

**BOARD OF
ADJUSTMENT
APRIL 5, 2022
5:00 PM**



**BRYANT H. WOMACK
BUILDING
40 COURTHOUSE ST.
COLUMBUS, NC 28756**

-
1. Call to Order
 2. Approval of Agenda
 3. Approval of Minutes from March 1, 2022
 - A. Approval of Minutes from March 1, 2022
 4. 2022-04 (SUP) - Wilderness Cove Campground, Andrew Garcia
 5. Other Business
 6. Public Comments
 7. Adjournment

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

APRIL 5, 2022 REGULAR MEETING

Agenda Item#: A.

ATTACHMENTS:

Description	Type	Upload Date
BOA Minutes 3.1.2022 - DRAFT	Exhibit	3/29/2022

BOARD OF ADJUSTMENT
March 1, 2022 - 5:00 PM
Bryant H. Womack Building
40 Courthouse Street
Columbus, NC 28722
MINUTES

Members Present: Frank Monterisi (Chair), Paul Weidman, Betty Hill, Joshua Collier, Halcott Green
Staff Present: Hannah Lynch (Zoning Administrator), Chelsea Allen (Secretary), Cathy Ruth (County Planner), Jana Berg (County Attorney)

1. Call to Order

Frank Monterisi called the meeting to order at 5:02 pm.

2. Approval of Agenda

Paul Weidman made a motion to approve the agenda, seconded by Betty Hill. A vote was taken and all were in favor. The motion passed unanimously.

3. Approval of Minutes

A. Approval of Minutes from January 4, 2022

Frank Monterisi made a correction to the minutes to change "Frank Monterisi" to "Paul Weidman." Paul Weidman made a motion to approve the minutes as amended with Frank Monterisi's correction, seconded by Betty Hill. A vote was taken and all were in favor. The motion passed unanimously.

B. Approval of Minutes from January 11, 2022

Paul Weidman made a motion to approve the minutes from January 11, 2022, seconded by Betty Hill. A vote was taken and all were in favor. The motion passed unanimously.

4. 2022-03 (SUP) - Susie Q Boarding, Susan Collins

Present to testify on behalf of applicant: Susan Collins, Kathy Toomey
Present to testify in opposition: None.

- Frank Monterisi (Chair) stated the Board is ready to proceed with an application for Susie Q: Susan Collins, 2022-03 (SUP). Frank Monterisi read an overview of the Board of Adjustment's procedures, expectations, and responsibilities for evidentiary hearings. Frank Monterisi asked the Board if there were any ex-parte communications or relationships with the applicant to be disclosed, to which there were none.
- Frank Monterisi swore in Hannah Lynch (Zoning Administrator), Susan Collins, and Kathy Toomey.

- Hannah Lynch presented the staff report to the Board. She went over the packet for the Board:
 - EX-A. General Application Form and site plan submitted by Susan Collins.
 - EX-B. Zoning Permit / Application and receipt of \$100.00.
 - EX-C. Notice of public hearing and signed and notarized Affidavit of Mailing to adjacent property owners, property owner, and applicant.
 - EX-D. Signed and notarized Affidavit of Posting of notice of public hearing.
 - EX-E. Recorded deed in the Register of Deeds Office for Tax Parcel P131-99, dated July 14, 1999, Book 256, Page 584-586.
 - EX-F. Recombination survey in the Register of Deeds Office for Tax Parcels P131-99 and P131-66, dated December 14, 2021, Plat Book G, Page 108.
 - EX-G. Polk County Property Card Tax Record for P131-99.
 - EX-H. Tax Parcel Report for P131-99 from the Polk County GIS site with an aerial view, and an aerial view from Google Earth.
 - EX-I. Aerial view of the surrounding parcels' current uses and zoning around P131-99 from the Polk County GIS site.
 - EX-J. Sign posting locations and photos taken from the site.
 - EX-K. Aerial view of Google Earth of Tax Parcel P131-99.
 - EX-L. Aerial view of surrounding parcels' current uses and zoning around P131-99 from the Polk County GIS site.
 - EX-N Septic Permit dated November 29, 2021.
 - EX-O Authorization for Wastewater System Construction & Well Construction from Polk County Environmental Health dated January 31, 2022.
- Hannah Lynch requested the packet be entered into evidence. Frank Monterisi accepted it as Zoning Administrator #1 (ZA-1).
- Susan Collins approached the board to testify. She requested her presentation and an updated version of her interior layout with more definitive details be entered into evidence. Frank Monterisi accepted the presentation as Applicant #1 (AP-1) and the revised layout as Applicant #2 (AP-2).
- She began her presentation by going over her mission statement and a brief history of her interests and background. She referenced a Pet Ownership & Demographic Study (2018) by the AVMA that showed dogs are the most popular pets in the United States, followed closely by cats. According to the Pet Ownership Statistics study by the AVMA eighty-five million or 67% of all US households have pets. Her project is needed because people have more pets and are spending more money on them than ever before. She spoke with a veterinarian in Rutherford County who informed her that 72% of their residents owned pets, however she was unable to obtain a percentage for Polk County.
- Susan Collins presented evidence that her kennel will meet requirements for a Special Use Permit.

- *The proposed use complies with the standard for such use, if any, contained in the Zoning Ordinance.*
 - Susan Collins presented example pictures of indoor suites and stated noise control is one of her top priorities. She will be using the most effective noise canceling insulation possible.
 - She spoke to NCDOT and they told her she did not need a driveway permit from them since the facility will be on her own personal property and will be using her own personal driveway for the business. There will be adequate parking space and minimal landscaping, scheduled drop-off and pick-up times, and a small number of dogs on the property. There will be outside fencing for moving and allowing playtime for animals, and the three outdoor dog lots will be facing the house and not the road.
 - Susan Collins testified she spoke with Joshua James, State Inspector, about waste management. She will be picking up the animal waste and disposing of it in the trash, which is permitted.
- *The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use.*
 - Susan Collins stated there would be no detriment to property values around her location. She showed images of all sides of the property and neighbors' locations relative to her proposed business.
 - They would only need to remove a few pine trees and the building will blend with the neighborhood. She presented several images of possible building styles. She explained the updated interior (AP-2) and exterior site plan with updated details. Twenty feet of the building facing the opposite side would be a storage area for equipment and boats not related to the kennel, but the total size of the kennel area would be thirty feet by fifty feet.
- *The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.*
 - Susan Collins stated she applied for and was approved for a septic system to be installed for the kennel and there would be no impact on ground water. She has received her septic permit. All dog waste will be retrieved by hand and disposed of in accordance with North Carolina's regulations.
 - The proposed facility is in compliance with all North Carolina rules and regulations and will be inspected twice yearly by the State Department of Agriculture. She spoke with Joshua James, Animal Technician with the State of North Carolina Veterinarian Division of Animal Welfare Programs, who will be the inspector for her facility and has provided her with all standards and requirements. She does not foresee any problems adhering to any of them.
- *The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.*
 - Susan Collins stated she has lived on the property for thirty years, and her neighbors have also been there for thirty plus years. The building will be accessible from the road via her personal driveway.

There won't be a negative impact on traffic due to the small capacity of her kennel and because of scheduled pickup times.

- She pointed out two similar businesses close to her proposed facility, Dogwood Farms Kennel and Carolina Goldens; a dog breeding facility. She described the surrounding area in her neighborhood to be abandoned, undeveloped property, farming and equestrian properties. She would be providing her community with a much-needed service. The Board was shown pictures of her direct neighbors' homes for better perspective on distance from her property and the proposed kennel.
 - Susan Collins described the building style and explained it will be harmony with the neighborhood. There would be minimal destruction or tree damage when constructing the kennel and that only a few pine trees had to be removed and it is an open field. The building will be well insulated to reduce ambient noise and will also be energy efficient. The architecture will blend with the surrounding neighborhood. She presented the Board with pictures of similar structures built by Chris Hensley who will be building her facility. She stated it will have a positive impact and is a much-needed business as the pet industry is booming more than ever before.
- Halcott Green asked what the exact distance was between the proposed kennel and neighbor's homes. Susan Collins stated she was not sure of the exact distance, but it wasn't very close. The Board discussed aerial photos and the survey contained in the staff report to determine the distance from neighbors by comparing it to the length of the driveway, which was more than two hundred yards in length. Halcott Green stated it didn't appear the proposed kennel would be too close to the neighbors.
 - Halcott Green asked how she would deal with noise on the outside of the kennel. Susan Collins stated that noise would be minimal mostly due to the small capacity of her kennel overall and she would not allow all the dogs to be outside at one time. The kennel would have dropped-ceilings and the building would be well insulated.
 - Josh Collier asked for clarification on the number of dogs the kennel would be able to accommodate at any one time. He referenced her interior site plan layout, which showed some dog suites being able to contain multiple dogs at once. Susan Collins stated that only two of the suites could hold more than one dog and if on occasion someone had 2 or 3 small dogs that needed to be kenneled together, then it could be up to 12-13 dogs at the most.
 - Frank Monterisi asked what association was the AVMA which Susan Collins had referenced earlier in her presentation. Susan Collins stated she would need to look it up due to the extensive amount of research she had done, and the large number of acronyms use by these associations.
 - Frank Monterisi referred to two of the bullet points from category number two of Susan Collin's presentation regarding the proposed use not affecting the health or safety of those residing in the neighborhood. He asked if Joshua James would be the inspector from the North Carolina Department of Agriculture that would inspect her property and kennel twice a year and if she would be in full compliance with all of the state's

rules and regulations or if she would need any variances. Susan Collins stated that Joshua James would be the inspector for her facility twice yearly from the North Carolina Department of Agriculture and her facility would be in full compliance with all North Carolina's rules and regulations.

- Kathy Toomey approached the Board to testify. She stated she was here to testify as an expert witness for requirement number three of the Special Use Permit, that the proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use.
- Kathy Toomey began with her credentials and that of her business's. She stated she is a licensed realtor and has sold properties in both North Carolina and South Carolina since 2006. She began her own real estate company in 2010 and employs seven real estate agents. Since 2016 her team has sold 303 properties with a value of 70 plus million dollars. She handles mostly residential properties in Polk, Henderson, Spartanburg, Greenville, and Rutherford Counties.
- Kathy Toomey said she visited the property in question on December 29, 2021. She presented a report of her office's sales production since January 2016, selling a total of 303 properties with a list price of 70.2 million dollars and a sold price of 71.2 million dollars, with a column of average list price and average sale price for direct comparison. She explained the concept of Sold Price as a percentage of the List Price (SP % LP), which is a gauge on how close the actual sale price comes to what the buyer initially listed it for, to which her own company has attained 96% (SP % LP).
- Kathy Toomey showed a list of the twenty-one properties between Lee Cudd Road and County Line Road and referenced their county tax cards, which show their land value, building value, total value and lot size. She stated from this list it was evident there were a wide variety of property types and uses surrounding Susan Collins' property and the proposed business. She stated there are single family homes, abandoned lots/structures, undeveloped lots, equestrian properties, vacant land, and farms. She showed the Board photographs of structures in the neighborhood that were abandoned and dilapidated.
- Kathy Toomey described two kennels in close proximity to Susan Collins' property that were similar in size and scale, Dogwood Farms Kennel and Carolina Goldens, a dog breeding facility. Carolina Goldens is 0.8 miles from Susan Collins's address and has been open since 2008. She stated that Dogwood Farms Kennels opened in 2009 and is two miles away from Susan Collins's property, and it is family owned and operated.
- Kathy Toomey went over a list of all the properties that sold within one mile of the proposed business from 2007 to 2010. She stated the average (SP % LP) was 97.64. Kathy Toomey referenced a report of 143 similar properties with a Columbus or Rutherfordton address that were not within a close proximity of a kennel that sold from the same date range of 2007 to 2010 and stated their (SP % LP) averaged 93.92%. From this data, she drew the conclusion that the properties near the kennel outperformed those elsewhere, which proved the proposed kennel would not be detrimental or injurious to property values.

- Kathy Toomey explained the sellers' market in 2007 versus the buyers' market in 2009-present was the reason for the few properties that sold at a loss within one mile of the proposed kennel site.
- Paul Weidman asked Kathy Toomey of her opinion of the relative value of properties near the Kennels versus outside of this area. He explained the data of list price versus sales price could be skewed by a property being located in an undesirable area and being listed lower, which would allow for a sales price to be closer to the asking price. He asked her to give her opinion of the values in regard to square footage and lot size instead of based on just list price and sales price. Kathy Toomey responded the sale and list price was more indicative of the actual value of the home because it takes into value many different factors such as a good view, location, lot size, and square footage.
- Frank Monterisi clarified what Paul Weidman was asking, if whether the asking price of those homes would be lower due to the close proximity of the kennels. Kathy Toomey stated no, that would not affect the listing price.
- Josh Collier stated that it seems like a buyers' market would be more indicative of if a kennel affects the property values because there would be a lot more options and the buyer could choose something similar that is not close to a kennel if they find that unappealing.
- Josh Collier asked Kathy Toomey if the other kennels have anymore vegetative buffers to reduce residual noise. Kathy Toomey stated no, that Dogwood Farms Kennel is a bit farther off the road than Susan Collin's proposed kennel location, but the owner also lives with their in-laws on the property. She stated the property is still relatively about the same size as Susan Collins's property.
- Susan Collins stated that the biggest difference between Dogwood Farms Kennels is they offer doggy day care which allows multiple dogs to be outside all day long, while her kennel is only a boarding facility which will only allow the dogs to go out one at a time, or just a few at a time. Carolina Golden Breeders also has an outdoor facility where a lot of their animals are housed and those are the biggest differences between her facility and the two others, regarding noise level.
- Frank Monterisi referred to the property on Lee Cudd Road, that sold twice in the same year, first for \$498k and second for \$545k and that he noticed there was an increase in acreage of the second sale. Susan Collins stated, in reference to that property her husband's family had lived in that house for the last thirty years and sold to an elderly couple from Louisiana who later decided to sell after Covid impacted their family. Susan Collins stated the new property owners had wanted that piece of land for long time and were willing to buy it the second time it was listed.
- Paul Weidman clarified that Frank Monterisi was making a point that maybe the price going up may have only been due to the increase in acreage. Susan Collins and Kathy Toomey could not give a definitive answer on the additional acreage, but Susan Collins stated the new owners had missed out on buying the property the first time and were very eager at the second opportunity.

- With no further questions from the Board, Frank Monterisi closed the evidentiary portion of the hearing.
- Frank Monterisi recessed the Board.
- Frank Monterisi called the meeting back to order and explained only a simple majority is needed to approve this application.
 1. The proposed use complies with the standards for such use, if any, contained in the Zoning Ordinance.
 - Frank Monterisi stated the Zoning Administrator's staff report (ZA-1) and the applicant's presentation (AP-1) showed the requirements were met and voted in favor.
 - Betty Hill agreed the requirements were met and voted in favor.
 - Josh Collier agreed the requirements were met and voted in favor.
 - Halcott Green agreed the requirements were met and voted in favor.
 - Paul Weidman stated there will be no requirement for a parking lot, so access will be granted through the existing driveway, minimal landscaping and all set backs will be governed by building code therefore he agreed the requirements for condition number one had been met and voted in favor.
 - Frank Monterisi affirmed the first requirement for the Special Use Permit was met with a vote of 5 members for, 0 against.
 2. The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.
 - Frank Monterisi referenced two of his previous questions regarding the state inspectors coming out twice a year to inspect the facility and Susan Collins's following statement that the proposed kennel would be in full compliance with both the North Carolina Veterinarian Division of Animal Welfare Programs and the North Carolina State Department of Agriculture. Based on that testimony he agreed the requirements had been met and voted in favor.
 - Betty Hill agreed that it would meet the requirements and voted in favor.
 - Jana Berg advised the Board include a septic permit has been obtained to handle waste from the wash area and restroom that would be included in the proposed facility.
 - Paul Weidman added that there would be no harmful traffic impact due to scheduled pick up/drop off times for the animals and vehicles would use an existing driveway, therefore imposing know health or safety risk to the area.
 - Frank Monterisi noted the construction of the building will minimize external noise.
 - Paul Weidman voted in favor.
 - Josh Collier voted in favor.
 - Halcott Green voted in favor.
 - Frank Monterisi affirmed the second requirement for the

Special Use Permit was met with a vote of 5 members for, 0 against.

3. The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use.
 - Frank Monterisi referenced exhibit (AP-3) a detailed report outlining real estate values and comparisons of two similar existing facilities in close proximity to the proposed kennel, as well as its small capacity and better design. With no evidence presented to the contrary, Frank Monterisi voted in favor.
 - Betty Hill voted in favor, that it would not harm property values.
 - Jana Berg stated the Board should also include in addition to just focusing on no harm to property values, they should also include no additional improvements will be needed for the kennel and there is no draw down on the existing uses in the neighborhood.
 - Halcott Green stated the property is not particularly close to other properties and will only house a small number of animals altogether. This is a rural area and most neighbors have and expect other neighbors to have animals.
 - Josh Collier voted yes.
 - Paul Weidman noted it would be the opposition's responsibility to bring evidence showing that this use would be injurious or harmful to property values and uses.
 - In the affirmative there has been evidence introduced that the use will not be harmful to property values and uses.
 - Frank Monterisi affirmed the third requirement for the Special Use Permit was met with a vote of 5 members for, 0 against.
4. The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.
 - Jana Berg summarized the major points validating the proposed kennel will be in harmony with the surrounding neighborhood. The animals will have differing outside times, the property is located in a rural area, there are two similar uses already existing in surrounding area, and the design and operation of the facility will blend with the harmony of the neighborhood.
 - Frank Monterisi voted in favor.
 - Betty Hill voted in favor.
 - Josh Collier voted in Favor.
 - Halcott Green voted in favor.
 - Paul Weidman voted in favor.
 - Frank Monterisi affirmed the fourth requirement for the Special Use Permit was met with a vote of 5 members for, 0 against.
- Frank Monterisi recapped the votes, being 5 for and 0 against for all four requirements. The applicant is approved for the construction of a kennel. Once the application is signed it will be official and delivered to the applicant.

5. Other Business

None.

6. Public Comments

None.

7. Adjournment

Frank Monterisi asked if there were any further statements before adjournment.
Paul Weidman made a motion to adjourn seconded by Betty Hill.

POLK COUNTY BOARD OF ADJUSTMENT

AGENDA ITEM

APRIL 5, 2022 REGULAR MEETING

Agenda Item#: 4.

ATTACHMENTS:

Description	Type	Upload Date
Staff Report - 2022-04 SUP	Exhibit	3/29/2022
EX-A 1	Exhibit	3/29/2022
EX-A 2-37	Exhibit	3/29/2022
EX-B	Exhibit	3/29/2022
EX-C 1	Exhibit	3/29/2022
EX-C 2-4	Exhibit	3/29/2022
EX-D 1	Exhibit	3/29/2022
EX-D 2	Exhibit	3/29/2022
EX-E	Exhibit	3/29/2022
EX-F	Exhibit	3/29/2022
EX-G	Exhibit	3/29/2022
EX-H	Exhibit	3/29/2022
EX-I	Exhibit	3/29/2022
EX-J	Exhibit	3/29/2022
EX-K	Exhibit	3/29/2022
EX-L	Exhibit	3/29/2022
EX-M, EX-N	Exhibit	3/29/2022
EX-O 1-2	Exhibit	3/29/2022
EX-O 3	Exhibit	3/29/2022
EX-O 4	Exhibit	3/29/2022
EX-P	Exhibit	3/29/2022



To: Zoning Board of Adjustment

From: Hannah Lynch, Zoning Administrator

Date: April 5, 2022

Re: In the Matter of the Application of Andrew Garcia for a Special Use Permit, Docket No. 2022-04 (SUP)

A. Action Requested by Board of Adjustment

1. Review all currently available information prior to meeting.
2. Consider Special Use Permit Application

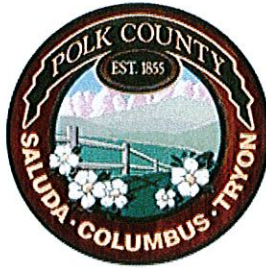
B. Background

Recreational Vehicle (RV) Park and/or Camp Areas. *An establishment primarily engaged in operating sites to accommodate camping (tent and/or cabin), park model homes and/or recreational vehicles. These establishments may provide access to facilities, such as laundry rooms, recreational halls, playgrounds, stores and snack bars. An RV park will generally contain two (2) or more park model homes or recreational vehicles.*

1. On March 3, 2022, Mr. Garcia submitted a completed application along with his site plan for a Special Use Permit for a *recreational vehicle (RV) park and/or camp area* on the property located at 3772 Green River Cove Road, Saluda, NC 28773.
2. The property is comprised of three parcels, identified as Tax Parcel Numbers P21-56, 7.92 acres, P21-40, .93 acres, and P21-57, 2.00 acres, in the tax records of Polk County. The property is located in the Multiple Use (MU) Zoning District.
3. Exhibits include:
 - EX-A. General Application Form, project information, and site plan submitted by Andrew Garcia.
 - EX-B. Zoning Permit / Application and receipt of \$100.00.

- EX-C Notice of public hearing and signed and notarized Affidavit of Mailing to adjacent property owners, property owner, and applicant.
- EX-D. Signed and notarized Affidavit of Posting of notice of public hearing.
- EX-E. Recorded deed in the Register of Deeds Office for Tax Parcel P21-56, dated November 22, 2021, Book 465, Page 876-878.
- EX-F. Recorded deed in the Register of Deeds Office for Tax Parcels P21-40 and P21-57, dated November 22, 2021, Book 465, Page 879-881.
- EX-G. Recorded survey in the Register of Deeds Office for Tax Parcels P21-56 and P21-57, dated March 14, 2008, Book E, Page 1973.
- EX-H. Polk County Property Card Tax Record for P21-56.
- EX-I. Polk County Property Card Tax Record for P21-40.
- EX-J. Polk County Property Card Tax Record for P21-57.
- EX-K. Tax Parcel Report for P21-56, P21-40, and P21-57 from the Polk County GIS site with an aerial view.
- EX-L. Aerial view from Google Earth of Tax Parcels P21-56, P21-40, and P21-57.
- EX-M. Aerial view of the surrounding parcels' current uses and zoning around P21-56, P21-40, and P21-57 from the Polk County GIS site.
- EX-N. Sign posting locations and photos taken from the site.
- EX-O. North Carolina Flood Risk Information System maps showing floodplain areas, Limited Detail Flood Hazard Data Chart
- EX-P. Aerial view of property showing NCGS landslide informational layers from Polk County GIS.

EX-A



GENERAL APPLICATION FORM

Docket No: 2022-04 SUP

Date: March 3, 2022

Permit Fee: \$100.00

Receipt #: MP 23187 314122

Permit or Relief Requested: Appeal* Variance Conditional Use Permit

Applicant Andrew Garcia Owner: Wilderness Cove Owner LLC

Address 4630 Jettridge Dr. NW Address 11 S. Swinton Ave., Suite C

Atlanta, GA 30327 Delray Beach, FL 33444

Telephone (678) 576-7418 Telephone (561) 573-9250

Legal Relationship of Applicant to Property Owner: Owner / Chief Executive Office

Purpose of Request: Special Use Permit

Property Location: Wilderness Cove Campground

Street Address: 3772 Green River Cove Road, Saluda, North Carolina 28773

Tax Map & Parcel Number: P21-56, 59 & 40 Lot Size: 10.85 acres Zoning District: Multiple Use

Number Of Buildings To Remain: All 11 Gross Floor Area To Remain: 4,314

Number Of Buildings Proposed: 8 total; 3 in phase 1 Gross Floor Area Of Proposed Buildings: 4,448

Total Square Footage Of Land To Be Disturbed: Less than 1 acre Estimated Cost Of Project: \$300,000

Please provide clear directions (with landmarks) to the property: East on W Main St toward Church St. Left onto Ozone Dr. Continue onto State Rd 1142. Left onto Green River Cove Rd for 3.6 miles. Destination on right.

If needed to illustrate the appeal, or to request a variance or conditional use permit, please attach a plot plan.

The applicant (if an owner of the property) grants the members and staff of the Polk County Zoning Board of Adjustment, and the Polk County Zoning Administrator and members of his staff, the right to enter onto the property for purposes of making a site inspection in connection with this proceeding. This right of entry shall not extend to any of the interior of any structures or enclosures on the property.

Andrew Garcia
Signature of Applicant

* Please attach a copy of the Zoning Administrator's written decision, if available.



WILDERNESS COVE SPECIAL USE PERMIT APPLICATION

MARCH 4, 2022

WILDERNESS COVE – SITE, OPERATIONS AND DEVELOPMENT PLAN SUMMARY

Wilderness Cove is an ~11-acre contiguous tract of private land situated on the banks of the lower Green River, adjacent to the entrance to nearly 19,000 acres of protected wilderness in the Green River Game Lands. Wilderness Cove’s location facilitates a strong tubing business that drives significant foot traffic to the location, on average exceeding 20,000 customers annually. Wilderness Cove’s campground business is less robust, historically achieving less than 20% average annual occupancy across five (5) cottages and fourteen (14) primitive tent campsites for rent. Site amenities available to consumers are highly limited, with no food or beverage services available on-site or within a 3+ square mile radius. Wilderness Cove land offers potential for added camping sites and significantly enhanced amenities. The Wilderness Cove development plan is focused on upgrading site infrastructure to facilitate near-term and efficient future expansion of campground operations. The plan will also enhance tubing operations and amenities, introducing an array of food & beverage options on-site to capitalize on a drastically underserved market opportunity. All repositioning and development efforts will seek to maintain the natural Wilderness Cove site aesthetic and display the unique natural beauty of the Green River and surrounding area. We firmly believe that we have the opportunity to establish Wilderness Cove as a top family-oriented Western North Carolina campground.

	Current	Completion of Phase 1	Completion of Phase 2
Primitive Tent Campsites	14	10	10
Glamping	0	12	36
Cottages	5	5	12
RV Pads	0	0	10
Total sites	19	27	68

Glamping overview:

- Phase 1 of the Wilderness Cove development plan includes converting fourteen (14) existing primitive tent campsites to twelve (12) glamping sites, with two (2) sites previously used for primitive tent camping left undeveloped to serve as general guest common areas. Glamping sites consist of non-permanent platforms and tent structures to be erected and taken down on a seasonal basis. Glamping sites will offer additional comforts and amenities not typically associated with traditional tent camping, while preserving the access to nature, outdoor recreation and adventure opportunities unique to our location. Wilderness Cove glamping sites will have electricity but will not have water or sewer hookups.
- Phase 2 of the Wilderness Cove development plan will add up to twenty-four (24) additional seasonal glamping sites, for a total of thirty-six (36) glamping sites delivered over the course of two (2) construction phases.
- Glamping sites will be available for booking during the spring, summer and fall seasons, and will be closed for the winter (December-February).

Cottage lodging overview:

- Phase 1 of the Wilderness Cove development plan will have minimal impact on the five (5) existing cottages on-site at Wilderness Cove. The existing river cottages (2), full cottages (2) and deluxe cottage (1) will all undergo thorough cleaning and be re-painted. All sites will also be refurbished, appointed with new indoor and outdoor amenities, and connected to high-speed internet access. The deluxe cottage back-and-side yard areas will be regraded and segmented from planned nearby glamping sites using landscaping and potted plant materials. Landscaping in the immediate vicinity of the river cottages and full cottages will also be enhanced, with layered native plant materials to be used as privacy screens from the broader campground at each site respectively.
- Phase 2 of the Wilderness Cove development plan includes the construction of seven (7) additional cottages, for a total of twelve (12) cottages on-site. Two (2) of the new cottages are expected to be larger, full-service accommodations. The other five (5) new cottages will be more primitive in nature and be equipped with electricity but will not have sewage or water hookups.

Primitive tent camping overview:

- Wilderness Cove camping operations have historically offered fourteen (14) primitive tent campsites available for seasonal booking. Thirteen (13) of these campsites are reserved for private single-family use. One (1) campsite is reserved for large group booking, which can include multiple families booking as a single group as well as small school classes, Boy scout troops, Girl scout troops and corporate teams, among others. The group booking site has traditionally accommodated between 10-20 people that are seeking to camp near one another.
- Phase 1 of the Wilderness Cove development plan seeks to relocate primitive tent camping from the western portion of our property to the southeastern portion of our property. Ten (10) primitive tent camping site pads will be graded and reserved for future primitive tent sites. Primitive tent campers will have access to our onsite camp store, water spickets and vault toilet bathrooms.
- No additional development or changes to the primitive tent camping offering are planned in phase 2 of the Wilderness Cove development plan.

RV overview:

- Phase 1 of the Wilderness Cove development plan includes planning and site preparation work for up to ten (10) transient oriented RV pads that will be located along the northern and southern ends of the existing Wilderness Cove parking lot. RV pads will be open for booking on a seasonal basis and will not be available for the summer (June-August) or winter months (December-February). RV pad preparation will include the infrastructure needed for full hookups in accordance with state of North Carolina requirements and all necessary permits will be obtained.

- Phase 2 of the Wilderness Cove development plan will include the establishment of RV hookup stations with 20-, 30- and 50-amp power boxes, as well as water hookups. Native plant materials will be used to partition RV sites and no RVs over 25 feet in length will be permitted on-site. RV length measurements do not include the towing vehicle, if applicable. Once RV pads are operational and available for rent, guests will be directed to approach Wilderness Cove from the east via Silver Creek Road as to avoid navigation of the dangerous switchbacks encountered when taking a westerly approach to the campground.

Watersports / Tubing overview:

- Wilderness Cove operates a longstanding tubing and watersports business, that primarily caters to customers in the late spring and summer months (May-August). We plan to continue to run the onsite tubing and watersports rental business, with minor changes to operations. Changes to operations are primarily focused on enhancing customer safety and promoting coherence with broader campground operations.

Summary of Phase 1 of the Wilderness Cove development plan:

Accommodations and operations:

- Refurbishment of existing accommodations (2x river cottages, 2x full cottages, 1x deluxe cottage) and bathhouse
- Relocation of ten (10) of the previous fourteen (14) primitive tent camping sites to the southeastern end of the property
- Replacement of fourteen (14) existing primitive tent camping sites with twelve (12) new glamping sites, temporary structures (4x - 16x20 deluxe tents; 8x - 12x14 standard tents)
- Establishment of common areas, recreation areas and productivity space to enhance consumer experience
- School bus to be converted to food truck and placed adjacent to communal gathering area. We are working with the relevant Polk County departments to ensure that all environmental, health code and sanitation requirements are satisfied.
- Upgraded playground area, tubing stock and outdoor sports equipment
- Improved campground and tubing store facilities, with expanded grocery, merchandise and related goods inventories
- Enhanced signage, landscaping, and fencing

Infrastructure:

- Redesigned fresh water well system that includes an energy efficient variable frequency drive pump, insulated well-house and upgraded water filtration system
- Enhanced electrical grid, facilitating increased capacity across site
- Site grading to facilitate the addition of near term and future campground lodging accommodations

- Revamped landscape design to better utilize natural site drainage features and capitalize on opportunities to enhance display of the location's natural aesthetic
- Construction of campground designated parking areas, with at least one (1) parking site added for each of the additional sites
- Improved beach area infrastructure to limit further erosion, as well as clearly established parking and tube storage areas
- Addition of self-contained bathroom facilities in accordance with flow requirements associated with additional sites
- Current roads, trails and pathways will be regraded and supplied with pathway and minimally invasive overhead lighting
- High-speed fiber optic internet

Phase 1 of the Wilderness Cove Development plan is focused on processing deferred maintenance, enhancing site infrastructure, improving existing lodging facilities, adding on-site amenities, and slightly expanding the number and type of rentable campsites. These efforts are intended to re-establish Wilderness Cove as a camping destination and facilitate the future expansion and growth of Wilderness Cove Campground operations. Phase 2 will see further campground density enhancement through construction of additional rentable campsites, RV pads and alternative lodging accommodations. Phase 2 also plans for the addition of administrative office and communal gathering structures. Implementation of Phase 2 of the Wilderness Cove development plan is scheduled to begin in late 2022 and extend into 2023.

Summary of Phase 2 of the Wilderness Cove development plan:

- Construction of glamping base camp check in office and common area
- Demolition of existing bathhouse, replaced by newly constructed bath and shower house that offers incremental individual bath and shower suites
- Addition of 24 glamping tents, 7 cottages, and 10 RV pads for a total of 68 combined glamping, cottage accommodations, RV pads and primitive tent campsites
- Engineered septic system installation

Why is a special use application permit needed?

Wilderness Cove is currently zoned as a multi-use property type and existed as a campground prior to the establishment of current zoning ordinances. Wilderness Cove is "grandfathered" in as a campground and has historically offered 14 primitive tent camping sites, as well as consumer-oriented lodging structures (cottages). Our special use application permit is seeking approval for the addition of campsites, RV pads and alternative lodging sites to increase the number of potential campground customers that can be hosted on-site at any given time. To facilitate smooth operational dynamics of an expanded campground, the Wilderness Cove development plan also includes the addition of new administrative offices, guest common areas, native plant landscaping and the enhancement of on-site infrastructure. The nature of this

application and these proceedings is to confirm that enhanced campground density and accompanying structures associated with revamped operations will comply with the following criteria:

1. The proposed use complies with the standards for such use, if any, contained in the Zoning Ordinance;
2. The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood;
3. The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use; and
4. The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.

WILDERNESS COVE - SPECIAL USE PERMIT APPLICATION CRITERIA

1 – The proposed use complies with the standards for such use, if any, contained in the Zoning Ordinance.

- Wilderness Cove land is zoned as a multiple use district (MU). Wilderness Cove's status as a campground and outdoor recreation facility is "grandfathered" due to long-term historical site usage. Multiple use zoning is intended to provide locations for most types of land uses allowed in the other county zoning districts. Uses in this district should not endanger the public health and safety, not substantially injure the surrounding property values, and be in harmony with the surrounding area. We are actively working with the Polk County Zoning Department to ensure that we understand and meet all relevant zoning criteria. We have been diligently working to ensure the Wilderness Cove development plan satisfies all of the following required standards:
 - Zoning - We are actively working with the Polk County Zoning Department to ensure that we understand and meet all relevant zoning criteria.
 - Water – Our water is currently tested and inspected regularly in accordance with NC requirements.
 - Furthermore, Wilderness Cove has recently invested in a completely revamped well-system that includes a new low-energy, variable frequency drive pump system, enhanced water filtration and more efficient delivery of potable water across the campground.
 - Electric – We are continuously collaborating with a licensed local electrician, representatives from Duke Power and the Polk County building inspections department to ensure all electrical systems are in working order and are consistent with established safety standards.
 - Furthermore, Wilderness Cove employs a full-time maintenance manager, Adam Klos, who is trained as an electrician by the United States Navy. Adam is not a certified electrician with the state of North Carolina and has no intention to conduct any electrician-oriented work, however he is a valuable safety resource to monitor electrical systems are working appropriately and to notify the proper authorities when maintenance is needed.
 - Sewer – Our existing septic systems are monitored closely and serviced on regular basis by Mountain Well & Septic. Wilderness Cove is also working closely with a state licensed engineer to design a low environmental impact sewage system that is sufficient to process density levels well-beyond planned Wilderness Cove expansion levels.
 - Roads – All Wilderness Cove roads will provide necessary access for emergency vehicles. Ingress and egress are facilitated via a single road connected directly to Green River Cove Road. All deferred maintenance for existing roads leading into and/or through the Wilderness Cove campground will be processed. Additionally,

existing campground roads will be resurfaced with crushed gravel and site signage infrastructure will be enhanced to better direct traffic through the campground.

- Upon completion of planned road maintenance, we will engage the Polk County Fire Marshal, Bobby Aldredge, to ensure safety and compliance with all NCDOT and Polk County requirements.
- Setbacks – Wilderness Cove is currently and will continue to be in compliance with MU setback requirements. We are actively engaged in dialogue with, and plan to continue to work closely with, the Polk County Planning and Zoning department to ensure compliance.
- As noted above, Wilderness Cove is zoned as a multiple use district (MU) and proposed operations and development plans are in accordance with zoning ordinances intended for MU districts. We will continue to work closely with all relevant Polk County and North Carolina state regulatory agencies to ensure that all plans and development activity is in compliance with applicable laws and regulations. We are actively engaged in dialogue with representatives from Polk County zoning, planning, environmental, health & safety, and the Fire Marshal, as well as the NC DOT.

2 – The proposed use will not adversely affect the health or safety of persons residing or working in the neighborhood.

The proposed use is the same as the current use on the property. The existing tubing operation and campground spaces have not posed a risk or presented a negative effect on the health and safety of the neighborhood in the previous decade of operations. The proposed plans serve to further enhance and develop the site with additional amenities. Recently a new well pump and service have been installed, new sanitary is proposed to replace existing aging systems, and proposed development will provide additional protections for guests to enjoy a safer and more enjoyable experience.

