

**REQUEST FOR COMMITTEE ACTION**

**HENDERSON COUNTY**

**TECHNICAL REVIEW COMMITTEE**

**MEETING: TRC 2-6-24**

**SUBJECT: Minor Site Plan – Tobias 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

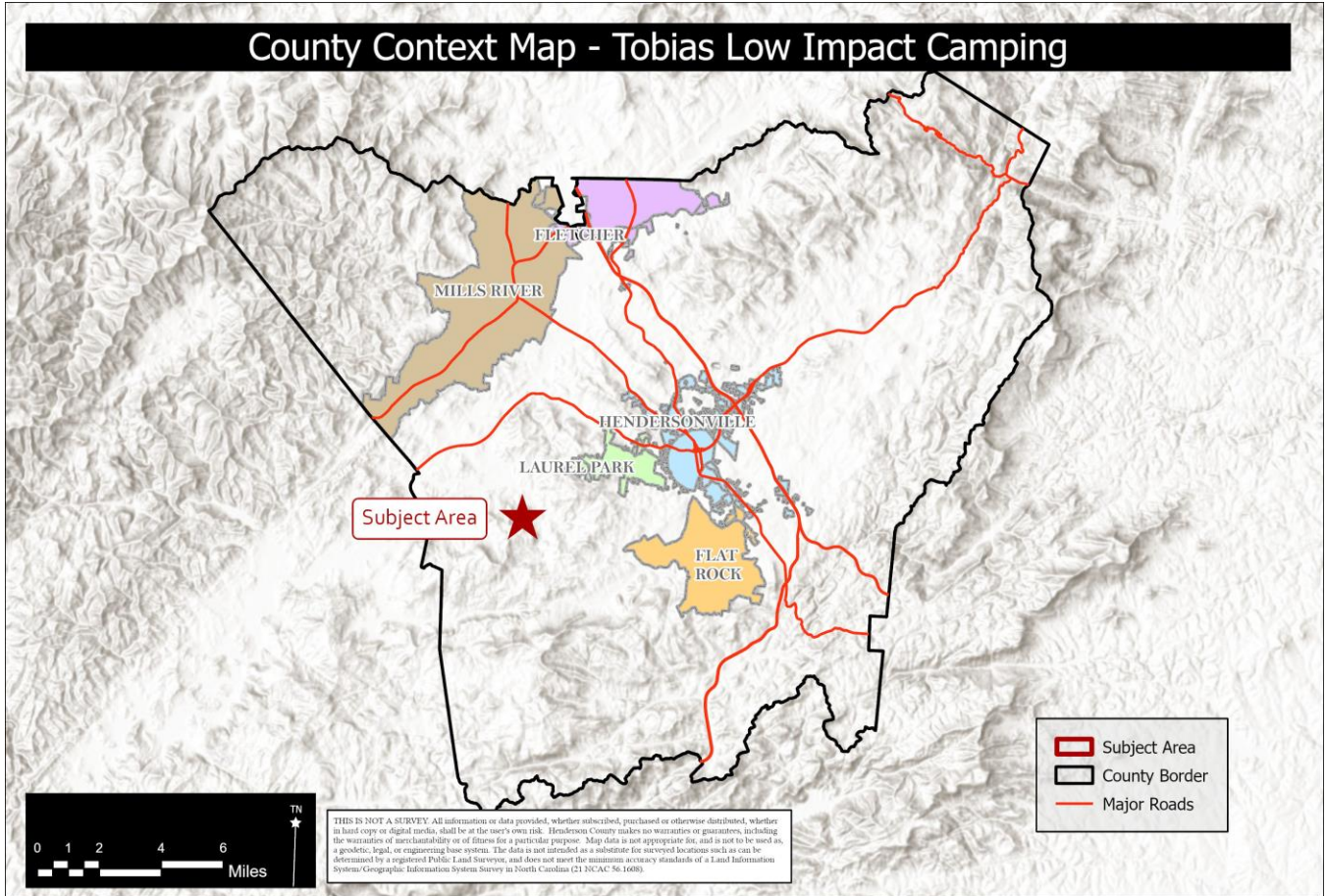
- 1.1. **Applicant:** Jamison Tobias & April Tierney
- 1.2. **Request:** Minor Site Plan Review
- 1.3. **PIN:** 9537-87-8229
- 1.4. **Size:** +/- 31.85 acres
- 1.5. **Location:** 183 Big Willow Rd
- 1.6. **Supplemental Requirements:**

