

Land Acquisition and Property Committee



Meeting Agenda Monday, October 19, 2020

10:00 am – 12:00 pm
Commission Room/Zoom
Centennial Campus, Raleigh

Call to Order and Comments

Tom Berry, LAP Chair

Roll Call

Betsy Haywood, Commission Liaison

Land Project Status Review – Review spreadsheet of current land acquisition projects – *Jessie Birckhead, Land Acquisition and Grants Manager*

Tuckertown Project Status Report – Receive an update on the Alcoa Tuckertown acquisition – *Jessie Birckhead*

Phase I Land Acquisitions – Consider approval for staff to work with State Property Office and funding partners to develop acquisition plans for the following properties – *Jessie Birckhead*

- Long Tract – Columbus County
- FD Warren Tract – Halifax County

Phase II Land Acquisitions – Consider final approval to proceed with acquisition of the following properties – *Jessie Birckhead*

- Riverstone Jenerette Tract – Columbus County (**Exhibit H-1**)
- Pitzer Road PFA Tract – Stokes County (**Exhibit H-2**)
- North Fork Catawba Tract – McDowell County (**Exhibit H-3**)

Other Property Matters – Consider staff recommendation for other property matters – *Jessie Birckhead*

- Elizabethtown Shed Demolition – Request to approve demolition of a pole shed at the Elizabethtown Depot that has extensive termite damage and is a safety hazard. (**Exhibit I**)

Land Acquisition Strategy Project Update – Receive an update and presentation on a statewide parcel analysis to support the development of the WRC's statewide land acquisition strategy – *Jessie Birckhead and John Lovette, GIS Analyst*

Other Business

Tom Berry, LAP Chair



Land Acquisition and Property Committee

October 19th, 2020

10:00am – 12:00pm

Agenda

Land Acquisitions and Property Matters

- **Land Project Status Review**
- **Tuckertown Project Status Report**
- **Phase I Land Acquisition**
 - Long Tract – Columbus County
 - FD Warren Tract – Halifax County
- **Phase II Land Acquisitions**
 - Riverstone Jenerette Tract – Columbus County
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 - North Fork Catawba Tract – McDowell County
- **Other Property Matters**
 - Elizabethtown Shed Demolition
- **Land Acquisition Strategy Project Update**



STATUS	TRACT NAME	Project Status	Acreage	County	Game Land	Phase I	Phase II
Active	Folger	Closing Winter 2020/2021	25.00	Alleghany	Mitchell River	Yes	Yes
Active	Leonard	Awaiting grant funding decisions	161.00	Bertie	Bertie	Yes	
Active	Hall	Appraisal underway	32.60	Bladen	Suggs Mill Pond	Yes	
Active	Lagoon	In development	419.00	Bladen	Whitehall Plantation	Yes	
Active	Myrtle Head Simmons	Appraisal underway	127.00	Brunswick	Juniper Creek	Yes	
Active	Clemons	Appraisal underway	100.00	Brunswick	Columbus County	Yes	
Active	Hawkins	Closing Spring 2021	215.00	Caldwell	Buffalo Cove	Yes	
Active	Geneva Bigelow	Appraisal underway	100.00	Caswell	Caswell	Yes	
Active	Old Dock Simmons	Appraisal underway	107.00	Columbus	Juniper Creek	Yes	
Active	Long	Phase I Approval requested October 2020	35.50	Columbus	Juniper Creek		
Active	Proctor	In development	476.00	Craven	Neuse River	Yes	
Active	Taylor	In development	233.00	Craven	Neuse River	Yes	
Active	FD Warren Tract	Phase I Approval requested October 2020	156.00	Halifax	Brinkleyville		
Active	Vaughn Dixon (Dixons)	Property changed hands, coordinating with new owner	97.00	Hertford	Chowan Swamp	Yes	
Active	North Fork Catawba River	Phase II Approval requested October 2020	40.00	McDowell	Public Fishing Area		
Active	Tuckertown	Closing Summer 2021	2,420.00	Multiple	ALCOA	Yes	
Active	Buck Rub	Closing Fall 2020	107.70	Richmond	Sandhills	Yes	Yes
Active	McNeilly	In development	55.48	Rutherford	South Mountains	Yes	
Active	ZV Pate	Appraisal underway	70.00	Scotland	Sandhills	Yes	
Active	Lawrence	Closing Winter 2020/2021	16.00	Scotland	Sand Hills	Yes	Yes
Active	Mills	In development	100.00	Stokes	Hill Farm	Yes	
Active	Russell	Appraisal underway	24.00	Wilkes	Thurmond Chatham	Yes	Yes
Active	Sipe	In development	8.70	Wilkes	Thurmond Chatham	Yes	
Active donation	Sparta Wetlands BRC	Closing Winter 2020/2021	45.00	Alleghany	Sparta Wetlands WCA	Yes	Yes
Active donation	Truth Temple/Croasman	Closing Spring 2021	218.00	Ashe	Pond Mountain	Yes	Yes
Active donation	Three Top East	Closing Winter 2020/2021	615.00	Ashe	Three Top	Yes	Yes
Active donation	Little Cedar Mountain	Closing Spring 2021	95.00	Burke	South Mountains	Yes	Yes
Active donation	Pascarella	Closing Winter 2020/2021	10.00	Burke	South Mountains	Yes	Yes
Active donation	Staples	Closing Winter 2020/2021	44.00	Camden	North River	Yes	Yes
Active donation	Riverstone Jenrette	Phase II Approval requested October 2020	410.00	Columbus	Juniper Creek		
Active donation	Hodgson	In process, working on donation terms	108.50	Davie	Hunting Creek Swamp	Yes	Yes
Active donation	Malvagno	Closing Winter 2020/2021	1.00	Haywood	William H Silver	Yes	Yes
Active donation	Lahuis	In process	78.00	Henderson	Green River	Yes	Yes
Active donation	Almond/Buchanan	Waiting on final deeds for Richmond County	1,837.00	Multiple	Pee Dee	Yes	Yes
Active donation	Roberts Estate	In process	10.00	Rockingham	Dan River	Yes	Yes
Active donation	Hannah's Ferry Pump Station BAA	Closing Winter 2020/2021	10.00	Rowan	Boating Access Area	Yes	Yes
Active donation	Pitzer Road PFA	Phase II Approval requested October 2020	5.00	Stokes	Public Fishing Area		
Holding	James Smith	Funding plan in development	14.72	Burke	South Mountains	Yes	
Holding	Johnson/Nicholas	Holding	166.00	Haywood	Cold Mountain	Yes	
Holding	Bartram	Holding	71.00	Macon	Needmore	Yes	
Holding	Godwin II	TNC working on REPI funds negotiation	44.30	Scotland	Sandhills	Yes	Yes
Holding	Usher	TNC working on REPI funds negotiation (above Godwin II)	124.80	Scotland	Sandhills	Yes	Yes
Holding	Queen Tract	Holding	65.00	Wilkes	Wildlife Conservation Area	Yes	
Holding donation	Handy	Anticipated donation from Piedmont Land Conservancy	40.00	Alleghany	Mitchell River	Yes	
Holding donation	Warren Neck	Domtar settlement land transfer, ongoing	876.00	Martin	Bachelor's Bay	Yes	Yes



2020 NCLWF* Grant Outcomes



*the NC Clean Water Management Trust Fund is now the...

North Carolina Land and Water Fund!

The WRC submitted 6 projects for the 2020 NC Land and Water Fund Grant Cycle, with four projects selected and funded:

- **Tuckertown** (Davidson County) - \$1,200,000
- **Hawkins** (Caldwell County) - \$161,250
- **Pate** (Scotland County) - \$112,000
- **Old Dock Simmons** (Columbus County) - \$48,150

Additionally, several partner projects received funding that will eventually come to the WRC including an addition to Three Top East, a project on Wilson Creek, and an addition to Green River Game Land.



Tuckertown
Acquisition
Update

Tuckertown Funding October 2020	
Funding Source	Amount
WRC Wildlife Restoration Funds	\$3,776,452
NC Land and Water Fund	\$2,206,217
Three Rivers Land Trust	\$1,250,000
Foundation for the Carolinas	\$100,000
Ducks Unlimited	\$25,000
<i>Total Committed</i>	<i>\$7,357,669</i>
Acquisition Price	\$8,500,000
<i>Funding Shortfall</i>	<i>\$1,142,331</i>



Agenda

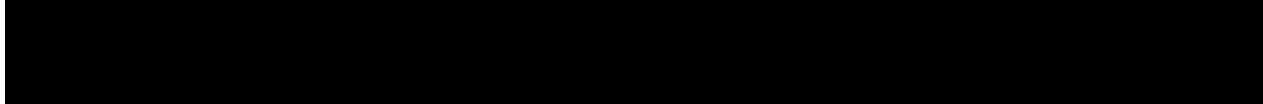
Land Acquisitions and Property Matters

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- **Land Acquisition Strategy Project Update**



North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

WRC Staff Contact:	Chesley Ward
Date First Presented to Commission:	19-Oct-20
Tract Name:	Long Tract
County:	Columbus
Acreage:	35.50
Tax Value:	\$40,900
Property Owner/Representative:	William Long



<p>Primary Purpose:</p> <input type="checkbox"/> Resource Protection <input checked="" type="checkbox"/> Resource Management <input type="checkbox"/> User Access <input type="checkbox"/> WRC Facility	<p>Program Potential:</p> <input checked="" type="checkbox"/> Game Land <input type="checkbox"/> Wildlife Conservation Area <input type="checkbox"/> Access Area <input type="checkbox"/> None
<p>Type of Acquisition:</p> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Easement	<p>Type of Parcel:</p> <input checked="" type="checkbox"/> Tract <input type="checkbox"/> Riparian Corridor
<p>Grant Potential:</p> <input type="checkbox"/> CWMTF <input checked="" type="checkbox"/> Federal Aid (PR, WB, etc.) <input type="checkbox"/> Other <input type="checkbox"/> Other	<p>Owner Interest:</p> <input checked="" type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low <input type="checkbox"/> No
<p>Tax Value:</p> <input type="checkbox"/> 1993 Year Assessed <input type="checkbox"/> No PUV?	<p>Stewardship Considerations:</p> <input type="checkbox"/> PR Source: <input type="checkbox"/> 75/25 Match:
<p>Funding Considerations:</p> <input type="checkbox"/> Donation <input type="checkbox"/> Bargain Sale <input type="checkbox"/> Partner Contribution	<p>Reviewed Appraisal & Purchase Requirements?</p> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
<p>Recommendation:</p> <input checked="" type="checkbox"/> Pursue <input type="checkbox"/> Do Not Pursue <input type="checkbox"/> Defer	

Additional Comments:
 This property is made up of two parcels, which are both owned by Mr. Long. There is a house and a couple of outbuildings on the property.

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

Tract Name:	Long Tract
County:	Columbus

Resources Assessment and Biological Benefits (brief):

The Long Tract is a +/- 35.5-acre property in Columbus County. It has 4,325 feet of common boundary with Juniper Creek Game Land. A 19-acre agriculture field makes up slightly more than half the property, which would give the opportunity to manage early successional habitat and provide quality annual plantings for wildlife.

Due to the lack of fire and forest management, the managed timberland habitat isn't in great condition and would greatly benefit from a timber thinning and prescribed fire. Longleaf pine historically existed on the tract and a few relict trees exist in places.

Although a small addition, this tract would join 40,000 contiguous acres of game lands and other land protected by partners. It is part of much larger landscape level conservation effort that has been ongoing for decades.

WRC biologists have identified 14 Species of Greatest Conservation Need that are very likely to use this property and would benefit from it's protection.

Tract Name **Long Tract**
 Date **September 21, 2020**
 Staff Completing Form **Chesley Ward**

Species	0.222
	Terrestrial
Overall Biodiversity	1
SGCN Species	1
Game Species	1
	Wetland
Overall Biodiversity	1
SGCN Species	1
Game Species	1
	Aquatic
Overall Biodiversity	0
SGCN Species	0
Game Species	0

Comments
 Because the tract is small and has one habitat that has mediocre quality, it scores low for these metrics. The size and quantity of wetland areas on the property is minimal. There are no aquatic habitats.

Habitat	0.333
Size	0
Quality	1
Diversity	1
Rare/Important	1
Connectivity	1
Buffer	2

Comments
 The tract is small with mediocre quality habitat and low diversity. It joins Juniper Creek Game Land and provides a buffer against the neighboring property for prescribed burning and other land management activities.

Public Access	0.333
Hunting/Viewing	3
Fishing	0
Boating	0

Comments
 Access to the tract is excellent and the portion of the adjacent game land is heavily roaded with excellent access. No fishing or boating opportunities exist.

Wildlife Uses	0.333
Hunting	2
Viewing	2
Fishing	0
Boating	0
Education	1

Comments
 Although small, the tract offers good hunting and wildlife viewing opportunities.

Other Values	0.556
Timber Harvest	3
Local Economy	1
Quality of Life	1

Comments
 Just less than half the tract has merchantable timber that could be harvested in the future.

Feasibility & Logistics	0.600
Existing Infrastructure	1
Compatibility of Multiple Uses on Tract	2
Compatibility with Adjoining Land	3
Inholding/Corridor	2
Proximity to Users	1

Comments
 The outbuildings on the property may need to be removed along with a wire fence at the entrance. If the outbuildings stayed, they would need repairs. The house on the property needs minor repairs and/or upgrades.

Restoration/Mitigation Potential	0.417
Species Restoration	2
Habitat Restoration	2
Access Improvement	0
Threat Mitigation	1

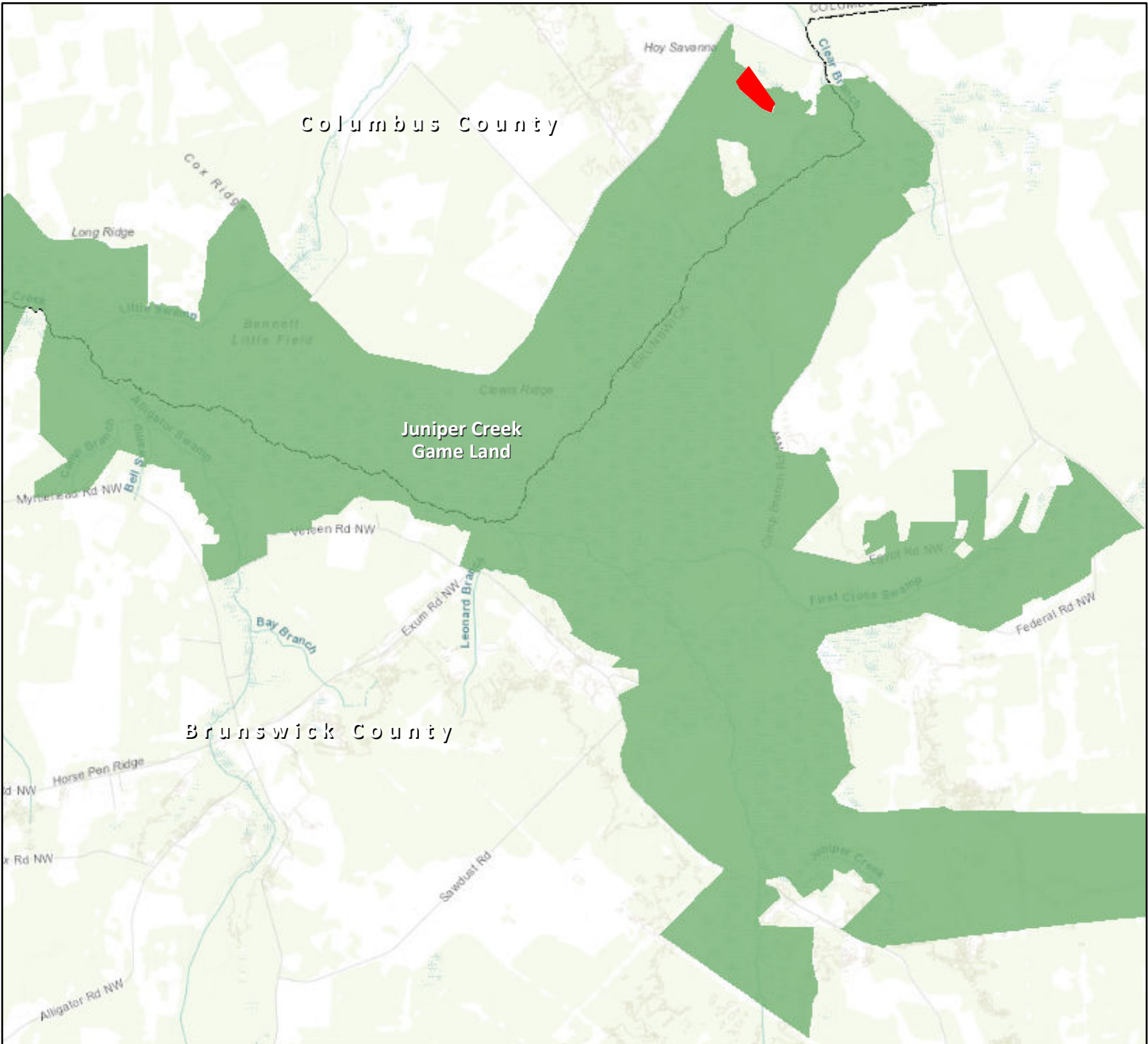
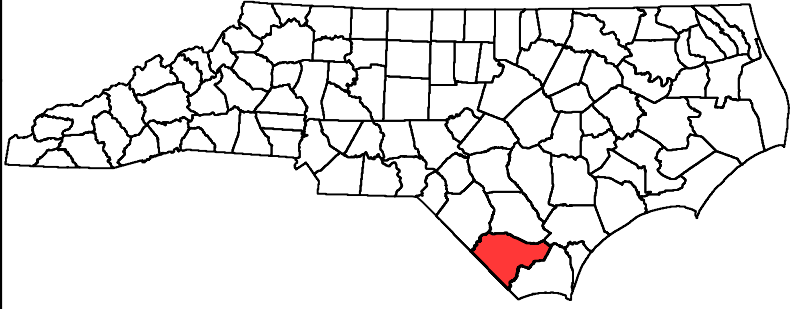
Comments
 Longleaf pine and early successional habitats can be restored and improved. It is doubtful the habitats would be managed to be restored under other ownership.

