

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: **June 20, 2023**

SUBJECT: **Revised Major Site Plan Review for Tuxedo Falls Club/Lodge**

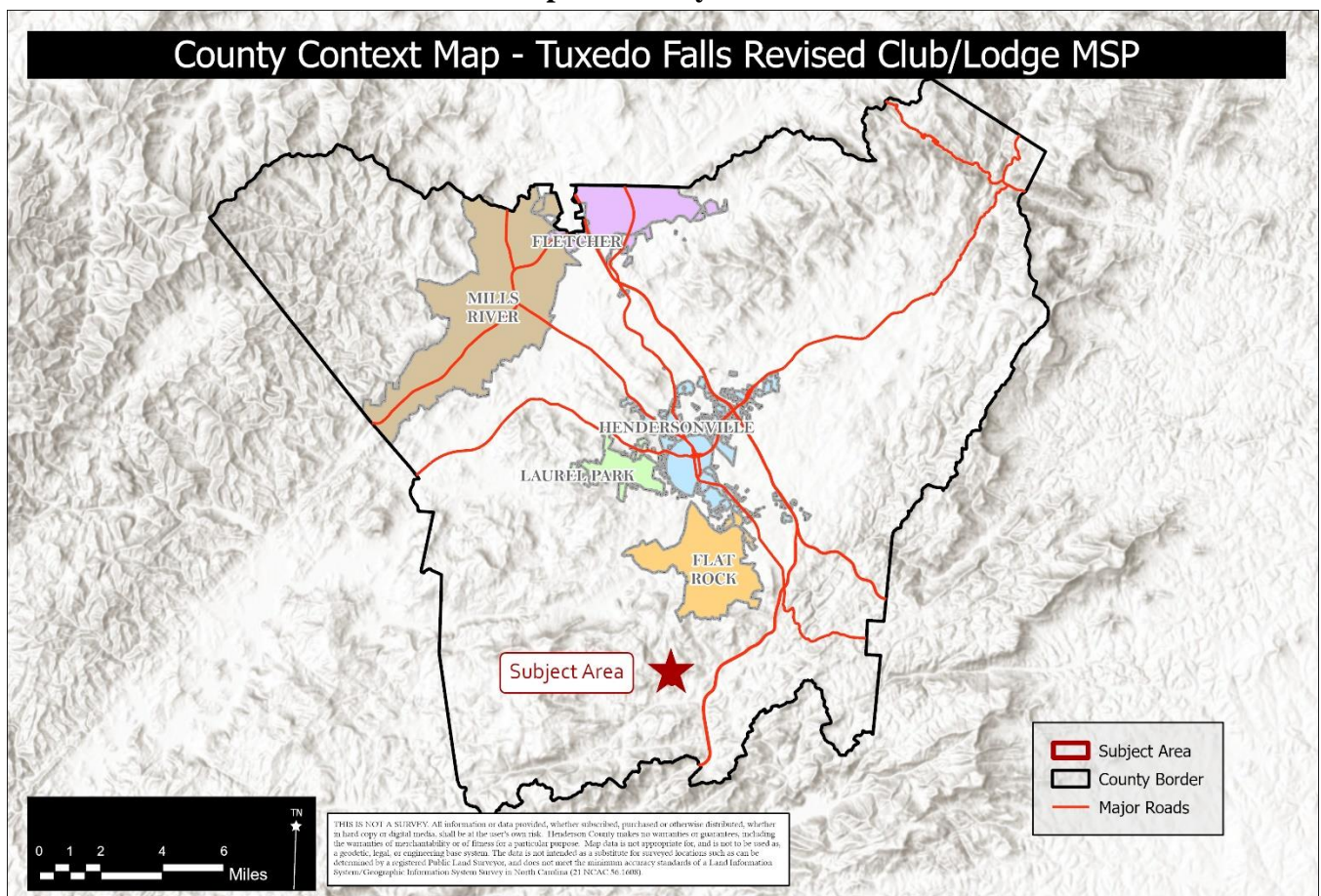
PRESENTER: **Matt Champion, Zoning Administrator**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **SR 5.6 Club/Lodge**

Suggested Motion: **I move that the TRC approve/deny the revised major site plan for Tuxedo Falls Club/Lodge**

Map A: County Context



Property Owner: Lark Elliott Agent: Hunter Marks
Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
Current Zoning: Residential Two Rural (R2R)





Henderson County, North Carolina Code Enforcement Services

1. **Committee Request**

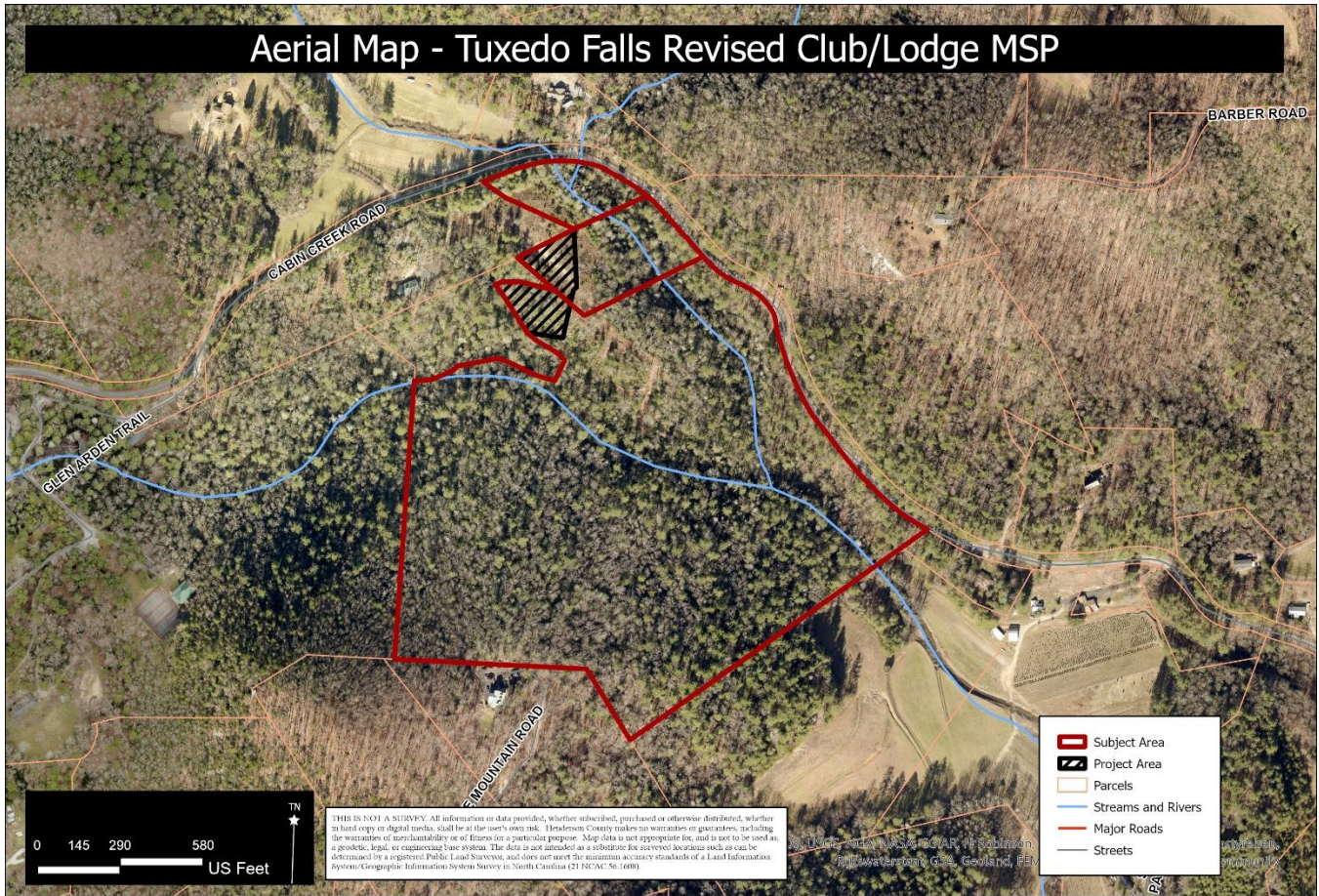
- 1.1. **Applicant:** Lark Elliott
- 1.2. **Agent:** Hunter Marks (Watermark Landscape Architecture)
- 1.3. **Request:** Revised Major Site Plan Approval
- 1.4. **PINs:** 9565-31-5911, 9565-31-6679, & 9565-30-7834
- 1.5. **Size:** 48.17 acres +/- (Proposed Club/Lodge Tract: 1.39 Acres)
- 1.6. **Location:** The subject area is located off Cabin Creek Rd (SR1109)
- 1.7. **Supplemental Requirements:**

SR 5.6. Club/Lodge

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Operations. A *club/lodge* may operate bars and restaurants for its members provided it obtains all necessary permits.
- (3) Lighting. *Lighting mitigation* required.
- (4) Public Address/Loud Speakers. Public address and loud speaker systems shall not be operated before 8:00 a.m. or after 12:00 midnight at any *club/lodge* located on/adjacent to a *residential zoning district*.

Club/Lodge. An establishment primarily engaged in promoting the common civic and social interest of their members. This industry includes local branches or chapters of fraternal organizations, guilds or unions. Establishments in this industry may operate bars and restaurants for their members.

Map B: Aerial Map



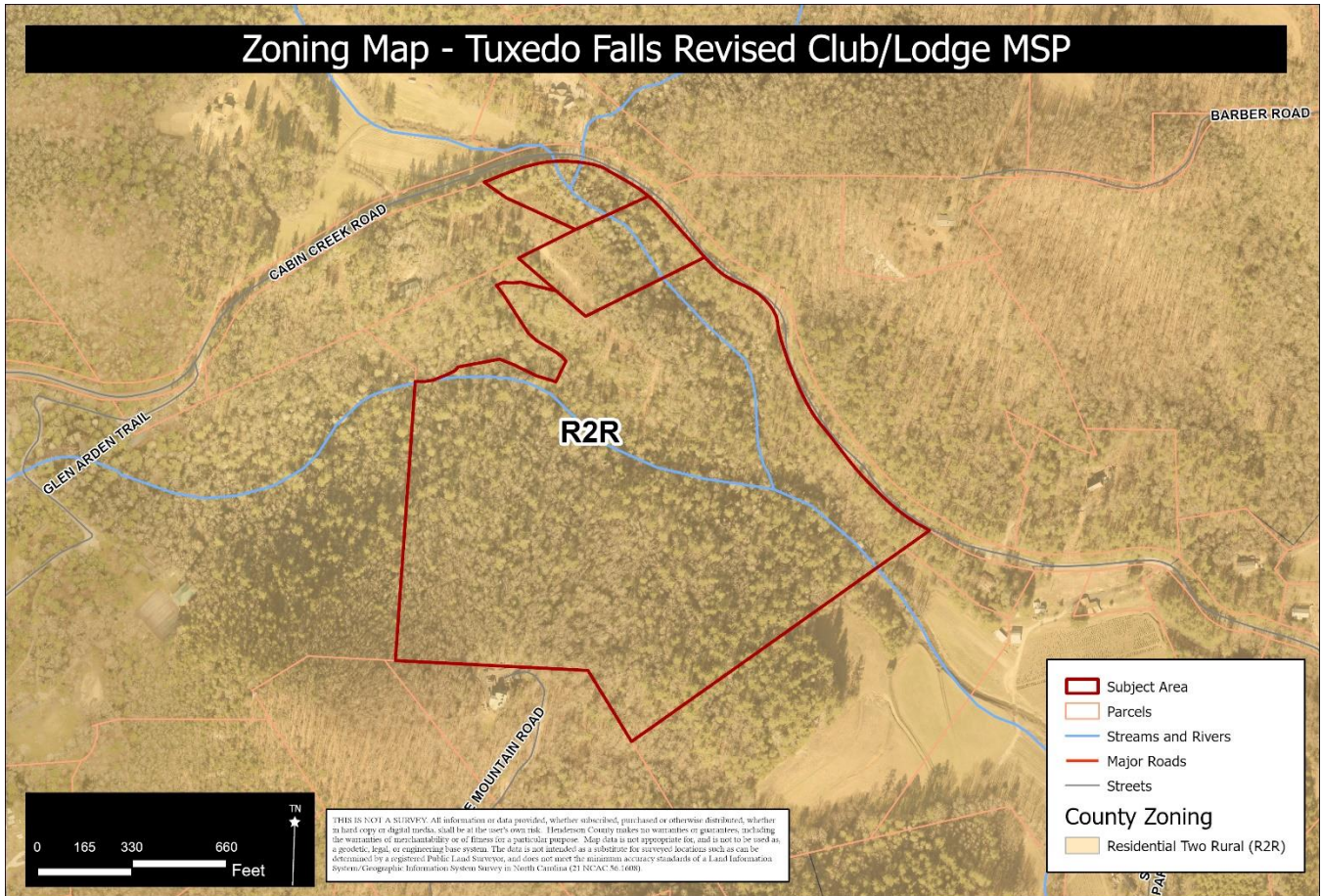
Property Owner: Lark Elliott Agent: Hunter Marks
Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
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2. Current Conditions

