

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: TRC 7-5-23 & ZBA 7-26-23**

**SUBJECT: Special Use Permit and Major Site Plan – Rosie's Backyard Campground SUP-23-03**

**PRESENTER: Matt Champion**

**ATTACHMENTS: Staff Report & Site Plan**

**SUMMARY OF REQUEST: Major Site Plan review for Campground**

**SUGGESTED MOTION:**

**I recommend forwarding the Special Use Permit to the Zoning Board of Adjustment**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

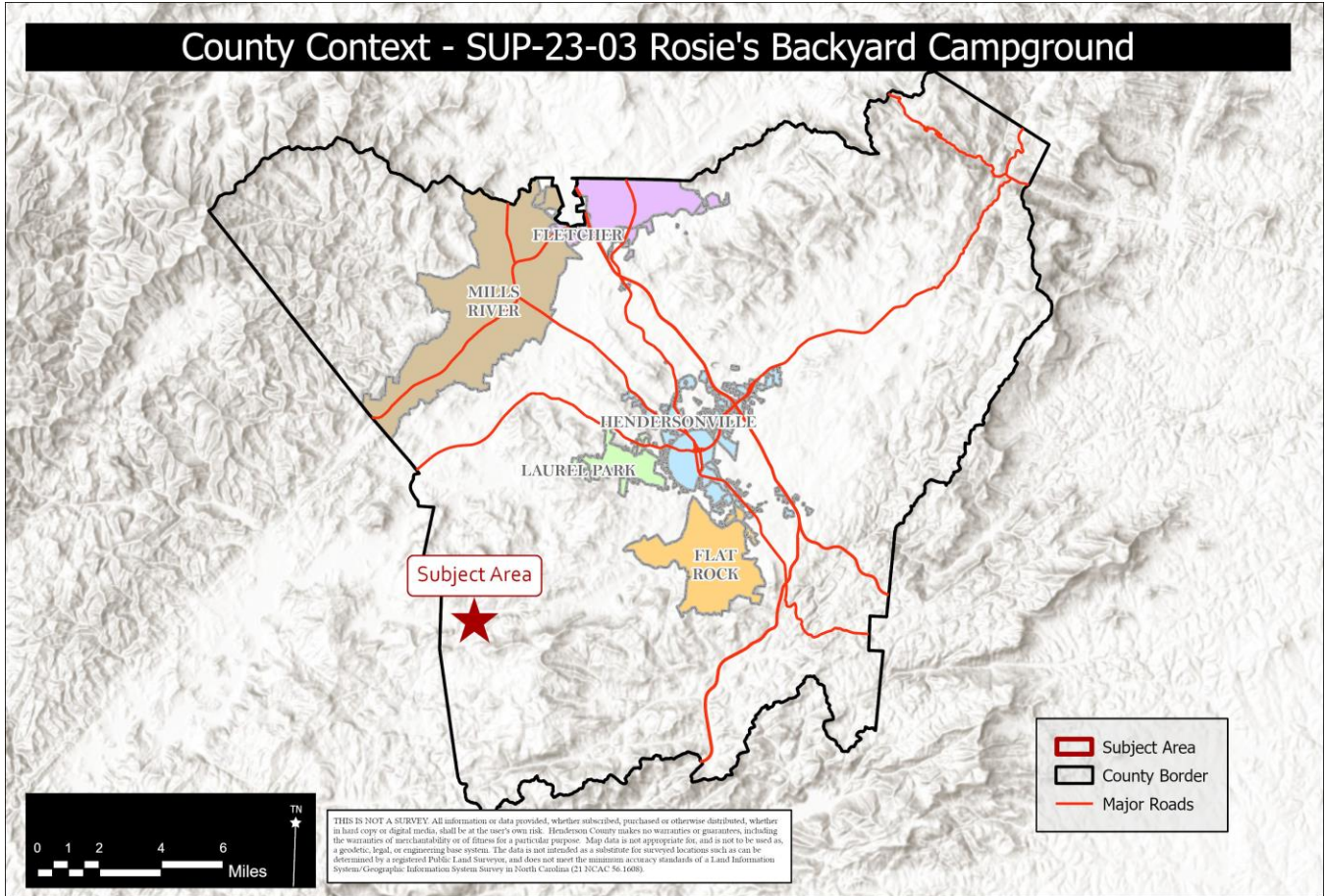
- 1.1. **Applicant:** Dawn Israel-Castle
- 1.2. **Request:** Major Site Plan Review
- 1.3. **PIN:** 9526-90-7671
- 1.4. **Size:** 4.14 acres
- 1.5. **Location:** 100 Lovdia Ln, Hendersonville, NC 28739
- 1.6. **Supplemental Requirements:**

