

December 5, 2016

5:30 p.m.

**PUBLIC HEARING**

**Public Hearing regarding Rezoning Application #R-2016-02  
Glassy Mountain Partners LLC, and Cam Boyd Applicants**

Sign-up Sheet

Please Print

Name:

Address:

1.	<i>Cam Boyd</i>	<i>1875 Spout. Hwy.</i>
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December 5, 2016  
5:30 p.m.  
**PUBLIC HEARING**

**Public Hearing regarding Rezoning Application #R-2016-03-C**  
**The Sanctuary at Eagles Nest-Horseshoe Farm**

Sign-up Sheet  
**Please Print**

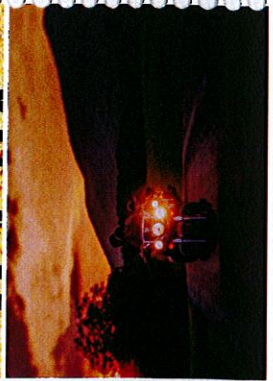
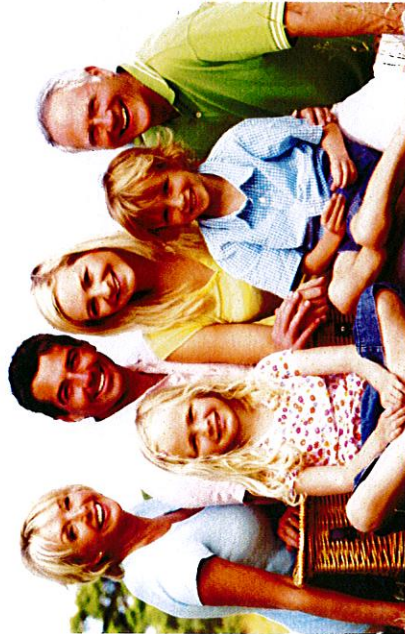
Name:

Address:

- |                         |  |
|-------------------------|--|
| ✓ 1. GARY STAMMER       | 123 LARCHMONT DR, HENDERSONVILLE 28791     |
| ✓ 2. Barbara Lea        | 33 Westwood Dr, Hendersonville 28791       |
| ✓ 3. medam Lea          | 33 Westwood Dr. Hendersonville 28791       |
| ✓ 4. JOHN KNAPP (Knapp) | 133 LARCHMONT DR, HENDERSONVILLE 28791     |
| ✓ 5. BRUCE BENTON       | 114 LARCHMONT DR, HVILLE, NC 28791         |
| ✓ 6. MARSHALL GORDON    | 9 TAMRAC TERR HVL, NC 28791                |
| ✓ 7. FRANK DEZZUTO      | 20 SHADLOW LN. HVL 28791                   |
| ✓ 8. Charles Sneed      | 134 Larchmont Dr, HVL 28791                |
| ✓ 9. ALAN MIZERAS       | 78 FROGDEN LANE HVL 28791                  |
| ✓ 10. Walter Carpenter  | 3581 Brevard Rd Hville NC 28791            |
| ✓ 11. Ed Osteen         | 2367 Brannon Rd Horse Shoe 28742           |
| ✓ 12. MATT MATTESON     | 226 Rainee Dr H/VL 28791                   |
| ✓ 13. Jeri Peterson     | 129 Old Barn Rd. Hville                    |
| ✓ 14. Bill O'Connor     | 50 Brook Creek Rd. Horse Shoe              |
| ✓ 15. Joe Peterson      | 120 Fairwinds Dr Hville 28791              |
| ✓ 16. BILL LAVINE       | 108 LARCHMONT DR. Hendersonville 28791     |
| ✓ 17. Wayne Rankin      | 452 LAKE Rugby Dr. Hendersonville NC 28791 |
| ✓ 18. Gray Jennings     | 834 N. oak St. Hendersonville, NC 28791    |
| ✓ 19. Timothy Amcott    | 116 Larchmont Dr. Hendersonville 28791     |
| ✓ 20. Meredith Hickson  | 116 Larchmont Dr. Hendersonville 28791     |
| ✓ 21. BRIAN GOLDEN      | ATF Window Run Farms                       |
| ✓ 22. Ed Deitch         | Developer Axtun                            |
| 23.                     |  |
| 24.                     |  |
| 25.                     |  |

**An inspired residential rental community focused on healthy living for baby boomers and retirees searching to maintain an active lifestyle.**

Comprising of 225 rental units, a 150 seat on-site restaurant, and property amenities to include a wellness spa, farm library, fitness facility, art & music studios, authentic tee-pee village, farmer's market and much more.