Threats	0.133
Number	1
Severity	0
Imminence	1
Manageability	0
Management Cost	0


Comments
 There is a threat that it could be sold to another private party to be used for purposes that aren't compatible with the adjacent game land uses. If someone resided in the house, it would make it more difficult to conduct land management on that portion of Juniper Creek Game Land.

Overall Score	2.661
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Long Tracts
Columbus County
+/- 35.5 Acres

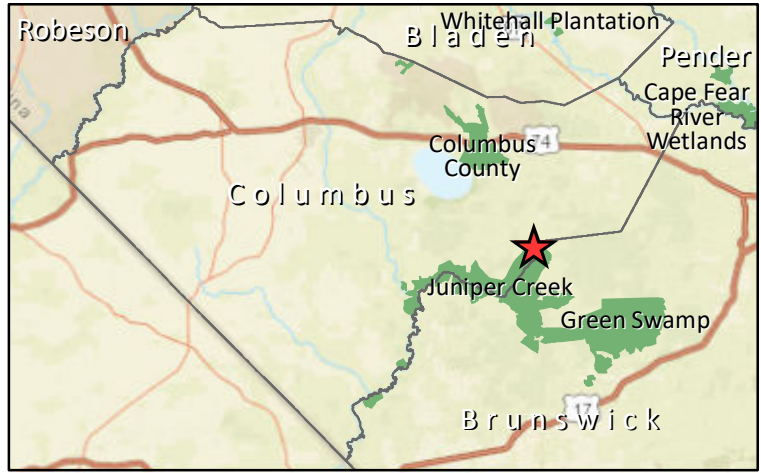
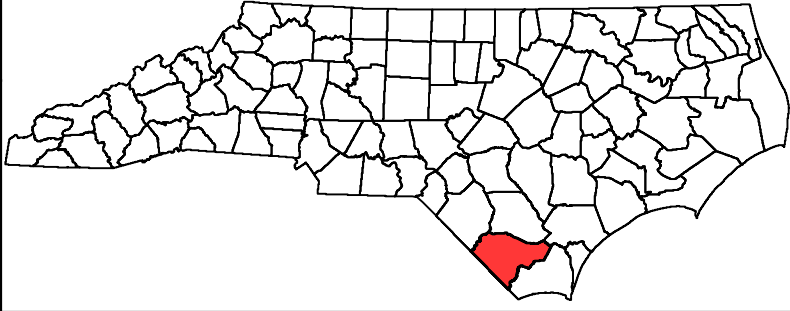


October 9, 2020


 Long Tracts

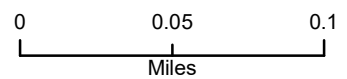


Long Tracts
Columbus County
+/- 35.5 Acres



October 9, 2020

 Long Tracts



**North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –**

WRC Staff Contact:	Chris Baranski
Date First Presented to Commission:	19-Oct-20
Tract Name:	FD Warren - Little Fishing Creek
County:	Halifax
Acreage:	135.38 (156 GIS Acres)
Tax Value:	\$225,500
Property Owner/Representative:	F. Donald Warren



<p>Primary Purpose:</p> <table border="1"> <tr><td><input checked="" type="checkbox"/></td><td>Resource Protection</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>Resource Management</td></tr> <tr><td><input checked="" type="checkbox"/></td><td>User Access</td></tr> <tr><td><input type="checkbox"/></td><td>WRC Facility</td></tr> </table>	<input checked="" type="checkbox"/>	Resource Protection	<input checked="" type="checkbox"/>	Resource Management	<input checked="" type="checkbox"/>	User Access	<input type="checkbox"/>	WRC Facility	<p>Program Potential:</p> <table border="1"> <tr><td><input checked="" type="checkbox"/></td><td>Game Land</td></tr> <tr><td><input type="checkbox"/></td><td>Wildlife Conservation Area</td></tr> <tr><td><input type="checkbox"/></td><td>Access Area</td></tr> <tr><td><input type="checkbox"/></td><td>None</td></tr> </table>	<input checked="" type="checkbox"/>	Game Land	<input type="checkbox"/>	Wildlife Conservation Area	<input type="checkbox"/>	Access Area	<input type="checkbox"/>	None
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Additional Comments:
 Mr. Warren specifically contacted WRC to sell this property because we are neighboring landowners with existing legal access. He is asking \$2000/acre = ~ \$270,760.00. A Wetlands Reserve Program (WRP) easement on a portion of the property protects a buffer along Little Fishing Creek (27.68 ac.). The WRP Conservation Easement Area is surveyed and signed/posted. This tract was identified by Commission staff as a priority in the '2019 - NEP LWA Upper Tar Acquisition Priorities'.

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

Tract Name:	FD Warren - Little Fishing Creek
County:	Halifax

Resources Assessment and Biological Benefits (brief):

This property lies in Halifax County directly to the north of the existing Highway 4/561 tract of the Brinkleyville Game Land along Little Fishing Creek. There is a single small structure (uninhabited, dilapidated house) in the center of the property that will need to be destroyed. Our well-maintained heavily graveled road goes through the existing Game Land block to this parcel (shared access). It continues onto the property as an un-improved "field road" (0.65 mi.) that could easily be improved for all weather public access. The riparian areas immediately along Little Fishing Creek are mostly intact with older growth hardwoods, and with some sizeable floodplain pools and wet weather "sloughs". The outer edge of the WRP buffer is predominately loblolly pine which appears to be about 40 years old. The remaining forested acreage outside of the WRP buffer (91.5 acres) was the same, but it has been recently clearcut entirely (2019) and has been replanted in loblolly. For the next many years, this regenerating clearcut will provide excellent early successional habitat. (At an appropriate age, this new pine stand will be in need of prescribed fire. There will be no timber harvesting in these stands for at least 15-18 years when it is time for a first-thinning.) In the center of the tract is a large (37.0 acre) agricultural field that has been cultivated in soybeans for many years. This field would provide great agricultural opportunities for the WRC to create a managed dove field area. (The Upper Tar Game Lands collectively have very little open acreage and no managed fields. This was identified as a need/desire during the public comment period of the Upper Tar Game Land Complex Management Plan.)

The hunting opportunities on this property (particularly in regard to the adjacent existing Game Land parcel) are extensive and it would provide excellent deer and turkey hunting, as well as small game (specifically for rabbits, woodcock, and potentially bobwhite quail). Little Fishing Creek does provide some fishing interest for various Centrarchids (bass, sunfish) and Ictalurids (catfish). There is limited paddling/floating opportunity here for those determined enough to seek it, especially during high flow events.

Little Fishing Creek represents a priority area within the Tar-Pamlico River basin due to the occurrence of many significant aquatic species. Specifically, the following rare species occur in the watershed in Little Fishing Creek: Dwarf Wedgemussel (*Alasmidonta heterodon*, Federal and State Endangered), Atlantic Pigtoe (*Fusconaia masoni*, proposed for Federal Threatened listing and State Endangered), Triangle Floater (*Alasmidonta undulata*, State Threatened), Notched Rainbow (*Villosa constricta*, State Threatened), Northern Lance (*Elliptio fisheriana*, State Significantly Rare), and Creeper (*Strophitus undulatus*, State Threatened). Also known are the Carolina Spiny Crayfish (*Orconectes carolinensis*, State Special Concern), Neuse River Waterdog (*Necturus lewisi*, State Special Concern), Roanoke Bass (*Ambloplites cavifrons*, State Special Concern), and Pinewoods Shiner (*Lythrurus matutinus*, NC Endemic).

This tract is a very high priority for acquisition and addition to the Brinkleyville Game Land because it provides increased public access for hunting opportunity, significant acreage of open land for intense management, a diversity of terrestrial habitats and associated species (riparian, early successional, field), and especially for the protection of the aquatic resources and significant species in the Little Fishing Creek watershed. Acquisition of this property will also support increased local connectivity of protected lands between Game Lands and Medoc Mountain State Park.

Tract Name	FD Warren - Little Fishing Creek
Date	August 20, 2020
Staff Completing Form	Chris Baranski and Andrew Mynatt

Species	0.778
	Terrestrial
Overall Biodiversity	3
SGCN Species	3
Game Species	2
	Wetland
Overall Biodiversity	2
SGCN Species	2
Game Species	1
	Aquatic
Overall Biodiversity	3
SGCN Species	3
Game Species	2

Habitat	0.833
Size	1
Quality	2
Diversity	3
Rare/Important	3
Connectivity	3
Buffer	3

Public Access	0.667
Hunting/Viewing	3
Fishing	2
Boating	1

Wildlife Uses	0.733
Hunting	3
Viewing	3
Fishing	2
Boating	1
Education	2

Other Values	0.444
Timber Harvest	0
Local Economy	2
Quality of Life	2

Feasibility & Logistics	0.867
Existing Infrastructure	2
Compatibility of Multiple Uses on Tract	3
Compatibility with Adjoining Land	3
Inholding/Corridor	3
Proximity to Users	2

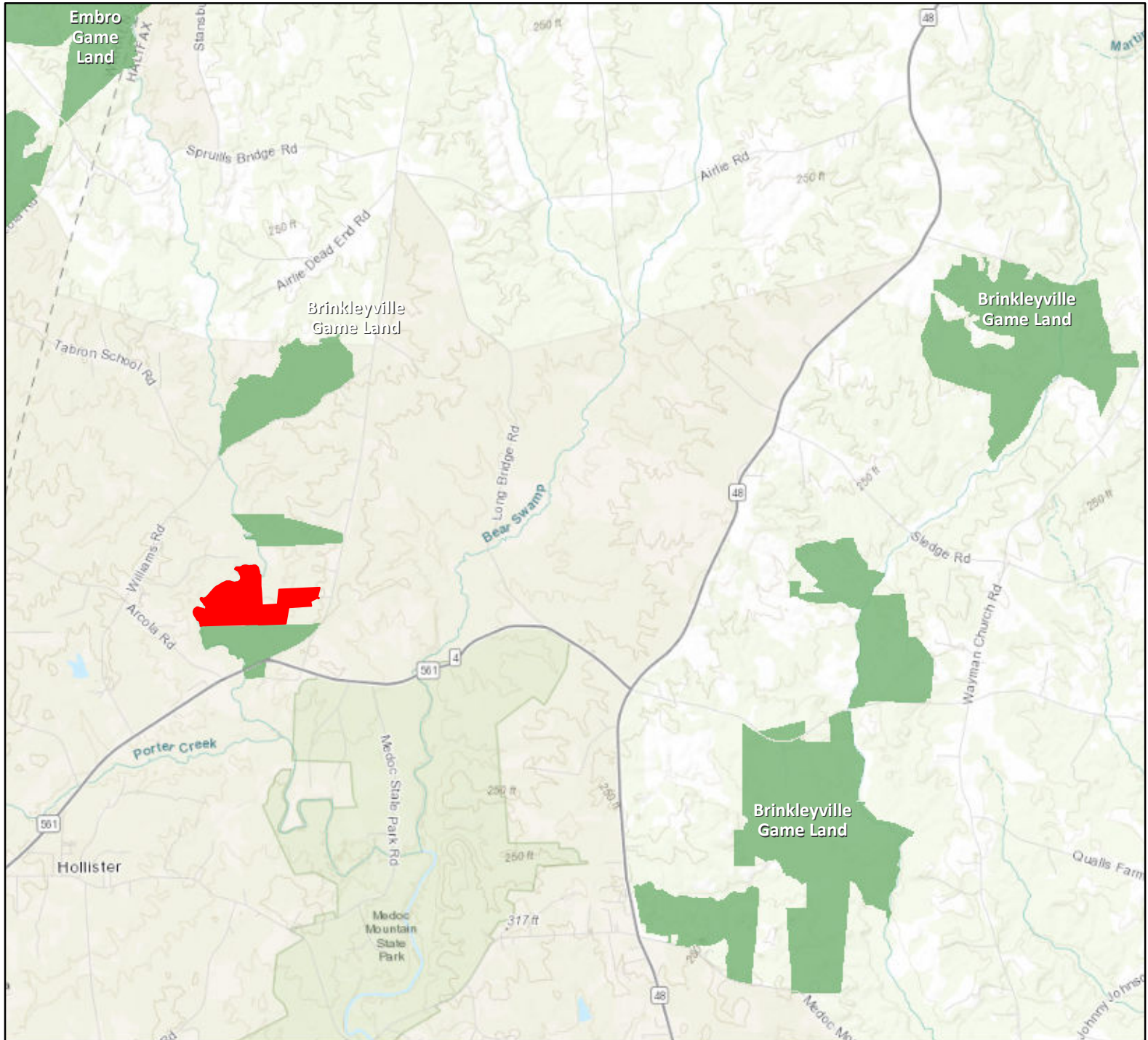
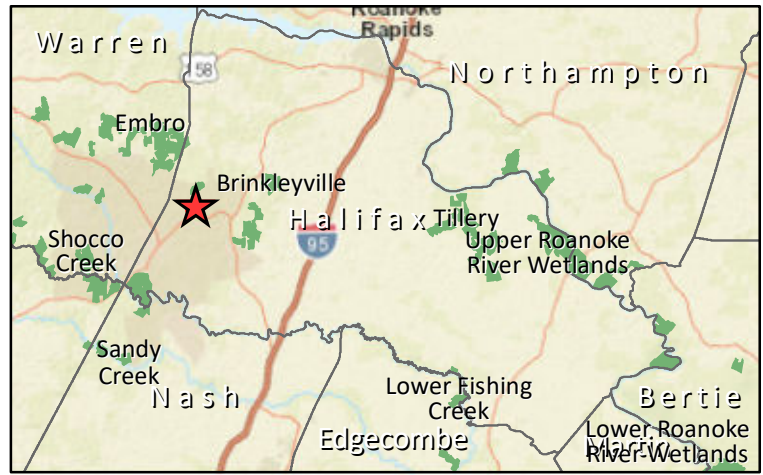
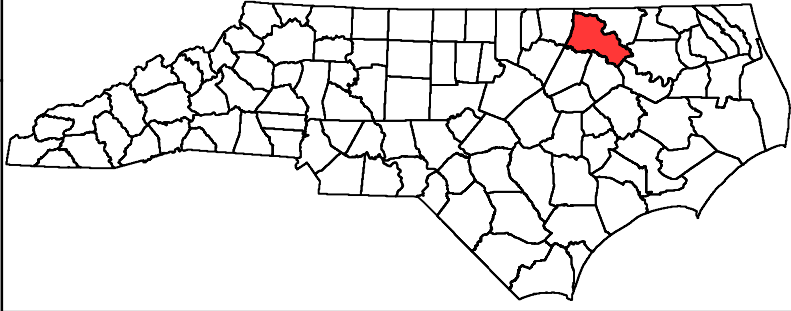
Restoration/Mitigation Potential	0.583
Species Restoration	2
Habitat Restoration	2
Access Improvement	1
Threat Mitigation	2

Threats	0.133
Number	1
Severity	0
Imminence	0
Manageability	0
Management Cost	1


Overall Score	4.772
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Comments
<p>Some potentially occurring Species of Greatest Conservation Need (SGCN): Rafinesque Big-eared Bat, Tri-colored Bat, Southeastern Bat, Yellow Bat, Little Brown Bat, Northern Long-eared Bat, Hermit Thrush, Acadian Flycatcher, Northern Bobwhite, American Kestrel, Loggerhead Shrike, Prairie Warbler, Barn Owl, Brown-headed Nuthatch, Worm-eating Warbler, Rusty Blackbird, Swainson's Warbler, Red-headed Woodpecker, Louisiana Waterthrush, Prothonotary Warbler, Yellow-throated Warbler, Kentucky Warbler, Spotted Turtle, Box Turtle, Northern Two-lined Salamander, Scarlet Kingsnake -----</p> <p>Diversity of habitats (riparian, early successional, floodplain pool, field/open land), many significant aquatic species in Little Fishing Creek (See Narrative), good access (shared through existing Game Land), no timber revenue potential for next decade and a half, WRP Easement in perpetuity along entire frontage of creek, would more than double the size of adjacent Game Land parcel, substantial increase in hunting and wildlife-associated recreational opportunities for users.</p>