- 2.1. **Current Use:** The subject area is comprised of three (3) different parcels. All parcels are currently vacant. PIN: 9565-31-5911 is approximately 1.8 acres. PIN: 9565-31-6679 is approximately 3.18 acres. PIN: 9565-30-7834 is approximately 43.19 acres. The major site plan application indicates that a boundary adjustment survey is currently in progress. The proposed Club/Lodge facility and associated amenities will be on a 1.39-acre parcel.
- 2.2. **Adjacent Area Uses:** The surrounding properties consist of vacant, residential, agricultural, and an existing summer camp. Camp Glen Arden is located west of the subject area. Residential and agricultural uses are found south of the subject area. Vacant property and residential uses are found to the north and east of the subject area across Cabin Creek Rd.

Map C: Current Zoning

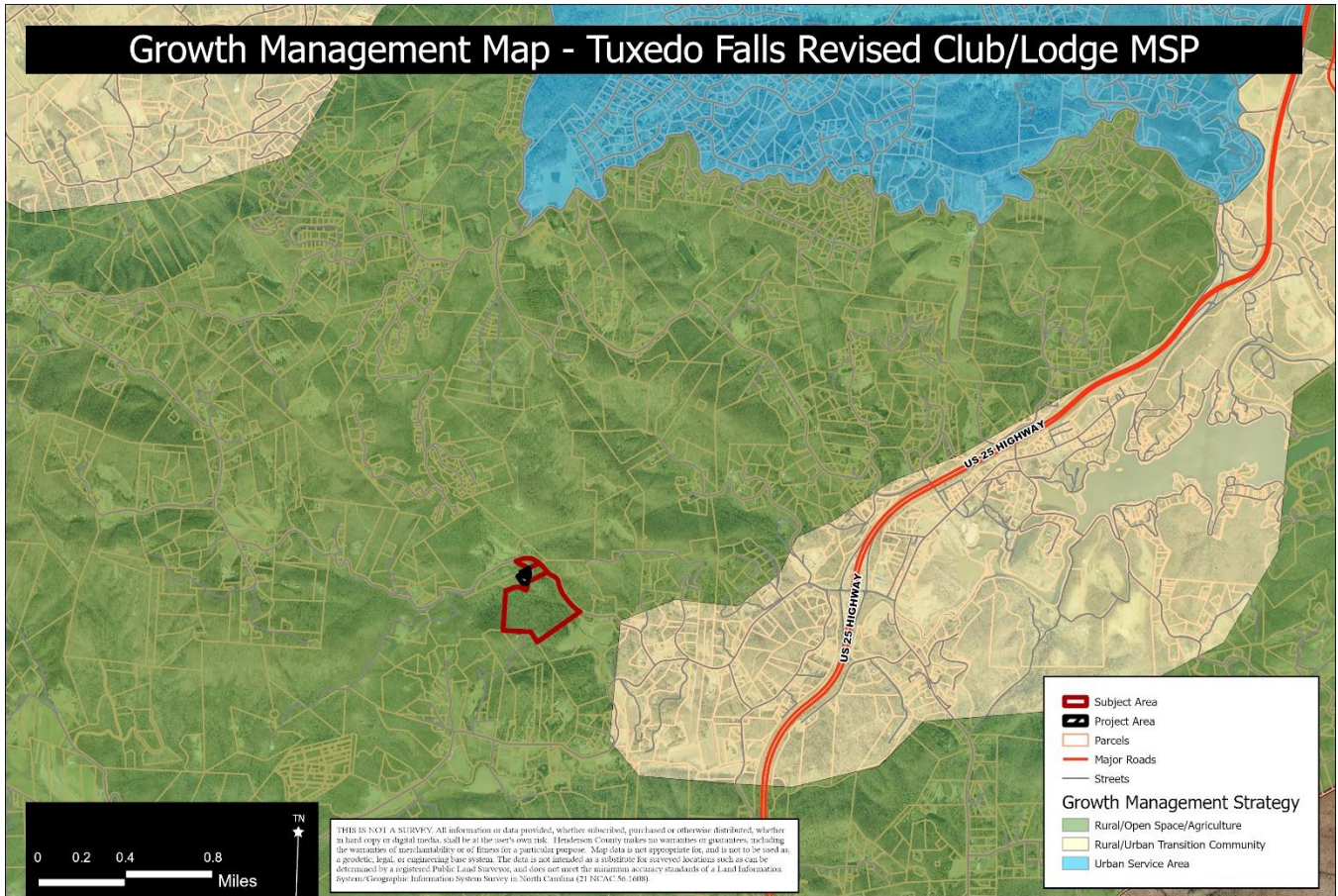


Property Owner: Lark Elliott Agent: Hunter Marks
 Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
 Current Zoning: Residential Two Rural (R2R)



3. **Current Zoning** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map adopted September 19, 2007 (as amended), the proposed project site is located within the Residential Two Rural (R2R) zoning district. (See Map C: Official Zoning Map).
 - 3..1. **Residential Two Rural (R2R):** The purpose of Residential District Two Rural (R2R) is to foster orderly growth where the *principal use* of land is residential. The intent of this district is to allow for low to medium density *residential development* and rural commercial and light industrial development consistent with the recommendations of the *Comprehensive Plan*. This general *use district* is typically meant to be utilized in areas designated as Transitional (RTA) in the *Comprehensive Plan*. (LDC §42-29)
 - 3..2. **Adjacent Zoning:** The subject area is surrounded by R2R zoning districts is all directions.
 - 3..3. **GRTZ Community Plan:** The subject area falls within the Green River, Tuxedo, and Zirconia (GRTZ) Community Plan that was adopted by the Board of Commissioners on February 19, 2014. As part of the recommendations in the GRTZ Community Plan, the Board of Commissioners adopted the proposed zoning map amendment recommendations. The subject area was rezoned from Residential Three (R3) to it's current zoning district designation on November 19, 2014, by the Board of Commissioners.

Map D: Growth Management Map

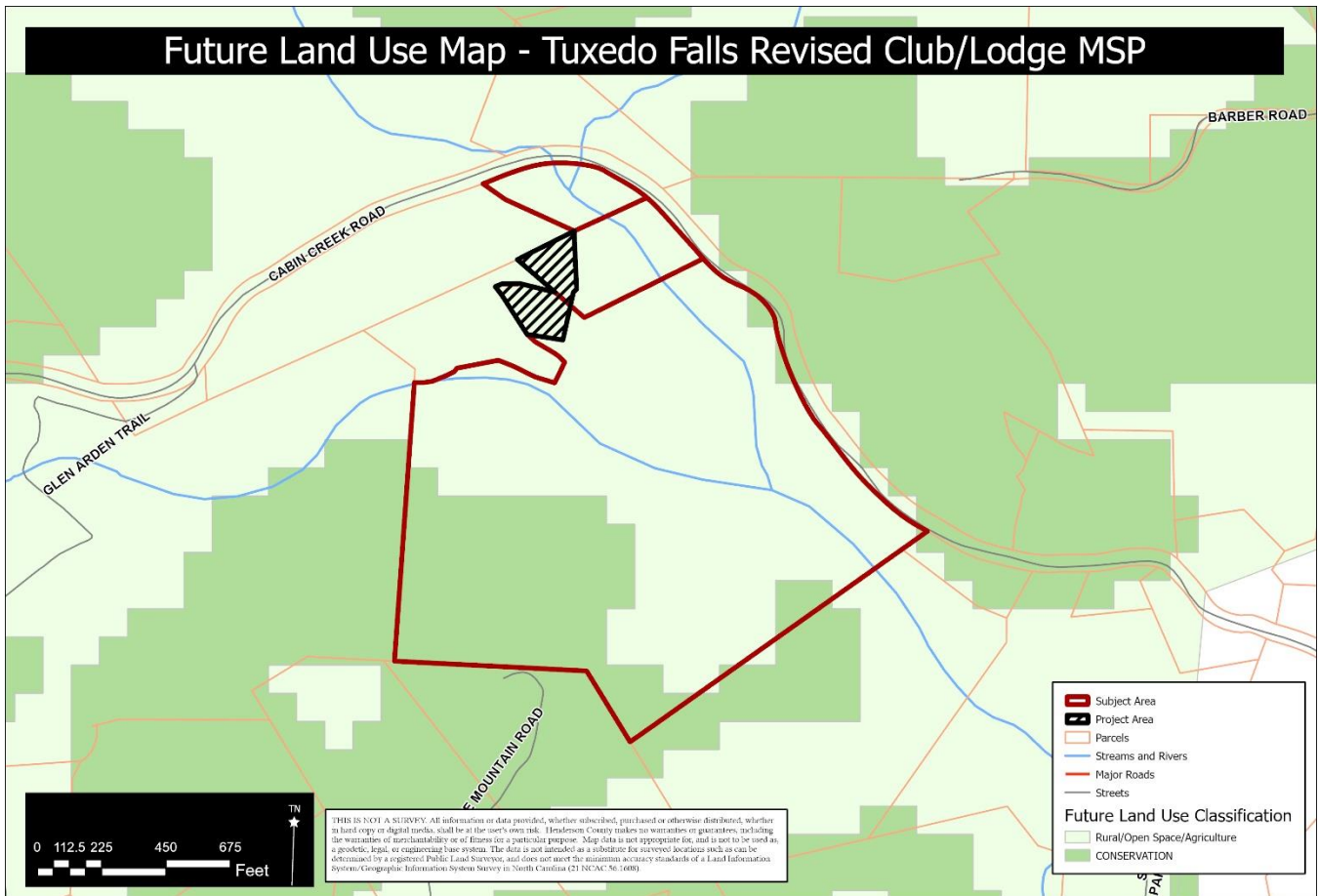


Property Owner: Lark Elliott Agent: Hunter Marks
Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
Current Zoning: Residential Two Rural (R2R)



- 4. **Water and Sewer** The applicant is proposing individual well and septic to serve this property.
Public Water: No
Public Sewer: No
- 5. **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 several perennial streams running through portions of the subject area. The applicant will be required to maintain the 30' stream buffer setback requirements. The major site plan has a note of this requirement.

