

# **REQUEST FOR BOARD ACTION**

## **HENDERSON COUNTY PLANNING BOARD**

**MEETING DATE:** March 16, 2023

**SUBJECT:** LDC Text Amendment – TX-2023-02, Primitive Campground

**PRESENTER:** Autumn Radcliff, Planning Director

**ATTACHMENTS:** 1. Draft Amendment

### **SUMMARY OF REQUEST:**

Planning staff received an application for a text amendment (#TX-2023-02) to add a specific use for primitive campground that would include a definition and SR standards. The Land Development Code (LDC) does not specify primitive campgrounds from other campground types. This use would allow for small campgrounds that are strictly primitive in rural areas.

### **BOARD ACTION:**

The Planning Board is requested to make a recommendation on the proposed amendment before forwarding to the Board of Commissioners. The Board of Commissioners must hold a public hearing prior to adopting any amendments to the Land Development Code.

**Suggested Motion:** I move that the Planning Board send forward a favorable recommendation on the proposed text amendment TX-2023-02, primitive campground, and find that these changes are consistent with the County Comprehensive Plan.

## LDC Text Amendment (TX-2023-02)

**Recommended changes are highlighted.**

### **Primitive Campground Amendment**

**Summary:** Staff received an application for a text amendment request (#TX-2023-02) to add a specific use for primitive campground that would include a definition and SR standards. The Land Development Code (LDC) does not specify primitive campgrounds from other campground types. This use would allow for small campgrounds that are strictly primitive in rural areas.

**Amend the Table of Permitted and Special Uses as follows.**

<b>1. Recreational Uses</b>	<b>R1</b>	<b>R2</b>	<b>R2R</b>	<b>R3</b>	<b>R4</b>	<b>OI</b>	<b>LC</b>	<b>CC</b>	<b>RC</b>	<b>I</b>	<b>SR</b>
Campground, Primitive				P	P						4.4

**Definition:** Campground, Primitive. Primitive campgrounds are areas designated for camping that have limited improvements such as a fire ring, cleared or partially cleared sites for tent camping, and if possible, potable water. A parcel or tract of land under the control of the landowner may establish and offer five (5) or less primitive campsites either free of charge or for a fee.

#### **Add SR 4.4:**

##### **SR 4.4. Campground, Primitive**

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Perimeter Setback. One hundred (100) feet.
- (3) Operations. The following requirements shall apply.
  - a. Landowner will provide rules and regulations to campers.
  - b. Hiking trails, if provided, shall be clearly marked.
  - c. Campfires are only allowed within designated fire rings unless a fire ban is in effect.
  - d. Campsites will be clearly marked and will have designated parking. Camping equipment and tents must remain in marked designated areas.
  - e. All camping equipment, personal property, trash, and refuse from a primitive campsite must be removed when vacating or leaving that area or site.
  - f. All property boundaries shall be clearly marked.