

REQUEST FOR COMMITTEE ACTION

HENDERSON COUNTY

TECHNICAL REVIEW COMMITTEE

MEETING: **June 20, 2023**

SUBJECT: **Major Site Plan Review for Tuxedo Falls Camp**

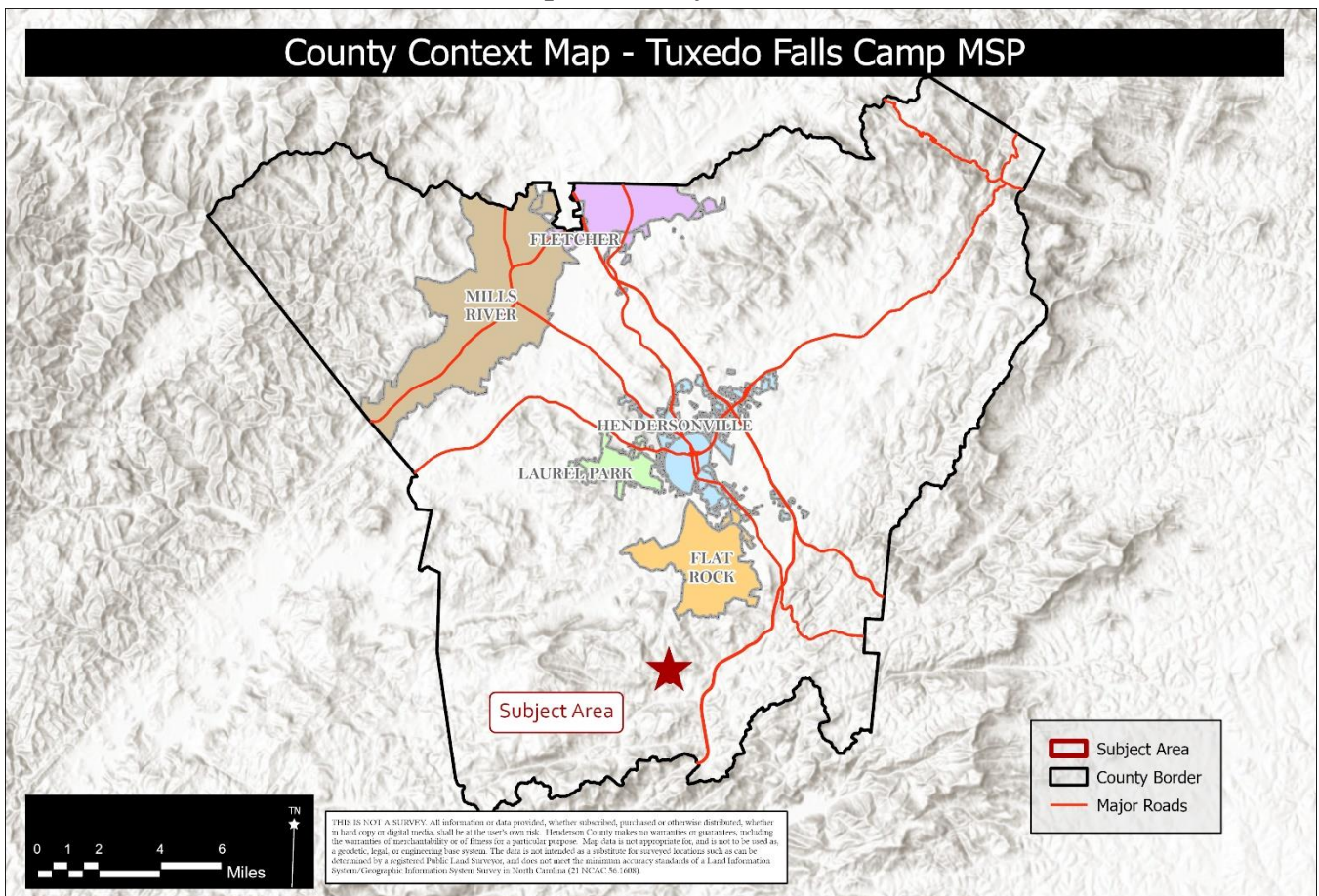
PRESENTER: **Matt Champion, Zoning Administrator**

ATTACHMENTS: **Staff Report**

SUMMARY OF REQUEST: **SR 4.2 Camp**

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

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:** 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: 45.96 Acres)
- 1.6. **Location:** The subject area is located off Cabin Creek Rd (SR1109)
- 1.7. **Supplemental Requirements:**

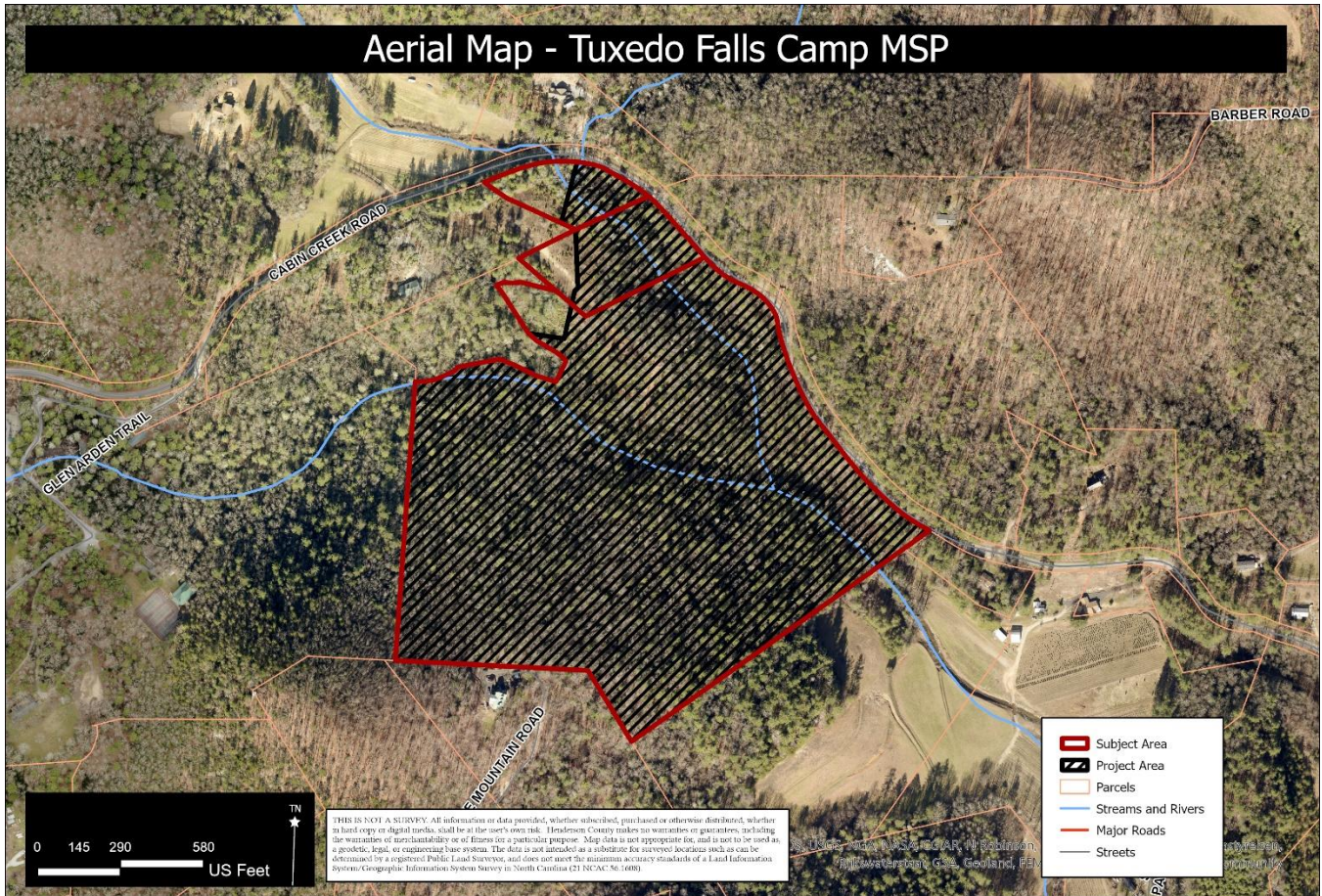
SR 4.2. *Camp*

- (1) Site Plan. Major *Site Plan* required in accordance with §42-330 (Major Site Plan Review).
- (2) Lighting. *Lighting mitigation* required.
- (3) Perimeter Setback. Fifty (50) feet.
- (4) Operations. The *camp* may contain *structures* ancillary to the use.
- (5) 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 95 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).
- (6) Common Area Recreation and Service Facilities. Those facilities within the *camp* shall be for the sole purpose of serving the overnight guests in the *camp*, and shall adhere to the development standards established therefore in SR 4.5 (*Common Area Recreation and Service Facilities*).

Camp. An establishment primarily engaged in operating/accommodating educational and/or recreational activities for patrons. These establishments typically: (1) are operated on a seasonal basis; (2) provide access to indoor/outdoor/governmental recreational facilities; (3) provide access to dining facilities; (4) provide sleeping quarters (for temporary use by patrons and/or employees); and (5) are often operated on a temporary/seasonal basis (i.e. summer camp, day camp, etc).

Lighting Mitigation. Mitigating the impact of outdoor lighting fixtures in order to protect neighboring properties and roads from direct glare of hazardous interference of any kind. Lighting mitigation typically involves directing lighting fixtures away from adjacent properties but may also include the installation of planted buffers, screens, walls, etc.

