

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: TRC 8-15-23**

**SUBJECT: Minor Site Plan – Green Haven Low Impact Camping**

**PRESENTER: Matt Champion**

**ATTACHMENTS: Staff Report & Site Plan**

**SUMMARY OF REQUEST: Minor Site Plan review for Low Impact Camping**

**SUGGESTED MOTION:**

**I move to approve/deny the minor site plan with conditions as discussed.**



## Henderson County, North Carolina Code Enforcement Services

### 1. Committee Request

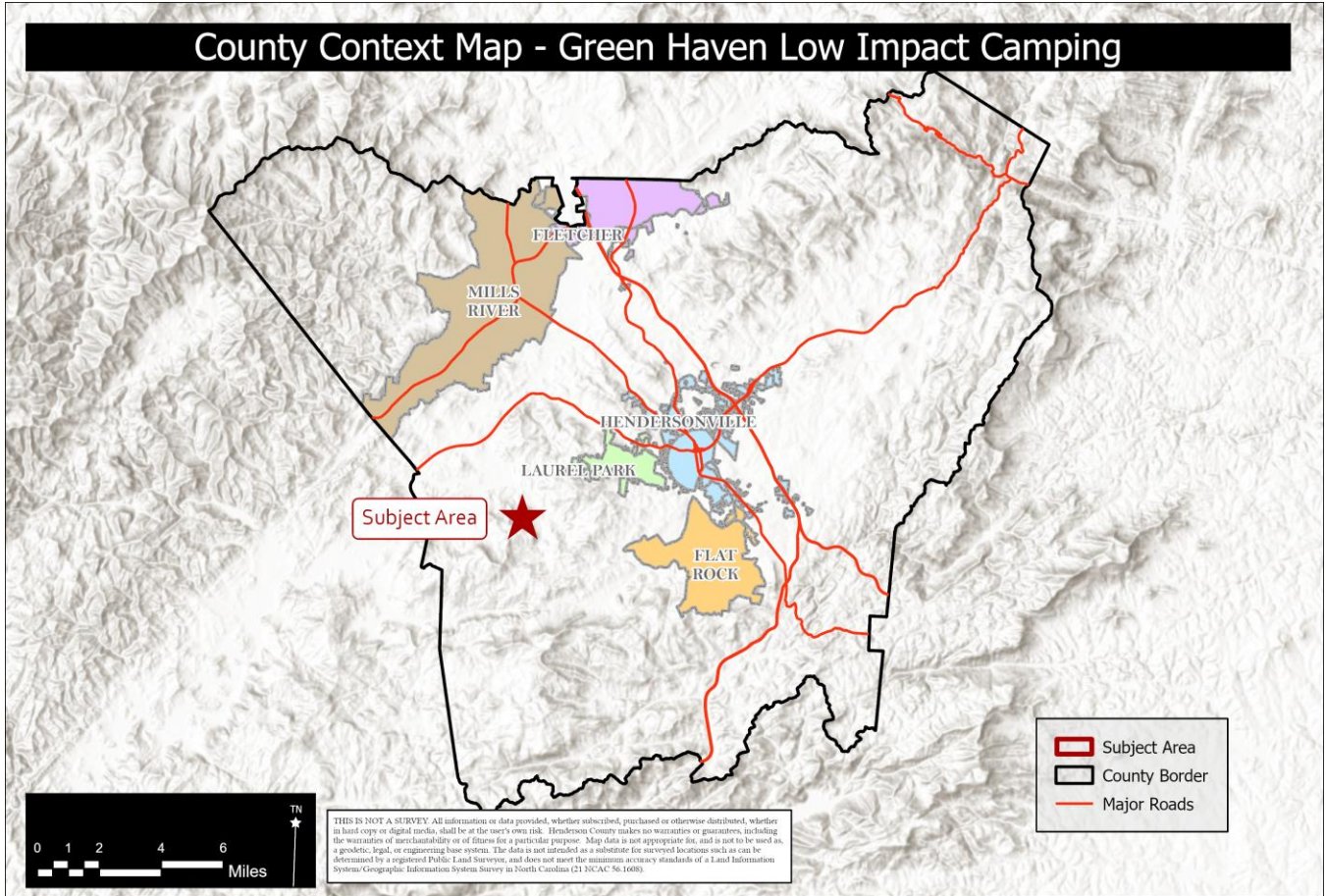
- 1.1. **Applicant:** Susanne Willis and Patrick Pearson
- 1.2. **Request:** Minor Site Plan Review
- 1.3. **PIN:** 9537-76-5967
- 1.4. **Size:** +/- 49.25 acres
- 1.5. **Location:** Off Stanley Ln
- 1.6. **Supplemental Requirements:**