### SR 4.3. *Campground*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Size. No *campground* located on/adjacent to a *residential zoning district* shall contain more than 200 campsites. Individual campsites shall be a minimum of 500 square feet.
- (4) Perimeter Setback. Fifty (50) feet.
- (5) Common Area. A *common area* shall be provided, that is equivalent in square footage to 25 percent the total square footage in: campsites, *structures* on site, parking areas and *driveways*. *Common area* shall be accessible for the *use* and enjoyment of *campground* occupants, located as to be free of traffic hazards and maintained in good condition by the *applicant*.
- (6) Operations. The *campground*: a. May contain *structures* ancillary to the use; and b. Shall be permitted one (1) store, exclusively for the sale of incidental gifts and foodstuffs.
- (7) Solid Waste Collection. The facility shall provide a suitable method of solid waste disposal and collection consisting of either private collection from individual *uses* or the *use* of dumpsters (installed and/or operated to meet all local and state statutes, ordinances and regulations (including Chapter 195 of the Henderson County Code, *Solid Waste*) and thereafter certified by the Department of Public Health). Where dumpsters are used, Screen Class One (1), Two (2) or Three (3) shall be provided consistent with the requirements of §42-181 (Screen Classification).
- (8) Common Area Recreation and Service Facilities. Those facilities within the *campground* shall be for the sole purpose of serving the overnight guests in the *campground*, and shall adhere to the development standards established therefore in SR 4.5 (*Common Area Recreation and Service Facilities*).

**Campground.** An establishment primarily engaged in operating/accommodating campsites. These establishments may provide access to facilities, such as laundry rooms, recreational halls and playgrounds, stores, and snack bars.

### Map A: County Context Map



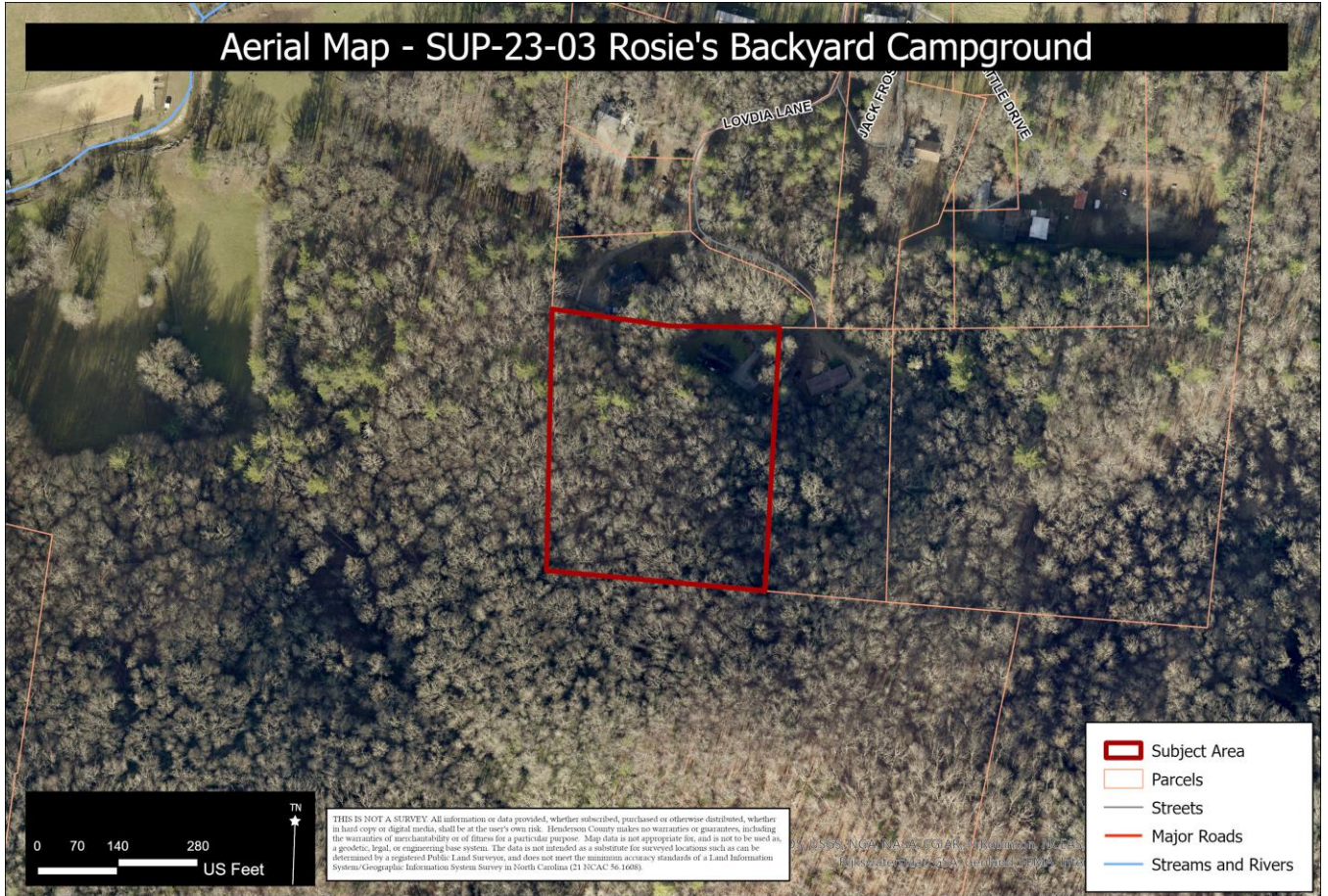
Property Owner & Applicant: Dawn Israel-Castle  
Assessed Acreage: 4.03 Acres PIN: 9526-90-7671  
Current Zoning: Residential Three (R3)



