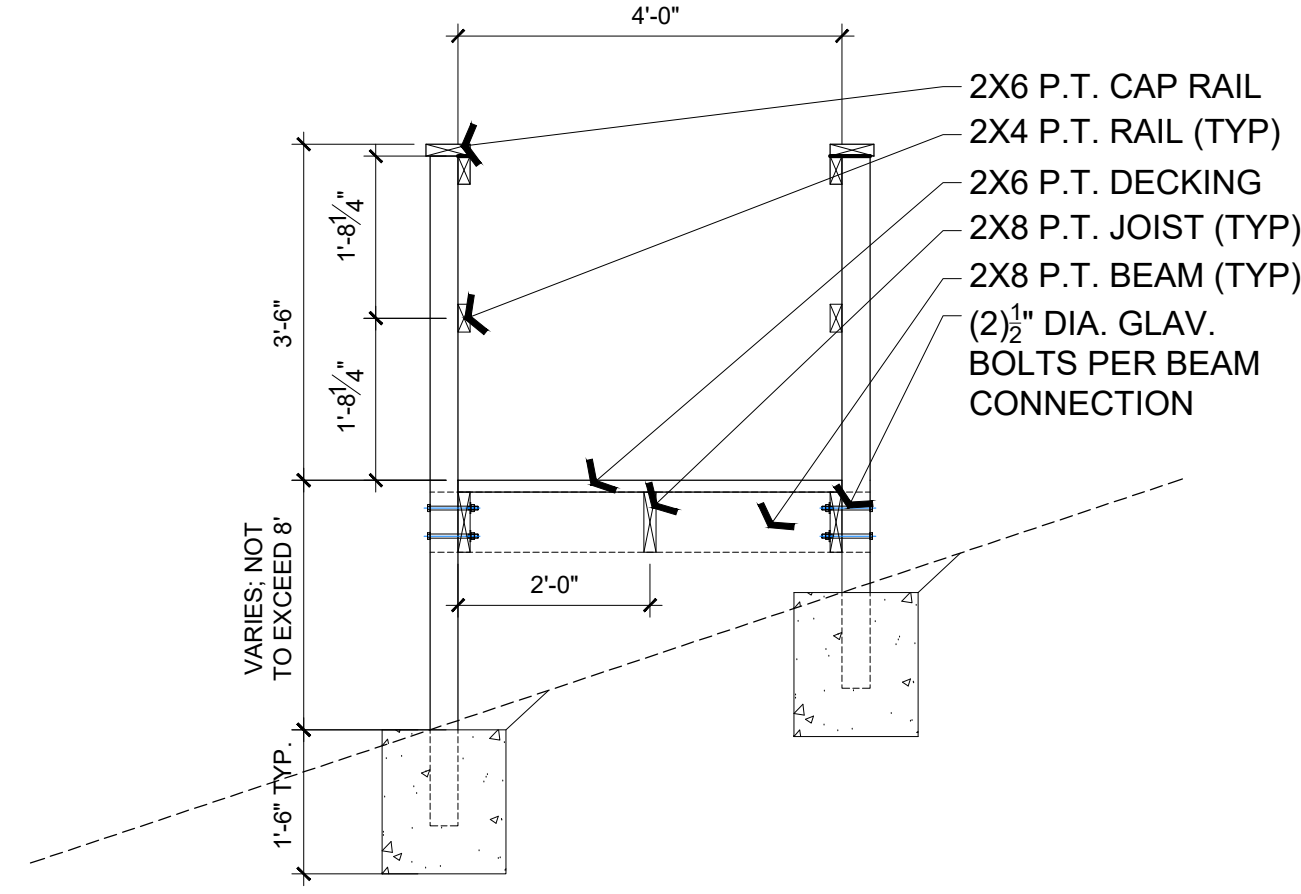
REVISION	DESCRIPTION	DATE

SHEET TITLE: **ENLARGED MAJOR SITE PLAN**
SHEET NUMBER: **L100**
PROJECT NUMBER: 23140
DATE: June 19, 2023
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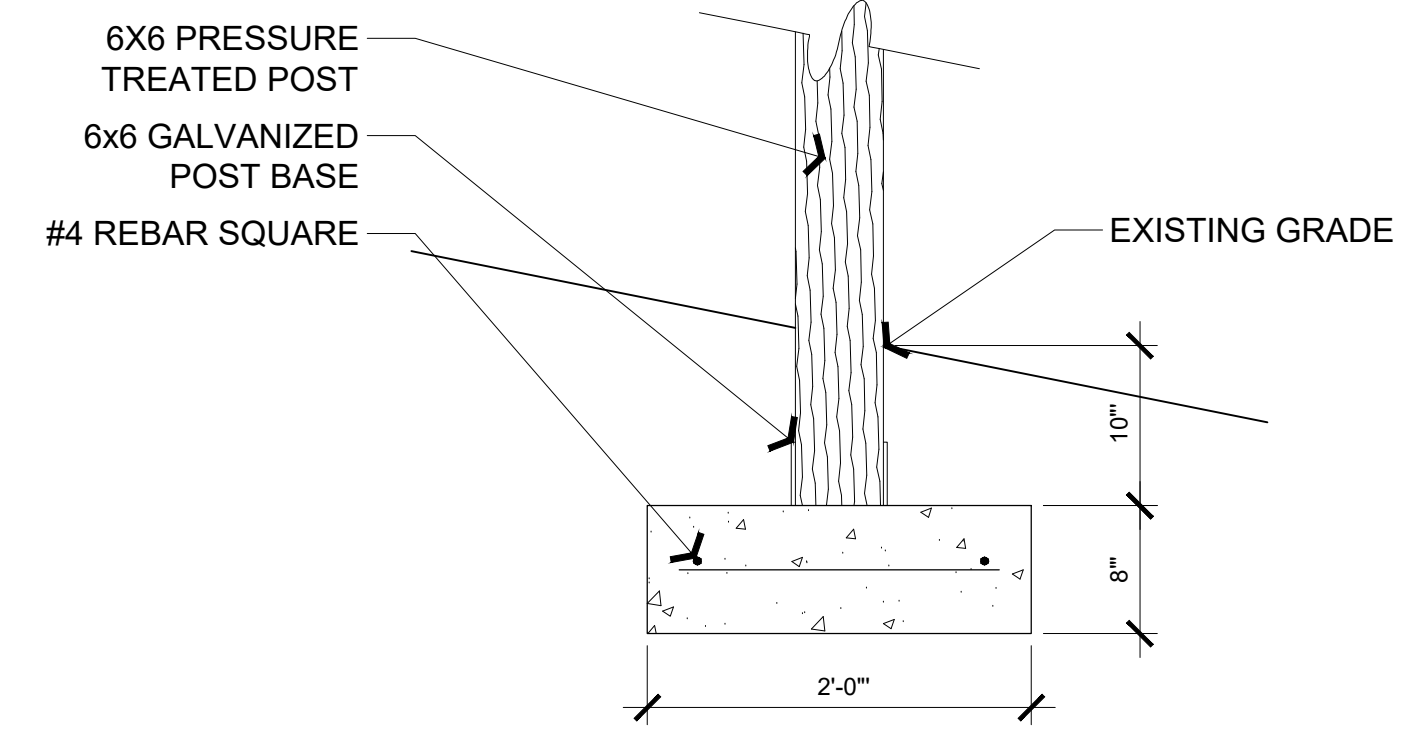


1 HANDRAIL DETAIL
1/2" = 1'-0"

- NOTES:
1. ALL HARDWARE TO BE GALVANIZED OR COATED FOR OUTDOOR USE.
 2. ALL DECKING TO BE #1 PRESSURE TREATED S.Y.P. UNLESS OTHERWISE SPECIFIED