#### **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. Adhere to the underlying zoning district setbacks.
- (3) Utilities. Potable water is allowed but not 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 14 days.

**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 ten (10) 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.

### Map A: County Context Map



Property Owner and Applicant: Susanne Willis and Patrick Pearson  
Assessed Acreage: 49.25 Acres PINs: 9537-76-5967  
Current Zoning: Residential Three (R3)



## 2. Subject Area History & Characteristics:

2.1. **Current Property Owners:** Willis, Susanne; Pearson, Patrick. The NC General Warrant Deed was recorded on November 17, 2021.

2.2. **Former Property Owners:** Susan Henderson.

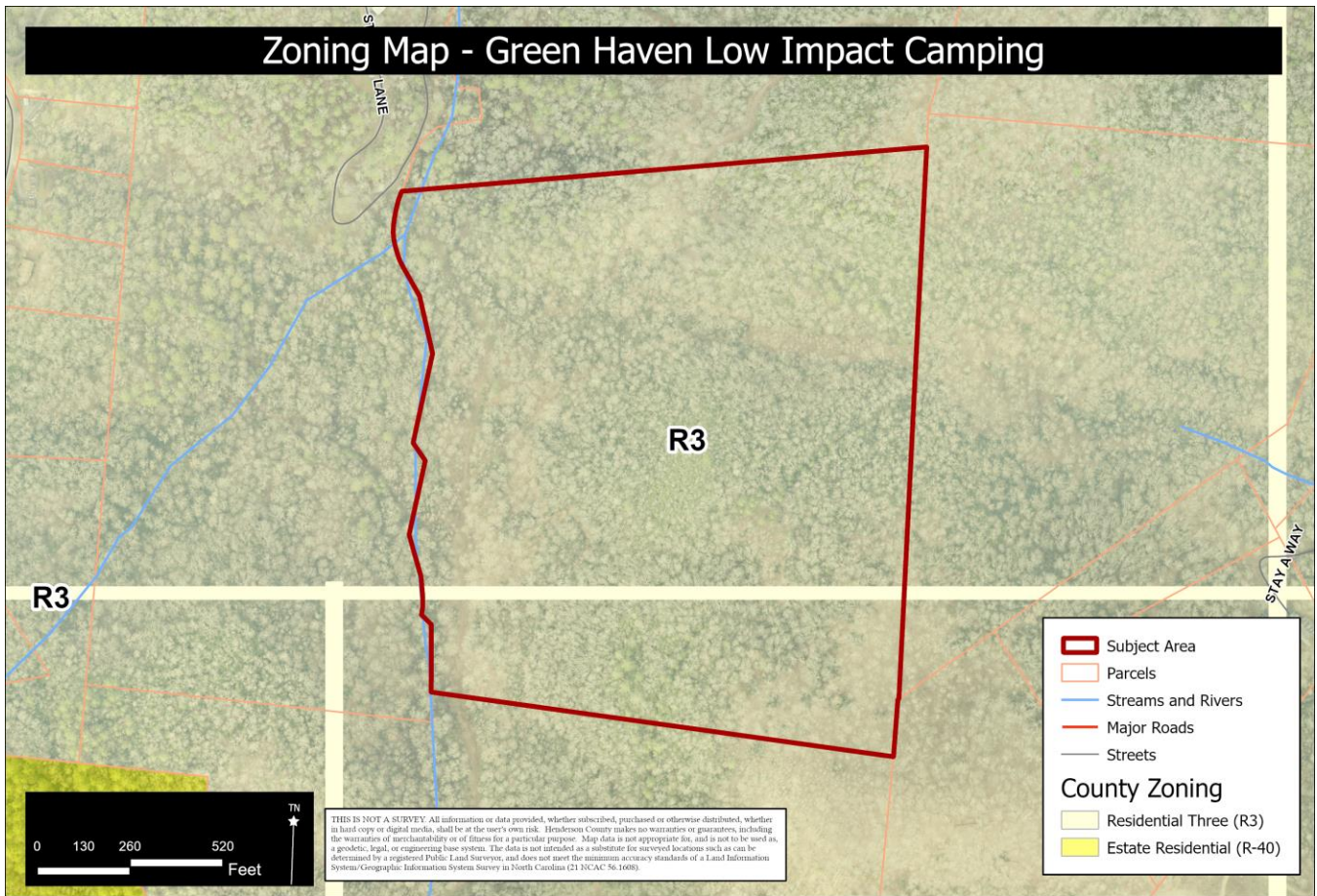
### 2.3. **Natural Resources:**

2.3.1. **Streams:** The subject area contains several tributaries that feeds into Piney Branch, then into Big Willow Creek, and eventually ends up in the French Broad River.

2.3.2. **Slopes:** The subject area contains 29.89 acres of slopes between 25% to 60% and 5.99 acres with slopes greater than 60%.



