

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: June 6, 2023

SUBJECT: LDC Text Amendment – TX-2023-02, Low Impact Camping

PRESENTER: Matt Champion, Zoning Administrator
Autumn Radcliff, Planning Director

ATTACHMENTS: 1. Draft Text Amendment
2. Information about Hipcamp
3. Certification of Public Notices
4. Resolution of Consistency
5. PowerPoint

SUMMARY OF REQUEST:

Planning staff received an application for a text amendment (#TX-2023-02) to add a specific use for low impact camping, which is a primitive type camping, which would include a definition and SR standards. The Land Development Code (LDC) does not specify this type of camping from a campground. Campgrounds are allowed in the LDC with a special use permit. This proposed amendment would allow for low impact camping (5 or less sites) in certain areas.

The Technical Review Committee (TRC) discussed the amendment at its meeting on March 21st.

The Planning Board discussed the draft amendment at its March, April, and May meetings and worked with the applicant to revise the draft amendment. On May 18th, the Planning Board voted unanimously to send forward a favorable recommendation on the draft text amendment (see attached).

PUBLIC NOTICE:

The required public notice of this hearing was published in the Hendersonville Lightning on June 7th, 2023, and June 28th, 2023 (see attached certification of public notice).

BOARD ACTION REQUESTED:

State law and the LDC require the Board of Commissioners to hold a public hearing prior to acting on a text amendment.

Suggested Motion:

I move that the Board approve the proposed text amendment TX-2023-02, low impact camping with any changes as discussed, and find that these changes are consistent with the County Comprehensive Plan.

**Continued Discussion on LDC Text Amendment (TX-2023-02)
Recommended by the Planning Board**

Recommended changes are highlighted.

Low Impact Camping

Summary:

Staff received an application for a text amendment request (#TX-2023-02) to add a specific use for low impact camping, which is a primitive type of camping, which would include a definition and SR standards. The Land Development Code (LDC) does not separate this type of camping from a campground. Campgrounds are allowed in the LDC with a special use permit. This proposed amendment would allow for low impact camping (5 or less sites) in the certain areas.

Amend the Table of Permitted and Special Uses as follows.

4. Recreational Uses	R1	R2	R2R	R3	R4	OI	LC	CC	RC	I	SR
Camping, Low Impact			P	P	P						4.4

Definition:

Camping, Low Impact. Low impact camping is a primitive type of camping that has limited improvements, such as a fire ring, cleared or partially cleared sites for tent camping, and if possible, potable water. A landowner of a parcel or tract of land may establish and offer five (5) or less low impact camping spaces, for a fee, through a managed site or reservation system. Low impact camping is intended to follow the National Park Service principles of “leave no trace” which means anything brought in must be packed out, including trash.

Add SR 4.4:

SR 4.4. Camping, Low Impact

- (1) Site Plan. Minor *Site Plan* required in accordance with §42-329 (Minor Site Plan Review) and it shall be reviewed and approved by the TRC.
- (2) Perimeter Setback. Fifty (50) feet.
- (3) Land Size. A minimum of three (3) acres is required.
- (4) Campsites. The following requirements shall apply.
 - a. All campsite locations shall be clearly marked.
 - b. Campsites shall provide a minimum 10x10 designated tent pad or visibly defined area.
 - c. Campfires shall be permitted within designated fire rings, and must follow all local fire regulations, including monitoring of fire bans.
- (5) Operations. The following requirements shall apply.
 - a. Landowner(s) will provide rules and regulations to campers.
 - b. Hiking trails, if provided, shall be clearly marked and/or mapped.
 - c. Designated parking shall be required at a minimum of one (1) parking space per campsite.
 - d. All camping equipment, personal property, trash, and refuse must be removed when vacating or leaving the area or site.
 - e. A management or reservation process is required.
 - f. The maximum stay shall not exceed 10 days.



Hipcamp's mission is simple: Get more people outside.

Hipcamp, the world's leading provider of outdoor stays, allows campers to find and book tent camping, cabins, RVs, glamping options, and more — everywhere from national parks to family-owned blueberry farms. Hipcamp creates sustainable revenue for small businesses, landowners, and local governments by harnessing the financial power of outdoor recreation.

What is Hipcamp and how does it work?

Landowners sign up with Hipcamp as Hosts and create a listing that shows the area available to campers to stay. Hosts set their own price and campers search, book, and pay for their stay directly through Hipcamp. Hosts keep 90% of the payment and the rest covers credit card fees, insurance, and property protection. Hipcamp Hosts welcome campers in more than 500,000 sites across four countries and in 50 states across the U.S. Hipcamp has helped more than 3.5 million people spend more than 3 million nights outside.