- All facilities will operate under permits from state and local health departments and will be subject to regular inspections. We are engaged with the Polk County health department and plan to continue to work closely with them to ensure compliance on all fronts.
- All plans and facilities will comply with state and local requirements for fire protection and emergency response needs. We are engaged with the Fire Marshal's office and plan to work closely with his team to ensure compliance.
- Proposed plans call for additional parking to be provided on site and every proposed glamping and cottage unit will have its own parking space. This expansion should take some of the present demand off of and away from the existing public access parking spaces and will ensure campground guests have no impact on neighboring areas.
- New signage and wayfinding plans will allow for improved traffic flow, improved guest safety, and better overall guest experience.
- A full-time staff and management team will be on site at all times. These experienced professionals bring years of experience with operating similar resorts safely and will be living on site. All staff have emergency medical training and experience.

- New Trash and Recycling infrastructure is proposed across the site and staff will manage regular collection and disposal. All guests will be required to adhere to these policies while on our premises.
- Noise control and prevention is of the utmost important to Wilderness Cove and we are taking all possible measures to prevent levels of noise that will disrupt neighbors living in our surrounding area. Wilderness Cove campground rules place strict measures around observed quiet hours running from 10pm-8am. We also do not allow campground arrivals or departures before 8:30am or after 9pm to minimize traffic inflows and outflows outside of working hours. Please refer to Exhibit D for a copy of Wilderness Cove Campground rules. Note that a copy of these rules is given to guests at check-in and are also displayed on our website.
- Sewer / Septic systems on-site are monitored closely and are serviced on a regular basis by AAA Septic Services and Mountain Well & Septic. The prior owners maintained detailed logs and records of septic system servicing and we can produce copies of said records upon request. Wilderness Cove is working closely with a state licensed engineer and septic system professionals to design a low environmental impact sewage system that is sufficient to process density levels exceeding planned Wilderness Cove expansion plans. Our soil has been assessed by local North Carolina soil scientists and engineers. There are several low-environmental impact system options for Wilderness Cove under consideration that are permitted within the state of North Carolina. We are also leaning on these professionals to identify any necessary improvements and/or repairs needed for our legacy septic systems. We are committed to minimizing our environmental impact and facilitating a cleaner environment than when we arrived. This is one of our top priorities at Wilderness Cove and our septic system build will reflect these priorities. Once we receive approval for the Wilderness Cove development plan, all necessary permits will be obtained before on-site work commences.
- Water supply on-site is tested regularly in accordance with North Carolina requirements. We have also invested in a revamped well system that includes:
 - Installation of a low-energy variable frequency drive pump, which improves energy use and flow of water across the campground;
 - An insulated well house that better protects our equipment and naturally regulates temperature, reducing energy waste on-site;
 - Robust filtering processes that exceed state and local requirements; and
 - Filtered ice and water vending machine, further guaranteeing safe access to potable water and ice for campground guests.
- Floodplains that affect Wilderness Cove and our proposed development plan have been noted and our team is actively taking all necessary steps to mitigate this exposure. We are working closely with the Polk County zoning department to ensure Wilderness Cove complies with all requirements associated with any potential flood plain infringement that affects our site.
- Mudslides have occurred in the general vicinity of Wilderness Cove in the past and an isolated area toward the back of parcel P21-56 has been identified by the NCGS. We are working with a certified geotechnical engineer to assess and mitigate any potential

vulnerabilities. Initial reviews have indicated that all potential vulnerabilities are structurally sound.

- Wilderness Cove plans to dedicate both physical and monetary resources to the cleanup and ongoing preservation of the Green River and Green River Game Lands areas. We are tremendously focused on reducing environmental impact of existing operations, limiting future environmental impact, and conservation and preservation of the natural habitat in the surrounding area.

3 – The proposed use will not be detrimental or injurious to property, property uses or property values, or to public improvements, in the neighborhood of such proposed use.

- Wilderness Cove has historically been operated as both a campground and whitewater sports/tubing rental business. Our planned investment into the Wilderness Cove operating business and real estate will enhance amenities available on-site to both overnight campground customers, day-time customers, and seasonal and full-time residents seeking convenient entertainment or access to outdoor recreation.
- The proposed future use of Wilderness Cove is the same as the current use on the property, with significant enhancements to visual aesthetic, utilities systems, accommodation quality, safety precautions and environmental impact policies & procedures. The existing whitewater sports and campground operations have historically posed no risk to the property and have presented no detrimental effect on the property, adjoining properties, or values of said properties during the previous decades of operation under prior ownership. In fact, there has been a marked increase in value of both Wilderness Cove and surrounding area real estate, demonstrated by average sales values over this time frame. Please refer to Exhibit A for a chart indicating change in single family real estate sale values over time. From a rental property perspective, there is also marked evidence that proximity to outdoor recreation-oriented businesses is a top desired property characteristic among AirBNB customers and commands a premium ADR relative to comparable rental properties. Please refer to Exhibit A for additional detail regarding average daily rental rates for properties located in close proximity to Wilderness Cove relative to broader Saluda.
- The proposed Wilderness Cove development plans serve to further enhance and develop the site to a higher value. As real estate investment professionals, our team seeks to create value by enhancing both our owned properties and facilitating growth via increased tourism spend in our surrounding locales. High quality entertainment options, unique access to outdoor recreation, convenient access to grocery staples, convenient access to prepared food, and professionally run organizations aiding in local municipal service planning are key value creation components to residential and hospitality oriented real estate. Further direct incremental economic benefit is realized in surrounding locales due to increased tax revenues associated with revenue growth of the business in question and increased local services business revenues associated with site growth and local services utilization. Anticipated local service utilization includes, without limitation, trash and recycling collection, septic maintenance and servicing, local food & beverage purveyors, local utility services, local suppliers of landscaping materials & services, local

commercial cleaning services and local suppliers of construction goods & equipment. With these factors in mind, we are confident enhancing the quality of Wilderness Cove campground accommodations, whitewater sports rentals and amenity offerings on-site will have a further positive impact on both residential and commercial oriented properties in the immediate surrounding areas and broader townships. While the data set is limited, just 4 months after the acquisition of Wilderness Cove, sale prices in the immediate surrounding areas have increased significantly since Wilderness Cove was acquired on November 24th, 2021. Please refer to Exhibit B for selected recent comparable sales, which demonstrate a 170% increase in average sale value per acre before vs. after Wilderness Cove was acquired.

- Property uses along Green River Cove Road and in the immediate surrounding area largely consists of a mix of residential homes, hospitality oriented rental properties (AirBNBs), and commercial outdoor recreation businesses (i.e., campgrounds, tubing operations, whitewater sports businesses). The proposed enhancements to Wilderness Cove Campground operations and real estate will have an especially positive impact on property values that fall into each of these uses.

- **Factors influencing impact on property values:**

- We are confident that the proposed Wilderness Cove expansion and development will have a positive impact on adjacent and surrounding area property values. The Wilderness Cove development plan includes numerous items that are categorized as quality of life and convenience attributes, each of which are generally accepted to have a positive net impact on nearby full-time residential, vacation oriented residential, vacation rental and commercial property values.
- Characteristics of the proposed Wilderness Cove expansion that will benefit real estate values include the following:
 - Camp store – Opportunities to purchase basic staples, including perishable food items are non-existent along Green River Cove Road currently. Our camp store will allow access for non-campground guests according to posted hours of operation. Significantly reduced travel time to purchase basic staples and convenience items has potential to greatly enhance property values and rental rates for homes in the immediate surrounding areas. Our campground store will stock the following convenience items, among others:
 - Charcoal
 - Firewood
 - Ice
 - Basic dry-good food staples
 - Snacks
 - Frozen perishable foods, including burgers, hotdogs, sausages, and relevant accompanying items
 - Non-alcoholic beverages

- Outdoor recreation equipment access – Access to outdoor recreation, particularly water related activities, is a unique draw to Saluda and the Green River Cove Road area for full-time and seasonal vacation-home residents. Wilderness Cove whitewater sports and tubing operations serve as a source of family-oriented entertainment for residents of the area. Our sports rentals include kayaks, BellyYaks, numerous varieties of tubes, converted fishing boats, and related operational and safety equipment, among others. These rentals negate the need for residents to purchase or own their own equipment and serve to maximize opportunities for recreation in our area. These factors greatly enhance the value proposition associated with outdoor recreation for residential properties near Wilderness Cove.
 - There are more than 25 AirBNB rental homes listed in close proximity to Wilderness Cove location. All of them list outdoor recreation opportunities as key amenities or attractions in the area.
- Food service – There are limited to no prepared food services currently available in a multi-square mile radius of Wilderness Cove. The Wilderness Cove development plan includes the creation of a site-based food truck that will offer limited prepared foods (Hunt Brothers), including pizza, chicken wings and chicken tenders. The added convenience of nearby access to prepared food is a distinct value proposition that Wilderness Cove will contribute to residential properties in the area.
- Safety – Wilderness Cove employs two full-time, onsite managers that are trained in basic safety protocols and emergency procedures. We will also employ numerous part time employees during the primary summer operating months. Wilderness Cove employees will monitor activities in and around the Green River to help ensure Wilderness Cove customers and non-Wilderness Cove patrons enjoying the river are following safety protocol. Wilderness Cove maintains a strong working relationship with local law enforcement and emergency personnel and will greatly enhance professional emergency responders' ability to react to an emergency in the remote area along Green River Cove Road and in the adjacent Green River Game Lands. Wilderness Cove trained employees and site safety protocols will enhance the value proposition of outdoor recreation opportunities in the Green River Game Lands area and help to better facilitate emergency personnel responses to events in the area.
- There are characteristics associated with the operational nature of campgrounds and private recreational areas that could potentially have a negative impact on surrounding property values. We are acutely aware of

these items and Wilderness Cove has rules in place to heavily negate each of them. In fact, we are confident that our presence will reduce future prevalence of these factors.

- Congestion – The Wilderness Cove development plan details sixty-eight (68) total sites for guests, with incremental sites added over two (2) planned construction phases (36 glamping sites, 12 cottages, 10 RV pads, 10 primitive tent campsites). The ten (10) RV pads will not be available for booking during tubing season. Extremely successful campgrounds average anywhere from 50% - 70% occupancy, with the highest occupancy levels occurring during holidays, the late spring and early fall months. Wilderness Cove roads and parking accommodations are being prepared to service occupancy levels of 100%. Wilderness Cove is also taking various mitigating measures to ensure that our proposed site expansion will not add to congestion of Green River Cove Road and surrounding areas. These mitigating items, which the Wilderness Cove development plan summary and Wilderness Cove Campground rules detail further (please refer to Exhibit D), include the following:
 - Addition of dedicated parking spaces for each planned incremental campsite;
 - Limitation on number of vehicles per campsite as detailed in campground rules (1 per site);
 - Established campground operations hours, with no arrivals or departures before 8:30am or after 9:00pm; and
 - No RV operations during tubing season (June-August).
- Litter and vandalism – Wilderness Cove is dedicated to preventing litter, pollution and any form of vandalism on-site or in our surrounding area. We are taking the following measures to ensure prevention of these issues to the greatest possible extent:
 - Enhanced strategic placement of trash and recycling receptacles at each campsite;
 - Stringent campground rules and fines for littering and failure to properly dispose of trash; and
 - Established relationships with law enforcement and off-duty security personnel to enforce rules and maintain order on busy operational weekends and holidays.
- Noise – Wilderness Cove is taking all feasible steps to ensure that noise levels on-site are minimal, including the following:
 - Established campground operations hours (no arrivals or departures before 8:30am or after 9:00pm);
 - Density levels that fall significantly below county ordinances, which permit up to 15 sites per acre or ~155 total sites; and

- Strategic location of campsites placed at buffered distance from roadways and occupied residential plots.
- Intrusive lighting – Wilderness Cove has embraced a low light policy and will provide night-lighting only in common areas and along pathways. Tree and vegetation coverage around our lighted areas will provide sufficient screening to all populated residential plots and roadways to ensure that artificial lighting will be undetected by neighbors. Site lighting plan includes the following:
 - Low-light footpath illumination (see Exhibit E);
 - Low-light domed overhead canopy lighting (see Exhibit E); and
 - Personal lanterns (see Exhibit E).

4 – The proposed use is designed and will be operated in such a manner as to be in harmony with the neighborhood in which it is to be located.

- Land use across the Green River Cove neighborhood is concentrated in single family residential properties, single family vacation properties, single family rental properties (AirBNB, VRBO), and outdoor recreation-oriented businesses, including campgrounds, tubing and whitewater sports businesses. Wilderness Cove Campground land usage is highly consistent with broader usage in the immediate area and the campground is currently and will continue to be operated in harmony with the Green River Cove neighborhood. Wilderness Cove Campground is an integral component of Saluda’s outdoor recreation offerings and the broader culture that the town embraces. We are a family-oriented campground and outdoor recreation business, and we strive to ensure an enjoyable experience for all guests and our neighbors. We promote and enforce rules that we feel preserve a family friendly experience and an operating environment that will keep us in good standing with our neighbors and the surrounding natural habitat. Please refer to Exhibit D for a copy of the Wilderness Cove Campground rules for additional operating procedure information we have implemented on-site.
 - Health & safety protocols: We are seeking to maintain a clean, quiet and safe environment for our guests and neighbors. We monitor guest behavior and maintain relationships with local emergency personnel for additional support to ensure the safety of our guests.
 - Adjoining neighbors: The vast majority of the land immediately surrounding Wilderness Cove is owned by the state of North Carolina and a commercial firm named Yellow Brick Properties. There are three residential plots adjoining to Wilderness Cove, however none of them currently house a residential structure and the sites are unoccupied. As set forth above, our policies and plans with respect to litter, vandalism, noise and lighting will prevent any negative impact on the adjoining residential plots even if a residential structure were to be built there in the future.
 - Environmental impact: We plan to take the necessary steps to drastically limit any negative impact on the environment, particularly our immediate surrounding

Green River Cove area. We are implementing a new recycling policy and are greatly increasing the number of disposal receptacles for guests on site. We are also working with state certified sewage system engineers to create a sewage system that exceeds all required performance measures. Finally, we are taking steps where possible to reduce electricity consumption by our guests.

- Camp store access: Opportunities to purchase basic staples, including perishable food items are non-existent along Green River Cove Road currently. Our camp store will allow access for non-campground guests according to posted hours of operation.
- Site density: The Wilderness Cove development plan proposes a total of 36 glamping sites, 12 cottages, 10 seasonal RV sites and 10 primitive tent campsites located across our ~11 acres of land. The number of proposed campsites equates to ~7 sites per acre and falls well below Polk County campground zoning ordinances, which allow up to 15 units per acre.
 - The proposed site plan also calls for minimum additional development above the current condition. More than half of the site is being left natural and throughout the glamping site area we are creating new “communal gathering spaces” to encourage guests to congregate and share in the experience together.
- Noise control: Significant steps are being taken to control and minimize noise levels on-site, particularly in the evening and early morning hours. In addition to limiting the density of our proposed expansion (see above detail), Wilderness Cove has implemented strict quiet hour policies running from 10pm to 8am. There are also rules limiting arrivals and departures to operational hours as to minimize impact on our neighbors. Please refer to Wilderness Cove Campground Rules shown in Exhibit D for further information.
- Length of stay: Wilderness Cove is NOT a residential oriented site. Wilderness Cove is open for transient guests only and we operate accordingly. Wilderness Cove campground rules impose length of stay restrictions on our guests, stating that no continuous site rentals shall exceed one (1) week or (7) days in length. If guests are seeking an extended stay beyond one (1) week, guests will be relocated to a new site to allow for deep cleaning of their prior accommodation. Please refer to our website for booking information and rates: <https://wildernesscovecampground.com/>.
- Parking areas and roads: Proposed plans call for additional parking to be provided on-site. Every proposed glamping and cottage unit will have its own parking space. This expansion should take some of the **present demand**, or demand historically attributed to Wilderness Cove, off of and away from the existing public access parking spaces and will ensure campground guests have no impact on neighboring areas.
 - All existing roads and parking areas on the site are improved gravel type surfaces. Plans call for improvement of these areas with an additional road base and gravel surfaces. The limited areas proposing additional or new roadways will be similar construction. We will engage with the Fire

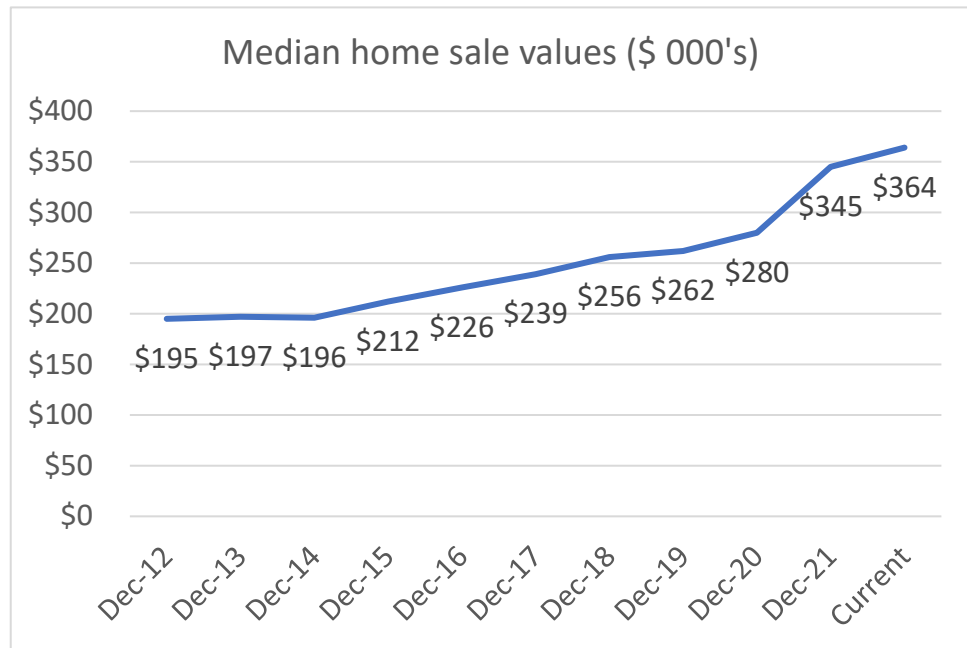
Department to ensure the proposed plans meet all requirements and comply with North Carolina Fire Code as we advance through the site plan and permitting process.

- Support for local charities and special purpose groups: Wilderness Cove is actively seeking opportunities to contribute to the broader Saluda community. We are actively engaged in discussions with local charities around potential opportunities to collaborate and will continue to seek to find ways to benefit the broader community. We plan to offer discounts and make our campground available to local church groups, school groups, boy and girl scout groups, and other vocational groups in the future.
- ADA Compliance: Wilderness Cove currently has ADA-compliant bathrooms onsite. Additionally, one of the glamping sites in Phase 1 will be ADA-compliant. Throughout the development process and beyond, Wilderness Cove will make all reasonable efforts to be ADA-compliant and handicap friendly.
- Furthermore, every effort will be made throughout our design and construction process to create a site that showcases the natural beauty of the Green River and Green River Game Lands. All proposed buildings and improvements are in the vernacular architectural styles and represent the rustic adventure experience we want guests to enjoy. The neighborhood and area is known for its many recreational opportunities and our desire is to fill a key need in the area for accommodations to complement the already successful draw the surrounding outdoor recreational pursuits represent.

WILDERNESS COVE - SPECIAL USE PERMIT APPLICATION

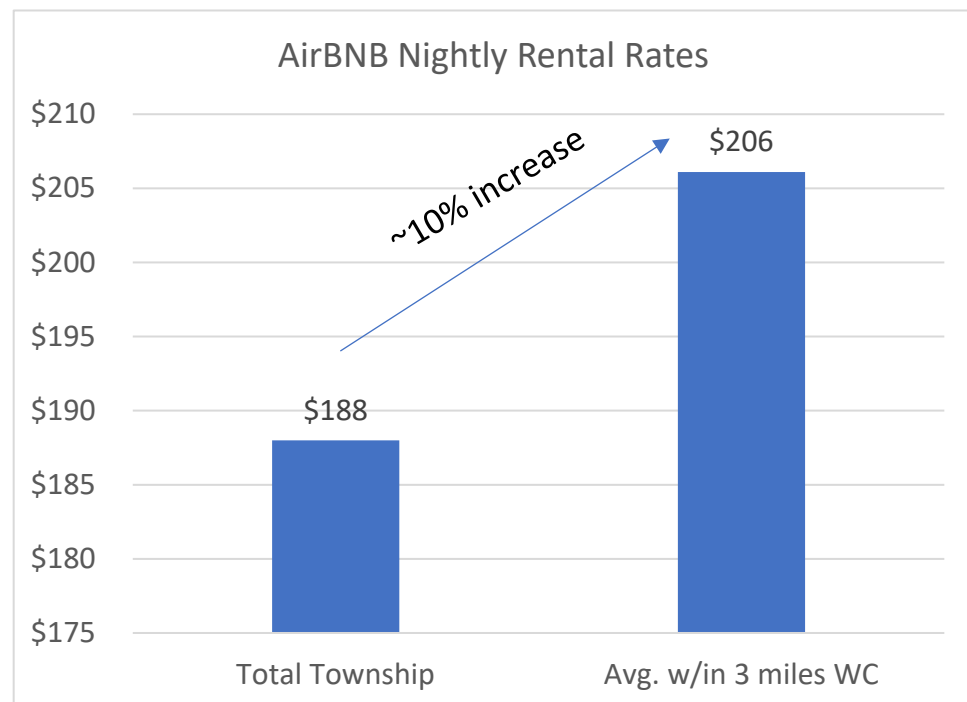
Exhibit A – Median single family home sales values (\$ 000's)

The adjacent chart demonstrates the median sales values (\$1,000s) of homes in areas surrounding Wilderness Cove since 2012.



Source: Zillow

The adjacent chart demonstrates average nightly AirBNB rental rates for the entire town of Saluda relative to ten properties within a ~3 square mile radius of Wilderness Cove and other campgrounds located along Green River Cove Road.





Source: AirDNA, AirBNB


WILDERNESS COVE - SPECIAL USE PERMIT APPLICATION

Exhibit B - Real estate comps

Comparable listings before Wilderness Cove closing on 11/24/21:

999 Green River Cove Road #16, Mill Spring, NC 28756		999 Green River Cove Road #8, Mill Spring, NC 28756	
CHLSP: 372849	Category: Lots/Acres/Farms	CHLSP: 373645	Category: Lots/Acres/Farms
Status: Closed	Parcel ID: P43-104	Status: Closed	Parcel ID: P43-148
Subdivision: Silver Creek Estates	County: Polk	Subdivision: Silver Creek Estates	County: Polk
Zoning: Unzoned	Plat Book/Slide: F-1667	Zoning: Unzoned	Plat Book/Slide: F-1666
Legal Desc: Tract 16 as shown in Map Book F Page 1667, Polk County Registry	Deed Reference: 455	Legal Desc: Tract 8 as shown in Map Book F Page 1666, Polk County Registry	Deed Reference: 455
Elevation: 1000-1500 ft. Elev.	List Price: \$90,720	Elevation: 1000-1500 ft. Elev.	List Price: \$93,840
	Closed Price: \$88,000		Closed Price: \$93,840
			
General Information Type: Can be Divided: Yes Acreage: 10.08 Acres: 10.08 Acres Cleared: 0.00 Acres Wooded: 10.08 Approx Lot Dim: 0 Min Sft To Build: 0 Prop Foundation: 0 Road Frontage: 0 Lot Desc: 0 Restrictions: 0 Additional Information Prep Fin: Cash, Construction Transaction Type: For Sale Ownership: Seller owned for less than one year Special Conditions: None Road Responsibility: Publicly Maintained Road		General Information Type: Can be Divided: Yes Acreage: 11.04 Acres: 11.04 Acres Cleared: 0.00 Acres Wooded: 11.04 Approx Lot Dim: 0 Min Sft To Build: 0 Prop Foundation: 0 Road Frontage: 0 Lot Desc: 0 Restrictions: 0 Additional Information Prep Fin: Cash, Construction Transaction Type: For Sale Ownership: Seller owned for less than one year Special Conditions: None Road Responsibility: Publicly Maintained Road	
Public Remarks: Over 1,025 feet of paved State Road frontage makes this tract inexpensive to subdivide. Over 10 acres of practically unrestricted land. Land can be subdivided, ok for cattle, ok for camping, RV's ok, housing of any square footage OK. Land is level to gently sloping with a beautiful flat building sites. Young pines make it easy to clear and the driveway will be a snap to install. Green River and NC Game lands not far away. Part of a larger tract reason for no tax info. Please attach CBK SPA with all offers. Recently surveyed so lines are easy to find. Gas line crosses property. Call Listing Office, Showing Service, Sign 108 East from Columbus, take left onto Wolverine Trail at the Middle School, take left at stop sign, travel a few miles to left onto Green River Cove Road at the Silver Creek Baptist Church. Land on right just ahead of and past the gas line.		Public Remarks: Over 11 acres of practically unrestricted land. Land can be subdivided, ok for cattle, ok for camping, RV's ok, housing of any square footage OK. Land is level to gently sloping with beautiful flat building sites. Young pines make it easy to clear. Green River and NC Game lands not far away. Part of a larger tract reason for no tax info. Please attach CBK SPA with all offers. Recently surveyed so lines are easy to find. Call Listing Office, Showing Service, Sign 108 East from Columbus, take left onto Wolverine Trail at the Middle School, take left at stop sign, travel a few miles to left onto Green River Cove Road at the Silver Creek Baptist Church. Land on left just past the gas line.	
DOM: 04/12/21 UC Dt: 04/15/21 CDOM: 05/12/21 CDP-End Date: 05/12/21 Expire Dt: 05/12/21 With Dt: 05/12/21 Agent/Own: No For Appointment Call: 800-746-9464 List Agent: Sister Karole (saluwa) Office: Colwell Banker King-Col/Trvon (NCM112) Buyer Agency: 5% Sub Agency: 0% Named Prosp: No Web URL: No Dual/Var: No Transaction Broker: No Seller Name: No Full Service: No Bonus: No Closed Dt: 06/25/21 Selling Agent: Sister Karole (saluwa) Selling Office: Colwell Banker King-Col/Trvon (NCM112) Terms: Cash Sold Comp Type: No		DOM: 04/30/21 UC Dt: 05/02/21 CDOM: 06/15/21 CDP-End Date: 06/15/21 Expire Dt: 06/15/21 With Dt: 06/15/21 Agent/Own: No For Appointment Call: 800-746-9464 List Agent: Sister Karole (saluwa) Office: Colwell Banker King-Col/Trvon (NCM112) Buyer Agency: 5% Sub Agency: 0% Named Prosp: No Web URL: No Transaction Broker: No Seller Name: No Full Service: No Bonus: No Closed Dt: 05/28/21 Selling Agent: Koko Bosdew (188271) Selling Office: Century 21 Mountain Lifestyle/S. Hand (Office Phone: 828-702-5970) Terms: Cash Sold Comp Type: No	

Comparable listings after Wilderness Cove closing on 11/24/21:

3896 Fork Creek Road, Saluda, NC 28773-9690	
CHLSP: 367748	Category: Lots/Acres/Farms
Status: Closed	Parcel ID: P7-20
Subdivision: Saluda	County: Polk
Zoning: MX	Plat Book/Slide: 338-421
Legal Desc: 200	Deed Reference: 244-840
	List Price: \$150,000
	Closed Price: \$135,000
	
General Information Type: Can be Divided: Yes Acreage: 5.81 Acres: 5.81 Acres Cleared: 0 Acres Wooded: 0 Approx Lot Dim: 0 Min Sft To Build: 0 Prop Foundation: 0 Road Frontage: 0 Lot Desc: 0 Restrictions: 0 Additional Information Prep Fin: Cash, Conventional Transaction Type: For Sale Ownership: Seller owned for at least one year Special Conditions: None Road Responsibility: Publicly Maintained Road	
Public Remarks: This is a treasure you will want to discover, with multiple building sites. This is private and quiet location in Saluda! The Greenville Watershed owns the acreage across Fork Creek Road, so no homesites to be built across from this property has currently been surveyed, and is attached in the listing. The Palmetto Trail head crosses Fork Creek for the tax value is per the recorded survey not including the additional 2 acres on the new survey. With the uninhabited mobile home there is a septic and well, this is at the first driveway. Take the second paved drive and there is a second septic and well located at the top of the hill. Showing Service, Sign From downtown Saluda take Greenville Street 3.3 miles, then turn left on Nine Mountain Road, proceed approximately 2.3 miles. At the Y, stay right on Fork Creek Road, the property will be on your left. See sign!	
DOM: 12/01/20 UC Dt: 01/23/22 CDOM: 02/22/22 CDP-End Date: 02/22/22 Expire Dt: 02/22/22 With Dt: 02/22/22 Agent/Own: No For Appointment Call: 800-746-9464 List Agent: Merle Benson (merlerson) Office: Keller Williams Realty Mountain Partners Buyer Agency: 5% Sub Agency: 0% Named Prosp: No Web URL: No Transaction Broker: No Seller Name: No Full Service: No Bonus: No Closed Dt: 02/22/22 Selling Agent: Shawn Lynch (lynch) Selling Office: RE/MAX Executive (NCM33350) Terms: Cash Sold Comp Type: No	

WILDERNESS COVE - SPECIAL USE PERMIT APPLICATION

Exhibit D – Wilderness Cove Campground Rules

WILDERNESS COVE CAMPGROUND RULES

Welcome to Wilderness Cove and thank you for making us part of your travel plans! We are excited to have you here and want to make sure your stay is comfortable and meets all your needs! We are a family-oriented campground so to ensure an enjoyable experience for all guests and our neighbors, there are a few rules we live by:

- No cigarette smoking/vaping of tobacco, nicotine, marijuana, or any chemical substance inside rental units – NO DRUG USE!
 - If smoking has occurred inside our tents or cottages, a \$250 cleaning fee will be charged to the card on file.
- Smoking and/or vaping is permitted outside only, but debris/butts thrown on the ground will not be tolerated and must be disposed of!
- PLEASE CLEAN UP AFTER YOURSELVES AND PICK UP YOUR TRASH! This is a campground, and a big part of what we do revolves around keeping our natural surroundings clean and free of pollution. Trash and recycling bins are provided near all campsites and cottages.
- Unless otherwise stated, campsites, glamping tents and cottages allow a maximum of 2 adults and 2 children.
 - The deluxe cottage allows a maximum of 2 adults and up to 4 children.
- Campground rates include one car per family, additional cars will be assessed a \$20 parking fee.
- Please drive on marked roads only and obey the speed limit, which is 10 mph throughout the campground. Please respect this for the safety of guests and children. Guests who exceed this speed limit will be given a warning or are deemed to be endangering other guests are subject to be asked to leave with no refund.
- Please do not remove any wood, plants or animals from the campground or surrounding areas. There are outdoor security cameras at property borders.
- You are NOT allowed to bring wood on-site with you. We are lucky enough to be located directly next to a state park, where the limitation of introduction of pests into the natural habitat is critical! North Carolina state approved firewood is available for purchase at our camp store.

- Please do NOT burn trash in the fire pits! They are for campfire wood, charcoal, and paper only. Items such as tin cans, plastic bottles, Styrofoam, and food do NOT blend well with the environment. We also occasionally use the ash in the fire pits to fertilize the grounds - burning trash will prevent us from doing this. We pick up your trash for you, so please dispose of it properly!
- Our camp store is open from 10am - 6:30pm. Our limited menu food items are available from 12pm – 6:30pm.
 - We look forward to offering additional fresh cooked menu options in the future!
- Quiet hours run from 10pm – 8am. Have fun, but please be courteous to your neighbors and they will be the same to you.
- Check-in time is 2pm and checkout time is 12pm. If you have checked out of your site but would like to spend the rest of the day on the campground, please notify the office and you may purchase a day pass for \$10 per person.
- No arrivals or departures before 8:30am or after 9:00pm. If necessary, please notify Wilderness Cove staff of circumstances that require that you arrive or leave outside of posted hours.
- Do not allow others who are not registered to stay overnight in your cottage or tent.
- Pets are allowed in designated campsites, however all pets must remain under owner supervision and be leashed at all times. Pet owners are liable for any expense related to misbehavior or damage caused to person, property or other pets.
- If you are in a pet friendly unit, please make sure to clean up dog hair and dispose of any pet waste in the proper areas.
- If you have a fireplace or grill, they must always be maintained in a safe manner and must not be left unattended!
- No property, furniture or equipment may be taken from the cottage for any purpose. The condition of each cottage and its immediate surrounding area will be checked after departure of occupants. Loss of, or damage to, the property will be charged to the card on file.
- Watersport rentals for campground guests must be returned to the tubing office once you are finished with them.

- Primitive tent camping guests are not allowed access to running water shower facilities. Primitive tent camping guests are allowed to access to our vault toilets and sinks located adjacent to the parking lot.
- If you have come to visit the beautiful Green River Game Lands or spend time on the Green River, know that the state of North Carolina has rules of its own and those are enforced by state officers. Please familiarize yourself with those rules here: <https://www.ncwildlife.org/>.

