



COUNTY OF PAGE

103 South Court Street, Suite F
Luray, Virginia 22835
(540) 743-4142
Fax: (540) 743-4533

Board of Supervisors:

Clifton "Bucky" Thomas - Chairman - At-Large
Jeremy Baldwin - District 1
Allen Louderback - District 2
Mark Stroupe - District 3
Ryan Cabbage - District 4
Jeff Vaughan - District 5

County Administrator:

Amity Moler

TO: Page County Planning Commission

FROM: Tracy Clatterbuck, Zoning Administrator I

SUBJECT: Checkers LLC/ Mark Harris (Downriver Adventure Company) - Special Use Permit
(Introduction)

DATE: February 2, 2026

SUMMARY:

Special use permit (SUP) to operate a commercial outdoor recreation area and facility.

BACKGROUND:

Checkers LLC/Mark Harris (Downriver Adventure Company) have filed an application for an SUP to operate a commercial outdoor recreation area and facility consisting of guided rappelling trips at Golden Rock Campground located at 9751 US Hwy 340 N, Rileyville, VA, and further identified by tax map number 8-(A)-103. The parcel contains 44.66 acres and is zoned Woodland-Conservation (W-C). Golden Rock is a non-conforming campground (they were in business prior to the establishment of the Page County Zoning and/or Campground Ordinance) which consists of 20 primitive campsites.

As described by the applicant, the proposed activity will complement their existing water-based recreation services and provide visitors with a diversified outdoor adventure experience that showcases the natural beauty and geological features of the area. The applicant is proposing to offer scheduled guided rock rappel tours to individuals and small groups, April through October. There would be a maximum of 15 participants per guided session. Each session is 2 to 4 hours, which includes the safety briefing, instruction, and rappelling activities. The applicant estimates 3 to 4 sessions per week. Participants will utilize existing parking facilities at their headquarters at Bentonville Low Water Bridge. Shuttle transportation to Golden Rock will be provided using their already-established fleet.

Pursuant to § 125-4 of the Page County Zoning Ordinance, *commercial outdoor recreation* and *commercial outdoor recreation areas and facilities* are defined as follows:

Commercial Outdoor Recreation- A private, fee-supported, outdoor activity using or not using tangible facilities, involving or not involving athletic training, mastered skills, innate or acquired talents, requiring athletic or recreational talents.

Commercial Outdoor Recreation Areas and Facilities- An area or facilities where commercial outdoor recreation is allowed. Such examples are playgrounds, picnic grounds, swimming pools, country clubs, golf courses, driving ranges, laser tag, paintball, archery, etc.

Pursuant to § 125-9.D(2) of the Page County Zoning Ordinance, commercial outdoor recreation areas and facilities are only permitted by special use permit pursuant to § 125-22. Section 125-22 further notes that outdoor commercial recreation area and facilities are permitted by special use permit only if

constructed and operated in conjunction with a campground, and subject to conditions defined in that section. A copy of applicable code sections are included in the packet along with a narrative provided by the applicant detailing the project further.

OTHER AGENCY COMMENTS:

Virginia Department of Transportation (VDOT) – Per Oakley Wade Hill with VDOT, “*VDOT has no issues with the special use permit. It is not expected to have a negative impact on US 340N Hwy.*”

Health Department- Per Ashley Walker and Jeffery Mason with the Page County Health Department, “*Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.*

Additional comment: *Golden Rock Campground is a Primitive Camping facility already serviced by required number of privies. These should be sufficient to service proposed guided Rappelling trips on the property.*”

Building Official- Per James Campbell, Page County Building Official, “*An inspection on harnesses, ropes, carabiners, helmets, & anchors prior to operation and annually thereafter. All inspections will be required to be 3rd party.*”

Staff recommends that these requirements from the Building Official be a condition of the SUP.

PAGE COUNTY COMPREHENSIVE PLAN:

Tax Map 8-(A)-103 is located in the “Agricultural Protection Tier.” Per the Comprehensive Plan, the purpose of the Agricultural Protection Tier is “[t]o protect (to keep from being damaged or lost) agricultural uses and preserve the rural lifestyle and sense of community that has long defined Page County” (Volume 1-9). Further, the Comprehensive Plan states the following: “This tier is intended primarily for very low-density residential development, large lot rural development and agricultural uses. Non-residential uses would serve the needs of residents in the surrounding rural areas and generally be limited to agriculture-related businesses.” (Volume 1-23, 24).

Goals and policies within the Comprehensive Plan (Volume I, Chapter 3) include the following (note: this should not be viewed as an exhaustive list of relevant goals or policies):

- Goal 2: “Preserve and protect the natural, rural, and open space character of the County, its ecology and environmental features.” (Volume 1-65).
 - Policy 2.1: “Preserve a rural lifestyle in the County outside of the towns, Incorporated Areas Tier and Community Service Area Tiers.” (Volume 1-66).
- Goal 3: “Maintain agricultural operations and continued production of crops and livestock in the County.” (Volume 1-68).
 - Policy 3.1: “Minimize the impacts of development on the community's agricultural resources and especially land with prime agricultural soils of State Wide Importance as determined by NRCS and USDA Virginia Polytech Statewide University.” (Volume 1-68).
 - Policy 3.2: “Preserve and protect agricultural uses and the rural lifestyle and sense of community that has long defined Page County, especially in the Agricultural Protection Tier.” (Volume 1-68).
 - Policy 3.16: “Minimize conflicts between agriculture and non-agricultural land uses.” (Volume 1-70).
- Goal 6: “Encourage and develop a diverse and viable local economy compatible with the County’s rural character.” (Volume 1-74).
 - Policy 6.2: “Encourage economic growth that is compatible with the County’s rural character while generating a positive net cash flow for the County.” (Volume 1-74).
 - Policy 6.10: “Allow commercial and industrial uses in rural areas or near existing neighborhoods only if the use: a. Does not unduly impede traffic flow on roads or intersections; b. Is not, and does not, initiate strip development; c. Has direct access to

adequate roads, railroads or airports; d. Meets all standards for water, sewage and waste disposal; and e. Does not adversely affect surrounding agricultural or residential activities.” (Volume 1-74).

- Policy 6.12: “Enhance the County’s tourism and retail base.” (Volume 1-75).

Tax Map 8-(A)-103 is located on a mixture of soils identified as Prime Farmland, Farmland of Statewide Importance, and Moderate Farmland by NRCS. Portions of the property are located within the FEMA 100-year floodplain. The rappel site is located on the cliff immediately adjacent to the Shenandoah River, so most, if not all, of the site would technically be located in the floodplain. However, no new structures would be needed as part of the rappel site. No dwellings are currently located within 500 feet of the proposed rappel site. The proposed use would be part of an existing, non-conforming campground use. Planning staff recommends the Planning Commission consider potential adverse impacts presented during the public hearing, should such be scheduled.

MOTION(S):

I move that the Page County Planning Commission hold a public hearing on this special use permit application at the March 10, 2026 Regular Meeting, and direct staff to provide adequate notice of such hearing in accordance with the Code of Virginia § 15.2-2204.

OR

I move an alternative motion.

ATTACHMENTS:

- SUP Application
- SUP Draft Conditions



County of Page, Virginia
Planning & Community Development
103 South Court St., Suite B
Luray, VA 22835

SPECIAL USE PERMIT

Owner: Checkers LLC

Applicant: Mark Harris (Downriver Adventure Company)

Tax Map #: 8-(A)-103

**Purpose: Commercial Outdoor Recreation Area and Facility (Guided Rappelling Trips)
operated in conjunction with the existing non-conforming campground.**

APPROVED _____ DENIED _____
By the Page County Board of Supervisors on _____

1. This special use permit is transferable; it will meet the requirements in and have privileges provided for in the Page County Zoning Ordinance, and any ordinance amendments for the period set forth within the parameters in this special use permit. The special use permit shall remain with the property for a period of fifty (50) years, or at such time as the existing non-conforming campground ceases operation for a period of two years.
2. Mark Harris, or his/her successor(s) and/or assigns (Lessors), shall be in compliance with all county ordinances, the Uniform Statewide Building Code, and all state agency regulations.
3. An inspection on harnesses, ropes, carabiners, helmets, and anchors shall be required prior to operation and annually thereafter. All inspections will be required to be through an approved third party inspector. This condition is subject to modification in writing from the Page County Building Official.
4. The business operator and/or owner shall apply for and maintain a valid Page County business license, if applicable.
5. A comprehensive emergency action plan must be developed and filed with the Director of Emergency Services prior to the operation of the commercial outdoor recreation area and facility.
6. Any lighting that is provided on the property will be directed downwards so as not to produce a glare onto adjoining properties or roads or rights-of-way.
7. Any change of use or expansion of services not included in this special use permit will require an additional, new, or modified special use permit, as required by the Page County Zoning Ordinance, at that time.
8. The Zoning Administrator or their designated representative may visit the site at any time to ensure compliance with the special use permit.
9. Violations: This special use permit may be revoked upon material noncompliance with the terms of the permit, or upon violation of any other relevant terms of the Zoning Ordinance or any other ordinances of the County of Page, Virginia. However, prior to the commencement of any action to revoke this permit, the county shall notify the permit holder in writing of the material in noncompliance or violation, and the permit holder shall have thirty (30) days thereafter to cure the material non-compliance or violation. The notice shall be deemed given when hand delivered to the permit holder or when



Date: October 31, 2025

To: Page County Planning and Community Development Office

Re: Special Use Permit Application – Guided Rappelling Trips at Golden Rock Campground

Dear Tracy Clatterbuck

On behalf of Downriver Canoe Company, I am pleased to submit this application for a special use permit to conduct guided rappelling trips at our Golden Rock campground location. This application represents a thoughtful expansion of our outdoor recreation offerings, one that builds upon our 50-year legacy of safe, responsible, and environmentally conscious adventure experiences in the Shenandoah Valley.

Our Heritage and Commitment

Since 1974, Downriver Canoe Company has been a trusted steward of the South Fork of the Shenandoah River and a valued partner in the region's outdoor recreation community. The family-owned business has introduced tens of thousands of visitors to the natural beauty of this area while maintaining an unwavering commitment to safety, environmental protection, and exceptional customer service.

We have built our reputation through consistent adherence to best practices, investment in quality equipment and trained staff, and deep respect for the natural resources that make our business possible. This same philosophy guides our approach to the proposed rappelling program.

Strategic Rationale

The addition of guided rappelling trips aligns with our 2026-2028 strategic plan and addresses several important objectives:

- **Diversification:** Expanding beyond water-based activities to offer comprehensive outdoor adventure experiences
- **Enhanced Programming:** Supporting our corporate team-building initiatives launching in 2026

- **Youth Development:** Providing additional skill-building opportunities for Boy Scout troops and youth organizations
- **Extended Visitor Engagement:** Creating multi-day adventure packages that benefit the broader regional tourism economy
- **Year-Round Potential:** Developing activities less dependent on river water levels

Safety and Environmental Leadership

Safety and environmental stewardship are non-negotiable priorities. Our proposed program incorporates:

- Certified professional guides with current wilderness medical training
- Industry-standard technical equipment meeting UIAA and CE specifications
- Comprehensive emergency action plans coordinated with local emergency services
- Removable, low-impact anchor systems that preserve rock formations
- Leave No Trace principles integrated into all participant education
- Seasonal restrictions to protect wildlife during sensitive periods

We view this permit not as permission to exploit a resource, but as a responsibility to protect it while sharing its beauty with others.