### 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



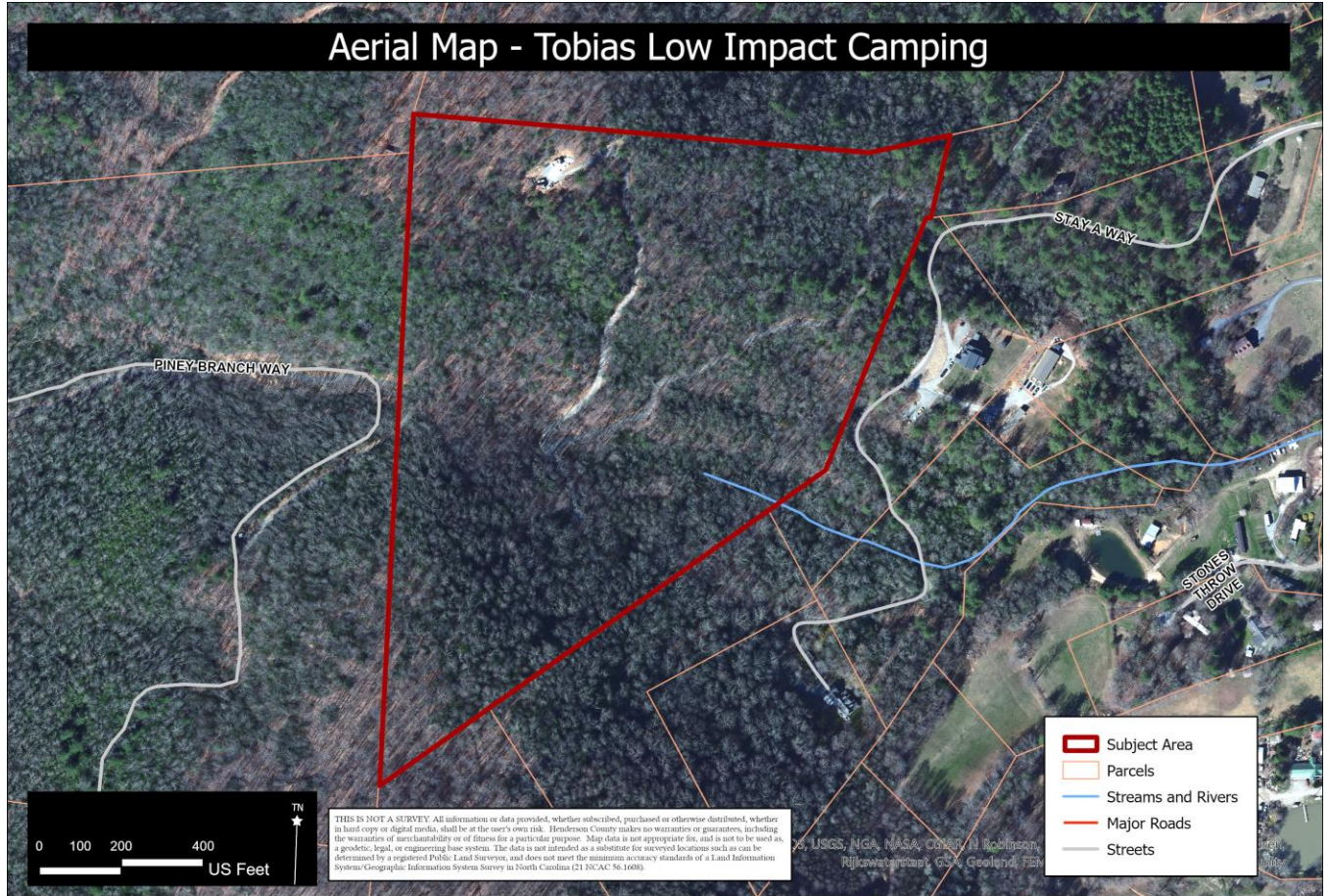
Property Owner and Applicant: Jamison Tobias and April Tierney  
Assessed Acreage: 31.85 Acres PINs: 9537-87-8229  
Current Zoning: Residential Three (R3)