*The Sanctuary*  
**Eagles Nest**  
 RESIDENCES & FARM

*The Sanctuary*  
 at **Eagles Nest**

Presented By:



1900 Sunset Harbour Drive, Suite 1 Miami Beach, Florida 33139  
 305.672.0702 | [TurquoiseCompanies.com](http://TurquoiseCompanies.com)

## THE VISIONARY, JOHN TURCHIN

John Turchin is a third-generation developer whose family first started building in South Florida in the mid 1920's. Over the course of it's nearly 90 year history, Turchin Construction is credited with building over 200 high-rise structures in the Miami area and \$1 billion in projects. John, like his father and grandfather before him, is a dynamic real estate visionary and a pioneer in architecture and design. After receiving his degree from FIU in construction management, John went into the family business and over the years has played an integral role in restoring and re-building Miami Beach. His passion for creating art through architecture has garnered Turchin a reputation as an out-of-the-box thinker with a flair for creating unique properties and extraordinary lifestyles.

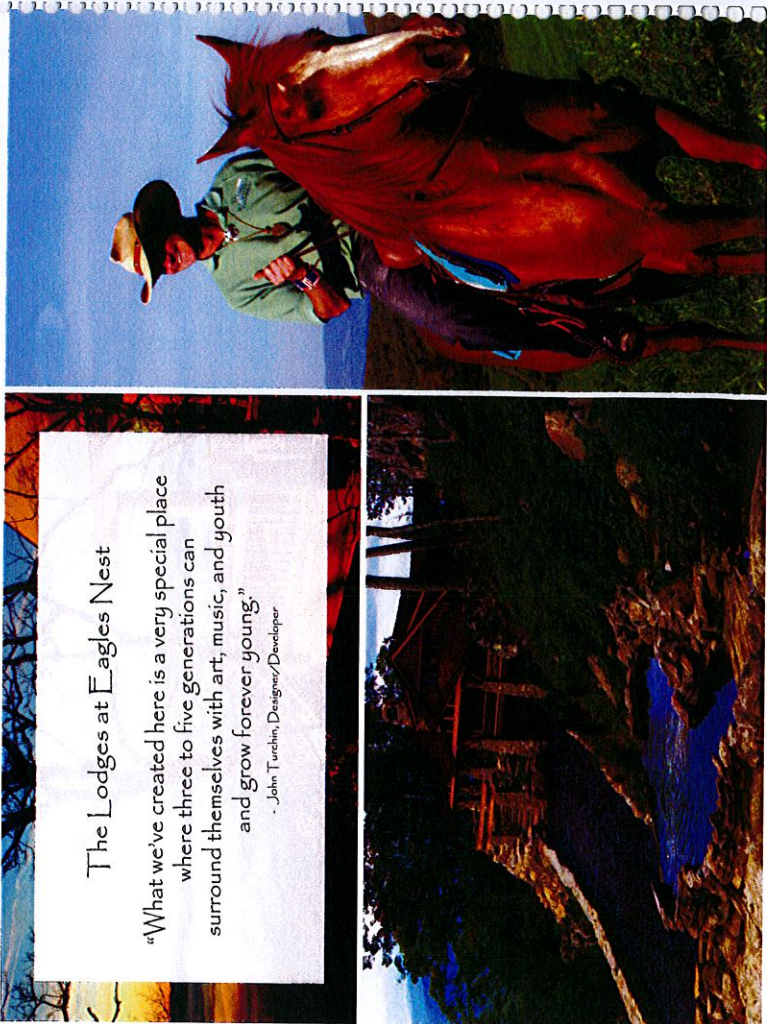
As owner of Mountain Sotheby's International Realty in Banner Elk, NC and Director of Business Development for ONE Sotheby's International Realty in Miami, FL, John is also part of the global network of Sotheby's International Realty, the most prestigious luxury real estate brand in the world. The Sotheby's International Realty network currently has more than 14,000 sales associates located in approximately 600 offices in more than 45 countries and territories worldwide.

At the start of 2000, John took his passion for creating exquisite lifestyles to a place his family first fell in love with in 1970, The Blue Ridge Mountains. Here, John combined his creative instinct and unique taste in architecture and design once again to create a one-of-a-kind luxury mountain community, The Lodges at Eagles Nest. A 1,350 acre inspired mountain retreat, with altitudes over 5,000 feet, The Lodges at Eagles Nest was created to be a place where residents would be reminded of their childhood summer camp days, only with an unmatched sense of luxury and distinction. This unspoiled, pristine property features a wildlife preserve, waterfalls, trout-filled streams, and miles of pristine mountain trails perfect for hiking, riding, and biking. The community also offers a unique set of amenities, ranging from a multi-use ball field, spectacular Toy Barn filled with every imaginable game and sporting equipment, an authentic Tee Pee Village and Wellness Spa, equestrian center, wildlife rehabilitation center, a grand outdoor pavilion, cliffside library, and an outdoor amphitheater built into the side of the mountain. The homes John built at The Lodges at Eagles Nest are unrivaled for any luxury mountain properties on the east coast. His style is the perfect blend of simple rustic elegance and contemporary design and put the distinctive John Turchin signature brand on the map as "Miami Meets The Mountains." See for yourself the lifestyle and extraordinary homes John created there at [www.EaglesNestBE.com](http://www.EaglesNestBE.com).