## 2. Subject Area History & Characteristics:

- 2.1. **Current Property Owners:** Dawn Israel Castle. The property was obtained on June 16, 2017, and September 23, 2017, and later combined on May 17, 2022.
- 2.2. **Former Property Owners:** Clayton William Stepp, Jr and Kimberly R. Stepp.
- 2.3. **Natural Resources:**
  - 2.3.1. **Streams:** The subject area does not contain any open water surfaces as per the USGS Map.
  - 2.3.2. **Slopes:** The subject area contains 3.28 acres of slopes between 25% to 60% and 0.50 acres with slopes greater than 60%.

**Map B: Aerial Map**



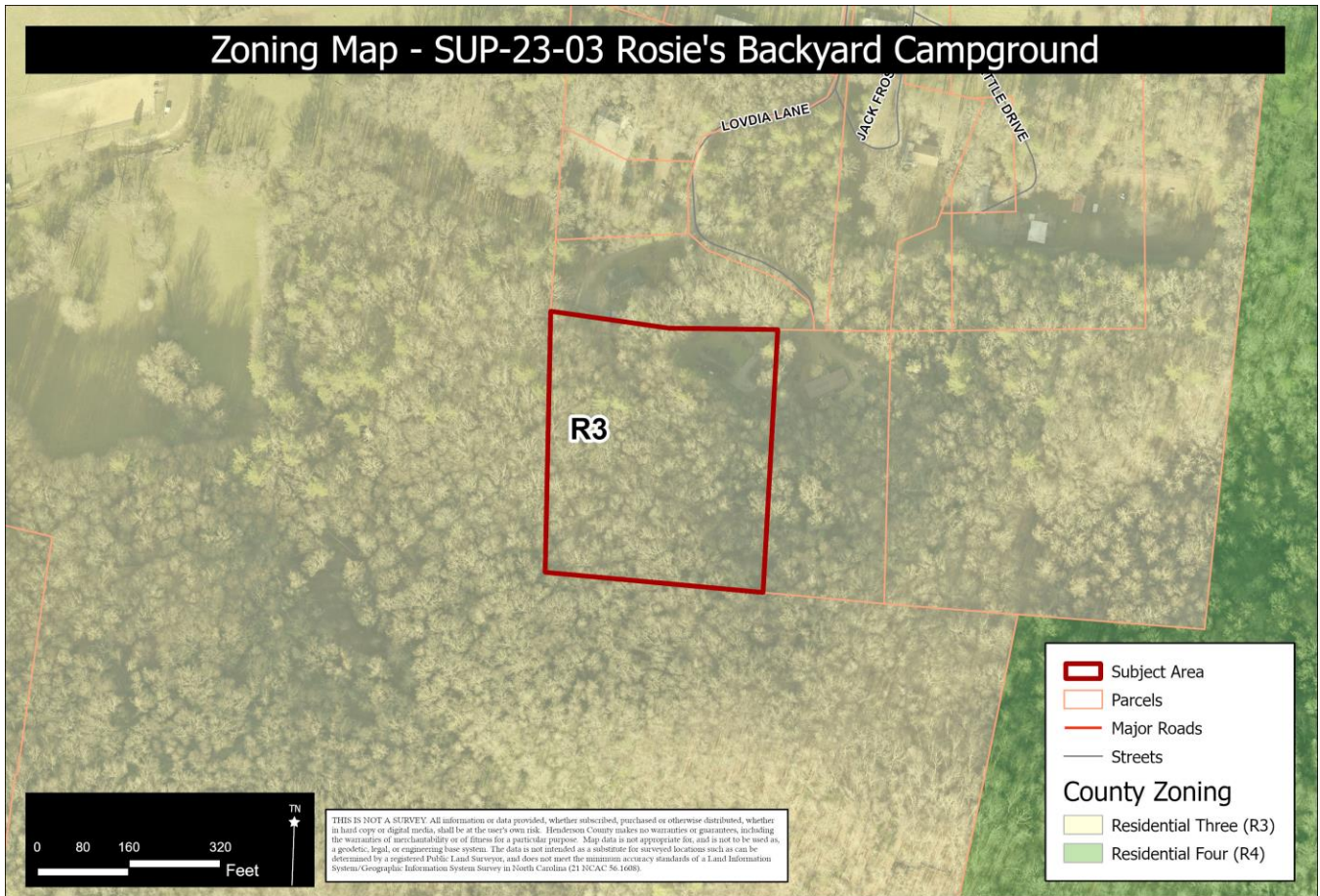
Property Owner & Applicant: Dawn Israel-Castle  
 Assessed Acreage: 4.03 Acres PIN: 9526-90-7671  
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**3. Current Conditions**

- 3.1. **Current Use:** The subject area currently contains a multi-sectional manufactured that was placed on the property in 1996. The approximately 1,560SQFT structure is used as a single-family residence where the applicant resides. The subject area also contains a spot for a recreational vehicle and a small accessory structure that will be converted to a bunkhouse as part of this application. There is an existing shed found adjacent to the existing home that will not be converted or utilized in this application then from its current use. The property is heavily forested with no additional improvements.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain residential structures, forested land, agricultural land, and vacant land. The former Reeb Ranch property is located west of the subject area. The DuPont State Forest Holmes Educational Forest is located east of the subject area. DuPont State Forest is located approximately 0.75 miles to the south.

