

REQUEST FOR BOARD ACTION

HENDERSON COUNTY BOARD OF COMMISSIONERS

MEETING DATE: November 19, 2014

SUBJECT: Donation of land to the County for US64 French Broad River Access

PRESENTER: Tim Hopkins, Recreation Director

ATTACHMENTS: Yes

1. Letter from CMLC
2. Boundary Survey
3. Conceptual Site Plan

SUMMARY OF REQUEST:

In 2012 the county began to collaboratively work with public and private entities to identify and develop recreational access to the French Broad River (FBR) in Henderson County. Emphasis for the formation of the FBR Access Collaborative Group (Group) came from Sierra Nevada Brewing Company's interest to draw attention to outdoor activities such as boating access and greenway trails associated with the FBR.

Land along US64W next to the bridge where it crosses the French Broad River was identified. The Carolina Mountain Land Conservancy (CMLC) has secured ownership of the land and is ready to donate it to the county for a river access park. The North Carolina Wildlife Resources Commission (WRC) has agreed to build and construct the river access park. Henderson County would then manage and care for the park in collaboration with WRC. The park would provide public river access.

BOARD ACTION REQUESTED:

Staff requests that the BOC accept the land being donated by CMLC for the purpose of developing a river access park. This park would be designed and constructed by WRC. Ownership and management of the park would belong to Henderson County and the Parks and Recreation Department.

Suggested Motion:

I move that the Henderson County Board of Commissioners accept the donation of 1.6 acres of land for the proposed US64 French Broad River Access.



February 11, 2014

Tim Hopkin, Director
Henderson Co. Parks and Recreation Department
801 4th Ave. East
Hendersonville, NC 28792

Dear Tim,

I am writing on behalf of the Carolina Mountain Land Conservancy (CMLC) to update you about activities that CMLC and other partners are taking to promote recreational access to the French Broad River in Henderson County. As I mentioned to you and the Recreation Advisory Committee when I presented at their meeting in September, CMLC is in negotiations with the owner of a 1.5-acre tract of land adjoining the French Broad River where it flows under US-64 near Etowah. CMLC's plan is to acquire that property in early 2014 in order to make the site available for public recreational access.

Based upon the commitment expressed by the NC Wildlife Resources Commission (WRC) to developing the site as a point of public river access, CMLC plans to proceed with the property acquisition and to make the tract available for development by WRC. As confirmed in the letter sent by WRC Aquatic Habitat Coordinator Scott Loftis to Henderson County on December 17, 2013, WRC is committed to develop and co-manage with Henderson County a public river access at the Etowah site.

It would be the hope of all of the partners involved that Henderson County might be willing to serve as long-term owner of the site and co-manager with WRC. Ownership by the County would build upon the leadership the County has already demonstrated, with its ownership of points of public access to the French Broad River in Blantyre and at Westfeldt Park. As the lead agency within Henderson County providing recreational opportunities to residents, Henderson County Parks and Recreation Department is ideally suited to owning the Etowah site and making access to the river available to residents and visitors over the long-term.

If the County is interested in partnering on long-term ownership and management, CMLC would be pleased to donate the property to the County at no cost. We would also be glad to work with you and WRC during the upcoming acquisition and site development and make the transfer to County ownership at a time that would be most convenient and optimal to the County.

I have attached a copy of the plat of the Etowah property survey. Many thanks for your consideration. Please let me know if you have questions or need any additional information.

Sincerely,

Kieran Roe
Executive Director



I, **Mark R. Lee**, certify that this plat was drawn under my supervision from an actual survey, deed description(s) as shown hereon; that the error of closure is 1:10,000+; that the boundaries not surveyed are shown as broken lines platted from information found in deed books referenced hereon; witness my original signature, registration number, and seal.

The survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to its definition of subdivision.

Mark R. Lee

Mark R. Lee, Professional Land Surveyor L-3912



State of North Carolina County of Henderson
I, _____, Review officer of Henderson County,
certify that the map or plat to which certification is affixed meets all statutory requirements for recording.

County Review Officer Date

State of North Carolina County of Henderson
This plat is not subject to Henderson County Subdivision Regulations