## 2. Subject Area History & Characteristics:

- 2.1. **Current Property Owners:** Tobias, Jamison Kristopher; Tierney, April Jennette. The NC General Warrant Deed was recorded on March 11, 2022.
- 2.2. **Former Property Owners:** Leonard C Newman, Jr and Sandra K Newman.
- 2.3. **Natural Resources:**
  - 2.3.1. **Streams:** The subject area contains several tributaries that feeds into Sentell Creek, then into Big Willow Creek, and eventually ends up in the French Broad River.
  - 2.3.2. **Slopes:** The subject area contains 22.68 acres of slopes between 25% to 60% and 2.37 acres with slopes greater than 60%.

### Map B: Aerial Map



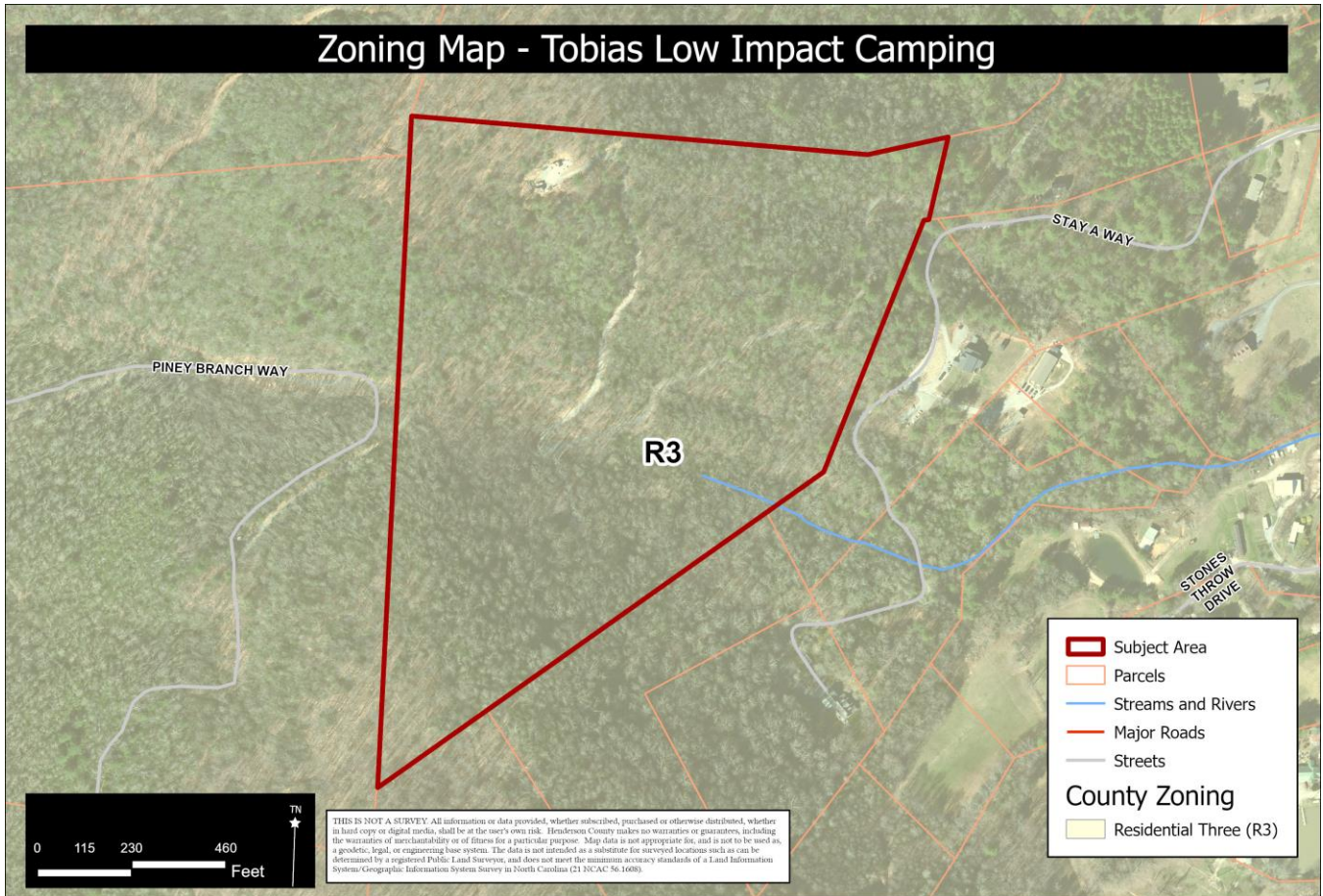
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### 3. Current Conditions