### Map C: Zoning Map



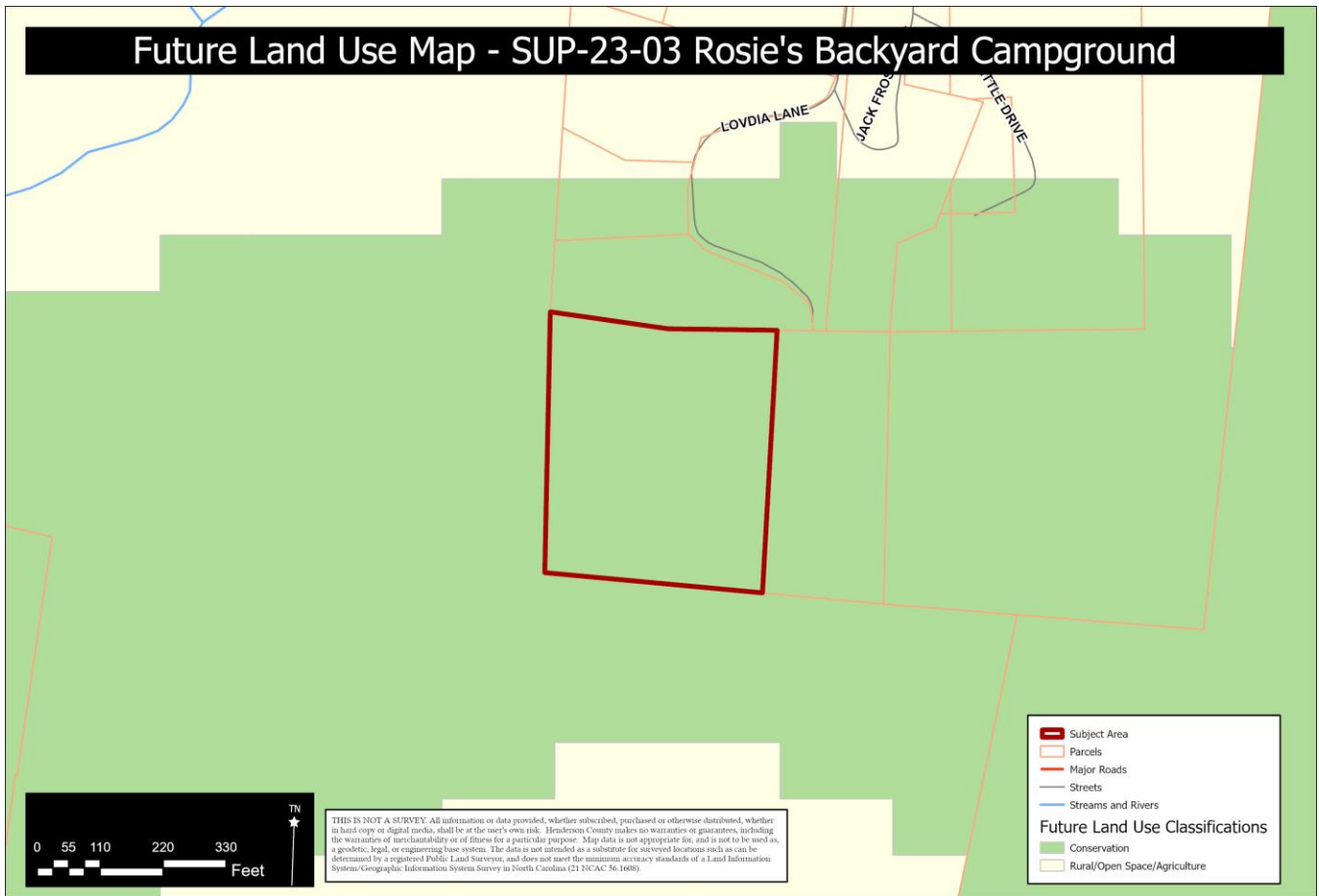
Property Owner & Applicant: Dawn Israel-Castle  
Assessed Acreage: 4.03 Acres PIN: 9526-90-7671  
Current Zoning: Residential Three (R3)



- 3. **Zoning** The subject area is located within the Residential Three (R3) zoning district.
  - 3.1 **Residential Three (R3):** The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density residential. The intent of this district is to allow for *residential development* consistent with the recommendations of the *Comprehensive Plan*. This *general use district* is typically meant to be utilized in areas designated as Rural (RAA) in the *Comprehensive Plan*. (LDC §42-30)
  - 3.2 **Adjacent Zoning:** Residential Three (R3) is found in all directions of the subject area. Residential Four (R4) zoning is found east of the subject area on the Holmes Educational State Forest parcel.
  