WILDERNESS COVE - SPECIAL USE PERMIT APPLICATION

Exhibit E – Lighting samples

Overhead lighting:

Canopy covered, domed overhead lights facilitate safe walking passages with minimal light pollution



Footpath lighting:

Low light footpath lighting is minimally intrusive and not visible overhead



Personal lanterns:

Lanterns are provided to each guest to ensure sufficient evening lighting to facilitate safe walking passage to restroom facilities

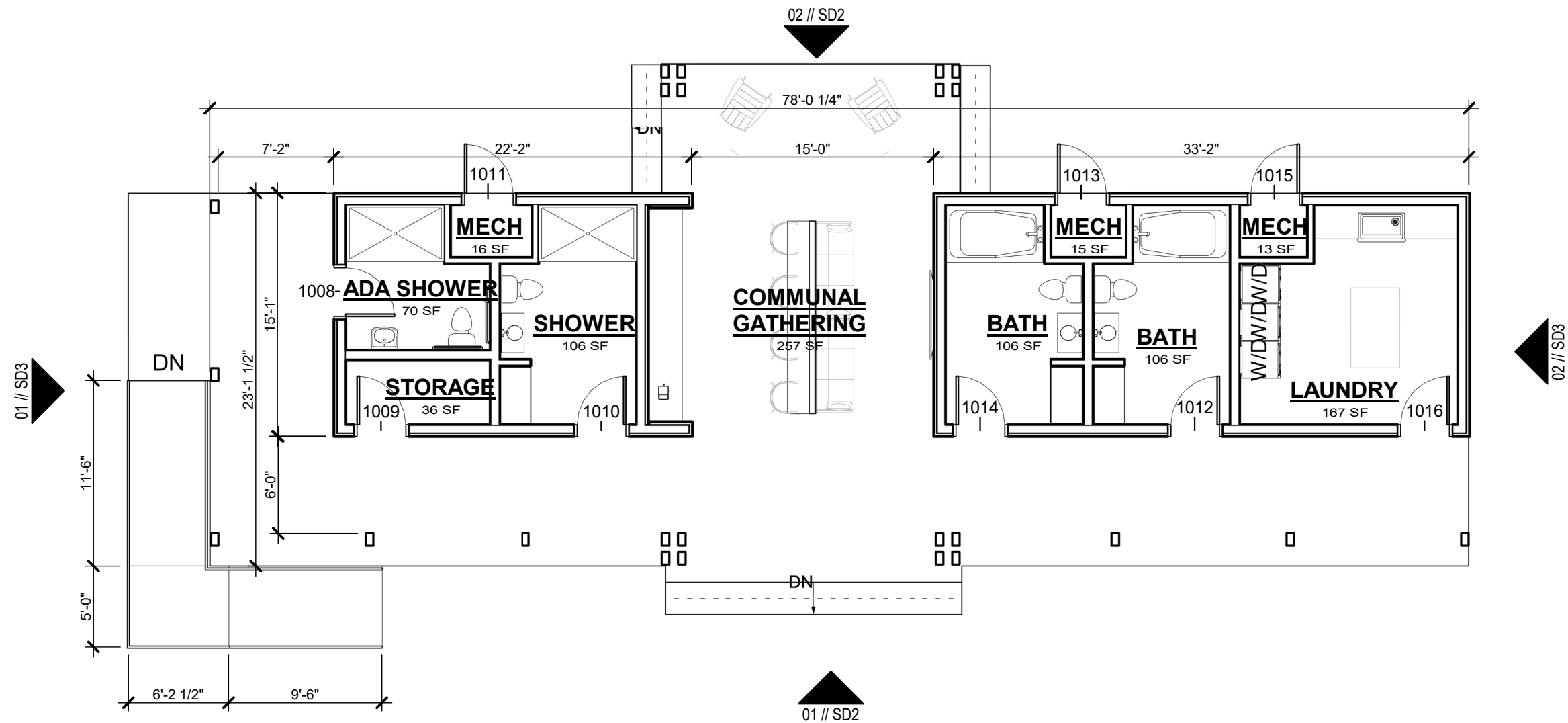




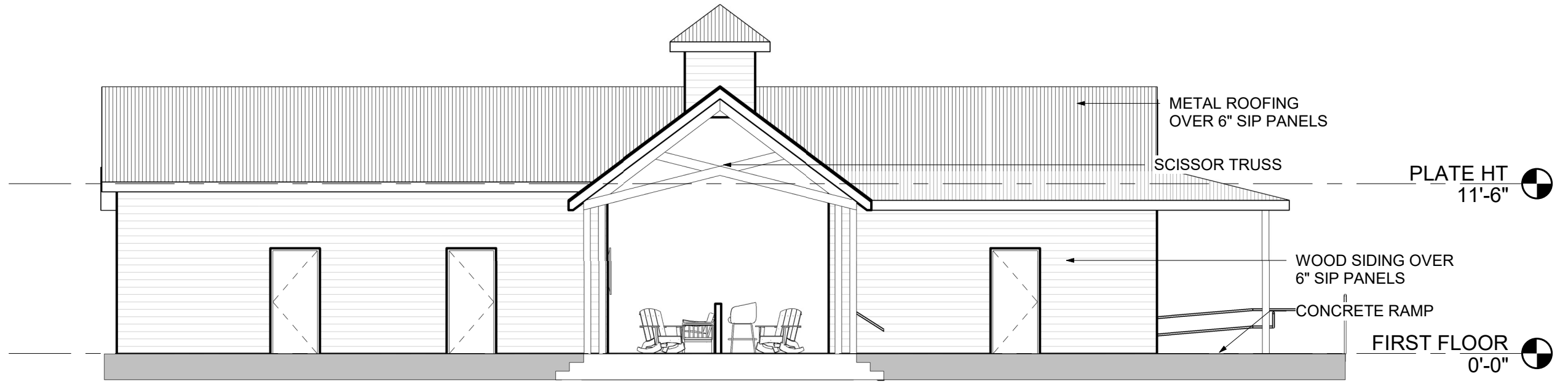
WILDERNESS COVE

SITE PLAN AND SCHEMATIC DESIGNS





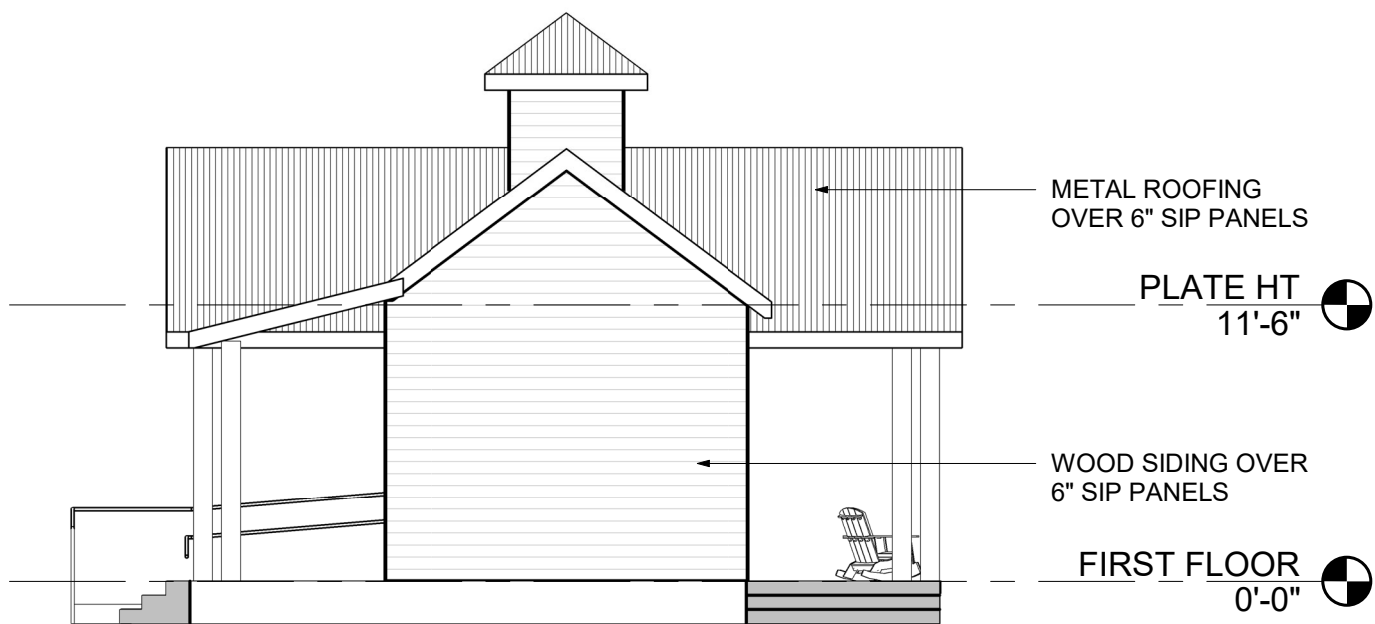
01 | **BATHHOUSE PLAN**
1/8" = 1'-0"



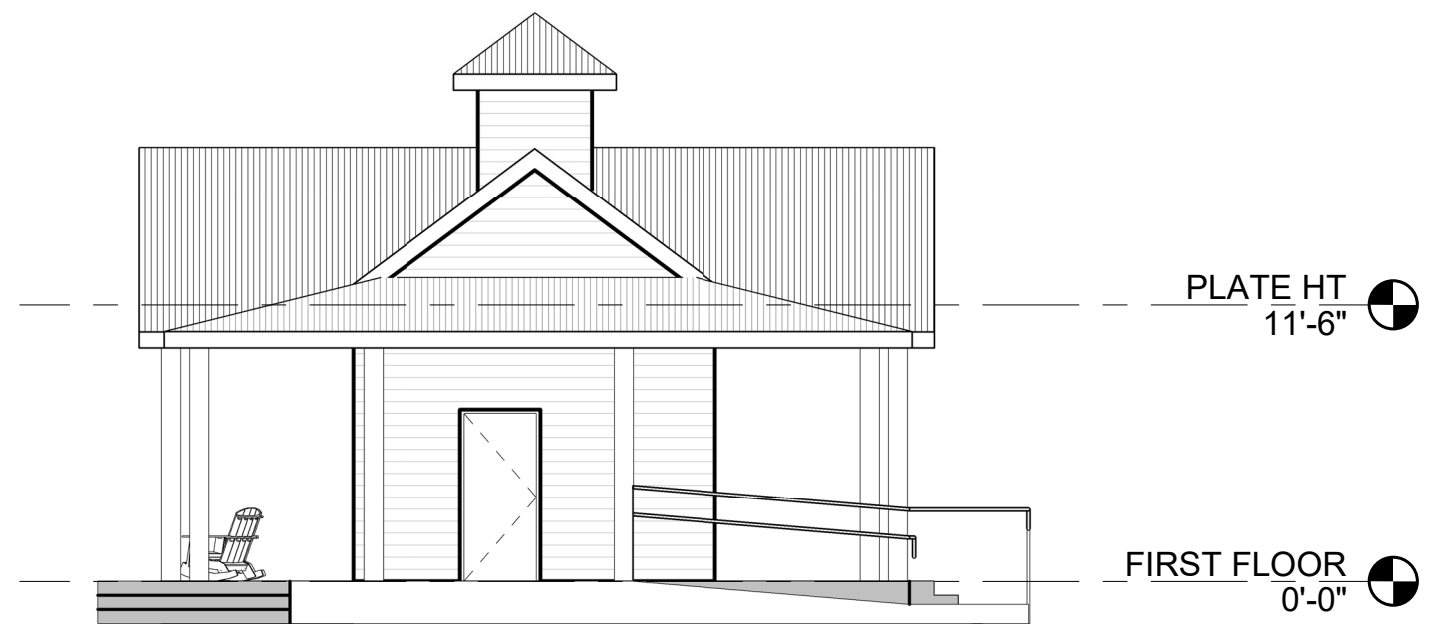
02 | NORTH ELEVATION
1/8" = 1'-0"



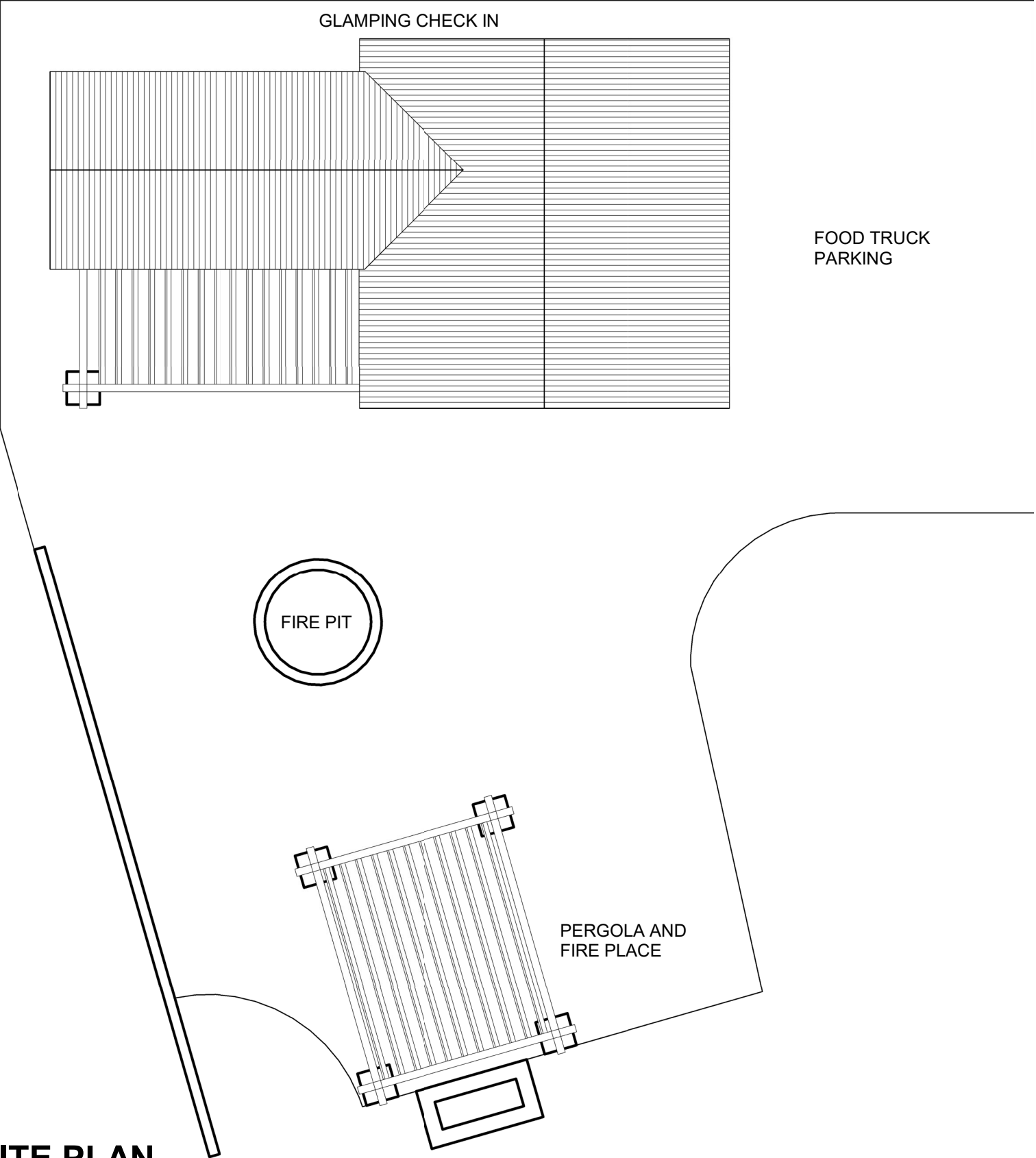
01 | SOUTH ELEVATION
1/8" = 1'-0"



02 | EAST ELEVATION
1/8" = 1'-0"



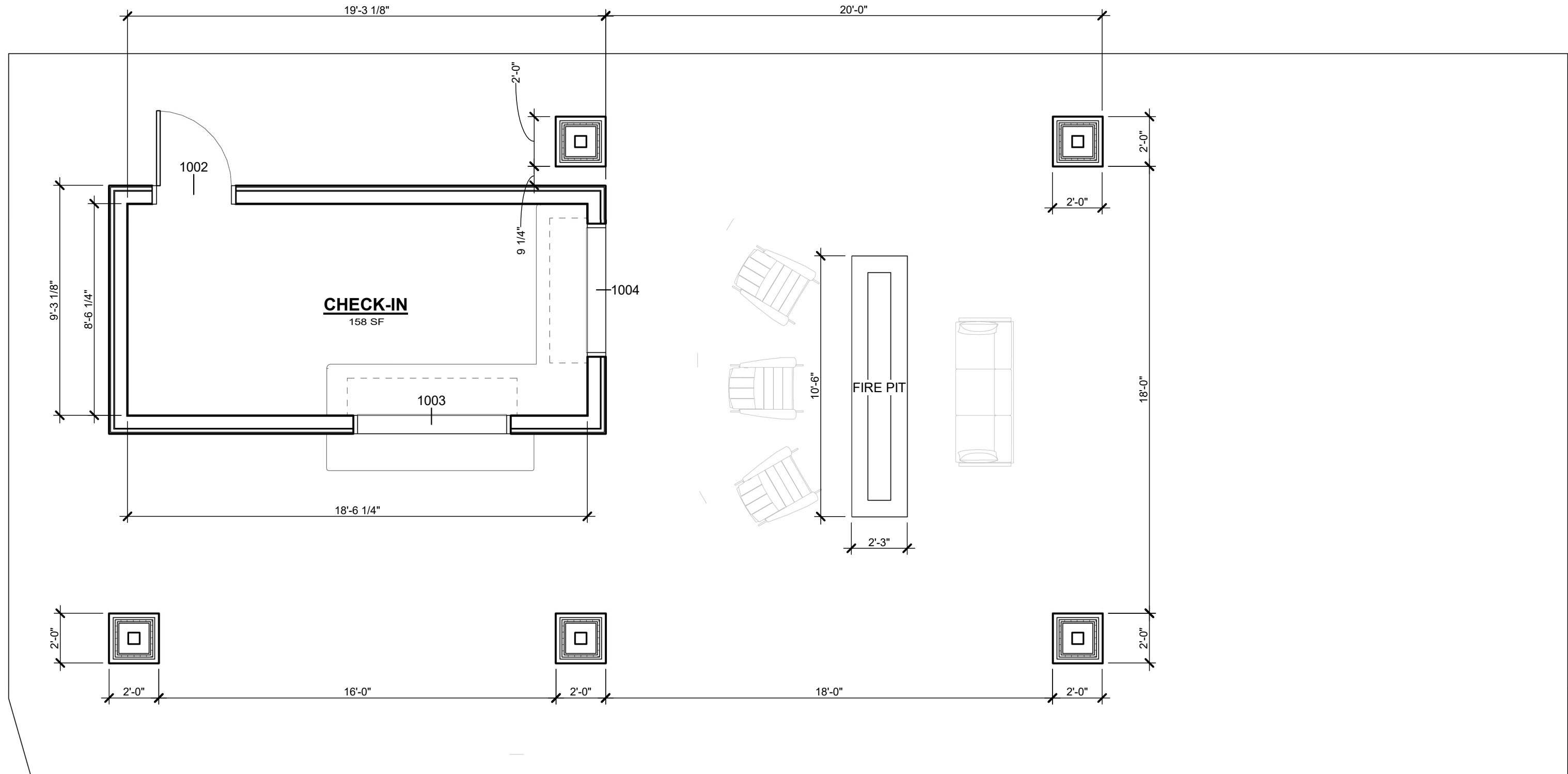
01 | WEST ELEVATION
1/8" = 1'-0"



01 | **ARCHITECTURAL SITE PLAN**
NOT TO

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1/8" = 1'-0"

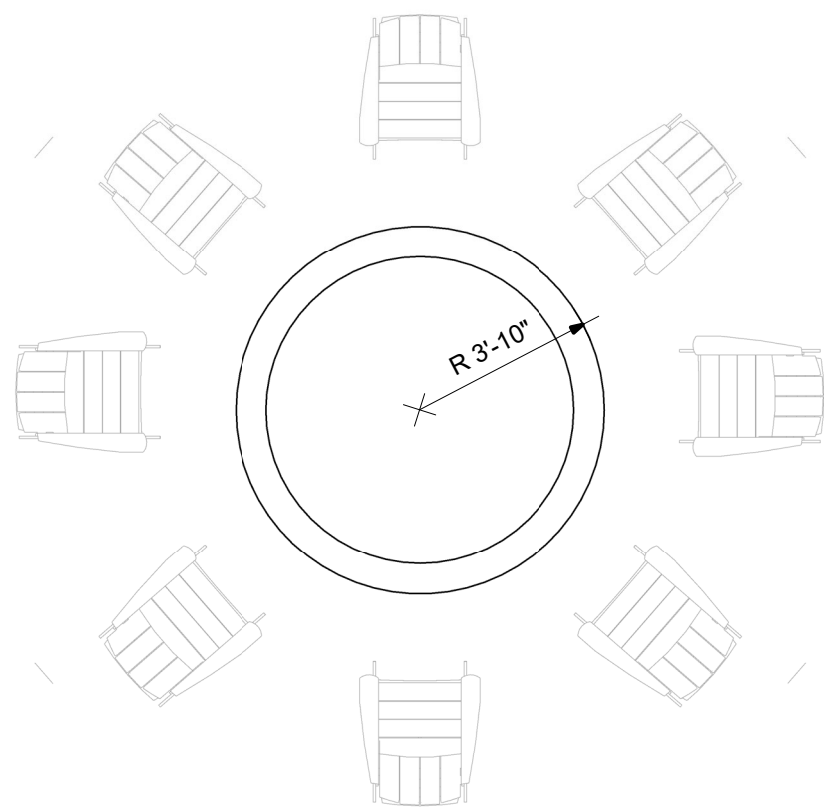


1 | FIRST FLOOR PLAN

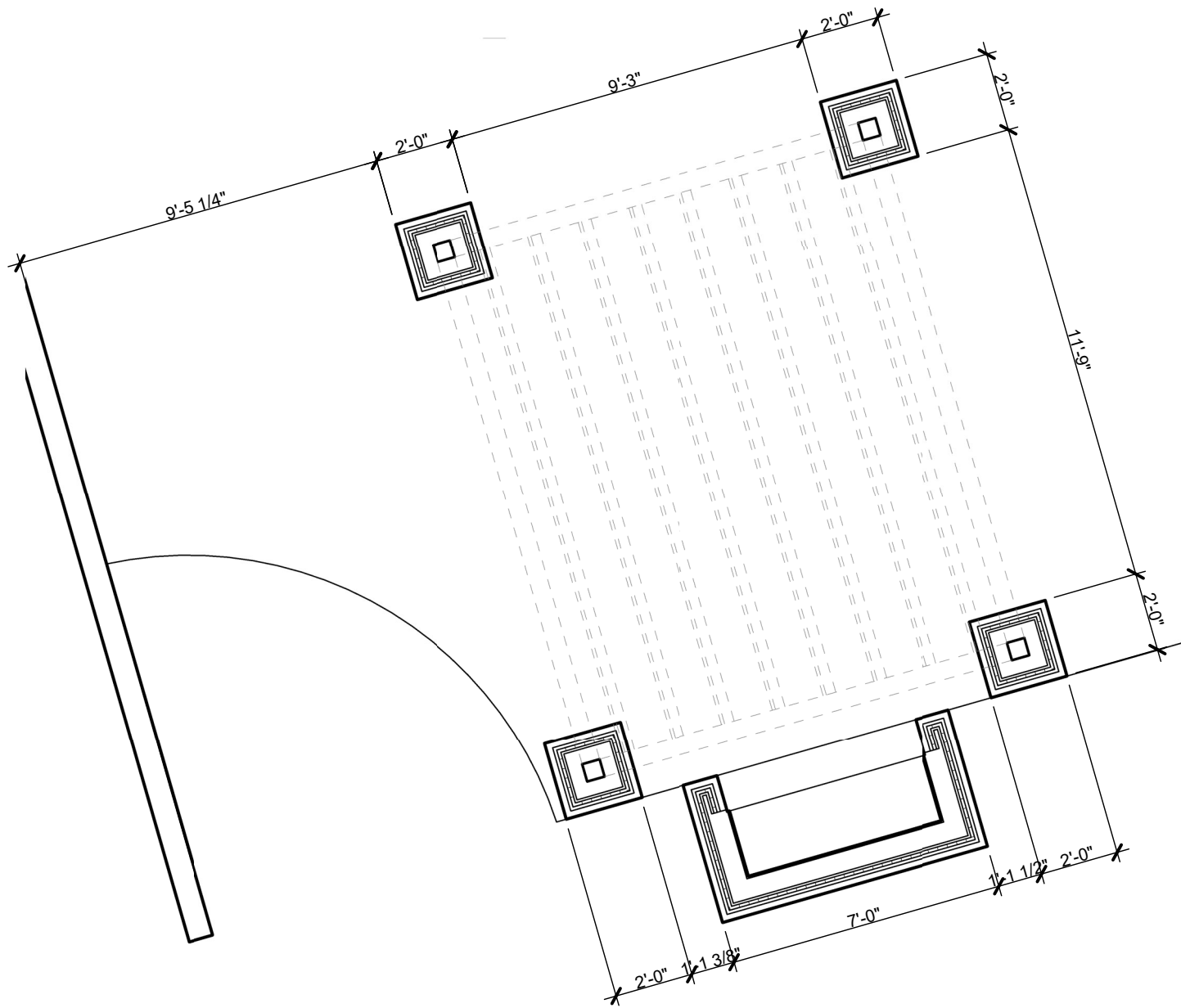
1/4" = 1'-0"

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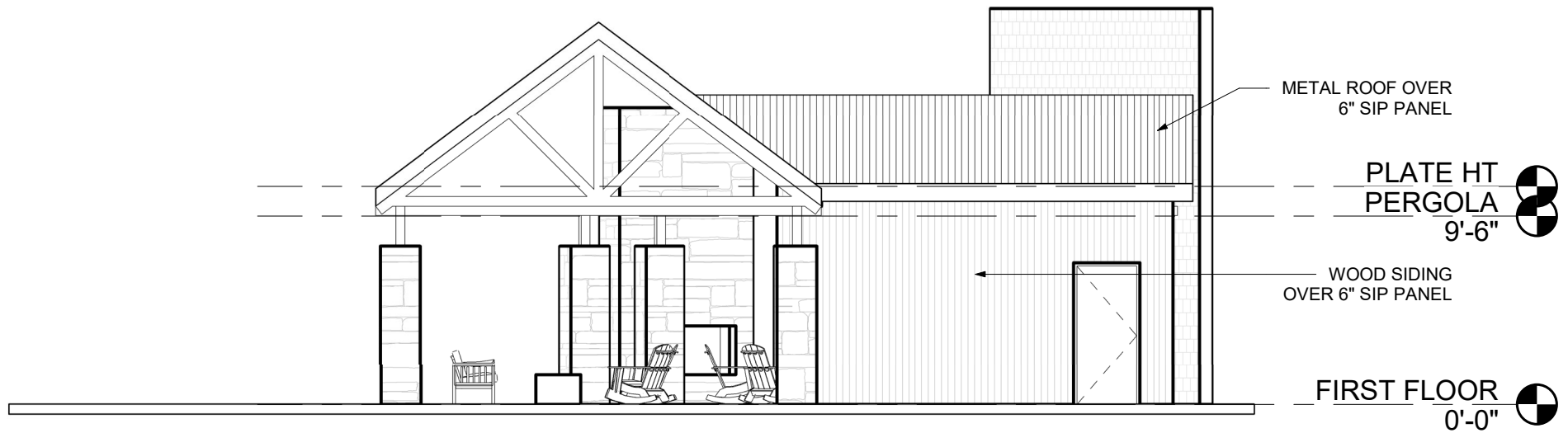
1/4" = 1'-0"



02 FIRE PIT
1/4" = 1'-0"

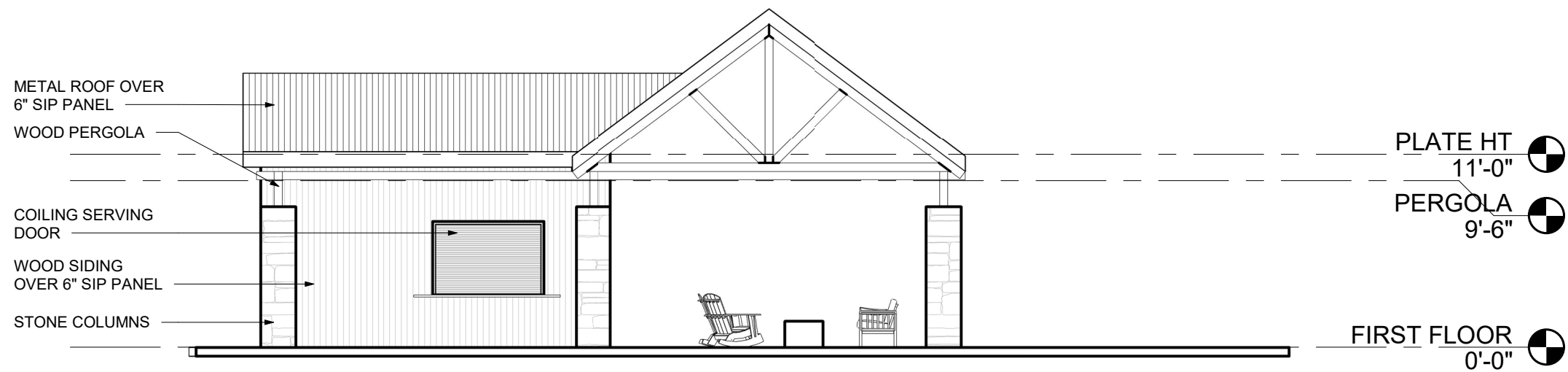


01 PERGOLA AND FIRE PLACE
1/4" = 1'-0"



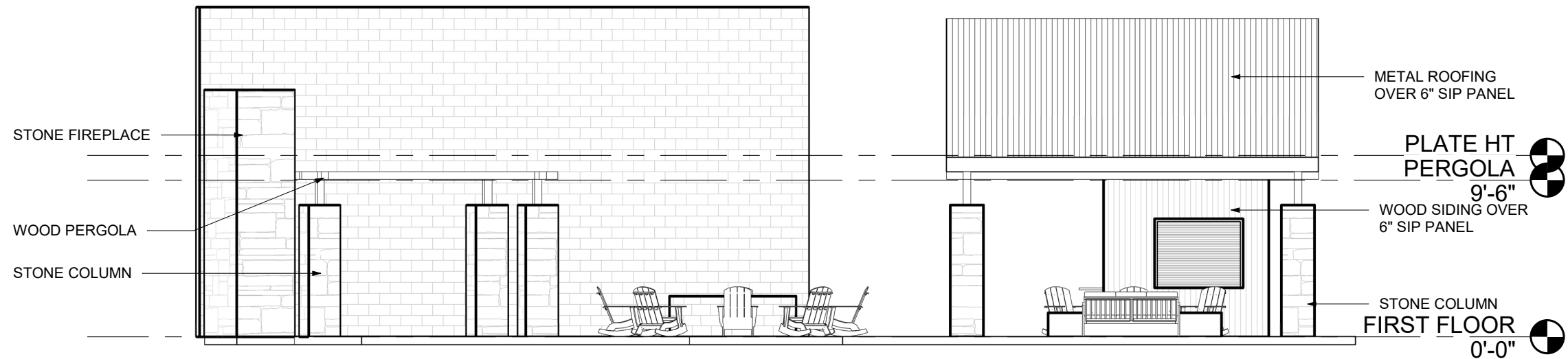
02 | NORTH ELEVATION

1/8" = 1'-0"



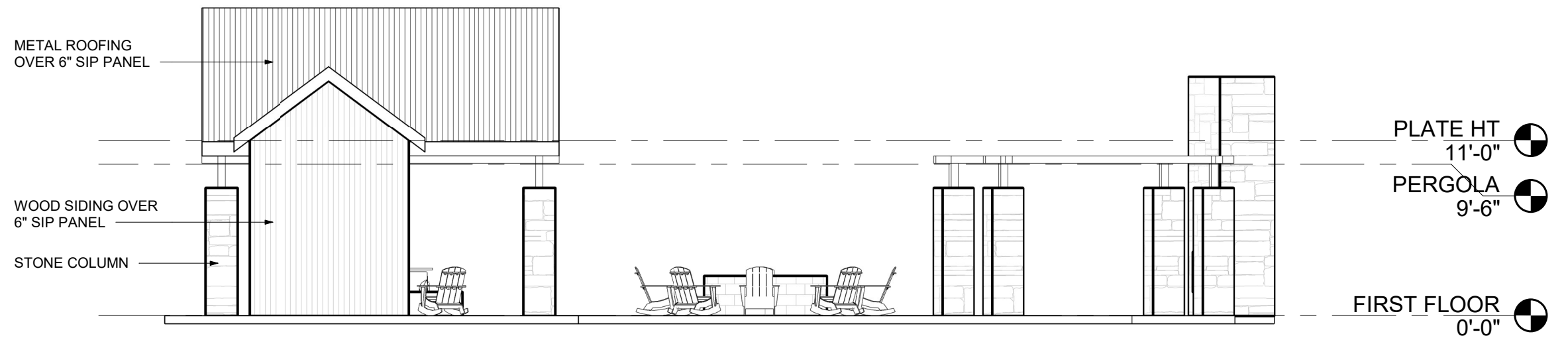
01 | SOUTH ELEVATION

1/8" = 1'-0"



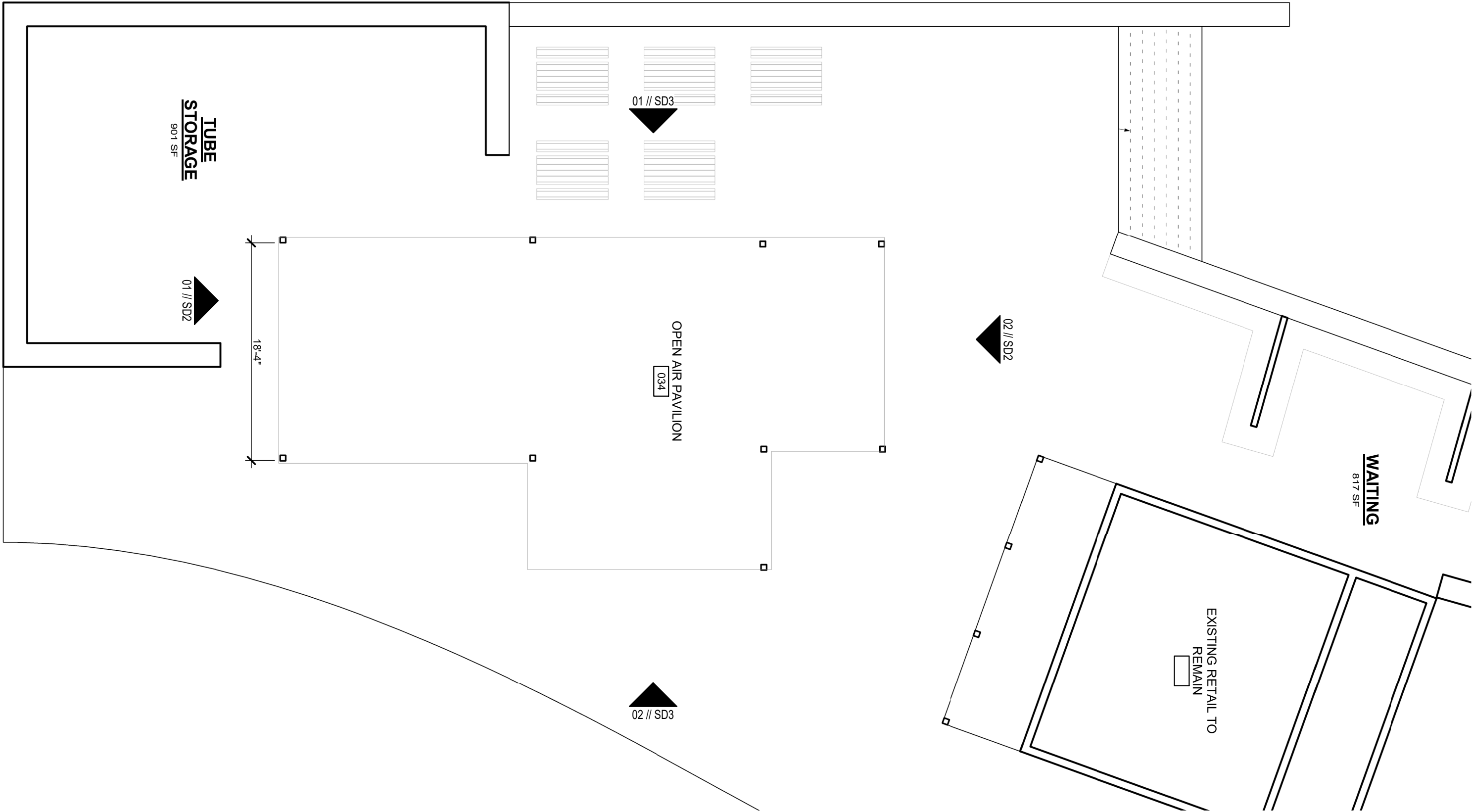
02 | EAST ELEVATION

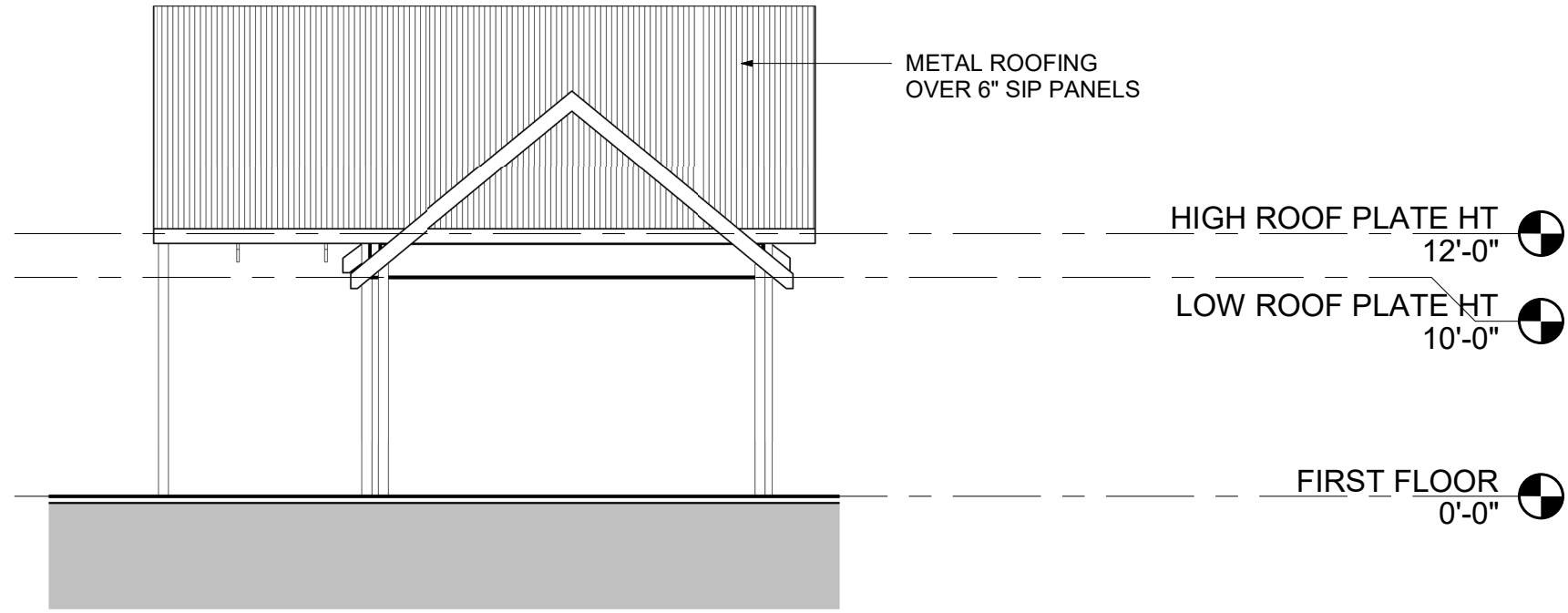
1/8" = 1'-0"