**FD Warren Tract
Halifax County
+/- 156 Acres**

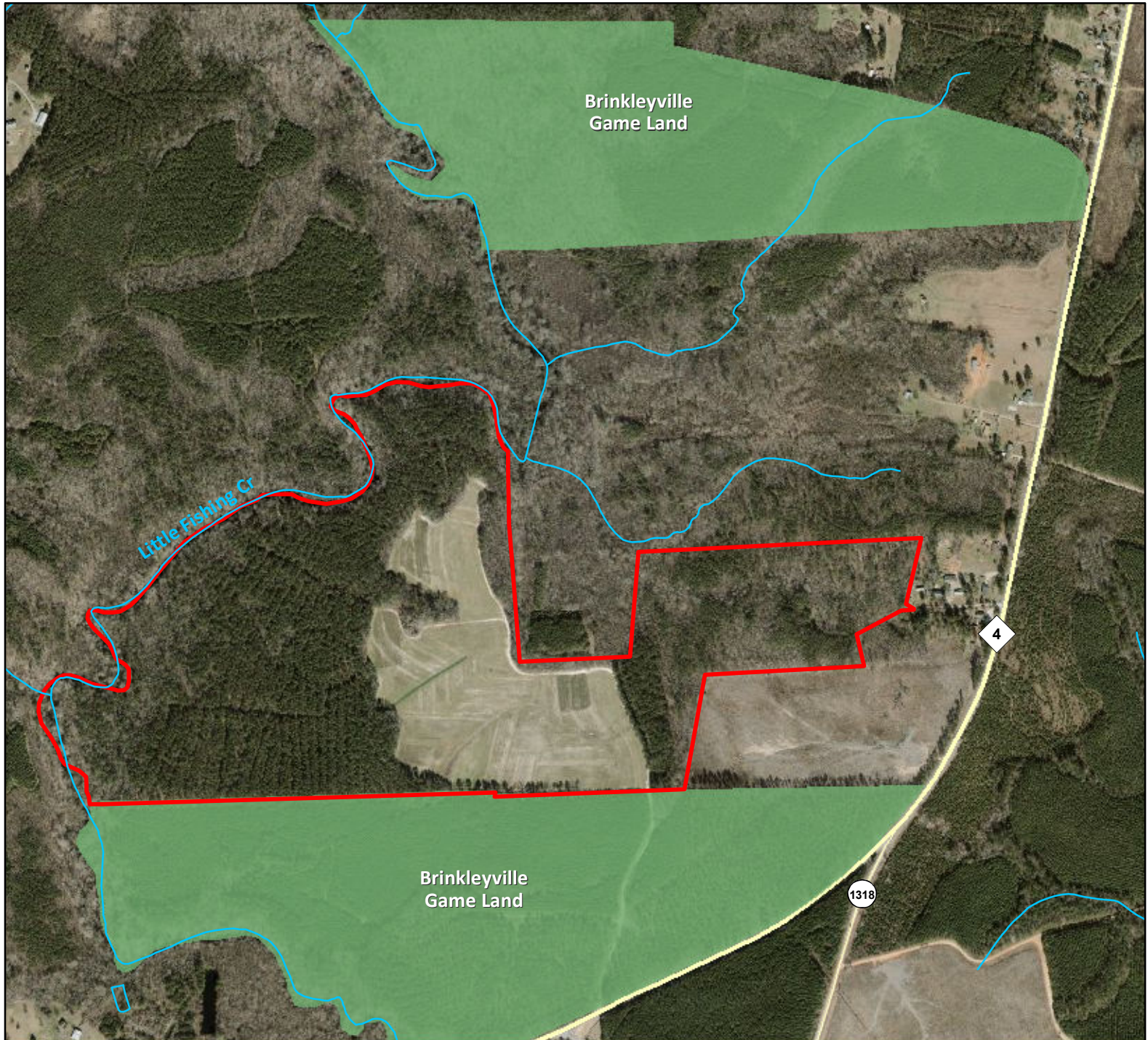
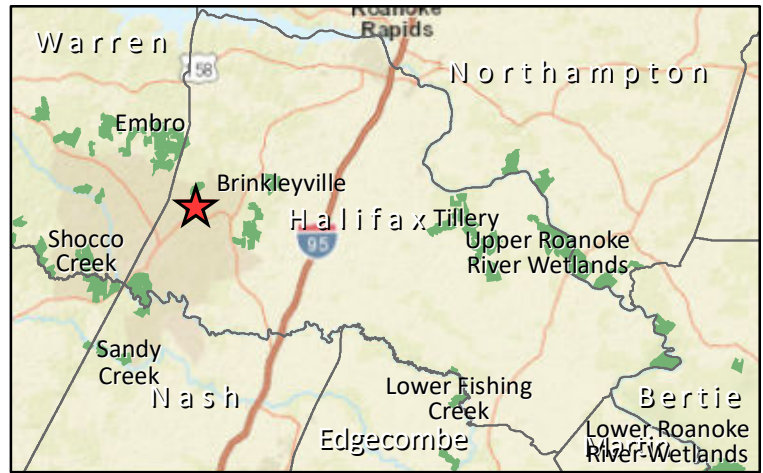
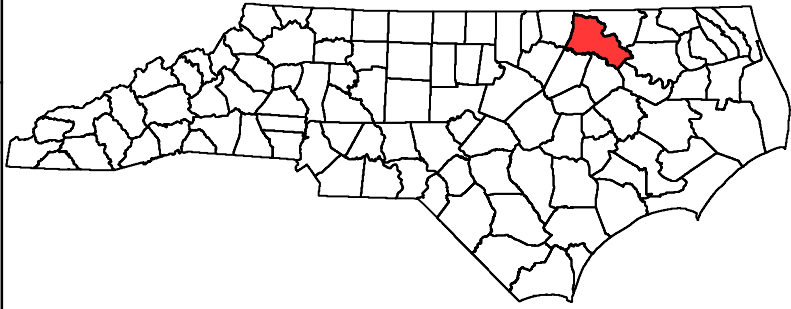


October 9, 2020

 FD Warren Tract



**FD Warren Tract
Halifax County
+/- 156 Acres**



October 9, 2020

 FD Warren Tract

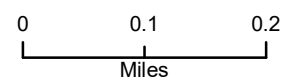


EXHIBIT H-1

October 22, 2020



North Carolina Wildlife Resources Commission

October 22, 2020

MEMORANDUM

TO: Brian McRae, Section Chief
Land and Water Access

FROM: Jessie Birckhead, Land Acquisition and Grants Manager
Land and Water Access

SUBJECT: Supporting information for the Riverstone Jenerette Acquisition

The Land Acquisition and Property Committee will review the Riverstone Jenerette Tract Acquisition (Exhibit H-1) at their October 19th meeting before making a recommendation on the project to the full Board of Commissioners on October 22nd. The standard exhibit for this project, including both Phase I and Phase II documentation, is attached to this memo. This property would come to the WRC as a donation; however approximately 10 acres of it is encumbered with a life estate that merits additional explanation beyond our typical documentation.

Our partners at The Nature Conservancy are working directly with the owners of the Riverstone Jenerette Tract and have done an excellent job establishing the parameters of the life estate. The life estate is approximately 10 acres on the river and is believed to include the oxbow area. TNC is going to have it surveyed once water levels in the area go down to allow the surveyor to complete their work. There is no existing survey, but a description is provided in DB 199, p. 417:

“Reserving to H.G. Jenrette (Sr.) one of the grantors, Harry Garland Jenrette, Jr. (minor), Harry Thomas Jenrette (minor), and Helen Melinda Jenrette, (minor), an estate for their natural lives and the life of the last survivor of said four persons in the following described tract: BEGINNING at a stake on the River Bank across the river from White’s Landing; running thence North 76 degrees West 1150 feet to a stake; thence South 14

Land and Water Access

Mailing Address: 1720 Mail Service Center, Raleigh, N.C. 27699-1720

Physical Address: 1751 Varsity Drive, Raleigh, N.C. 27606

Phone: 919-707-0150

Fax: 919-707-0162

degrees West 800 feet to a stake; thence South 76 degrees East 800 feet to a stake on the river bank; thence with said river to the Beginning; containing ten (10) acres, more or less; and including the lake known as Old River.”

Two of the 4 individuals granted the reserved life estate are living and they are siblings. When they die the estate is extinguished and the WRC would have full ownership of the land. Helen Melinda Jenrette Miller (age ~74) lives in Florida and doesn't use this land. Tom Jenrette (age ~76) lives in Little River, SC. He has told TNC that he sometimes takes a boat there to fish but has no further plans for use of his life estate.

Staff have carefully reviewed this life estate and feel that it is reasonable to accept the property with the life estate. Once the survey of the area is complete, we will post the life estate boundary for as long as the life estate holders are living to prevent any conflicts with game lands users. While accepting the property with the life estates is not ideal, the important conservation benefits and opportunities provided with this donation outweigh the complications that come with this small life estate. Staff will recommend approval of this Phase II donation from the Land Acquisition and Property Committee and the full Board of Commissioners.

Exhibit H-1

October 19, 2020

North Carolina Wildlife Resources Commission Land Acquisition Investigation Form

Phase II: FINAL ACQUISITION DETAILS

Tract Name: Riverstone Jenerette Tract

WRC Action/Approval to Pursue (Date): N/A - Donation

Acquisition Plan (specify total project costs AND sources of funding):

Donation from The Nature Conservancy

Acquisition Plan Includes Bargain Sale? Yes No N/A

If Yes, Explain Details:

Total Cost Based on Appraisal? Yes No N/A

If Yes, Describe in Table:

Requested By	Appraiser	Effective Date	Appraised Value

Appraisal Handled by State Property Office? Yes No N/A

Source(s) of Stewardship Funds (indicate federal:state match rates):

Federal Assistance Grant – 75% federal: 25% state

Five-Year Stewardship Costs & Revenue Projections (worksheet attached):

Total Stewardship Expenditures	\$ 3,810.00
Total Projected Revenue	\$ 0

Exhibit H-1

October 19, 2020

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form

Phase II: COSTS AND REVENUE WORKSHEET

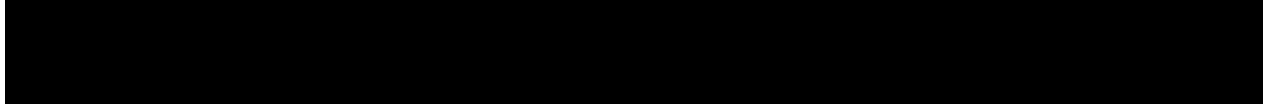
Estimated Five-Year Stewardship Costs and Revenue Projections: Riverstone Jenerette Tract

Estimated Stewardship Costs					
Activity	Quantity	Unit	Expense Type	Unit Cost	Total Cost
Boundary establishment	6	Miles	One-time	\$500	\$3,000.00
Boundary maintenance	6	Miles	Recurring	\$135	\$810.00
TOTAL					\$3,810.00

Estimated Revenue Projections				
Source	Quantity	Unit	Unit Revenue	Total Revenue
TOTAL				\$ 0.00

**North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –**

WRC Staff Contact:	Chesley Ward
Date First Presented to Commission:	19-Oct-20
Tract Name:	Jenerette Tract
County:	Columbus
Acreage:	410.05
Tax Value:	\$143,276
Property Owner/Representative:	Riverstone Properties LLC / Hervey McIver - The Nature Conservancy



<p>Primary Purpose:</p> <input checked="" type="checkbox"/> Resource Protection <input type="checkbox"/> Resource Management <input type="checkbox"/> User Access <input type="checkbox"/> WRC Facility	<p>Program Potential:</p> <input checked="" type="checkbox"/> Game Land <input checked="" type="checkbox"/> Wildlife Conservation Area <input type="checkbox"/> Access Area <input type="checkbox"/> None
<p>Type of Acquisition:</p> <input type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Easement	<p>Type of Parcel:</p> <input checked="" type="checkbox"/> Tract <input type="checkbox"/> Riparian Corridor
<p>Grant Potential:</p> <input type="checkbox"/> CWMTF <input type="checkbox"/> Federal Aid (PR, WB, etc.) <input type="checkbox"/> Other <input type="checkbox"/> Other	<p>Owner Interest:</p> <input checked="" type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low <input type="checkbox"/> No
<p>Tax Value:</p> <input type="checkbox"/> 2020 Year Assessed <input type="checkbox"/> No PUV?	<p>Stewardship Considerations:</p> <input type="checkbox"/> PR Source: <input type="checkbox"/> 75/25 Match:
<p>Funding Considerations:</p> <input checked="" type="checkbox"/> Donation <input type="checkbox"/> Bargain Sale <input type="checkbox"/> Partner Contribution	<p>Reviewed Appraisal & Purchase Requirements?</p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Recommendation:</p> <input checked="" type="checkbox"/> Pursue <input type="checkbox"/> Do Not Pursue <input type="checkbox"/> Defer	

Additional Comments:
This property will be purchased by The Nature Conservancy and donated to WRC at no cost. The property will have public access by water only, but administrative access by road is available through adjacent private property owners. There is a life estate attached to the oxbow on this property. TNC has been in contact with the life estate holders, both of whom are elderly and live out of state.

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

Tract Name:	Jenerette Tract
County:	Columbus

Resources Assessment and Biological Benefits (brief):

The Jenerette Tract is a +/- 410-acre property in Columbus County. It has slightly less than 1.5 miles of frontage along the Waccamaw River and is located approximately three miles downstream from the Pireway Boating Access Area. It's entirely made up of blackwater floodplain forest habitat.

This tract is part of a long and large conservation effort to conserve lands in the Waccamaw River basin. WRC and other partners have been engaged in protecting lands along the river for several decades. The Jenerette Tract fits well into this significant regional conservation work. It lies within the exceptionally-ranked Waccamaw River Oxbow Site Natural Heritage Area.

WRC biologists have identified 58 Species of Greatest Conservation Need that are very likely to use this property and would benefit from it's protection.

Tract Name **Jenerette Tract**
 Date **September 11, 2020**
 Staff Completing Form **Chesley Ward**

Species	0.630
	Terrestrial
Overall Biodiversity	1
SGCN Species	1
Game Species	1
	Wetland
Overall Biodiversity	2
SGCN Species	3
Game Species	1
	Aquatic
Overall Biodiversity	3
SGCN Species	3
Game Species	2

Comments
 Because the entire tract is seasonally flooded and/or extremely wet, scores for the terrestrial metric are low. Wetland and aquatic species and diversity scored higher because of the swamp forest habitat on the tract and the adjacent river. Game species are likely limited due to it's single habitat type.

Habitat	0.667
Size	1
Quality	2
Diversity	1
Rare/Important	3
Connectivity	2
Buffer	3

Comments
 The tract lies within the exceptionally-ranked Waccamaw River Oxbow Site Natural Heritage Area and adjacent to the exceptionally-ranked Waccamaw River Aquatic Habitat Natural Heritage Area. It's also less than 300 yards from Lay's Lake Natural Heritage Area. It buffers 12,500 feet of the river and Marlow Branch

Public Access	0.333
Hunting/Viewing	1
Fishing	2
Boating	0

Comments
 Public access would be by boat only. Fishing opportunities exist in the sloughs and oxbow lake that exist on the property. No boating opportunities exist on the tract.

Wildlife Uses	0.267
Hunting	1
Viewing	1
Fishing	1
Boating	0
Education	1

Comments
 The habitat on this tract and poor access limit the hunting, fishing, wildlife viewing, and education uses.

Other Values	0.222
Timber Harvest	0
Local Economy	1
Quality of Life	1

Comments
 Poor access and wetland habitats result in low scores for these metrics. WRC would not be conducting timber harvests on this tract.

Feasibility & Logistics	0.333
Existing Infrastructure	0
Compatibility of Multiple Uses on Tract	1
Compatibility with Adjoining Land	3
Inholding/Corridor	0
Proximity to Users	1

Comments
 There is only one short access road into the property. Surrounding lands are similar in type and use.