Map B: Aerial Map



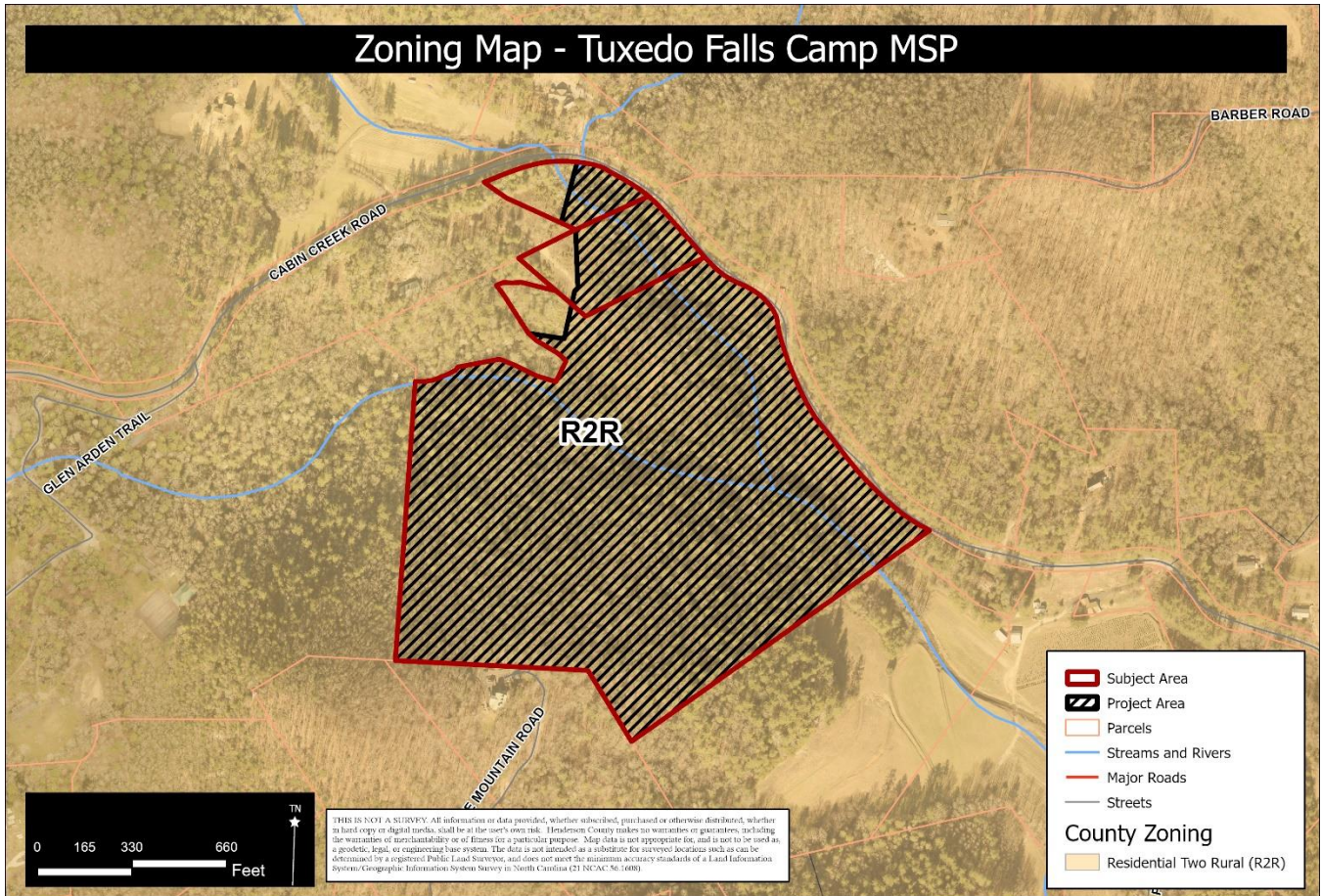
Property Owner: Lark Elliott Agent: Hunter Marks
 Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
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2. Current Conditions

- 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 Camp facility and associated amenities will be on a 45.96-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

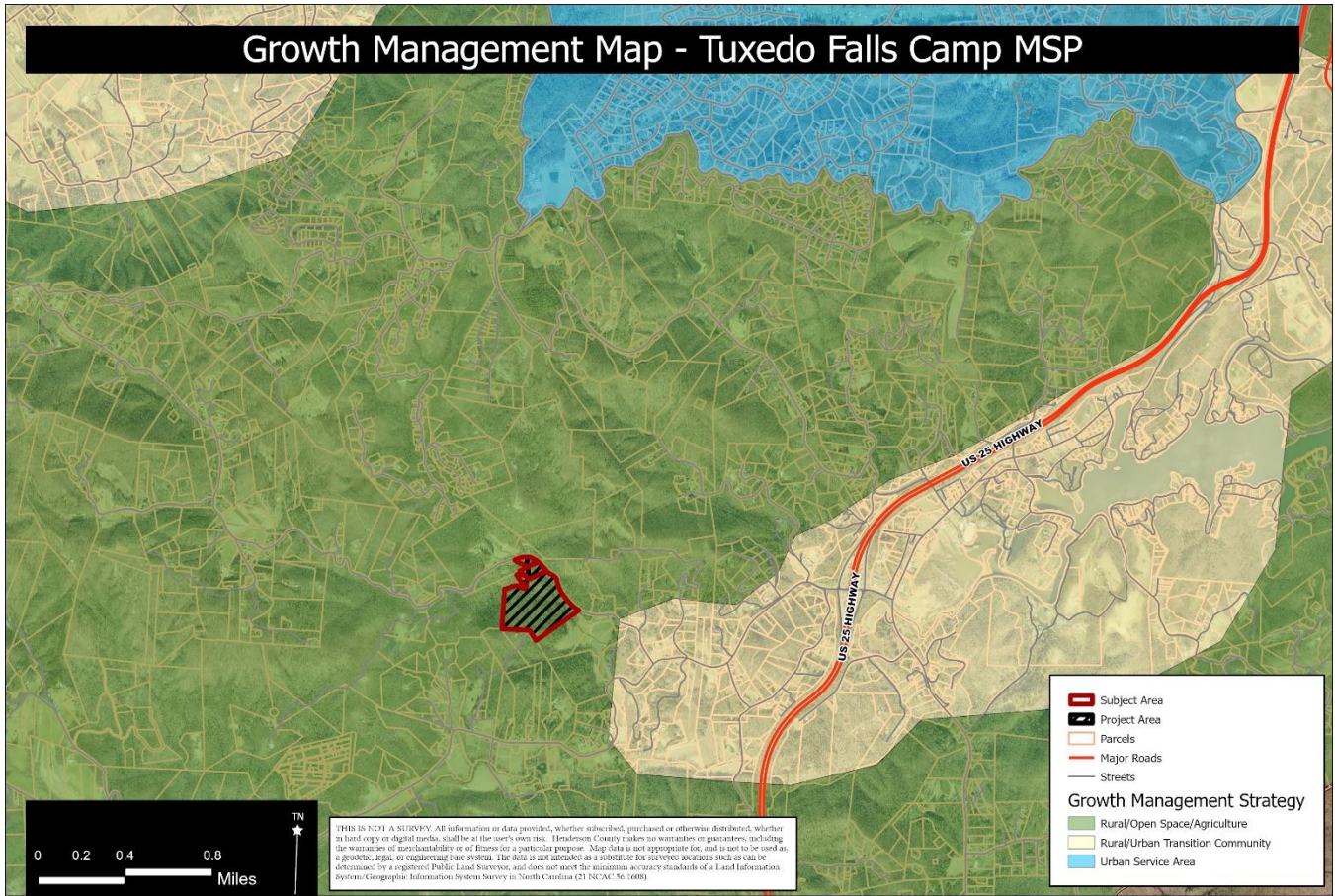


Property Owner: Lark Elliott Agent: Hunter Marks
 Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
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3. **Current Zoning** According to Chapter 42, Henderson County Land Development Code (LDC) and its Official Zoning Map 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 in 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 its current zoning district designation on November 19, 2014, by the Board of Commissioners.