01 | WEST ELEVATION

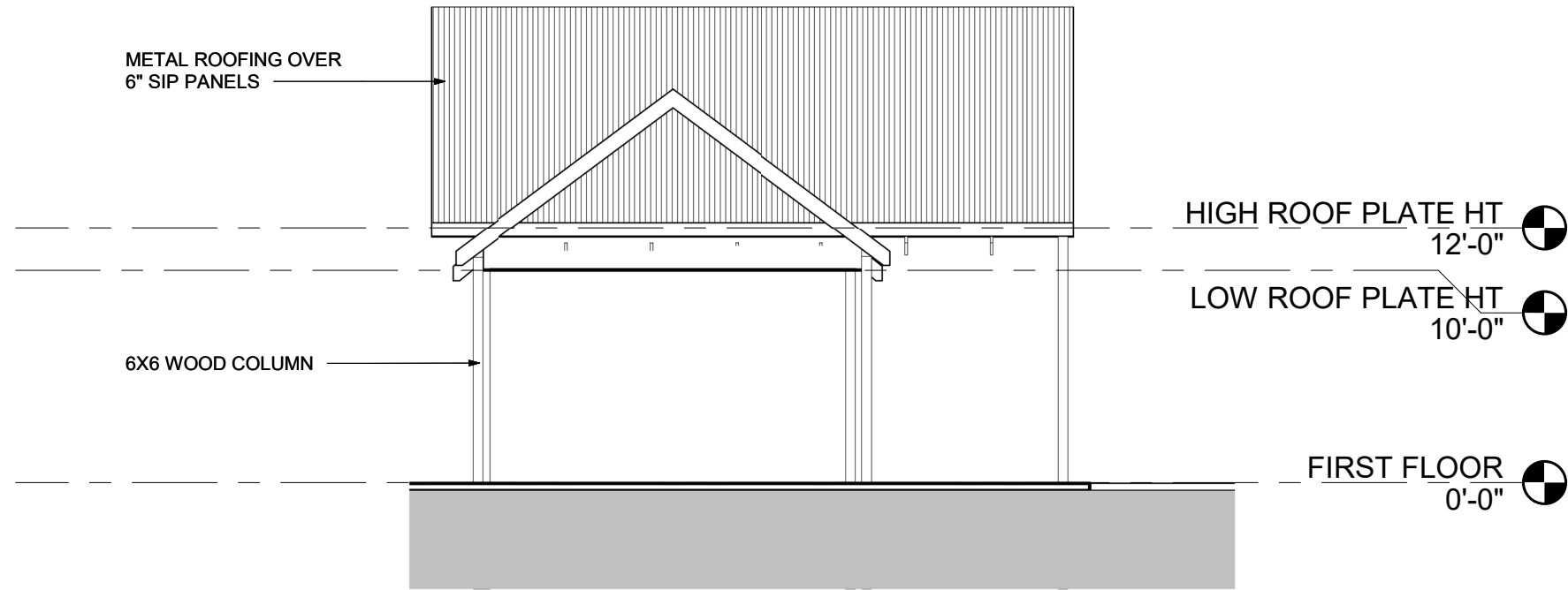
1/8" = 1'-0"





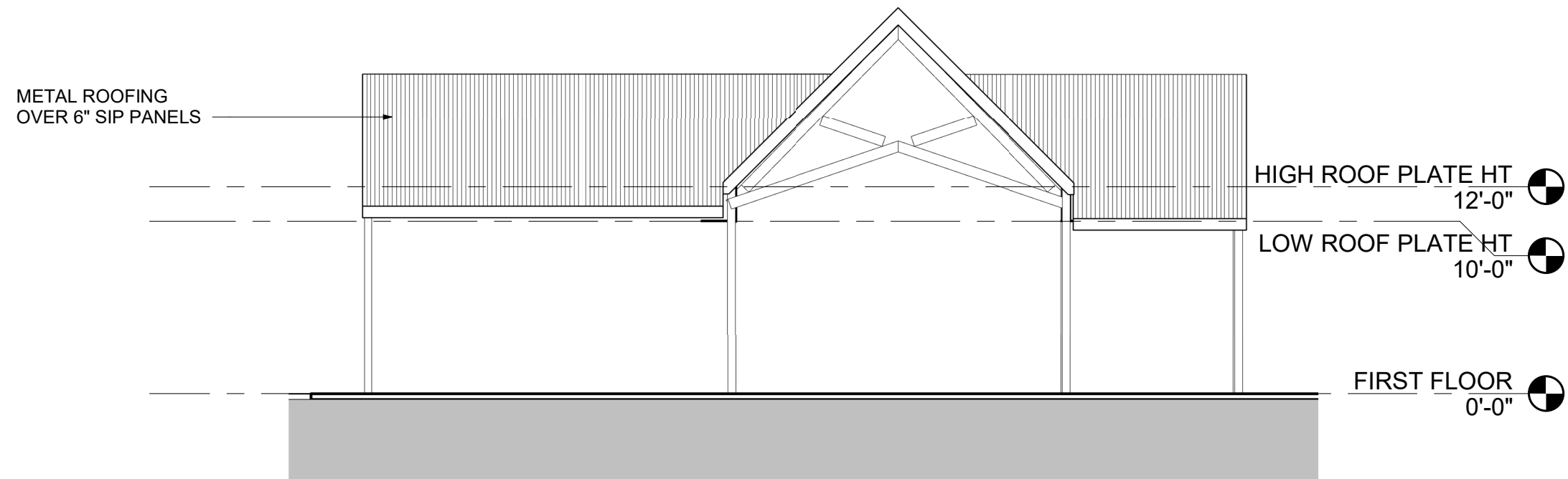
02 | NORTH ELEVATION - SD

1/8" = 1'-0"



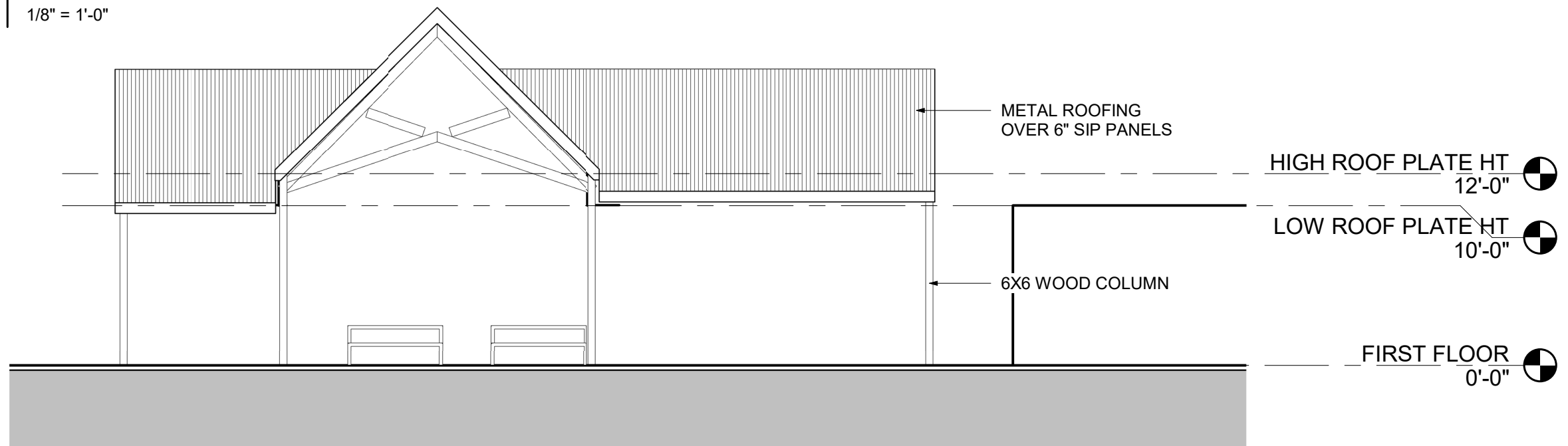
01 | SOUTH ELEVATION - SD

1/8" = 1'-0"



02 EAST ELEVATION - SD

1/8" = 1'-0"



01 WEST ELEVATION - SD

1/8" = 1'-0"

EX-B

DATE 3/04/22
TIME 13:59:11
USER PLBCONNER

POLK COUNTY
APPLICATION AND PERMIT

PAGE 1
PROG# PT2000

PERMIT NUMBER MP 23187 MISCELLANEOUS PERMIT APPLIED 3/04/2022
WORK ORDER# 43389 TYPE ZONING BOARD OF ADJUSTMENT ISSUED 3/04/2022
LOCATION 3772 GREEN RIVER COVE RD EXPIRES 3/04/2023
PIN HEALTH
PARCEL ID P21-56 SALUDA REFERENCE
TOWNSHIP 7 SALUDA- OUTSIDE ACREAGE 7.920 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS I 26 TO SALUDA EXIT; R/ HOLBERT COVE; L/ GREEN RIVER COVE; GO
3.6 MILES TO #3772 ON R

GARCIA, ANDREW

OWNER ID 50990

PHONE 678.576.7418

4630 JETTRIDGE DR. NW

ATLANTA GA 30327

OWNER WILDERNESS COVE OWNER LLC
OCCUPANT WILDERNESS COVE OWNER LLC 561.573.9250

SUBDIVISION
W HOME PARK LOT #:
ZONING DISTRICT MU
COND/ SPECIAL USE
SETBACK FRONT: 25 REAR: 25 RIGHT: 15 LEFT: 15
PARKING SPACES
SIGNS/ PAVING
TYPE WATER/ SEWER
PLANNED USE

CONST TYPE VALUE
FOUNDATION SQFT
DESCRIPTION SPECIAL USE PERMIT APPLICATION FOR EXPANSION OF RV PARK /
CAMPGROUND - 8 PROPOSED BUILDINGS
BATHS: BEDROOMS: STORIES: FIREPLACES: 00
AREA TOTAL: HEATED: UNHEATED:

SURVEYOR
CONTRACTOR 1
CONTRACTOR 2
CONTRACTOR 3
CONTRACTOR 4
CONTRACTOR 5
POWER
GAS

PERMIT ISSUED: 3/04/2022 BY: PLHLYNCH PERMIT EXPIRES: 3/04/2023 or 12
months from last inspection

I HEREBY CERTIFY THAT ALL INFORMATION IN THIS APPLICATION IS CORRECT AND ALL
WORK WILL COMPLY WITH THE STATE BUILDING CODE AND ALL OTHER APPLICABLE STATE
AND LOCAL LAWS, ORDINANCES, AND REGULATIONS. THE INSPECTION DEPARTMENT WILL
BE NOTIFIED OF ANY CHANGES IN THE APPROVED PLANS AND/ OR ANY CHANGES IN GENERAL
OR SUB-CONTRACTORS FOR THIS PROJECT.

on file

3/4/2022

SIGNATURE OF OWNER/ AGENT

DATE

Hannah B. Lynch
CODE ENFORCEMENT OFFICIAL

DATE 3/04/22
TIME 13:59:11
USER PLBCONNER

POLK COUNTY
BILLING NOTICE

PAGE 2
PROG# PT2000

PERMIT NUMBER MP 23187 MISCELLANEOUS PERMIT APPLIED 3/04/2022
WORK ORDER# 43389 TYPE ZONING BOARD OF ADJUSTMENT ISSUED 3/04/2022
LOCATION 3772 GREEN RIVER COVE RD EXPIRES 3/04/2023
PIN HEALTH
PARCEL ID P21-56 SALUDA REFERENCE
TOWNSHIP 7 SALUDA- OUTSIDE ACREAGE 7.920 CENSUS TRACT
WATERSHED NOT IN WATERSHED FLOOD PLAIN? N SBC#
DIRECTIONS 1.26 TO SALUDA EXIT; R/ HOLBERT COVE; L/ GREEN RIVER COVE; GO
3.6 MILES TO #3772 ON R

GARCIA, ANDREW

OWNER ID 50990
PHONE 678.576.7418

4630 JETTRIDGE DR. NW

ATLANTA GA 30327

OWNER W LDERNESS COVE OWNER LLC
OCCUPANT W LDERNESS COVE OWNER LLC

561.573.9250

SERVICE	QUANTITY	RATE	FEE AMOUNT	FEE PAID	FEE DUE
ZBA	1	100.00	100.00	100.00	
PAID BY: W LDERNESS COVE OWNER LLC			CK#:	7655 PAID BY CREDIT CARD	
TRANSACTION 859558 TOTALS			100.00	100.00	

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.

ACI PAYMENTS, INC.



Polk County, NC

Permit

Confirmation Number:

004889

Payment Date:

Friday, March 4, 2022

Payment Time:

01:53PM ET

Payer Information

Permit Number: ZP: 23187

Card Information

Card Type: Visa
Card Number: *****7655
Card Verification Number: ****

Payment Information

Payment Type: Permit
Payment Amount: \$100.00
Convenience Fee: \$3.95
Total Payment: \$103.95

Thank you for using ACI Payments, Inc. If you have a question regarding your payment, please call us toll free at 1-800-487-4567. To make payments in the future, please visit our website at acipayonline.com.



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CASH RECEIPT

User ID	:	PLBCONNER	POLK COUNTY	Collected By	:	PLBCONNER
Today's Date	:	3/04/2022	Transaction Date	:	3/04/2022	Number 859558
For	:	ZONING PERMITS				

Received From : WILDERNESS COVE OWNER LLC PMT# MP00023187 CC# 0000007655

Total Transaction Amt	100.00	CK#:	7655
-----------------------	--------	------	------

Building Inspections
Environmental Health
(828) 894-3739



EX-C

Economic Development
(828) 894-2895
Planning & Zoning
(828) 894-2732

Community Development

BOARD OF ADJUSTMENT

IN THE MATTER OF THE
APPLICATION OF ANDREW GARCIA
FOR A SPECIAL USE PERMIT

DOCKET NO. 2022-04 (SUP)

NOTICE OF BOARD OF ADJUSTMENT HEARING

On March 3, 2022, Mr. Andrew Garcia applied for a Special Use Permit for a *Recreational Vehicle (RV) & Park and/or Camp Areas* located at 3772 Green River Cove Road, Saluda, NC 28773. The property is comprised of three parcels, identified as Tax Parcel Number P21-56, 7.92 acres, P21-40, .93 acres, and P21-57, 2.00 acres, in the tax records of Polk County. The property is located in the Multiple Use (MU) zoning district.

A copy of the written application is available for review in the Office of the County Manager in the Womack Building, 40 Courthouse Street, Columbus, NC 28722, and the Planning Office, 35 Walker Street, Columbus, NC 28722.

The Board of Adjustment will hold a public hearing on the request for a Special Use Permit on Tuesday, April 5, 2022 at 5:00 P.M. (local time) in the R. Jay Foster Hall of Justice in the Womack Building, 40 Courthouse Street, Columbus, NC 28722. The Board of Adjustment shall conduct an evidentiary hearing on the request and shall allow any interested party to appear, either in person or by agent or attorney.

March 22, 2022

Hannah B. Lynch, Zoning Administrator
Polk County Board of Adjustment

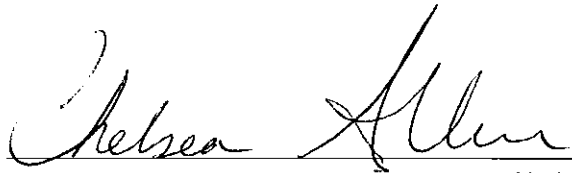
AFFIDAVIT OF MAILING

State of North Carolina
County of Polk

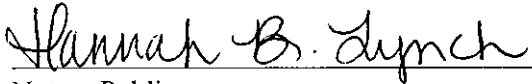
Re: Notice of Board of Adjustment Hearing

Chelsea Allen of Polk County, North Carolina, being duly sworn, states that on the 22nd day of March 2022 she personally mailed, first class the public notice that reads, "Notice of Board of Adjustment Hearing" to the following property owner and adjacent property owners:

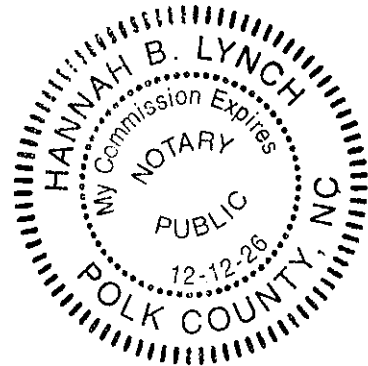
SEE ATTACHED LIST


Chelsea Allen

Subscribed and sworn to before me this 23rd day of March 2022.


Notary Public

My Commission Expires: December 12, 2026



Andrew Garcia
4630 Jettridge Dr. NW
Atlanta, GA 30327

Adjacent Property Owners to P21-56, P21-40, P21-57

P21-56
Wilderness Cove Owner LLC
11 South Swinton Ave.
Suite C
Delray Beach, FL 33444

P21-40
Wilderness Cove Owner LLC
11 South Swinton Ave.
Suite C
Delray Beach, FL 33444

P21-57
Wilderness Cove Owner LLC
11 South Swinton Ave.
Suite C
Delray Beach, FL 33444

P21-12
William J. Papin
3851 Green River Cove Investments LLC, A NC LLC
302 Foxcroft Drive
Asheville, NC 20806

P21-55
Teresa G. Gosnell
383 Locust Creek Ln.
Hendersonville, NC 28792

P21-9
State of North Carolina
State Property Office
1321 Mail Service Center
Raleigh, NC 27699

P21-35
Yellow Brick Properties LLC
A NC Limited Liability Company
110 Oakvale Place
Hendersonville, NC 28791

P21-39
Avalon M. Medley
8395 Hwy 357
Campobello, SC 29322

P21-4
Brenda Wood Post
7625 Martin Rd.
Zebulon, NC 27597

P21-41
Andrew Phoenix
PO Box 3728
Greenville, SC 29608

P21-52
Hector & Maria G. Gutierrez
23 Stevens Hill Road
Asheville, NC 28805

P11-1
State of North Carolina
State Property Office
1321 Mail Service Center
Raleigh, NC 27699

AFFIDAVIT OF POSTING

State of North Carolina
County of Polk

Re: Notice of Public Hearing

Hannah B. Lynch of Polk County, North Carolina, being duly sworn, states that on the 24th day of March 2022, she personally posted the attached photographed notice that reads, "Public Hearing Board of Adjustment Hearing 5PM April 5, 2022 40 Courthouse St. Polk County Call 828-894-2732."

Hannah B. Lynch

Hannah B. Lynch

Subscribed and sworn to before me this 28th day of March 2022.

Chelsea Victoria Allen

Notary Public

My Commission Expires: 9/19/2026





EX-E

BK 465 PG 876 - 878

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,000.00
Parcel Identifier No. P21-56 Verified by _____ County on the _____ day of _____, 20____
By: _____

Assessor TF

Collector TF

Land Use TF

Mail/Box to: Peter E. Lane
This instrument was prepared by: Peter E. Lane
Brief description for the Index: _____

THIS DEED made this 22nd day of November, 2021, by and between

GRANTOR

Sidney Snider
and wife,
Loyce Snider

518 Shepherds Creek Circle
Rutherfordton, NC 28139

GRANTEE

Wilderness Cove Owner LLC,
a North Carolina limited liability company

11 South Swinton Ave, Suite C
Delray Beach, FL 33444

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, Saluda, Township, Polk County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed _____ includes XX or does not include the primary residence of a Grantor.

Page 1 of 2

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association - 1981
James Williams & Co., Inc. • www.jameswilliams.com

This standard form has been approved by:
North Carolina Bar Association - NC Bar Form No. 3

Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)

By: _____
Print/Type Name & Title: _____

By: _____
Print/Type Name & Title: _____

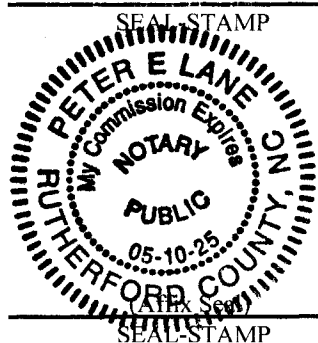
By: _____
Print/Type Name & Title: _____

Sidney Snider (SEAL)
Print/Type Name: Sidney Snider

Loyce Snider (SEAL)
Print/Type Name: Loyce Snider

(SEAL)
Print/Type Name: _____

(SEAL)
Print/Type Name: _____



State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Sidney Snider and wife, Loyce Snider -
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of November, 2021.
My Commission Expires: May 10, 2025

Peter E. Lane Notary Public
Notary's Printed or Typed Name

SEAL STAMP

State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
- personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)
SEAL-STAMP

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
- personally appeared before me this day and acknowledged that he is the _____
of _____ a North Carolina or _____
corporation/limited liability company/general partnership (strike through the inapplicable), and
that by authority duly given and as the act of such entity, he signed the foregoing instrument in
its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____
day of _____, 20__.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)

Exhibit "A"

Description of Property

Situate, lying and being in Saluda Township, Polk County, North Carolina and being the same and identical property described in Deed recorded in Book 363, Page 642, Polk County Registry and being described according to said Deed as follows:

BEING all of Lot 2, containing 7.92 acres, more or less, as shown and delineated upon a plat entitled "Sid & Loyce Snider", prepared by Ed Holmes & Associated Land Surveyors PA, dated January 22, 2008, which Plat is duly recorded in Card File E, Page 1973 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g)

The above described property is conveyed subject to certain restrictions as to the use thereof, said restrictions shall extend from August 5, 1998 to December 31, 2009, shall run with the land and be binding upon all persons claiming title by , under or through the original or subsequent owners of parcels of said land and , unless recinded in all or in part by a majority of the then property owners living within Whitewater MountainSubdivision, within thirty (30) days after December 31, 2009, and /or subsequent ten (10) year intervals, theses restrictions will automatically be renewed for successive periods often ten (10) years.

Said restrictions are described in the Ded recorded in Book 239, Page 744, Polk County Registry, and are incorporated herein by reference as if full set forth.

(Snider- 16891)

This instrument prepared by Staton Law P.A.,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the County
Tax Collector upon disbursement of closing proceedings.

EX-F

BK 465 PG 879 - 881

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,725.00

Parcel Identifier No. P21-59 & P21-40 Verified by _____ County on the _____ day of _____, 20____

By: _____ Assessor TF

Mail/Box to: Peter E. Lane Collector TF

This instrument was prepared by: Peter E. Lane Land Use TF

Brief description for the Index: _____

THIS DEED made this 22nd day of November, 2021, by and between

GRANTOR

Steven A. Houser
and wife,
Christy F. Houser

GRANTEE

Wilderness Cove Owner LLC,
a North Carolina limited liability company
11 South Swinton Ave, Suite C
Delray Beach, FL 33444

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot, parcel of land or condominium unit situated in the City of _____, Saluda, Township, Polk County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A" FOR PROPERTY DESCRIPTION

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____
All or a portion of the property herein conveyed _____ includes XX or does not include the primary residence of a Grantor.

Page 1 of 2

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013
Printed by Agreement with the NC Bar Association - 1981
James Williams & Co., Inc. • www.jameswilliams.com

This standard form has been approved by:
North Carolina Bar Association - NC Bar Form No. 3

Submitted electronically by "Staton Law P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Polk County Register of Deeds.

A map showing the above described property is recorded in Plat Book _____ page _____

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name) Steven A. Houser (SEAL)
Print/Type Name: Steven A. Houser

By: _____
Print/Type Name & Title: _____
Christy F. Houser (SEAL)
Print/Type Name: Christy F. Houser

By: _____
Print/Type Name & Title: _____
Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____
Print/Type Name: _____ (SEAL)



SEAL-STAMP

State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that Steven A. Houser and wife, Christy F. Houser -
personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22nd day of November, 2021.
My Commission Expires: May 10, 2025
Peter E. Lane Notary Public
Notary's Printed or Typed Name

(Affix Seal)

SEAL-STAMP

State of North Carolina - County or City of Rutherford
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
- personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20__.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

(Affix Seal)

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City and State aforesaid, certify that _____
- personally appeared before me this day and acknowledged that he is the _____
of _____ a North Carolina or _____
corporation/limited liability company/general partnership (strike through the inapplicable), and
that by authority duly given and as the act of such entity, he signed the foregoing instrument in
its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this _____
day of _____, 20__.
My Commission Expires: _____

Notary Public
Notary's Printed or Typed Name

Exhibit "A"
Description of Property

TRACT ONE:

Situate, lying and being in Saluda Township, Polk County North Carolina and being the same and identical property recorded in Deed recorded in Book 364, Page 756, Polk County Registry and being described according to said Deed as follows:

Being all of Lot 1, containing 2.00 acres, more or less, as shown and delineated upon a plat entitled "Sid & Loyce Snider", prepared by Ed Holmes & Associates Land Surveyors PA, dated January 22, 2008, which Plat is duly recorded in Card File E, Page 1973 in the Office of the Register of Deeds for Polk County, North Carolina; reference being made to said recorded Plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes Section 47-30(g).

The above described property is conveyed subject to certain restrictions as to the use thereof, said restrictions shall extend from August 5, 1998 to December 31, 2009, shall run with the land and be binding upon all persons claiming title by, under or through the original or subsequent owners of parcels of said land and, unless rescinded in all or in part by a majority of the then property owners living within Whitewater Mountain Subdivision, within thirty (30) days after December 31, 2009, and /or subsequent ten (10) year intervals, these restrictions will automatically be renewed for successive periods often ten (10) years.

Said restrictions are described in the Deed recorded in Book 239, page 744, Polk County Registry, and are incorporated herein by reference as if fully set forth.

TRACT TWO:

Situate, lying and being in Saluda Township, Polk County North Carolina and being the same and identical property recorded in Deed recorded in Book 411, Page 1896, Polk County Registry and being described according to said Deed as follows:

Being all of that tract of land, known as Lot 70, containing 0.93 acres, more or less, as shown and delineated upon a plat entitled "Whitewater Mountain Subdivision, Phase I Section II, American Woodland Properties, Inc., Owner/Developer", Saluda Township, Polk County, State of North Carolina, dated October 1984 and prepared by Steven L. Waggoner, Tuxedo, N.C., R.L.S. 2874; which plat is duly recorded in Map/Slide A-306 at Page 440A, in the Office of the Register of Deeds for Polk County, North Carolina, reference being made to said recorded plat for a full and complete metes and bounds description of said tract, pursuant to North Carolina General Statutes, Section 47-30(g)

The above described property is conveyed subject to certain restrictions as to the use thereof, said restrictions shall extend from August 5, 1998 to December 31, 2009, shall run with the land and be binding upon all persons claiming title by, under or through the original or subsequent owners of parcels of said land and, unless rescinded in all or in part by a majority of the then property owners living within Whitewater Mountain Subdivision, within thirty (30) days after December 31, 2009, and /or subsequent ten (10) year intervals, these restrictions will automatically be renewed for successive periods often ten (10) years.

This instrument prepared by Staton Law P.A.,
a licensed North Carolina attorney. Delinquent taxes,
if any, to be paid by the closing attorney to the County Tax Collector upon disbursement of closing proceedings. (Houser-16891)

FILED FOR REGISTRATION IN THE OFFICE OF THE REGISTER
OF DEEDS FOR POLK COUNTY, NORTH CAROLINA ON THE
14th DAY OF MARCH, 2008 AT 12:04 O'CLOCK P.M.
AND RECORDED IN SAID OFFICE AT 12:04 O'CLOCK P.M.
ON THE DAY OF MARCH 14, 2008 IN PLAT BOOK
PAGE 1973 AND VERIFIED
AND FILED

Andrew Phoenix
REGISTER OF DEEDS

Shades Ford
DEPUTY REGISTER OF DEEDS

I, Steven P. Long, certify that this map was drawn from
an actual survey conducted on the ground, and that the error of
this map is not greater than 1/10,000, that this map was prepared in
accordance with G.S. 47-30 as amended.
Witness my hand and seal this 14th day of March, 2008
P.L.S.



I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE:
G.S. 47-30 (f)(1)(i) This survey creates a subdivision of land within the
area of a county or municipality that has an ordinance that regulates
parcels of land.
P.L.S.

N/F
STATE OF NORTH CAROLINA
DB 204 PG 1221

County of Polk

I, Cathy Park, Register of Polk County,
certify that this map or plat to which this certification
is affixed meets all statutory requirements for
recording.
3/10/08
Cathy Park, Register

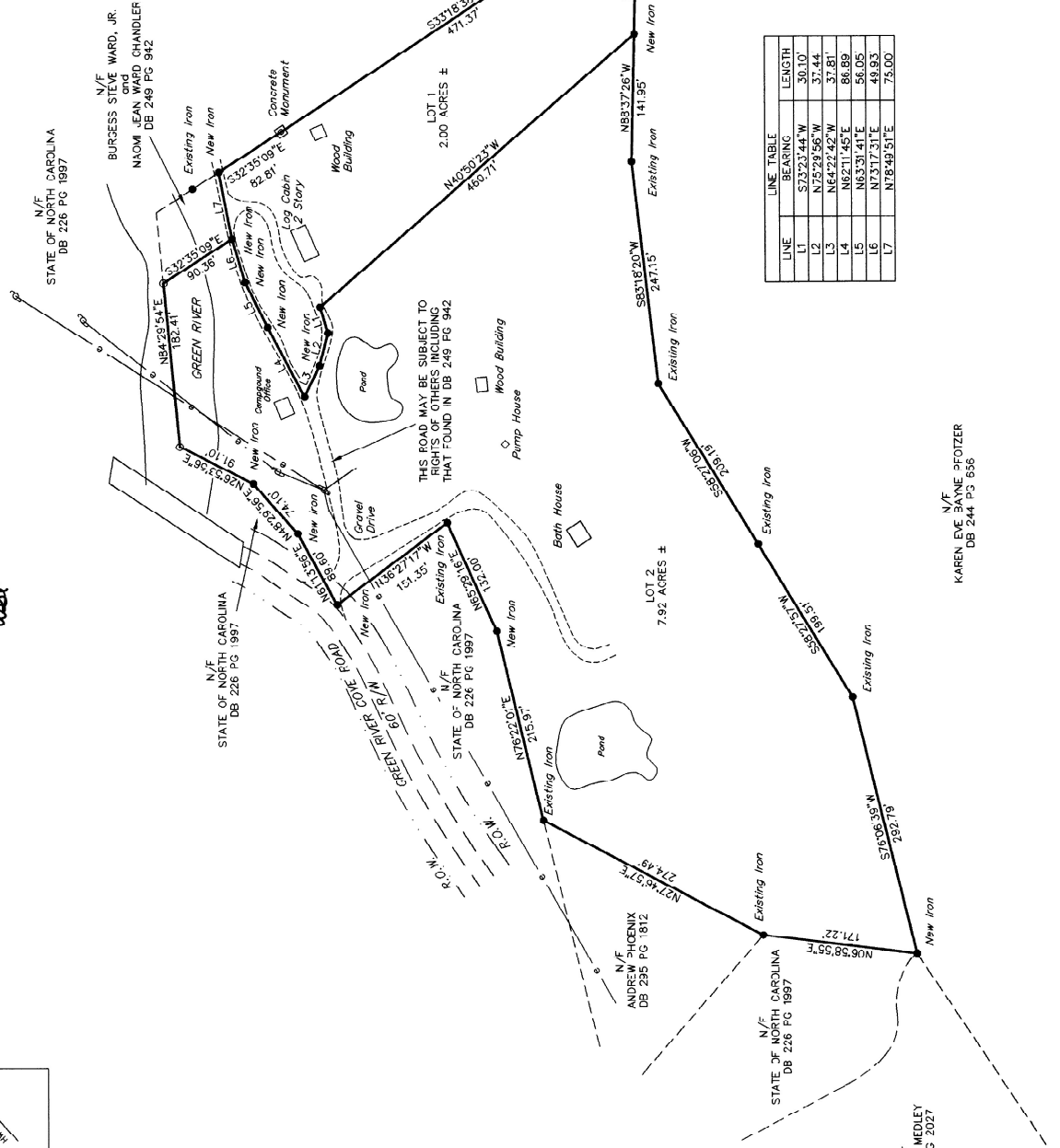
EX-G

SURVEY FOR SIDNEY AND LOYCE SNIDER

DEED BOOK 249 PAGE 944
DEED BOOK 249 PAGE 946
DEED BOOK 249 PAGE 948
SALUDA TOWNSHIP, POLK COUNTY, NC
MAP# 1-1-0008
PROJECT # 07475 MAP# COB-472

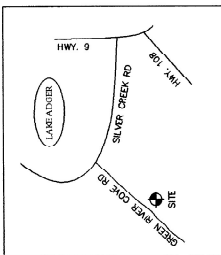
1" = 100'

ED HOLMES & ASSOCIATES LAND SURVEYORS FA
PO BOX 17335
ASHEVILLE NC, 28816
(828) 225-6562



LINE	BEARING	LENGTH
L1	S73°23'44"W	30.10
L2	N75°23'55"W	37.44
L3	N44°22'42"W	37.81
L4	N62°11'45"E	88.89
L5	N53°51'11"E	48.03
L6	N73°31'E	48.03
L7	N78°49'SITE	73.00

N/F
KAREN EVE BAYNE PFOITZER
DB 244 PG 556



PROPERTY CORNER LEGEND	
●	MONUMENTAL
○	POINT
△	NAIL OR RAILROAD SPIKE
□	CONCRETE MONUMENT
⊠	RIGHT OF WAY MONUMENT
●	STONE

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
EXCD: NOTICE: TRF 12/02/2021

EX-H

PAGE 1

Bldg No. 1	Imp Desc: RENTAL COTTAGE	EYB: 91 WILDERNESS COVE TRL	Exempt Code	LAND VALUE	59,400
Grade : CC	CI C GRADE	AYB: 1995	Finished Area: 396.00	MISC VALUE	10,857
# of Units	4 Rms	2 Bedrms	1.0 Bathrms	BLDG VALUE	115,765
			HBaths	TOTAL VALUE	186,022

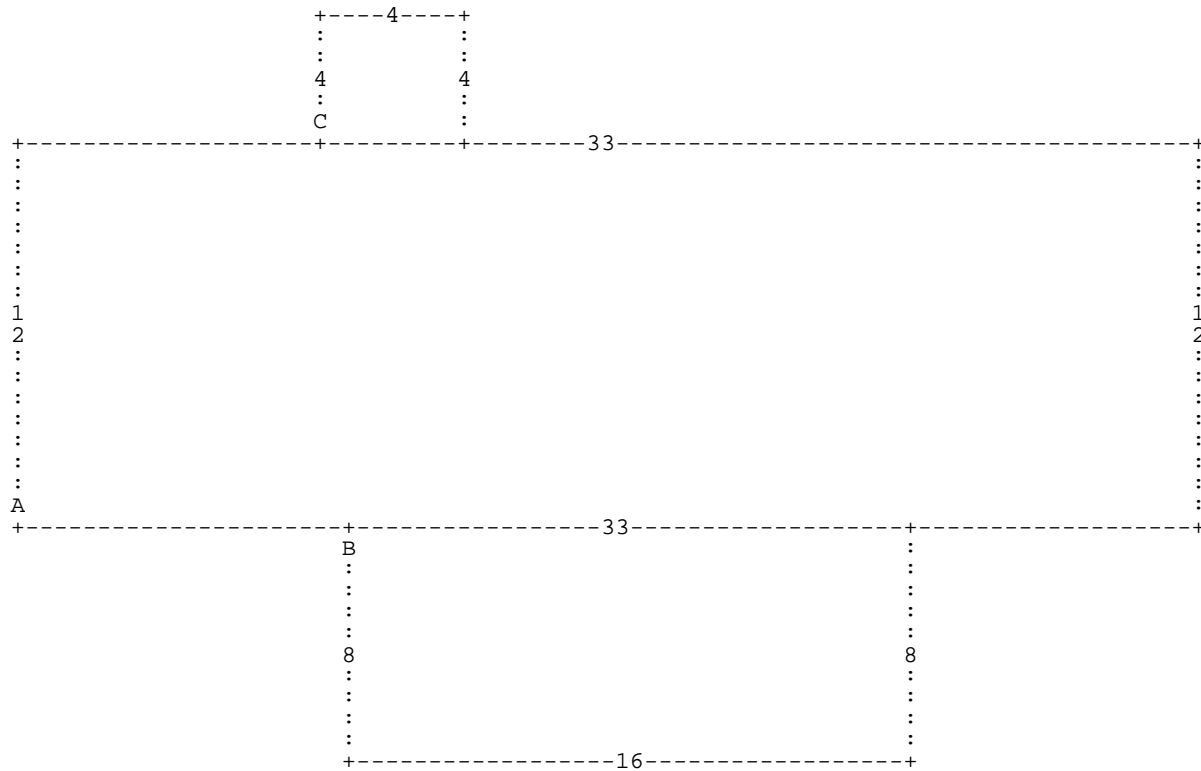
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		128	30.00						3,840
AC 56 PORCH - STOOP	100		16	5.50						88
MA R17 RES-COTTAGE	100		396	90.00	1.00					35,640
- DS EC07 LOG VENEER	100		396	.00						0
- DS EC99 OTHER	100		396	.00						0
- DS FN02 PIER	100		396	3.15-						1,247-
- DS HT03 HEAT TYPE-ELECTRIC	100		396	.00						0
- DS RM02 ENAMELED MT-<1990	100		396	.00						0
- DS RT04 GABLE	100		396	.00						0
- PL 01 1 BATH	100		1	5625.00						5,625

RCN...					100	x				43,945
QUAL..	CC		PCT COMPLETE		100.00	x				43,945
DEPR.. AV					26.00	-		11,425		11,425 T
--ASV...										32,520

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
				465	876	WD	11/24/2021			500,000
	AMOUNT			362	642	SPL	3/14/2008			
	AMOUNT			362	642	WD	3/14/2008			275,000

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
7 019	LEAN TO 7 X 10	70.00	4.00	2000		PR1	80.00	100			45	
11 020	TUBE STORAGE WITH DECK	144.00	10.00	1985		AV1	80.00	100			346	
12 019	LEAN TO 7 X 8	56.00	4.00	2000		PR1	80.00	100			36	
15 183	WELL HOUSE	36.00		1985		FR1	80.00	100				

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
3		AC CAMP	7.920	7,500.00		.00	.00	.00	.00	.00	.00	.00	59,400	



A= MA R17

396.00 RES-COTTAGE

B= AC 50

128.00 PORCH

C= AC 56

16.00 PORCH - STOOP

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
4.00 EXCD: NOTICE: TRF 12/02/2021