Restoration/Mitigation Potential	0.750
Species Restoration	3
Habitat Restoration	3
Access Improvement	0
Threat Mitigation	3

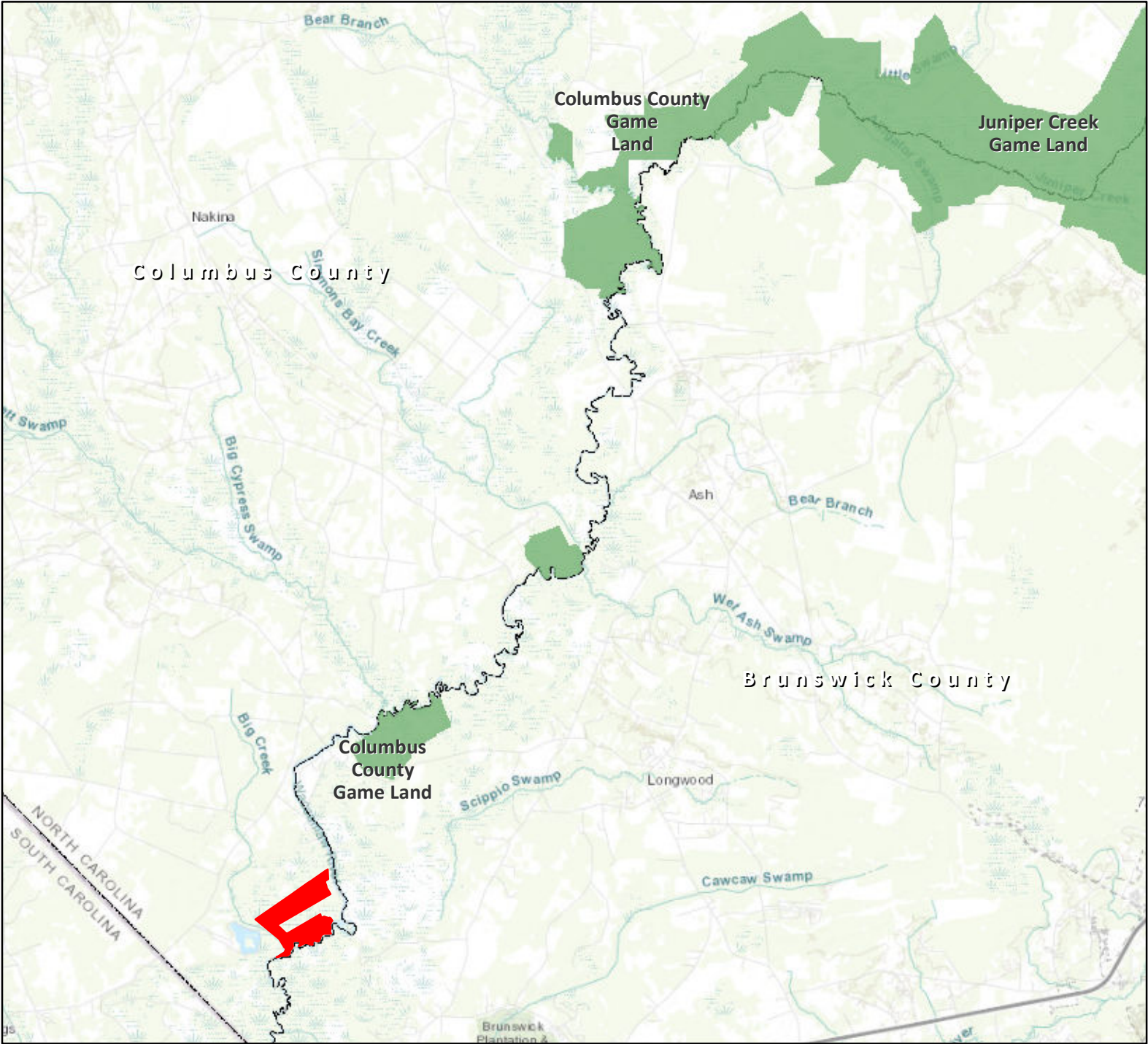
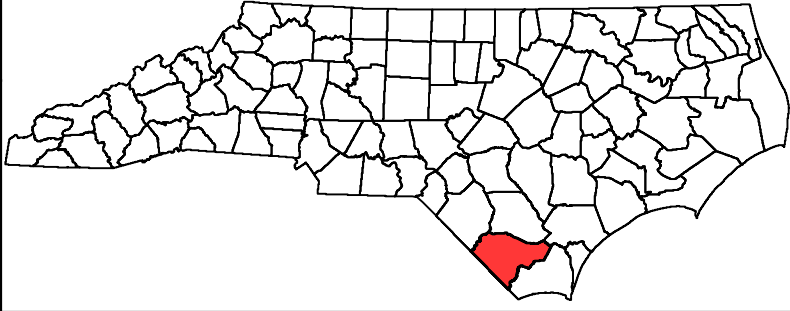
Comments
 200 +/- acres were logged about 10 years ago. These acres can be greatly improved by allowing natural processes to occur. The threat of additional shovel logging will be mitigated.

Threats	0.267
Number	1
Severity	2
Imminence	1
Manageability	0
Management Cost	0


Comments
 All the river front contains mature bottomland hardwood and cypress-gum swamp forest. The threat of additional shovel logging of these 210 +/- acres will be avoided at no cost upon acquisition.

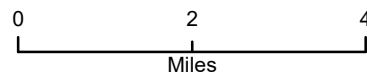
Overall Score	2.935
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Jenerette Tract
Columbus County
+/- 410 Acres

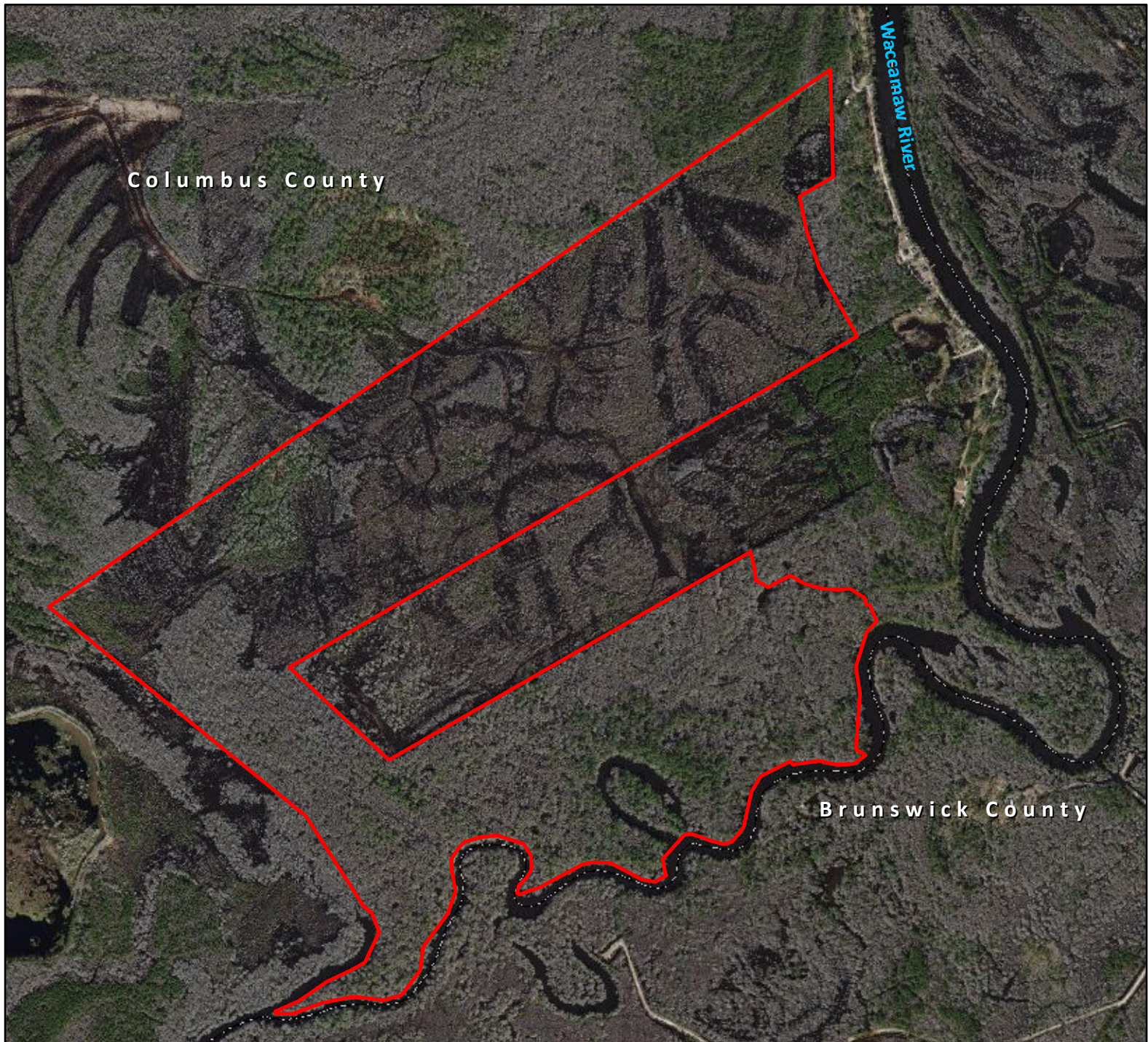
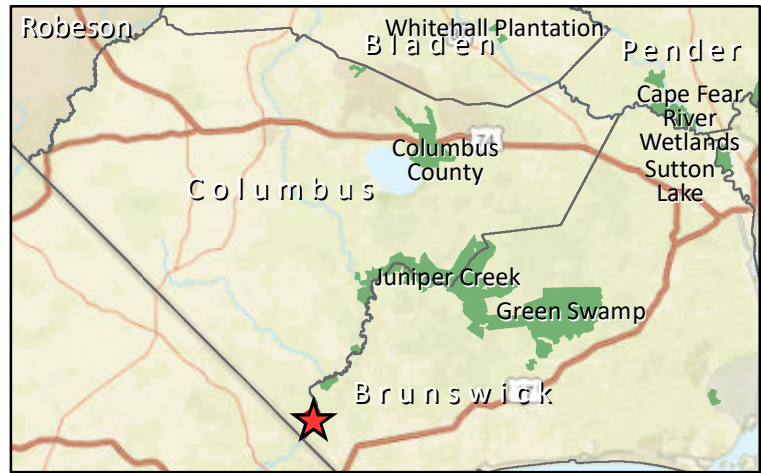
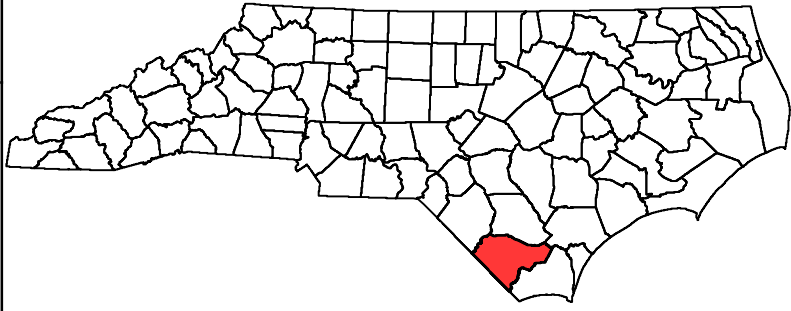


October 13, 2020


 Jenerette Tract



**Jenerette Tract
Columbus County
+/- 410 Acres**



October 13, 2020

 Jenerette Tract

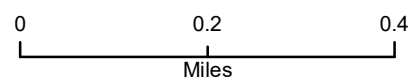


Exhibit H-2

October 19, 2020

North Carolina Wildlife Resources Commission Land Acquisition Investigation Form

Phase II: FINAL ACQUISITION DETAILS

Tract Name: Pitzer Road PFA Tract

WRC Action/Approval to Pursue (Date): N/A - Donation

Acquisition Plan (specify total project costs AND sources of funding):

Donation from Duke Energy

Acquisition Plan Includes Bargain Sale? Yes No N/A

If Yes, Explain Details:

Total Cost Based on Appraisal? Yes No N/A

If Yes, Describe in Table:

Requested By	Appraiser	Effective Date	Appraised Value

Appraisal Handled by State Property Office? Yes No N/A

Source(s) of Stewardship Funds (indicate federal:state match rates):

Federal Assistance Grant – 75% federal: 25% state

Five-Year Stewardship Costs & Revenue Projections (worksheet attached):

Total Stewardship Expenditures	\$ 15,750
Total Projected Revenue	\$ 0

Exhibit H-2

October 19, 2020

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form

Phase II: COSTS AND REVENUE WORKSHEET

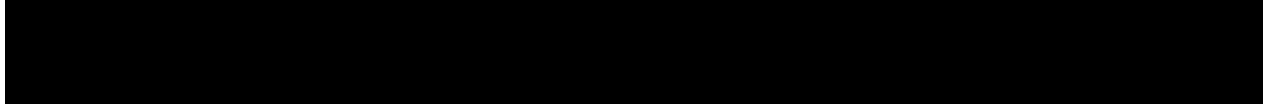
Estimated Five-Year Stewardship Costs and Revenue Projections: Pitzer Road PFA Tract

Estimated Stewardship Costs					
Activity	Quantity	Unit	Expense Type	Unit Cost	Total Cost
Boundary posting and signage	1	Site	One-time	\$500	\$500
Kiosks	2	Each	One-time	\$750	\$1,500
Routine maintenance (5 yr. period)	5	Year	Recurring	\$2,250	\$11,250
Gravel	1	Site	One-time	\$2,500	\$2,500
TOTAL					\$ 15,750

Estimated Revenue Projections				
Source	Quantity	Unit	Unit Revenue	Total Revenue
TOTAL				\$ 0.00

**North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –**

WRC Staff Contact:	Kin Hodges
Date First Presented to Commission:	19-Oct-20
Tract Name:	Pitzer Road PFA
County:	Stokes
Acreage:	4 acres
Tax Value:	
Property Owner/Representative:	Duke Energy



<p>Primary Purpose:</p> <input type="checkbox"/> Resource Protection <input type="checkbox"/> Resource Management <input checked="" type="checkbox"/> User Access <input type="checkbox"/> WRC Facility	<p>Program Potential:</p> <input type="checkbox"/> Game Land <input type="checkbox"/> Wildlife Conservation Area <input checked="" type="checkbox"/> Access Area <input type="checkbox"/> None
<p>Type of Acquisition:</p> <input type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Easement	<p>Type of Parcel:</p> <input checked="" type="checkbox"/> Tract <input type="checkbox"/> Riparian Corridor
<p>Grant Potential:</p> <input type="checkbox"/> CWMTF <input type="checkbox"/> Federal Aid (PR, WB, etc.) <input checked="" type="checkbox"/> Donation <input type="checkbox"/> Other	<p>Owner Interest:</p> <input checked="" type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low <input type="checkbox"/> No
<p>Tax Value:</p> <input type="checkbox"/> Year Assessed <input type="checkbox"/> PUV?	<p>Stewardship Considerations:</p> <input checked="" type="checkbox"/> 75% Source: Federal Aid Grant <input checked="" type="checkbox"/> 25% Match: WRC Agency Funds
<p>Funding Considerations:</p> <input checked="" type="checkbox"/> Donation <input type="checkbox"/> Bargain Sale <input type="checkbox"/> Partner Contribution	<p>Reviewed Appraisal & Purchase Requirements?</p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Recommendation:</p> <input checked="" type="checkbox"/> Pursue <input type="checkbox"/> Do Not Pursue <input type="checkbox"/> Defer	

Additional Comments:

Under the terms of the U.S. Fish & Wildlife Service's Natural Resource Damage Assessment and Restoration Program, Duke Energy is required to acquire and develop public access facilities on the Dan River to help mitigate for the 2014 coal ash spill that occurred at the Dan River Steam Station. The Pitzer Road parcel is in an ideal location in relation to existing access points on the river and it was selected collaboratively by Duke Energy, the Commission, and Stokes County. Duke Energy will be developing an access road, parking area, and access structure (concrete ramp or stairs) on the property and donating the property to the Commission once the site is fully developed.

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

Tract Name:	Pitzer Road PFA
County:	Stokes

Resources Assessment and Biological Benefits (brief):

The proposed project is intended to improve river access to the Dan River and it is situated midway between existing access points at Moratock Park in Danbury and the Hemlock Golf Course PFA near Walnut Cove. The sole purpose of this project is to provide river access and no biological benefits are anticipated.

Tract Name	Pitzer Road PFA
Date	
Staff Completing Form	Kin Hodges

Species	0.000
	Terrestrial
Overall Biodiversity	0
SGCN Species	0
Game Species	0
	Wetland
Overall Biodiversity	0
SGCN Species	0
Game Species	0
	Aquatic
Overall Biodiversity	0
SGCN Species	0
Game Species	0

Comments
This is strictly an access project. Due to the small size of the parcel, no direct benefit to species conservation is anticipated.

Habitat	0.167
Size	0
Quality	0
Diversity	0
Rare/Important	0
Connectivity	3
Buffer	0

Comments
This is strictly an access project. No direct benefit to species or habitats is anticipated. The project will significantly improve connectivity between existing river access points.

Public Access	1.000
Hunting/Viewing	3
Fishing	3
Boating	3

Comments
Public hunting, fishing, and boating access to the Dan River will be improved as a result of this new public access point.

Wildlife Uses	0.733
Hunting	1
Viewing	3
Fishing	3
Boating	3
Education	1

Comments
While no public hunting will be allowed on the PFA, river access to hunting, wildlife viewing, and fishing will improve as a result of this new public access point.

Other Values	0.667
Timber Harvest	0
Local Economy	3
Quality of Life	3

Comments
Improving river access at this location will increase local tourism and benefit local businesses.

Feasibility & Logistics	0.667
Existing Infrastructure	3
Compatibility of Multiple Uses on Tract	2
Compatibility with Adjoining Land	2
Inholding/Corridor	0
Proximity to Users	3

Comments
No access infrastructure currently exists, but the site will be fully developed before it is donated to the Commission.