Map E: CCP Future Land Use Map



Property Owner: Lark Elliott Agent: Hunter Marks
 Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
 Current Zoning: Residential Two Rural (R2R)



6. Staff Comments

Henderson County Comprehensive Plan (CCP): The CCP Future Land Use Map places the Subject Area in the Rural Agricultural Area and Conservation Area classifications.

- a. **Rural Agricultural Areas:** “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. Most sections of the RAA are so far from sewer services as to make their extension largely impossible. Land development regulations should recognize this by not permitting densities that would require sewer services or introduce traffic capacity problems and by encouraging densities that are consistent with steep slopes, poor septic capacities, and sensitive topography. Densities should be considerably lower than that of the USA or RTA.” (CCP, pg. 136).
- b. **Conservation Areas:** “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 Conservation areas are lands that generally exhibit any of the following characteristics: 1. Sensitive natural areas such as steep slopes, floodplains, major wetlands, forest reserves and wildlife conservation areas, and key watersheds 2. Areas of historic and archeological significance 3. Local, state or federally managed natural areas 4. Areas managed for agricultural, or forestry land uses 5. Other areas yet to be defined” (CCP, pg. 138).

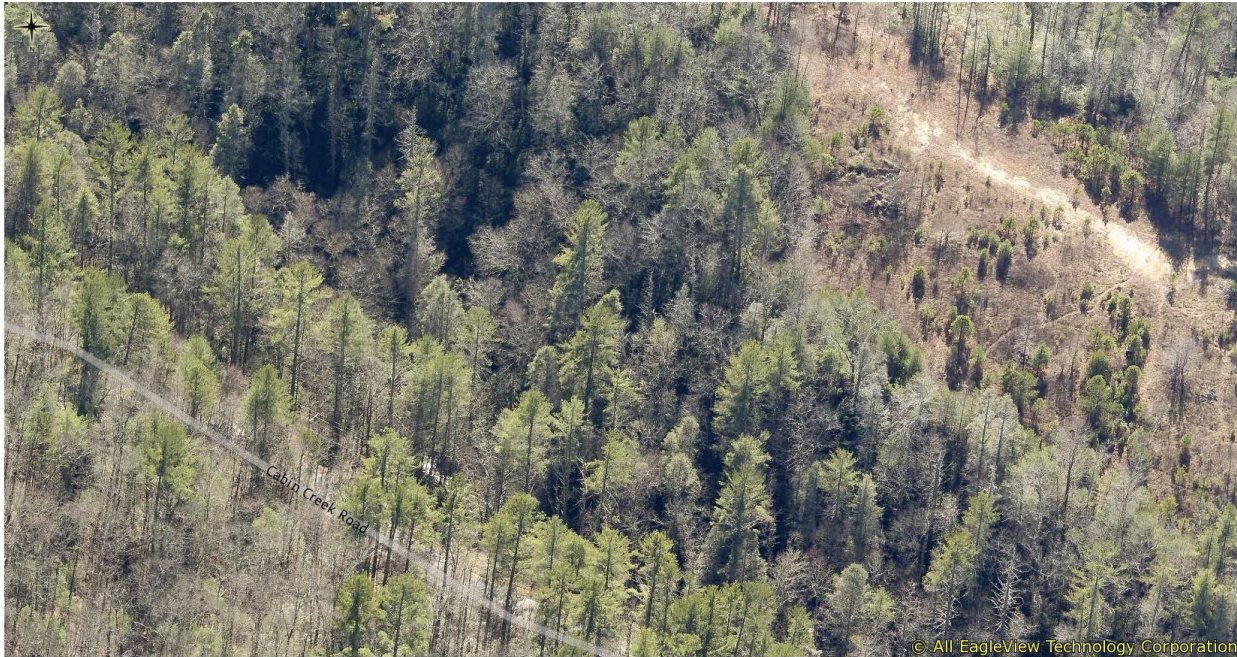
7. **Proposal** The revised application is proposing to construct a 4,347SQFT structure for the use as a Club/Lodge. The original major site plan application showed Common Area Recreation and Service Facilities which are no longer included on the revised application. As mentioned earlier, the three (3) existing parcels included with this application will be reconfigured. This specific application will end up on a 1.39-acre tract shown as Lot 1 the major site plan submission. The site will be accessed by a private road, Twin Creeks Rd. The total length of proposed new roadway is approximately 1,188 linear feet. The proposed use is required to accommodate 9 parking spaces and the major site plan shows a total of 27 parking spaces with 2 ADA accessible parking spaces. The total impervious surfaces post-development is listed as 0.39 acres or 15,789.03SQFT on the major site plan. Open space post development is shown as 1.03 acres or 44,759.37SQFT. Additional features shown on the site plan includes solid waste collection facility and sidewalks for proposed access to and from the structure from the parking areas. The applicant has proposed a private potable water storage tank for domestic and fire water protections. The proposed structure has shown a connection to an off-site septic system under the same ownership as the subject area. The applicant has provided an operation plan to show their intentions with the facility and future membership.

8. **Landscaping & Buffering Requirements** The subject area is not required to buffer the permitter of the property since the adjacent properties all fall within the same zoning district. The subject area will need to provide a landscaping plan for the following elements:

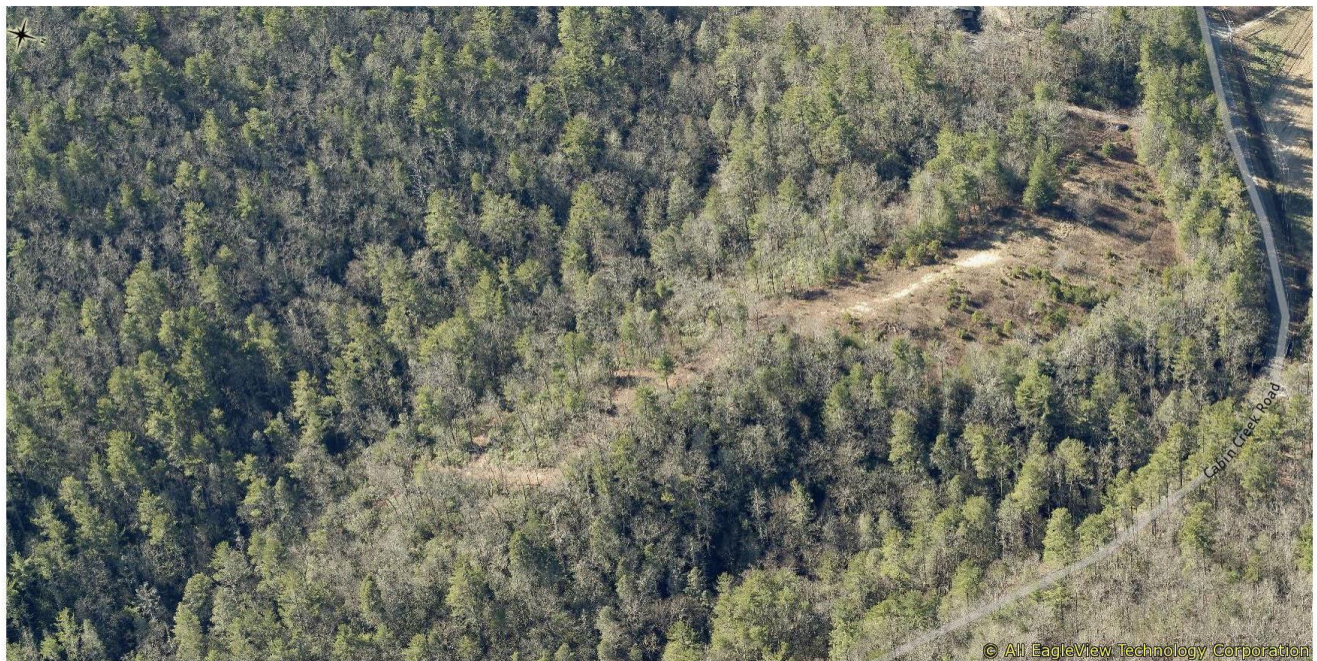
 - 8.1. **Dumpster screening** is required for a proposed solid waste collection facility if the new building will contain another collection facility. The dumpster will require a Screen Class One (1) Two (2) or Three (3) that are outlined in Section 42-181 Screen Classifications.
 - 8.2. **Parking area landscaping** is required for new parking areas with 10 or more dedicated parking spaces. The parking area standards requires 1 small or large deciduous tree for every 5 parking spaces. Additionally, when no buffer is required along the property lines and parking is proposed within 20' of a property line, a planting strip is required. The planting strip is a minimum of 10' in width and shall contain 2 small or large deciduous or evergreen trees per 100 linear feet.

9. Oblique Aerial Photos

View from North



View from East



View from South



View from West



**HENDERSON COUNTY
MAJOR SITE PLAN REVIEW APPLICATION**

CONTACT INFORMATION

Property Owner:

Name: LARK ELLIOTT Phone: 704-968-5907
Complete Address: 2101 CONISTON PLACE CHARLOTTE, NC 28207

Applicant:

Name: " Phone: "
Complete Address: "

Agent:

Name: Watermark Landscape Architecture Phone: 828-551-7105
Complete Address: 513 N Justice Street Hendersonville, NC 28739
Agent Form (Circle One): Yes No

Plan Preparer:

Name: " Phone: "
Complete Address: "

GENERAL INFORMATION

Date of Application: 06/07/2023

Site Plan Attached (Circle One): Yes No

PARCEL INFORMATION

PIN: 1.) 9565-31-5911, 2.) 9565-31-6679, 3.) 565-30-7834 Tract Size (Acres): 1.) 1.39, 2.) 45.96, 3.) 1.07
Zoning District: R2R Fire District: Green River Fire
Supplemental Requirement# No Watershed: Green River
Permitted by Right Yes Floodplain: No
Special Use Permit No

Location / Property to be developed: Property is located on Cabin Creek Road 4,560' northwest from the intersection of Cabin Creek Road and Green River Road.

County Use Only

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

LEGEND

- ⊙ NC GEODETIC CONTROL MONUMENT
- EXISTING CONCRETE MONUMENT
- SET CONCRETE MONUMENT
- EXISTING IRON PIPE, PIN OR REBAR
- SET 5/8" REBAR
- ▲ WOODEN STAKE SET ONLINE AND LABELED
- ⊕ EXISTING SURVEYORS PK NAIL
- UNMARKED POINT
- ⊙ UTILITY POLE
- OHU UTILITY LINES
- ⊕ FIRE HYDRANT
- ⊕ WATER METER, WELL OR VALVE BOX
- ⊕ SANITARY SEWER MANHOLE OR VALVE BOX
- TREE
- SURVEYED LINE, BOUNDARY LOT LINE
- - - NON-SURVEYED LINES, ADJACENT LINES FROM DEED PLOTS
- EXISTING GRAVEL ROAD OR DRIVEWAY
- EXISTING ASPHALT ROAD



NOTES

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

SURVEYOR WAS NOT PROVIDED WITH A LEGAL TITLE SEARCH. THERE MAY BE EXISTING EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS PERTINENT TO THIS PROPERTY THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE THAT ARE NOT SHOWN ON THIS SURVEY.

NO UNDERGROUND UTILITIES WERE LOCATED. CALL 1-800-632-4949 BEFORE DIGGING.

ALL BUILDINGS, SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR CONSIDERED AS PART OF THIS SURVEY.

NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS, OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

AREA BY COORDINATE COMPUTATION.

PROPERTY LINES SHOWN AS DASHED WERE NOT FIELD SURVEYED. THEY WERE PLOTTED FROM RECORD DOCUMENTS.

SUBJECT PROPERTY CURRENTLY ZONED R2R BY HENDERSON COUNTY.

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.

PROPOSED 30' EASEMENT SHOWN NOT SURVEYED.

NOT FOR RECORDATION.