 3. FOOTINGS TO BE 3000PSI CONCRETE



2 BOARDWALK FRAMING DETAIL
1/2" = 1'-0"

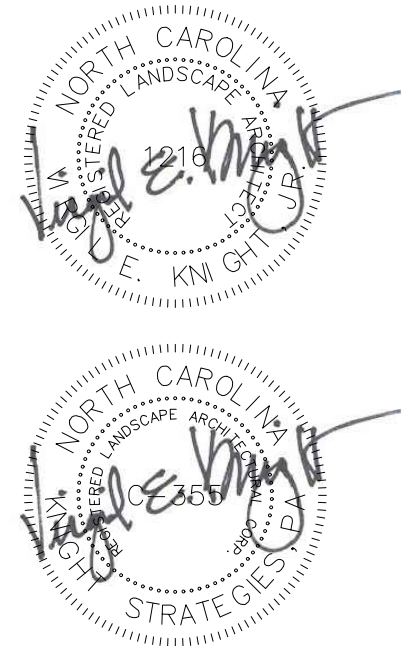


3 STANDARD DECK/BOARDWALK FOOTING DETAIL
1" = 1'-0"

P-CO-BEL-01

06 30-04

P-CO-08



Bell Park
SPARTANBURG HIGHWAY
SALUDA, SC

REVISIONS:

REVISION	DESCRIPTION	DATE

CONSTRUCTION DETAILS	
SHEET NUMBER: L200	PROJECT NUMBER: 23140
DATE: June 19, 2023	DATE: June 19, 2023