- 4. **Floodplain /Watershed Protection** The property is not located in a Special Flood Hazard Area. The property is not in a Water Supply Watershed district.

- 5. **Water and Sewer** This property will be served by a private wells and septic systems.  
**Public Water:** N/A  
**Public Sewer:** N/A

**Map D: CCP Future Land Use Map**



Property Owner & Applicant: Dawn Israel-Castle  
Assessed Acreage: 4.03 Acres PIN: 9526-90-7671  
Current Zoning: Residential Three (R3)



- 6. **The Henderson County Comprehensive Plan (CCP)** The CCP Future Land Use Map identifies the subject area as being in a Conservation Area (See Map D).
  - a. **Conservation:** “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.
- 7. **Proposal** The applicant is proposing to develop the subject area as a campground with a total of 4 sites. One site will contain the relocated airstream on the subject area to meet the 50’ perimeter setback requirements for the use. A second site will contain the existing storage/accessory shed that will be converted to a bunk house. The other two sites will be elevated platforms for tent camping. All the sites will be accessed through gravel paths leading from a gravel parking lot below the existing residential structure. A future bathhouse is proposed to serve the campers, but the applicant will utilize portable toilets until the bathhouse is constructed. The applicant will be required to detail and propose a suitable method for solid waste collection. A

dumpster/community collection area will be installed on-site to collect the solid waste. The applicant will be required to install the necessary screening around the facility. The remaining property will be utilized as common open space.

8. Photos

**View from East**



02/07/2023

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**View from North**



02/07/2023

## View from South



02/07/2023

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## View from West



02/07/2023

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HENDERSON COUNTY  
MAJOR SITE PLAN REVIEW APPLICATION

CONTACT INFORMATION

Property Owner:

Name: Dawn Castle-Israel Phone: 954-253-3477  
Complete Address: 100 Loudia Ln, Hendersonville, NC 28739

Applicant:

Name: SAA Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_

Agent:

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Complete Address: \_\_\_\_\_  
Agent Form (Circle One):  Yes  No

Plan Preparer:

Name: Freeland-Clinkscles & Associates, Inc. of NC Phone: 828-697-6539  
Complete Address: 201 2nd Ave. E., Hendersonville, NC 28792

GENERAL INFORMATION

Date of Application: 3/27/23  
Site Plan Attached (Circle One):  Yes  No

PARCEL INFORMATION

PIN: ~~9526~~ 9526-90-7671 Tract Size (Acres): 4.14  
Zoning District: ~~R3~~ R3 Fire District: Valley Hill  
Supplemental Requirement# 4.3 Watershed: \_\_\_\_\_  
Permitted by Right \_\_\_\_\_ Floodplain: ~~R3~~ "X"  
Special Use Permit X

Location / Property to be developed: End of Loudia Ln.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*\*\*

County Use Only

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

**HENDERSON COUNTY  
SPECIAL USE PERMIT APPLICATION FORM**

**GENERAL INFORMATION**

Date of Application: 4/13/23 5/8/23

Previously Submitted (Circle One): Yes  No

Date of Pre-Application Conference: N/A

Site Plan Attached (Circle One):  Yes  No

Traffic Impact Study Required (Circle One): Yes  No

**SPECIAL USE PERMIT INFORMATION**

Type of use to be permitted: Campground - 3 Campsites SR #: 4.3

Existing Structures or Uses on property: Residential Home

Road System (Circle): Public  Private

Water System (Circle):  Individual  Community  Public (Municipal or County)

Sewer System (Circle):  Individual  Community  Public (Municipal or County)

**SITE PLAN REQUIREMENTS**

If a minor or major site plan is not specifically required, the applicant shall submit a site plan with the following items:

- Dimensions of property.
- Location of existing and proposed structures (including accessory structures), and general use thereof.
- Setbacks of existing and proposed structures from property lines and edge of right-of-way for roads (from centerline of roads for uses located in the R-40, WR, or SW districts).
- Separation of existing and proposed structures from one another.
- Parking and off/on loading areas
- Location of signs (including sign dimensions, height, type of material, lighting).
- Location and dimensions of existing and proposed roads / driveways and their entrance/exits.
- Location of dumpsters.
- Location and general description of any fences, landscaping or other buffering (proposed or existing).

Site plan not to exceed 11 X 17 size. Anything submitted larger than 11 X 17, the applicant must provide 12 copies with the application form.

**PARCEL INFORMATION**

PIN: 9526-90-7671 Deed Book/Page: 3913/666 Tract Size (Acres): 4.14

Zoning District: R3 Fire District: Valley Hill Watershed: N/A Floodplain: Outside

Location of property to be developed: 100 Loudia Ln

**CONTACT INFORMATION**

**Property Owner:**

Name: Dawn Israel-Castle Phone: 954-253-3477

Address: 100 Loudia Ln City, State, and Zip: Hendersonville, NC 28734

**Applicant:** 90 Loudia Ln

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Application No. \_\_\_\_\_

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

**Agent:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, and Zip: \_\_\_\_\_

Agent Form (Circle One): Yes No

**Plan Preparer:**

Name: Fredrick Oinkscales Phone: 828-697-6539

Address: 201 2nd Ave E. City, State, and Zip: Hendersonville NC 28792

**STANDARDS FOR REVIEW**

The Land Development Code imposes the following GENERAL REQUIREMENTS on the use requested by the applicant. Under each requirement, the applicant should explain, where applicable, how the proposed use satisfies these requirements:

A. General Requirement #1: The use will not materially endanger the public health, safety or welfare:

the use of 3 campsites is in harmony with the area.  
There will be a small number of campsites on a large  
property with no noise amplification, very little added  
light. Strictly for Mountain bikers' and hikers.