LINE	BEARING	DISTANCE
L1	S 89°28'25" E	33.05
L2	N 81°43'33" E	30.78
L3	N 67°33'22" E	55.33
L4	N 64°10'34" E	27.17
L5	N 38°50'13" E	15.85
L6	N 79°55'24" E	147.19
L7	S 68°12'33" E	55.26
L8	S 63°27'20" E	86.16
L9	S 72°39'24" E	70.99
L10	N 26°27'18" E	60.24
L11	N 43°54'22" W	25.82
L12	N 52°59'26" W	21.50
L13	N 58°59'05" W	78.81
L14	N 47°19'27" W	38.34
L15	N 37°40'31" W	36.18
L16	N 67°21'50" E	26.63
L17	S 85°59'26" E	31.21
L18	N 85°56'22" E	30.14
L19	S 75°30'26" E	52.93
L20	S 75°17'35" E	69.11
L21	S 49°24'44" E	37.21
L22	S 53°44'02" E	39.30
L23	S 56°33'48" E	40.81
L24	S 57°36'04" E	40.75
L25	S 57°01'43" E	40.70
L26	S 54°42'33" E	34.93
L27	S 49°30'45" E	34.53
L28	S 38°35'29" E	33.94
L29	S 25°35'59" E	33.03
L30	S 17°50'09" E	32.97
L31	S 06°00'19" E	45.93
L32	S 08°46'17" E	39.82
L33	S 15°01'04" E	40.11
L34	S 11°24'51" E	38.05
L35	S 25°58'28" E	38.61
L36	S 28°46'44" E	35.67
L37	S 11°17'45" E	63.79
L38	S 33°42'26" E	41.96
L39	S 35°20'07" E	41.25
L40	S 40°02'00" E	39.05
L41	S 45°02'01" E	31.98
L42	S 47°34'40" E	33.60
L43	S 46°05'41" E	33.27
L44	S 41°15'53" E	33.25
L45	S 37°14'49" E	33.63
L46	S 35°57'38" E	33.48
L47	S 38°27'10" E	32.33
L48	S 43°10'05" E	33.83
L49	S 48°42'15" E	36.29
L50	S 53°07'21" E	41.52
L51	S 59°08'06" E	42.41
L52	S 56°52'20" E	42.82
L53	S 61°19'25" E	16.20
L54	N 03°25'10" E	47.53

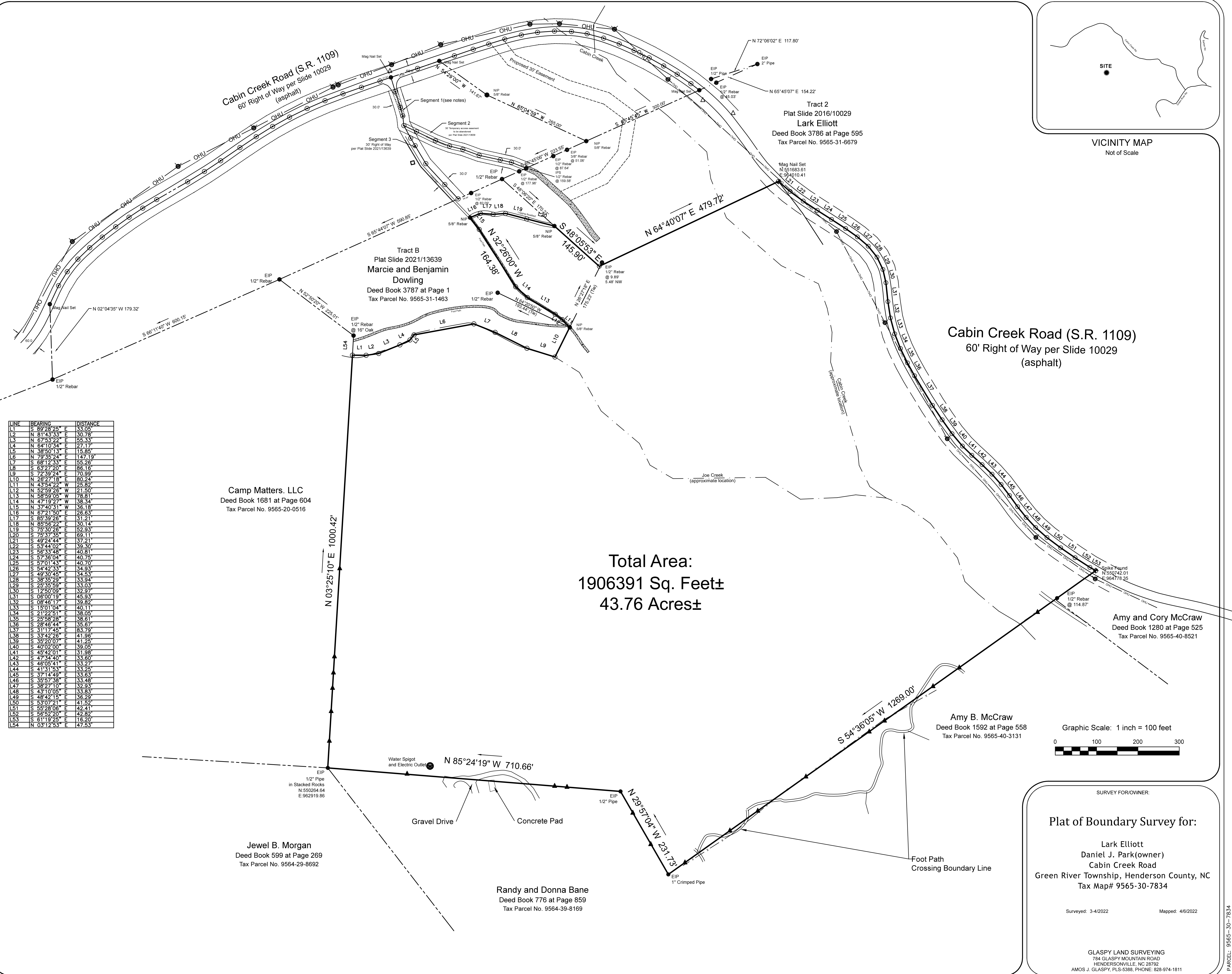
I, Amos J. Glaspy, professional land surveyor, certify that this survey is of an existing parcel of land within the area of a county or municipality that has an ordinance that regulates parcels of land. GS 47-30 (f)(11)d.

I hereby certify, to the best of my knowledge, information and belief, and in my professional opinion, that this plat was drawn under my supervision from an actual survey made under my supervision, taken from deed description recorded in Deed Book 3786, Page 591 and Plat Slide 2016/10029; and that, the boundaries not surveyed are clearly indicated from information found in Deed Books and Plat Slides as shown on survey plat hereon; and that the ratio of precision as calculated is greater than or equal to 1:10000; and that this plat/map meets the requirements of the standards of practice for land surveying in North Carolina (21 NCAC 56.1600), witness my original signature, registration number and seal this 18th day of April 2021.

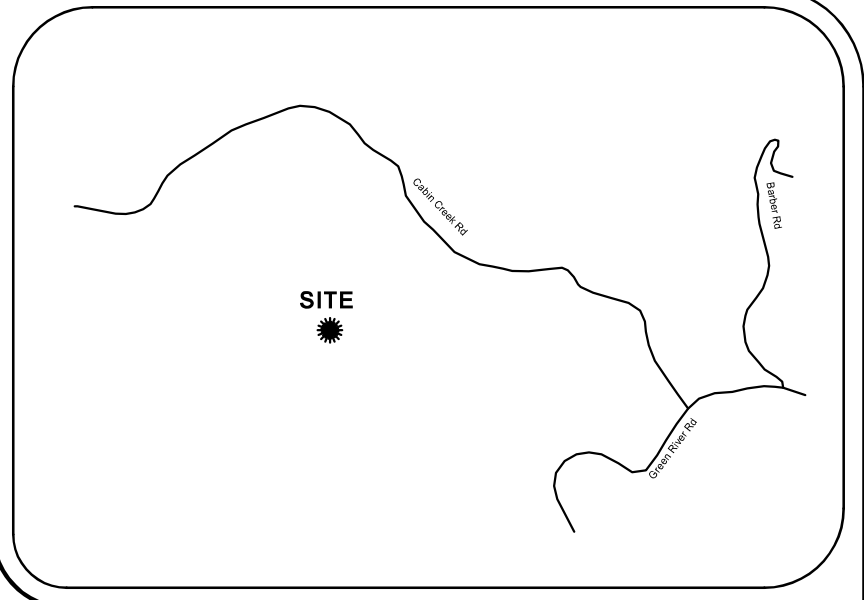
Amos J. Glaspy, PLS No. L-5388



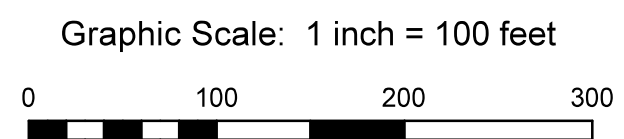
CLIENT: Elliott



Total Area:
1906391 Sq. Feet±
43.76 Acres±



VICINITY MAP
Not of Scale



SURVEY FOR/OWNER:

Plat of Boundary Survey for:

Lark Elliott
Daniel J. Park(owner)
Cabin Creek Road
Green River Township, Henderson County, NC
Tax Map# 9565-30-7834

Surveyed: 3-4/2022 Mapped: 4/6/2022

GLASPY LAND SURVEYING
784 GLASPY MOUNTAIN ROAD
HENDERSONVILLE, NC 28792
AMOS J. GLASPY, PLS-5388, PHONE: 828-974-1811

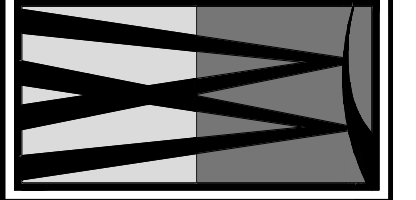
TAX PARCEL: 9565-30-7834



NOTES

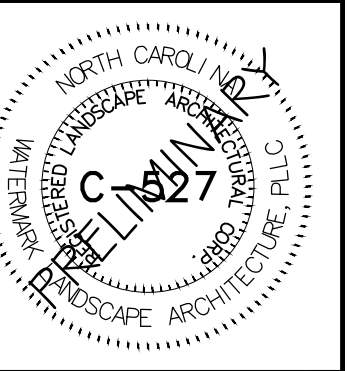
1. THREE EXISTING LOTS TO BE RECOMBINED INTO THREE NEW LOTS.
(LOT RECOMBINATION IN PROGRESS)

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, R.L.A., A.S.I.A., LEED AP / BROOKE ALEXANDER, R.L.A.
HENDERSONVILLE, NC
(828) 595-7327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE/LAND PLANNING CONSULTING



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

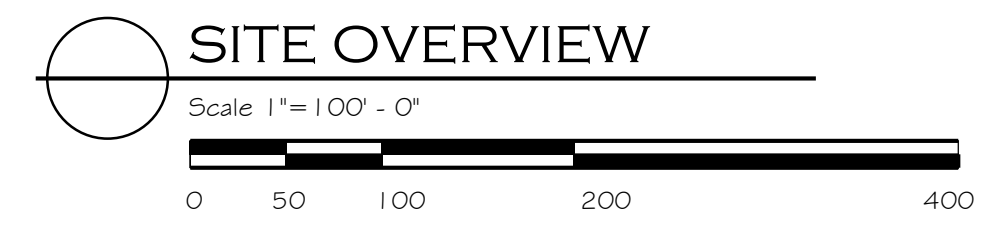


DATE: 06-7-2023	DRAWN BY: GMP
JOB NO: 211109LP	CHECKED BY: AHM
REVISIONS:	