PAGE 3

Bldg No. 2
Imp Desc: RENTAL COTTAGE
Grade : CD CI D GRADE
of Units 1 Rms
EYB: 51 WILDERNESS COVE TRL
AYB: 1985 Finished Area: 120.00
Bedrms Bathrms HBaths

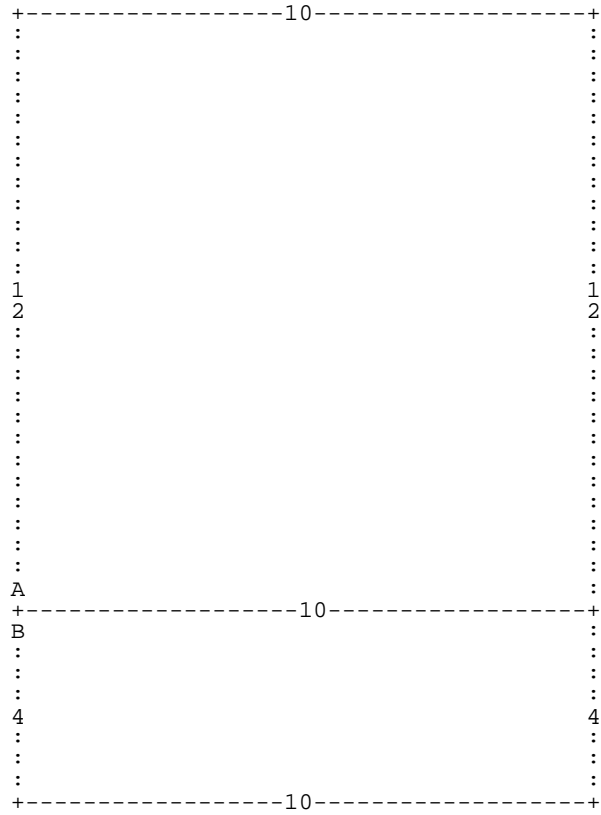
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		40	30.00						1,200
MA R17 RES-COTTAGE	100		120	90.00	1.00					10,800
- DS EC10 SIDING	100		120	.00						0
- DS FN02 PIER	100		120	3.15-						378-
- DS RM02 ENAMELED MT-<1990	100		120	.00						0
- DS RT04 GABLE	100		120	.00						0
RCN...			PCT COMPLETE		100	x				11,622
QUAL..	CD				80.00	x				9,297
DEPR.. AV					36.00	-		3,347		3,347 T
--ASV...										5,950

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
16 014	BATH HOUSE 8 X 14	112.00	44.00	2020		GD	1.80	100			6,533	
17 020	DRESSING AREA 16 X 16	256.00	10.00	2020		GD	1.80	100			3,897	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------

**A=** MA R17

120.00 RES-COTTAGE

B= AC 50

40.00 PORCH

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
EXCD: NOTICE: TRF 12/02/2021

PAGE 5

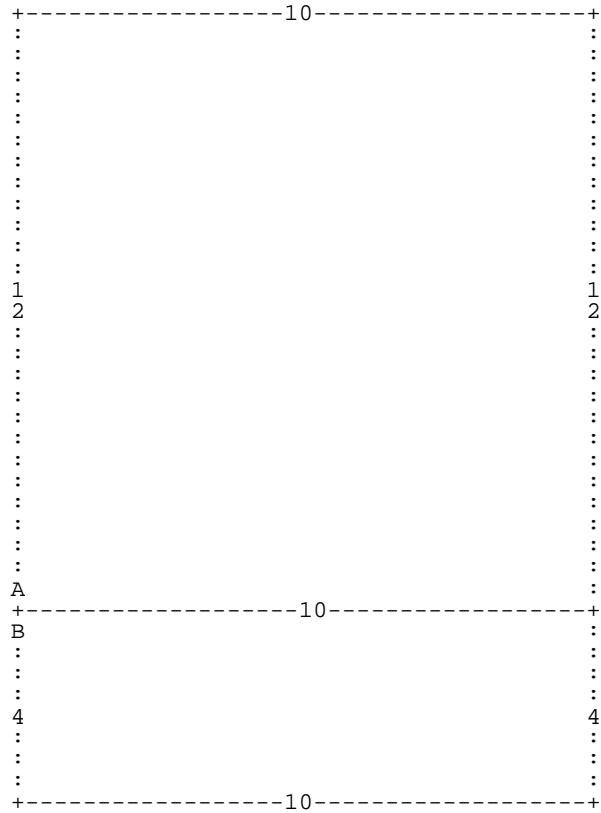
Bldg No. 3			Exempt Code									
Imp Desc: RENTAL COTTAGE			EYB:	51 WILDERNESS COVE TRL								
Grade : CD			CI D GRADE	AYB: 1985	Finished Area:		120.00					
# of Units			1 Rms	Bedrms	Bathrms	HBaths						

TYPE/CODE/DESCRIPTION			PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH			100		40	30.00						1,200
MA R17 RES-COTTAGE			100		120	90.00	1.00					10,800
- DS EC10 SIDING			100		120	.00						0
- DS FN02 PIER			100		120	3.15-						378-
- DS RM02 ENAMELED MT-<1990			100		120	.00						0
- DS RM02 ENAMELED MT-<1990			100		120	.00						0
- DS RT04 GABLE			100		120	.00						0
RCN...				PCT COMPLETE			100	x				11,622
QUAL..			CD				80.00	x				9,297
DEPR.. AV							36.00	-		3,347		3,347 T
--ASV...												5,950

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------



A= MA R17

120.00 RES-COTTAGE

$$B = AC \quad 50$$

40.00 PORCH

WILDERNESS COVE OWNER LLC
 41 WILDERNESS COVE TRL
 7.920 AC TWSP: 007

POLK COUNTY
 YR 2022 **P21-56**
 LOT 2
 PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
 Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
 EXCD: NOTICE: TRF 12/02/2021

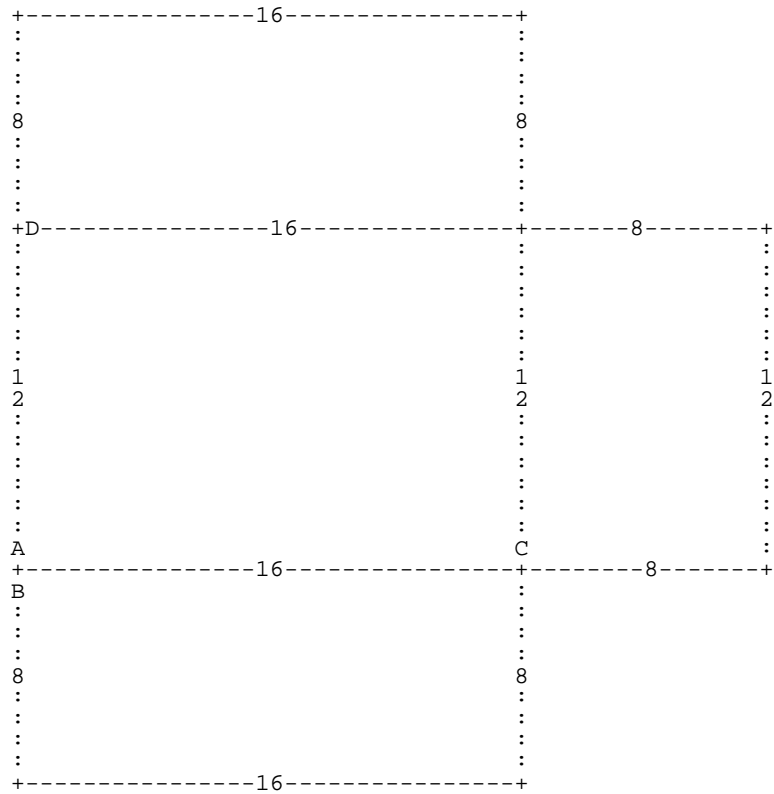
PAGE 7

Bldg No. 4	Imp Desc: CAMPGROUND OFFICE	EYB: 83 WILDERNESS COVE TRL	Exempt Code
Grade : CC	CI C GRADE	AYB: 1985	Finished Area: 192.00
# of Units	Rms	Bedrms	Bathrms
HBaths			
TYPE/CODE/DESCRIPTION	PCT %CMP	UNITS	RATE
AC 50 PORCH	100	128	30.00
AC 60 ROOM - STORAGE	100	128	35.00
AC 76 DECK - TYPICAL	100	96	19.50
MA 008 STG.-OFF.-APT. ETC.	100	192	75.00
- DS FN 06WOOD	100	192	.00
- DS FN02 PIER	100	192	3.15-
- DS RM02 ENAMELED MT-<1990	100	192	.00
RCN...	PCT COMPLETE	100	x
QUAL..	CC	100.00	x
DEPR.. AV		36.00	-
--ASV...			
			8,635
			23,987
			23,987
			8,635 T
			15,352

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
	AMOUNT									
	AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------



A= MA 008	192.00 STG.-OFF.-APT	B= AC 50	128.00 PORCH	C= AC 76	96.00 DECK - TYPICA
D= AC 60	128.00 ROOM - STORA				

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

POLK COUNTY
YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
EXCD: NOTICE: TRF 12/02/2021

PAGE 9

Bldg No. 5	Imp Desc: TUBING OFFICE	EYB: 41 WILDERNESS COVE TRL	Exempt Code
Grade : CC- CI C GRADE MINUS	AYB: 1985	Finished Area:	320.00
# of Units Rms	Bedrms	Bathrms	HBaths

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		128	30.00						3,840
MA 008 STG.-OFF.-APT. ETC.	100		320	75.00	1.00					24,000

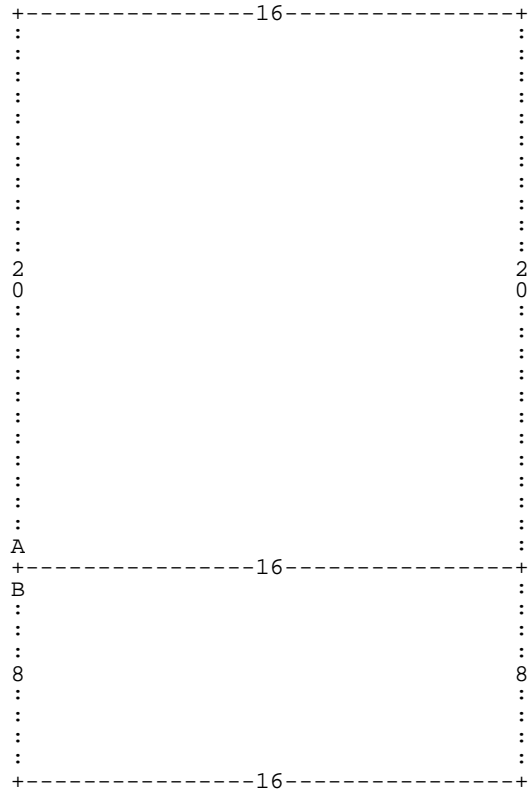
RCN...			PCT COMPLETE		100	x				27,840
QUAL..		CC-			90.00	x				25,056
DEPR.. AV					36.00	-		9,020		9,020 T
--ASV...										16,036

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
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A= MA 008 320.00 STG.-OFF.-APT **B=** AC 50 128.00 PORCH

WILDERNESS COVE OWNER LLC
 41 WILDERNESS COVE TRL
 7.920 AC TWSP: 007

YR 2022 **P21-56**
 LOT 2
 PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
 Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
 EXCD: NOTICE: TRF 12/02/2021

PAGE 11

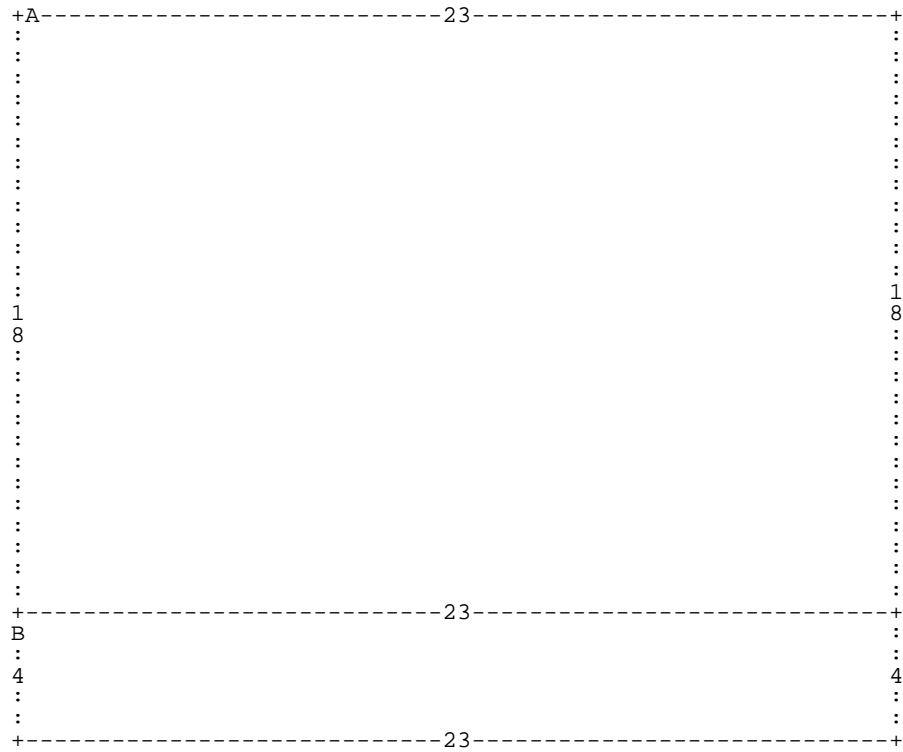
Bldg No. 6	Imp Desc: BATH HOUSE		EYB: 105 WILDERNESS COVE TRL	Exempt Code	
Grade : CD	CI D GRADE		AYB: 1985	Finished Area:	
# of Units	Rms	Bedrms	Bathrms	HBaths	

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		92	30.00						2,760
MS 014 BLD-BATH HOUSE	100		414	44.00	1.00					18,216
<hr/>										
RCN...			PCT COMPLETE		100	x				20,976
QUAL..		CD			80.00	x				16,780
DEPR.. AV					36.00	-		6,041		6,041 T
--ASV...										10,739

PROPERTY NOTES:				PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
				AMOUNT									
				AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------

**A=** MS 014

414.00 BLD-BATH HOUS

B= AC 50

92.00 PORCH

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
EXCD: NOTICE: TRF 12/02/2021

PAGE 13

Bldg No. 13
Imp Desc: COTTAGE 12 X 16
Grade : CD CI D GRADE
of Units 1 Rms 1 Bedrms Bathrms HBaths
EYB: 2019
AYB: 2019
Finished Area: 192.00
Exempt Code

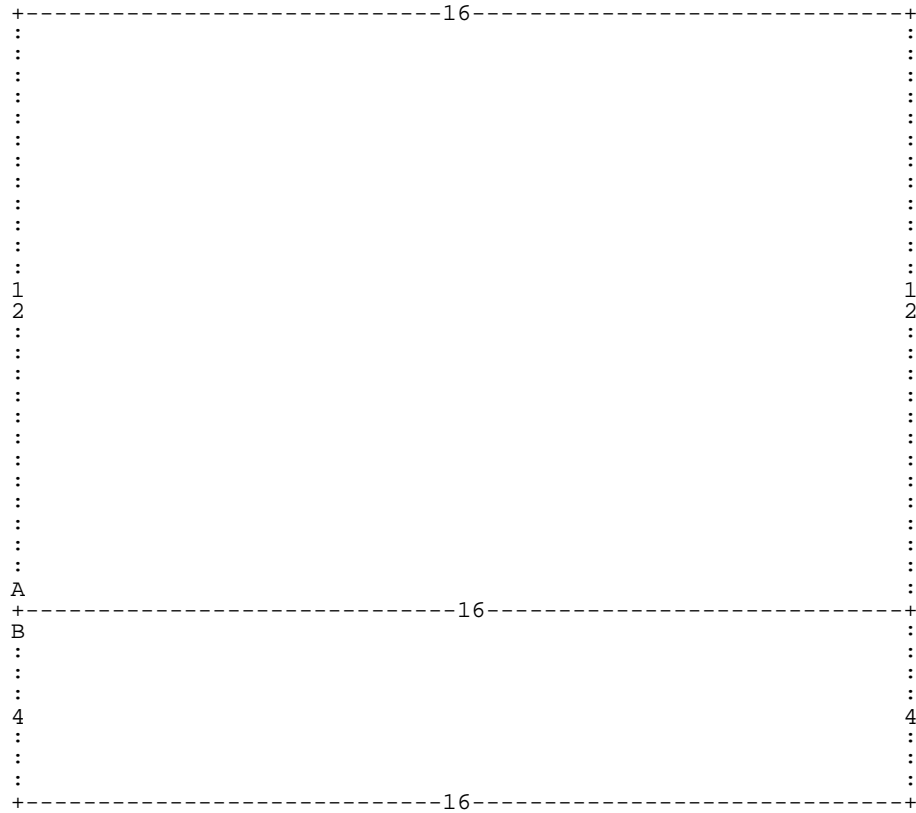
TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		64	30.00						1,920
MA R17 RES-COTTAGE	100		192	90.00	1.00					17,280
- DS EC06 HARDBOARD	100		192	.00						0
- DS FN02 PIER	100		192	3.15-						604-
- DS RM02 ENAMELED MT-<1990	100		192	.00						0
- DS RT01 FLAT SHED TYPE	100		192	.00						0
RCN...			PCT COMPLETE		100	x				18,595
QUAL..	CD				80.00	x				14,876
DEPR.. GD					1.80	-		267		267 T
--ASV...										14,609

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------

**A=** MA R17

192.00 RES-COTTAGE

B= AC 50

64.00 PORCH

WILDERNESS COVE OWNER LLC
41 WILDERNESS COVE TRL
7.920 AC TWSP: 007

YR 2022 **P21-56**
LOT 2
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 4/25/2019
EXCD: NOTICE: TRF 12/02/2021

PAGE 15

Bldg No. 14
Imp Desc: COTTAGE 12 X 16
Grade : CD CI D GRADE
of Units 1 Rms 1 Bedrms Bathrms HBaths
EYB: 2019
AYB: 2019
Finished Area: 192.00
Exempt Code

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		64	30.00						1,920
MA R17 RES-COTTAGE	100		192	90.00	1.00					17,280
- DS EC06 HARDBOARD	100		192	.00						0
- DS FN02 PIER	100		192	3.15-						604-
- DS RM02 ENAMELED MT-<1990	100		192	.00						0
- DS RT01 FLAT SHED TYPE	100		192	.00						0
RCN...					100	x				18,595
QUAL..		CD			80.00	x				14,876
DEPR.. GD					1.80	-		267		267 T
--ASV...										14,609

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
AMOUNT									
AMOUNT									

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
							.00					
							.00					
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
---	------	-----------	----------	-----------	------	------	------	------	------	------	------	-----	-----	-------

WILDERNESS COVE OWNER LLC
1151 SR
PHASE1, SECT2, LOT#70
.930 AC TWSP: 007

YR 2022 **P21-40**
WHITEWATER MTN SUB
PIN:
DISTRICT: 7 SALUDA TOWNSHIP

POLK COUNTY

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg
EXCD: NOTICE: TRF 12/02/2021
PAGE 1
APPR: RV6 APPR DT: 6/25/2019

EX-I

Bldg No.					Exempt Code		LAND VALUE	34,875
Imp Desc:		EYB:					MISC VALUE	0
Grade :		AYB:		Finished Area:			BLDG VALUE	0
# of Units	Rms	Bedrms	Bathrms	HBaths			TOTAL VALUE	34,875

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
------------------------------	------------	-------------	--------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------

PROPERTY NOTES:	PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES PRICE
	465			465	879	WD	11/24/2021	A	862,500
	AMOUNT			411	1896	WD	3/13/2015		30,000
	AMOUNT			219	1861		12/31/1997	#	

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT

#	ZONE	TYPE/CODE	LAND QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC BS	.930	37,500.00		.00	.00	.00	.00	.00	.00	.00	34,875	

WILDERNESS COVE OWNER LLC
63 WILDERNESS COVE TRL
2.000 AC TWSP: 007

POLK COUNTY
YR 2022 **P21-57**
LOT 1
PIN:
DISTRICT: 7 SALUDA TOWNSHIP SWF

ACCOUNT#: 50990
NBHD: 0W19 WHITE WATER MOUNTAIN
Plat Bk/Pg E 1973 APPR: RV6 APPR DT: 6/25/2019
EXCD: NOTICE: TRF 12/02/2021

EX-J

PAGE 1

Bldg No.	1	Exempt Code		LAND VALUE	24,000	
Imp Desc:	R01 SINGLE FAMILY	EYB: 1990	63 WILDERNESS COVE TRL	MISC VALUE	4,144	
Grade :	C RESID C GRADE	AYB: 1984	Finished Area:	1,754.00	BLDG VALUE	143,347
# of Units	4 Rms	2 Bedrms	2.0 Bathrms	HBaths	TOTAL VALUE	171,491

TYPE/CODE/DESCRIPTION	PCT	%CMP	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	COST
AC 50 PORCH	100		144	30.00						4,320
AC 70 LIVING AR-UPPER FIN	100		484	90.00			80.00			34,848
AC 76 DECK - TYPICAL	100		330	19.50						6,435
MA R01 RES-SINGLE FAMILY	100		1270	112.00	1.00		100.00			142,240
- AR 01 CENTRAL AIR	100		1270	.00						0
- AR 02 CENTRAL HEAT	100		1270	.00						0
- DS EC10 SIDING	100		1270	.00						0
- DS FN 07REINFORCED CONCRETE	100		1270	.00						0
- DS RM01 ASPHALT SHINGLE	100		1270	.00						0
- DS RT04 GABLE	100		1270	.00						0
- PL 01 1 BATH	100		2	5625.00						11,250

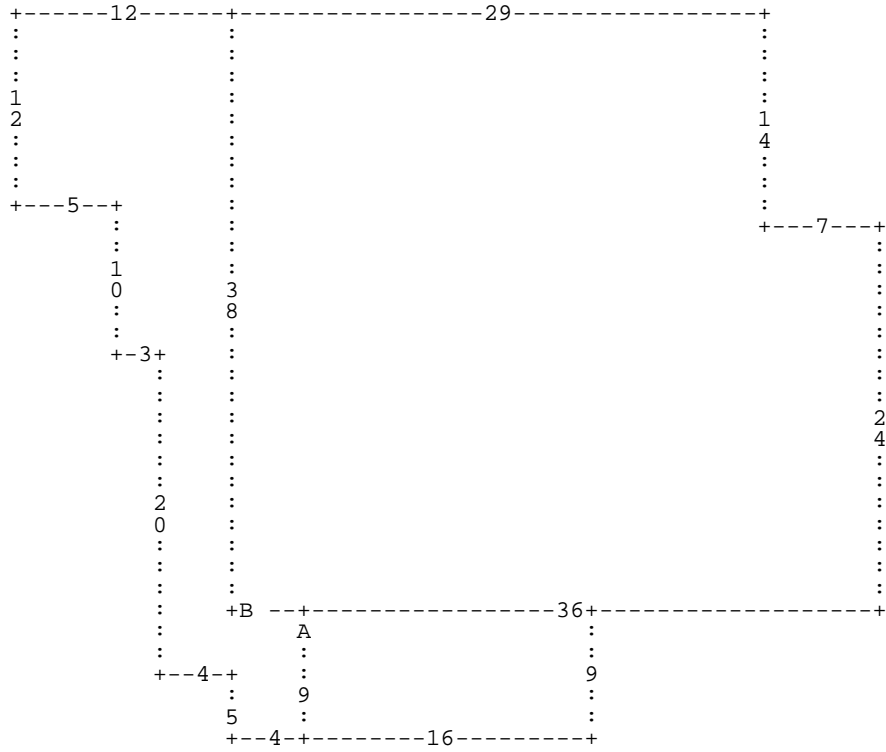
RCN...	PCT COMPLETE	100	x	199,093
QUAL...		100.00	x	199,093
DEPR.. AVC		28.00	-	55,746
--ASV...				55,746 T
				143,347

PROPERTY NOTES:

PERMIT NO	TYPE	DATE	BOOK	PAGE	DT	DATE	QS	SALES	PRICE
			465	879	WD	11/24/2021	A		862,500
AMOUNT			364	756	WD	4/22/2008	D		77,000
AMOUNT			362	642	SPL	3/14/2008			

MISC CODE	DESC	UNITS	RATE	AYB	EYB	DT	PCT	%CMP	ADD.DEPR	PCT	VALUE	EXMPT
2 022	POLE SHED 15 X 15	225.00	11.00	2010	2010	AV1	29.00	100			1,758	
4 030	METAL BUILDING 12 X 20	240.00	14.00	2010	2010	AV1	29.00	100			2,386	
							.00					
							.00					

#	ZONE	TYPE/CODE	LAND	QTY	LAND RATE	DPTH	DPT%	TOP%	LOC%	SIZ%	SHP%	OTH%	ADJ	FMV	EXMPT
1		AC RES		1.000	7,500.00		.00	.00	.00	.00	.00	.00	.00	7,500	
2		AC BS2		1.000	16,500.00		.00	.00	.00	.00	.00	.00	.00	16,500	



= MA R01

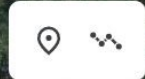
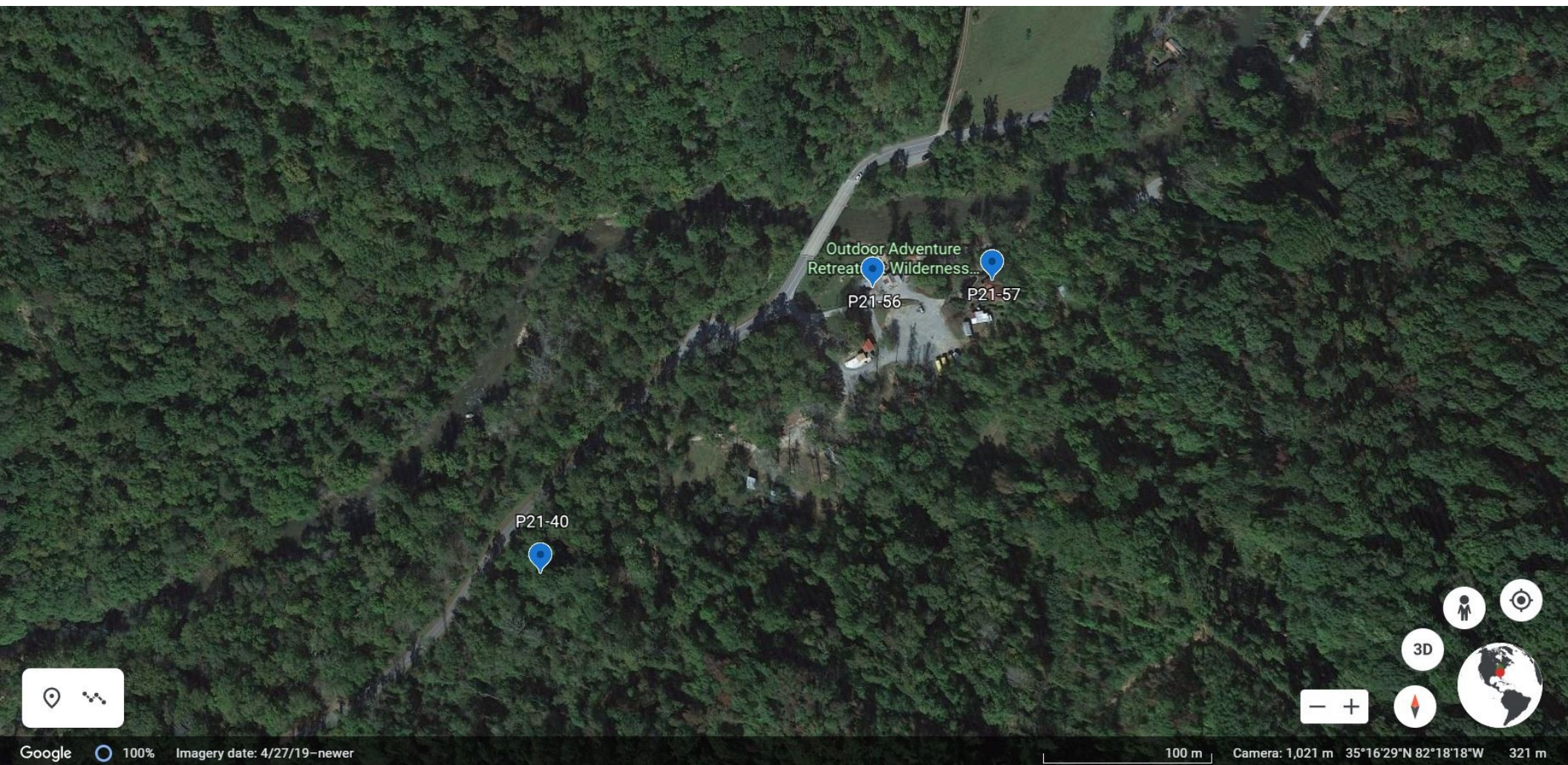
1,270.00 RES-SINGLE FA