B. General Requirement #2. The use will not substantially injure the value of property or improvements in the area.

the use of this property does not change the  
wooded nature of the property or impact neighboring  
properties. it is harmonious with the  
area. there will be no septic - we have  
often put a port ys.

C. General Requirement #3. The use will be in harmony with the surrounding area.

The area is largely wooded and is in between  
holmes educational forest and Dupont. our goal is  
to provide shelter for hikers and mountain bikers  
at an affordable rate, self-sustaining.

The Land Development Code also imposes the following SPECIFIC REQUIREMENTS on the use requested by the applicant. The applicant should be prepared to demonstrate that satisfactory provisions have been made for the following, where applicable.

The proposed use shall be located and developed in such a manner as to:

a. Comply with all applicable local, state and federal statutes, ordinance and regulations.

yes we will comply with all of the above r/r.

b. Be in accordance with the Comprehensive Plan, Long Range Transportation Plans and Comprehensive Transportation Plans of the county and/or Long Range Transportation Plans and comprehensive Transportation Plans of any municipality of the County.

we are very much interested in preserving open  
space.

- c. Minimize the effects of noise, glare, dust, solar access and odor on those persons residing or working in the neighborhood of the proposed use.

only 3 campsites, 2 people per site max, NO driving to area, but park in existing lot.

- d. Minimize the environmental impacts on the neighborhood including the following groundwater, surface water, wetlands, endangered/threatened species, archeological sites, historic preservation sites and unique natural areas.

The entire property is surrounded by forest.

Show that satisfactory provision/arrangement has been made (where applicable or required) concerning:

- a. Ingress and egress to property and proposed structures thereon (with particular reference to automotive/pedestrian safety/convenience and traffic flow/control).

3 cars max to property and will park in central lot and walk to shelters.

- b. Off-street parking and loading areas.

~~No~~

- c. Utilities (with particular reference to locations, availability and compatibility).

Water from well. power from Duke energy. Cattle waste part a part yr.

- d. Buffering and landscaping (with particular reference to type, location and dimensions).

Existing forest buffer remain in place.

- e. Structures (with particular reference to location, size and use).

There will be 2 new Deck structures at 200 sq ft each to preexisting cleared campsites.

I certify that the information shown above is true and accurate and is in conformance with the Land Development regulations of Henderson County.

Dawn Israel east - Rosie's Backyard

Print Applicant (Owner or Agent)

Dawn Israel

Signature Applicant (Owner or Agent)

5/8/23

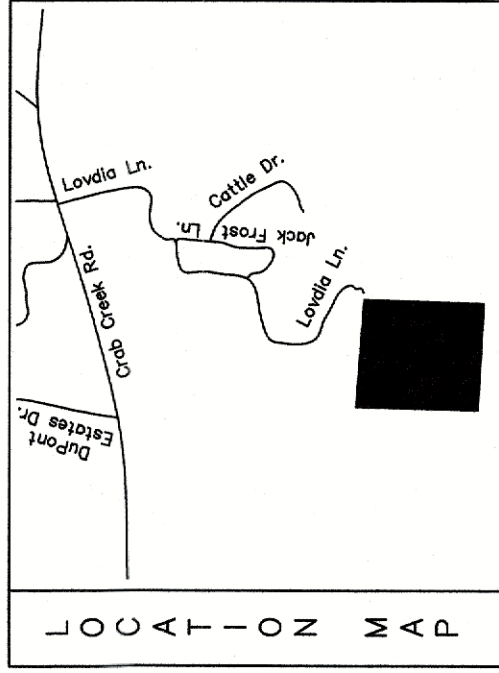
Date

County Use Only

Fee: \$ \_\_\_\_\_ Paid: \_\_\_\_\_ Method: \_\_\_\_\_ Received by: \_\_\_\_\_

Authority to grant the requested permit is contained in the Land Development Code, Sections: \_\_\_\_\_