Map D: Growth Management Map



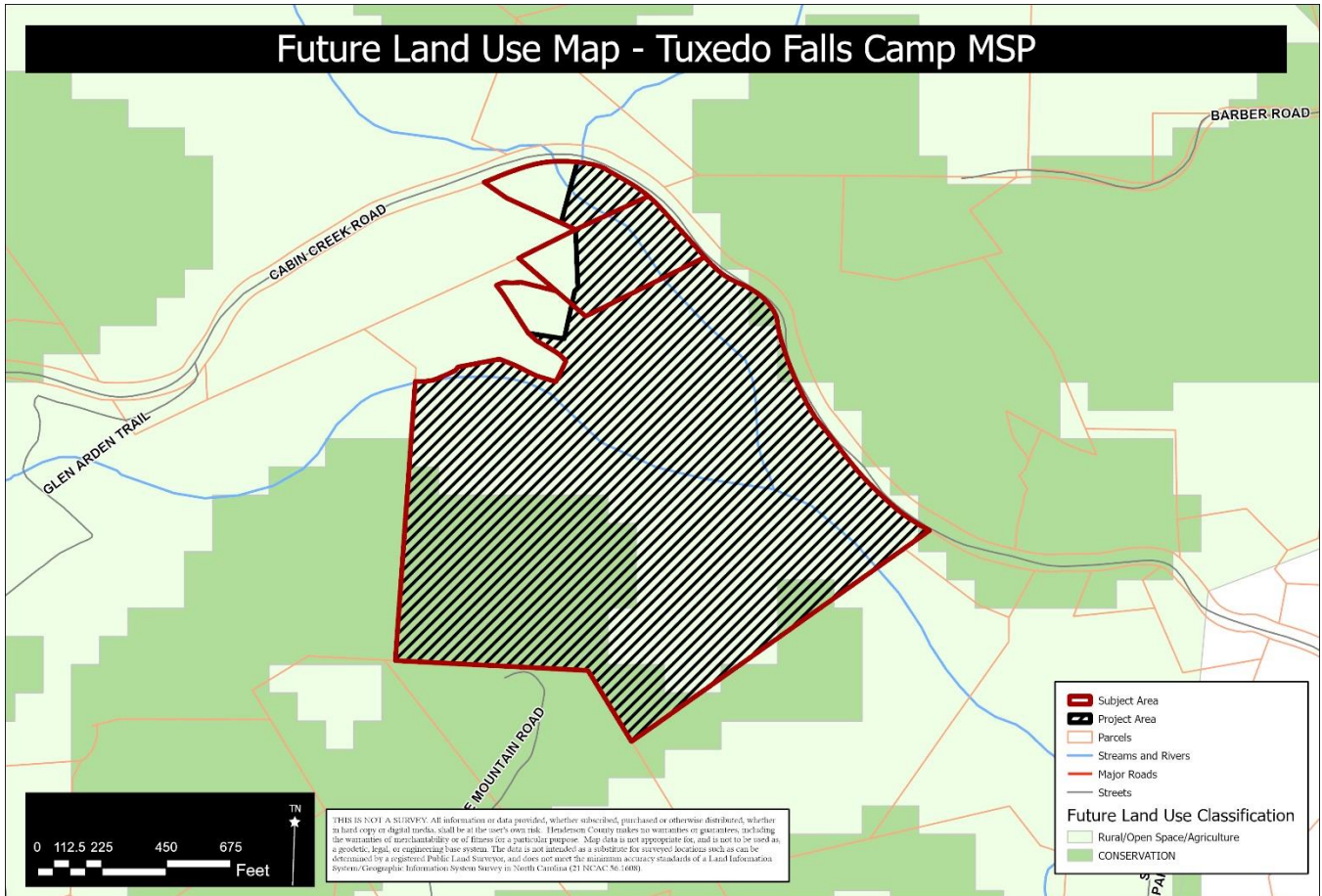
Property Owner: Lark Elliott Agent: Hunter Marks
 Assessed Acreage: 48.17 Acres PINs: 9565-31-5911, 9565-31-6679 & 9565-30-7834
 Current Zoning: Residential Two Rural (R2R)



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.

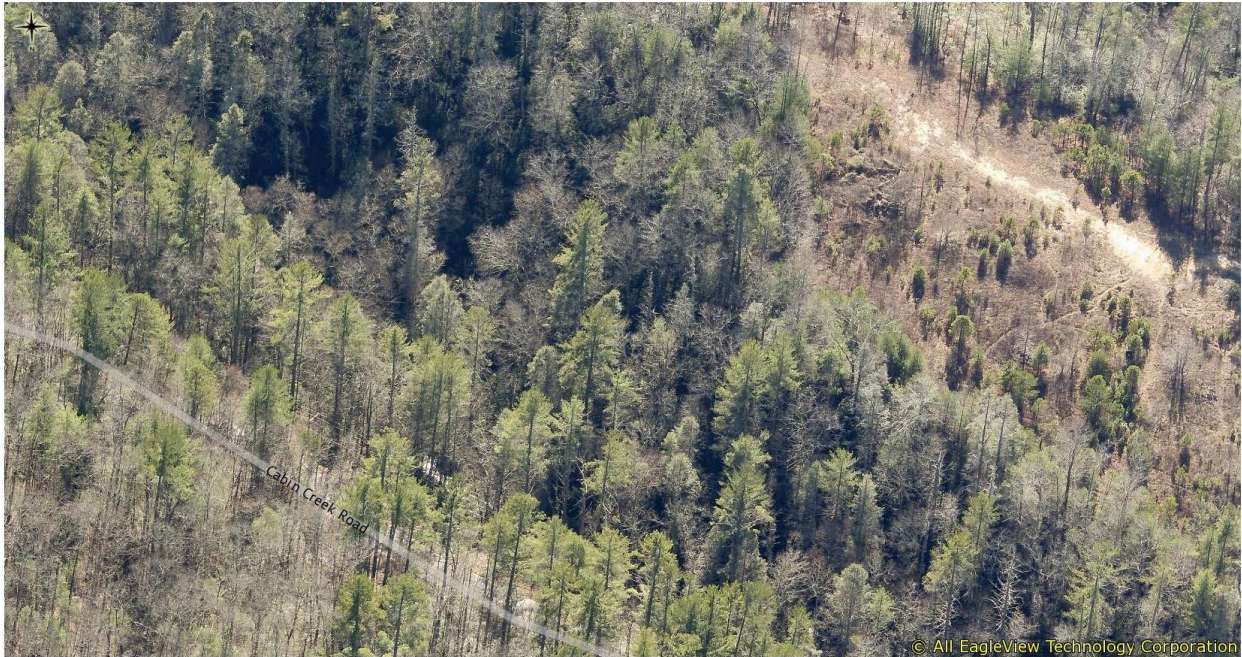
- a. **Rural Agricultural Areas:** “The RAA covers those portions of the county that are predominantly rural and are characterized by low-density residential development with substantial land areas devoted to agriculture and undeveloped lands. Land use policies will seek to retain that character. Most 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 application is proposing to develop the subject area for the use as a camp. As mentioned earlier, the three (3) existing parcels included with this application will be reconfigured. This specific application will end up on a 45.96-acre tract shown as Lot 2 on the major site plan submission. The major site plan shows a 64'X41' bunk house that will contain 8 rooms for campers, seven 20'X20' treehouses, and four 40'X20' cabins. All the proposed structures will be utilized for the camp attendees. 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 and 20' wide. The proposed access road will have 26' of clearance between the proposed parking area as shown on the major site plan. The proposed use is required to accommodate 18 parking spaces and the major site plan shows a total of 19 parking spaces with 2 ADA accessible parking spaces. The total impervious surfaces post-development is listed as 0.59 acres or 25,765.52SQFT on the major site plan. Open space post development is shown as 45.37 acres or 1,976,317.2SQFT. The proposed solid waste collection facility will be located on the adjacent property directly west of the subject area. Sidewalks are proposed for access to the structure from the parking areas. The applicant has proposed a private potable water storage tank for domestic and fire water protections. The private potable water storage tank will be fed by an on-site well with a pumphouse. The proposed structures are shown to have connections to a private septic system. The applicant has provided an operation plan to show their intentions with the facility and future camp attendees.
8. **Landscaping & Buffering Requirements** The subject area is not required to buffer the perimeter 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:

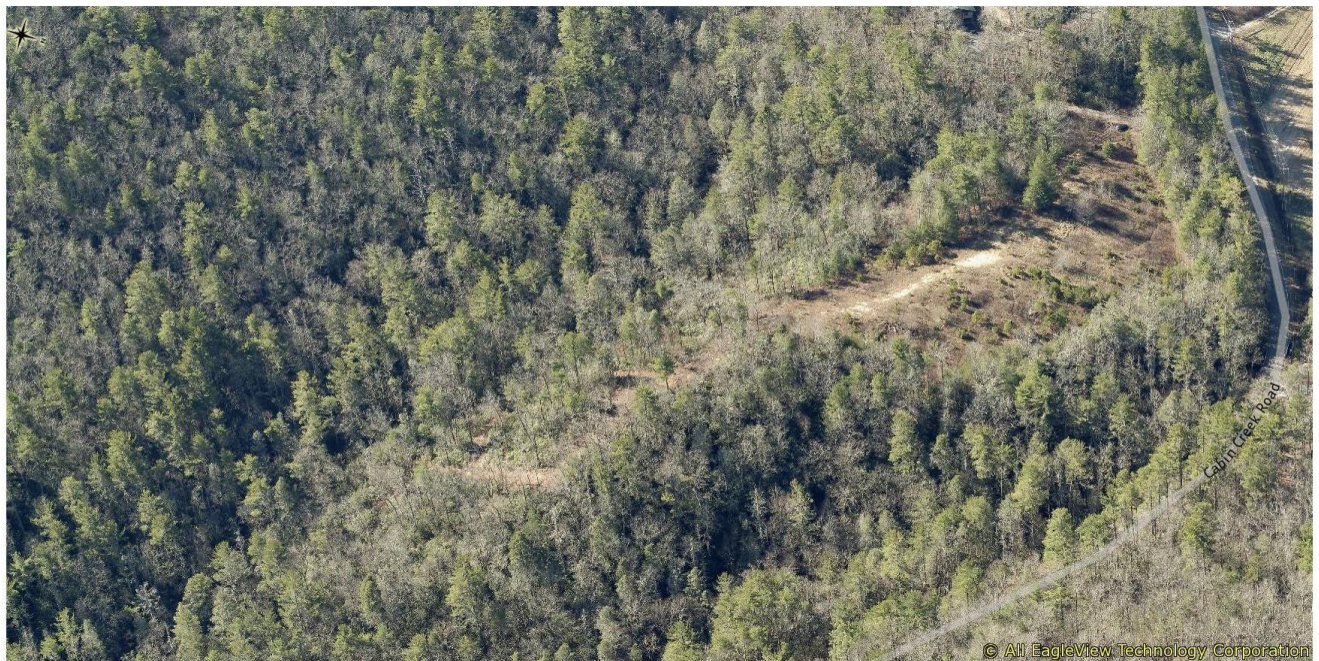
 - 8.1. **Dumpster screening** is required for a proposed solid waste collection facility if the new building will contain another collection facility. The dumpster will require a Screen Class One (1) Two (2) or Three (3) that are outlined in Section 42-181 Screen Classifications.
 - 8.2. **Parking area 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:

TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

MAJOR SITE PLAN SUBMITTAL CAMP

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OWNER

LARK ELLIOTT
2101 CONISTON PLACE
CHARLOTTE, NC 28207
TEL. (704) 968-5907



LANDSCAPE ARCHITECT

HUNTER MARKS, RLA, ASLA, LEED AP
WATERMARK LANDSCAPE ARCHITECTURE
513 N. JUSTICE STREET, SUITE C
HENDERSONVILLE, NORTH CAROLINA 28739
TEL. (828) 595-2327



SURVEYOR

DAVID HUNTLEY
DAVID C. HUNTLEY SURVEYING & ASSOCIATES
675 MAPLE STREET
HENDERSONVILLE, NC 28792
(828) 693-8077



ARCHITECT

WAYLAND SHAMBURGER
SHAMBURGER ARCHITECTURAL GROUP
421 5TH AVE W,
HENDERSONVILLE, NC 28739
(828) 692-2737



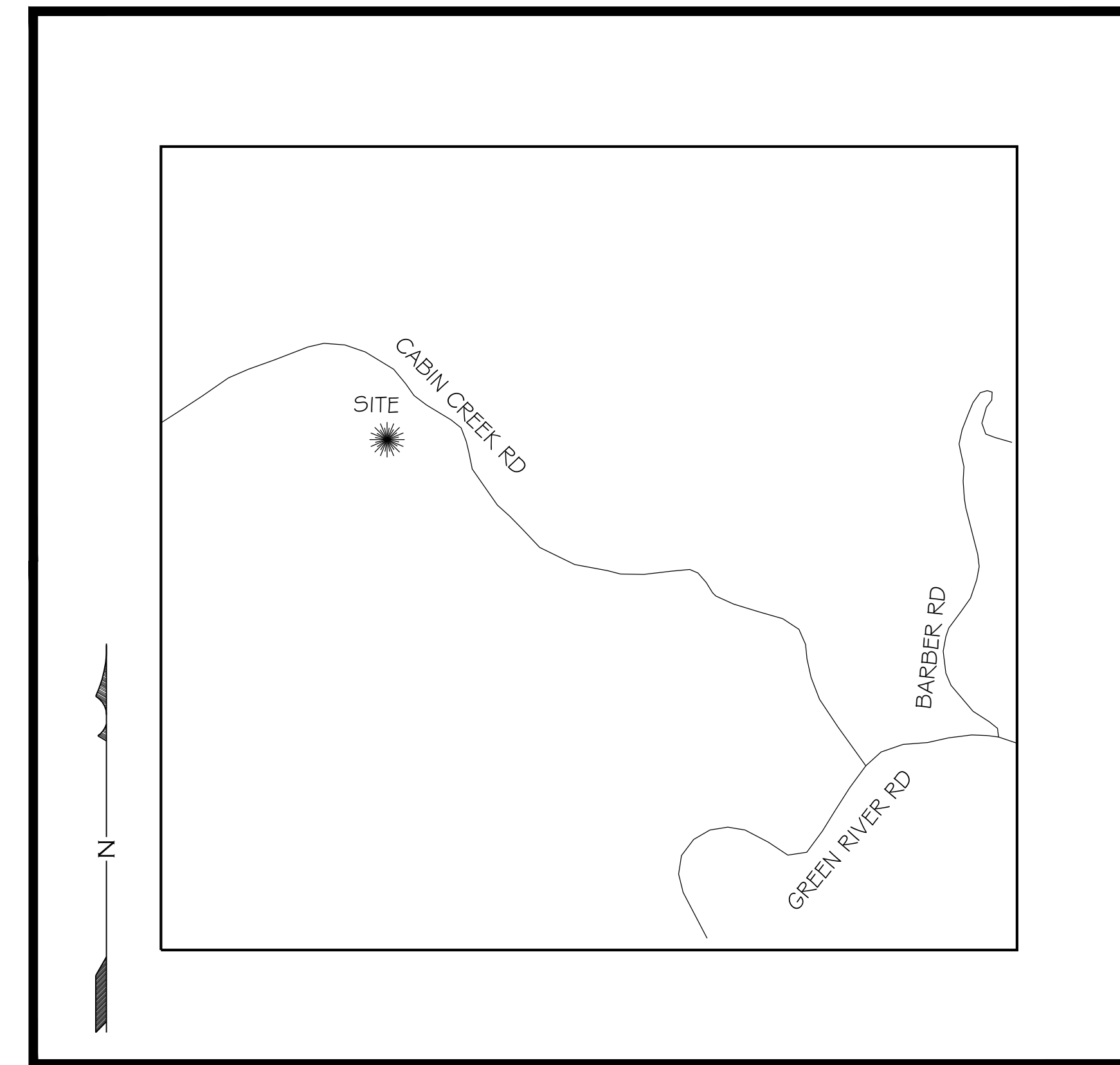
BUILDER

CHRIS BROCK
BROCK BUILDERS
130 ASHWOOD ROAD
HENDERSONVILLE, NC 28791
(828) 610-5516



CIVIL ENGINEER

MIKE LOVOY
ADVANTAGE CIVIL ENGINEERING
50 S FRENCH BROAD AVE #152
ASHEVILLE, NC 28801
(828) 545-5393

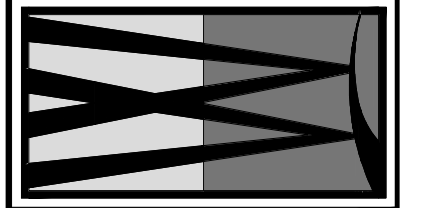


VICINITY MAP
(NOT TO SCALE)



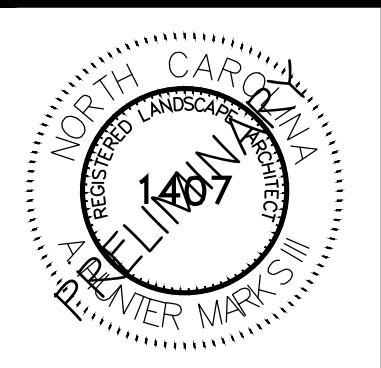
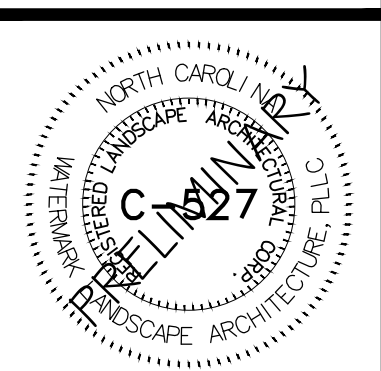
PROJECT MAP

WATERMARK
LANDSCAPE ARCHITECTURE
HUNTER MARKS, RLA, ASLA, LEED AP / BROOKE ALEXANDER, RLA
HENDERSONVILLE, NC
(828) 595-2327
WWW.WATERMARKLAND.COM
LANDSCAPE ARCHITECTURE | LAND PLANNING | CONSULTING



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA



DATE: 06-7-2023	DRAWN BY: RBA
JOB NO: 21119SLP	CHECKED BY: ARM

REVISIONS:

COVER

S-1

1 OF 6



Know what's below.
Call before you dig.

SPECIAL NOTE:
CONTRACTOR TO FIELD VERIFY LOCATION OF ALL UTILITIES
BEFORE COMMENCING WORK. CONTRACTOR SHALL HAVE ALL
UNDERGROUND UTILITIES LOCATED. CALL 811.

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.

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



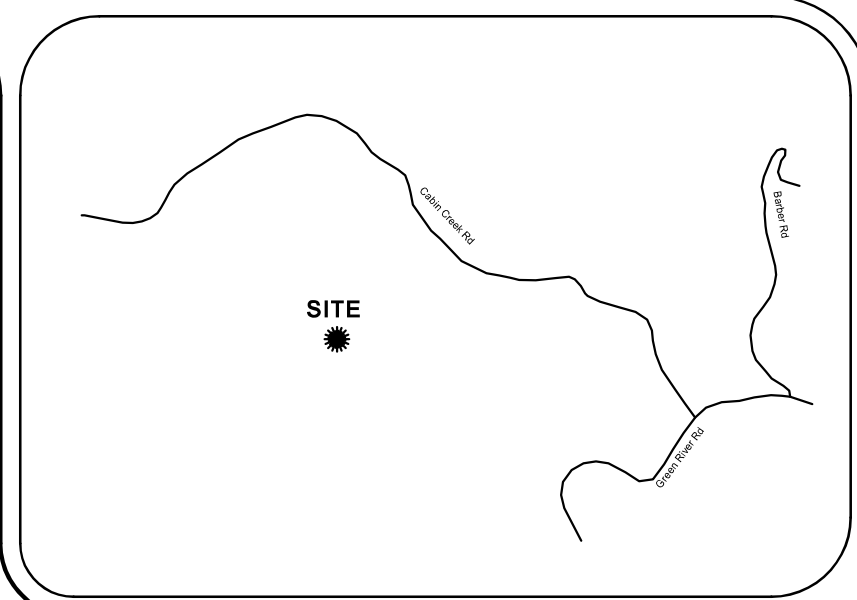
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L1	S 89°28'25" E	33.05
L2	N 81°43'33" E	30.78
L3	N 67°33'22" E	55.33
L4	N 64°10'54" E	27.17
L5	N 38°50'13" E	15.85
L6	N 79°55'24" E	147.19
L7	S 68°12'53" E	85.26
L8	S 63°27'20" E	86.16
L9	S 72°39'24" E	70.99
L10	N 26°27'18" E	80.24
L11	N 43°54'22" 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	83.79
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°12'01" 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	1000.42

Camp Matters, LLC
Deed Book 1681 at Page 604
Tax Parcel No. 9565-20-0516

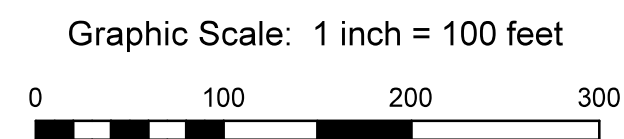
Jewel B. Morgan
Deed Book 599 at Page 269
Tax Parcel No. 9564-29-8692