### Map C: Zoning Map

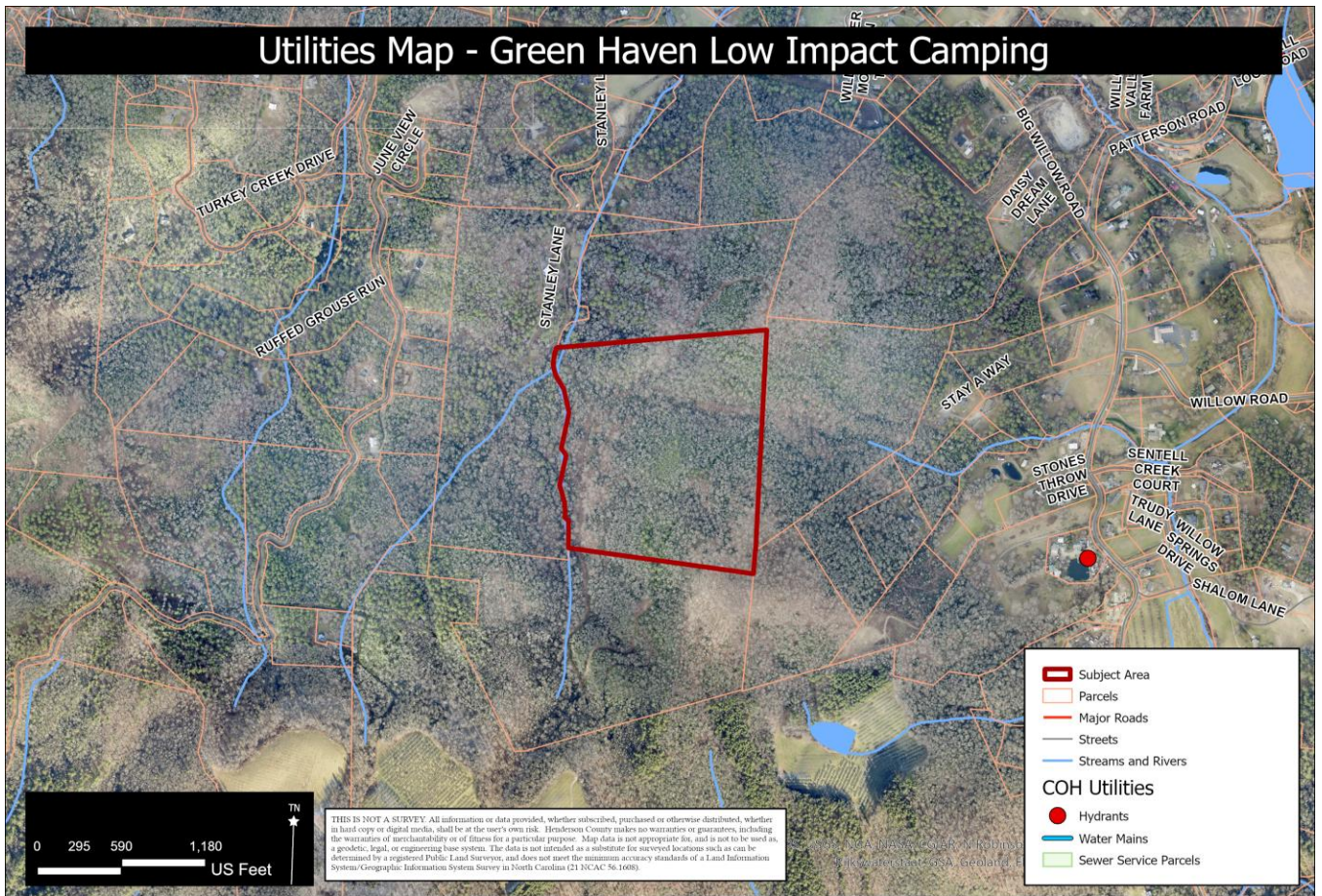


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Current Zoning: Residential Three (R3)



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*.
  - 3.2 **Adjacent Zoning:** Residential Three (R3) is found in all directions of the subject area.
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. There are multiple surface water sources on the subject area. Any future improvements will require the applicant to setback 30’ from the edge of surface water.