A= AC 50

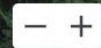
144.00 PORCH

B= AC 76

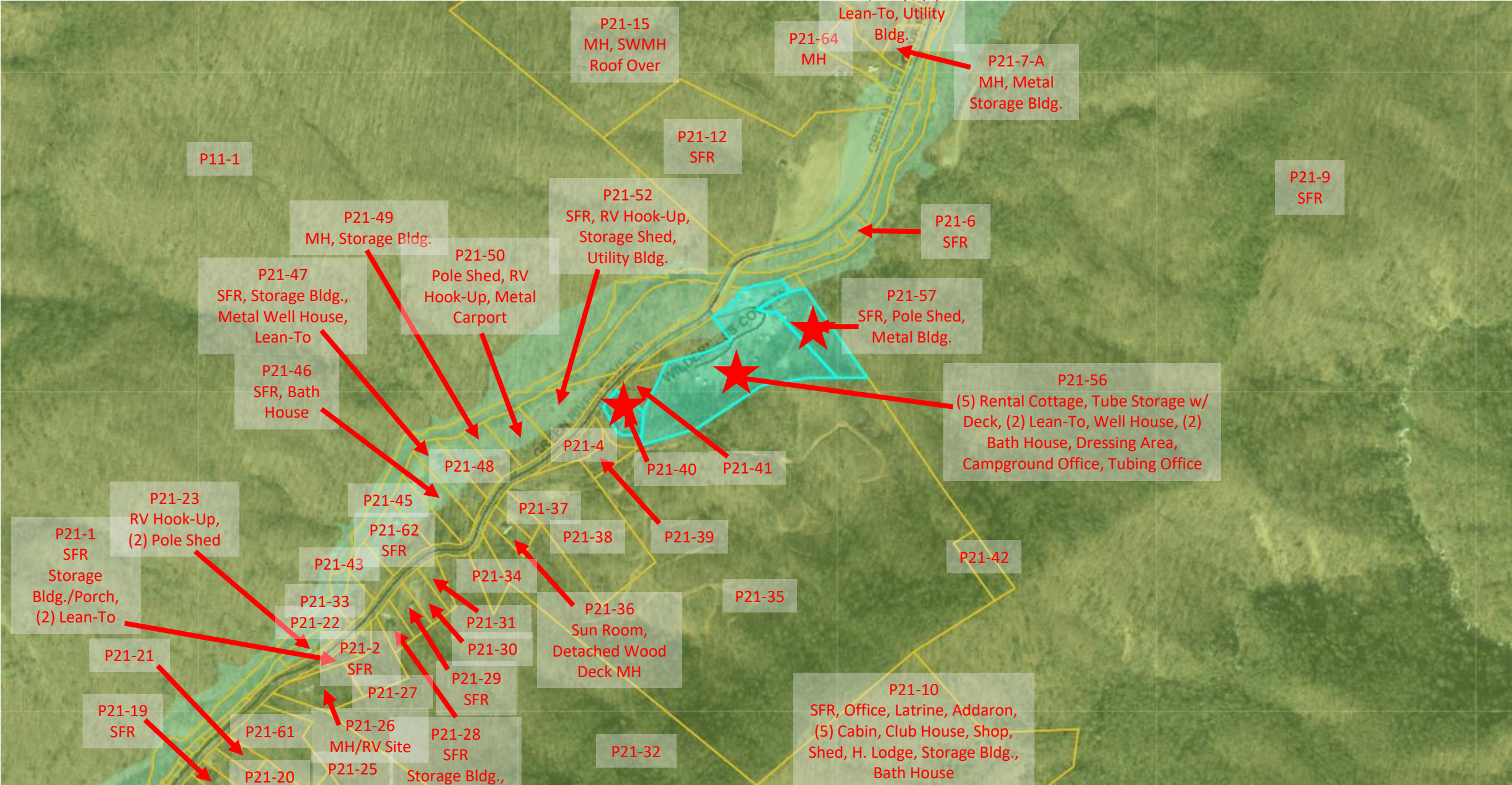
330.00 DECK - TYPICA

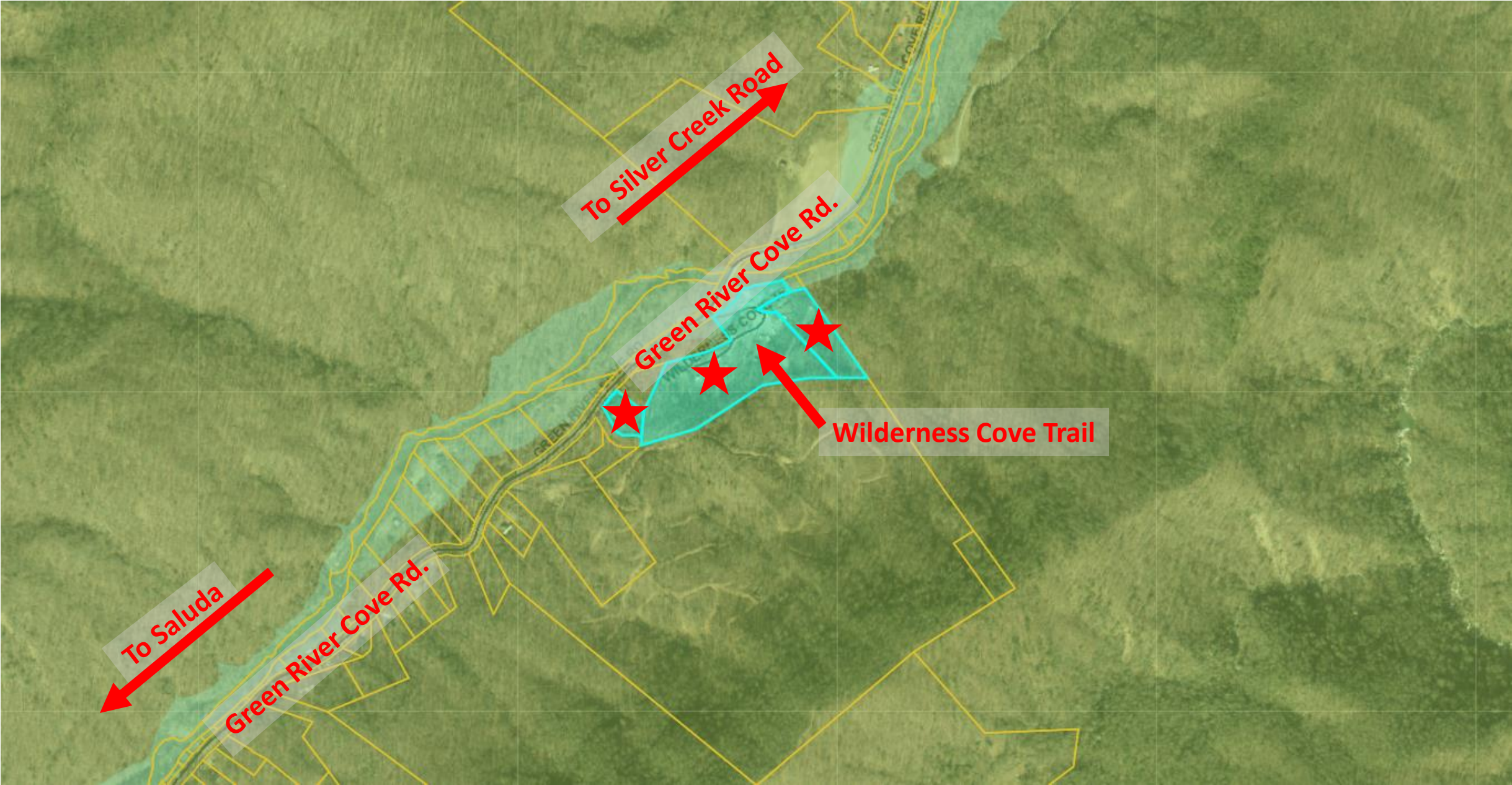


Google 100% Imagery date: 4/27/19—newer

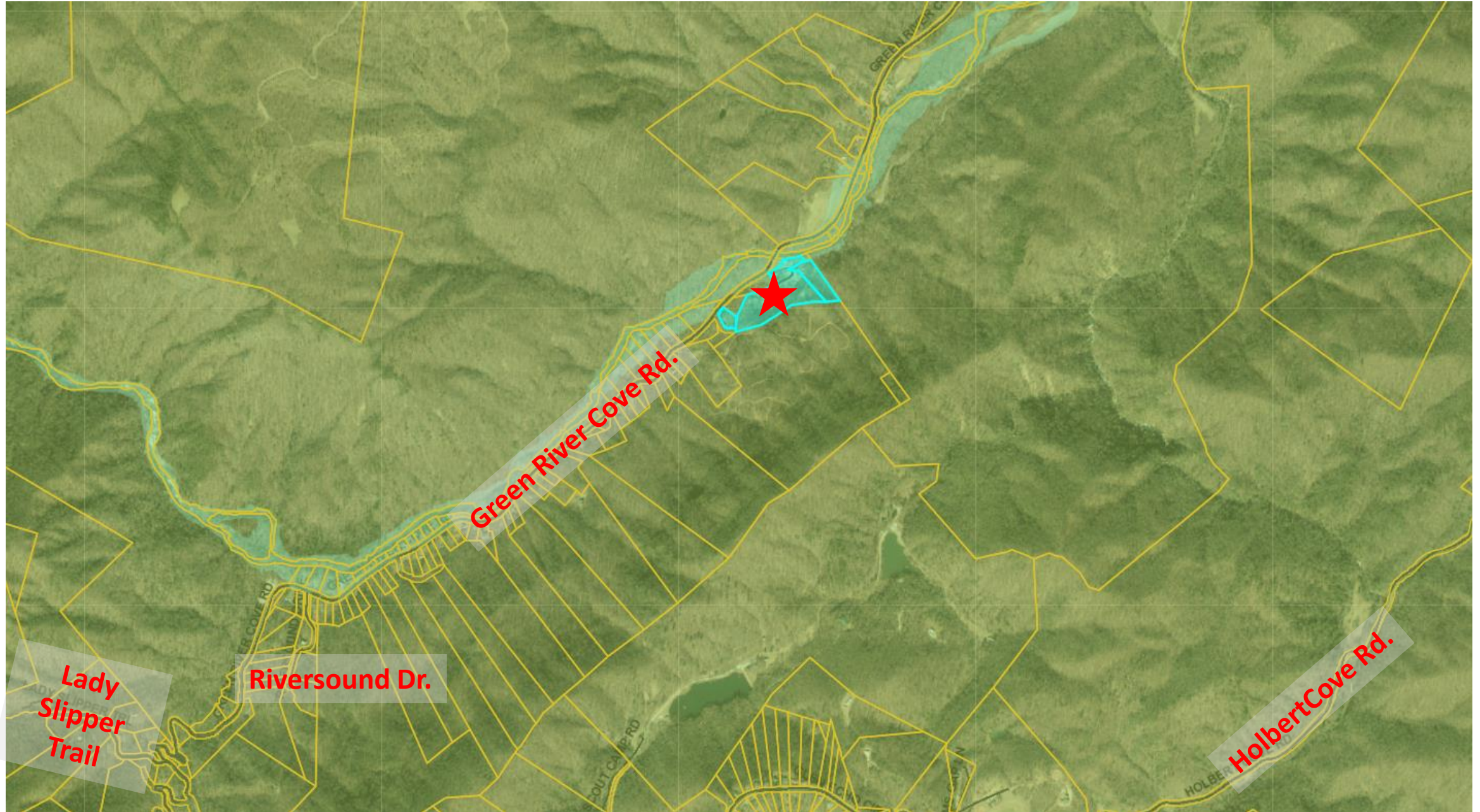


100 m Camera: 1,021 m 35°16'29"N 82°18'18"W 321 m

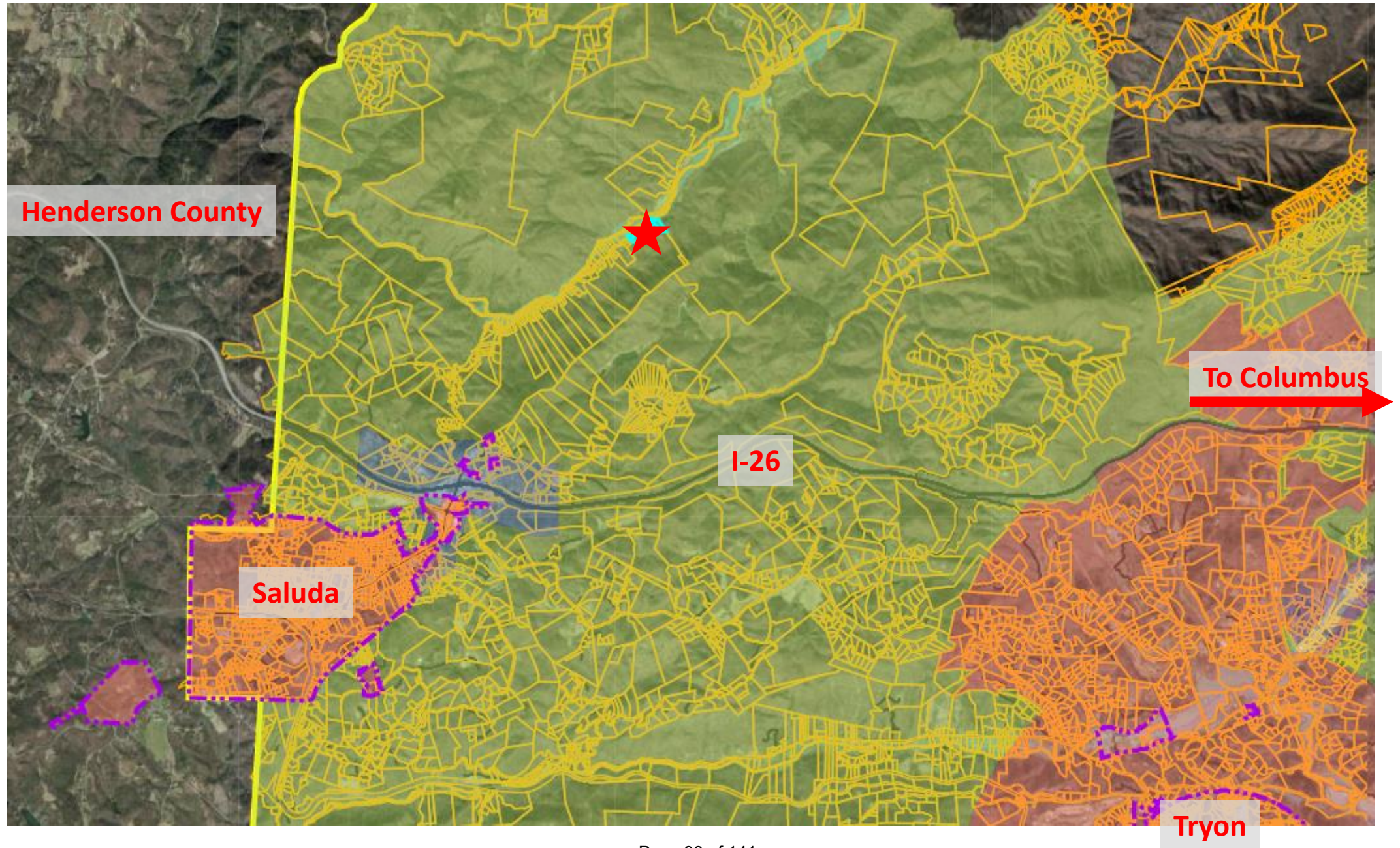


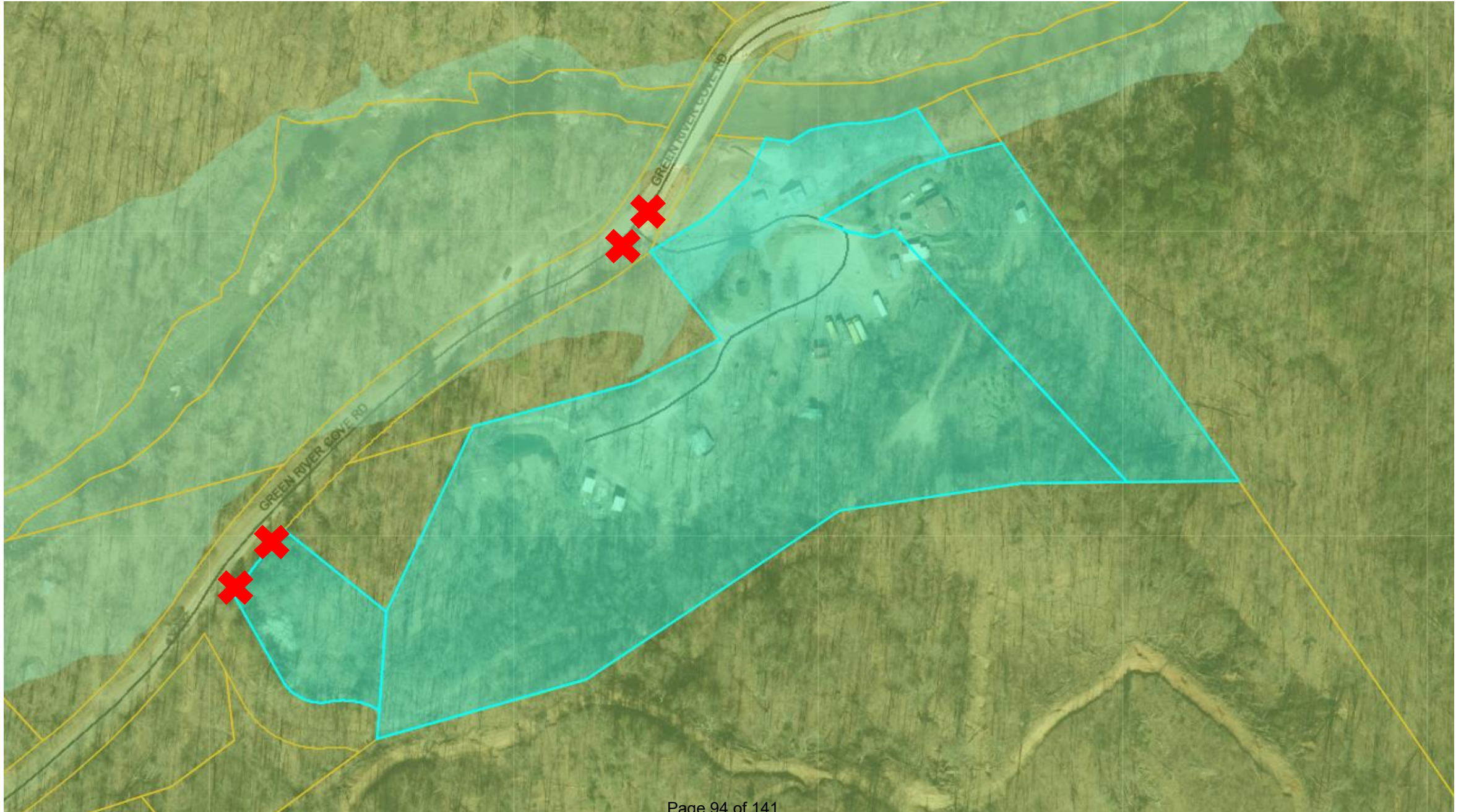


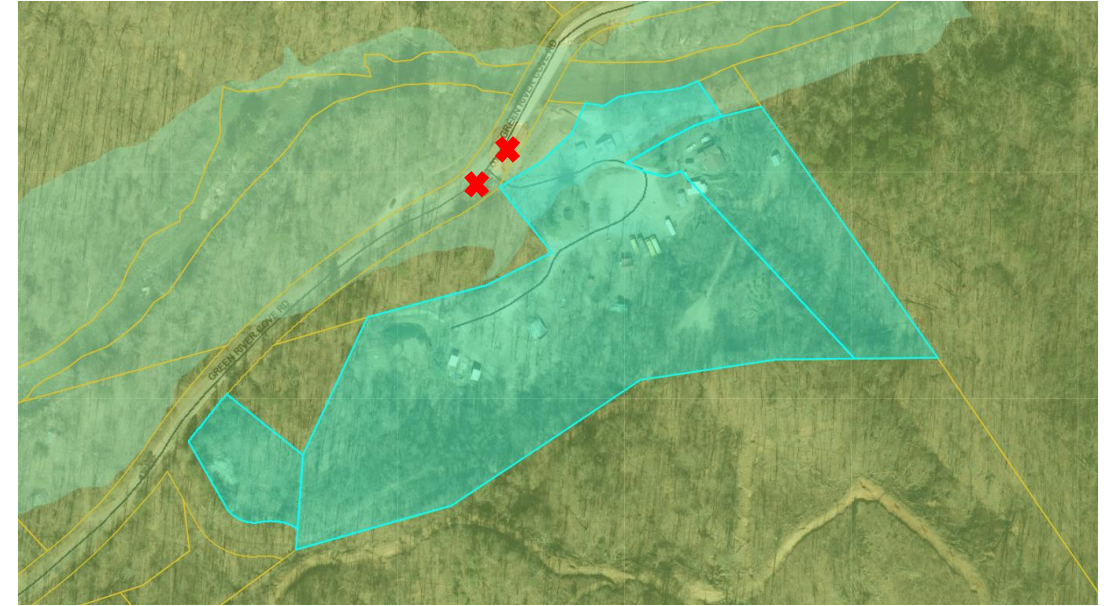
Surrounding Area / All Multiple Use Zoning



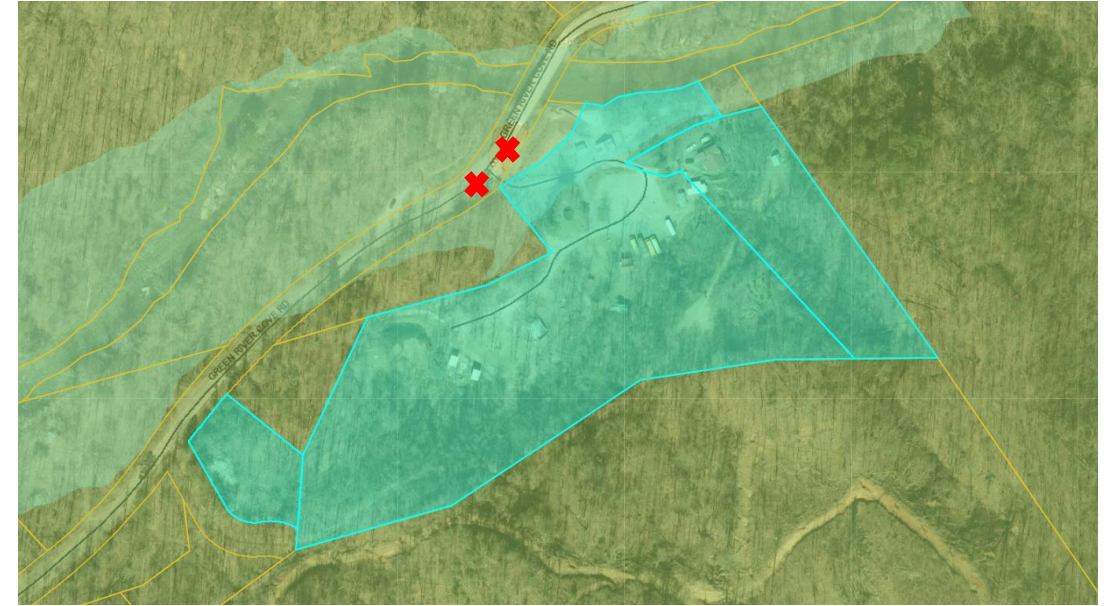
Surrounding Area (Zoomed Out)



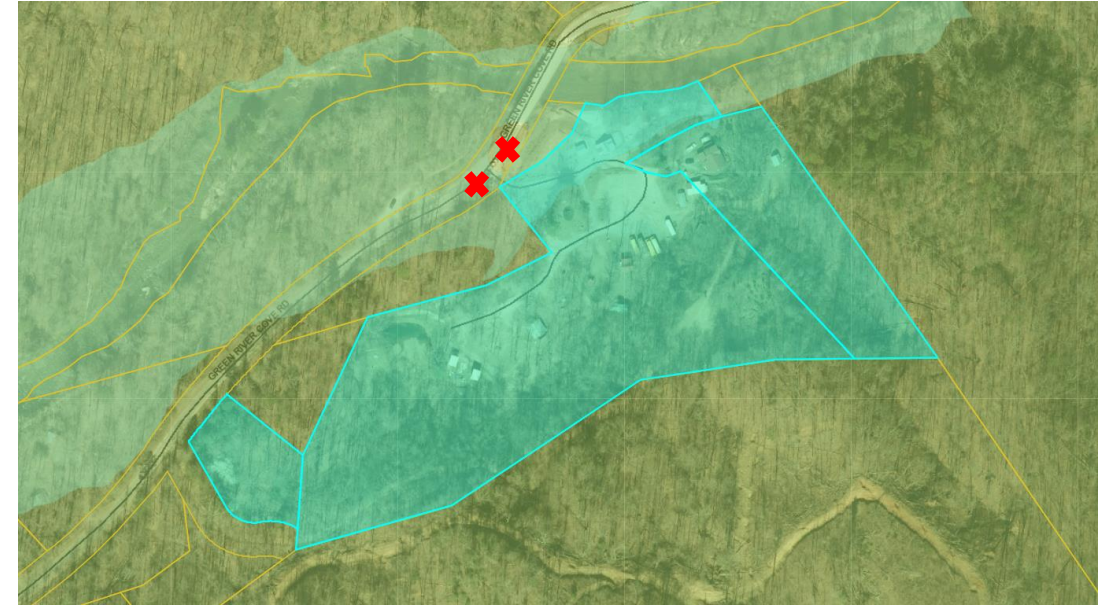




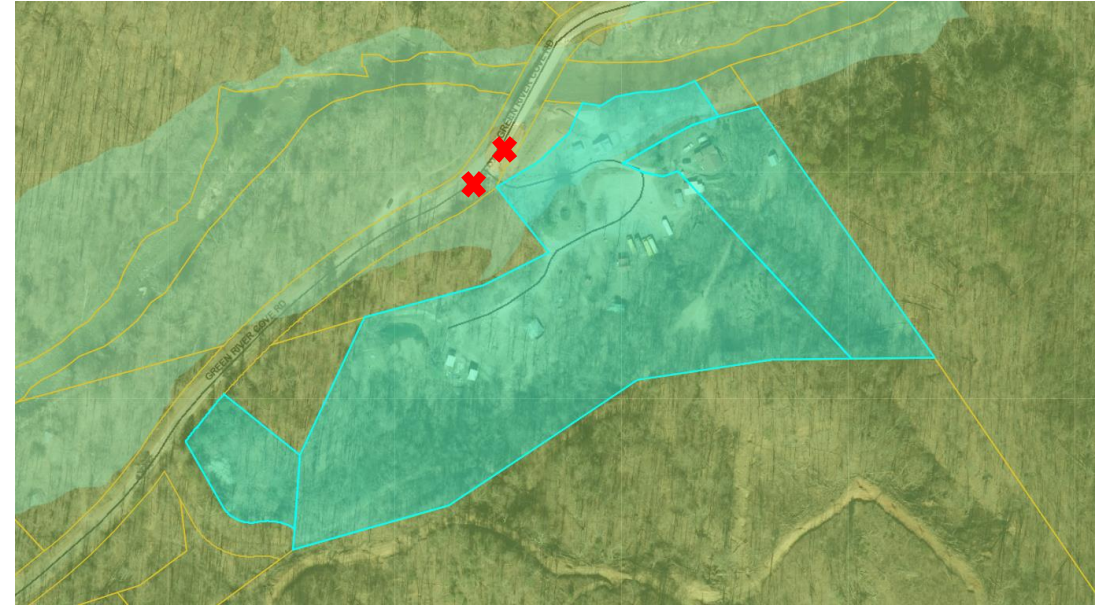
Standing at existing entrance to Wilderness Cove,
looking at sign posting on north of entrance / toward
Silver Creek Road.



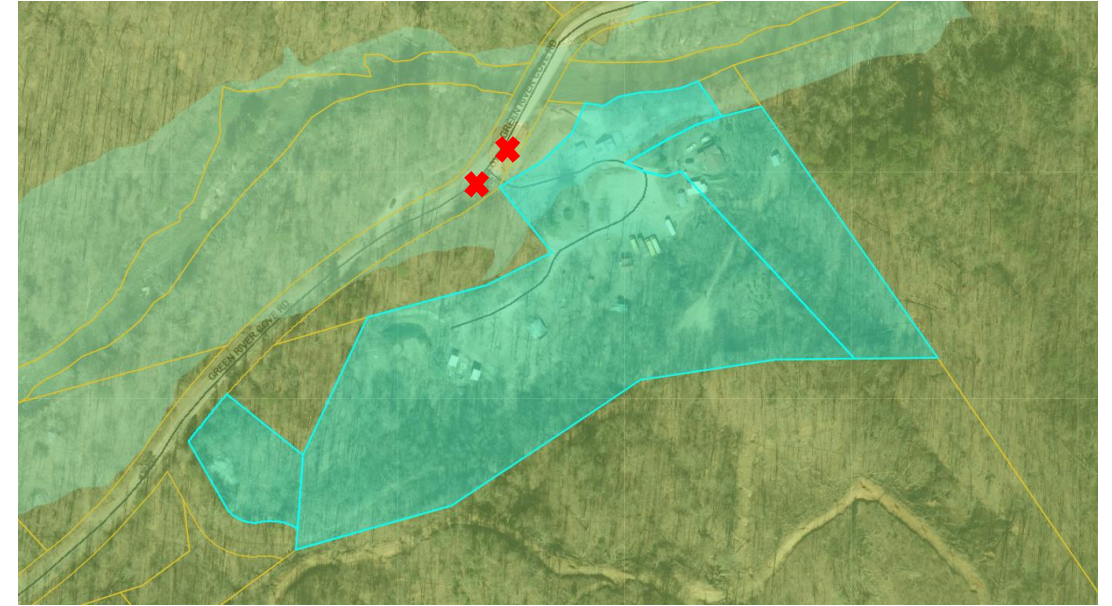
Standing at existing entrance to Wilderness Cove,
looking at sign posting on north of entrance.



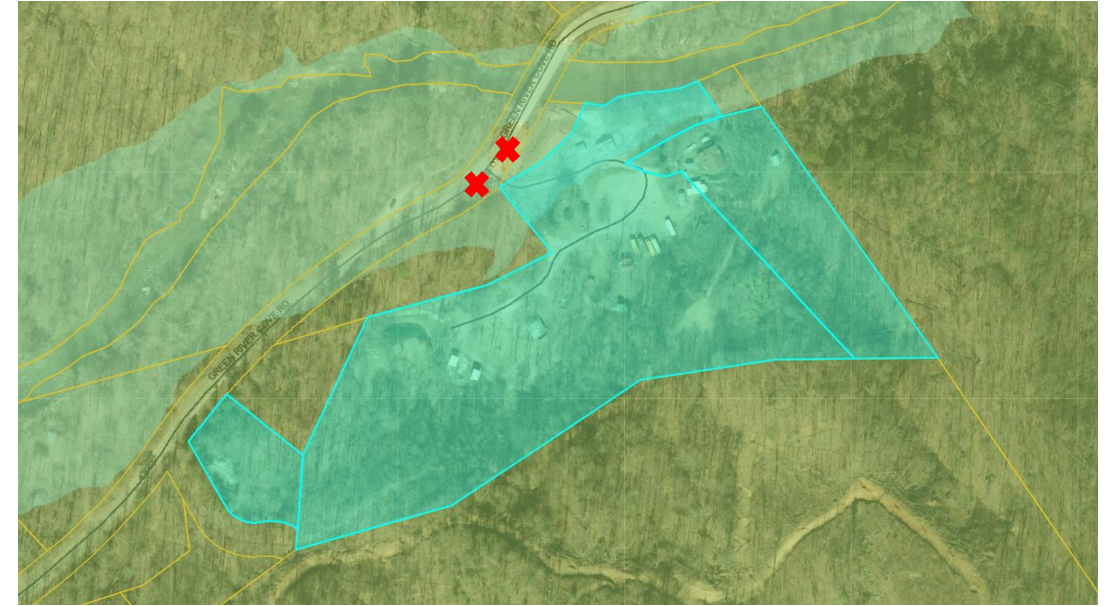
Standing at existing entrance to Wilderness Cove,
looking at sign posting on north of entrance.



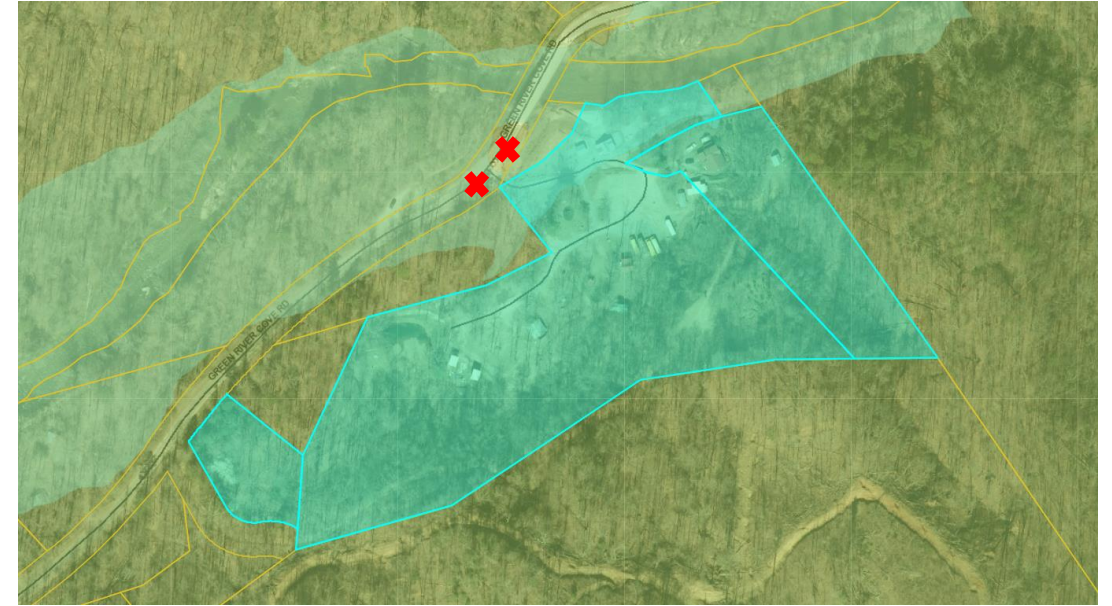
Standing at existing entrance to Wilderness Cove,
looking onto site.



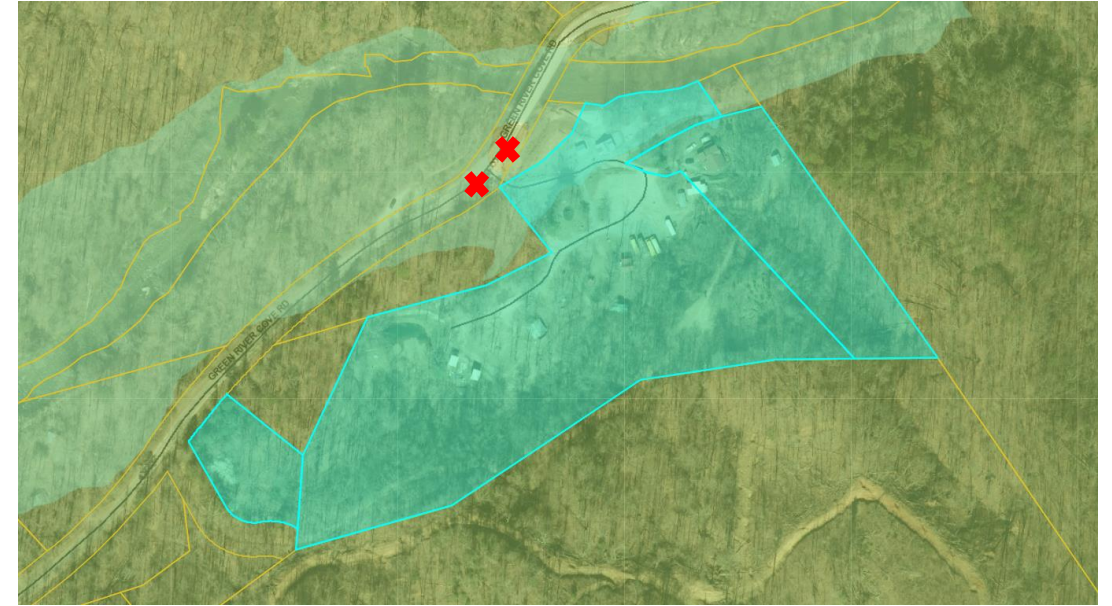
Standing at existing entrance to Wilderness Cove,
looking onto site.



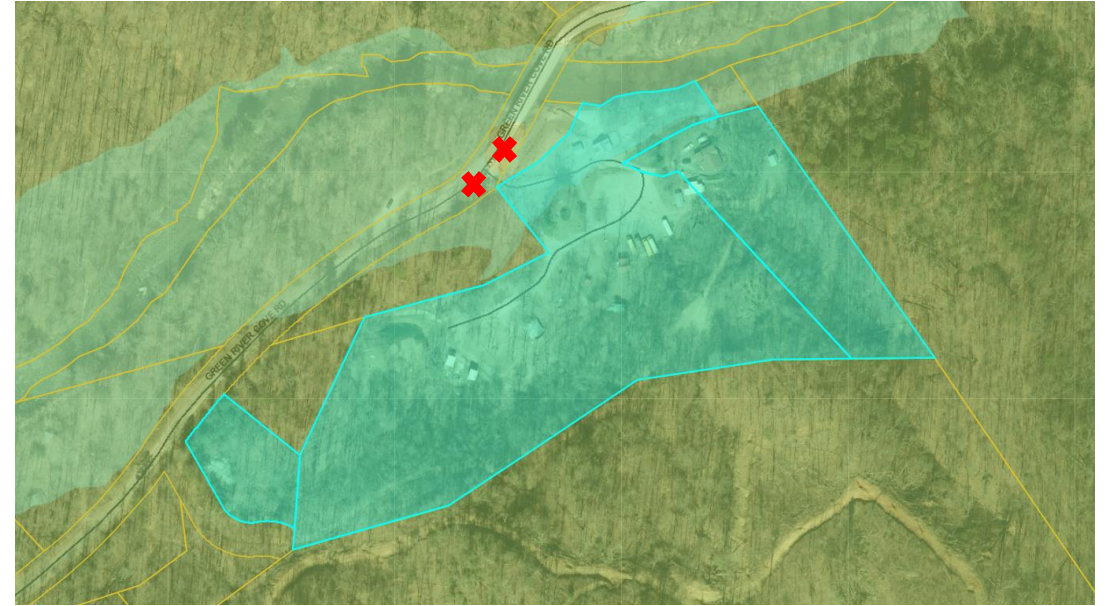
Standing at existing entrance to Wilderness Cove,
looking onto site.



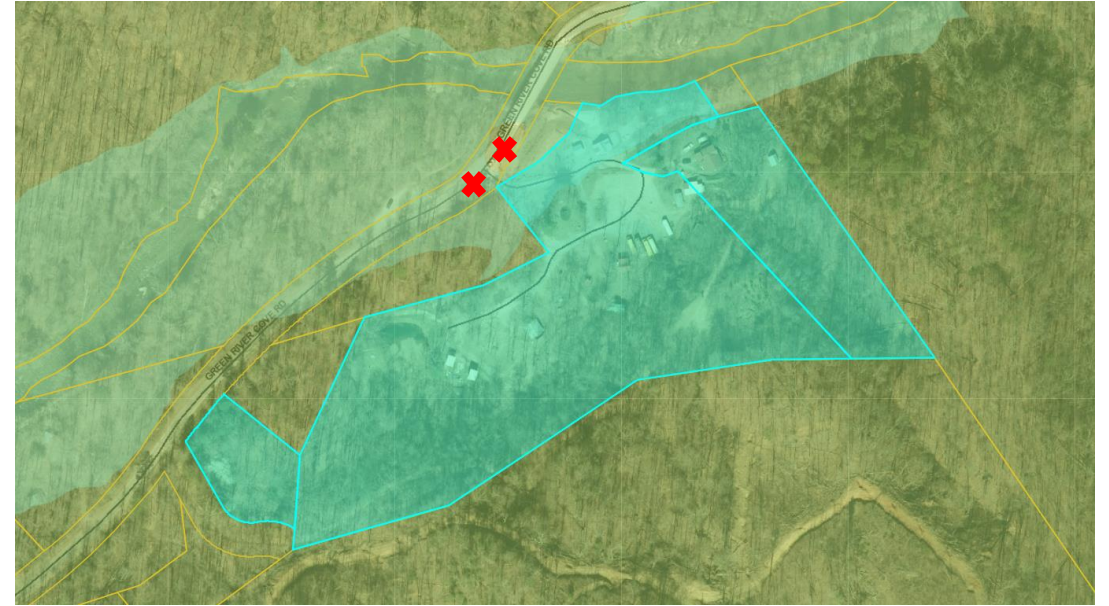
Standing at existing entrance to Wilderness Cove,
looking onto site.



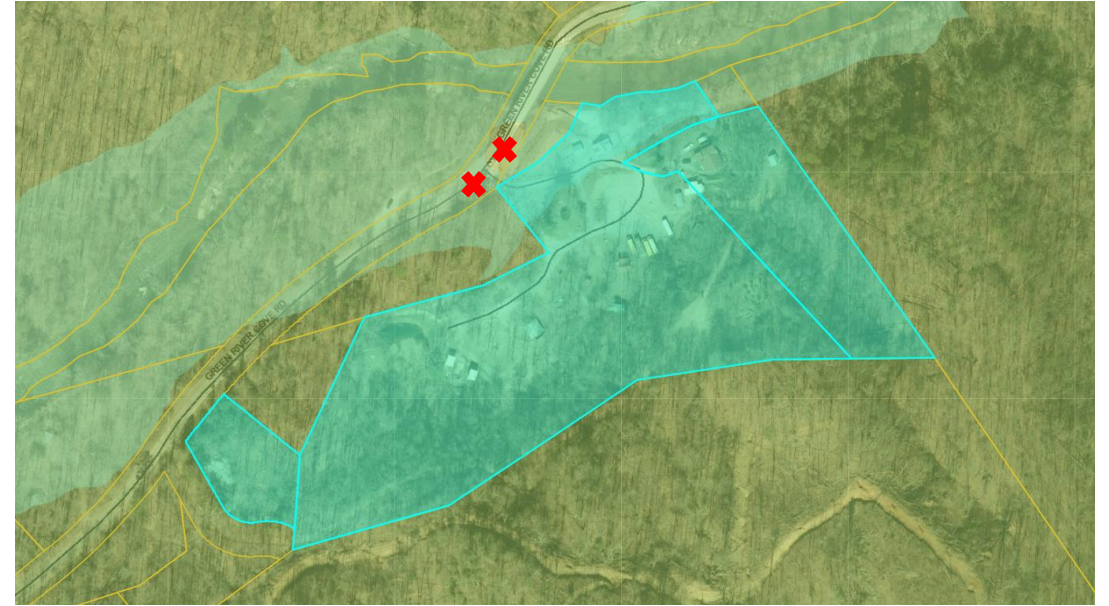
Standing at existing entrance to Wilderness Cove,
looking at sign posting on south of entrance / toward
Saluda.



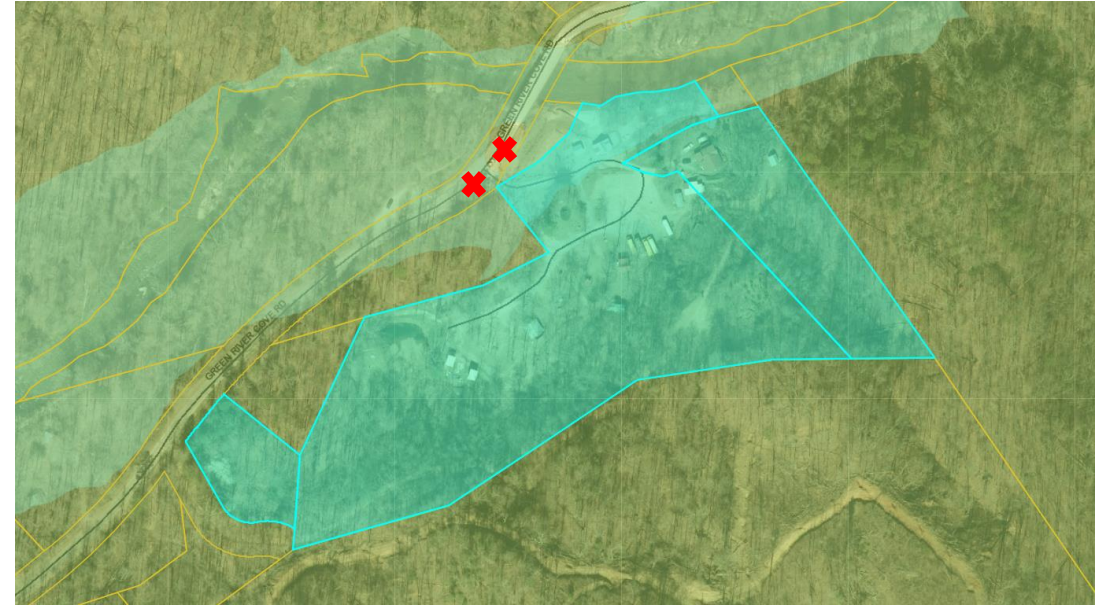
Standing at existing entrance to Wilderness Cove,
looking at sign posting on south of entrance / toward
Saluda.