Randy and Donna Bane
Deed Book 776 at Page 859
Tax Parcel No. 9584-39-8169

Total Area:
1906391 Sq. Feet±
43.76 Acres±



VICINITY MAP
Not of Scale



SURVEY FOR/OWNER:

Plat of Boundary Survey for:

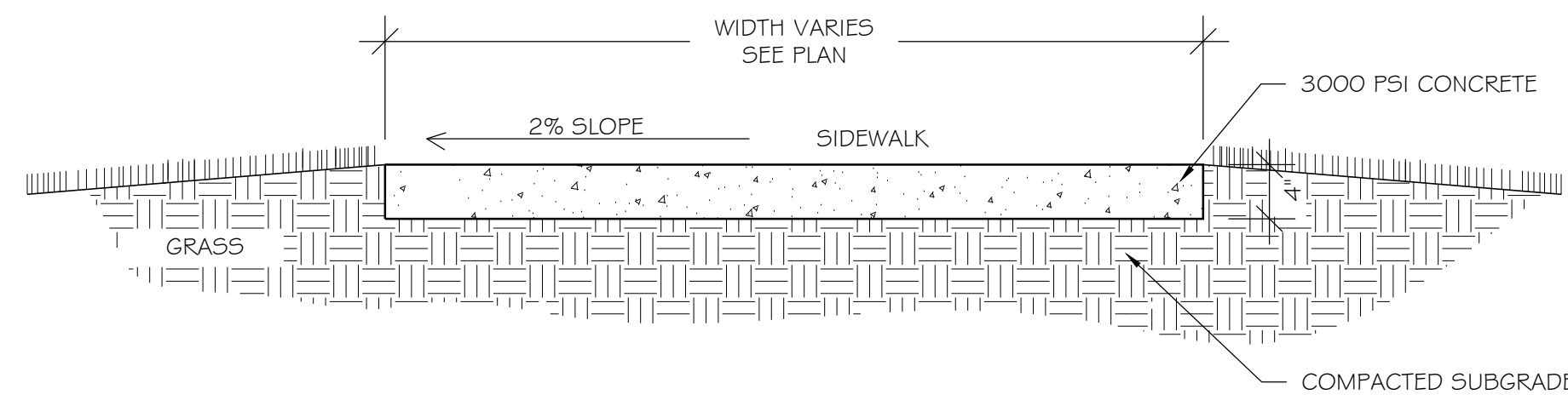
Lark Elliott
Daniel J. Park(owner)
Cabin Creek Road
Green River Township, Henderson County, NC
Tax Map# 9565-30-7834

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

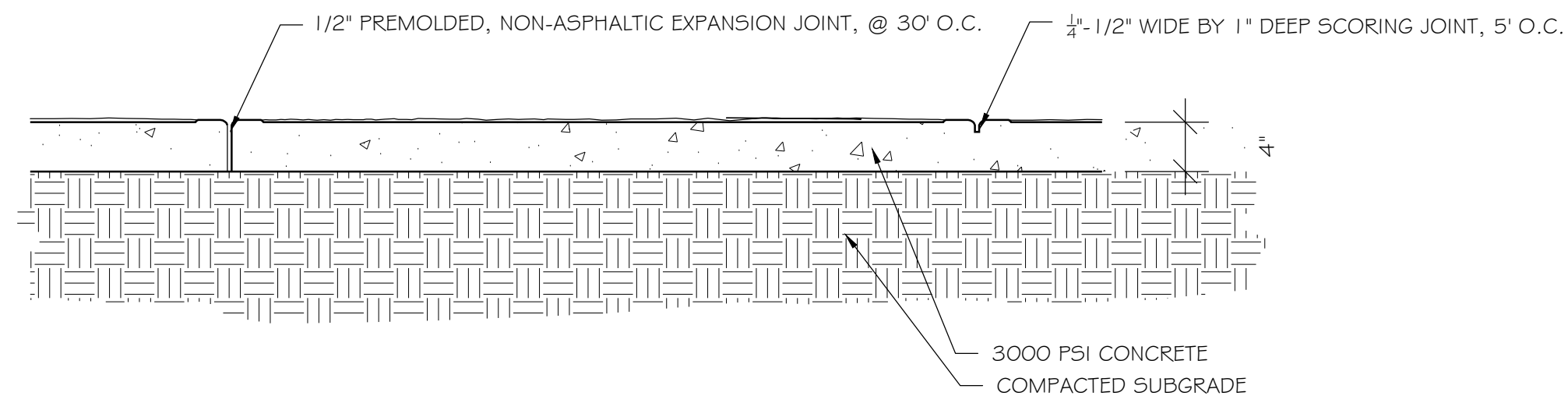
GLASPY LAND SURVEYING
784 GLASPY MOUNTAIN ROAD
HENDERSONVILLE, NC 28792
AMOS J. GLASPY, PLS-5388, PHONE: 828-974-1811