### Map D: Utilities Map

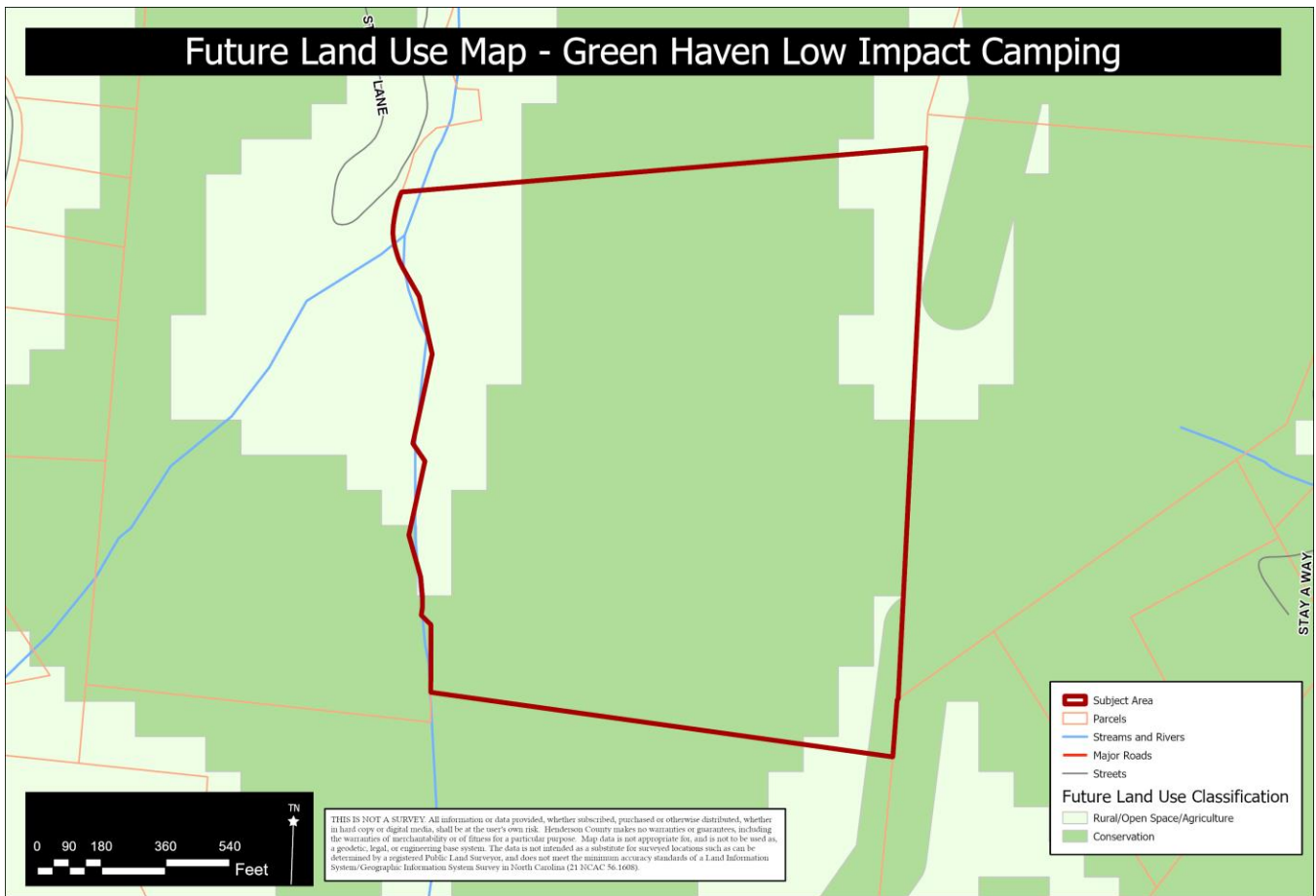


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5. **Water and Sewer** This property will be served by a pit latrine and not potable water. The subject area does contain a spring.
- Public Water:** N/A
- Public Sewer:** N/A

### Map E: CCP Future Land Use Map



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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 and Rural Agricultural 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.
  - b. **Rural Agriculture Area:** “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.”
7. **Proposal** The applicant is proposing to develop the subject area as a low impact campground with 10 total sites. The proposed campground will be called Green Haven. Currently, there are three improved campsites with picnic tables and fire rings. There are an additional 7 proposed campsites as shown on the minor site plan. The subject area contains hiking trails that are marked. The entire low impact campground will be managed through an online reservation system. The subject area has access to Stanley Lane, which is a private road. All campsites will have access to a parking area and be accessible through a short hike. All future campsites are to be a minimum of 10’X10’. Based on the 10 total sites, the dedicated parking areas will be required to accommodate up to 10 vehicles.

**8. Photos**

























## Henderson County Zoning Permit Application

**\*NOTE: Applications will not be processed without a site plan\***

Applicant Name: **Susanne Willis and Patrick Pearson**

Applicant Type: **Property Owner**

Applicant Phone Number: **(919) 696 - 8927**

Applicant Email Address: **susannecwillis@gmail.com**

Applicant Mailing Address: **26 Rector Street Asheville, NC 28801**