Community Planning Area: \_\_\_\_\_



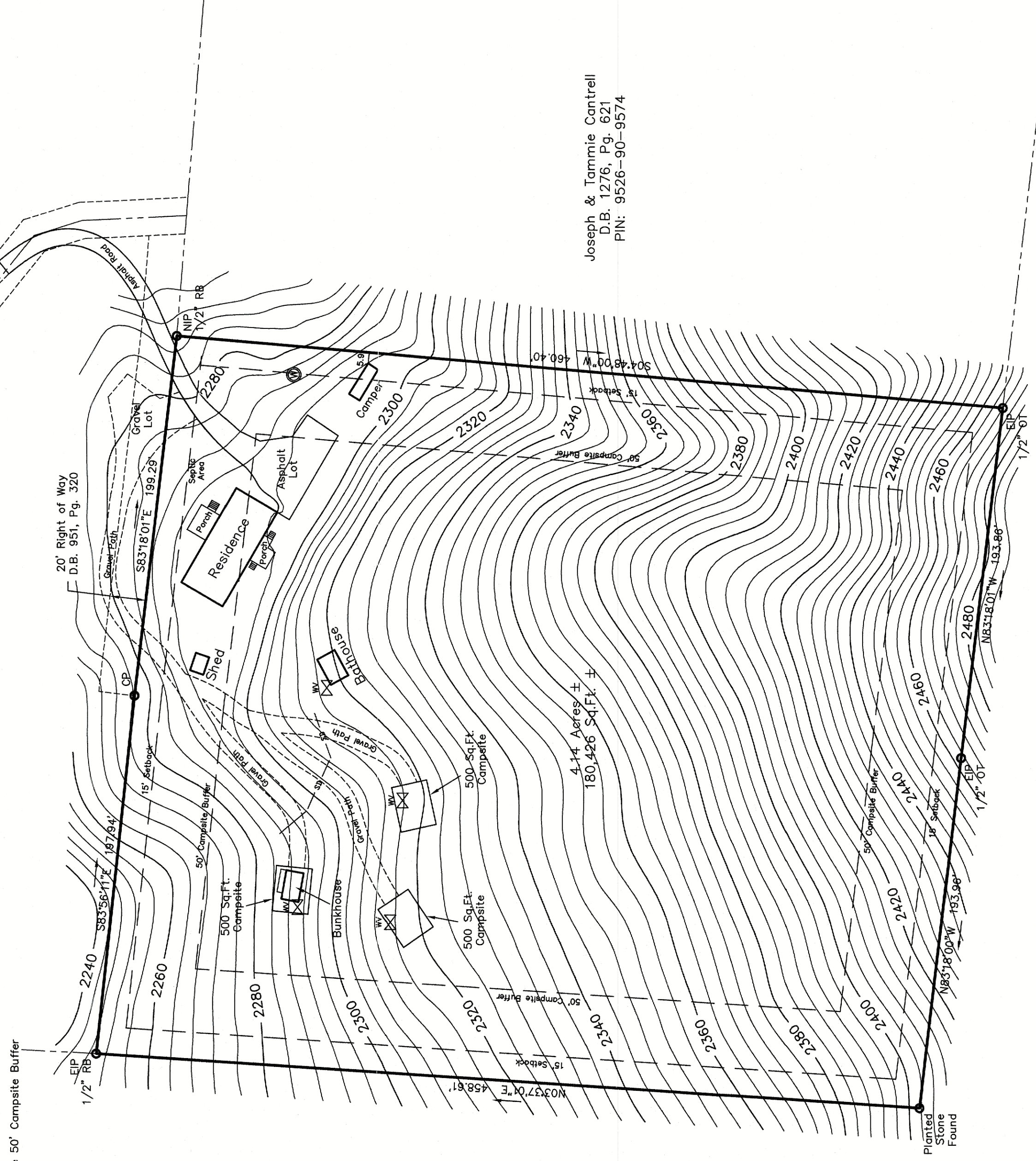
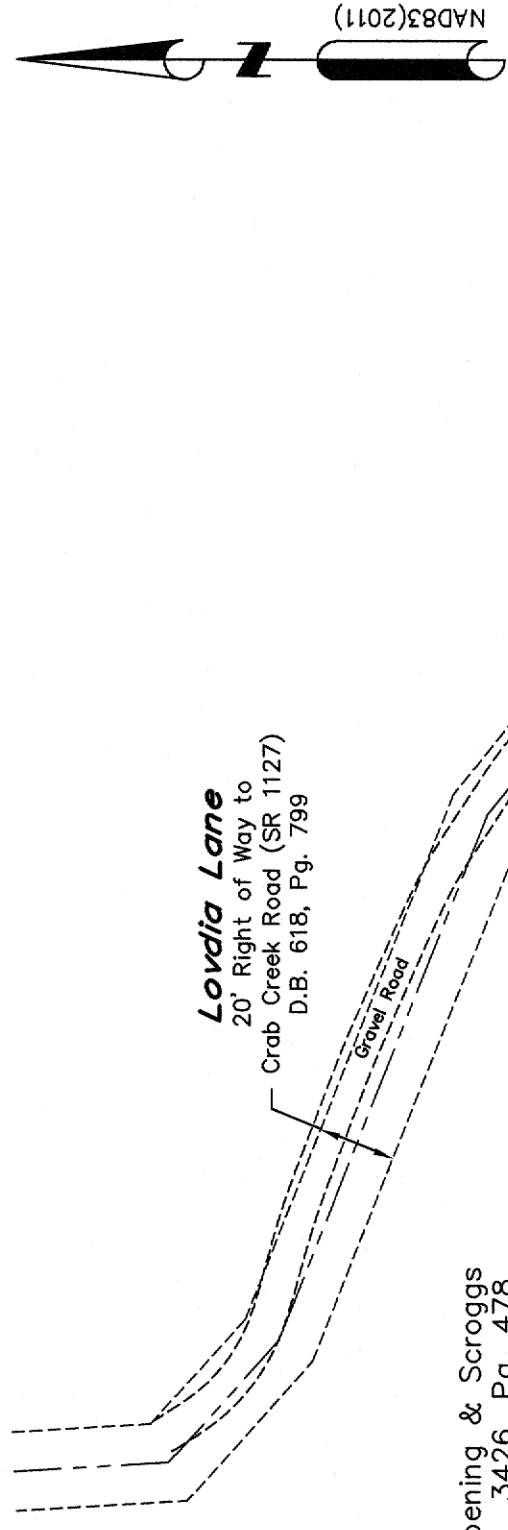
Major Site Plan for  
**Rosie's Backyard**  
 100 Lovdia Lane  
 Crab Creek Township, Henderson County  
 State of North Carolina