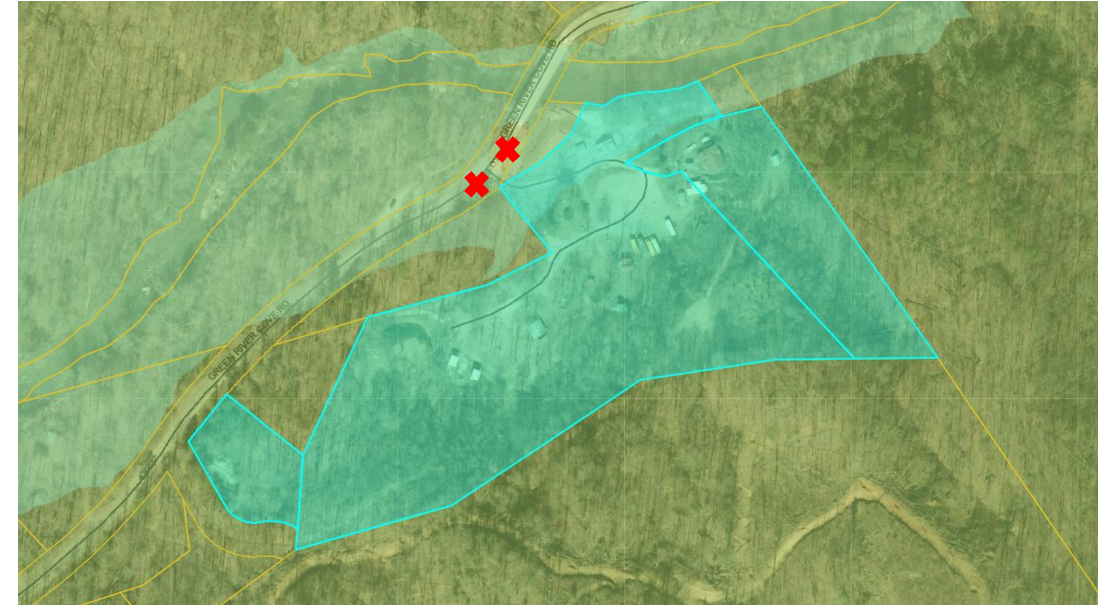
Standing at existing entrance to Wilderness Cove,
looking across road / toward Saluda.



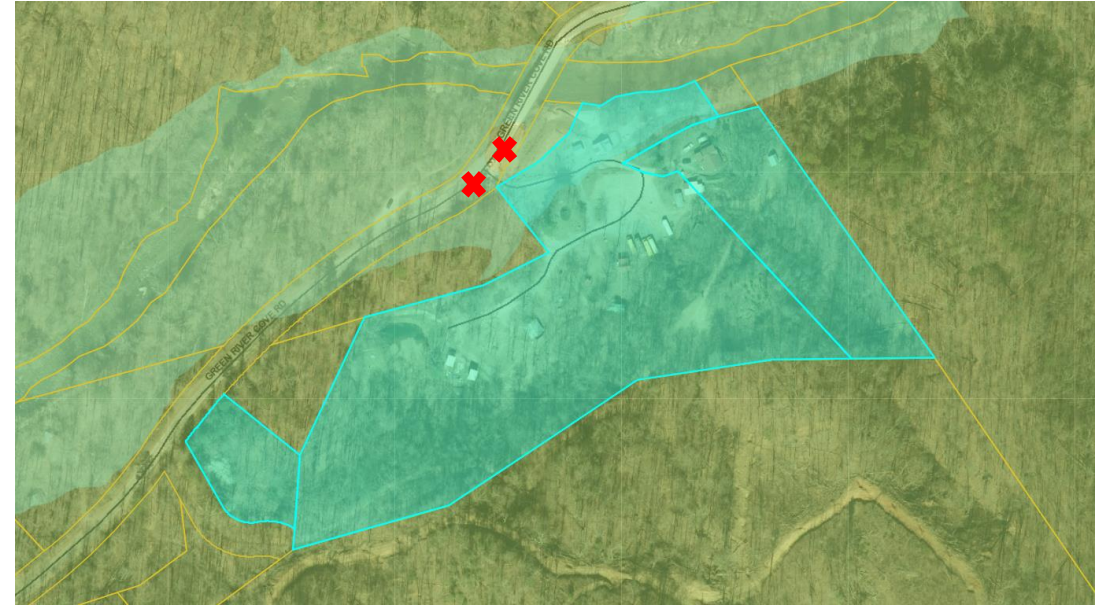
Standing at existing entrance to Wilderness Cove,
looking across road / toward Green River.



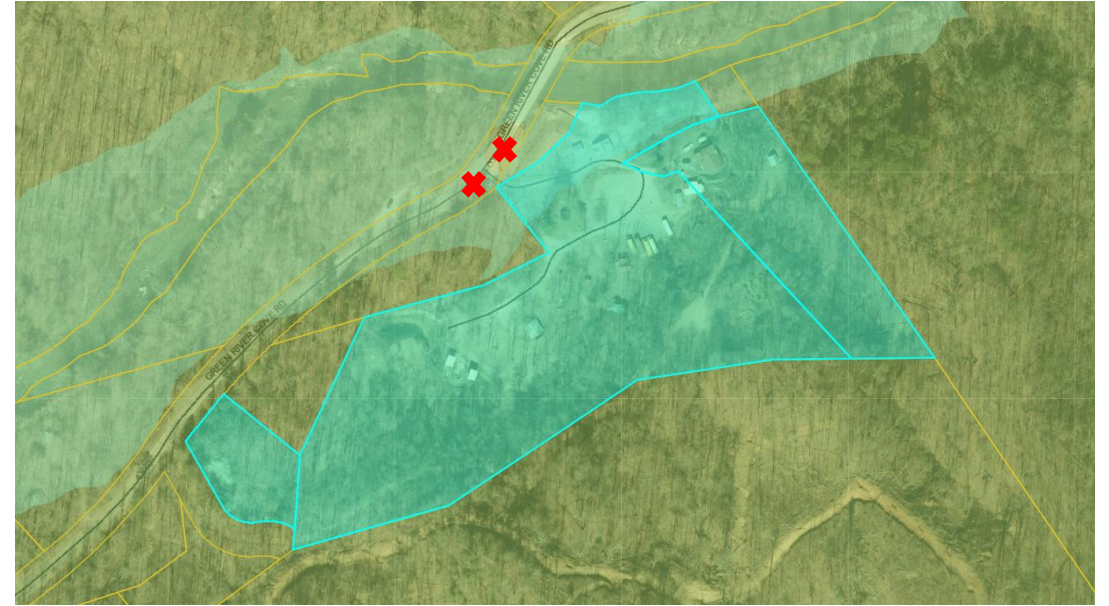
Standing at existing entrance to Wilderness Cove,
looking across road / toward Green River.



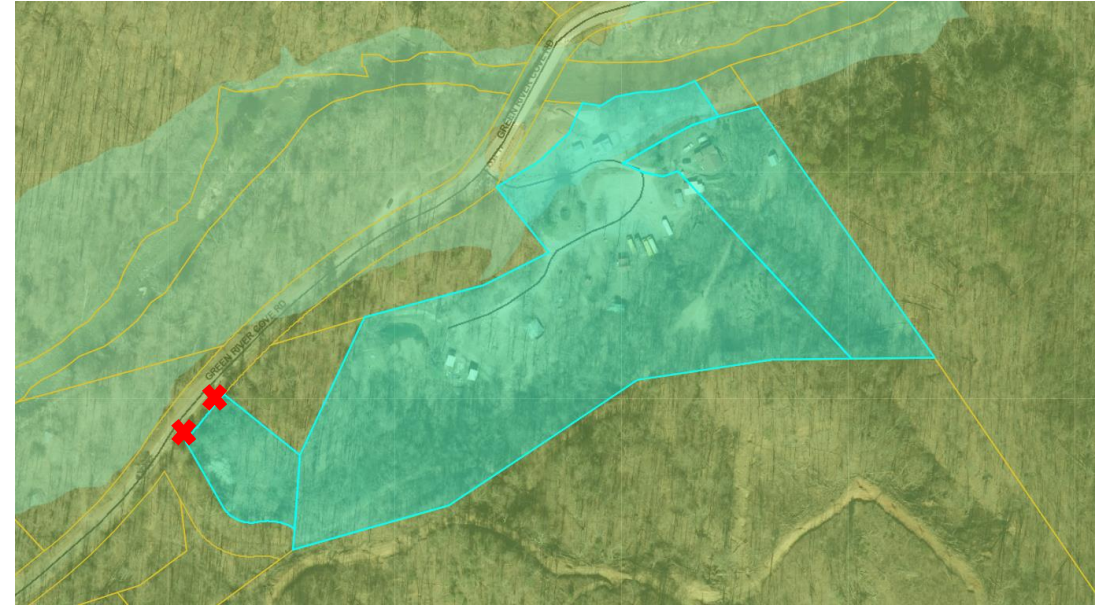
Standing at existing entrance to Wilderness Cove,
looking across road / toward Green River.



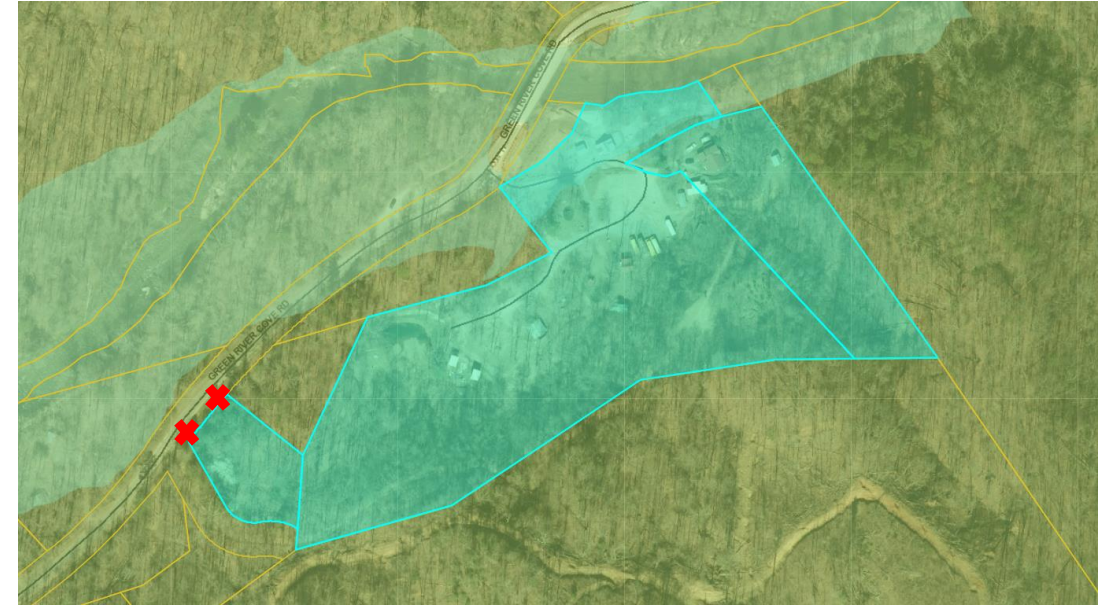
Standing at existing entrance to Wilderness Cove,
looking across road / toward bridge over Green River.



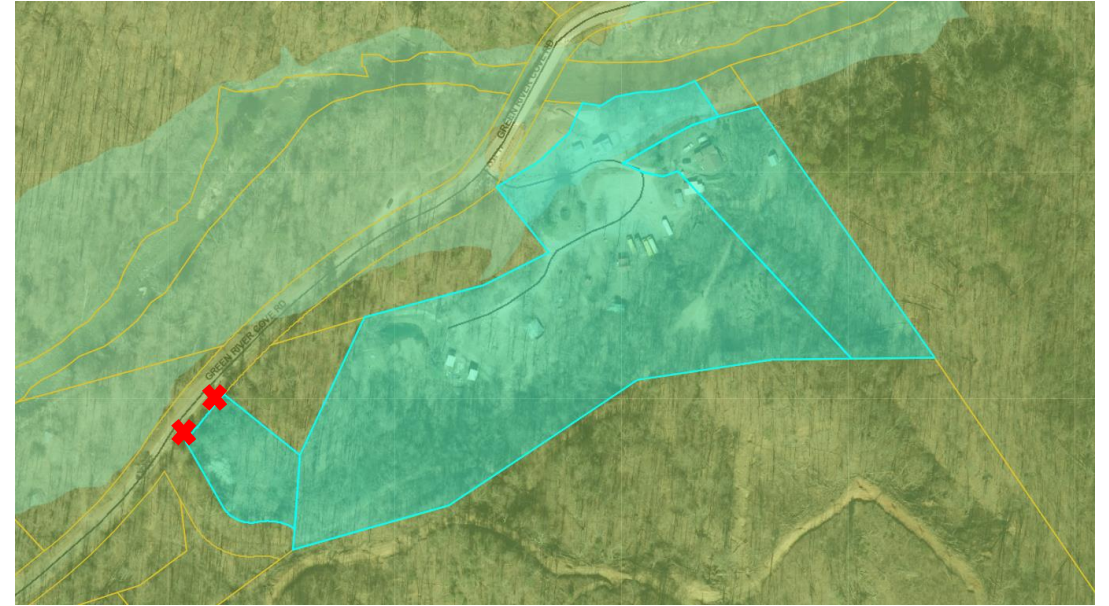
Standing at existing entrance to Wilderness Cove,
looking across road / toward bridge over Green River.



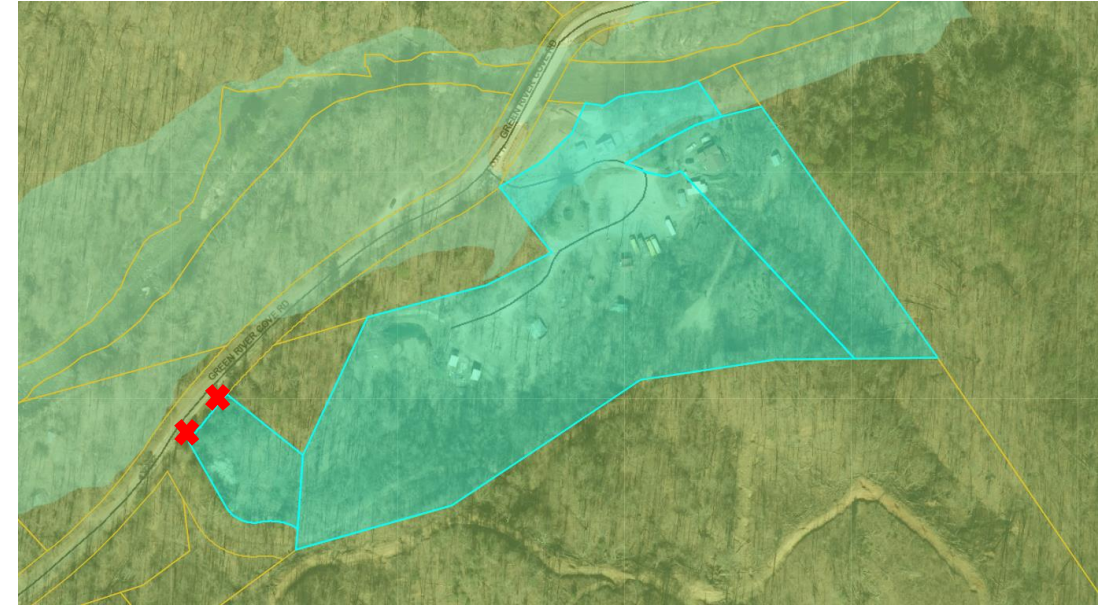
Standing at parcel southwest of main location,
looking back toward main location / Silver Creek
Road.



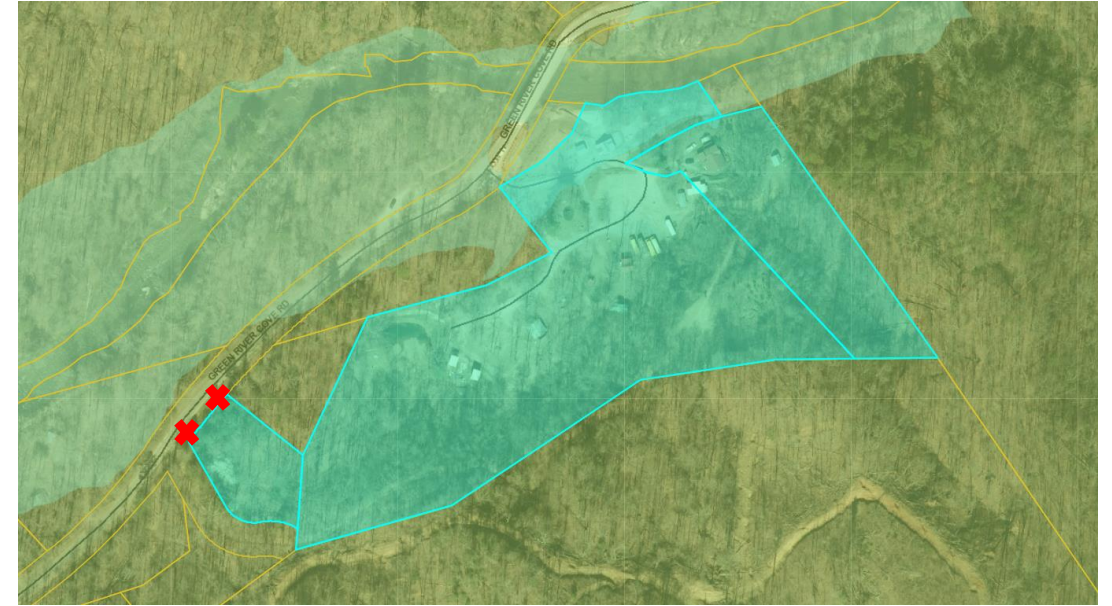
Standing at parcel southwest of main location,
looking back toward main location / Silver Creek
Road.



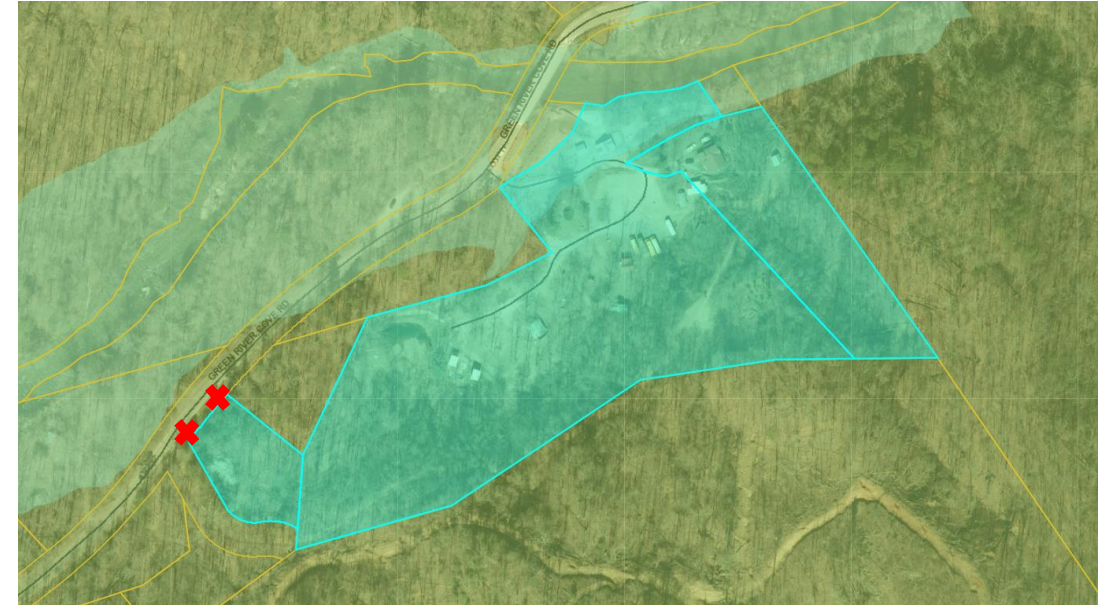
Standing at parcel southwest of main location,
looking across road toward Green River.



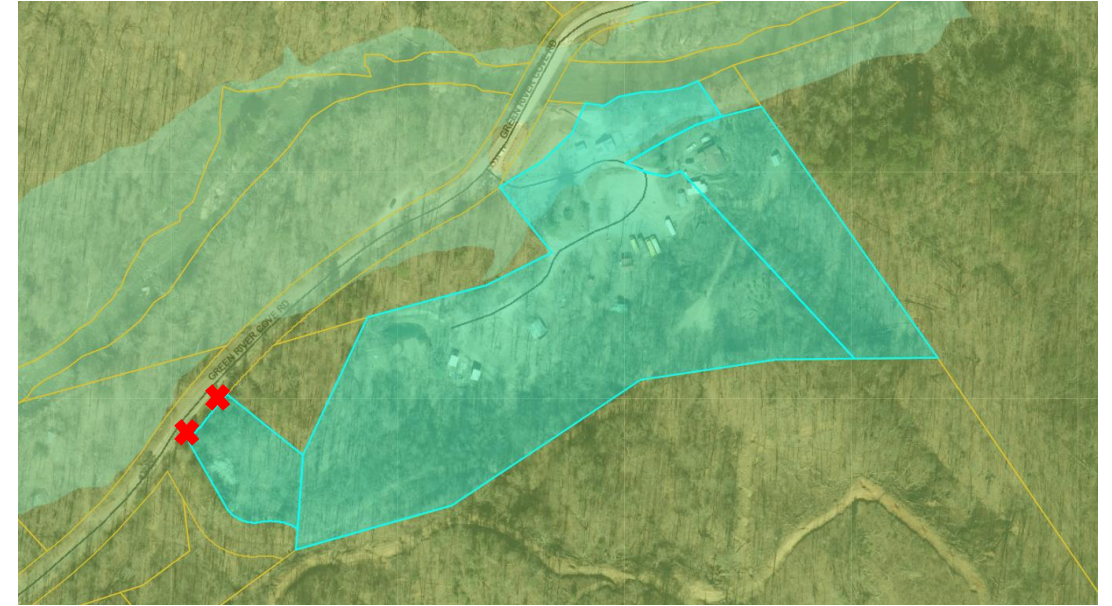
Standing at parcel southwest of main location,
looking across road toward Green River.



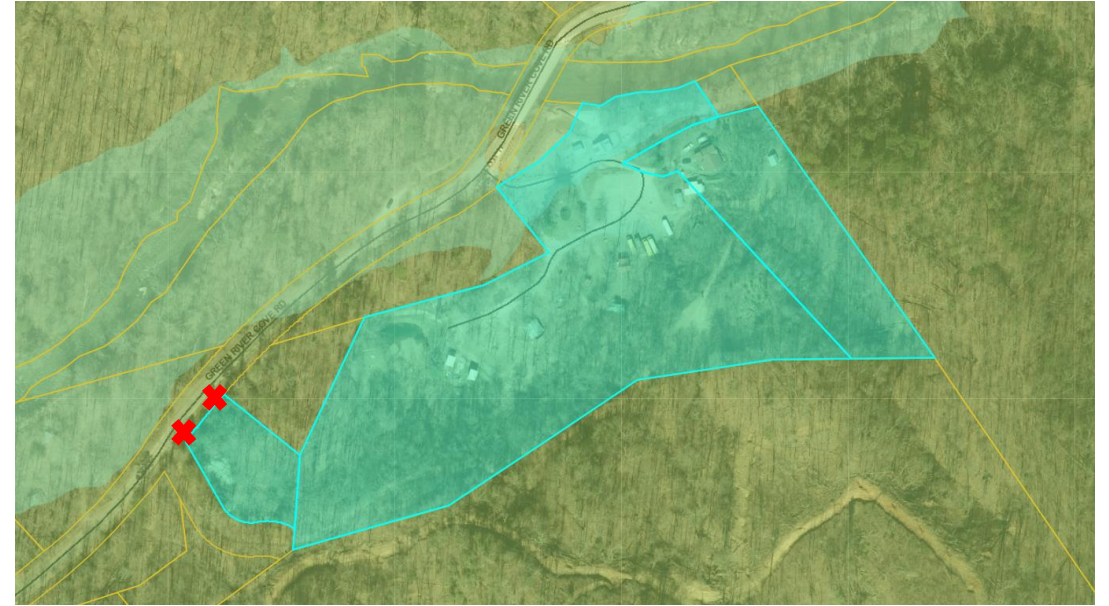
Standing at parcel southwest of main location,
looking across road toward Green River.



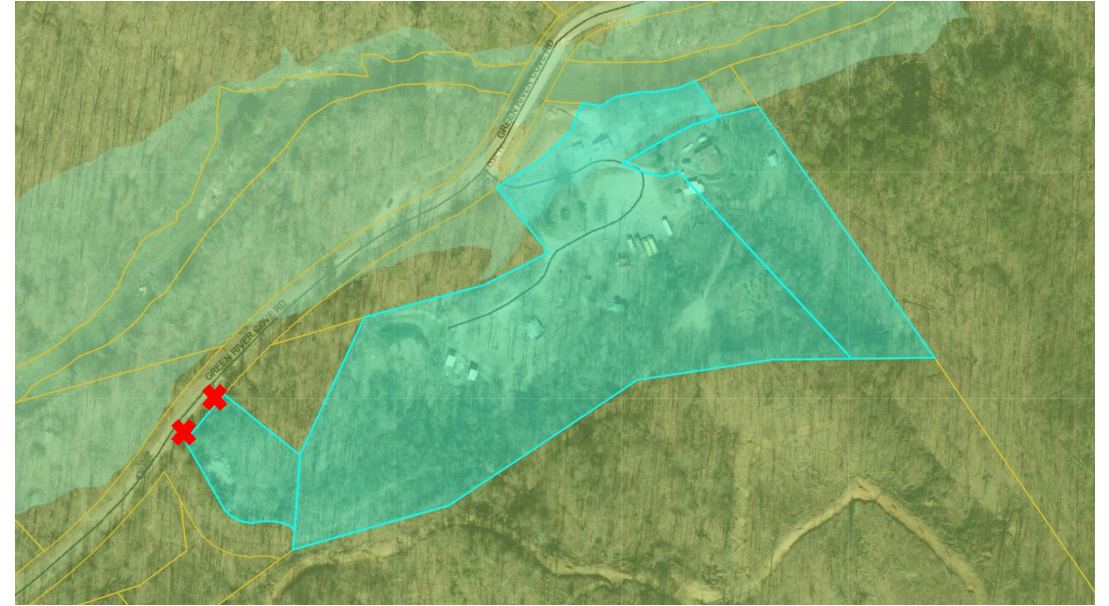
Standing at parcel southwest of main location,
looking across road toward Green River.



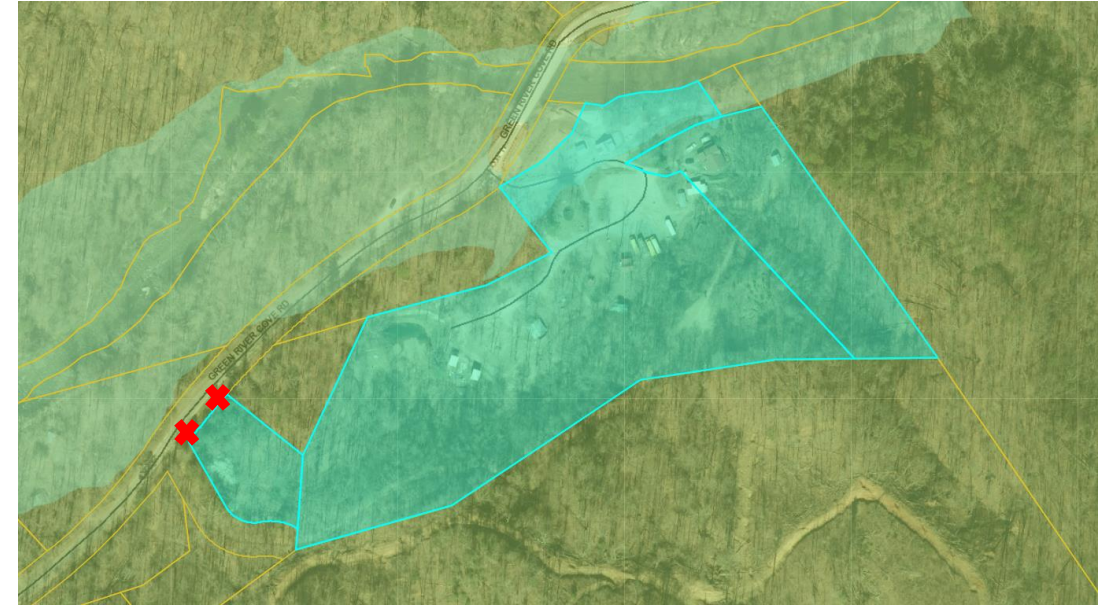
Standing at parcel southwest of main location,
looking across road toward Green River / down road
toward Saluda.



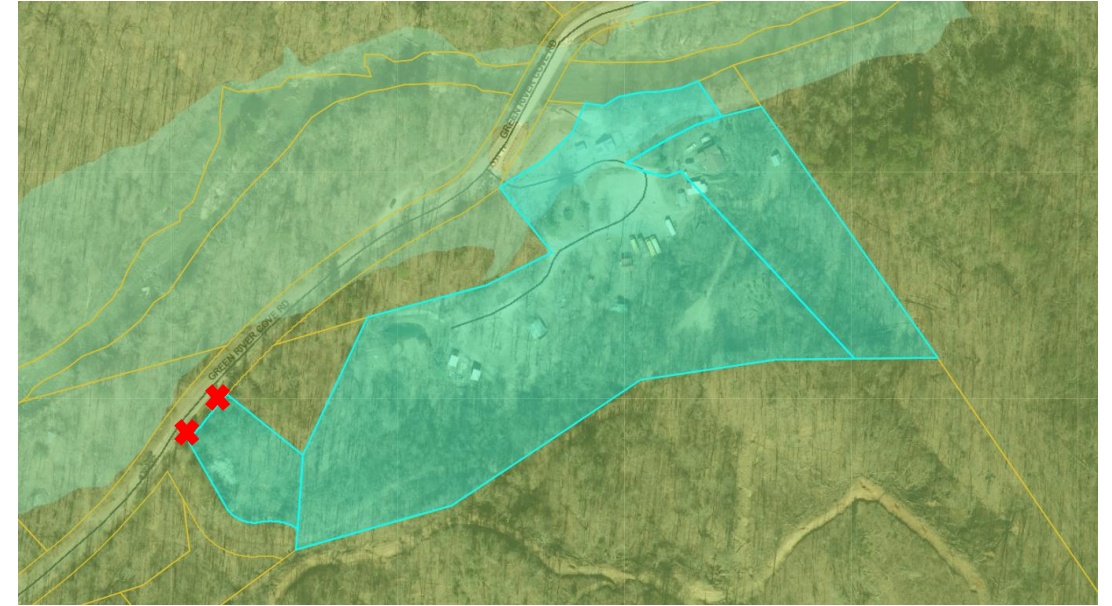
Standing at parcel southwest of main location,
looking down road toward Saluda.



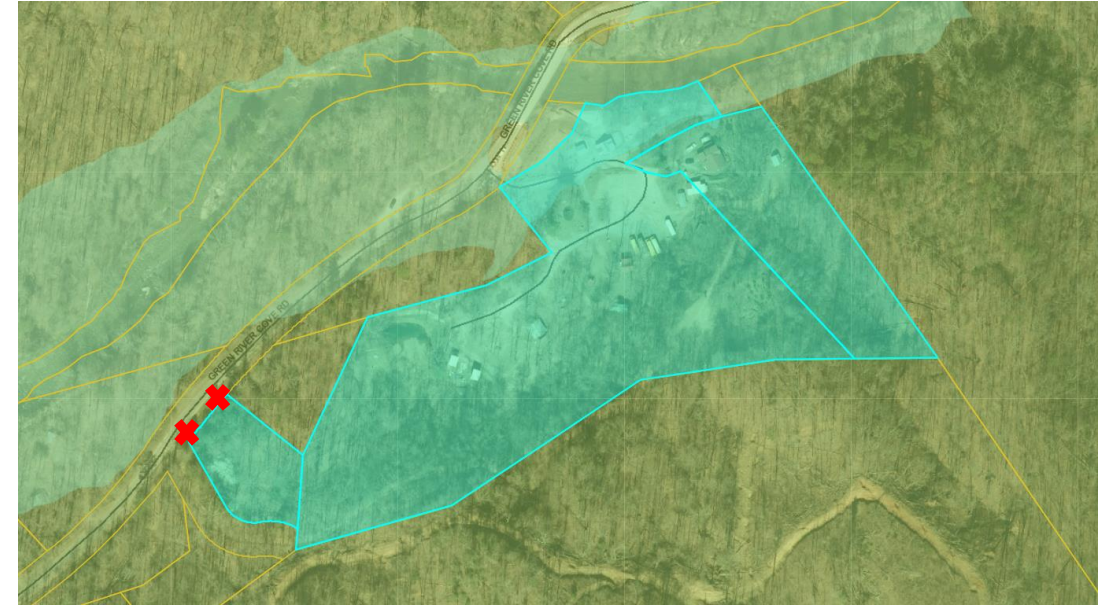
Standing at parcel southwest of main location,
looking down road toward Saluda.



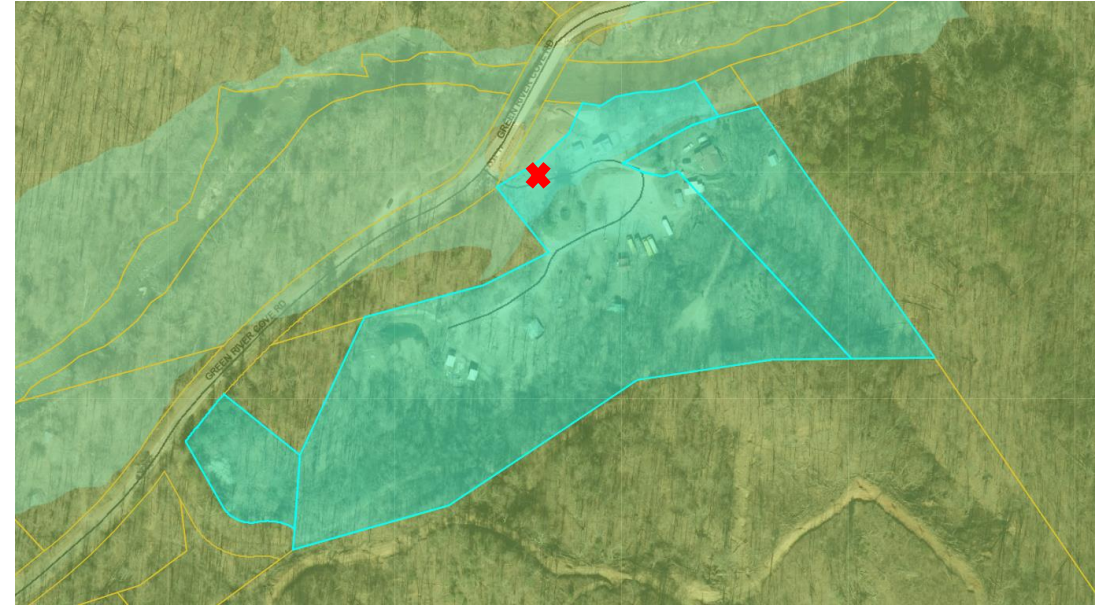
Standing at parcel southwest of main location,
looking onto site.



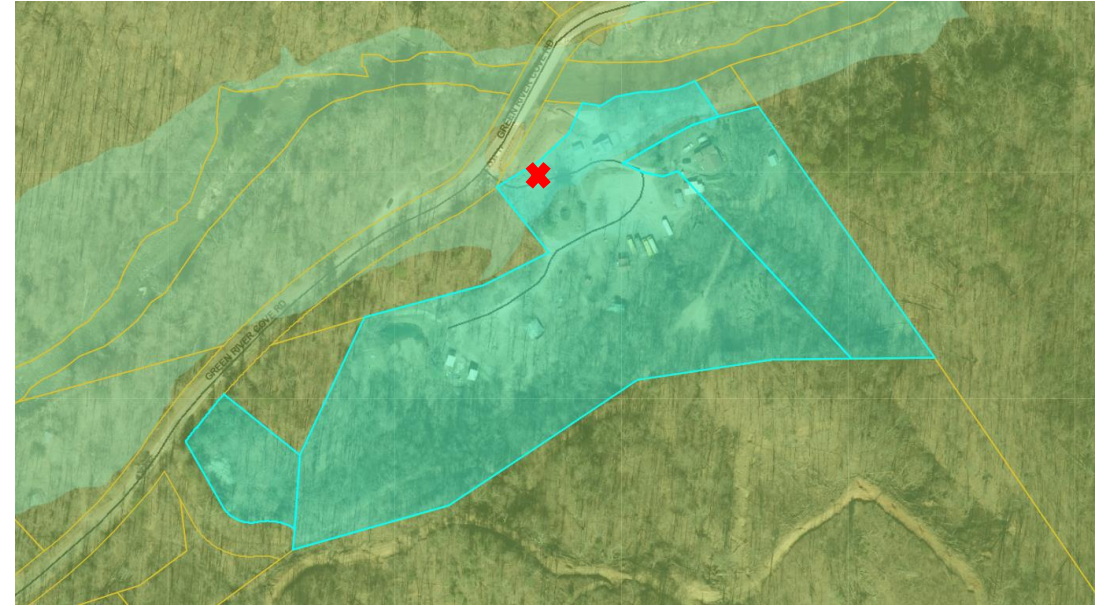
Standing at parcel southwest of main location,
looking onto site.