Restoration/Mitigation Potential	0.250
Species Restoration	0
Habitat Restoration	0
Access Improvement	3
Threat Mitigation	0

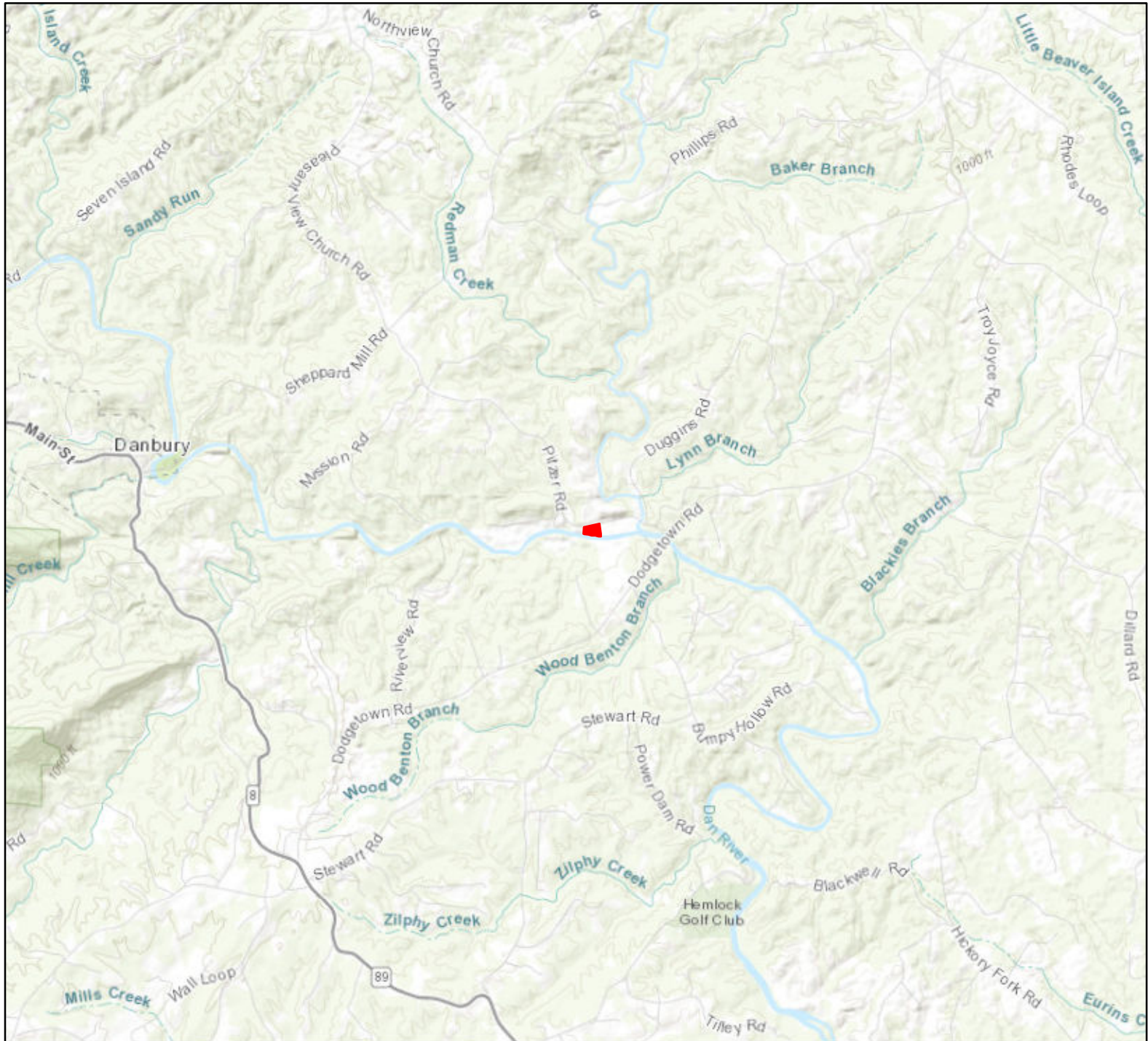
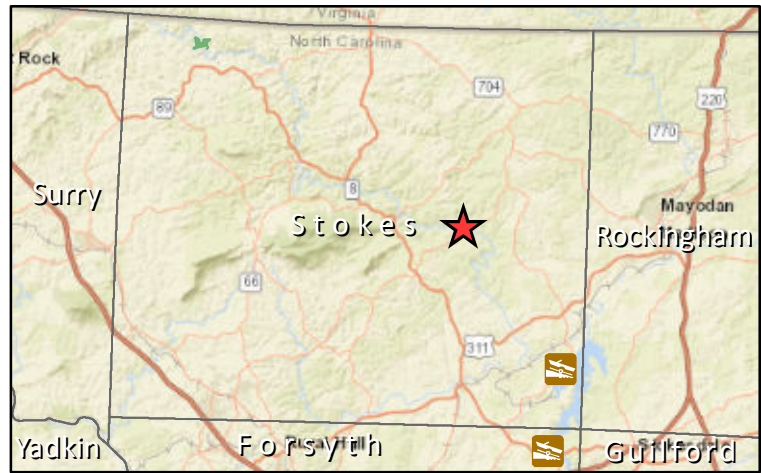
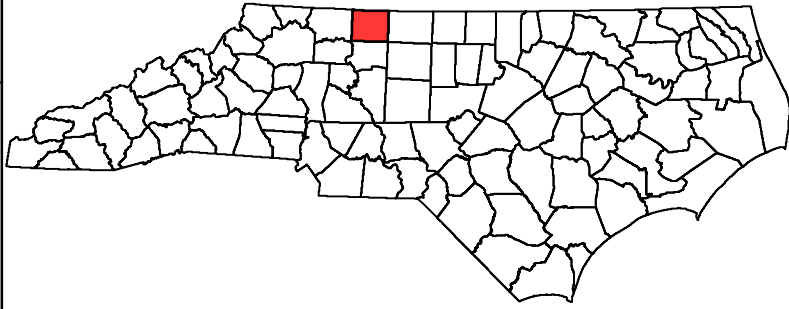
Comments
This is strictly an access project. No direct benefit to species or habitats is anticipated.

Threats	0.000
Number	0
Severity	0
Imminence	0
Manageability	0
Management Cost	0

Comments
No threats have been identified at this parcel.

Overall Score	3.483
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Pitzer Road PFA Tract Stokes County +/-5 Acres



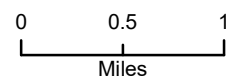
October 12, 2020



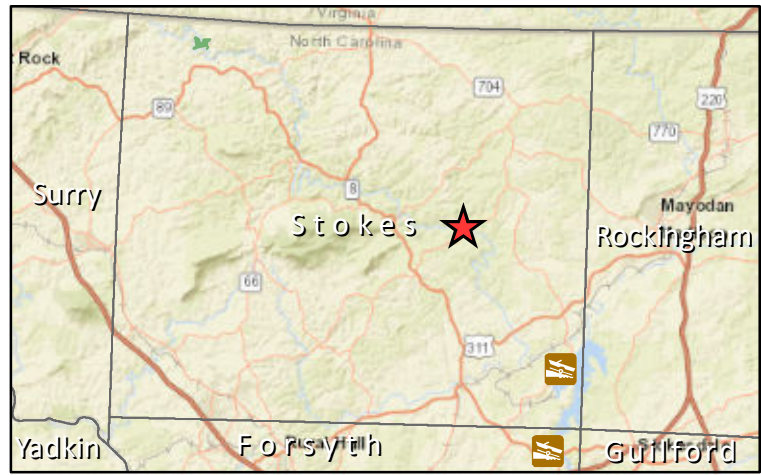
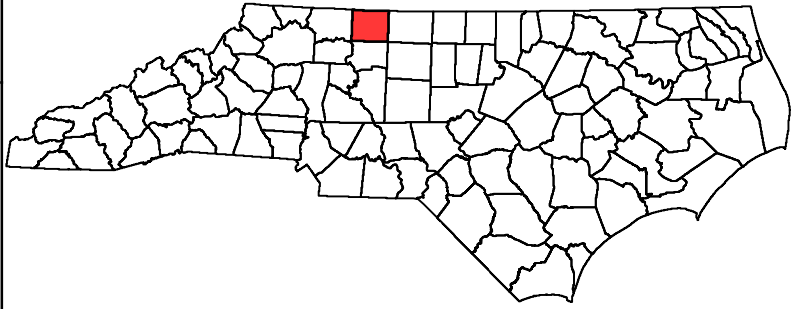
WRC Boating Access Area



Pitzer Rd PFA Tract



Pitzer Road PFA Tract Stokes County +/-5 Acres



October 12, 2020



WRC Boating Access Area



Pitzer Rd PFA Tract

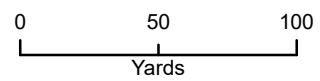


Exhibit H-3

October 19, 2020

North Carolina Wildlife Resources Commission Land Acquisition Investigation Form

Phase II: FINAL ACQUISITION DETAILS

Tract Name: North Fork Catawba River PFA Tract

WRC Action/Approval to Pursue (Date): October 22, 2020

Acquisition Plan (specify total project costs AND sources of funding):

Agency Funds	\$15,000
TOTAL	\$15,000

Acquisition Plan Includes Bargain Sale? Yes No N/A

If Yes, Explain Details:

Bargain Sale from Foothills Conservancy (total price reduction of \$240,000)

Total Cost Based on Appraisal? Yes No N/A

If Yes, Describe in Table:

Requested By	Appraiser	Effective Date	Appraised Value
Foothills Conservancy	CDN Appraisal Inc.	April 24, 2020	\$255,000

Appraisal Handled by State Property Office? Yes No N/A

Source(s) of Stewardship Funds (indicate federal:state match rates):

Federal Assistance Grant – 75% federal: 25% state

Five-Year Stewardship Costs & Revenue Projections (worksheet attached):

Total Stewardship Expenditures	\$ 23,000
Total Projected Revenue	\$ 0

Exhibit H-3

October 19, 2020

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form

Phase II: COSTS AND REVENUE WORKSHEET

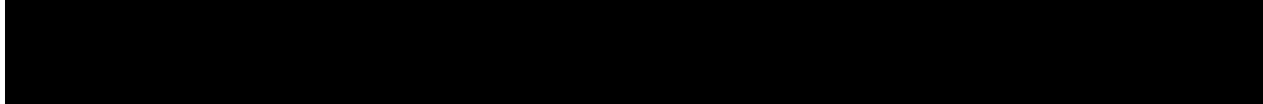
Estimated Five-Year Stewardship Costs and Revenue Projections: North Fork Catawba River PFA Tract

Estimated Stewardship Costs					
Activity	Quantity	Unit	Expense Type	Unit Cost	Total Cost
Boundary posting and signage	1	Site	One-time	\$8,500	\$8,500
Kiosks	1	Each	One-time	\$750	\$750
Routine maintenance (5 yr. period)	5	Year	Recurring	\$2,250	\$11,250
Gravel	1	Site	One-time	\$2,500	\$2,500
TOTAL					\$ 23,000

Estimated Revenue Projections				
Source	Quantity	Unit	Unit Revenue	Total Revenue
TOTAL				\$ 0.00

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

WRC Staff Contact:	Doug Besler
Date First Presented to Commission:	19-Oct-20
Tract Name:	North Fork Catawba River
County:	McDowell
Acreage:	40+/-
Tax Value:	
Property Owner/Representative:	Foothills Conservancy of North Carolina / Andrew Kota, Executive Director



<p>Primary Purpose:</p> <input type="checkbox"/> Resource Protection <input type="checkbox"/> Resource Management <input checked="" type="checkbox"/> User Access <input type="checkbox"/> WRC Facility	<p>Program Potential:</p> <input checked="" type="checkbox"/> Game Land <input type="checkbox"/> Wildlife Conservation Area <input checked="" type="checkbox"/> Access Area <input type="checkbox"/> None
<p>Type of Acquisition:</p> <input checked="" type="checkbox"/> Purchase <input type="checkbox"/> Lease <input type="checkbox"/> Easement	<p>Type of Parcel:</p> <input checked="" type="checkbox"/> Tract <input type="checkbox"/> Riparian Corridor
<p>Grant Potential:</p> <input type="checkbox"/> CWMTF <input type="checkbox"/> Federal Aid (PR, WB, etc.) <input checked="" type="checkbox"/> Other: Agency Funds <input type="checkbox"/> Other	<p>Owner Interest:</p> <input checked="" type="checkbox"/> High <input type="checkbox"/> Moderate <input type="checkbox"/> Low <input type="checkbox"/> No
<p>Tax Value:</p> <input type="checkbox"/> Year Assessed <input type="checkbox"/> PUV?	<p>Stewardship Considerations:</p> <input checked="" type="checkbox"/> 75% Source: Federal <input checked="" type="checkbox"/> 25% Match: State
<p>Funding Considerations:</p> <input type="checkbox"/> Donation <input checked="" type="checkbox"/> Bargain Sale <input checked="" type="checkbox"/> Partner Contribution	<p>Reviewed Appraisal & Purchase Requirements?</p> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
<p>Recommendation:</p> <input checked="" type="checkbox"/> Pursue <input type="checkbox"/> Do Not Pursue <input type="checkbox"/> Defer	

Additional Comments:

North Carolina Wildlife Resources Commission
Land Acquisition Investigation Form
– PHASE I: INITIAL INVESTIGATION –

Tract Name:	North Fork Catawba River
County:	McDowell

Resources Assessment and Biological Benefits (brief):

This parcel is located at the mouth of North Fork Catawba River as it enters Lake James in McDowell County. The primary agency interest in this parcel is to act as a direct take-out for float anglers on the North Fork Catawba River and indirect take out for Catawba River anglers as they enter Lake James. The site could be potentially managed as step-down or trailored boat launch. The location is also an excellent wading location for White Bass and Walleye during their annual spawning run and for other warmwater species such as Smallmouth Bass, Largemouth Bass, Black Crappie, and catfish. The tract would make a good addition to the Wallace Gray tract of Pisgah Game Land and help solidify WRC GL ownership in this area. The tract will also provide some additional hunting and wildlife related opportunities. Southern Appalachian Oak and Southern Appalachian Cove forests are the predominant forest cover types on this tract, and management objectives will include restoring or maintaining these priority wildlife habitat types.

Tract Name **North Fork Catawba**
 Date **August 26, 2020**
 Staff Completing Form **Doug Besler and Paul Thompson**

Species	0.481
	Terrestrial
Overall Biodiversity	1
SGCN Species	1
Game Species	2
	Wetland
Overall Biodiversity	1
SGCN Species	1
Game Species	1
	Aquatic
Overall Biodiversity	2
SGCN Species	2
Game Species	2

Comments
 Aquatic Wildlife Diversity staff (Thomas Russ) surveyed this reach in 2019 and did not find mussels; however, Cambarus johni, Carolina Foothills Crayfish (NC SR) and Cambarus eeseehensis, Grandfather Mountain Crayfish (NC SR) were found. The fish diversity represents a common Catawba River basin assemblage for this location.

Habitat	0.611
Size	0
Quality	2
Diversity	2
Rare/Important	2
Connectivity	3
Buffer	2

Comments
 Tract will provide good connectivity to current game land. Diversity and quality of habitat are common for this general area. Will provide some additional buffer to adjoining lands.

Public Access	1.000
Hunting/Viewing	3
Fishing	3
Boating	3

Comments
 Parcel would provide a direct take-out for float anglers on the North Fork Catawba River and indirect take-out for Catawba River anglers as they enter Lake James from the southwest.

Wildlife Uses	0.733
Hunting	2
Viewing	2
Fishing	3
Boating	3
Education	1

Comments
 Provides seasonal takeout access for Catawba River Walleye and trout anglers. Provides wade and boat access to Smallmouth Bass fishery in North Fork Catawba River.

Other Values	0.556
Timber Harvest	1
Local Economy	2
Quality of Life	2

Comments
 Timber harvest low due to tract size and stand composition. May provide some benefit to local economy and improve quality of life.

Feasibility & Logistics	0.600
Existing Infrastructure	0
Compatibility of Multiple Uses on Tract	2
Compatibility with Adjoining Land	2
Inholding/Corridor	2
Proximity to Users	3

Comments
 Tract is compatible with both hunting, fishing, and wildlife related activities. Minimal conflicts with adjacent landowners and the tract will provide a corridor to current game land on the east side of N. Fork Catawba River. Tract is in close proximity to a populous area.