**LEGEND:**

○	NIP	NEW IRON PIN
○	EIP	EXISTING IRON PIN
○	CP	CALCULATED POINT ONLY
—		POWER POLE
—		LIGHT POLE
—		WATER VALVE
—		GAS VALVE
—		WATER METER
—		FIRE HYDRANT
—		SANITARY SEWER MANHOLE
—		STORM DRAIN MANHOLE
—		CATCH BASIN
—		CLEANOUT
—		CURB INLET
—		TRANSFORMER
—		OVERHEAD POWER
—		FENCE LINE

**GENERAL SURVEY NOTES:**

1. This survey was made in accordance with laws and/or Minimum Standards of the State of North Carolina.
2. The basis of bearing for this site plan is NAD83(2011).
3. There could easements that affect this property which should be contained in a current title report. Title report not furnished.
4. Subject Property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 37009526000, with a date of identification of October 2, 2008, for Community No. 370125, in Henderson County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
5. Subject Property is not within a half mile of a Farmland Preservation Area.
6. There are 3 Composites within the Subject Property.
7. More than 50% of the Subject Property will retained as Common Area.
8. Contours, as shown, have a 4' contour interval based on a LIDAR study performed in 2017 by NCDOT. No field work was performed to verify accuracy.
9. 1,500 sq.ft± of area will be disturbed.
10. Comper to be relocated from the 50' Composite Buffer



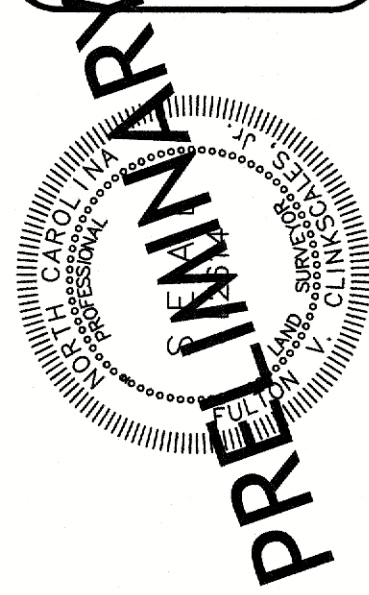
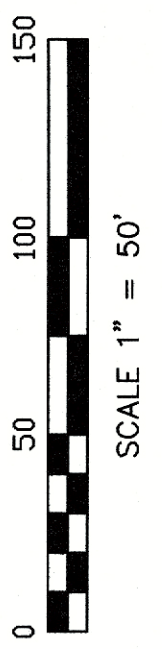
Daniel McCrary  
 D.B. 536, Pg. 814  
 PIN: 9526-80-9674

Joseph & Tammie Cantrell  
 D.B. 1276, Pg. 621  
 PIN: 9526-90-9574

**ZONING INFORMATION**

Zoning District: R-3 (Residential)  
 Setbacks:  
 Front: 15' (Local)  
 Side: 15'  
 Rear: 15'  
 Composite Buffer: 50'

Daniel McCrary  
 D.B. 536, Pg. 814  
 PIN: 9526-80-9674



**FREELAND - CLINKSCALES & ASSOCIATES, INC. of NC**  
 Engineers \* Land Surveyors  
 201 2nd AVE. EAST  
 HENDERSONVILLE, N.C. 28792  
 (828) 697-6539  
 (828) 697-4195 (fax)  
 fcaofnc@outlook.com Firm No. C-1562

REF. PLAT BOOK	xx/xx
REF. DEED BOOK	3913/666
TAX MAP	9526-90-7671
PARTY CHIEF	TEC
DRAWN	TEC
DATE	October 5, 2022
DWG.NO.	H42359

**Not For Recordation**  
 The original drawing and/or all copies of it are not transferable to any future owner(s) of the platted property and shall not be used or relied upon by future owner(s) and/or their representatives for any reason without written release by the professional surveyor.  
 This is to certify that the property shown on this plat was surveyed under my direct supervision. Property lines and improvements are located correctly and that no visible encroachments exist unless otherwise shown.