### The Lodges at Eagles Nest

"What we've created here is a very special place where three to five generations can surround themselves with art, music, and youth and grow forever young."

- John Turchin, Designer/Developer



### The total lifestyle experience

- Family fun
- Invest in yourself
- Knowledge for a lifetime
- Wellness and fun forever
- Change you life

### Family fun including:

- White water rafting
- Horseback riding
- Picnics
- Hiking
- Children's playground

## WELLNESS & FUN, FOREVER

The Sanctuary at Eagles Nest is a lifestyle experience like none other. The latest creation of internationally acclaimed designer/developer John Turchin, the creative genius behind The Lodges at Eagles Nest, the concept is an inspired residential rental community focused on intelligent/Smart/Healthy living for baby boomers and retirees looking to maintain an active lifestyle.

The lifestyle offered is a fusion of all the elements of the perfect lifestyle experience; featuring exciting outdoor activities unique to each geographic location, combined with the healing arts, organic farming, sustainable building and development, and education for a lifetime of healthy living. Here, individuals and their families will not only experience a great lifestyle, they will be introduced to an entirely new, life-altering way of living.

The Sanctuary at Eagles Nest is not just a traditional living community. It's a consciousness and a sensation residents will yearn for and be passionate about sharing with their families and friends. All of this in a picturesque setting, easily accessible, with all the luxury, comforts and services one would expect at a fine resort.

This is The Sanctuary at Eagles Nest



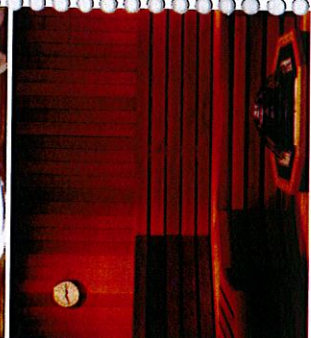
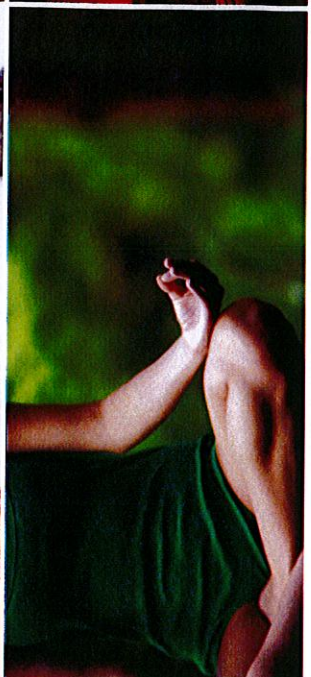
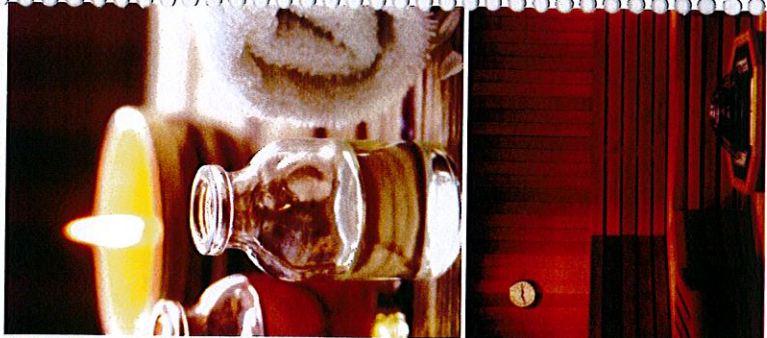
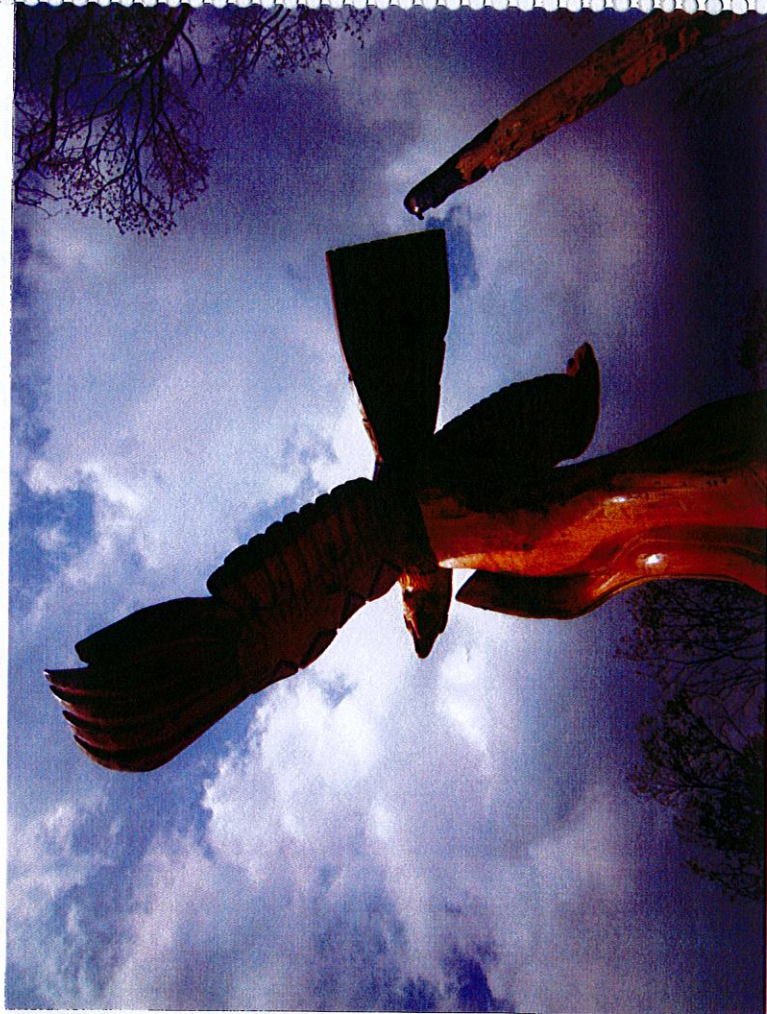
The equation  
for a healthier life