- 3.1. **Current Use:** The subject area is currently vacant except for 1-primitive campsites, improved roadways, and a future cleared area for a residential single-family dwelling.
- 3.2. **Adjacent Area Uses:** The surrounding properties contain residential structures and vacant forested land. The property located west of the subject area contains the Green Haven Low Impact Campground that the TRC approved in July of 2023.

### Map C: Zoning Map

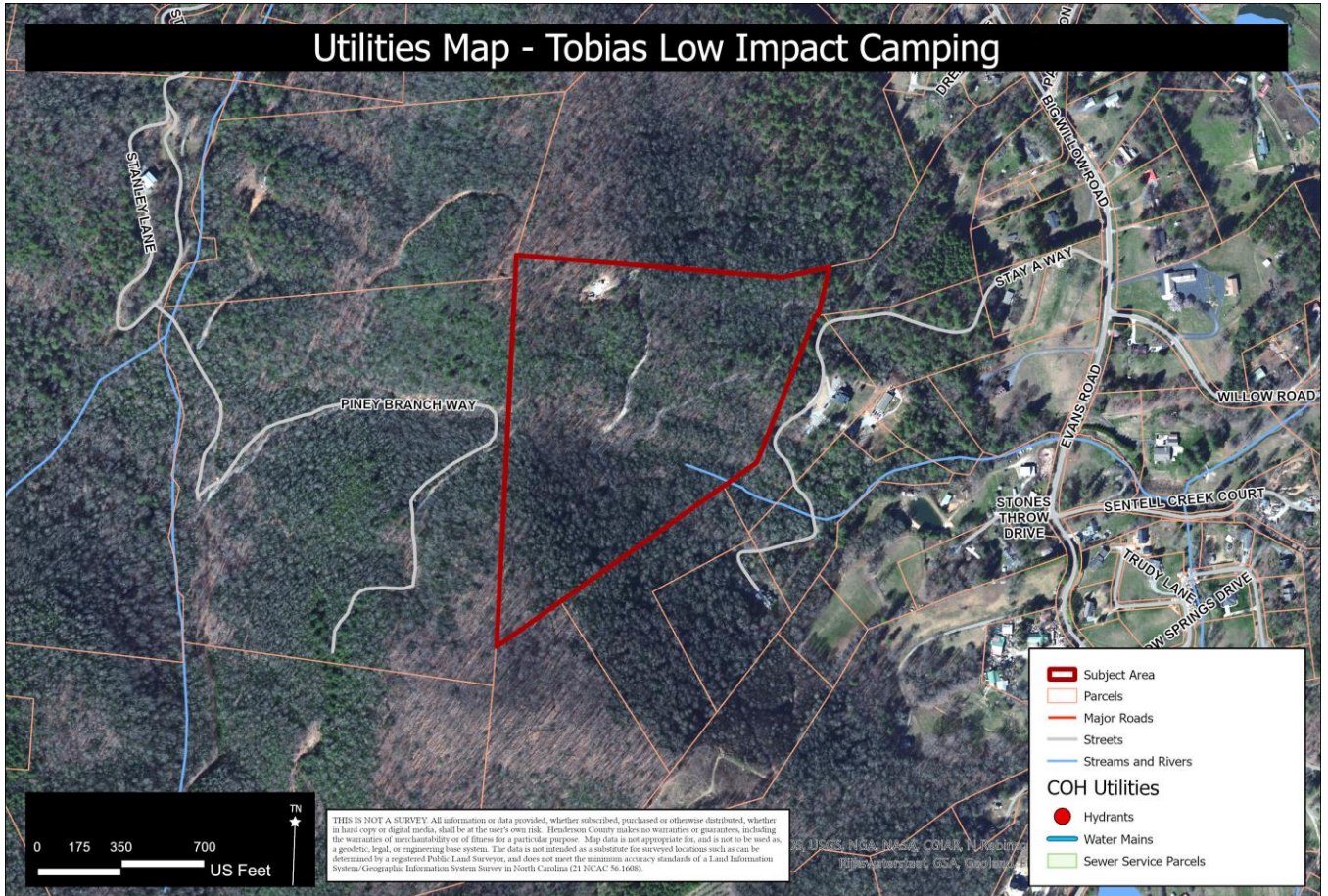