Restoration/Mitigation Potential	0.500
Species Restoration	1
Habitat Restoration	1
Access Improvement	3
Threat Mitigation	1

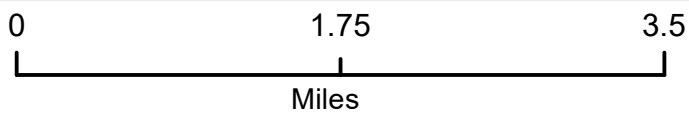
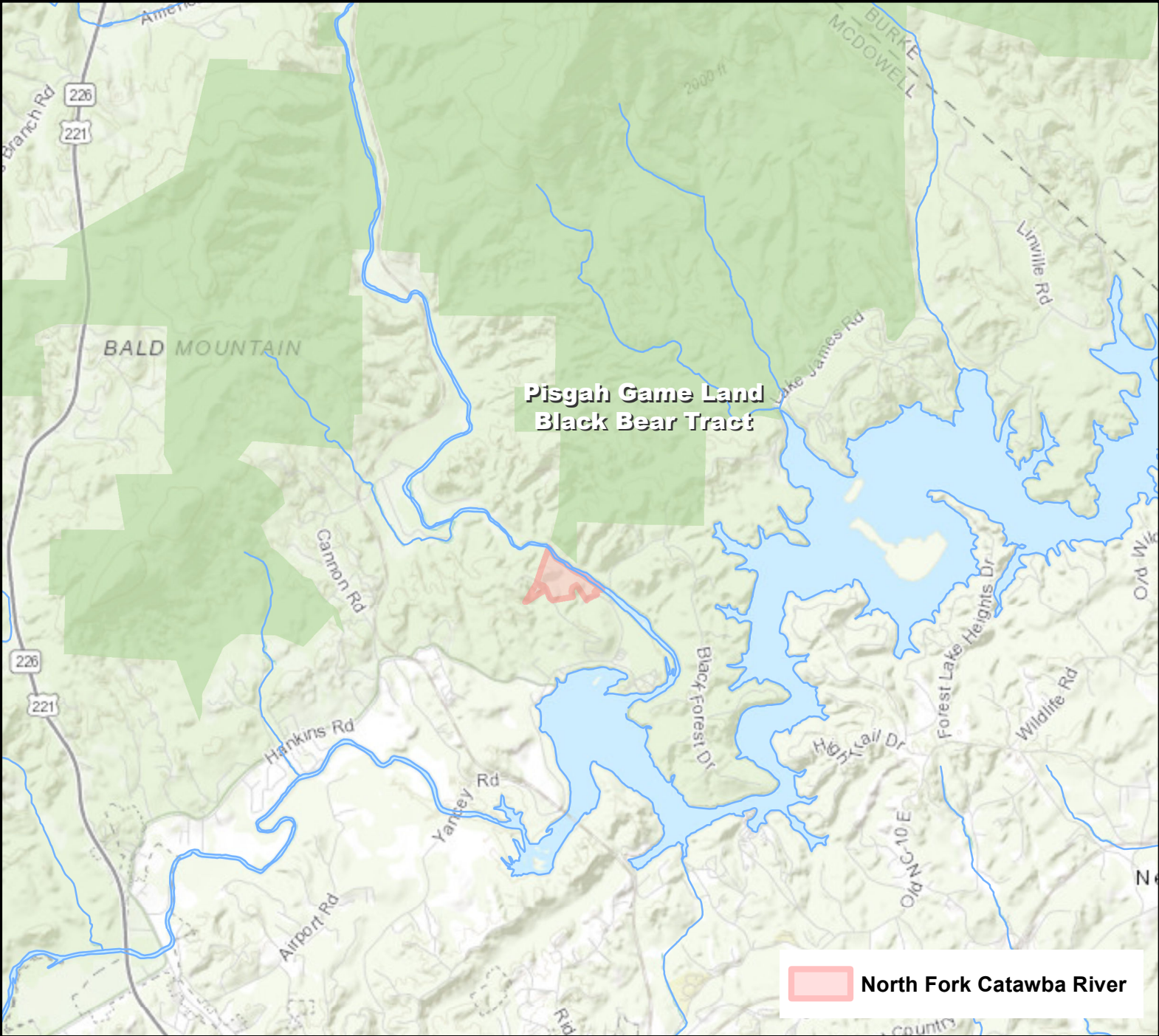
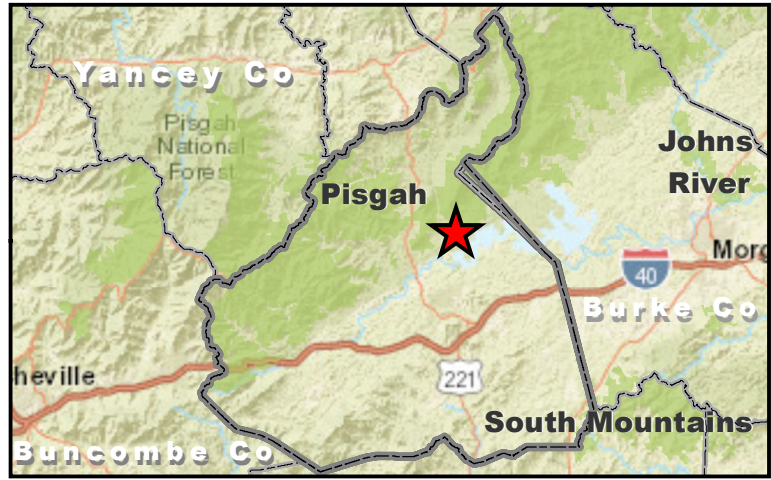
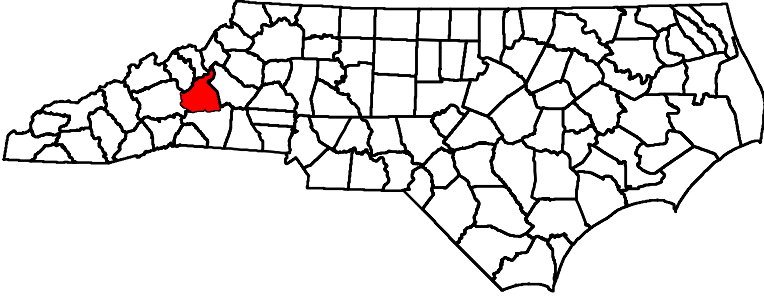
Comments
 Will provide additional boating, fishing, and hunting access. Few opportunities for habitat or species restoration.

Threats	0.267
Number	1
Severity	1
Imminence	1
Manageability	1
Management Cost	0

Comments
 Threats to the tract are very low.

Overall Score	4.215
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**North Fork Catawba River
McDowell County
+/- 40 Acres**



**North Fork Catawba River
McDowell County
+/- 40 Acres**

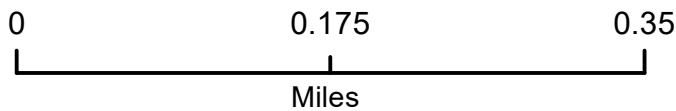
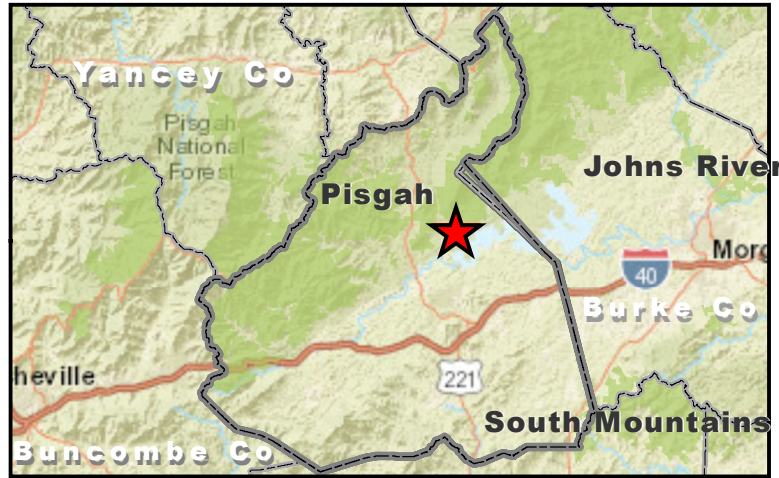
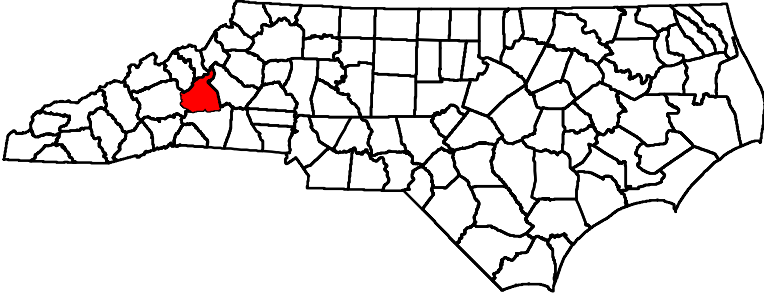


EXHIBIT I

October 19, 2020



North Carolina Wildlife Resources Commission

October 19, 2020

MEMORANDUM

TO: Brian McRae, Section Chief
Land and Water Access

FROM: Jessie Birckhead, Land Acquisition and Grants Manager
Land and Water Access

SUBJECT: Request to demolish Elizabethtown Depot Shed

The WRC's Elizabethtown Depot in Bladen County has an existing pole shed used for equipment storage that is currently a hazard due to a severe termite infestation. The structure has been inspected by both a pest control expert and a structural engineer, both of whom found significant damage throughout the structure. It has been determined that due to the extent of the damage there is no way to repair or reconstruct the shed cost effectively, nor to salvage any materials from the current shed for use in a replacement structure. A complete condition report of the structure is attached to this memo including photos of documented damage.

Based on these concerns, staff request approval to demolish the shed so that a new shed can be built meeting current building codes. If approved, staff will work with the State Property Office to follow state-mandated procedures for disposition of the structure.

Land and Water Access

Mailing Address: 1720 Mail Service Center, Raleigh, N.C. 27699-1720

Physical Address: 1751 Varsity Drive, Raleigh, N.C. 27606

Phone: 919-707-0150

Fax: 919-707-0162

ELIZABETHTOWN POLE SHED CONDITION REPORT – 8/19/20

Condition Notes:

The pole shed used for equipment storage at WRC's Elizabethtown Depot has been hit with a termite infestation that has done severe damage to the supporting structure of the building. A pest control inspection noted that there was active termite evidence on support posts throughout the structure and evidence on the ceiling supports in at least a portion of the structure. Subsequent inspection by an engineer found that replacement of the structure is WRC's best option. Repair of the structure was considered but it was determined this was not the optimal route as the full extent of the termite damage would not be determined until portions of the building were deconstructed and full inspection possible. The deconstruction, inspection, and salvaging of materials would be labor intensive and would involve WRC entering into a project with unknown end cost and that would not result in as good an end product as a new structure. Additionally, the repair route could lead to water infiltration as siding and roofing is reinstalled but holes from initial installation are not used or sealed and therefore become infiltration points. With all factors considered WRC feels it is in the best interest of the state to demolish this building and replace with a new structure meeting current building codes.

This building has Building Asset ID 12888.



Photo 1: Front of Elizabethtown Pole Shed



Photo 2: Severe termite damage of timber girt that provides bracing and attachment point for siding



Photo 3: Evidence of termite presence inside timber support post



Photo 4: Timber support at north wall completely detached due to termite damage



Photo 5: Timber support at north wall completely detached due to termite damage

ELIZABETHTOWN POLE SHED CONDITION REPORT – 8/19/20



Photo 6: Most severe damage along north side resulting in distortion of north wall



Photo 7: Water staining on underside of roof supports indicates some existing leaking of roof

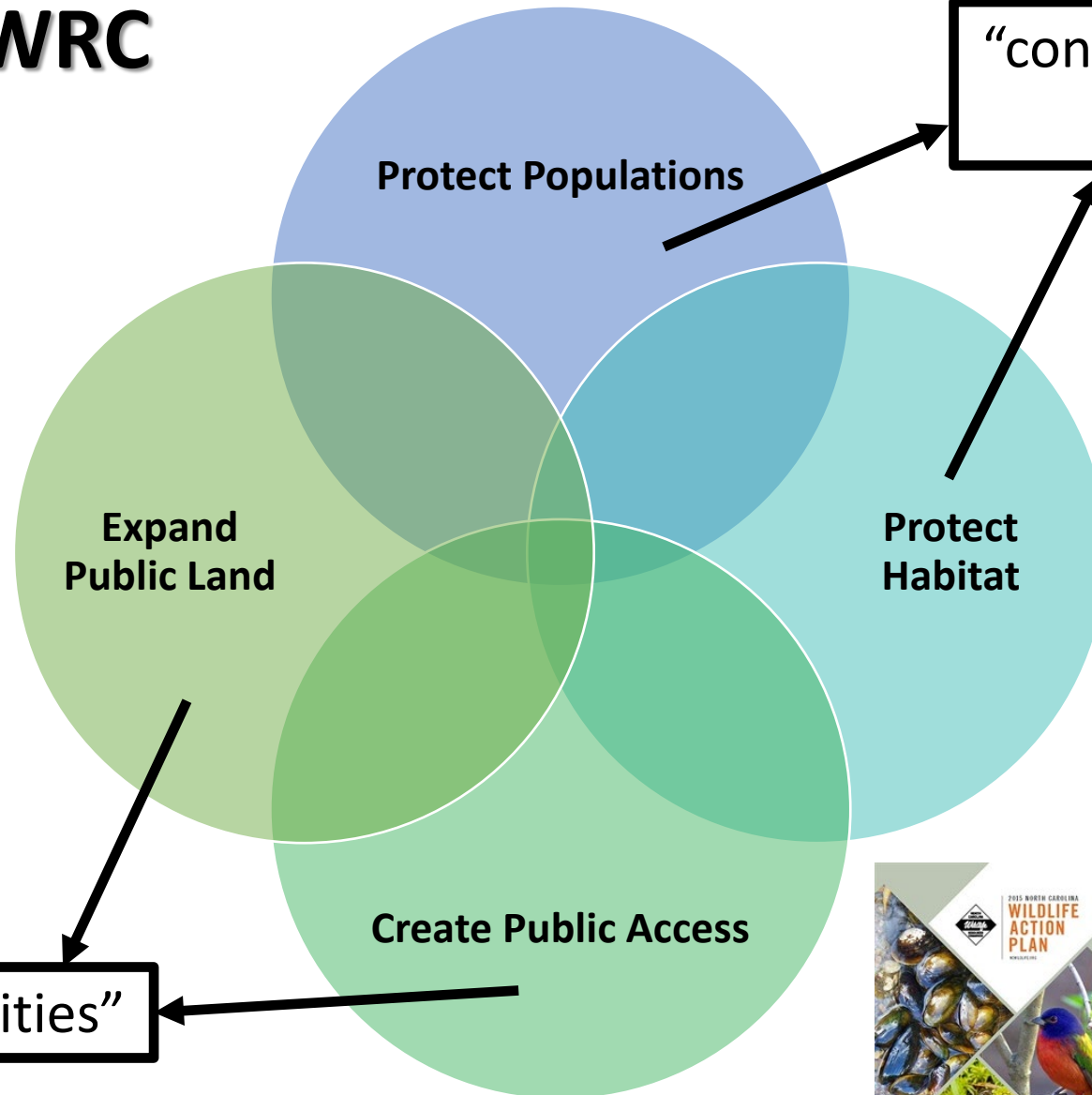
Agenda

Land Acquisitions and Property Matters

- Land Project Status Review
- Tuckertown Project Status Report
- Phase I Land Acquisition
 - Long Tract – Columbus County
 - FD Warren Tract – Halifax County
- Phase II Land Acquisitions
 - Riverstone Jenerette Tract – Columbus County
 - Pitzer Road PFA Tract – Stokes County
 - North Fork Catawba Tract – McDowell County
- Other Property Matters
 - Elizabethtown Shed Demolition
- **Land Acquisition Strategy Project Update**



Why does the WRC acquire land?



“conserve wildlife resources and their habitats”

“provide opportunities”



Land Acquisition Strategy Work-to-Date



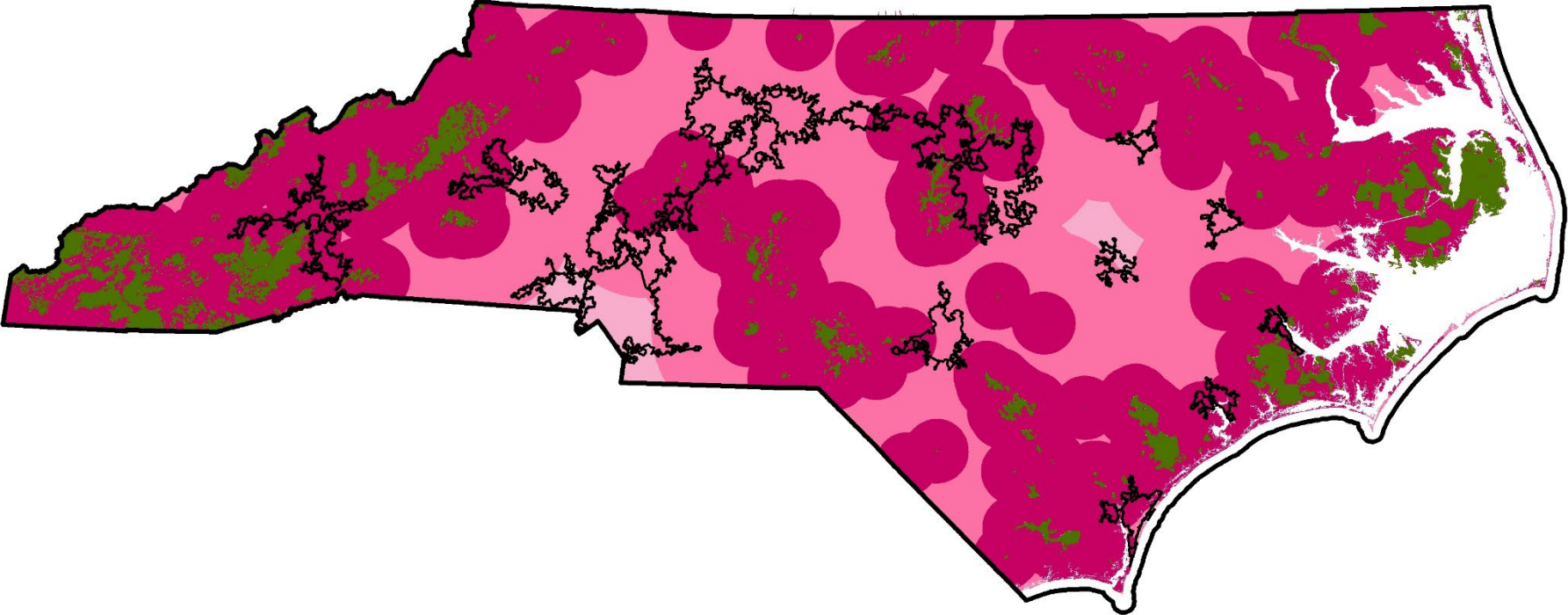
Developing a NC WRC land acquisition strategy