Community Partnership

Downriver Canoe Company has always been more than a business—we are community members invested in the long-term health and prosperity of the Shenandoah Valley. This program will create quality seasonal employment, support regional tourism, and strengthen our area’s reputation as a premier outdoor recreation destination.

We have cultivated strong partnerships with the Front Royal Visitors Center, Shenandoah Valley Tourism, Page County Chamber, and other local campground operators. We are committed to being a collaborative partner with your agency as well, maintaining open communication and responding promptly to any concerns or requirements.

Application Contents

This application includes:

1. Special Use Application.
2. Comprehensive narrative describing the proposed activity, safety protocols, environmental protections, and operational plans.
3. Vicinity map showing surrounding properties and zoning.
4. Property sketches showing parking and proposed activity access and location.
5. Copy of the deed to the property and receipts paid real estate taxes.

We have endeavored to provide thorough information to facilitate your review. However, we recognize that questions or clarifications may arise, and we welcome the opportunity for dialogue throughout the review process.

Request for Consideration

We respectfully request your favorable consideration of this special use permit application. The proposed guided rappelling program represents a natural evolution of our services—one that honors our heritage while embracing new opportunities to serve visitors and support our community.

Downriver Canoe Company has earned the trust of this community over five decades. We are confident that this program will uphold the standards of excellence, safety, and environmental responsibility that have defined our business since 1974.

Thank you for your time and consideration. I am available to discuss this application at your convenience and look forward to working with you throughout the review process.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark Harris', with a horizontal line extending to the right.

Mark Harris

Owner, Downriver Canoe Company
540-305-1733
mark@downriver.com
<https://downriver.com>

Special Use Permit Application Narrative

Guided Rappel Trips at Golden Rock Campground

Applicant Information

Business Name: Downriver Adventure Company LLC DBA Downriver Canoe Company

Business Location: Bentonville Low Water Bridge, Shenandoah Valley, Virginia

SUP Site Location: Golden Rock Campground, 9751 US Hwy 340N, Rileyville, Virginia

Established: 1974

Website: <https://downriver.com>

Executive Summary

Downriver Canoe Company respectfully requests a special use permit to conduct guided rappelling trips at Golden Rock campground. As a family-owned outdoor recreation business serving the Shenandoah Valley for over 50 years, we seek to expand our adventure offerings while maintaining our commitment to safety, environmental stewardship, and exceptional customer experiences.

This proposed activity will complement our existing water-based recreation services and provide visitors with a diversified outdoor adventure experience that showcases the natural beauty and geological features of the area.

Business Background and Experience

Since 1974, Downriver Canoe Company has been a trusted provider of outdoor recreation experiences in the Shenandoah Valley. We specialize in self-guided canoe, kayak, raft, and tube float trips on the South Fork of the Shenandoah River, serving families, youth organizations, corporate groups, and outdoor enthusiasts from across the region.

Our location adjacent to George Washington National Forest and Shenandoah National Park positions us uniquely to offer comprehensive outdoor experiences. We currently operate a fleet of up to 250 boats and maintain a seasonal staff of trained professionals who prioritize safety, customer service, and environmental responsibility.

Proposed Activity Description

Activity: Guided rappelling trips for individuals and small groups

Location: Golden Rock campground property

Season: April through October (consistent with our current operating season)

Group Size: Maximum 15 participants per guided session

Duration: 2-4 hour sessions including safety briefing, instruction, and rappelling activities

The guided rappel trips will feature: - Comprehensive safety briefings and equipment checks - Professional instruction on rappelling techniques - Supervised descents appropriate for various skill levels - Environmental education about local geology and ecosystems - Leave No Trace principles integrated throughout the experience

Safety Protocols and Risk Management

Safety is the cornerstone of all Downriver Canoe Company operations. Our proposed rappelling program will adhere to industry best practices and include:

Certified Staff: All rappelling guides will hold current certifications from recognized organizations (such as AMGA, PCIA, or equivalent) and maintain current Wilderness First Aid or Wilderness First Responder certifications.

Equipment Standards: All technical equipment (ropes, harnesses, carabiners, helmets, anchors) will meet or exceed UIAA and CE safety standards. Equipment will be inspected before each use and retired according to manufacturer guidelines.

Emergency Protocols: Comprehensive emergency action plans will be developed and filed with local emergency services. Staff will carry communication devices and first aid equipment on all trips.

Participant Screening: All participants will complete health questionnaires and safety waivers. Age and physical requirements will be clearly communicated during booking.

Insurance: Downriver Canoe Company maintains comprehensive general liability and professional liability insurance coverage.

Environmental Stewardship

As stewards of the Shenandoah Valley's natural resources for five decades, we are deeply committed to minimizing environmental impact:

- **Anchor Systems:** We will utilize removable, non-permanent anchor systems that leave no trace on rock formations
- **Erosion Control:** Access trails will be monitored and maintained to prevent erosion; groups will be rotated among multiple sites to prevent overuse
- **Wildlife Protection:** Seasonal restrictions will be observed during sensitive nesting or breeding periods
- **Vegetation Preservation:** Established paths will be used; no clearing of vegetation will occur
- **Waste Management:** All equipment and waste will be packed out; Leave No Trace principles will be taught and enforced

Economic and Community Benefits

This expansion will provide meaningful benefits to the local community:

Job Creation: The program will create 1-2 seasonal positions for certified rappelling guides, adding to our existing workforce of outdoor recreation professionals.

Extended Visitor Experiences: Multi-day adventure packages combining river trips and rappelling will encourage longer stays in the region, benefiting local lodging, dining, and retail businesses.

Youth Development: We will offer specialized programs for Boy Scout troops and youth organizations, supporting character development and outdoor skill-building.

Corporate Team-Building: As we launch our corporate programs in 2026, rappelling will provide an additional team-building activity that develops trust, communication, and leadership skills.

Tourism Enhancement: Diversified adventure offerings strengthen the Shenandoah Valley's reputation as a premier outdoor recreation destination.

Operational Plan

Scheduling: Rappelling sessions will be scheduled to avoid conflicts with peak campground usage and will be coordinated with existing river trip operations.

Parking and Access: Participants will utilize existing parking facilities at our headquarters at Bentonville Low Water Bridge. Shuttle transportation to Golden Rock will be provided using our established fleet.

Facilities: Existing bathroom and changing room facilities at our headquarters will serve program participants. Porta-Johns are provided during the operating season at the rappel site. No new structures are required at Golden Rock.

Capacity Management: We will limit group sizes to 15 participants to ensure quality instruction, safety supervision, and minimal environmental impact.

Alignment with Strategic Vision

This initiative aligns with Downriver Canoe Company's 2026-2028 strategic plan, which emphasizes: - Diversification of adventure offerings - Enhanced corporate and group programming - Continued investment in customer experience - Sustainable growth that honors our environmental values - Strengthening our position as the region's premier outdoor recreation provider

Conclusion

Downriver Canoe Company has earned the trust of thousands of visitors over 50 years through our unwavering commitment to safety, environmental responsibility, and exceptional outdoor experiences. We approach this new venture with the same values and professionalism that have defined our business for five decades.

The proposed guided rappelling program at Golden Rock campground represents a natural evolution of our services—one that will enhance visitor experiences, create local employment, support regional tourism, and showcase the remarkable natural features of the Shenandoah Valley.

We respectfully request approval of this special use permit and welcome the opportunity to discuss any questions or requirements in greater detail.

Submitted by:

Mark, Owner

Downriver Canoe Company

<https://downriver.com>

Submit names and complete mailing addresses of ALL adjoining property owners, including property owners across any road or right-of-way (Continue on separate sheet if needed).

Note: Names and address of property owners may be found in the Real Estate and Land Use Office at the Commissioner of Revenue's Office.

NAME	ADDRESS
BALDWIN JOSEPH ALLEN & JOSEPH	741 Carvell Road, Rileyville, VA 22650
COMPTON UNION CHURCH	Rileyville Baptist Church, US HWY 340 N Rileyville VA 22650
MUNSON BETSY K	PO BOX 194, WHITE POST, VA 22663
LCVM REAL E LLC	2165 COMPTON HOLLOW RD, Rileyville VA 22650
CHECKERS LLC	602 BALKAMORE HILL RD, STANLEY, VA 22851
BRUMBACK TERESA A	142 ISLAND FORD RD, RILEYVILLE, VA 22650
MCALISTER MAX HUNTER & MAVERICK	190 WHITE PINES RD, LURAY, VA 22835

ADJOINING PROPERTY OWNER VERIFICATION:

AS APPLICANT FOR THIS SPECIAL USE PERMIT REQUEST,

I Mark Harris (Name)

HEREBY ACKNOWLEDGE THAT I HAVE FAITHFULLY AND CORRECTLY PROVIDED NAMES AND COMPLETE MAILING ADDRESSES OF ALL MY ADJOINING PROPERTY OWNERS AND THOSE DIRECTLY ACROSS THE ROAD OR RIGHT-OF-WAY. I UNDERSTAND THAT FAILURE TO PROVIDE ALL ADJOINING PROPERTY OWNERS WILL LEAVE ME LIABLE FOR ADDITIONAL COSTS FOR RE-ADVERTISEMENT AND NOTICES MAILED AND THAT MY REQUEST COULD BE DELAYED UNTIL PROPER NOTIFICATION HAS BEEN GIVEN TO ALL ADJOINING PROPETY OWNERS AND THOSE PROPERTY OWNERS ACROSS THE ROAD OR RIGHT-OF-WAY.

10/29/2025

DATE



SIGNATURE OF APPLICANT

Checkers LLC
Received 1/22/26
(the)

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

VDOT HAS NO ISSUES WITH THE SPECIAL USE PERMIT. IT IS NOT
EXPECTED TO HAVE A NEGATIVE IMPACT ON U.S. 340N HWY.

1-21-2026
DATE

Dakley Wade Hill
VDOT OFFICIAL
OAKLEY WADE HILL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

01/20/2026
DATE

Courtney Walker
HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

Additional comment: Golden Rock Campground is a Primitive Camping facility already serviced by required number of privies. These should be sufficient to service proposed guided Rappelling trips on the property. --JRM

01/20/2026

DATE

HEALTH OFFICIAL

Cashney Walker

Health Official -- Supervisor Date

2/4/2026

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

DATE

BUILDING OFFICIAL

SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

PRESIDENT OR SECRETARY

Checkers LLC
Received 1/20/26

PLEASE HAVE THE FOLLOWING AGENCIES ENTER THEIR COMMENTS BELOW **BEFORE**
SUBMITTING THIS APPLICATION TO THE PLANNING DEPARTMENT.