Health & Healing  
Food & Nutrition  
Fitness & Movement  
+  
Mind & Spirit

A BETTER YOU

## SOARING TO NEW HEIGHTS

Welcome to the next generation of Eagles Nest! The concept for The Sanctuary at Eagles Nest is a more intimate community focused on Intelligent/Smart/Healthy® living. A year-round residential community. The Sanctuary at Eagles Nest offers exciting activities, organic/farm-to-table gourmet meals, luxury lodging and residences, rejuvenating spa services and a holistic approach to creating a better you to grow forever young. It is by focusing on our four core elements - Health & Healing, Food & Nutrition, Fitness & Movement, and Mind & Spirit - that The Sanctuary at Eagles Nest will reinvent the model for resort style retirement communities.



The premiere farm-to-table resort

- Nutrition guidance
- Locally grown organic foods
- Superfood smoothies
- Cold-pressed juices
- Alkaline water
- Weekly organic deliveries

## FOOD & NUTRITION

Food is more than calories and nutrients; it carries information that your cells need to communicate, perform their metabolic duties, and detoxify to eliminate wastes. Understanding how you turn your food into the fuel that allows you to operate optimally makes wise (and delicious!) choices far easier.

The Sanctuary at Eagles Nest will be the leader in local and on-site organic, sustainable farming. Healthy living and concern for the environment's future will be a way of life here. We are committed to providing the highest quality organic foods to our clients. Residents and their guests will be invited to start their day off with an organic, a fresh squeezed juice or farm fresh breakfast prepared by our chefs while planning their day with their family and new found friends. Our full service restaurant is also available serving three meals per day (complementary dinner included) of the freshest, locally sourced ingredients we can find. Residents and their families will also have the opportunity to enroll in weekly organic deliveries from The Sanctuary at Eagles Nest or our sister farms anywhere in the country! Fresh from our fields to your table- it's that simple.

A new level of health & healing

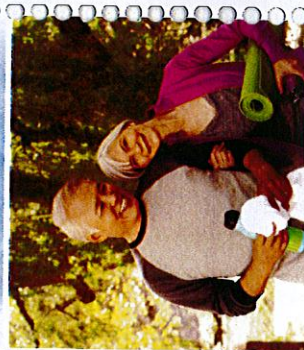
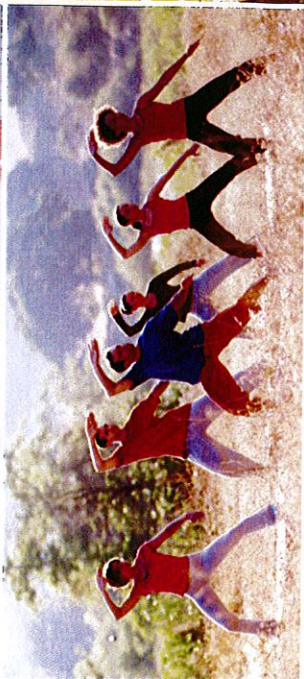
- Comprehensive planning
- Therapeutic massage
- Acupuncture
- Infrared sauna
- Hydrotherapy

## HEALTH & HEALING

The Sanctuary at Eagles Nest is committed to a new paradigm of health and well-being, one that is comprehensive in scope and expansive in options. The Sanctuary at Eagles Nest programs and services are led by a team of integrative wellness professionals whose focus is a proactive approach to health.