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3. **Zoning** The subject area is located within the Residential Three (R3) zoning district.
  - 3.1 **Residential Three (R3):** The purpose of Residential District Three (R3) is to foster orderly growth where the *principal use* of land is low density 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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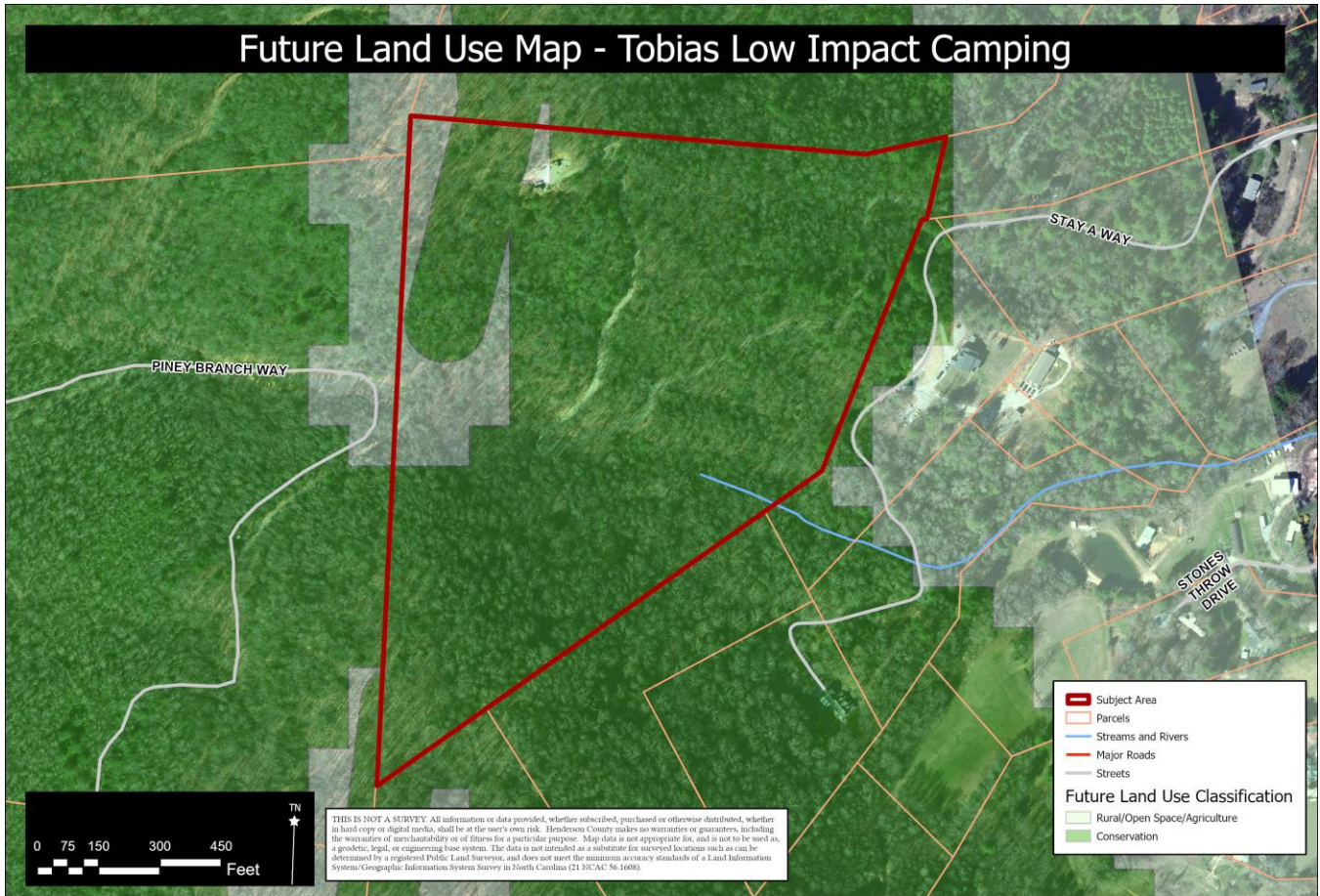