How Hipcamp supports local governments and rural communities

- **Generating local tax revenue:** In 2021, Hipcamp Hosts in the U.S. earned nearly \$31 million in revenue. At an average transient occupancy tax rate of 10%, that would translate to \$3.1 million for local governments in taxes remitted.
- **Support for small businesses:** During an average visit, campers who book through Hipcamp spend \$300 at local restaurants, cafes, gear shops, farms stands, and more, providing sustainable revenue for small businesses.
- **Job creation:** Hosts are job creators — they are employing local community members as cleaning staff, landscapers, gardeners, farm assistants, and more with the revenue brought in via Hipcamp.

\$31M

In 2021, Hipcamp Hosts in the U.S. earned nearly \$31 million in revenue.

Preserving our lands and way of life

- Hipcamp allows landowners to develop sustainable revenue so they can keep their land in the family and avoid sale or subdivision.
- Hosts are integral to the fabric of their communities — on average, they've lived in their county for 19 years.
- 80% of Hosts characterize their land as agricultural, ranch, farm, or undeveloped.
- Hipcamp educates both Hosts and campers on environmental ethics regarding fire management, waste disposal, noise, and leave no trace; by educating recreationalists, we are creating the next generation of land stewards.

Shared community values

- Campers are responsible community members looking to connect with nature and avoid crowds. Most campers travel in couples or small groups of family or friends.
- Half of all campers have children and use Hipcamp to introduce the next generation to the outdoors.
- Hipcamp is a founding member of the Recreate Responsibly Coalition, a group of over 1,000 land management agencies, non-profit organizations, and outdoor recreation organizations working together to keep people, places, and communities safe.



\$1M

per incident liability
insurance for every Host.

Responsible camping and trusted services

Hipcamp's main company value is to "Leave it Better." For our community of Hosts and campers, that means being thoughtful neighbors, responsible citizens, and environmental stewards. To live this value, Hipcamp provides:

- \$1 million per incident liability insurance for every Host
- Customer support on call for Hosts and campers 7 days per week
- Host Standards that detail our requirements on everything from fire safety and occupancy limits, to quiet hours and tax remittance
- Integration with the National Weather Service to provide valuable, real-time fire advisories to Hosts to help keep our community safe
- Awareness campaigns to pass on environmental ethics and ensure campers know what it means to recreate responsibly

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Hipcamp has helped us earn some much needed side income to supplement our working ranch. Hipcamp staff are all very helpful and approachable, and they always respond to our inquiries immediately. We are big fans of this service and we can't recommend it highly enough to other landowners like ourselves!

- Jocelyn, Sonoma County, California

Hipcamp combines community-building with profitable return. Win-win for everyone. I'm ecstatic to be sharing my beautiful land, campers love being here, and I'm able to supplement my income.

- Gary, Shasta County, California

We are here to help

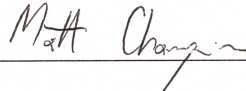
Hipcamp wants to work with you to ensure we are growing the outdoor recreation industry in your community responsibly. Contact us via email at policy@hipcamp.com.

Certification of Notice of Public Hearing

In accordance with NCGS 160D-323 and 160D-343 the Planning Department certifies notices of the June 28, 2023, hearing regarding the proposed Henderson County Land Development Code Text Amendments (TX-2023-02)), were:

- 1. Submitted to the Hendersonville Lightning on June 8, 2023 to be published on June 14, 2023 and June 21, 2023 by Matt Champion;

The signatures herein below indicate that such notices were made as indicated herein above:

- 1. 

STATE OF North Carolina

COUNTY OF Henderson

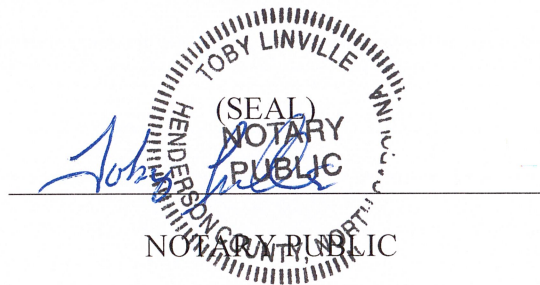
I, Toby Linville, a Notary Public, in and for the above County and State, do hereby certify that Matt Champion

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 15th day of June, 2023.

My commission expires:

6/29/26





RESOLUTION OF CONSISTENCY WITH THE COUNTY COMPREHENSIVE PLAN

WHEREAS, pursuant to N.C. General Statute §160D, Article 1, the Henderson County Board of Commissioners exercises regulations relating to development within the County’s jurisdiction; and

WHEREAS, the Henderson County Board of Commissioners (Board) adopted the Land Development Code (LDC) on September 19, 2007 and has amended the LDC to address new and changing issues;

WHEREAS, the Board desires to update and revise the regulations of the LDC; and

WHEREAS, the Planning Department and Planning Board provided recommendations regarding the proposed text amendments with case #TX-2023-02; and

WHEREAS, pursuant to N.C. General Statute §160D-601, the Planning Department provided the prescribed public notice and the Board held the required public hearing on June 28, 2023; and

WHEREAS, N.C. General Statute §160D-605 requires the Board to adopt a statement of consistency with the County Comprehensive Plan (CCP); and

NOW THEREFORE, BE IT RESOLVED by the Henderson County Board of Commissioners as follows:

1. That the Board reviewed the proposed text amendments related to (#TX-2023-02 to the Land Development Code) and finds that it reasonable, in the public interest and it is consistent with the principles and goals of County Comprehensive Plan and the Growth Management Strategy located therein; and
2. That the Board determines that the proposed text amendments provide for the sound administration of the LDC while balancing property rights and promoting reasonable growth within the County; and
3. That this Resolution shall be retained in the Office of the Clerk to the Board of Commissioners.