SITE OVERVIEW

S-3

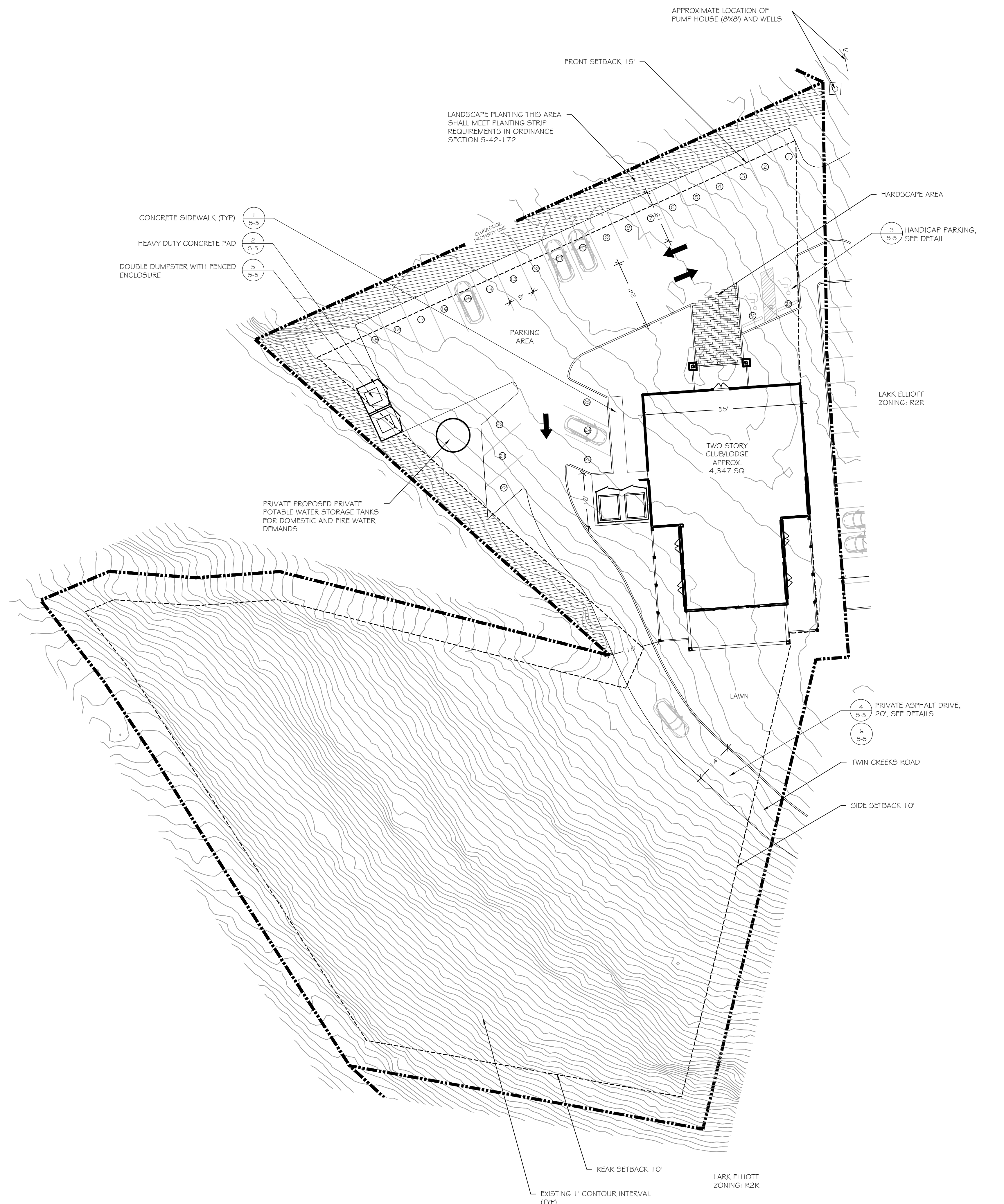
3 OF 6



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MARCIE & BENJAMIN DOWLING
ZONING: R2R

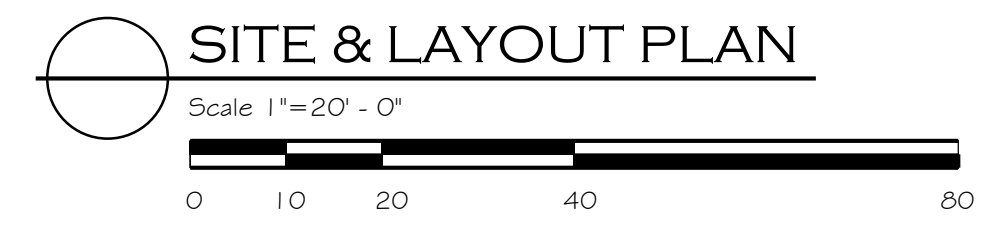


PROJECT SUMMARY

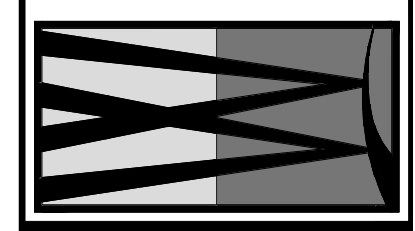
TOTAL PROJECT AREA	1.39 ACRES	
PIN	EXISTING ACREAGE	PROPOSED ACREAGE
EX LOT 1: 9565-31-5911	1.8 AC	1.39 AC
EX LOT 2: 9565-31-6679	3.18 AC	45.96 AC
EX LOT 3: 9565-30-7834	43.19 AC	1.07 AC
*THREE EXISTING LOTS TO BE RECOMBINED INTO THREE NEW LOTS (LOT RECOMBINATION IN PROGRESS)		
ZONING	EXISTING	R2R
	PROPOSED	R2R
	ADJACENT PROPERTIES	R2R
SETBACKS	R2R	FRONT: 15', SIDE/REAR: 10'
	STREAM	30' SETBACK FROM TOP OF BANK
PROPERTY USE	EXISTING	OPENWOODED
	PROPOSED	CLUB/LODGE
SITE COVERAGE	BUILDINGS	- 4,347 SQ' (- 0.1 AC.)
	ROADS/PARKING	- 11,442.03 SQ' (- 0.26 AC.)
	OPEN SPACE	- 44,759.37 SQ' (- 1.03 AC.)
STRUCTURES	EXISTING	NONE
	PROPOSED	CLUB/LODGE (1), DUMPSTER ENCLOSURE (1)
PARKING	REQUIRED	- 9 SPACES
	PROPOSED	- 27 SPACES
*1 SPACE REQUIRED PER 500 SQ' OF GROSS FLOOR AREA		
ROAD LENGTH (PRIVATE)	EXISTING	0 LF
	PROPOSED	1,188 LF
* MAXIMUM ROAD GRADE 10%		
* PORTIONS OF ROAD ARE ON ADJACENT PROPERTIES UNDER SAME OWNERSHIP		
* ACCESS BY PRIVATE DRIVEWAY EASEMENT CONNECTING TO CABIN CREEK ROAD		
LENGTH OF ROAD FRONTAGE	0 LF	
FIRE DISTRICT	GREEN RIVER FIRE	
WATER	PRIVATE	
SEWER	PRIVATE	
TRASH	PRIVATE	

NOTES

1. ALL ADJACENT PROPERTIES ARE ZONED R2R.
2. NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN.
3. NO PORTION OF PROJECT IS WITHIN CITY OF HENDERSONVILLE.
4. RECREATION AMENITIES AND OPEN SPACES TO BE MAINTAINED BY THE PROPERTY OWNER.
5. PER HENDERSON COUNTY ZONING, ALL LIGHTING SHALL BE AIMED, DIRECTED, SHIELDED OR ARRANGED SO THE LIGHT SOURCES FOR SUCH FACILITIES DO NOT CAUSE UNDUE GLARE ON NEIGHBORING PROPERTIES OR INTERFERE WITH THE SAFE USE OF PUBLIC RIGHTS-OF-WAY.

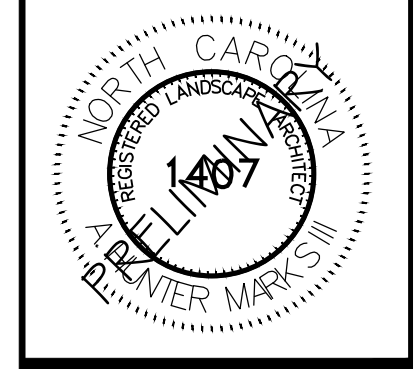
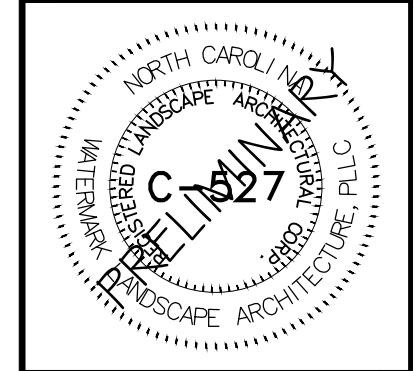


WATERMARK
 LANDSCAPE ARCHITECTURE
 HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE ALEXANDER, RLA
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 WWW.WATERMARKLAND.COM
 LANDSCAPE ARCHITECTURE / LAND PLANNING / CONSULTING



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

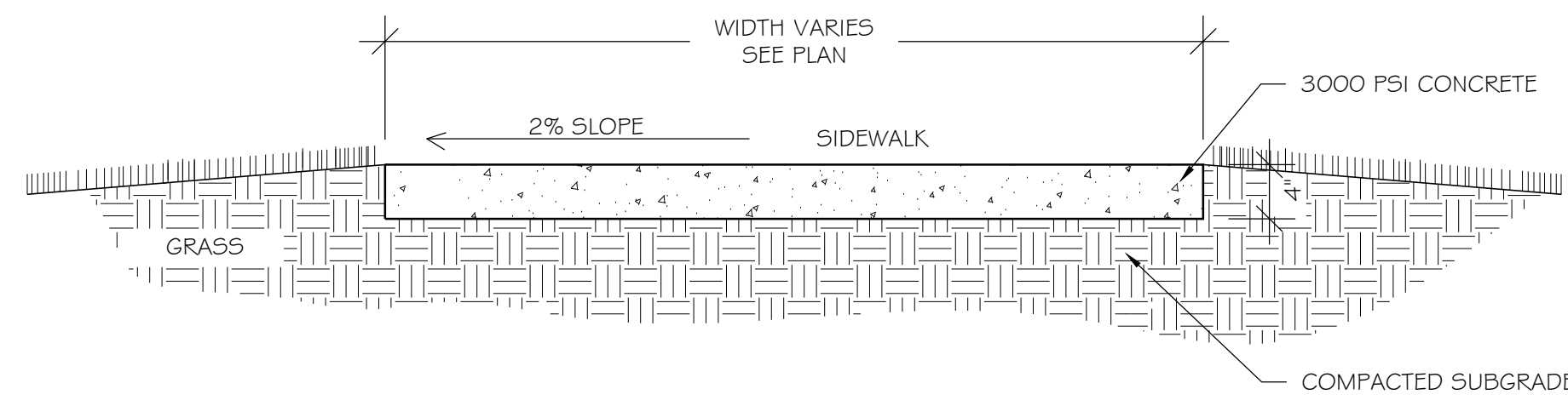


DATE	DRAWN BY:
06-27-2023	GNP
JOB NO:	CHECKED BY:
211109LP	ANM
REVISIONS:	