Hilary Morris, Rua Mordecai, and Louise Vaughn
Southeast Blueprint support staff

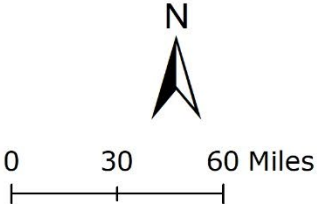
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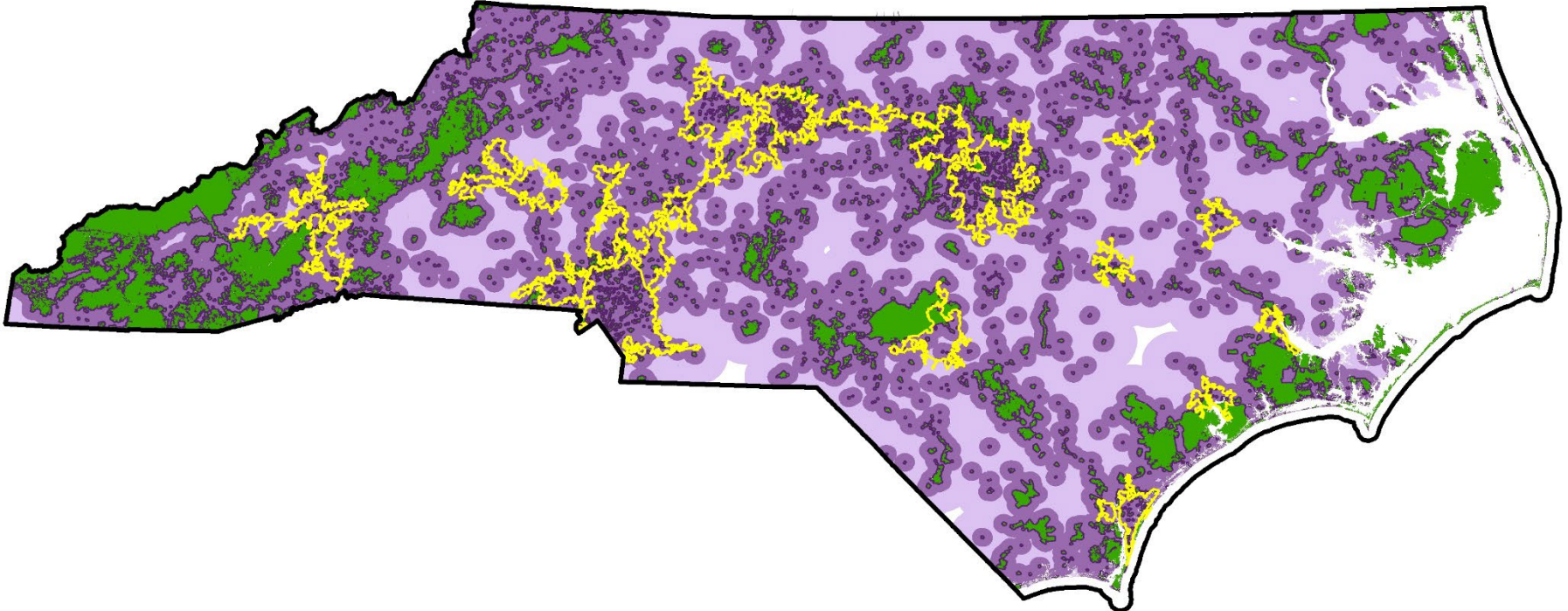
Distance to public hunttable lands





- Urban areas with >50,000 population
- Hunttable lands
- Distance to public hunttable lands**
- 50 miles
- 30 miles
- 10 miles



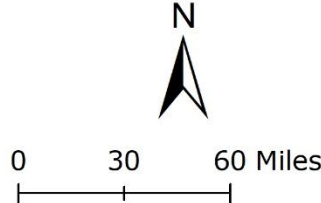
Distance to conserved lands > 10 acres



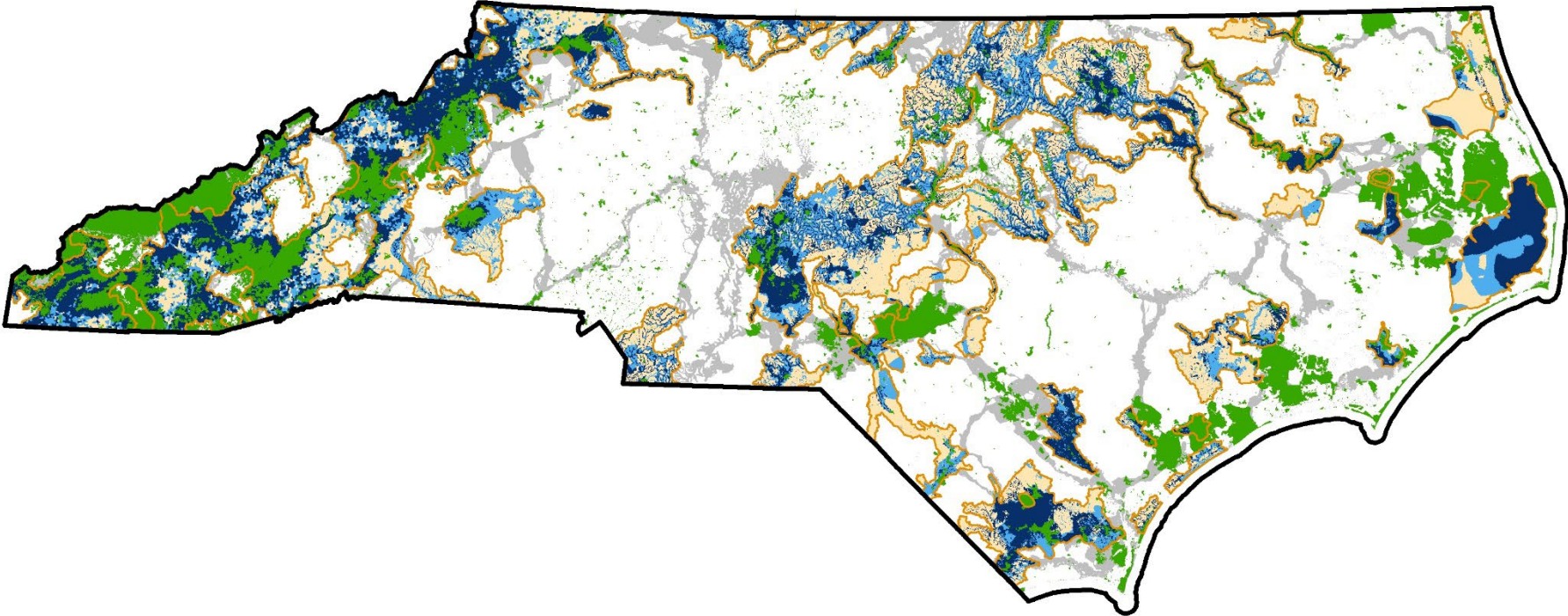
-  Urban areas with >50,000 population
-  Conserved lands >10 acres






Distance to conserved lands >10 acres

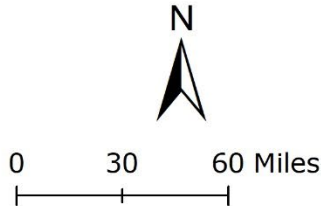
-  10 miles
-  3 miles
-  0.5 miles



SWAP Priorities & the Southeast Blueprint



-  COAs
-  Conserved lands
- Southeast Blueprint 3.0**
-  High conservation value (within COAs)
-  Medium conservation value (within COAs)
-  Inland hubs and corridors



Land Acquisition Strategy Work-to-Date



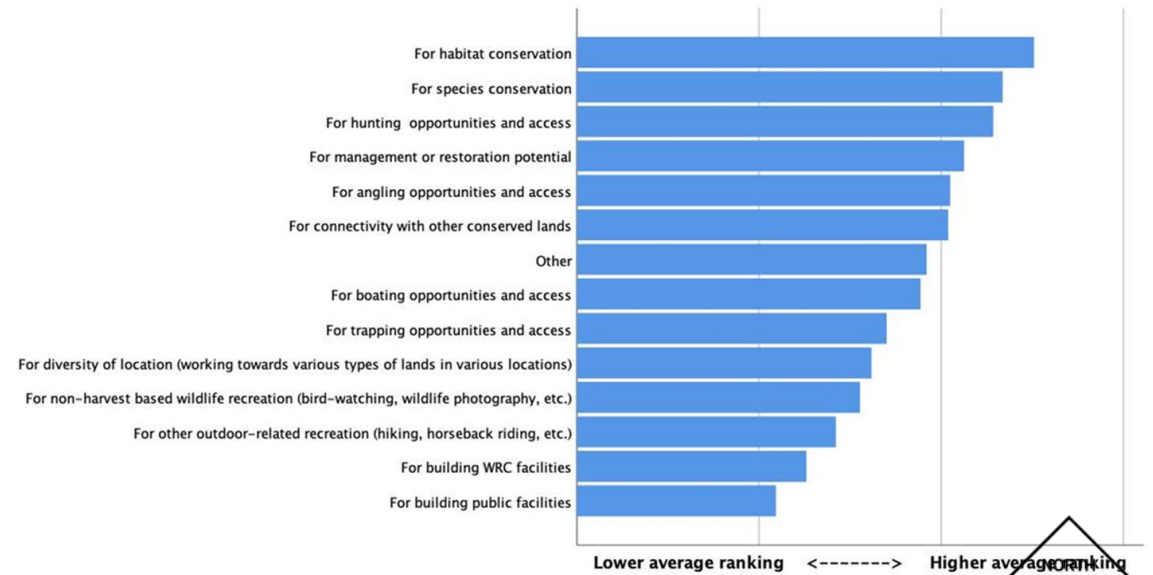
Developing a NC WRC land acquisition strategy

Hilary Morris, Rua Mordecai, and Louise Vaughn
Southeast Blueprint support staff

8-28-19



Average rank order of items respondents believe the WRC should prioritize when considering acquiring land



Land
Acquisition
Strategy
Update

Work so far has identified a suite of relevant spatial tools and has defined reasons for the WRC to acquire land.

In order to develop a more proactive, strategic land acquisition program ***we now need to define priorities.***

To catalyze this conversation, we've undertaken an additional spatial analysis, this time incorporating real-time parcel information across the state.



Land
Acquisition
Strategy
Update

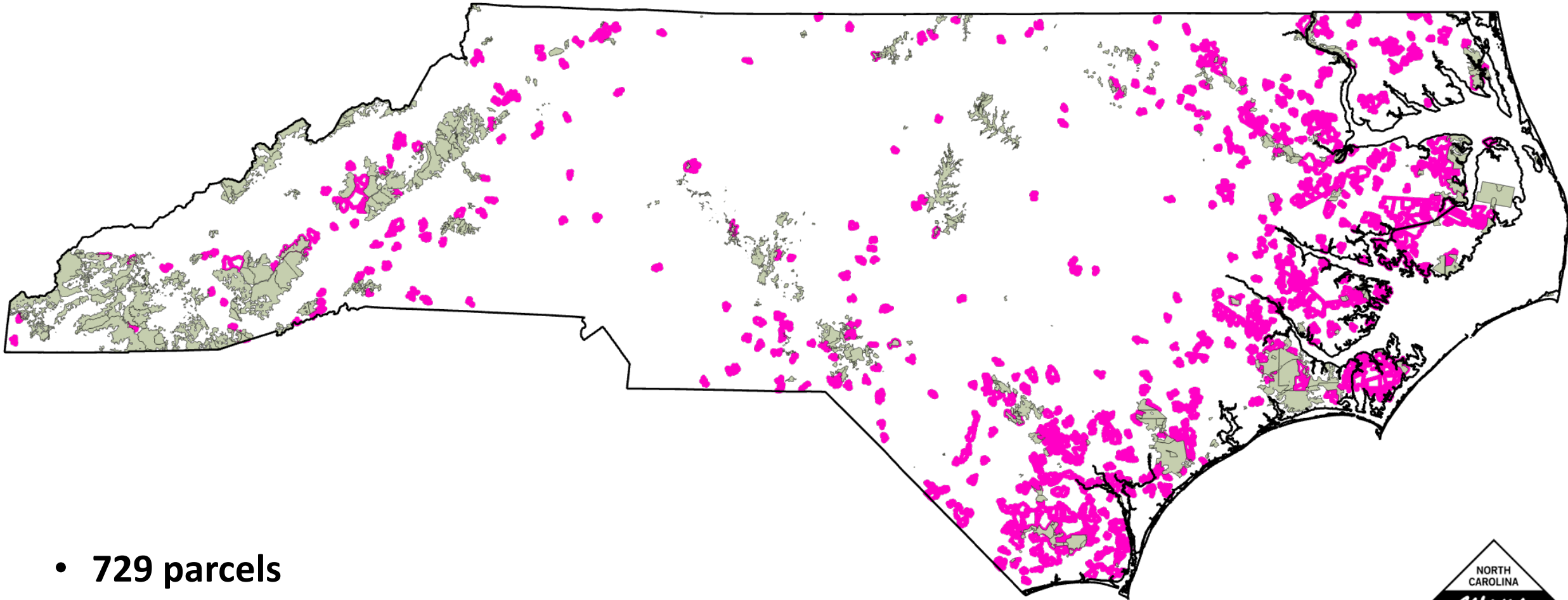
Preliminary Statewide Parcel Analysis



John Lovette, GIS Analyst

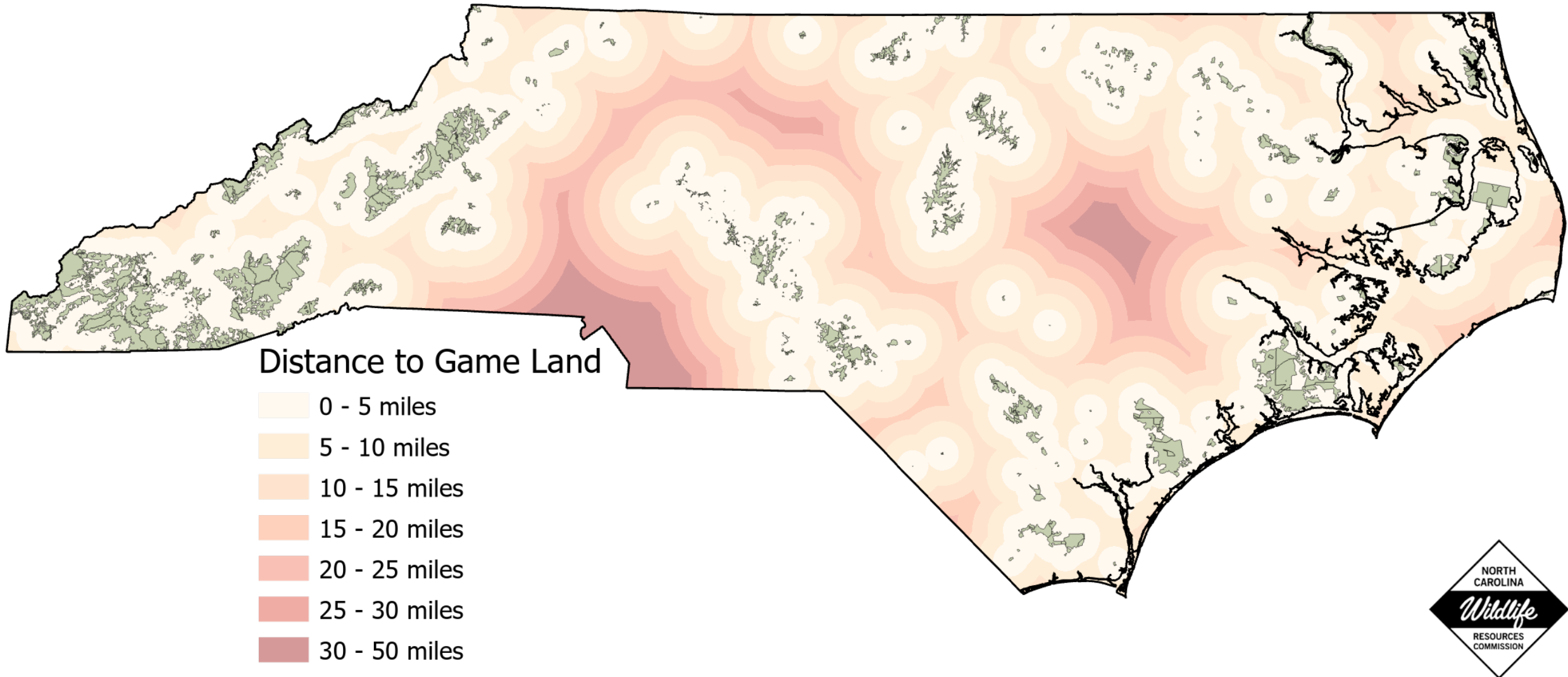


Large Parcel Analysis (1,000+ acres)