VIRGINIA DEPARTMENT OF TRANSPORTATION- HARRISONBURG RESIDENCY
3536 NORTH VALLEY PIKE
HARRISONBURG, VIRGINIA 22802
(540) 434-2587

DATE

VDOT OFFICIAL

PAGE COUNTY HEALTH DEPARTMENT
75 COURT LANE
LURAY, VIRGINIA 22835
(540) 743-6528

Page County HD has no objections for special use permit request. Must have proper sewage disposal system to accommodate guest.

01/20/2026

Cashy Walker

DATE

HEALTH OFFICIAL

PAGE COUNTY BUILDING OFFICIAL
103 SOUTH COURT STREET, SUITE B
LURAY, VIRGINIA 22835
(540) 743-6674

*An inspection on harnesses, ropes, carabiners, helmets
& ANCHORS prior to operation and annually there after.*

2/3/26

DATE

J. Cyphell
BUILDING OFFICIAL

All inspection will be requested to be 3rd party.
SUBDIVISION PROPERTY OWNERS ASSOCIATION

DATE

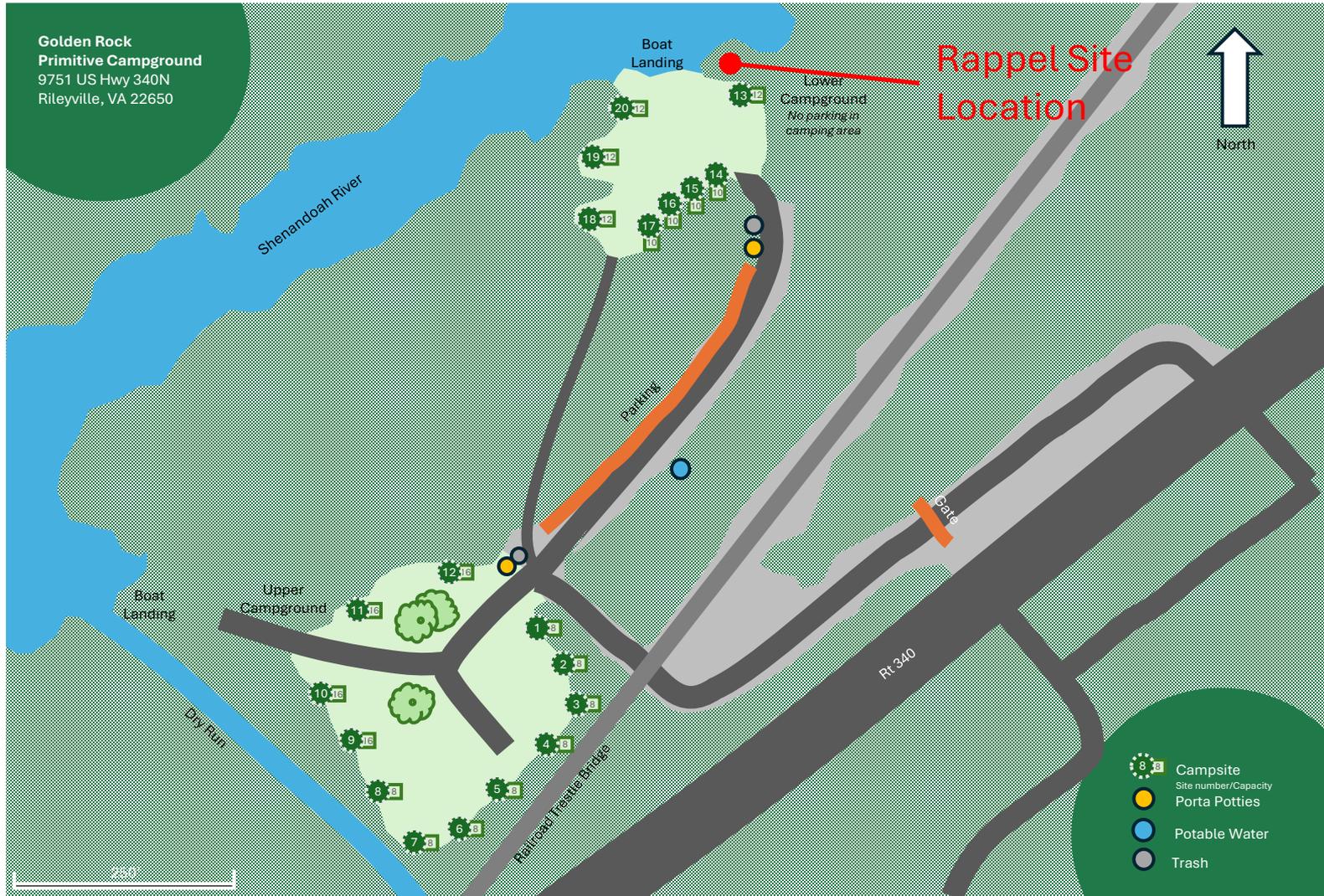
PRESIDENT OR SECRETARY

Golden Rock Campground



884 Indian Hollow Rd.
Bentonville, VA 22630
540-635-5526

www.downriver.com
somebody@downriver.com





Rappel Site Location



Gate Code:

Campsite:

Directions:

From the canoe shop, turn left onto Indian Hollow Road (Route 613) and follow it for one mile, heading uphill to the highway (Route 340). Turn right onto Route 340 and follow it south toward Luray for just over 4 miles. Just before the large railroad trestle on the right, turn right through a break in the guardrail—just before a green sign that reads "Compton." Look for a bold 9751 number sign at the turnout.

Follow the entrance road about 100 yards downhill to a gate. Enter the gate code you received in your final confirmation email.

Campsites are numbered. If you have been assigned a specific site in the final confirmation email, please camp in that location. If you have not been assigned a spot, you are free to camp in any open site.

There are two camping areas in the campground:

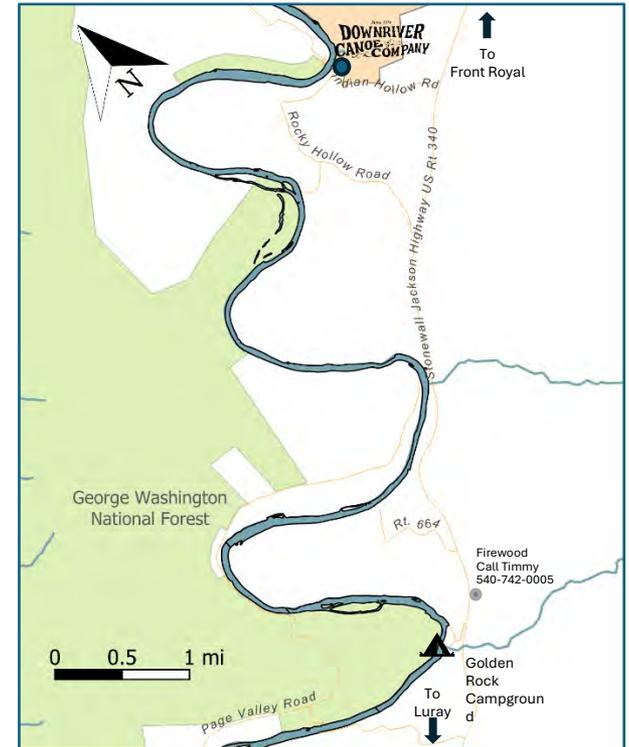
- The **upper campground**, a large open area to the left, where you may park your vehicle at your chosen campsite.
- The **lower campground**, a smaller area to the right below the rapid next to the cliff, where vehicles are *not* permitted. If camping in the lower campground, you may briefly drive in to unload, then park in the designated parking area outside the camping zone. Please be considerate of other campers and observe quiet hours from 10:00 PM to 6:00 AM.

Amenities:

- Water:** There is a freshwater hydrant on the entrance road, about halfway down the hill on the right, and another hydrant on a concrete pad to the right at the bottom of the hill.
 - Trash:** Please tie your trash bags securely and place them in one of the open dump trailers or trash bins.
 - Restrooms:** Due to our environmentally sensitive location near the river, port-a-potties are provided. Please help keep them as clean as possible.
 - Cell Service:** Sprint and T-Mobile have service in the campground. AT&T and Verizon reception is available from hilltop but not within the campground.
- Finally, **be safe, be smart, be considerate of others, and have fun!**

Shuttle Service:

We run our shuttles to the starting point from the rules sign at the bottom of the hill. Be there at your assigned time or at the top of the hour, starting at 9:00 AM.



Campground Rules

1. Campground use is restricted to Downriver Canoe Company patrons on multi-day river trips or by written permit only. No casual drop-in camping or hanging out is allowed.
2. All guests must sign a waiver.
3. Tent camping only. No pop-ups or RVs.
4. If assigned, camp in your designated site.
5. No vehicles on the lower campground.
6. Stay off the trestle; it is an active rail line and trains come without warning.
7. Stay off the cliff. This includes cliff jumping.
8. Discharging firearms is strictly forbidden.
9. No fireworks.
10. Be considerate of other campers.
11. Respect quiet hours (10pm-6am)
12. Beware of strong river current and deep water.
13. Pull watercraft well up off river. Know your boat number.
14. Tie trash bags closed and drop in trash receptacle or take with you. No loose trash, please.
15. Prepare to not have cell service. Cell service: Sprint - yes, T-Mobile - yes; AT&T - yes, at the entrance but not in campground, Verizon - yes, at the entrance but not in campground.
16. After-hours issues? Call Mark at home 540-305-1733 (it better be important).