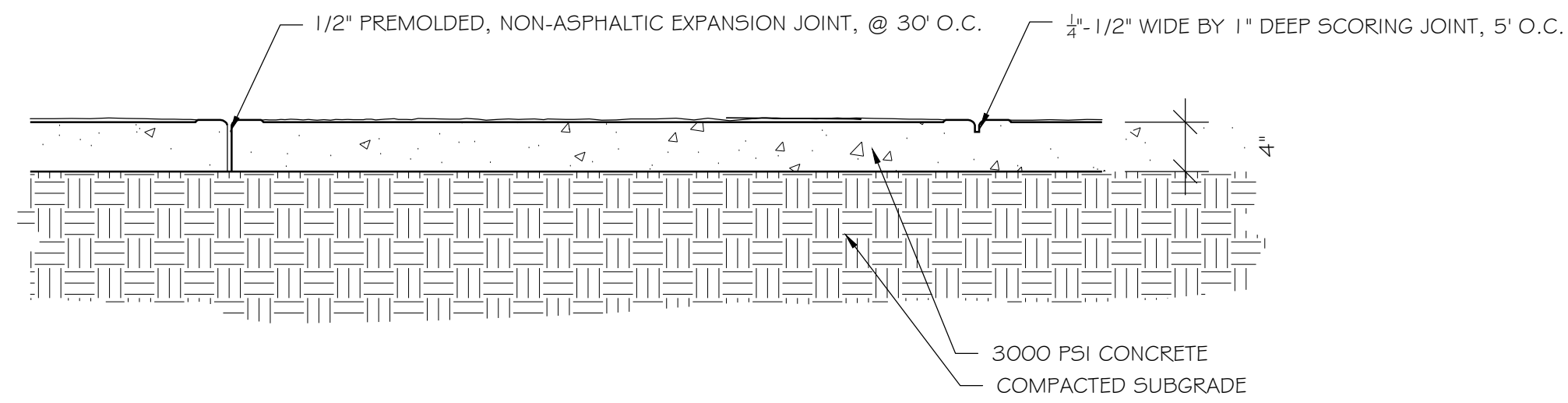
SITE & LAYOUT PLAN

S-4

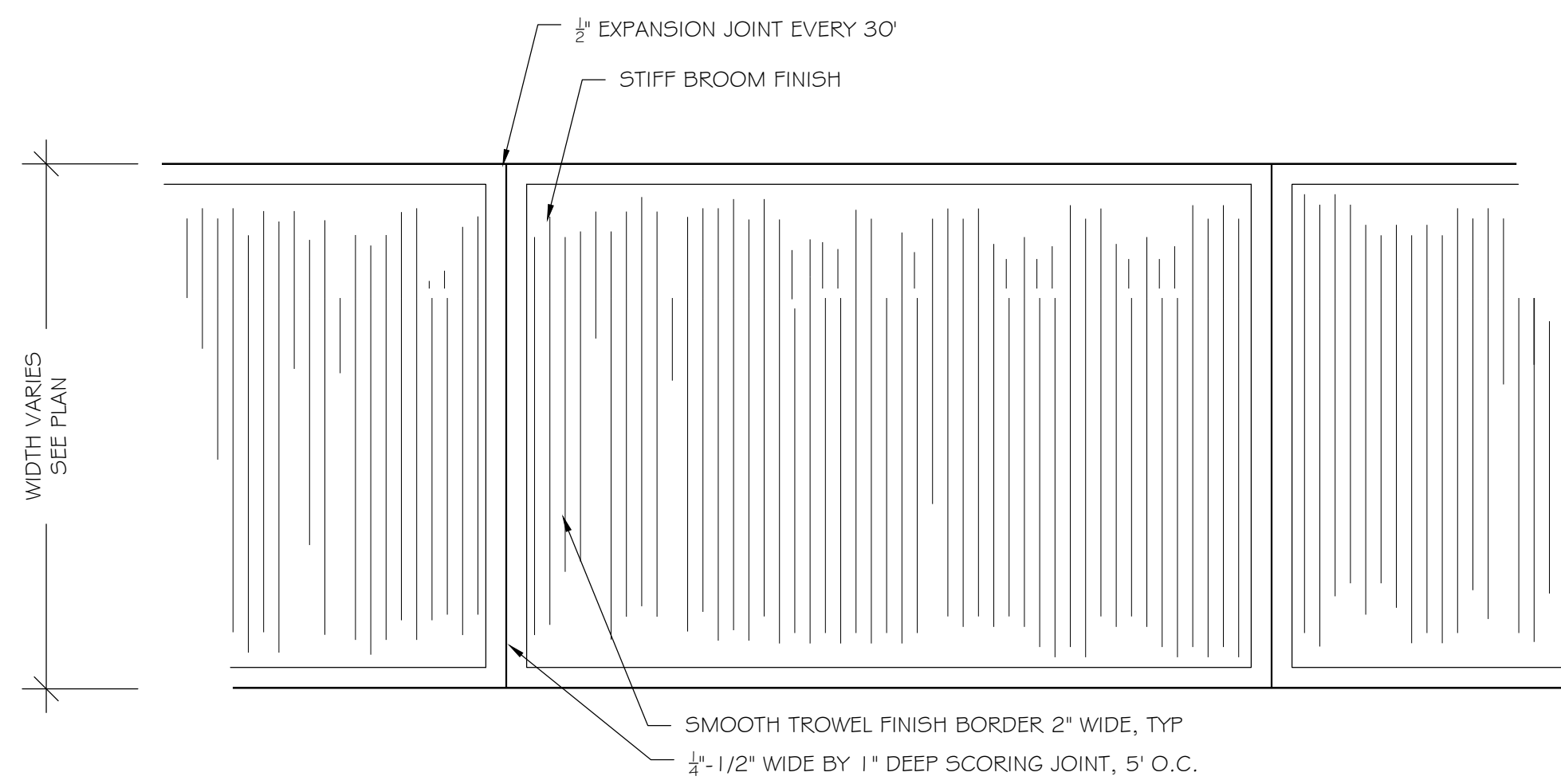
4 OF 6



SECTION



ELEVATION

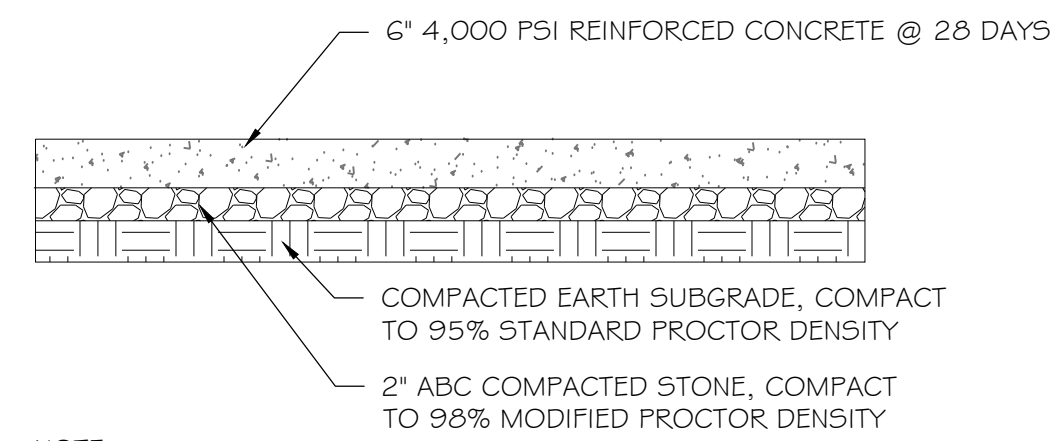


PLAN

CONCRETE SIDEWALK DETAIL & SECTION

1
5-5
NOT TO SCALE

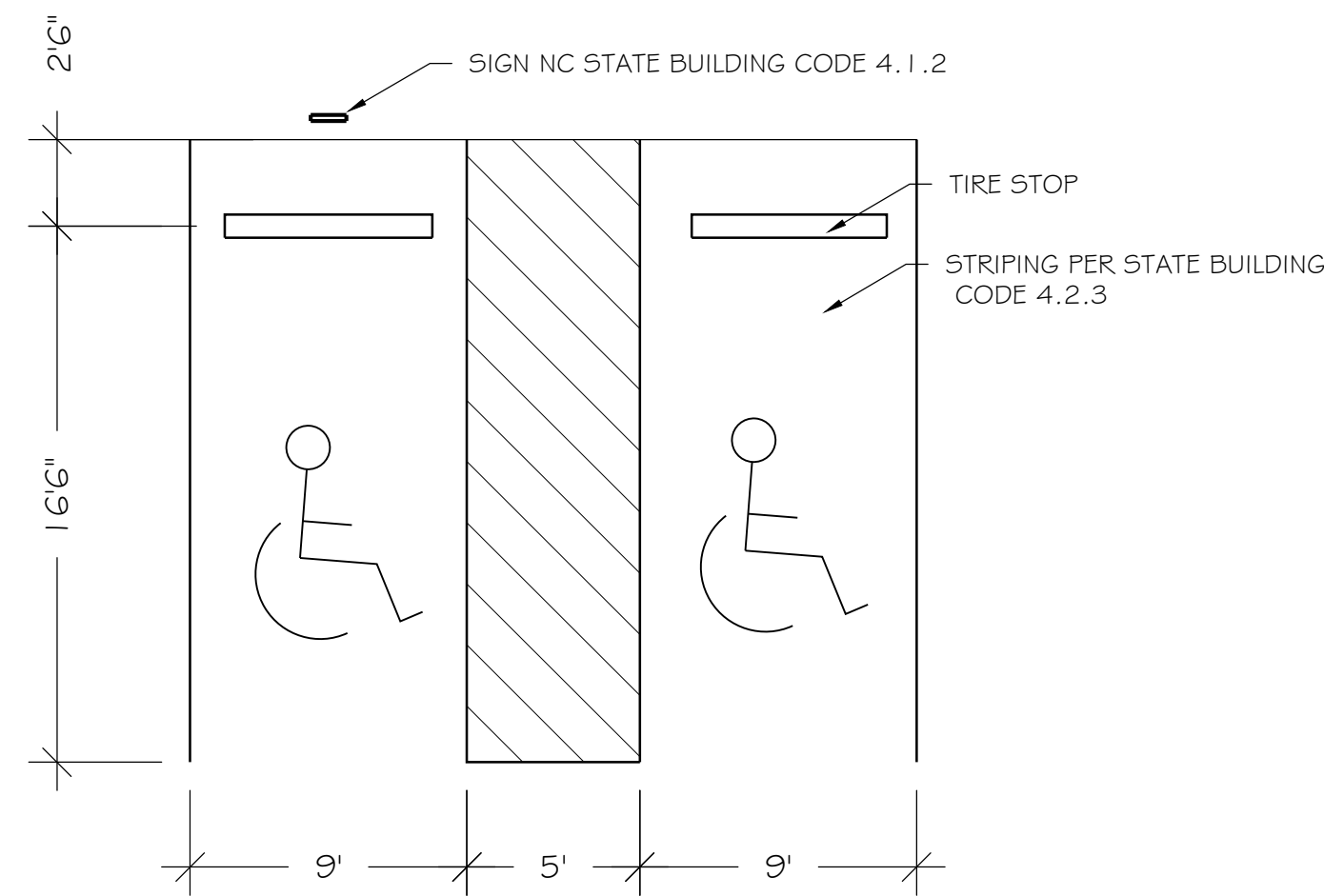
NOTE:
SUBGRADE TO BE COMPACTED A MINIMUM OF 3' BEYOND EDGE OF PAVEMENT



NOTE:
CONTROL JOINTS TO BE LOCATED NO FURTHER THAN 5' APART.
EXPANSION JOINTS TO BE LOCATED NO FURTHER THAN 20' APART.