Our professionals evaluate overall lifestyle patterns to uncover those that may be working to sustain or sabotage your ideal health. We then work to begin the process of detoxifying your body through an array of services such as therapeutic massage, hydrotherapy, estofoliation, and oxygenation. Simply put, we begin by taking the bad out so the good can flow in!

We'll help you plan for the long term and your personal map to wellness will be based on cutting-edge health and wellness research to reach a better you. Whether you book one session or multiple throughout the year, you will find yourself inspired to Change Your Life!



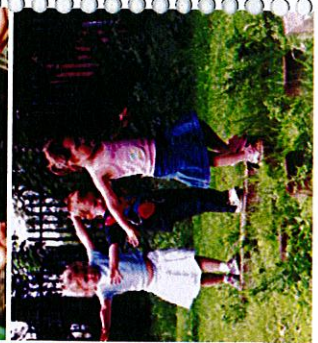
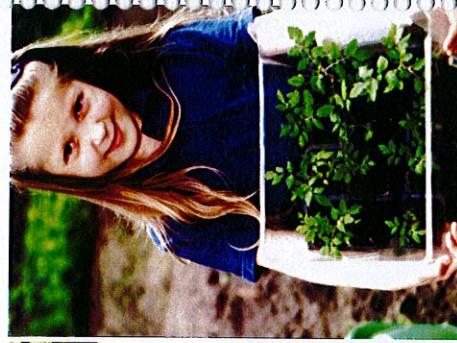
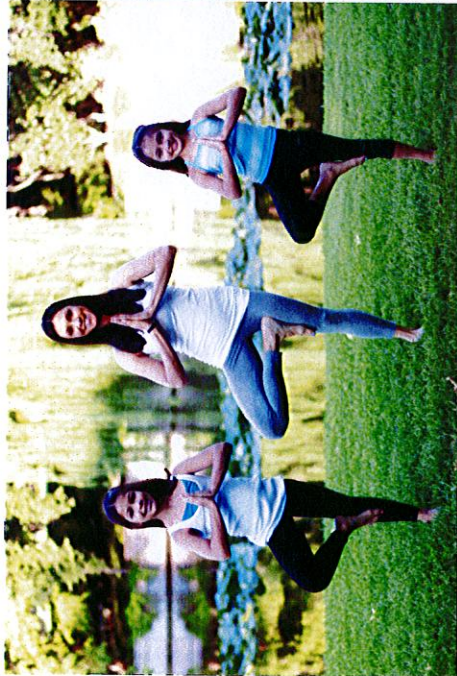
## Balancing the total person

- *Meditation & reflection*
- *Wellness seminars*
- *Art & music studios*
- *Library*

## MIND & SPIRIT

We spend our lives working away in the daily grind and often loose our focus on who we are and where we want to go. What are your long-term goals? What is truly important? Our facilitators introduce residents to meditation and reflexion techniques to develop your ability to let go and truly be in the moment. With the healing of the body comes a healing of the mind and growth of the spirit.

With clarity of thought, then see what creative talents are yet to be discovered. Explore our art and music studios. Learn to sculpt, paint, or pick up a new instrument. Whatever artistic media you always wanted to try. Or just kick back in a big chair at the library and get lost in a great classic. Whatever inner piece means to you, relax, reflect, and truly rediscover yourself!



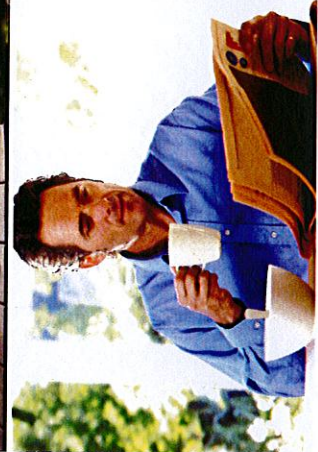
## A holistic approach to exercise

- *Lifestyle programming*
- *Yoga & pilates*
- *Tai chi*
- *Weight/core training*
- *Cyrobkinesis*
- *StretchZone*

## FITNESS & MOVEMENT

In addition to being fun, a well-rounded program of physical activities makes you more energetic, helps you handle stress, increases your chance of longevity and good health, and makes physical tasks easier. Our beautiful fitness facilities are available free of charge for residents and their guests.

