

REQUEST FOR BOARD ACTION

HENDERSON COUNTY PLANNING BOARD

MEETING DATE: April 20, 2023

SUBJECT: Continued Discussion on 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. Campgrounds are allowed in the LDC with a special use permit. This proposed amendment would allow for small primitive campgrounds (5 or less sites) in the rural areas.

The Planning Board discussed the draft amendment at its meeting in March. There were concerns with safety and related enforcement issues. The Planning Board tabled the item till the April meeting to get more information from the TRC and the Sheriff about potential issues the amendment could create.

The Technical Review Committee (TRC) discussed the amendment at its meeting on March 21st and had some concerns. The TRC noted that campgrounds are currently allowed in the LDC in all residential zoning districts with a special use permit. The TRC felt that this process allows for the Zoning Board of Adjustment to look at these projects by location and allows the ability for conditions to be made to address specific community and site concerns. The TRC did not feel that the amendment was needed as it could be permitted under the current regulations.

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. Two suggested motions are provided below.

Suggested Motion:

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

Or

I move that the Planning Board send forward an unfavorable recommendation on the proposed text amendment TX-2023-02, primitive campground due to specific concerns as discussed, and find that these changes are consistent with the County Comprehensive Plan.

**Continued Discussion on LDC Text Amendment (TX-2023-02)
Planning Board Meeting 4-20-23**

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. Campgrounds are allowed in the LDC with a special use permit. This proposed amendment would allow for small primitive campgrounds (5 or less sites) in the rural 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
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, for a fee, though a managed site or reservation system.

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) Land Size. A minimum of 1 acre is required.
- (4) 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. Designated tent pads are required, and camping equipment and tents must remain on designated tent pad.
 - g. A management or reservation process is required.
 - h. Pets are required to be on leash.
 - i. Quiet hours are 10:00 pm to 8:00 am.
 - j. The maximum stay limit is 7 days.
 - k. All property boundaries shall be clearly marked.