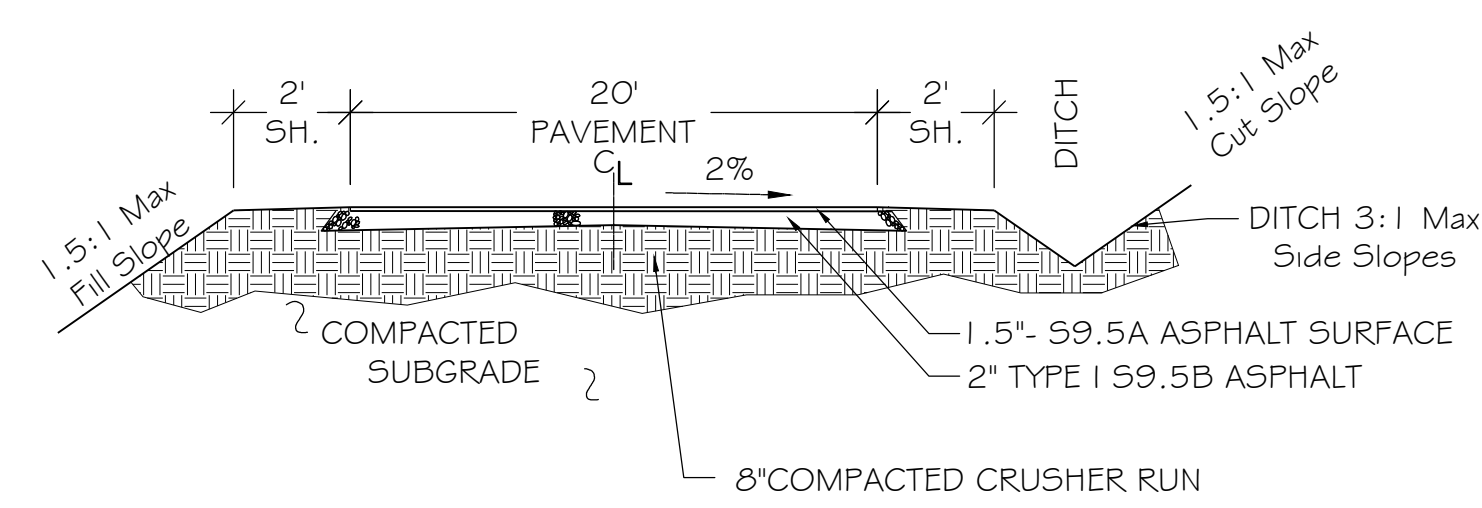
HEAVY DUTY CONCRETE

2
5-5
NOT TO SCALE



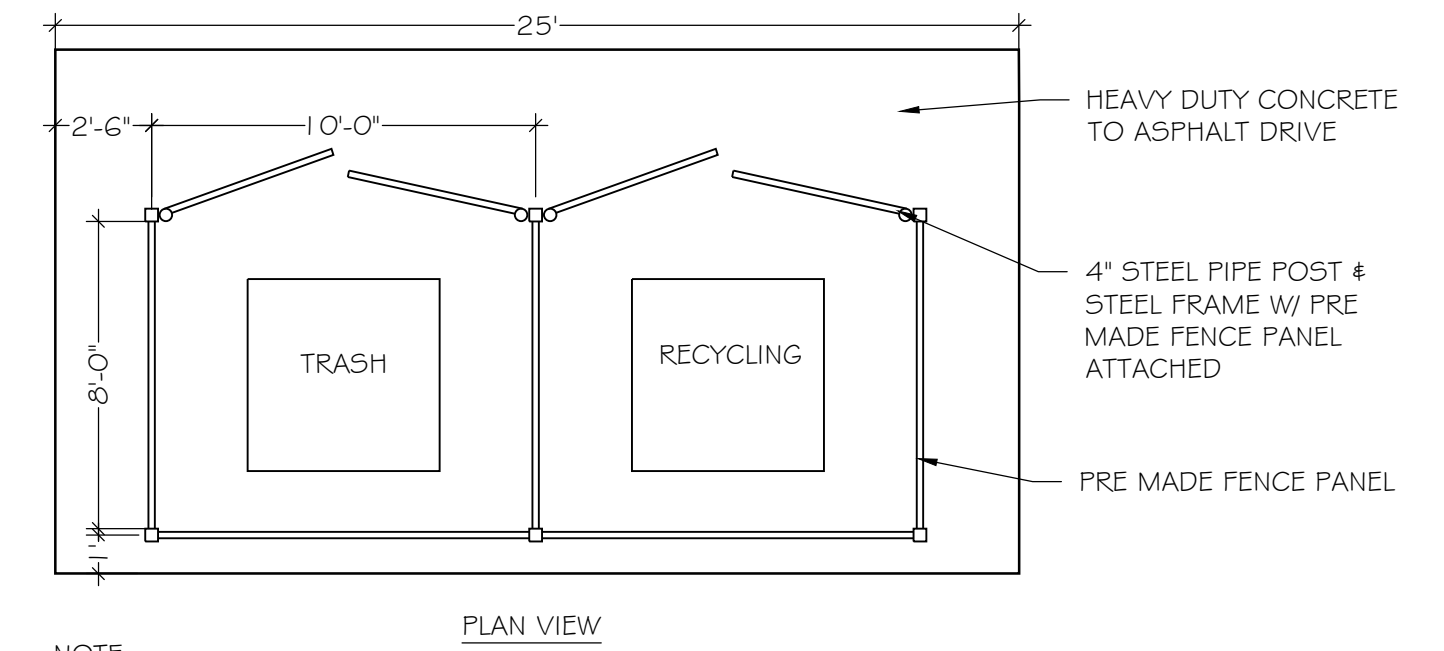
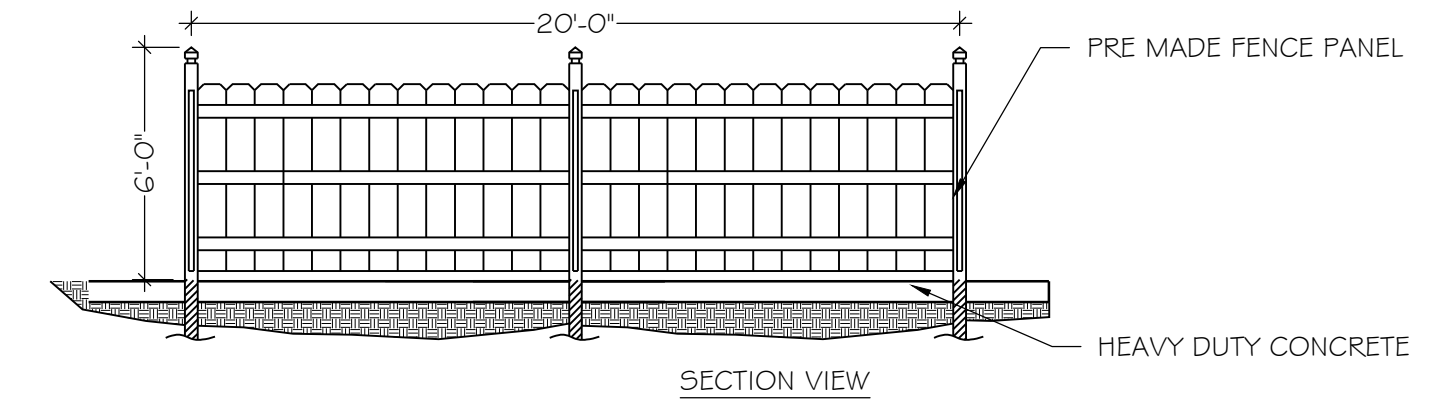
HANDICAP PARKING DETAIL

3
5-5
NOT TO SCALE



TYPICAL ROAD CROSS SECTION

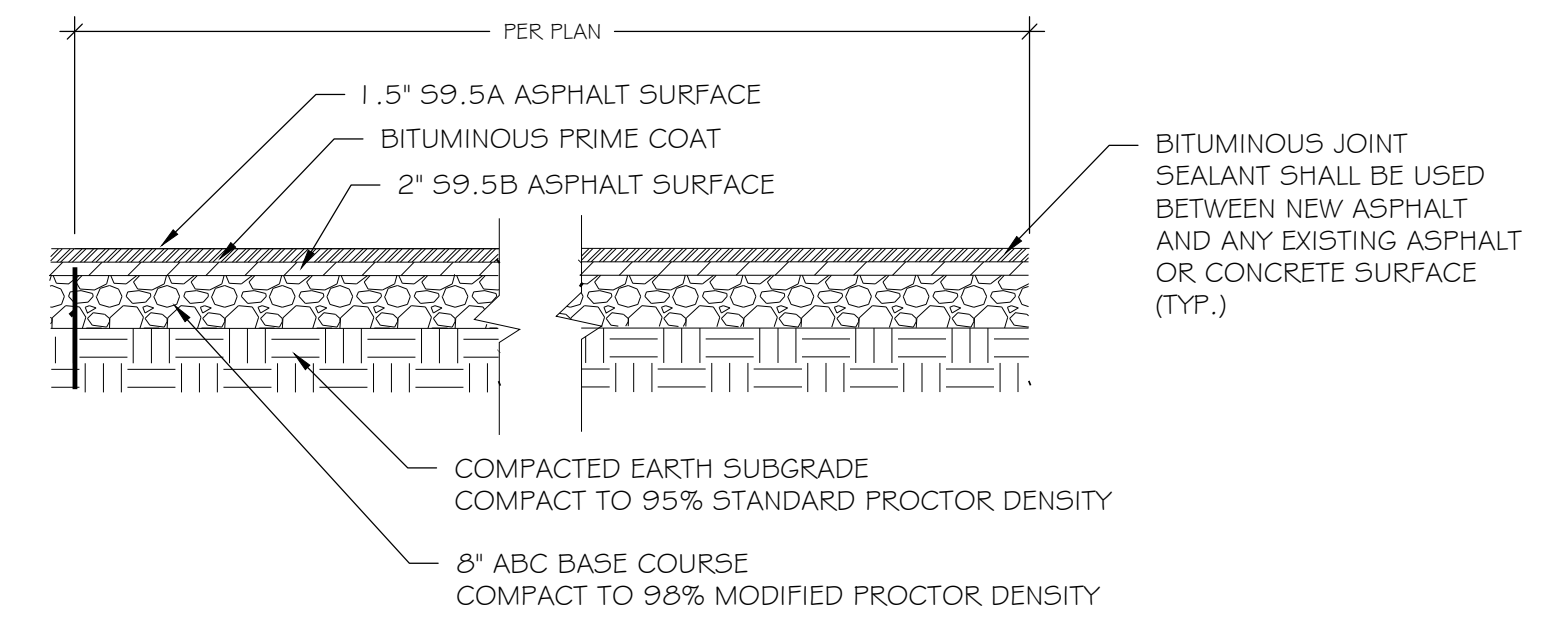
4
5-5
NOT TO SCALE



NOTE:
CONTRACTOR TO VERIFY DUMPSTER TYPE AND SIZE WITH CLIENT TO ENSURE ADEQUATE FENCE SIZE REQUIREMENTS.