Property Identification Number (PIN): **9537-76-5967**

OR Property Address: **No address assigned (Stanley Lane)**

Project type: **Residential (R3)**

Water type: **n/a**

Sewer type: **n/a**

### **Project Description:**

#### **Camping, Low Impact**

10 new low impact campsites on R4 property, 50 acres, located on Stanley Lane, Hendersonville. There are 3 complete campsites with picnic tables, fire rings, and parking. There are 7 proposed campsites (see site plan). Hiking trails are available and marked. Campsites will be managed by an online reservation system, [www.HipCamp.com](http://www.HipCamp.com).

Rules provided to campers:

- Spring available for water. Drink at your own risk.
- Fires permitted unless fire ban in effect. Must use an established fire ring.
- Bring your own wood. Collecting 'dead and downed' firewood in the forest is permitted for camp fires. It is illegal to cut, chop, or saw live or standing trees or other live growth.
- Do not chop into or drive nails into live trees.
- Camping is allowed at designated campsites only.
- All vehicles must be parked in designated parking areas.
- Camping equipment and tents must remain on the designated tent pad.
- Pit latrine available. Please, only throw toilet paper in the toilet. Bring your own paper.

- When not using pit latrine, it is mandatory that all human waste be buried at least 6 inches deep and a minimum of 200 feet from a stream, trail, or campsite.
- Pets are allowed.
- Stay within property boundaries by using the provided property map and staying on marked trails.
- No hunting.
- Maximum stay limit - 14 days
- Quiet hours are 10:00 PM to 8:00 AM
- Waste disposal is not available. Pack all trash out.
- It is illegal to fail to remove all camping equipment, personal property, trash, and refuse from a campsite when vacating or leaving that area or site.