Start your day with our sunrise yoga or tai chi classes designed to enhance overall health, improve balance, strengthen muscles and open the body for the day's activities. Have fun and also get a terrific workout in one of our daily group fitness classes and walks. Led by experienced, enthusiastic, certified instructors, our menu of classes offers a wonderful breadth of choices through our innovative movement systems.



## CONCIERGE SERVICES

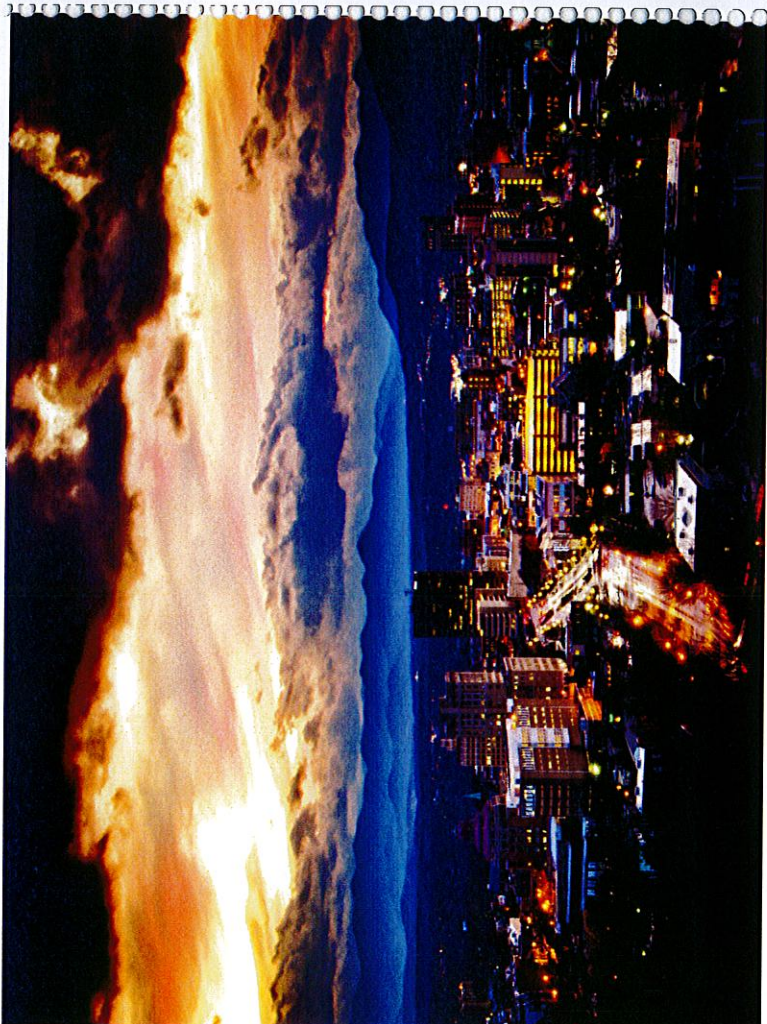
### Available services

- *Activity scheduling*
  - *Dinner reservations*
  - *Guest concierge*
  - *Private chefs*
  - *Shuttle service*
  - *In-home care*
- There's something revitalizing about The Sanctuary at Eagles Nest. Our host of concierge services make the most of our on-site amenities and area attractions. From securing family tickets for area tours to reserving private seats at your favorite gourmet restaurant, our staff is happy to make the reservations for you.
- Our job is to make your life as seamless as possible and when health problems arise, we're there for our residents every step of the way. A division of our concierge services allows for the customized scheduling of in-home care, medication disbursements and reminders, along with a host of other services as required.

### Education for a lifetime

- *Family wellness instructors*
  - *Family yoga*
  - *Farm tours/participation*
  - *"Plant-your-own" days*
- We believe that wellness forever means just that- continually educating yourself on nutrition, fitness and overall healthy lifestyle choices and you're never too young to start. Our younger guests can enjoy the same experience as our more seasoned residents, but one that is engaging, exciting, and educational for them too.
- We want your children and grandchildren to be enlightened about what makes up a healthy lifestyle. Our instructors are there to help you introduce to your children of all ages the joys of a healthy, active lifestyle and lessons that will last a lifetime.