DUMPSTER & ENCLOSURE

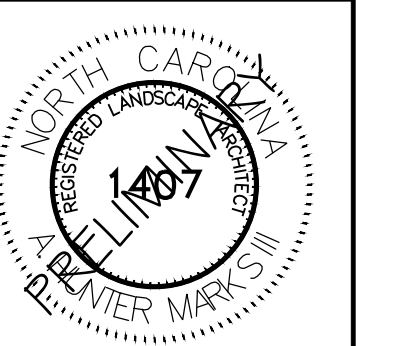
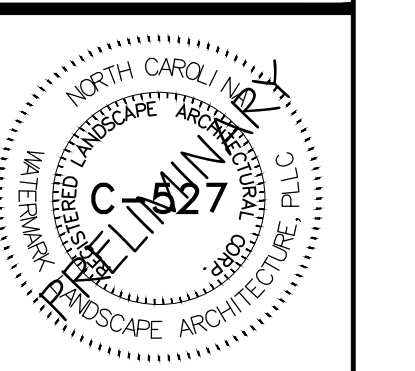
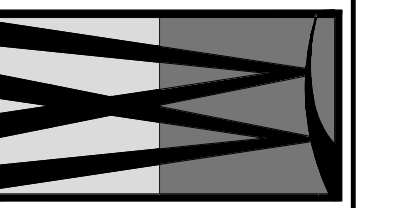
5
5-5
NOT TO SCALE



NOTE:
-SUBGRADE TO BE COMPACTED A MINIMUM OF 3' BEYOND THE EDGE OF PAVEMENT
-USE EXISTING BASE COURSE WHERE PRACTICABLE AND OVERLAY WITH ASPHALT

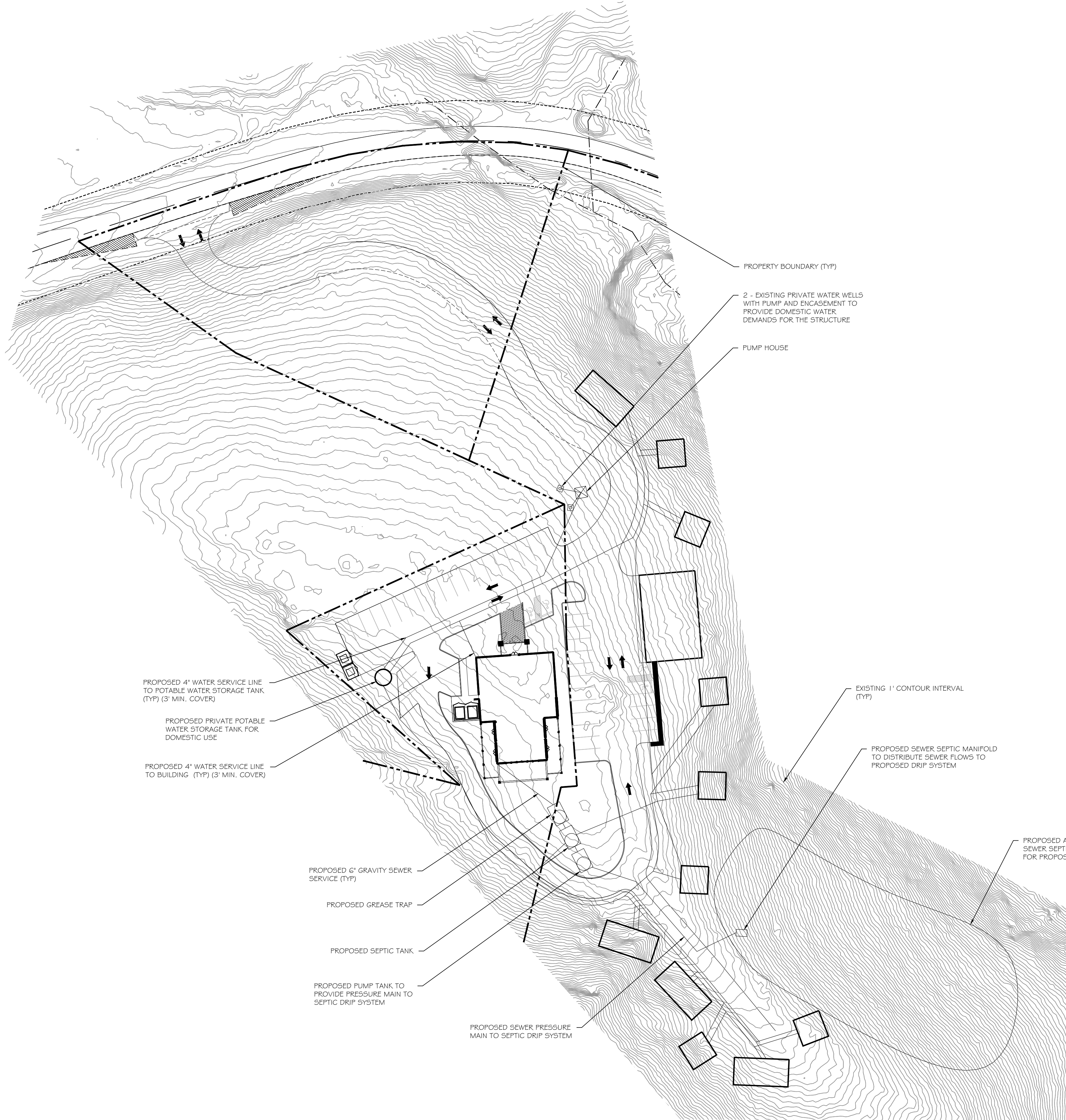
ASPHALT PAVING DETAIL

6
5-5
NOT TO SCALE



DATE: 06-7-2023	DRAWN BY: CNP
JOB NO: 211109LP	CHECKED BY: AHM
REVISIONS:	

C:\Users\Brock\OneDrive - Brock\Watermark_Landscape\Projects\Tuxedo Falls\Tuxedo Falls - ELLIOTT - LARVA\Drawings - Construction\Conceptual_Plan\Plan_S-5.dwg 6/7/2023 4:09 PM

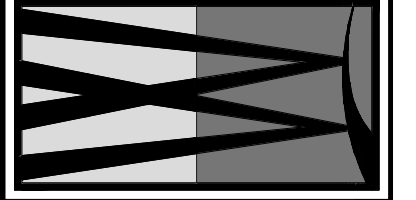


NOTES

DOMESTIC WATER:
 1. PRIVATE WELLS WITH ON-SITE WATER STORAGE
 2. 2 WELLS DRILLED ON-SITE
 3. WELLS ARE PROVIDING ADEQUATE FLOWS TO SUPPORT DEVELOPMENT.

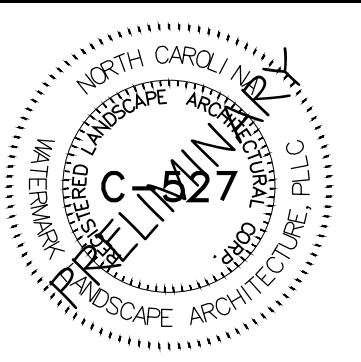
SEWER SYSTEM:
 1. SOILS REPORT COMPLETED BY STEVE MELIN, LSS.
 2. PRIVATE SEPTIC SYSTEM PER NC CODE
 3. DRIP SYSTEM FOR DRAIN FIELD

GENERAL NOTE:
 1. PROPOSED UTILITIES TO SERVE THREE ADJOINING PARCELS UNDER COMMON OWNERSHIP AND MANAGEMENT



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

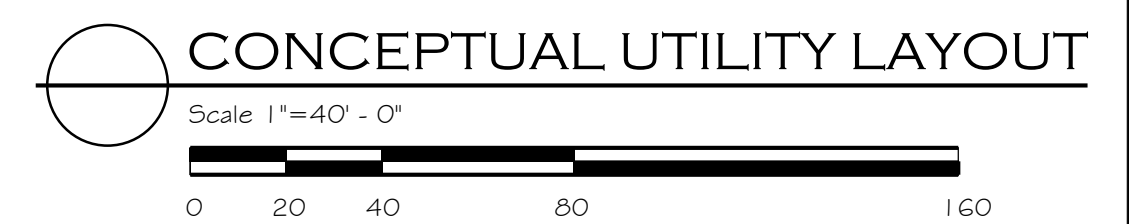


DATE: 06-27-2023	DRAWN BY: GMP
JOB NO: 21110916	CHECKED BY: AHM
REVISIONS:	

**CONCEPTUAL
 UTILITY
 LAYOUT**

S-6

6 OF 6



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OPERATIONS PLAN

*Submitted to Henderson County June 6, 2023
(Originally submitted January 24, 2023)*

CABIN CREEK CLUB

An Escape into Nature

Summary/Overview

The Mission of the Cabin Creek Club is as follows:

The Cabin Creek Club inspires connection with the natural world by providing a homebase where members can enjoy, explore, and protect the woodlands, streams, mountains, and countryside of Western North Carolina.

As outlined herein, the Club will be organized as a North Carolina nonprofit which requires membership to experience the facilities and activities. A prospective Member would complete an application and, after approval, pay an annual Membership Fee based upon the Member's desired access to amenities. The Club would be administered as a nonprofit, including establishment of a Board of Directors to oversee operations and all required provisions for the application of assets upon dissolution.

Clientele

Membership at the Club would be available to any person over the age of 12 years who has the ability to pay an annual Membership Fee and the desire to experience the natural marvels of Western North Carolina. Children of Members aged 11 years or younger would be allowed at the Club as guests of parents or guardians related to their attendance at a local summer camp (in Henderson, Polk, Transylvania, Rutherford, or Buncombe counties). Exceptions will be made for children of Members under the age of 11 for special events (such as weddings or public community events) that inherently include children and families.

Operations/Membership

The Club shall be organized as a North Carolina nonprofit corporation under IRS Section 501(c)(7). This organization qualifies the Club as a "private club" to realize the purposes of its Mission. As a private club, the Club will require that a patron join the organization as a "member", which will require the following:

- Completion of a Membership Application, which shall verify the potential member's specific interests in the Club's social, educational, and recreational purposes, as well as each potential member's qualifications for membership and personal background to ensure quality of membership;
- Payment of an annual, renewing membership fee based upon the services the member expects to utilize; and
- Carrying of evidence of membership (in the form of a Membership Card) while at the Club;

The Club will also provide the following administrative services to each of its members:

- Maintenance of an official and enforced policy outlining membership levels and assessed dues for each level, as well as the benefits of membership at each level;
- Maintenance of an official and enforced policy outlining the use of the Club by Members and their guests;
- Retention of each Member's original application for so long as membership continues;
- Issuance of evidence of membership in the form of a Membership Card;
- Administration and enforcement of the Club's official charter and bylaws; and
- Maintenance of a complete and accurate roster of all members.

Each Member, regardless of membership level, shall have the benefit of the following:

- To experience the Club with other members sharing a common bond related to the Club's Mission;
- A limitation on the number of Members so as not to diminish the experience of the Club by all Members;
- Participation in the organizational affairs of the Club, including but not limited to the selection of Officers and the Board of Directors;
- The ability to allow a limited number of Guests to experience the Club.

Activities

The land surrounding the Club is diverse and exciting, containing sundry flora, fauna, and a varied topography. Members can gain access to a selection of interesting hiking trails, fishing waters, and forest in which to explore. Educational opportunities for those wishing to learn more about the outdoors, fishing, and communing with nature will be offered to Members on a daily basis based on interest. Portions of the surrounding property will be utilized for farming items for use at local dining facilities. Additionally, for those Members who elect to take advantage of other Membership benefits, additional experiences will be available at Tuxedo Falls.

Facilities/Amenities

In addition to the maintained outdoors spaces, the Club will offer indoor space where educational experiences can be held. For example, the preparation of certain items grown on-site could be held at an indoor commercial kitchen, or classes can be held in the meeting facilities to learn about the local plant varieties. On-site dining services are offered for fees in addition to a Member's annual Membership Fee. Dining services will utilize any items farmed on the Club property to the extent possible. Members will have the opportunity to bring a limited number of Guests onto Club property to experience the dining options, but these facilities will be offered primarily to Members and their immediate families.

Community Involvement

It is envisioned that the Club will have mutually-beneficial relationships with local for-profit and non-profit organizations. In addition to encouraging Members to enroll children in local summer camps to allow for their entry at the Club, the Club may arrange for local summer campers to experience the educational nature services available to Members. Additionally, to the extent possible, edible plants grown on-property could be made available to local farm-to-table restaurants. Finally, the Club will coordinate with local businesses to encourage patronage by Members during their time visiting the Club, for shopping, meals, and alternative entertainment.