Site access and parking

Site access via foot

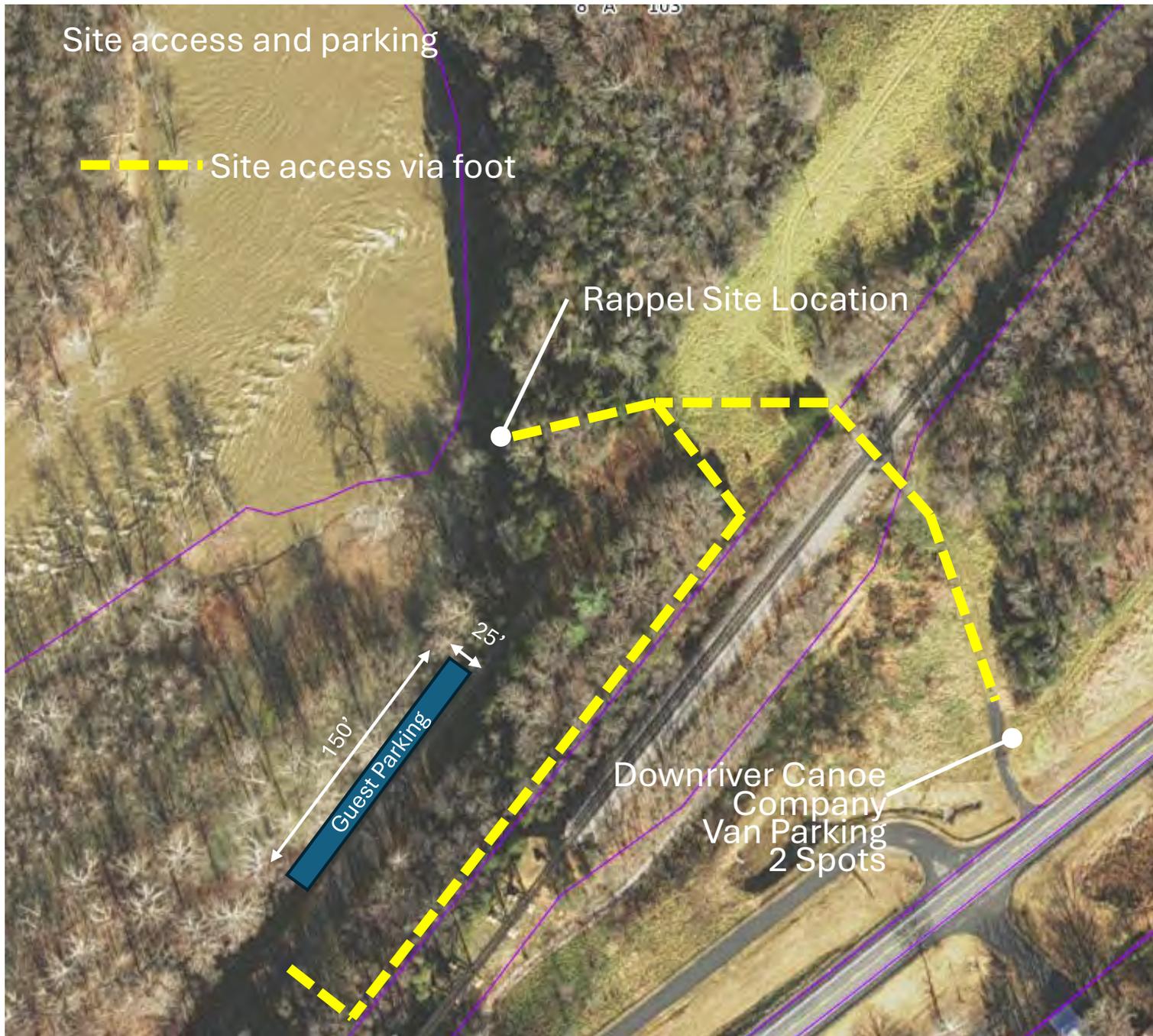
Rappel Site Location

150'

Guest Parking

25'

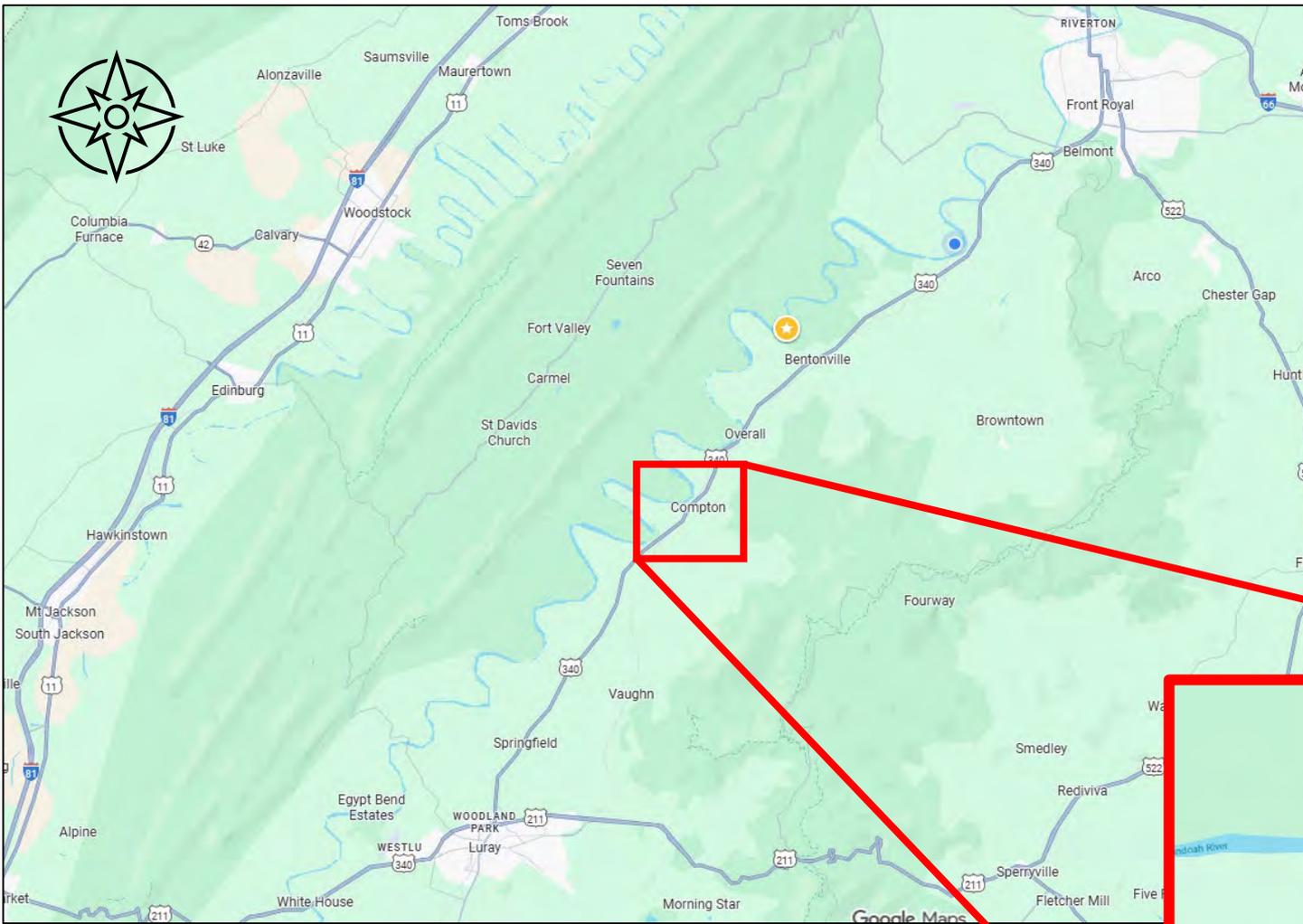
Downriver Canoe Company
Van Parking
2 Spots



- A-1 (Agriculture)
- W-C (Woodland-Conservation)
- R (Residential)
- C-1 (Commercial)
- I-1 (Industrial)
- P-R (Park-Recreation)



Surrounding Zoning



Site Location

Tax Map Nos. #8-(A)-87A and #8-(A)-103

DEED

THIS DEED, made and entered into this 7th day of June, 2017, by and between

JAMES D. KEYSER, C. RONALD KEYSER, NANCY KEYSER-BRYANT (formerly known as **NANCY KEYSER**), and **BETSY KEYSER-MUNSON** (formerly known as **BETSY KEYSER** and also known as **BETSY DIANE MUNSON**), Heirs and Successors In Interest of **JAMES M. KEYSER, Deceased**, and **LORRAINE KEYSER HILLIARD, (formerly known as LORRAINE P. KEYSER)**, Deceased, **GRANTORS**, and **CHECKERS, LLC**, a Virginia limited liability company, whose address is 602 Balkamore Road, Stanley, Virginia 22851, **GRANTEE**,

WITNESSETH:

WHEREAS, James M. Keyser died testate on the 24th day of September, 1970, and by his Last Will and Testament dated the 5th day of September, 1969, and probated in the Office of the Clerk of the Circuit Court of Page County, Virginia on the 27th day of October, 1970, in Will Book #39, at Page 404, he devised all of his real estate unto his wife, Lorraine Keyser; and

WHEREAS, Lorraine P. Keyser died testate on the 15th day of March, 2015, and by her last Will and Testament dated the 22nd day of February, 2002, and probated in the aforesaid Clerk's Office on the 19th day of March, 2015 as Instrument #2015-0097, she devised all of the rest, residue and remainder of her property to her four children, namely, C. Ronald Keyser, James D. Keyser, Nancy Keyser-Bryant and Betsy Diane Munson, in equal shares; and

WHEREAS at the time of her death, Lorraine Keyser was vested with all of those two certain tracts or parcels of land lying and being situate in the Springfield Magisterial District

of Page County, Virginia one of which was designated as Tax Map #8-(A)-87A and assessed as 0.170 acres located at the intersection of Rileyville Road and U.S. Route 340 on the east side of US. Route 340 and the other tract assessed as Tax Map #8-(A)-103 assessed as containing 44.665 acres and being located opposite Tax Map #8-(A)-87A on the west side of U. S. Route 340 lying and being located between U.S. Route 340 and the east bank of the south fork of the Shenandoah River; and

WHEREAS, the Grantors are equal and 100% owners of a Virginia limited liability company known as Checkers, LLC; and

WHEREAS, the Grantors desire to convey the property herein above described to Checkers, LLC as an additional capital contribution.

NOW THEREFORE, in consideration of the premises, and as and for further contributions of capital to Checkers LLC, the Grantors do hereby each bargain, grant, transfer, sell and convey in consideration of their continued equal ownership of the grantee with General Warranty and English covenants of title all of their right, title and interest in the following two described tracts or parcels of land each of which are located in Springfield Magisterial District of Page County, Virginia, to-wit:

- (1) Tax Map #8-(A)-87A containing 0.176 acres as described on a survey and plat prepared by Larry C. Himelright dated April 13, 1994 and recorded in the aforesaid Clerk's Office in Deed Book 513 at page 462; and
- (2) Tax Map #8-(A)-103 containing 44.665 acres and being the rest, residue and remainder of a tract originally containing 85 acres 106 poles which was

conveyed to James M. Keyser by deed of Elmer L. Keyser dated July 7, 1949 and recorded in the aforesaid Clerk's Office in Deed Book 133 at Page 102.

THIS CONVEYANCE IS MADE TO A LIMITED LIABILITY COMPANY FROM THE GRANTORS WHO ARE ENTITLED TO RECEIVE NOT LESS THAN 50% OF THE PROFITS AND SURPLUS OF SUCH LIMITED LIABILITY COMPANY AND IS EXEMPT FROM RECORDATION TAXES PURSUANT TO VIRGINIA CODE SECTION 58.1-811(A)(10).

The conveyance of the foregoing real estate is made subject to all easements, restrictions and conditions of record in the Clerk's Office of Page County, Virginia, affecting said real estate.

WITNESS the following signatures and seals.

James D. Keyser (SEAL)
JAMES D. KEYSER

C. Ronald Keyser (SEAL)
C. RONALD KEYSER

Nancy Keyser-Bryant (SEAL)
NANCY KEYSER-BRYANT

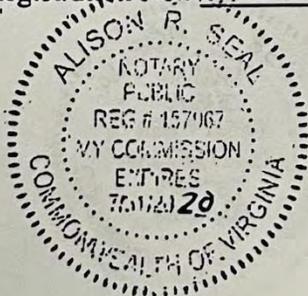
Betsy Keyser-Munson (SEAL)
BETSY KEYSER-MUNSON

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me under penalty of perjury this 7th day of August, 2017, by James D. Keyser, in my County and State aforesaid.

My commission expires 7/31/2020.

Registration No. 157967



Alison R. Seal
Notary Public

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me under penalty of perjury this 4th day of July, 2017, by C. Ronald Keyser, in my County and State aforesaid.