THIS the 28th day of June, 2023.

HENDERSON COUNTY BOARD OF COMMISSIONERS

BY: _____
REBECCA MCCALL, Chairman
Henderson County Board of Commissioners

ATTEST:

DENISA LAUFFER
Clerk to the Board of Commissioners

[COUNTY SEAL]

TX-2023-02 Low Impact Camping



June 28, 2023
Public Hearing

Text Amendment TX-2023-02, Low Impact Camping

Summary: Staff received an application for a text amendment request (#TX-2023-02) to add a specific use for low impact camping, which is a primitive type of camping, which would include a definition and SR standards. The Land Development Code (LDC) does not separate this type of camping from a campground. Campgrounds are allowed in the LDC with a special use permit. This proposed amendment would allow for low impact camping (5 or less sites) in the certain areas.

Text Amendment TX-2023-02, Low Impact Camping

New Definition and SR

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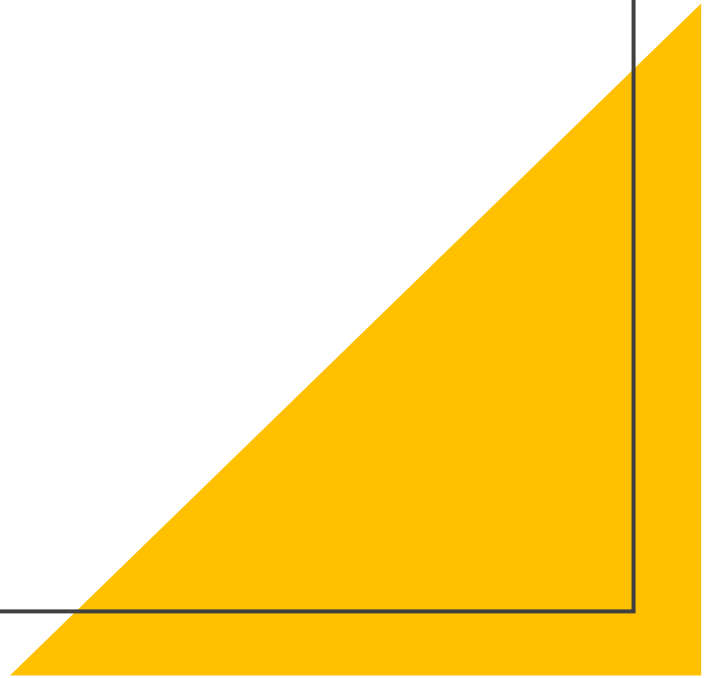
Text Amendment TX-2023-02, Low Impact Camping

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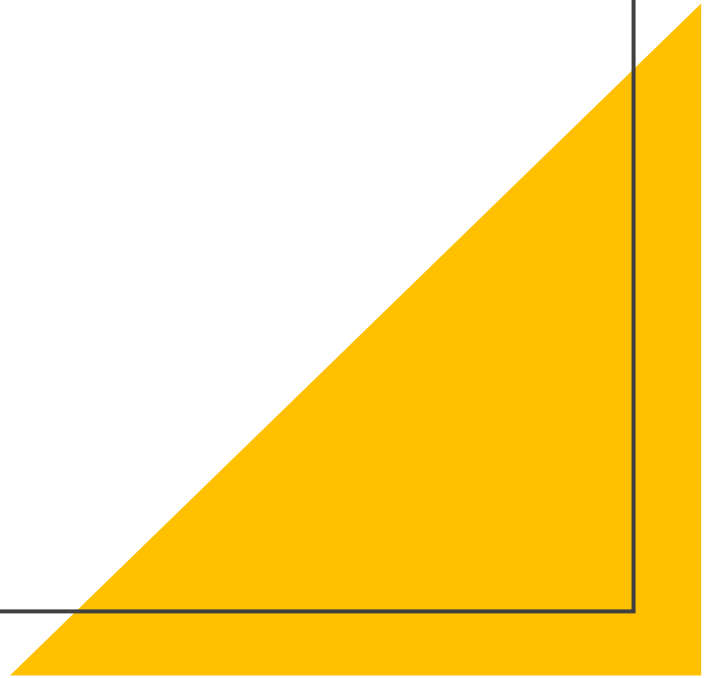


Site Example A





Site Example B



Public Comment