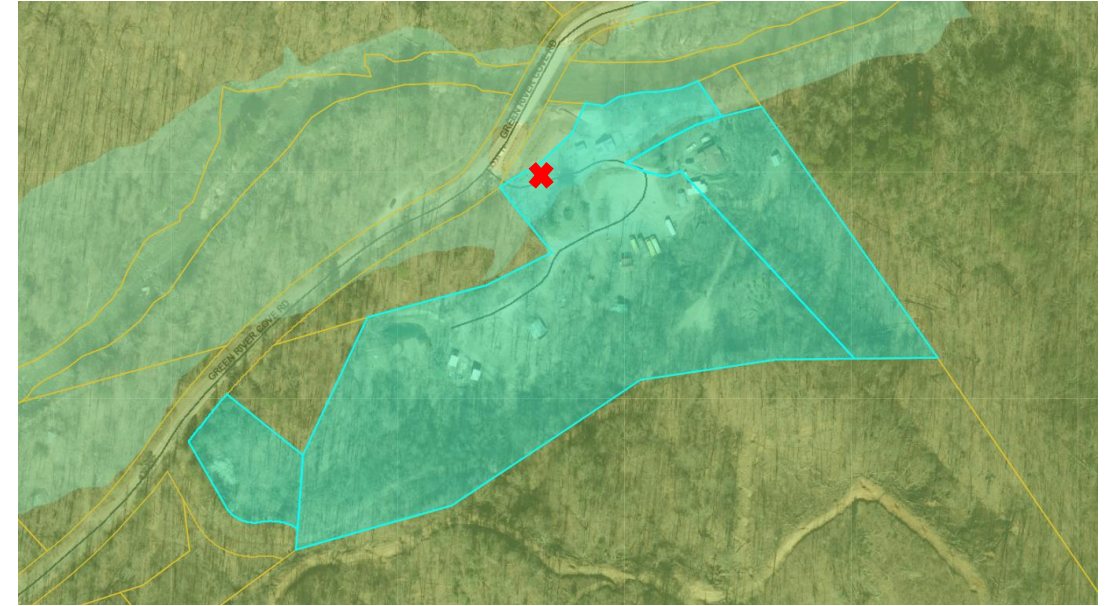
Standing at parcel southwest of main location,
looking onto site.



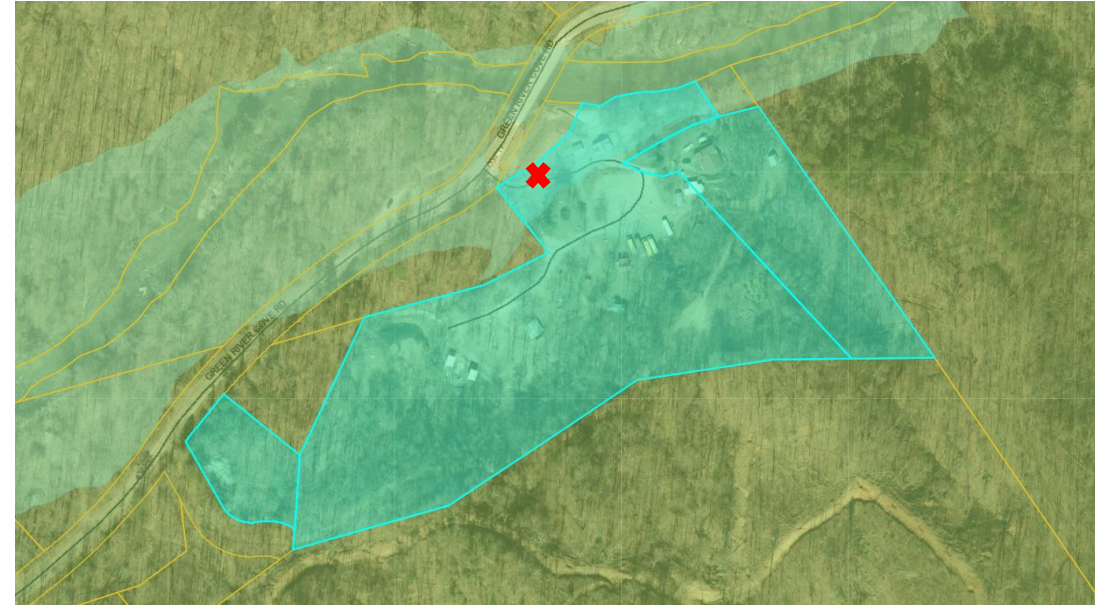
Standing on main site, looking onto property.



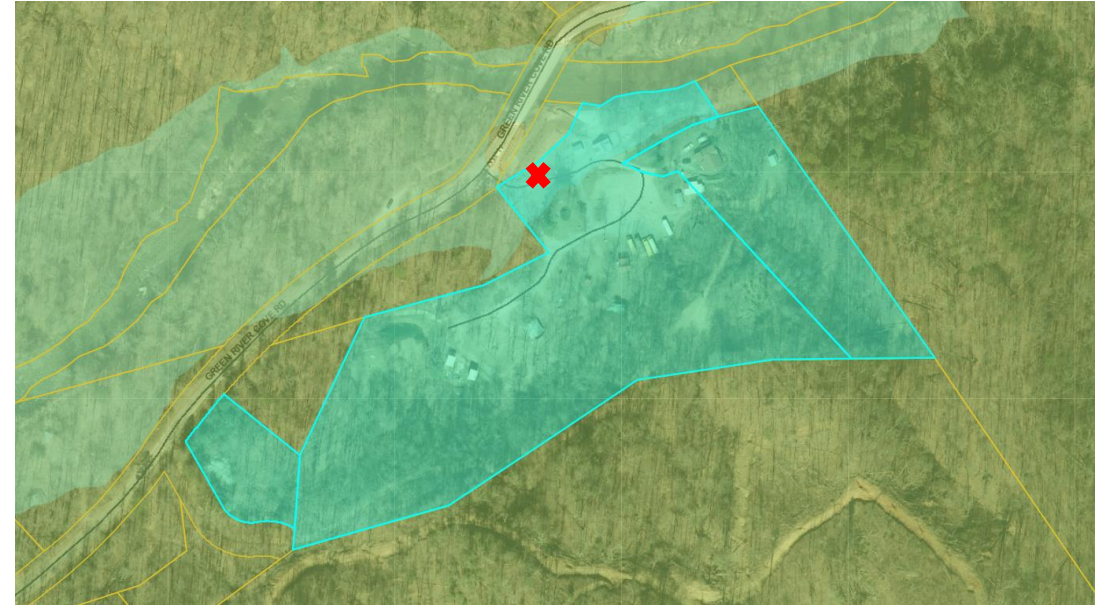
Standing on main site, looking onto property. Vault toilets shown.



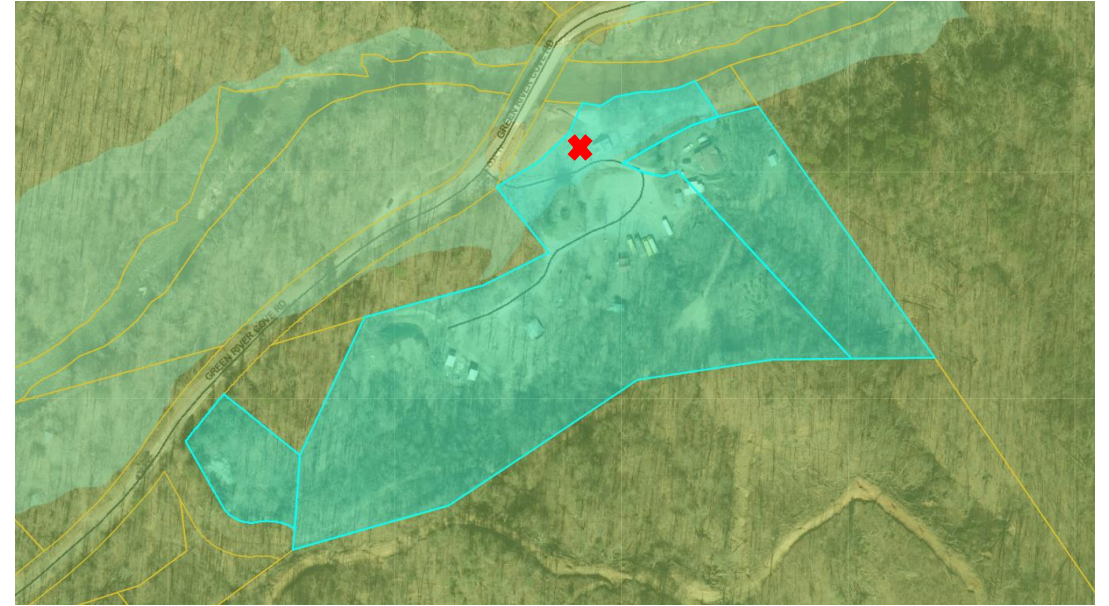
Standing on main site, looking onto property. Existing structures shown.



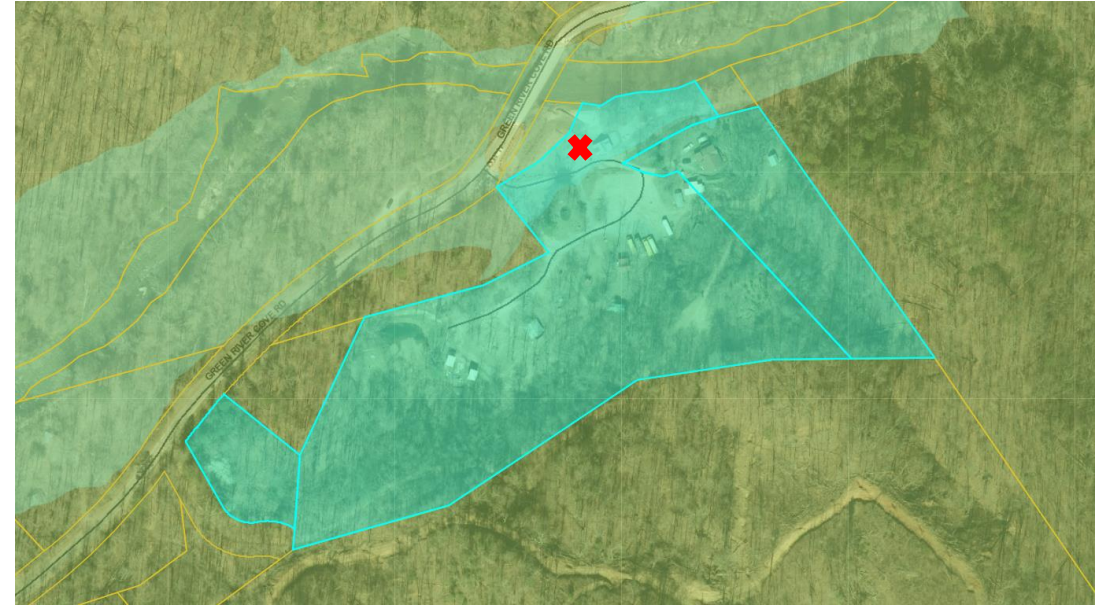
Standing on main site, looking onto property. Existing structures shown.



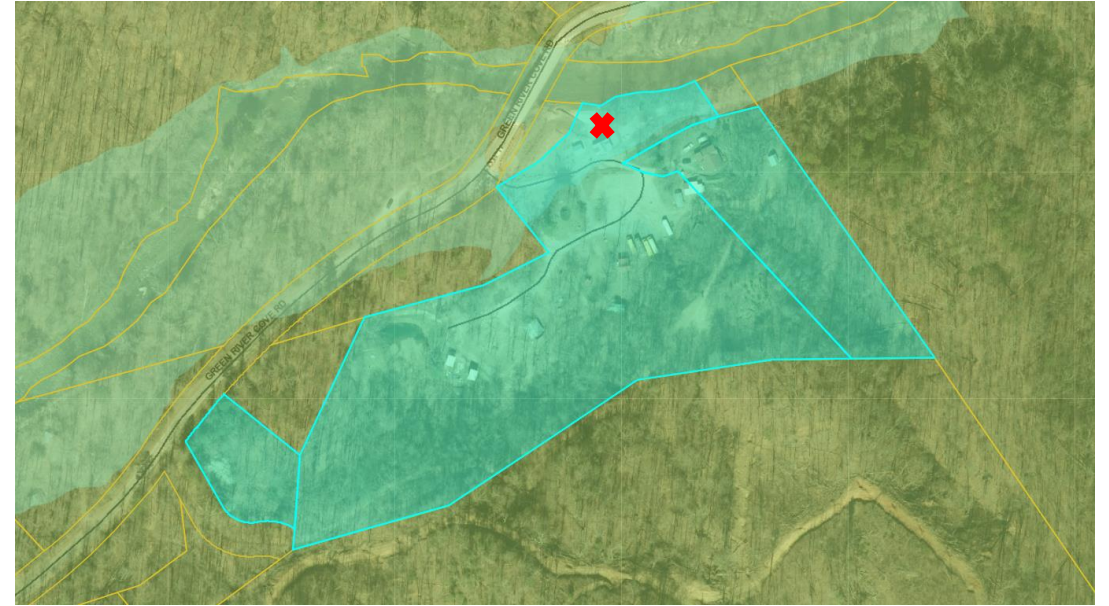
Standing on main site, looking onto property. Existing structures shown.



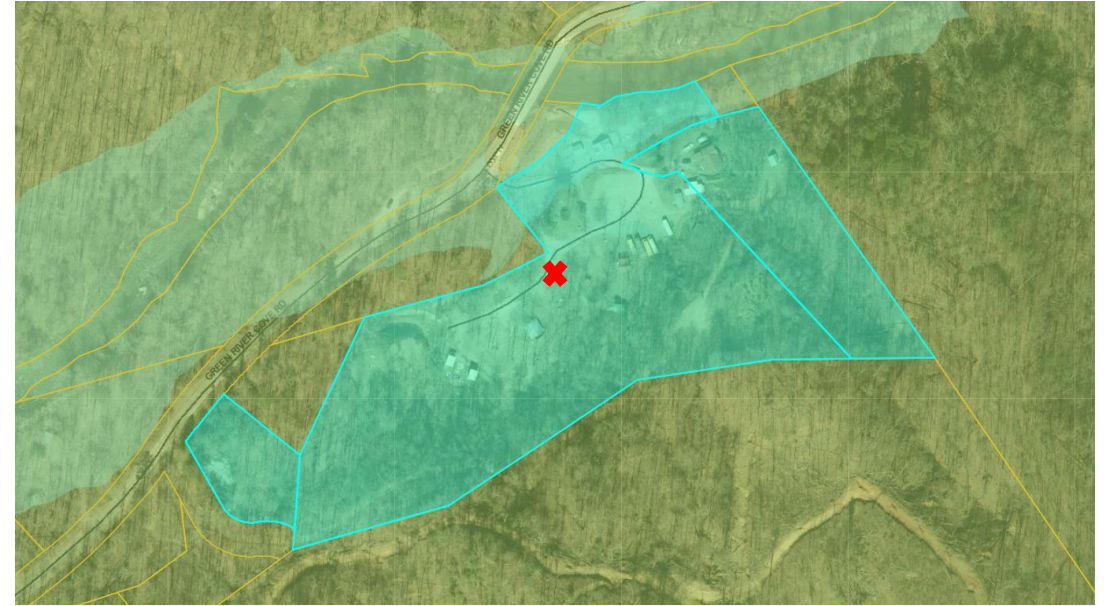
Standing on main site, looking at tube storage.



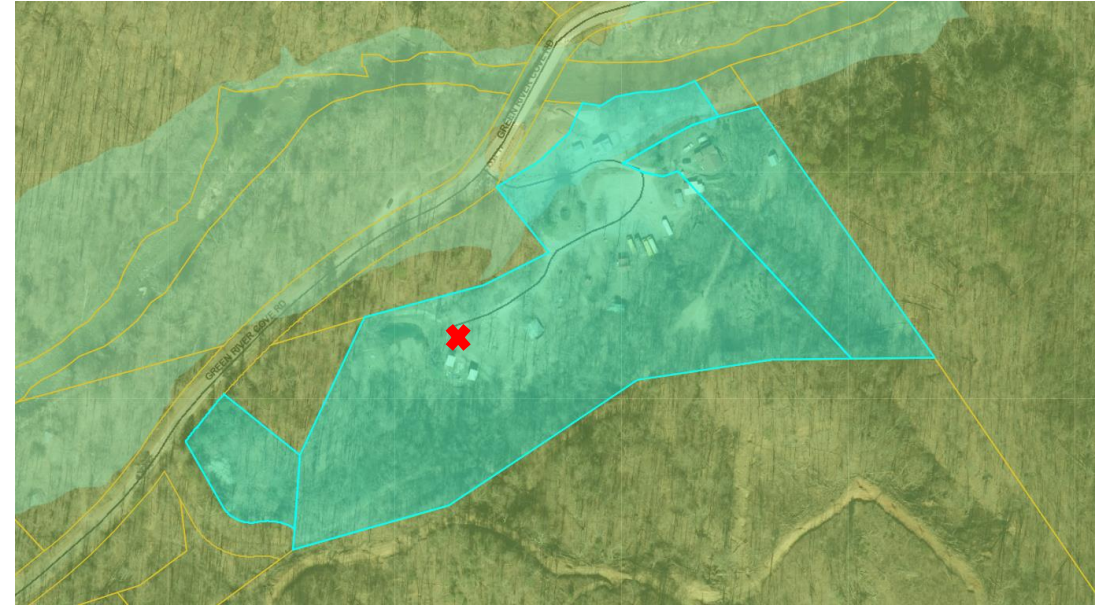
Standing on main site, looking at tube storage.



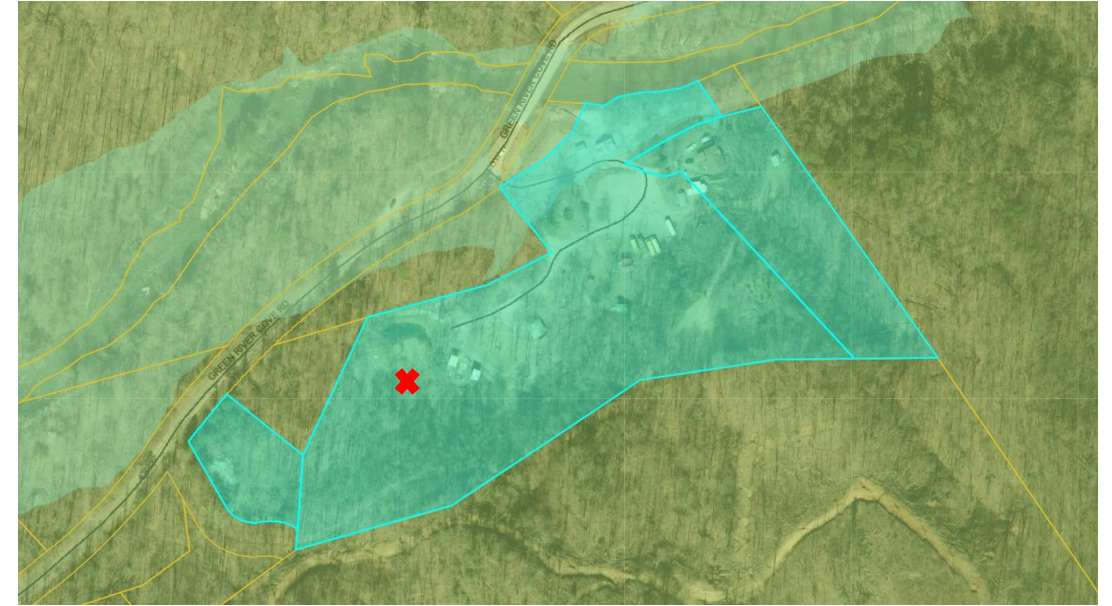
Standing on main site, looking at river cabins.



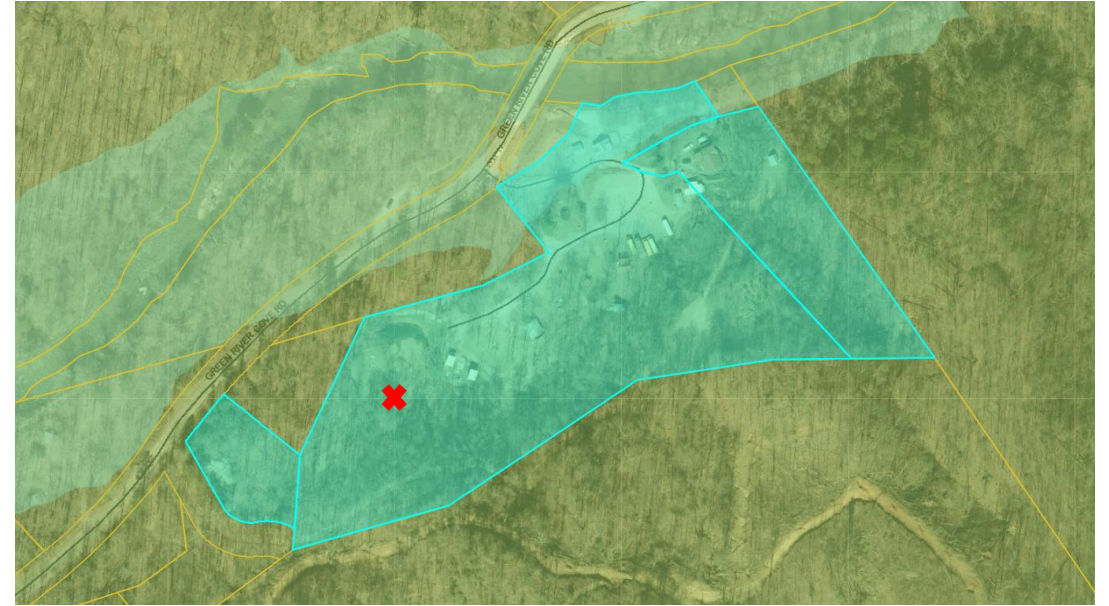
Standing on main site, looking at bath house.



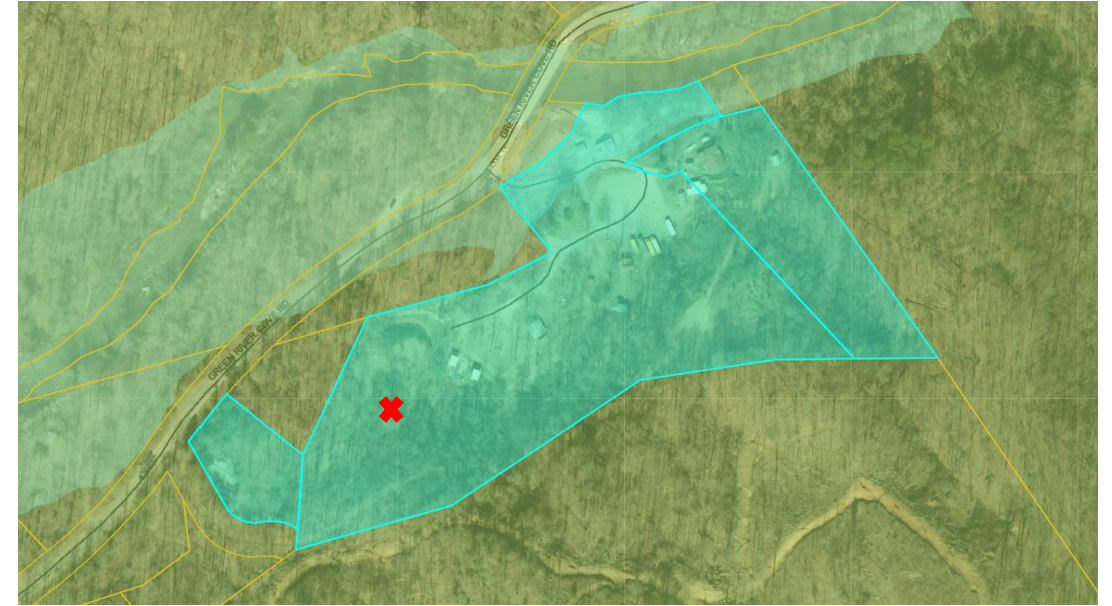
Standing on main site, looking at cabins.



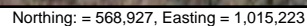
Standing on main site, looking at tent camping area.



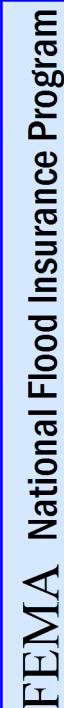
Standing on main site, looking at tent camping area.



Standing on main site, looking at tent camping area.



This is an official copy of a portion of the above referenced flood map. This map incorporates changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov.



9/3/2008





FEMA: National Flood Insurance Program

Page 2 of 2



Panel(s):0517,0516

CONTAINS:

COMMUNITY CID
POLK COUNTY 370194

Notice to User: The Map Number(s) shown below should be used when placing map orders; the Community Number(s) shown above should be used on insurance applications for the subject community.

SELECTED PANELS:

MAP NUMBER	EFFECTIVE DATE
3710051700J	9/3/2008
3710051600J	9/3/2008

NOTES TO USERS

This is an official FIRMette of a portion of the effective panels listed in the Title Block shown on Page 1. The information represented on this FIRMette was extracted from the effective digital flood hazard data available at <http://fris.nc.gov/fris>.

Base flood elevation data, floodway, nonencroachment widths, information on certain areas no in the Special Flood Hazard Areas protected by flood control structures, and other pertinent data are available in the Flood Insurance Study (FIS) available at <http://fris.nc.gov/fris>. Users should be aware that flood elevations shown on this FIRMette represent elevations rounded to one tenth of a foot (0.1') and should be utilized in conjunction with data available in the FIS.

NOTES TO USERS

Base map information and geospatial data used to develop this FIRMette were obtained from various organizations, including the participating local community(ies), state and federal agencies, and/or other sources. The primary base for this FIRM is aerial imagery acquired by the State in 2010. Information and geospatial data supplied by the local community(ies) that met FEMA base map specifications were considered the preferred source for development of the base map.

See geospatial metadata for the associated digital FIRMette for additional information about base map preparation. Base map features shown on this FIRMette, such as corporate limits, are based on the most up-to-date data available at the time of publication. Changes in the corporate limits may have occurred since this map was published. Map users should consult the appropriate community official or website to verify current conditions of jurisdictional boundaries and base map features. This map may contain roads that were not considered in the hydraulic analysis of streams where no new hydraulic model was created during the production of this statewide format FIRM.

Flood elevations on this map are referenced to either or both the North American Vertical Datum of 1988 (NAVD 88) or National Geodetic Datum of 1929 (NGVD 29), and are labeled accordingly. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. To obtain current elevation, description, and/or location information for bench marks shown on this map, or for information regarding conversion between NGVD 29 and NAVD 88, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov/>.

MORE INFORMATION

Letters of Map Amendment (LOMA)	1-877-336-2627 http://msc.fema.gov/
Letters of Map Revision (LOMR)	919-715-5711 www.ncfloodmaps.com
Flood Insurance Availability	
North Carolina Division of Emergency Management (NCDEM)	919-715-5711 http://www.nccrimecontrol.org/nfip
National Flood Insurance Program (NFIP)	1-877-638-6620 http://www.fema.gov/business/nfip
Questions about this FIRMette	1-877-336-2627 http://fema.gov

LEGEND

LEGEND

MAP REVISIONS

There are no map revisions for the selected area.



Wilderness Cove

Mar 28, 2022



Legend

	Panels		AE
	Political Areas		Floodway (AE)
	Stream Centerline		0.2 % Chance Annual Flood Hazard
	Cross Sections		Future Conditions 1% Annual Chance Flood Hazard
	Levee		

North Carolina Floodplain Mapping Program



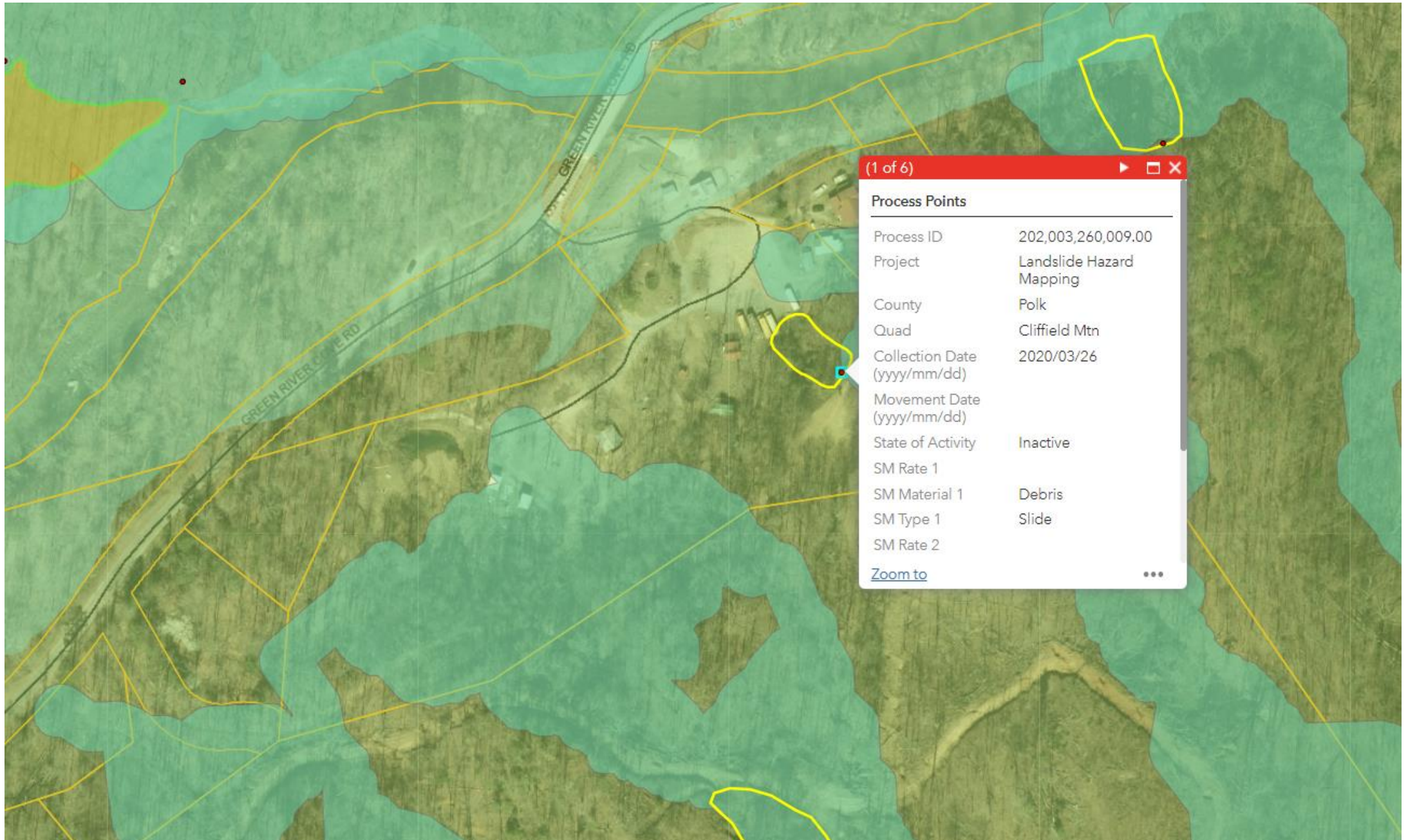
Table 17 - Limited Detailed Flood Hazard Data

Cross Section	Stream Station	Flood Discharge (cfs)	1% Annual Chance Water-Surface Elevation (feet NAVD 88)	Non-Encroachment Width (feet) Left/Right from Stream Centerline
Green River				
1890	189010.0	14090.0	1029.0	58.0 / 65.0
1903	190300.0	14090.0	1032.9	56.0 / 142.0
1913	191257.0	14090.0	1035.6	74.0 / 105.0

NCGS Landslide Hazard Mapping

Process Points:

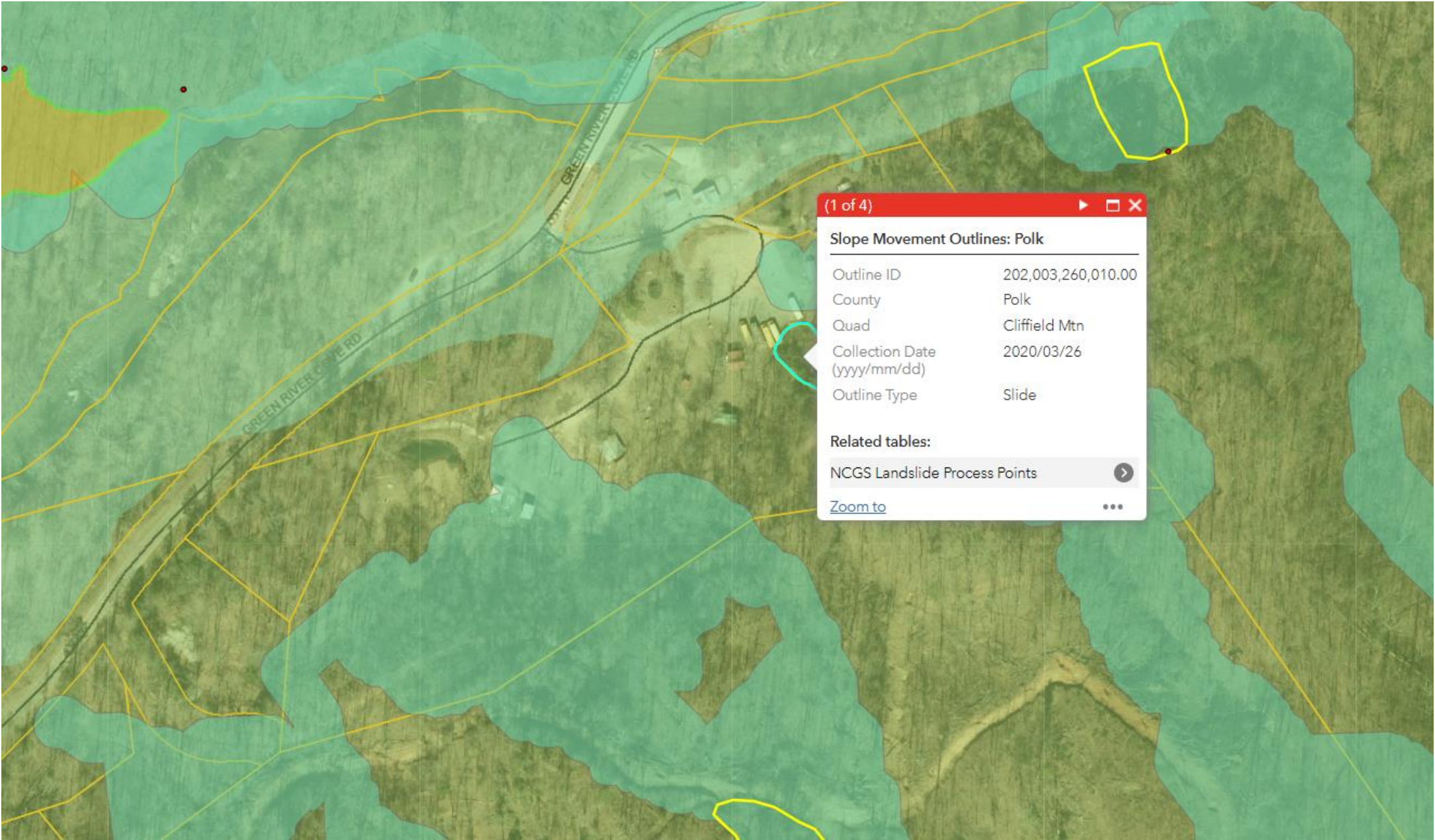
“The North Carolina Process Points feature class contains the initiation point locations of slope movements in North Carolina. This layer includes slope movement type, location, dimensions, dates, geologic (rock and soil), geomorphic, hydrologic, and other site data for individual slope movements where known.”



NCGS Landslide Hazard Mapping

Slope Movement Outlines:

“This feature class
outlines the areal
extent of relatively
recent, individual slope
movements.”



NCGS
Landslide
Hazard
Mapping

Potential Debris Flow
Pathways