CLIENT: Elliott

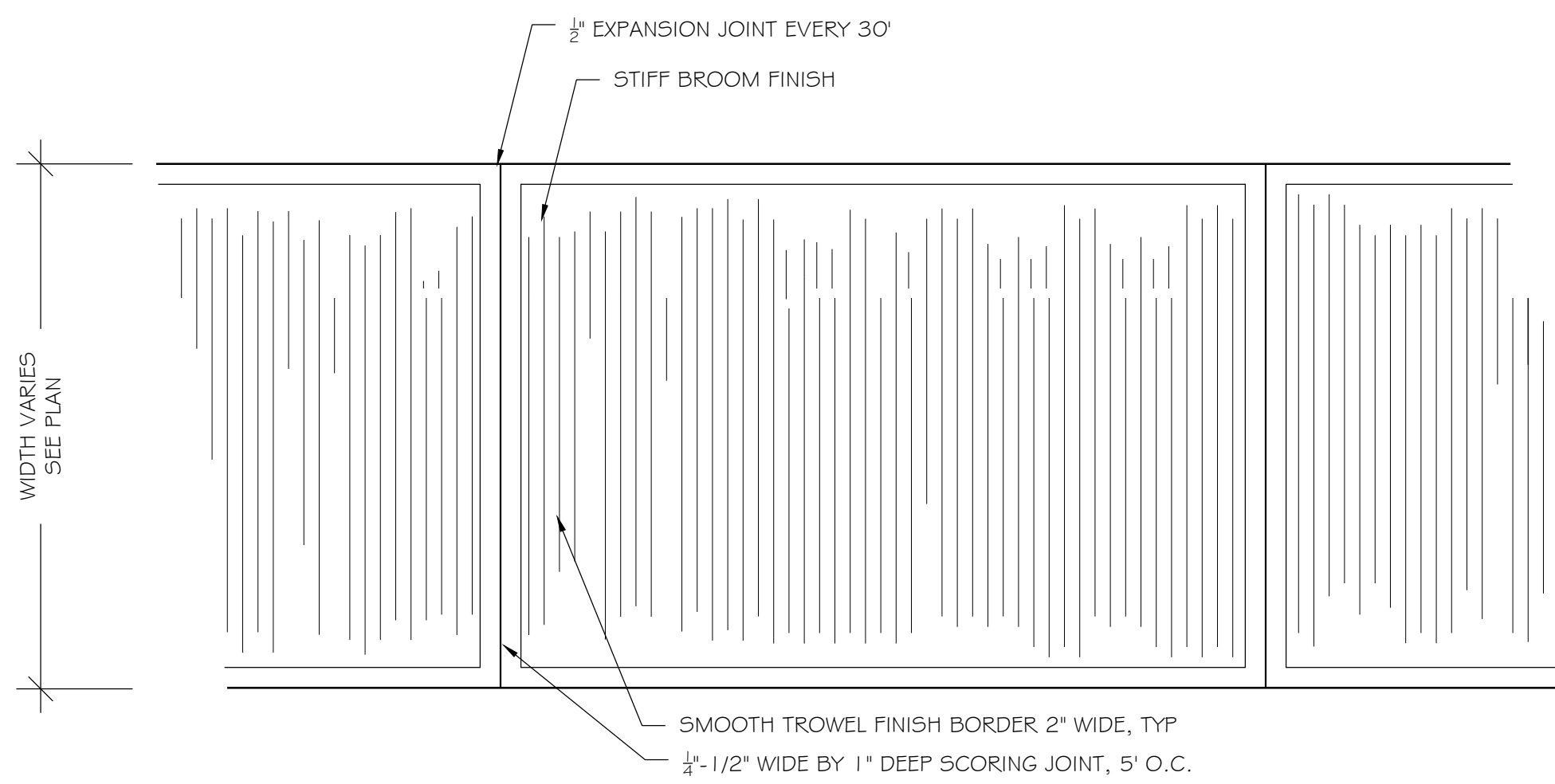
TAX PARCEL: 9565-30-7834



SECTION



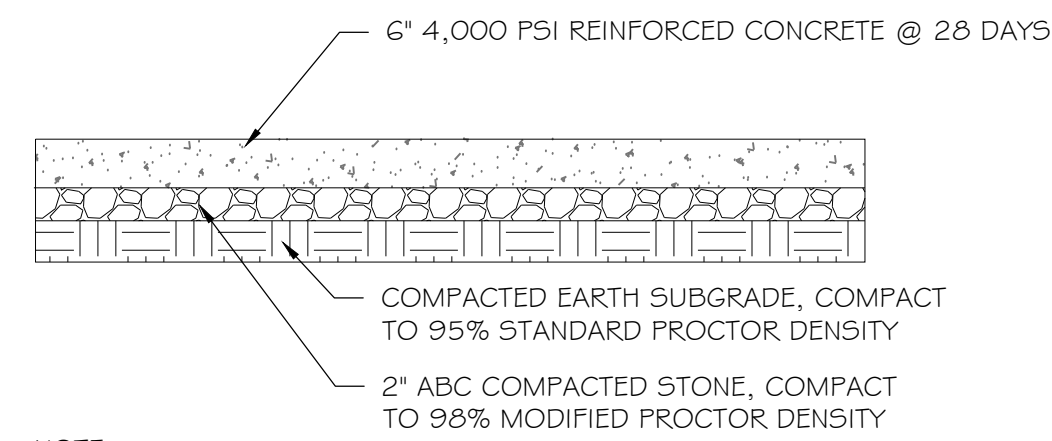
ELEVATION



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

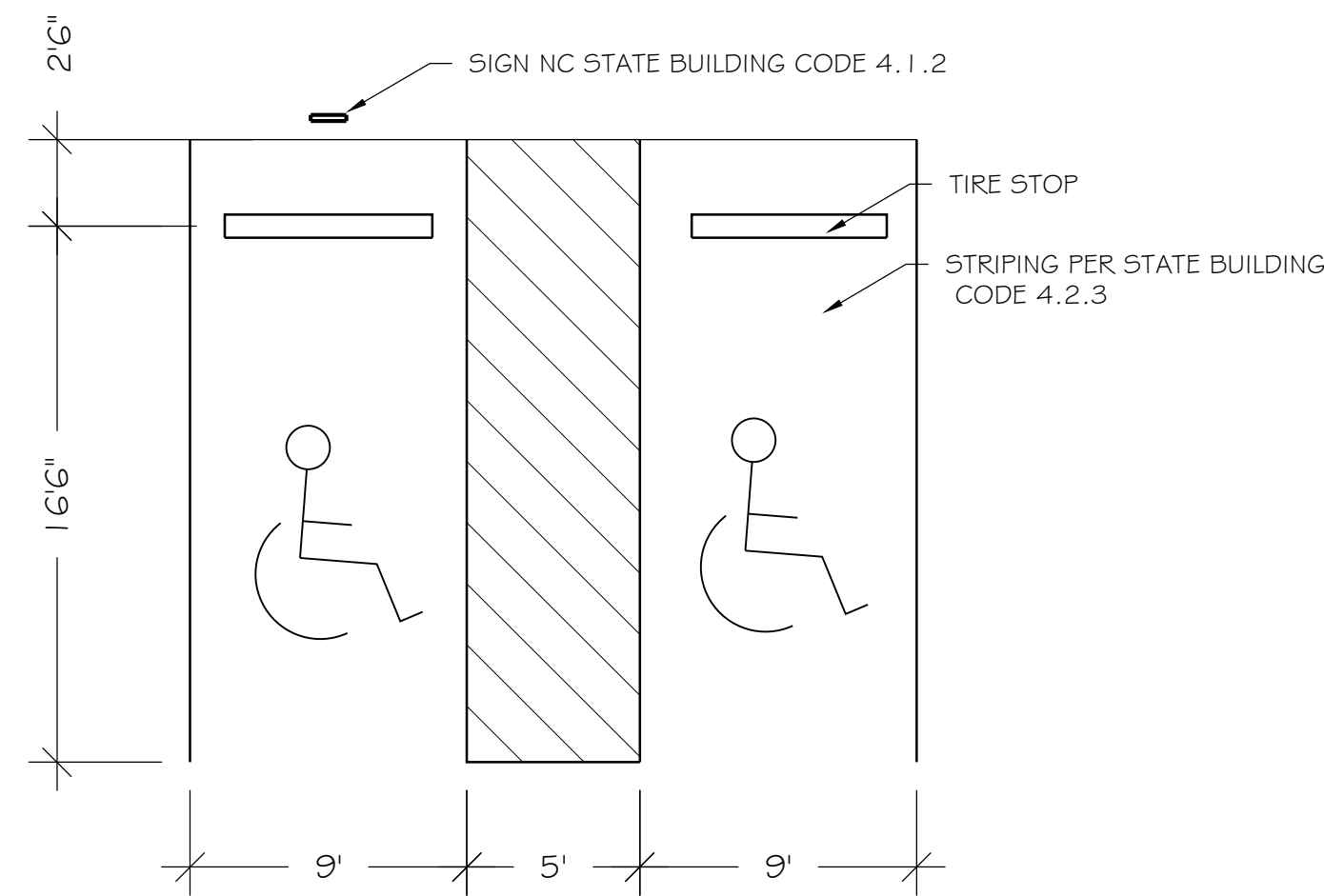
PLAN
CONCRETE SIDEWALK DETAIL & SECTION

1
5-5
NOT TO SCALE

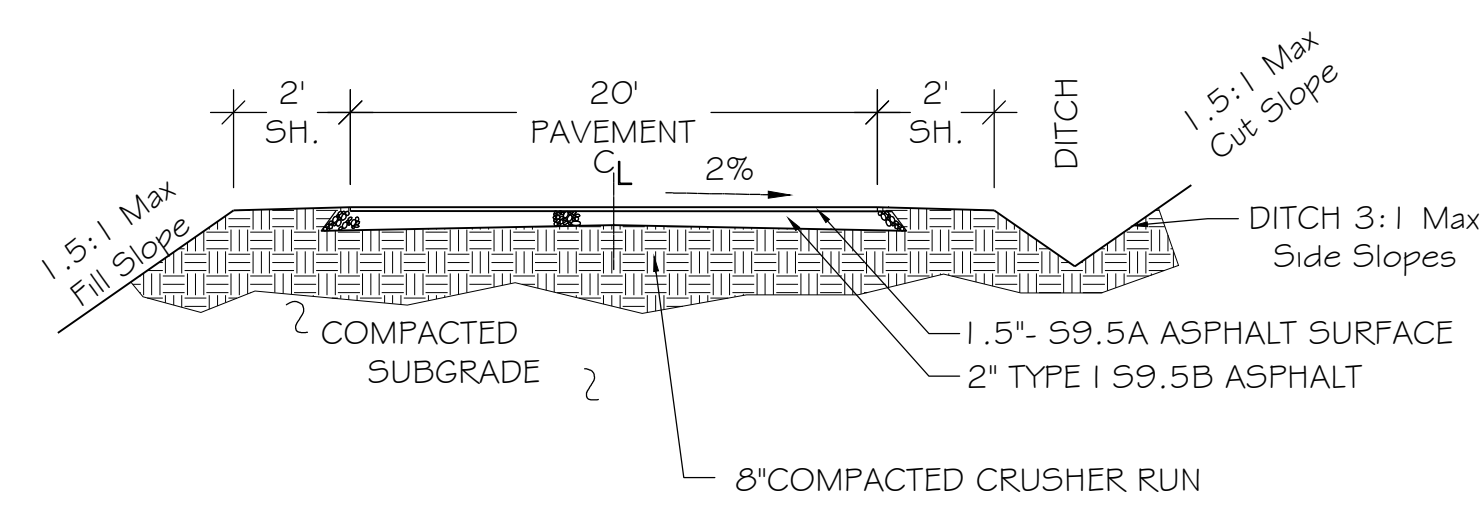


NOTE:
CONTROL JOINTS TO BE LOCATED NO FURTHER THAN 5' APART.
EXPANSION JOINTS TO BE LOCATED NO FURTHER THAN 20' APART.