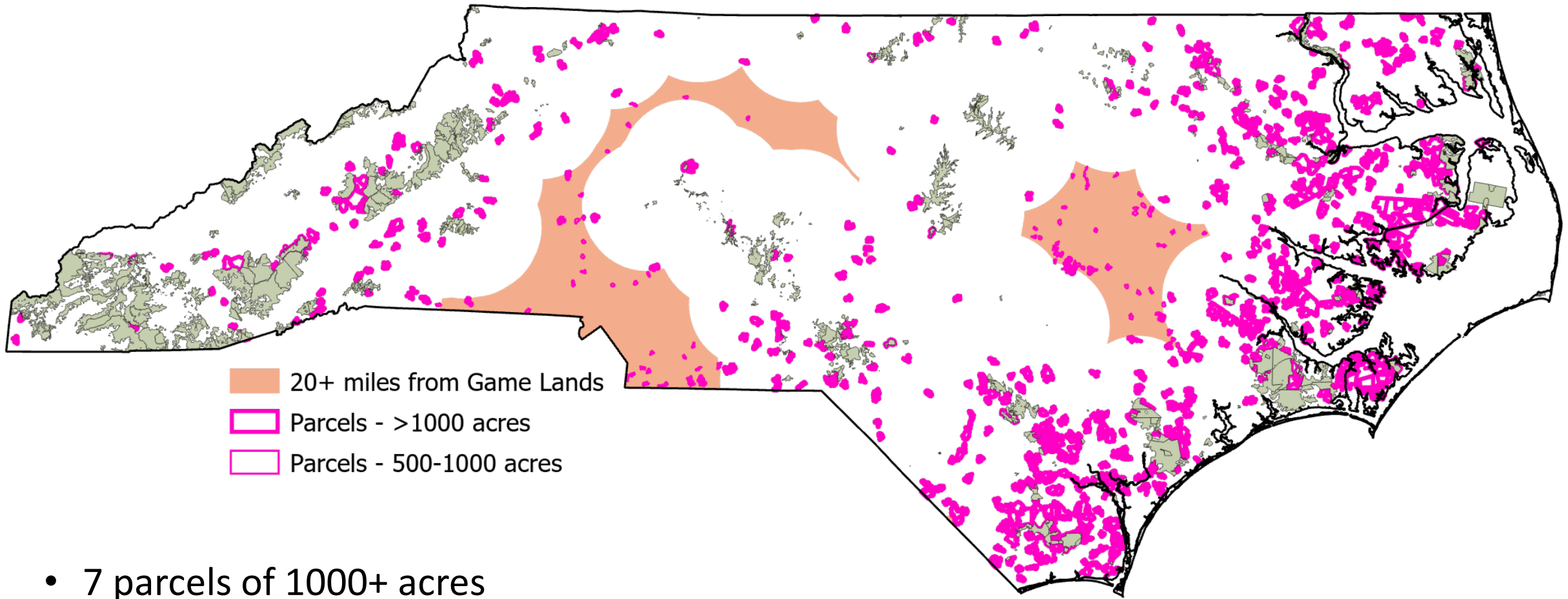


- 729 parcels
- 1.8 million acres

Distribution of Game Lands

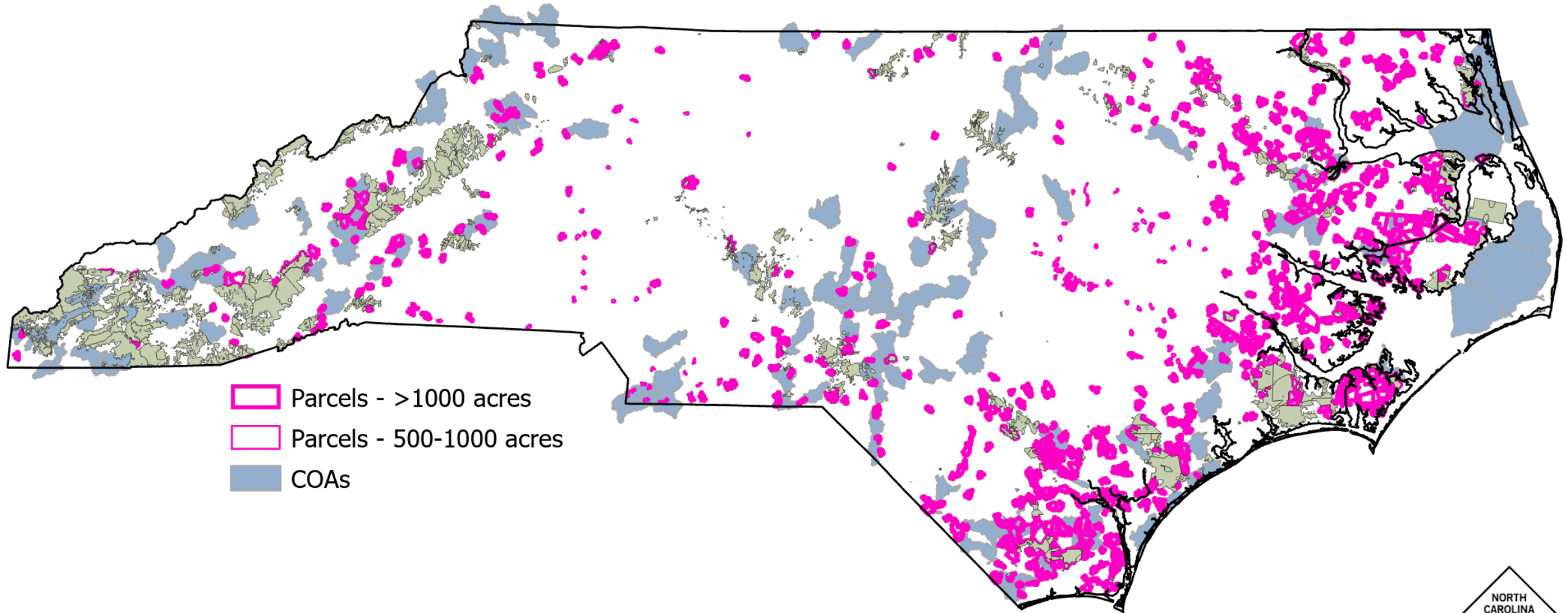


Parcels in Game Land Gaps



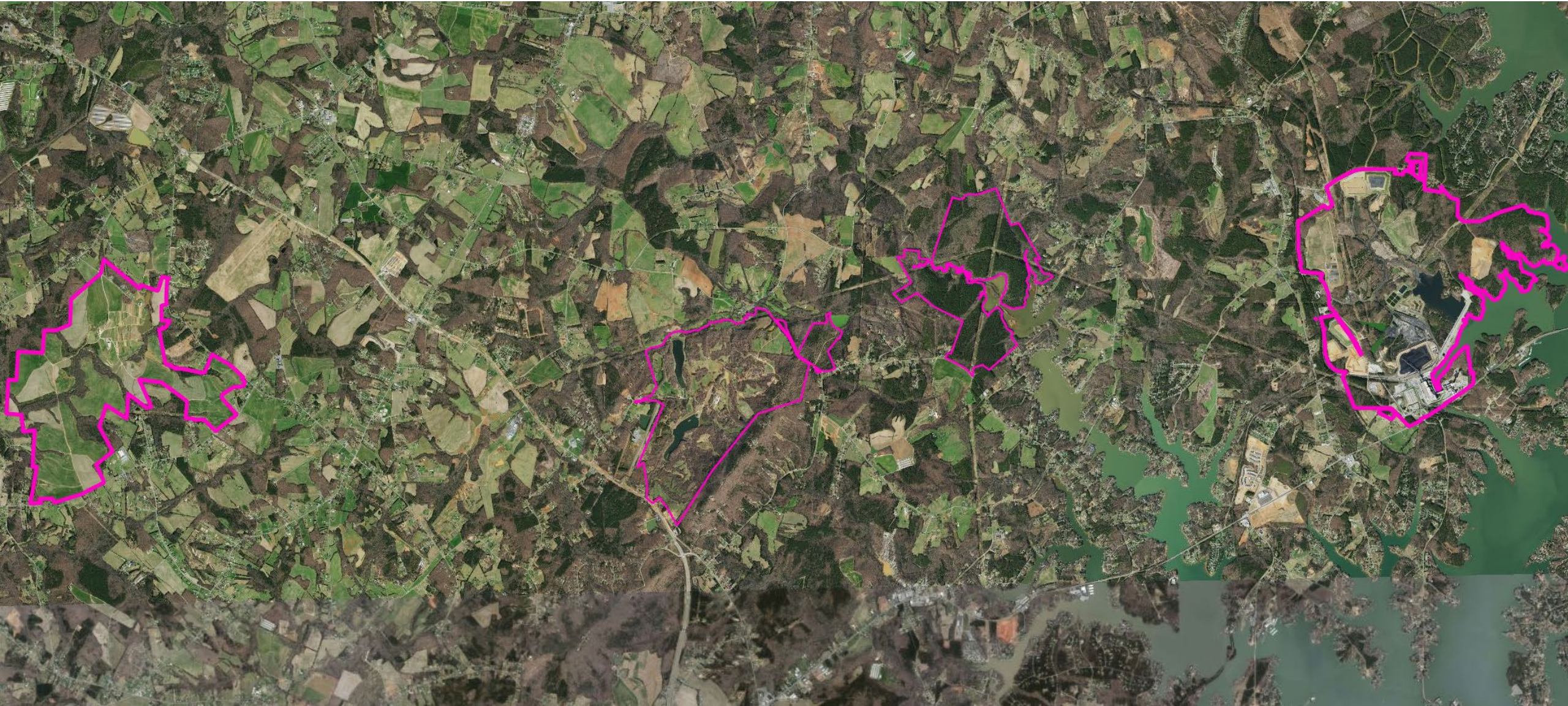
- 7 parcels of 1000+ acres
- 82 parcels of 500 – 1000 acres

WAP Conservation Opportunity Areas

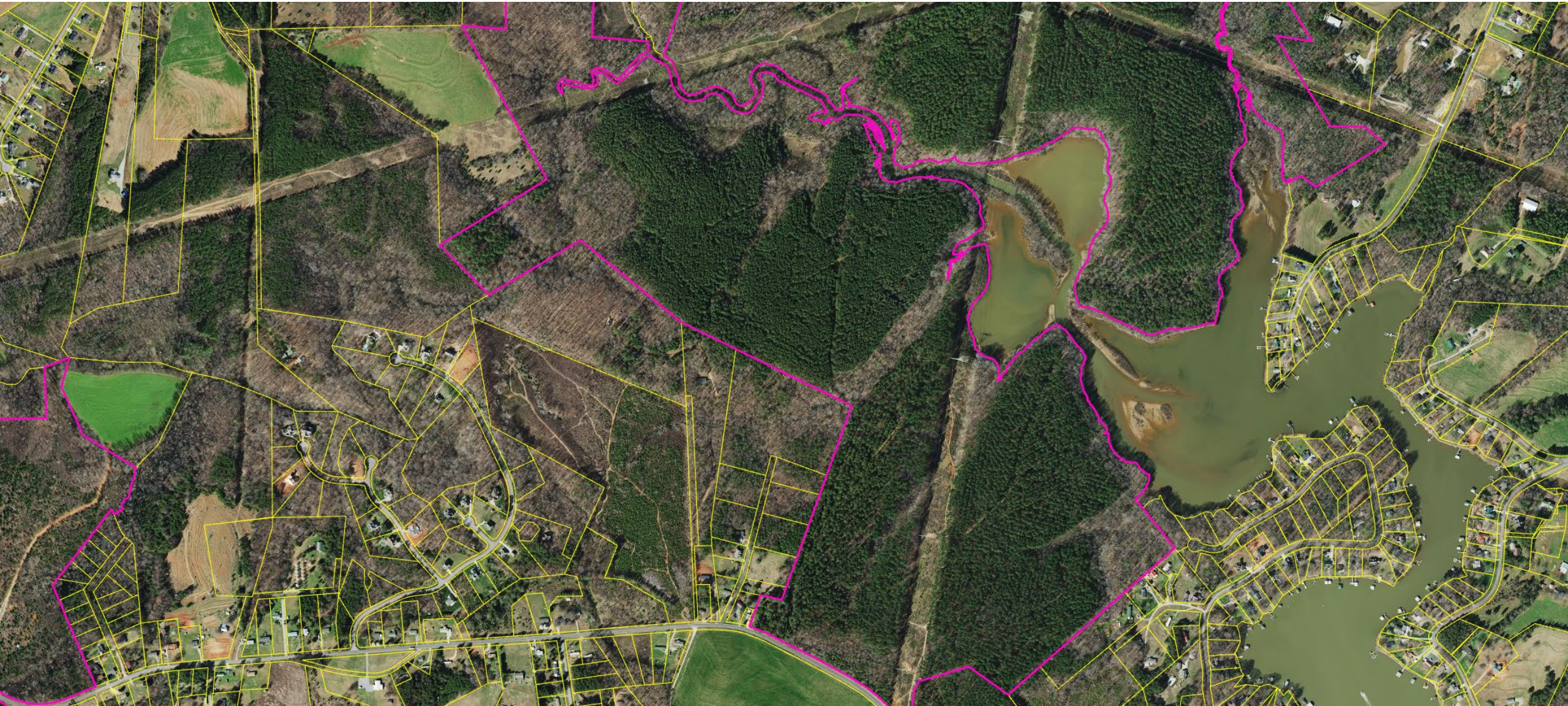


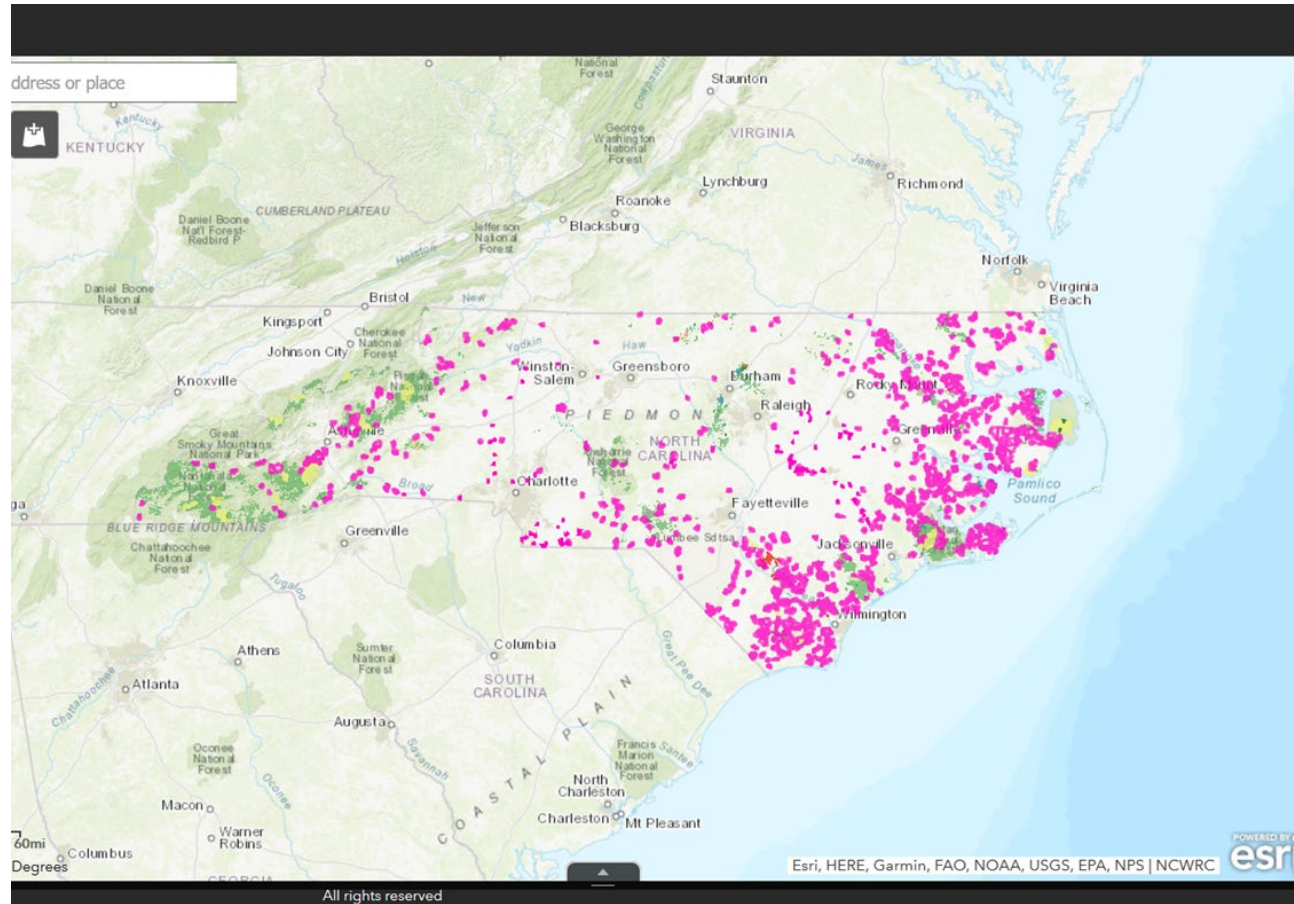
- Parcels - >1000 acres
- Parcels - 500-1000 acres
- COAs

Web Application Demo



Web Application Demo





If you would like access to this web application to explore on your own, please contact me for login information:

John.Lovette@ncwildlife.org



Potential Next Steps

- Committee Members review Spatial Tool thinking about potential priorities such as:
 - Addressing game land gaps
 - Building on corridors/existing hubs of game lands
 - Filling inholdings/simplifying boundaries
 - Habitat for Species of Greatest Conservation Need
 - Areas for specific activities (birding, kayaking, upland bird hunting etc.)
 - Considering climate resilient sites/locations
 - Funding opportunities
- Suggest Committee Members identify a small group to work with staff on an initial set of priorities for consideration





Land Acquisition and Property Committee

October 19th, 2020

10:00am – 12:00pm