5. **Water and Sewer** The low impact campsite will not be served by any public utilities. There is currently a pit toilet contained in a 5'X5' structure.

**Public Water:** N/A

**Public Sewer:** N/A

### Map E: CCP Future Land Use Map



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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 one (1) site. Currently, there is one existing site with a picnic table, fire ring, a temporary canvas tent, and a pit latrine. There are no other campsites shown on the minor site plan and the property owner does not intend on adding a second site. The single low impact camp site is managed through an online reservation system. The subject area has access to Big Willow Rd through a private right-of-way with several improvements. The campsite has access to an existing parking area.

8. Photos









## Henderson County Zoning Permit Application

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

Applicant Name: Jamison Tobias

Applicant Type:  Property Owner  Agent  Buyer  Contractor  Tenant

Applicant Phone Number: 305-619-0655

Applicant Email Address: jamisontobias@hotmail.com

Applicant Mailing Address: PO BOX 796 Etowah NC 28729

Property Owner Email Address & Phone Number (If Different from Applicant):

Property Identification Number (PIN): 9537-87-8229

OR Property Address: 183 Big Willow Rd.  
Hendersonville NC 28739

Project Type (select one):  Residential  Commercial

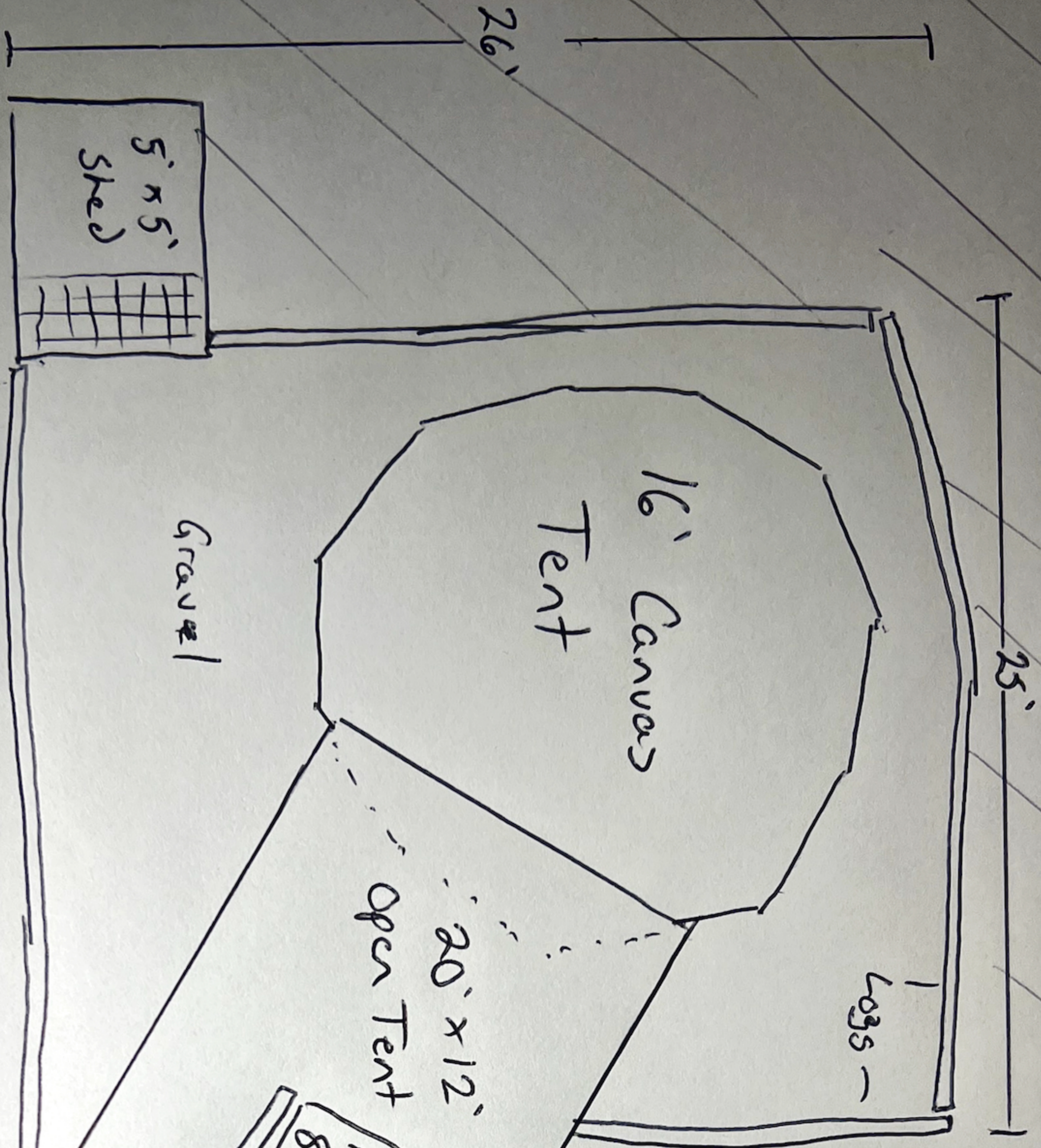
Water Type:  Private  Community  Public - MSD  Public - Hendersonville N/A

Sewer Type:  Private  Community  Public - MSD  Public - Hendersonville N/A

Public - Etowah

Project Description (include dimensions; include what the intended use is; denote if it is new, a re-build, an addition, a demolition, etc.; denote if it is part of a major subdivision; include any and all pertinent information):

- 26' x 25' gravel pad with a perimeter of logs.
- 16' canvas bell tent for camping.
- 20' x 12' open canopy tent with 8' picnic table
- 5' x 5' shed on a pallet
- 20" smokeless fire-pit
- clearly marked parking for 2+ vehicles
- 2 fire extinguishers and a bear horn
- Bear resistant trash can.



UP Hill

Down Hill