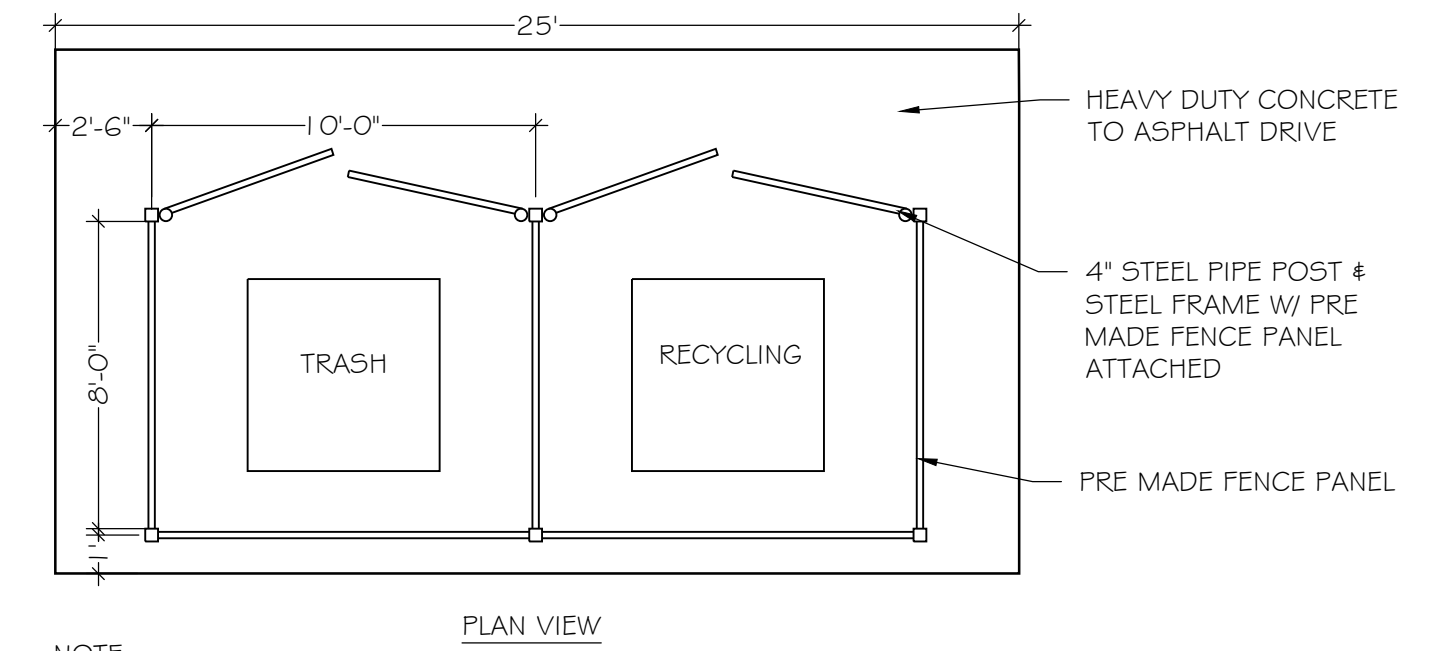
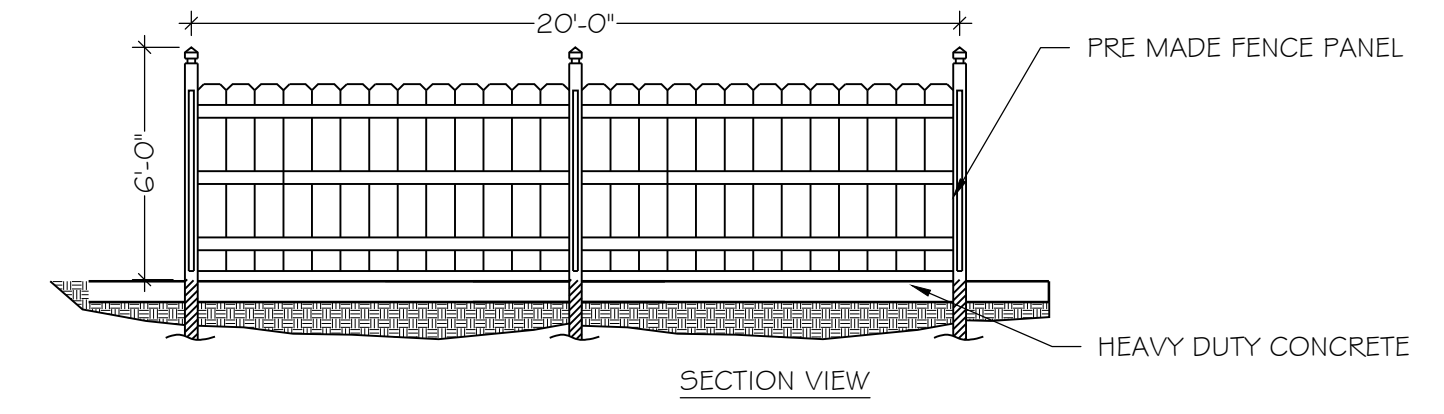
2
5-5
NOT TO SCALE
HEAVY DUTY CONCRETE



3
5-5
NOT TO SCALE
HANDICAP PARKING DETAIL

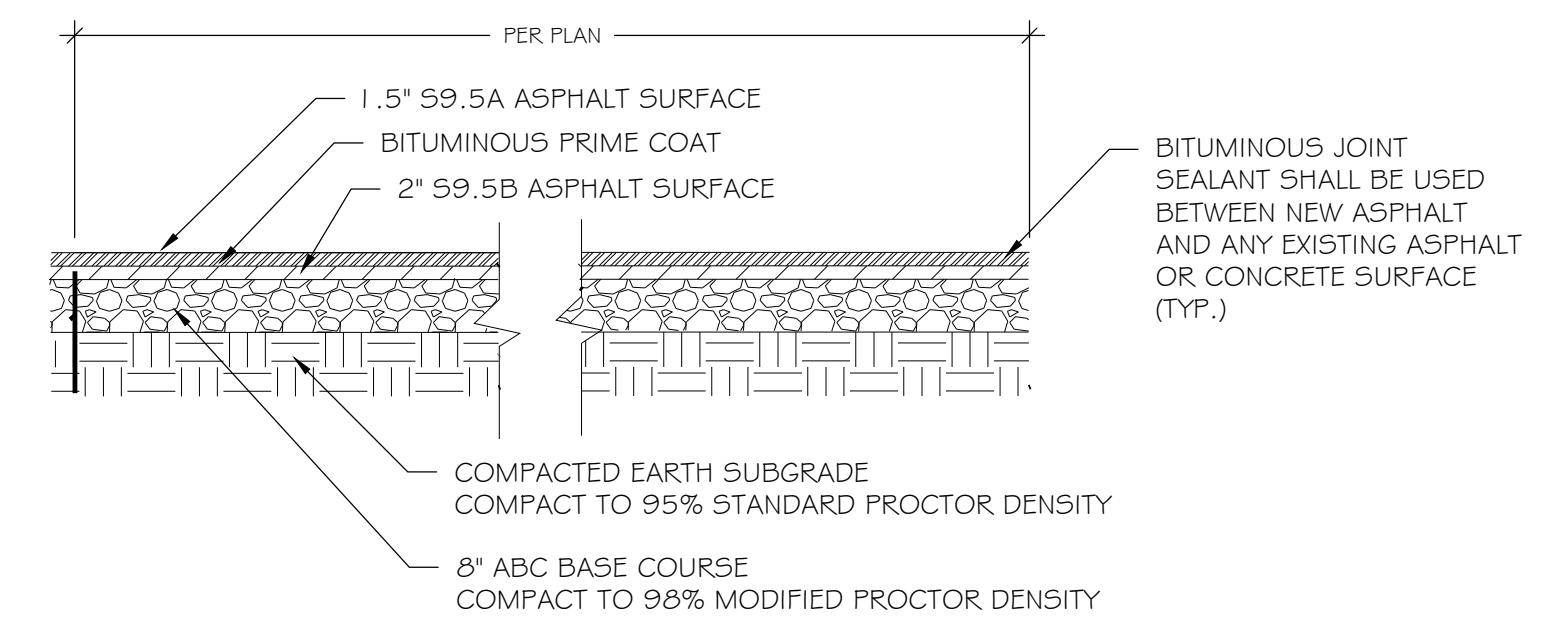


4
5-5
NOT TO SCALE
TYPICAL ROAD CROSS SECTION



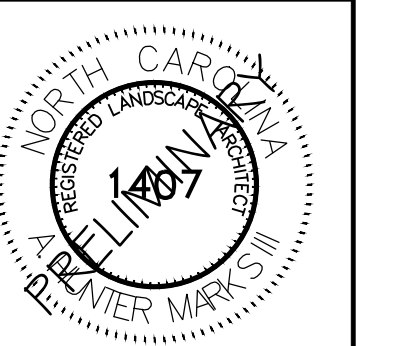
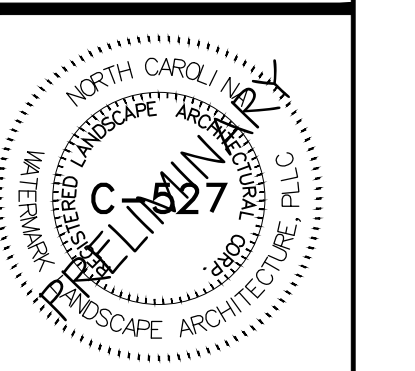
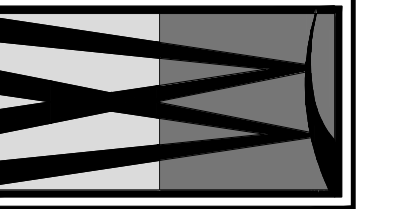
NOTE:
CONTRACTOR TO VERIFY DUMPSTER TYPE AND SIZE WITH CLIENT TO ENSURE ADEQUATE FENCE SIZE REQUIREMENTS.