## WELLNESS THROUGH THE YEARS

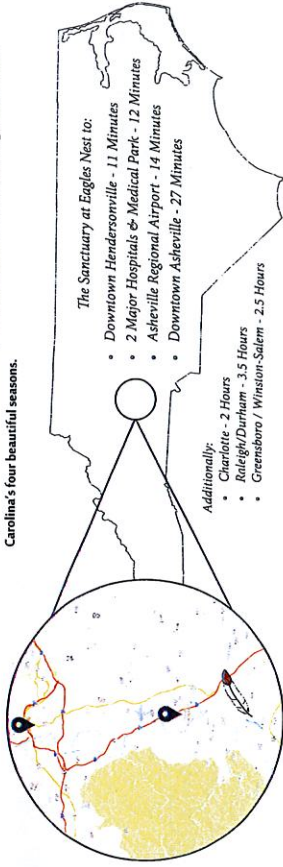




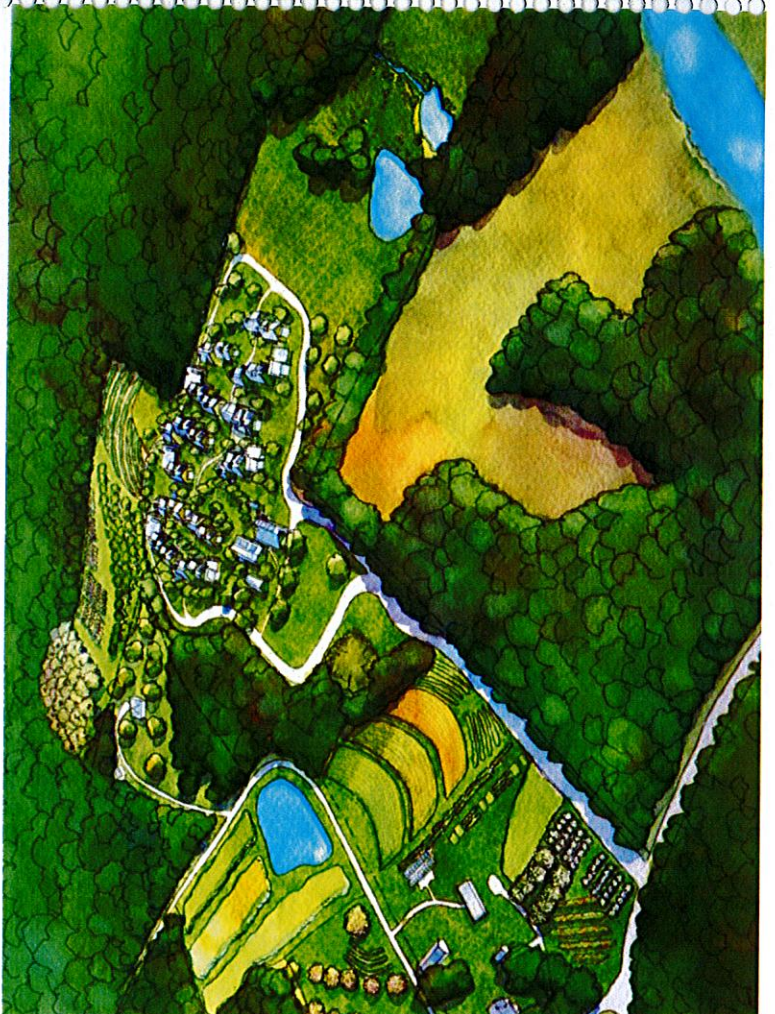
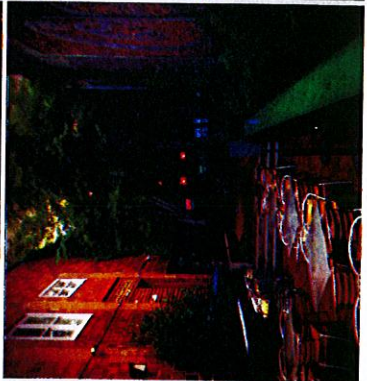
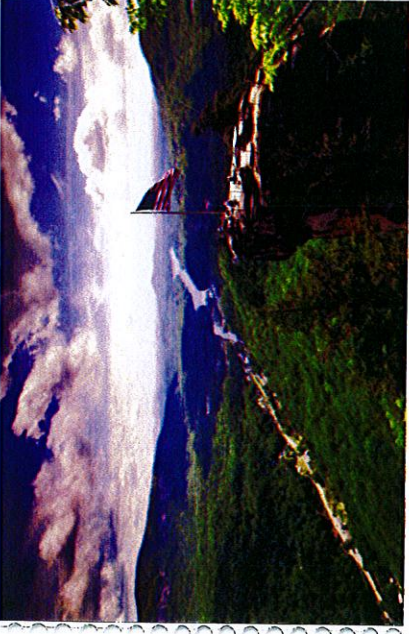
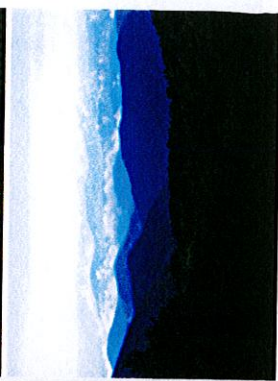
# THE SANCTUARY AT EAGLES NEST THIS IS JUST THE BEGINNING!