My commission expires 7/31/2020

Registration No.: 157967

Alison R. Seal
Notary Public



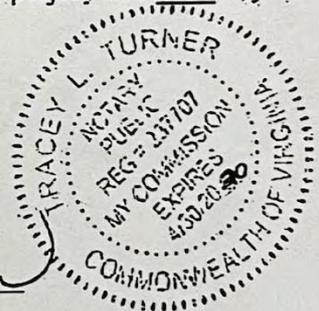
COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

~~July~~ ^{August} The foregoing writing was acknowledged before me under penalty of perjury this 14th day of July, 2017, by Nancy Keyser-Bryant, in my County and State aforesaid.

My commission expires 4/30/2020

Registration No.: 237767

Tracey L. Turner
Notary Public



COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing writing was acknowledged before me under penalty of perjury this 2nd day of July, 2017, by Betsy Keyser-Munson, in my County and State aforesaid.

My commission expires 7/31/2020

Registration No.: 157967



Alison R. Seal
Notary Public

INSTRUMENT 170001829
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
AUGUST 17, 2017 AT 02:13 PM
G. MARKOWITZ, CLERK
RECORDED BY: KRB













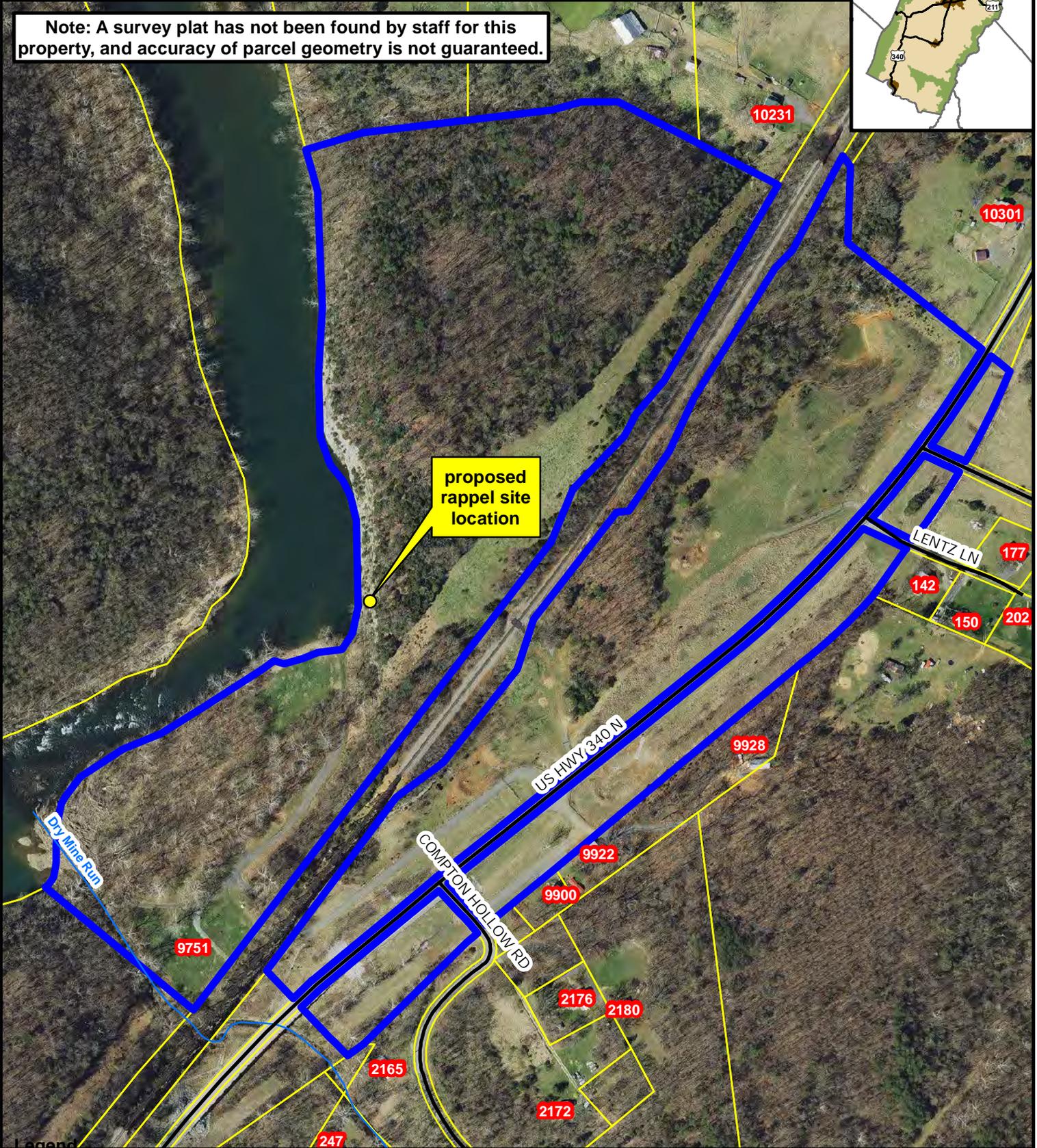
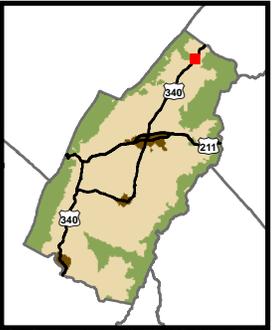




Tax Map ID 8-((A))-103 Aerial

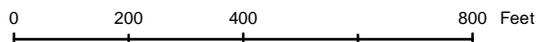


Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

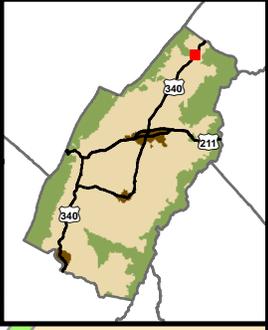
- Roads
- Streams
- ▭ Tax Map ID 8-((A))-103
- ▭ Other Lots



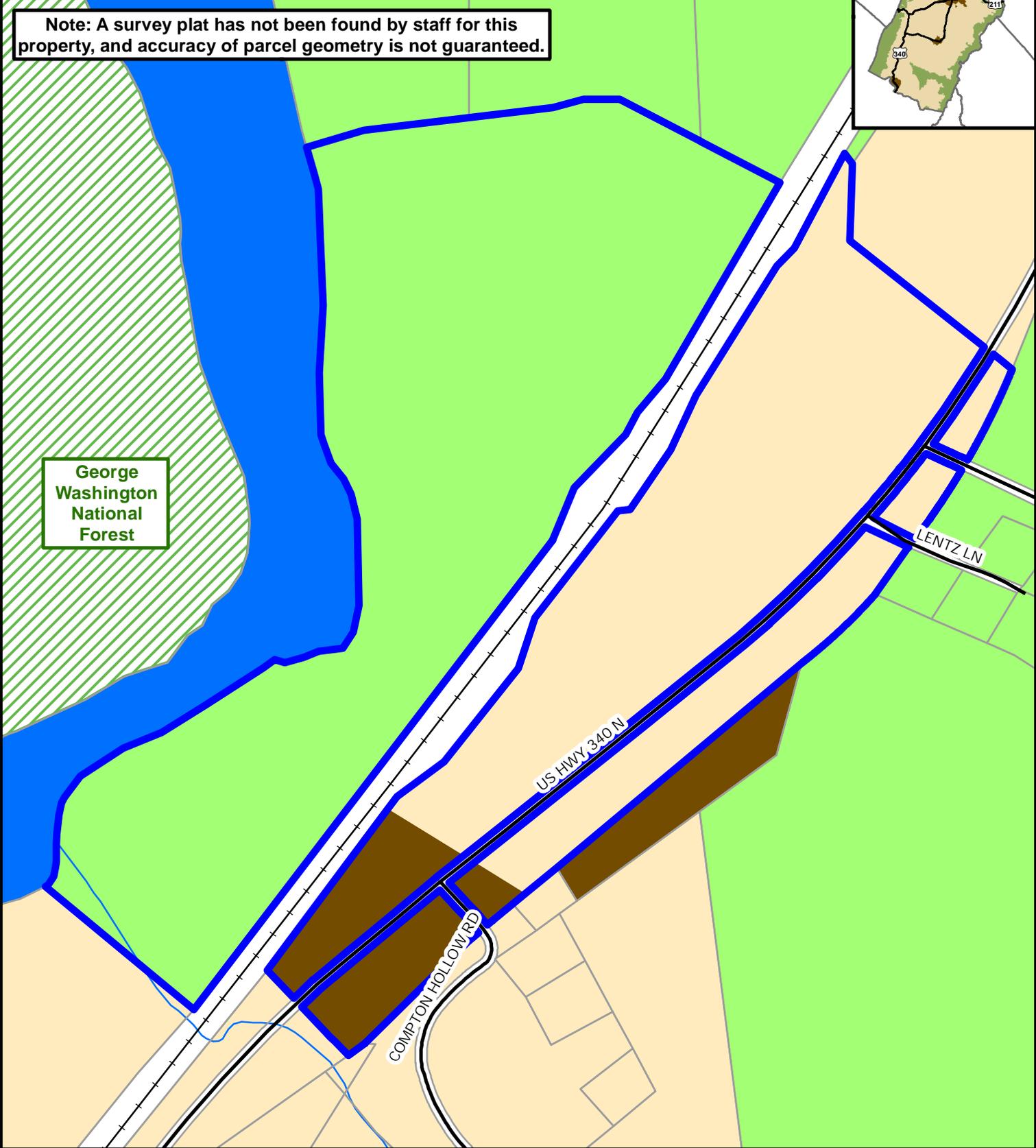
December 30, 2025
Page County GIS Department
2022 VGIN Aerial Imagery

Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID 8-((A))-103 Zoning



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

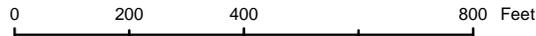


George Washington National Forest

US HWY 340 N
COMPTON HOLLOW RD
LENTZ LN

Legend

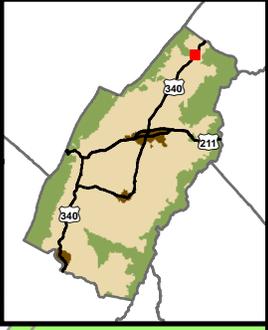
- Roads
- Railroad
- Streams
- Shenandoah River
- GWNF
- Tax Map ID 8-((A))-103
- Other Lots
- Current Zoning**
- Agricultural
- Commercial
- Woodland-Conservation