5
5-5
NOT TO SCALE
DUMPSTER & ENCLOSURE



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

6
5-5
NOT TO SCALE
ASPHALT PAVING DETAIL



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

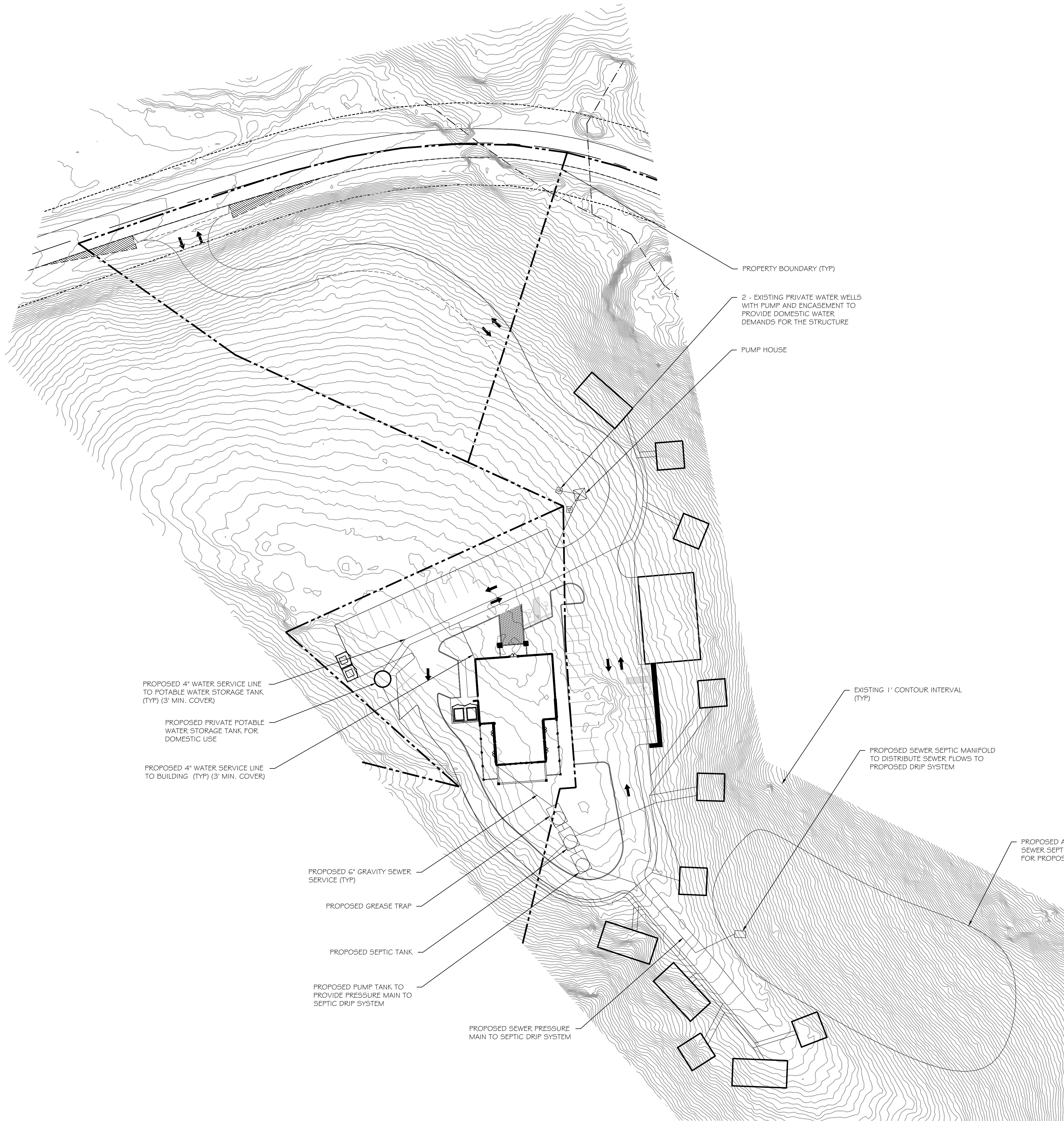
REVISIONS:

SITE & LAYOUT DETAILS

S-5

5 OF 6

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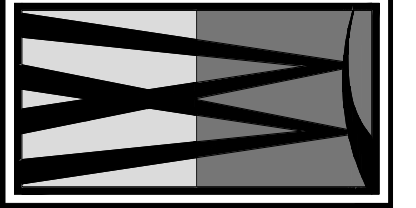


NOTES

- 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.

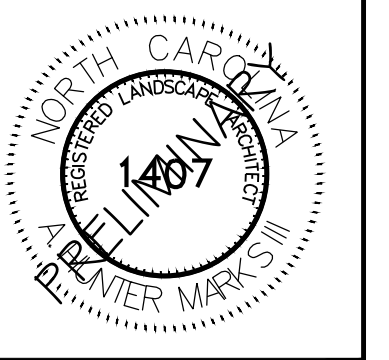
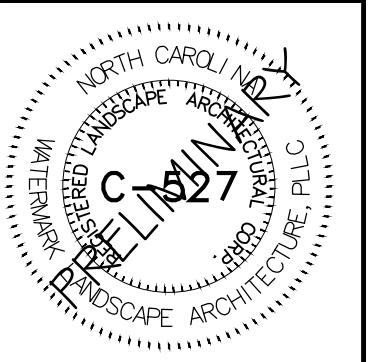
- SEWER SYSTEM:
 1. SOILS REPORT COMPLETED BY STEVE MELIN, LSS.
 2. PRIVATE SEPTIC SYSTEM PER NC CODE
 3. DRIP SYSTEM FOR DRAIN FIELD

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



TUXEDO FALLS

ZIRCONIA, NORTH CAROLINA

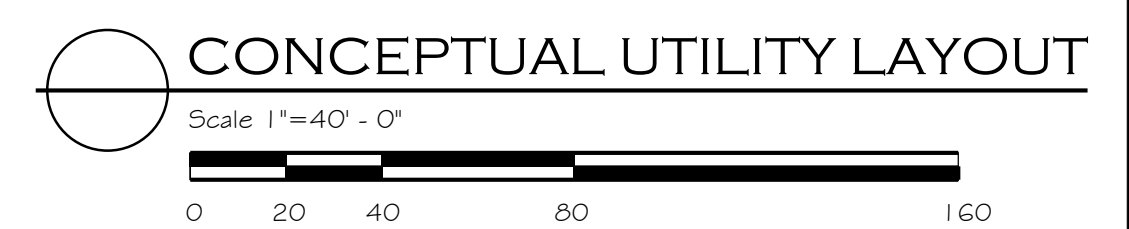


DATE: 06-27-2023	DRAWN BY: GMP
JOB NO: 211109LP	CHECKED BY: AHM
REVISIONS:	

**CONCEPTUAL
 UTILITY
 LAYOUT**

S-6

6 OF 6



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Operations Plan

Submitted to Henderson County 06/06/23

Tuxedo Falls Camp

A Family Outdoor Adventure and Nature Camp

Summary Overview and Mission

Tuxedo Falls (TF) will be an outdoor adventure and nature camp for adults and families providing access to the natural beauty of Western North Carolina. Through a combination of onsite activities and offsite adventures, TF will provide a homebase where campers can enjoy the woodlands, streams, and mountains of Western North Carolina. Camp accommodations and programming will be designed to bring campers closer to the natural world. In addition to traditional activities, TF will provide a setting where campers can unplug and relax.

The land upon which TF is located is diverse and exciting, containing sundry flora, fauna, and a varied topography. Campers will have access to a selection of 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.

Cabins and campsites will be constructed beginning in Fall 2023. Initial cabins and campsites are anticipated to be available in early 2025. Amenities and programming will be phased in as cabins are opened.

Clientele/Campers

TF is geared to attract outdoor oriented adults and families. Children aged 12 and older are welcome with a parent or guardian. In addition, children aged 11 and younger will be welcome with parents or guardians related to their attendance at a local summer youth camp (in Henderson, Polk, Transylvania, Rutherford, or Buncombe counties). Exceptions will be made for children of campers under the age of 11 for special events (such as weddings, reunions, public community events etc.) that inherently include children and families.

Sessions/Availability

It is anticipated that TF will be open ten and half months of the year, mid-February through year-end. Camp stays are expected to range from daily to weekly. Camp amenities will be available only while TF is open.

Facilities/Amenities:

- Cabins (including treehouses), 12-15 planned
- Dining/Recreation Hall (a limited membership to Tuxedo Falls Lodge is included while attending TF Camp)
 - Group dining/gatherings
 - Educational classes/seminars

- Camp store
- Game area
- Library
- Adjacent outdoor relaxation and gathering space with firepit, outdoor dining
- Maintenance/Activity Barn
- Athletic Green
- Hiking trails

Tuxedo Falls Programming

Campers will be able to schedule their day with a choice of Base Activities and/or Outside Adventures. Base Activities are all located at TF while the Outside Adventures occur close by. Listed below are a sampling of the types of activities that are planned dependent upon season and interest.

Base Activities:

Walking and Hiking

Hiking trails are available for all levels of hikers. Interpretive signs along trails will identify plant species, geological features, and cultural curiosities such as the old moonshine distillery. Following is a sampling of types of activities that will be offered:

- Waterfall and nature photography
- Foraging
- Forest Bathing
- Explore unique rock outcroppings and caves
- Track animal wildlife - look for tracks of local wildlife including bear, bobcat, deer, and wild turkey.
- Birding
- Geocaching/Letterboxing/Scavenger hunts
- Journaling and Sketching

Water Play and Fishing

- Creek swimming
- Rock sunbathing
- Creek side hammock napping
- Micro fly-fishing (suitable for forest creeks)
- Gold panning/rock collecting

Arts and Crafts

- Terrarium making from moss and plants on site
- Mandala Stone Painting
- Paint and Pour at Sunset
- Beading
- Assorted DIY creative activities

Athletic Green

- Sunrise yoga and meditation
- Assorted lawn games
- Star gazing

Library

- Relax and unwind in library of well-loved novels, guidebooks, magazines and maps.

Game Corner

- Card tables and cards
- Puzzles
- Mahjong table and set
- Fully stocked game shelf

Activity Barn

- Store your mountain, road or gravel bike.
- Help yourself to the bike tools for repairs.
- Routes, maps and guides available for mountain, gravel and road cycling.

Evening Activities

- Sunset hike to Lookout Point on Rice Mountain
- Bingo night
- Mahjong
- Trivia night
- Astronomy, star gazing
- S'mores by Fire Ring

Outside Adventures:

- Apple picking (seasonal)
- Mountain biking at nearby Ride Rock Creek and DuPont State Forest
- Road and Gravel Cycling
- Hiking at nearby DuPont State Forest and other local, public trails
- Brewery and Winery visits
- Zip-lining
- Lake, river kayaking and tubing
- Touring and special events at the Mineral and Lapidary Museum of Henderson County, Henderson County Heritage Museum, Carl Sandburg National Historic Site, Historic Railroad Depot and others.

Partnerships:

TF plans to partner with local colleges and camps to provide additional resources and activities such as:

- Brevard College, Wilderness Leadership and Experiential Education
- Warren Wilson College, Conservation Biology, Sustainability, and Environmental Education and other nearby colleges and universities.

Special Events

Weddings, Family reunions, Cycling, hiking and other outdoor groups, square dances, Concerts, Artist in Residence, Chef in Residence.

Cooperative Ventures/Community Involvement

- Offer hiking trails and other facilities to youth camps without these resources
- Partner with local youth camps to allocate cabin availability to camp parents
- Support local events at Dupont State Forest, Ride Rock Creek, Green River Narrows
- Donate facilities, host local fundraising activities