For our flagship destination, The Turchin Companies have identified an area that is at the forefront of a growing consciousness where organic foods, sustainable living, fitness and the healing arts are a way of life. Asheville, NC is internationally recognized as a unique place where this way of life blends perfectly with art, culture, culinary cool, and a burgeoning beer scene. Add to this the stunning beauty of the Blue Ridge Mountains and you have a recipe for an unforgettable experience.

Near the intersection of two major interstates and less than fifteen minutes from a regional airport, the location we have chosen for the The Sanctuary at Eagles Nest is not only beautiful, but also conveniently located for year-round access during Western North Carolina's four beautiful seasons.



- Convenient access to area attractions
- Nantahala white water rafting
  - Appalachian National Scenic Trail
  - Area zip-lining
  - The Blinnore Estate
  - Blue Ridge Parkway
  - Chimney Rock State Park
  - Grove Arcade
  - Pack Square

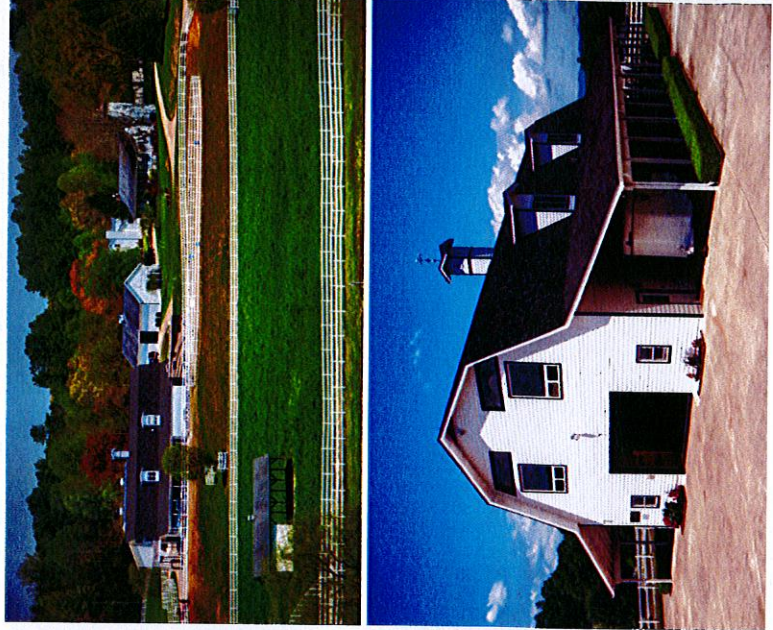


## THE SANCTUARY AT EAGLES NEST

The community to be developed at The Sanctuary at Eagles Nest is the first of its kind, focused on providing the perfect Blue Ridge Mountain experiences, geared towards baby boomers and retirees looking to continue engaging in an active lifestyle. In addition to exciting activities, The Sanctuary at Eagles Nest will provide residents and their guests with on-site organic farming, physical health promotion and education, and a commitment to serving our clients for a lifetime. In whole, we've created a place where people want to live and their families enjoy visiting.

### Community amenities

- Amphitheater
- Archery & horse shoes
- Art & music studios
- Ball field
- Children's playground
- Equestrian facilities
- Farm library
- Fitness facilities
- Game room
- Helipad
- On-site farmers market
- Organic garden
- Restaurant
- Salt water pool
- Tee-pee village
- Toy barn
- Volleyball court
- Wellness spa



## CREATING A LEGACY

The experience of living at The Sanctuary at Eagles Nest can be enjoyed by individuals and families in a number of different ways. Full-time residents can choose from one of our cutting edge 1,000 sq.ft. homes that have been designed to the our Intelligent/Smart/Healthy® home standard. Many of these features, which are invisible to the naked eye, offer a home that not only promotes healthy living but also features elegant decor and design.

Residents can also choose to take advantage of the incredible value and convenience of one of our one bedroom or studio apartment units that mirror the technology and innovation found in our Intelligent/Smart/Healthy® homes. You and your family will create traditions of healthy living and a legacy of Wellness and Fun, Forever!

### Residences

- *80 Big Barn Apartments*  
*(1 Bedroom, 1 Bathroom)*
- *140 Detached Cottages*  
*(2 Bedrooms, 2 Bathrooms)*

### Intelligent/Smart/Healthy® home features

- *iPad-based home controls*
- *Low VOC paint and adhesives*
- *Mobile medical alert system*
- *Purified water*
- *Solar water heating*



226 HORSE SHOE FARM DRIVE  
THESANCTUARYATEAGLESNEST.COM



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