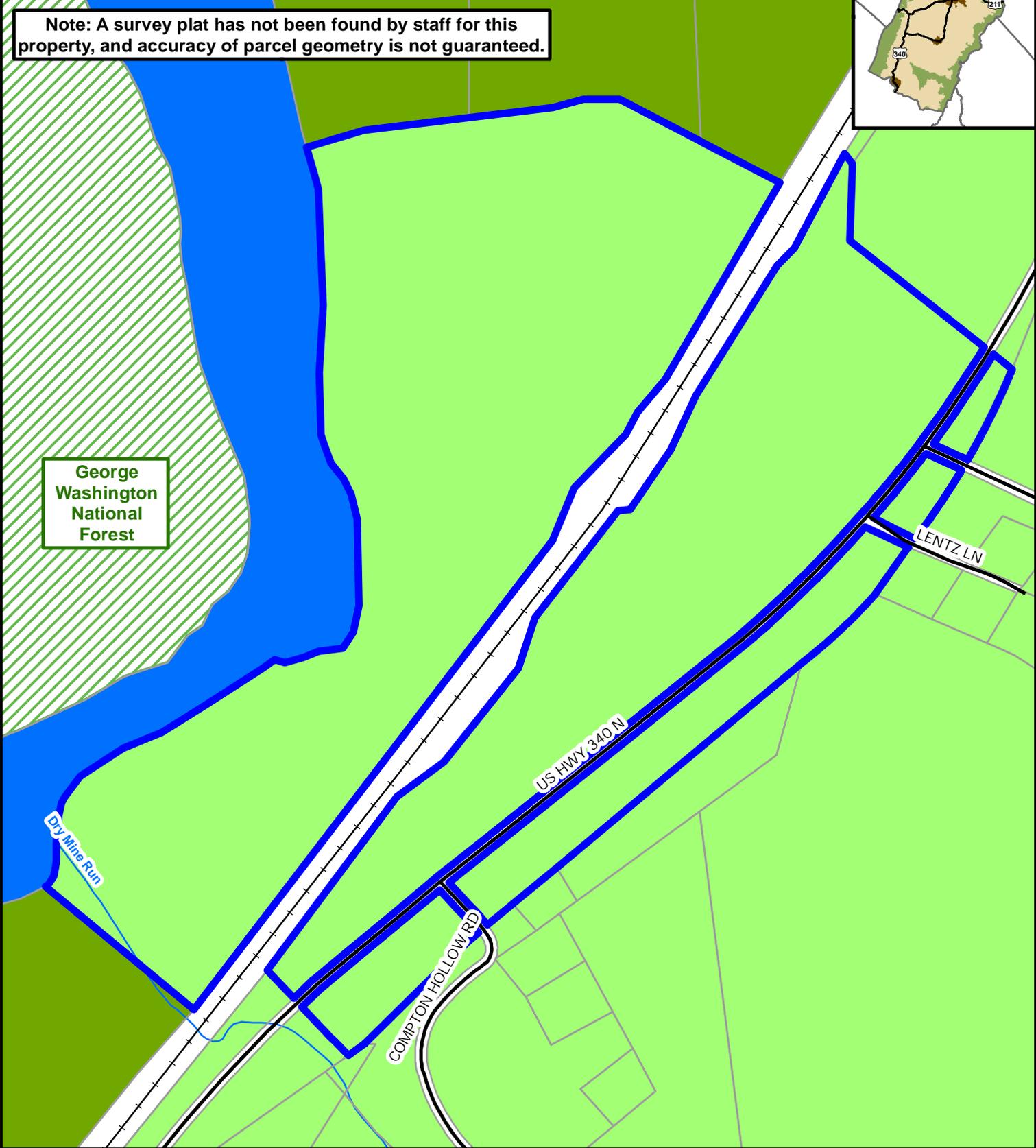
December 30, 2025
Page County GIS Department

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Tax Map ID 8-((A))-103 Protection Tiers



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

- Roads
- Railroad
- Shenandoah River
- Streams
- Tax Map ID 8-((A))-103
- Other Lots
- GWNF

Protection Tiers

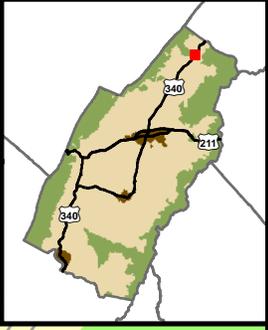
- Agricultural Protection Tier
- Environmental Preservation Tier
- National Park / Forest Tier

0 200 400 800 Feet

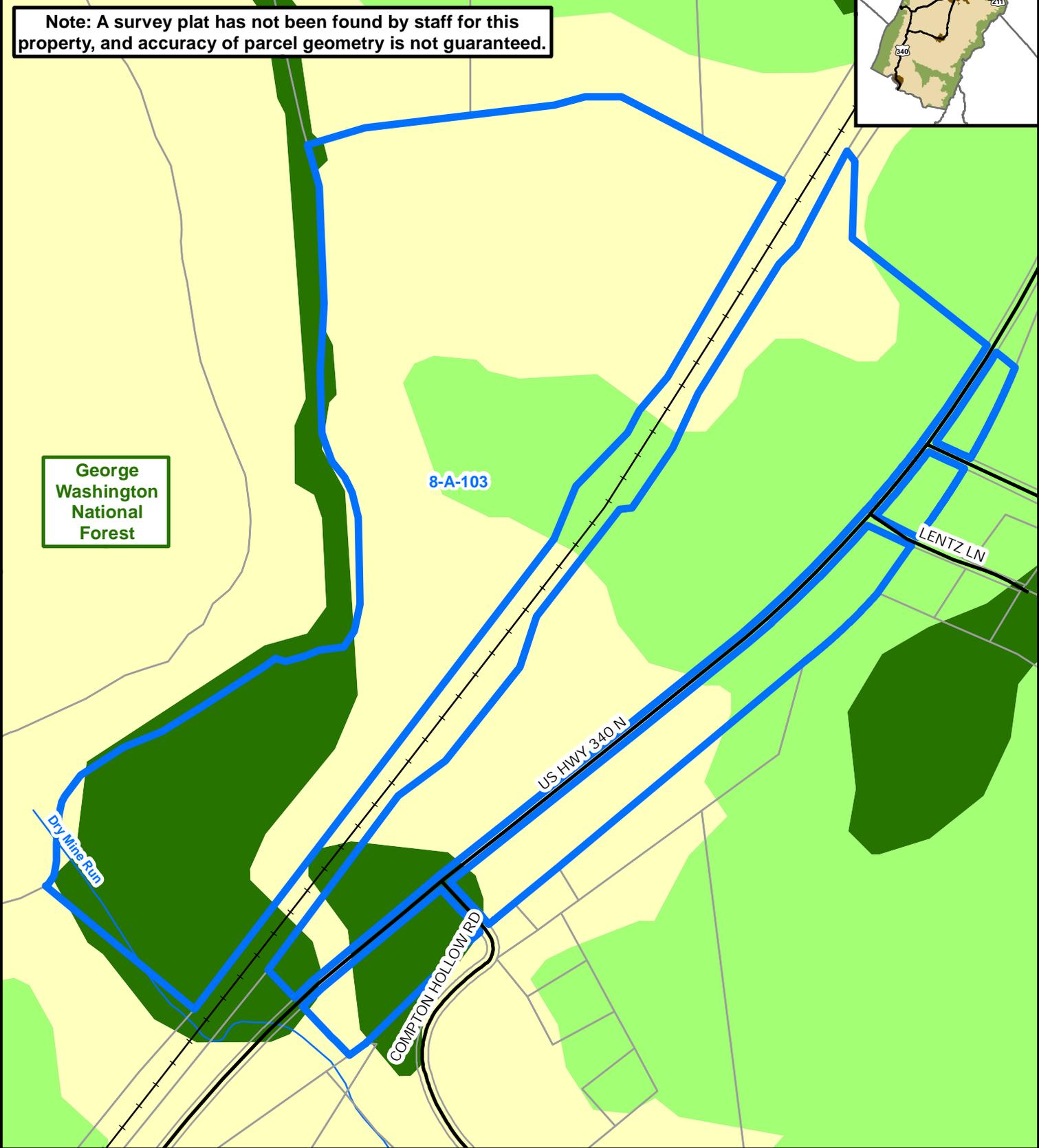
December 30, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID 8-((A))-103 Farmland



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



George Washington National Forest

8-A-103

US HWY 340 N

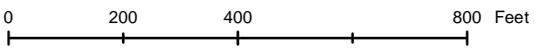
LENTZ LN

COMPTON HOLLOW RD

Dry Mine Run

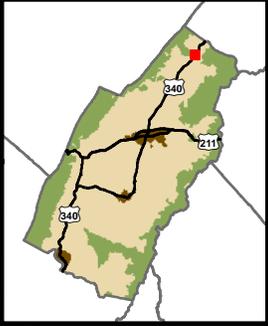
Legend

- Roads
- Railroad
- Streams
- Tax Map ID 8-((A))-103 Farmland
- Other Lots
- Prime Farmland
- Farmland of Statewide Importance
- Moderate Farmland

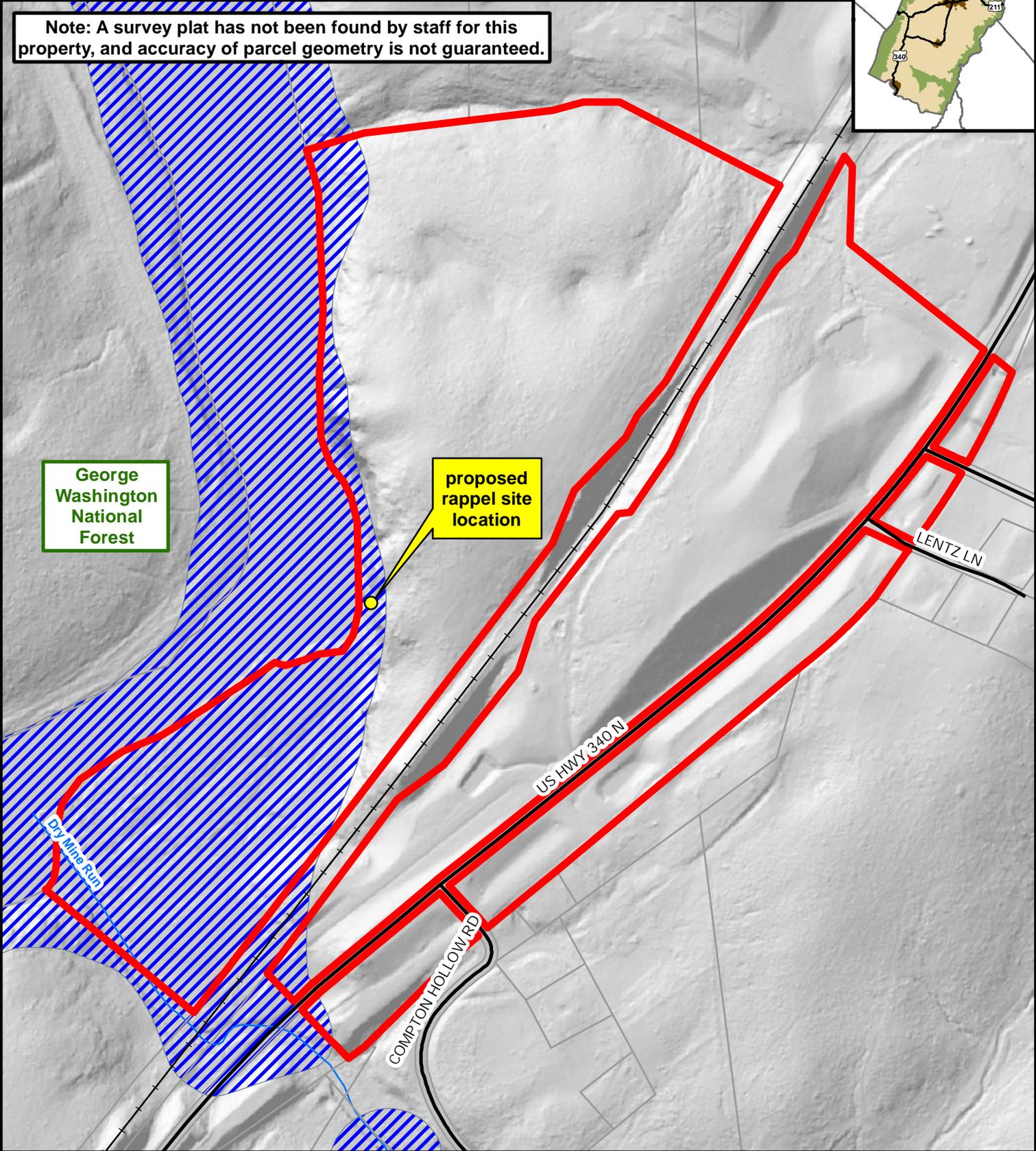


December 30, 2025
Page County GIS Department
USDA SSURGO Soils Data
Reference Use Only
Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.

Tax Map ID 8-((A))-103 FEMA Floodzone



Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.

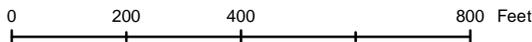


George Washington National Forest

proposed rappel site location

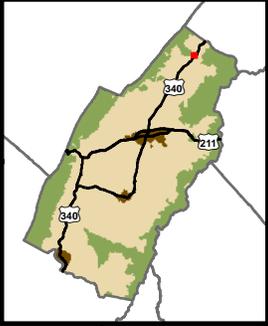
Legend

- Roads
- Tax Map ID 8-((A))-103
- Railroad
- Other Lots
- Streams
- 100 Year FEMA Flood Zone

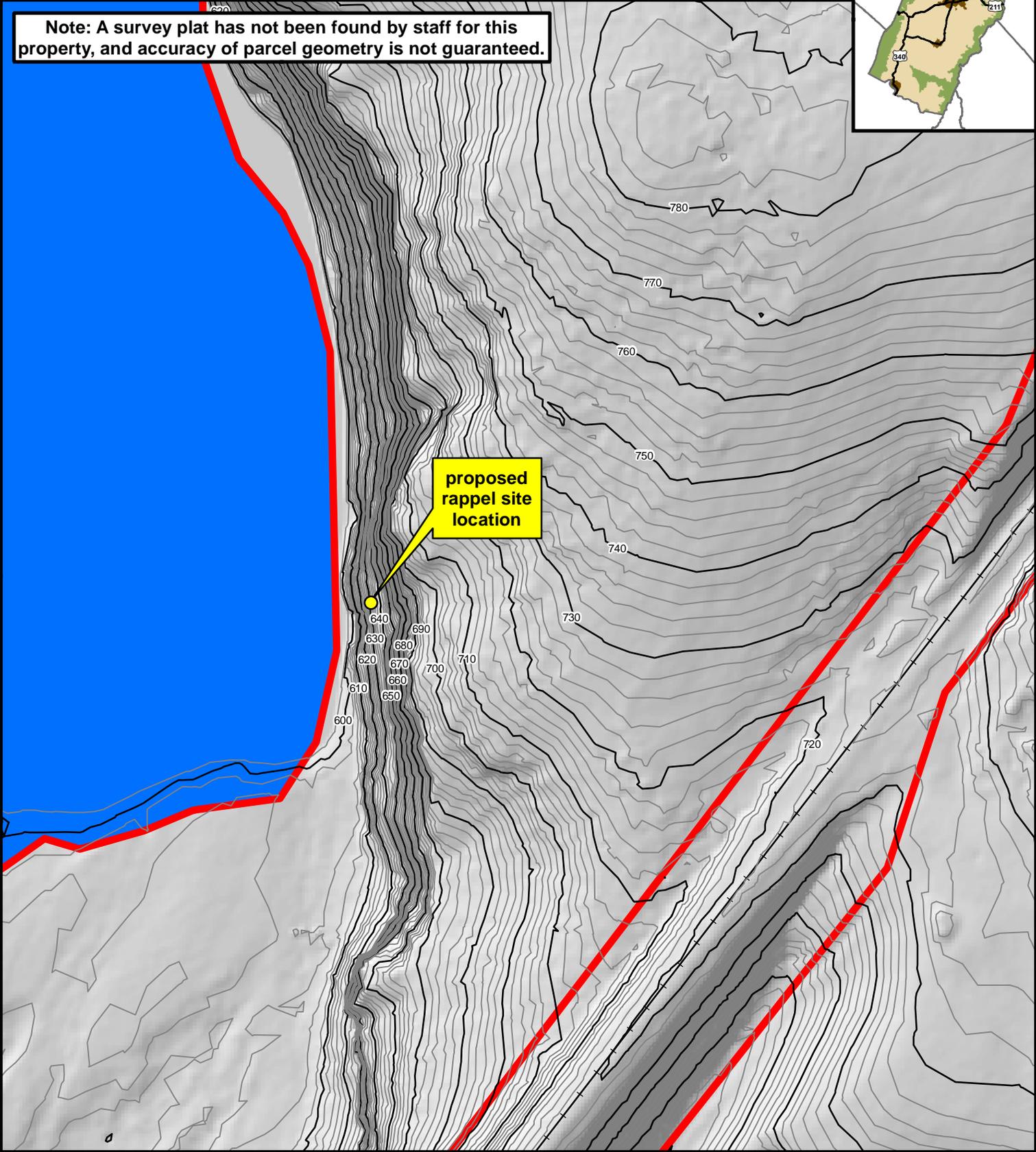


December 30, 2025
Page County GIS Department
Hillshade derived from 2015 USGS LiDAR
Reference Use Only
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Tax Map ID 8-((A))-103 Elevation

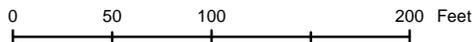


Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Legend

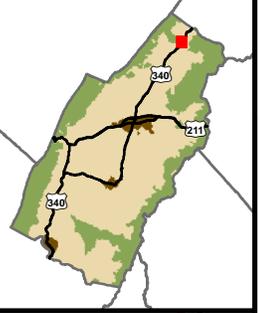
- Roads
- +— Railroad
- Streams
- Tax Map ID 8-((A))-103
- Other Lots



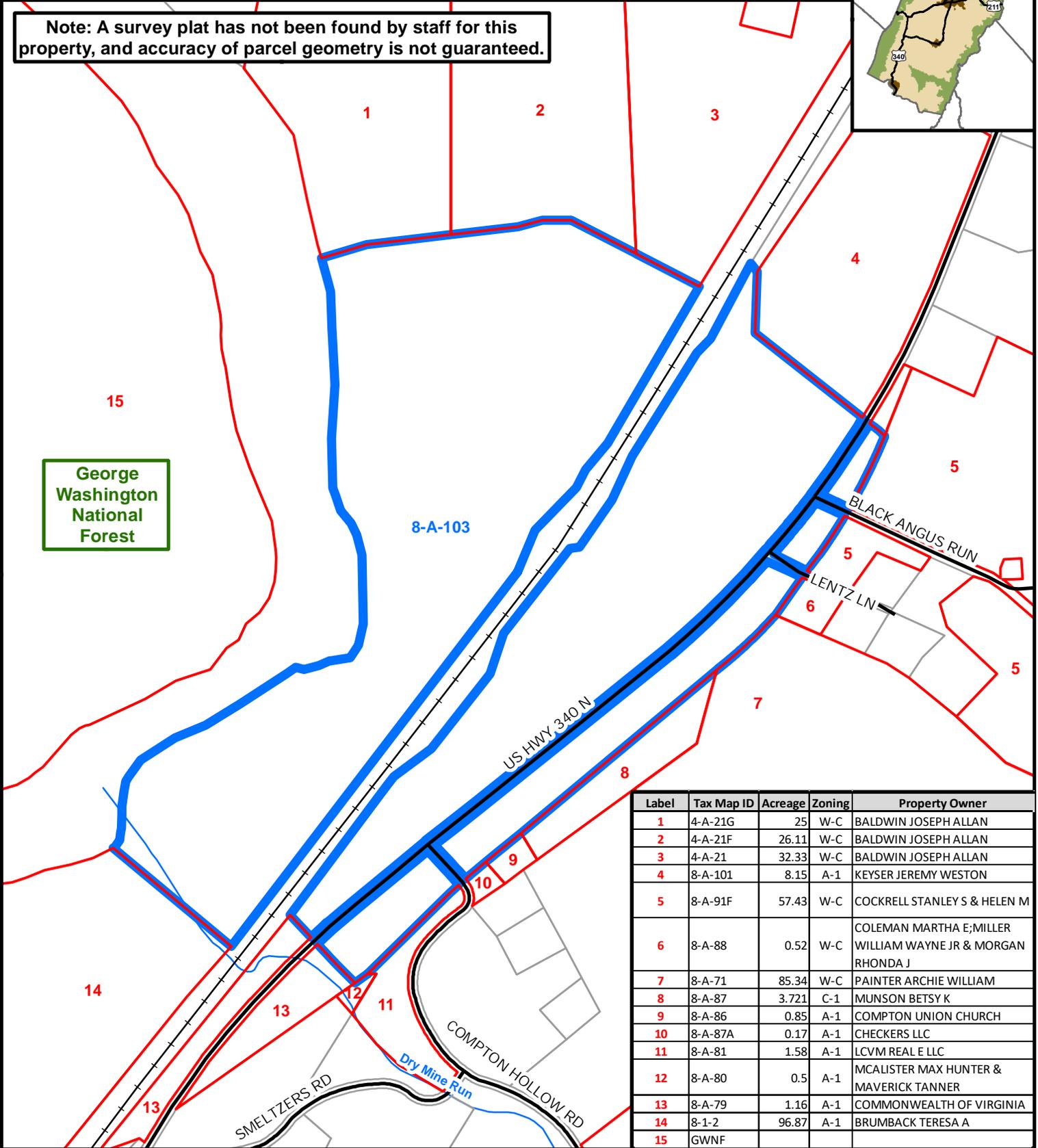
December 30, 2025
Page County GIS Department
Hillshade derived from 2015 USGS LiDAR
Reference Use Only
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Tax Map ID 8-((A))-103

Neighboring Properties



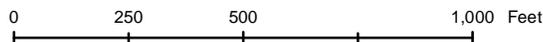
Note: A survey plat has not been found by staff for this property, and accuracy of parcel geometry is not guaranteed.



Label	Tax Map ID	Acreage	Zoning	Property Owner
1	4-A-21G	25	W-C	BALDWIN JOSEPH ALLAN
2	4-A-21F	26.11	W-C	BALDWIN JOSEPH ALLAN
3	4-A-21	32.33	W-C	BALDWIN JOSEPH ALLAN
4	8-A-101	8.15	A-1	KEYSER JEREMY WESTON
5	8-A-91F	57.43	W-C	COCKRELL STANLEY S & HELEN M
6	8-A-88	0.52	W-C	COLEMAN MARTHA E; MILLER WILLIAM WAYNE JR & MORGAN RHONDA J
7	8-A-71	85.34	W-C	PAINTER ARCHIE WILLIAM
8	8-A-87	3.721	C-1	MUNSON BETSY K
9	8-A-86	0.85	A-1	COMPTON UNION CHURCH
10	8-A-87A	0.17	A-1	CHECKERS LLC
11	8-A-81	1.58	A-1	LCVM REAL E LLC
12	8-A-80	0.5	A-1	MCALISTER MAX HUNTER & MAVERICK TANNER
13	8-A-79	1.16	A-1	COMMONWEALTH OF VIRGINIA
14	8-1-2	96.87	A-1	BRUMBACK TERESA A
15	GWNF			

Legend

- Roads
- Tax Map ID 8-((A))-103
- Neighboring Properties
- Railroad
- Streams
- Other Lots



December 30, 2025
Page County GIS Department

Reference Use Only
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Tax Map ID	Acreage	Zoning	Property Owner	Physical Address	Mailing Address	M City	M State	M Zip
4-A-21G	25	W-C	BALDWIN JOSEPH ALLAN		741 CARVELL RD	RILEYVILLE	VA	22650
4-A-21F	26.11	W-C	BALDWIN JOSEPH ALLAN		741 CARVELL RD	RILEYVILLE	VA	22650
4-A-21	32.33	W-C	BALDWIN JOSEPH ALLAN	10231 US HWY 340 N	741 CARVELL RD	RILEYVILLE	VA	22650
8-A-101	8.15	A-1	KEYSER JEREMY WESTON	10301 US HWY 340 N	961 S ANTIOCH RD	LURAY	VA	22835
8-A-91F	57.43	W-C	COCKRELL STANLEY S & HELEN M	250 BLACK ANGUS RUN	250 BLACK ANGUS RUN	RILEYVILLE	VA	22650
8-A-88	0.52	W-C	COLEMAN MARTHA E;MILLER WILLIAM WAYNE JR & MORGAN RHONDA J	142 LENTZ LN	142 LENTZ LN	RILEYVILLE	VA	22650
8-A-71	85.34	W-C	PAINTER ARCHIE WILLIAM		1151 TASKER RD	STEPHENS CITY	VA	22655
8-A-87	3.721	C-1	MUNSON BETSY K	9928 US HWY 340 N	PO BOX 194	WHITE POST	VA	22663
8-A-86	0.85	A-1	COMPTON UNION CHURCH	9900 US HWY 340 N	UNKNOWN	CULPEPER	VA	22701
8-A-87A	0.17	A-1	CHECKERS LLC		602 BALKAMORE HILL RD	STANLEY	VA	22851
8-A-81	1.58	A-1	LCVM REAL E LLC	2165 COMPTON HOLLOW RD	1208 E MAIN ST	LURAY	VA	22835
8-A-80	0.5	A-1	MCALISTER MAX HUNTER & MAVERICK TANNER		190 WHITE PINES RD	LURAY	VA	22835
8-A-79	1.16	A-1	COMMONWEALTH OF VIRGINIA		811 COMMERCE AVE	STAUNTON	VA	24401-9029
8-1-2	96.87	A-1	BRUMBACK TERESA A	142 ISLAND FORD RD	142 ISLAND FORD RD	RILEYVILLE	VA	22650
GWNF								

COMMERCIAL OUTDOOR RECREATION

A private, fee-supported, outdoor activity using or not using tangible facilities, involving or not involving athletic training, mastered skills, innate or acquired talents, requiring athletic or recreational talents.

COMMERCIAL OUTDOOR RECREATION AREAS AND FACILITIES

An area or facilities where commercial outdoor recreation is allowed. Such examples are playgrounds, picnic grounds, swimming pools, country clubs, golf courses, driving ranges, laser tag, paintball, archery, etc.

§ 125-9. Woodland-Conservation (W-C). [Amended 4-8-1991; 12-9-1991; 4-12-1993; 5-11-1999; 7-13-1999; 2-12-2002; 6-10-2003; 6-21-2005; 12-19-2006; 12-16-2008; 4-21-2009; 6-16-2009; 10-20-2009; 4-20-2010; 9-16-2014; 2-7-2017; 8-1-2017; 3-17-2020; 5-15-2023; 7-15-2024; 2-18-2025; 7-21-2025; 9-15-2025]

- A. Statement of intent. It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, protecting fragile environmental areas, reducing soil erosion, protecting watersheds, reducing hazards from flooding and protecting existing farmland. This district covers portions of the County which are occupied by mountain areas, heavily forested areas and other open space uses such as recreation areas, floodplains and farms. The area also contains portions where the depth to bedrock is shallow and presents some limitations to development. The protection of the Shenandoah River is also essential, and because of potential pollution problems due to on-lot sewage effluent, erosion and sedimentation from construction and disturbing of the landscape, the area near the river must remain open in nature.
- B. Permitted uses shall be as follows:
- (1) Forest, scenic and wildlife preserves and conservation areas.
 - (2) Agriculture.
 - (3) Wayside or roadside stand or market.
 - (4) Single-family detached dwellings.
 - (5) Cemeteries; police, fire and rescue squad stations; other essential public services.
 - (6) Portable sawmills, portable chipping mills, and portable shaving mills.
 - (7) Bed-and-breakfast establishments and short-term tourist rentals, subject to the provisions of § 125-30.21.
 - (8) Manufactured homes and individual mobile homes.
 - (9) Electric facilities operated at 40 kilovolts or less.
 - (10) Confined feeding operations pursuant to the requirements of Article VI of this chapter and pursuant to all other provisions of this chapter.
 - (11) Tiny home dwellings.
 - (12) Only one permitted principal residential structure shall be allowed on any lot, tract or parcel of land.
- C. Permitted accessory uses located on the same lot with the permitted principal use shall be as follows:
- (1) Private garage or private parking area.
 - (2) Signs pursuant to § 125-20.

- (3) Home occupations pursuant to § 125-15.
- (4) Customary accessory uses and buildings, provided that they are clearly incidental to the principal use pursuant to § 125-16.
- (5) Guesthouse, as defined in § 125-4.
- (6) Family day home (less than five unrelated children).
- (7) Small system wind energy facility.
- (8) Windmill.
- (9) Catering facilities, subject to the provisions of § 125-30.24.
- (10) Mobile food vending operations, subject to the provisions of § 125-30.25.

D. Uses permitted by special permit shall be as follows:

- (1) Lodges or clubs for climbing, hunting, fishing, gunning, nature observation or other similar recreation purposes pursuant to § 125-22.
- (2) Commercial outdoor recreation areas and facilities: parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses, all pursuant to § 125-22.
- (3) Churches and public schools.
- (4) Electric facilities operated above 40 kilovolts.
- (5) Publicly owned sanitary landfills which meet all federal, state and County requirements and regulations.
- (6) Outdoor commercial recreation areas and facilities: camps and campgrounds pursuant to § 125-66.
- (7) Pole-designed tower facilities or pole-designed structures not to exceed 100 feet in height with a minimum setback from all property lines of 200 feet, to be used for the primary purpose of communications, including, by way of illustration but not limited to, the following: telephone, radio, television, cable, and signal by special use permit.
- (8) Commercial sawmills, commercial chipping mills, and commercial shaving mills pursuant to § 125-30.4.
- (9) Commercial workshops, as defined in § 125-4.
- (10) Veterinarian clinics, pet grooming, boarding and breeding of animals, as defined in § 125-4.
- (11) Family day home (five or more unrelated children) pursuant to § 125-30.6.
- (12) Small system wind energy facility.

- (13) Windmill.
 - (14) Wholesale businesses and storage warehouses within "confined poultry feeding operation" buildings constructed prior to October 1, 2009. Storage of personal property of the property owner and all agricultural uses are exempt.
 - (15) Event venue.
 - (16) Auto repair service facility/public garage.
 - (17) Indoor and outdoor shooting ranges.
 - (18) Commercial parking facilities.
 - (19) Riding stables or academics.
 - (20) Quarry operations pursuant to § 125-30.23.
- E. Minimum lot size shall be as follows: area: 1 3/4 acres; width at setback line: 150 feet. Lots on cul-de-sac may have width reduced to 50 feet.
- F. Minimum yard dimensions shall be as follows: front yard: 50 feet, except cul-de-sac lots may be 70 feet; each side yard: 20 feet; rear yard: 50 feet.
- G. Maximum coverage and height shall be as follows: maximum building coverage: 15%; maximum height from average grade: 35 feet/2 1/2 stories. All accessory buildings shall be less than the main building in height, except as provided for in § 125-14D.
- H. Any new structure designed to be occupied as a residence, church, school, community center or commercial establishment or industry or any other structure designed for public occupancy shall not be located closer than 300 feet from any confined feeding operation as defined in § 125-32, Article VI, of this chapter.
- I. All wells in W-C Zoned Districts shall be a Class III "B" well and shall maintain a fifty-foot setback from all property lines adjacent to parcel(s) three acres or larger that are used for an agricultural operation, as defined in § 3.1-22.29(B), Code of Virginia (1950), as amended.¹ A variance may be sought through the Page County Board of Zoning Appeals for a well location closer than 50 feet to the property line if either of the following criteria listed can be achieved: i) the owner of the adjacent property that is used for an agricultural operation may grant written permission for construction within 50 feet of the property line; or ii) certification by the Page County Health Department that no other site on the property complies with zoning regulations for the construction of a private well. If approved, a variance conveyance form, which is part of the Page County appeal/variance application, must be recorded at the Page County Circuit Court within 90 days of the approval. Failed private drinking water wells that must be replaced by order of the local health department shall follow state health regulations for determining a site for a new well and are exempt from adhering to the foregoing variance procedure.
- J. Site plan. Before obtaining a zoning permit for the uses listed within this district either as a

1. Editor's Note: See now Code of Virginia, § 3.2-300.

permitted use, accessory use or by special use permit a site plan shall be submitted with the zoning application (prior to construction). The site plan should include:

- (1) Boundary of the parcel with project name, tax map number, and owner name and contact information.
- (2) Building location and setbacks from property lines.
- (3) Parking spaces.
- (4) Proposed signs.
- (5) Lighting with a description.

§ 125-22. Membership clubs and recreation facilities. [Amended 7-13-1999]

Outdoor commercial recreation area and facilities, such as parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, riding stables or academies, country clubs, golf courses and driving ranges or miniature golf courses are permitted by special permit only if constructed and operated in conjunction with camps and campgrounds, country clubs or golf courses permitted by special permit subject to the following conditions:

- A. That no building or part thereof or any parking or loading area shall be located within 35 feet of any street or lot line.
- B. Upon application to allow for facilities sufficient for providing food and beverage to guests specifically patronizing the use granted by the special use permit, provided that such facilities shall not be open to the general public. Private functions for providing food and beverages at such facilities may be allowed by special use permit.
- C. That such use shall occupy a lot with an area of not less than three acres.
- D. That exterior lighting, other than that essential for the safety and convenience of the users of the premises, shall be prohibited. All exterior lighting shall be shielded from the view of all surrounding streets and lots.