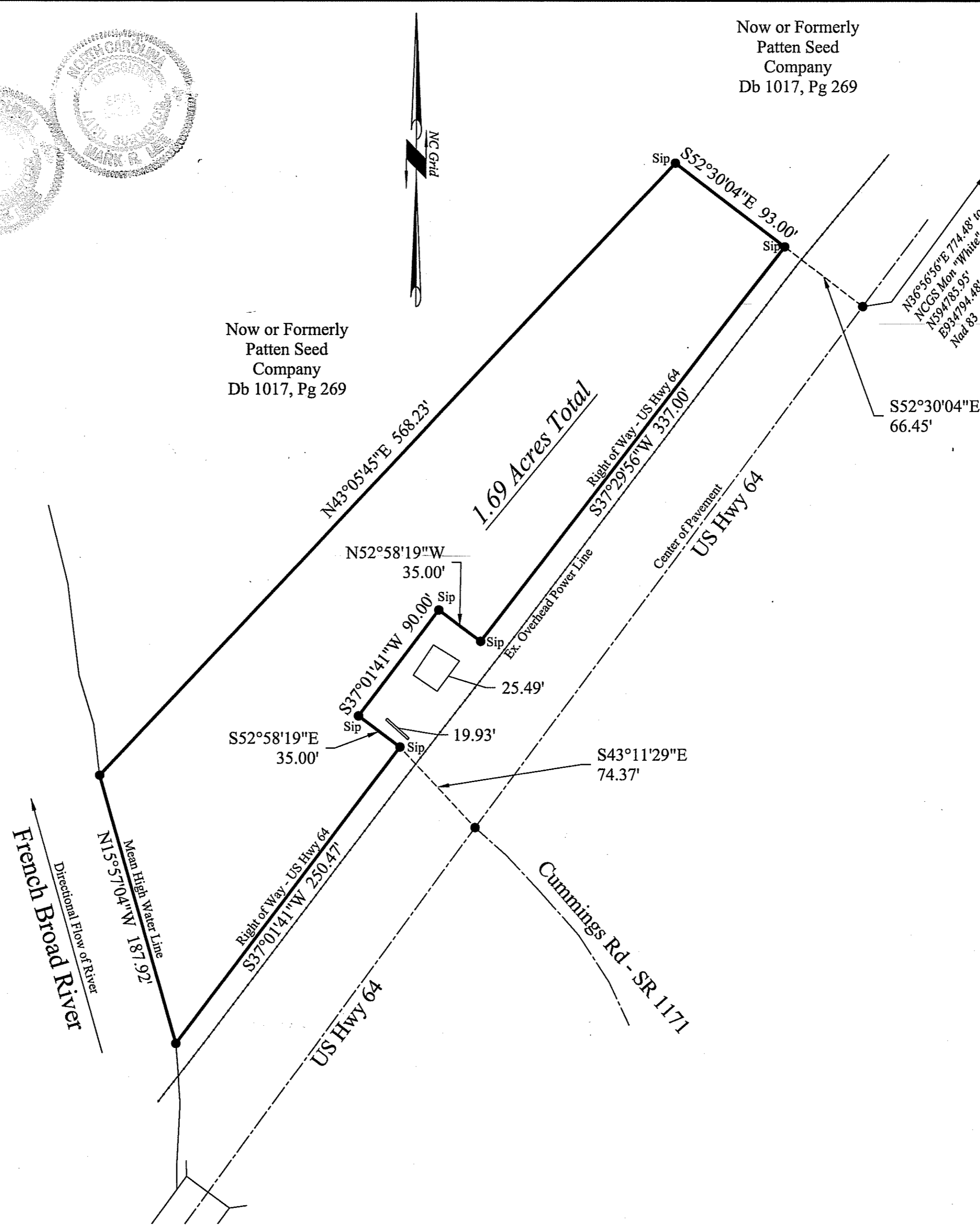
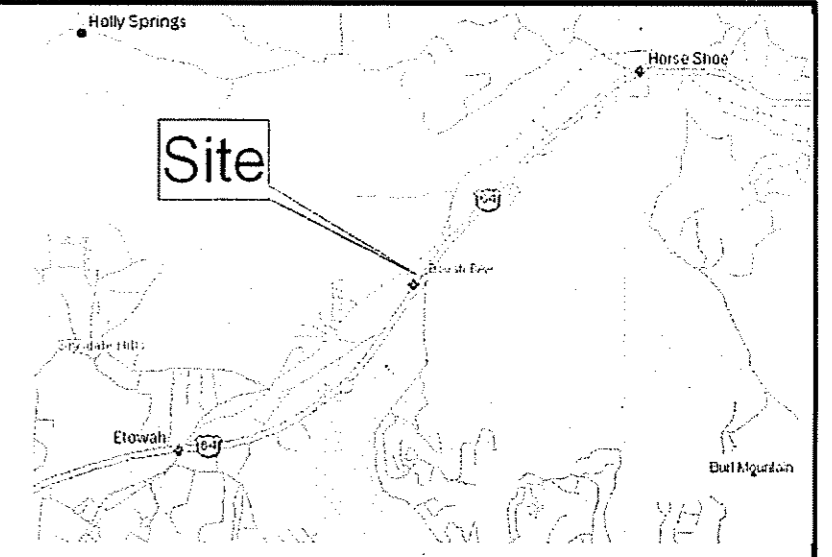
Subdivision Administrator Date

State of North Carolina County of Henderson
The foregoing certificate of _____
Review officer of _____ County, is certified to be correct, this instrument
was presented for registration and recording in Plat Cabinet _____,
Side _____, This _____ day of _____ 2014.

Register of Deeds Date

Now or Formerly
Patten Seed
Company
Db 1017, Pg 269

Now or Formerly
Patten Seed
Company
Db 1017, Pg 269



Notes:

Reference
DB 1017, Pg 269

Surveyor has made no independent search or investigation for Rights-of-way or Easements of record for streets, highway, public utilities nor for encumbrances, restrictive covenants, ownership, title or any other facts that may be disclosed by a full & title search.

Legend

- EIP - Exist Iron Pin
- SIP - Set Iron Pin
- SPK - Set Mag Nail

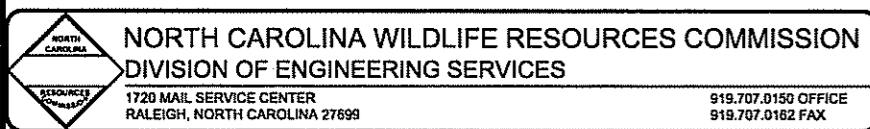
Boundary Survey For

North Carolina Wildlife Resources Commission
Of

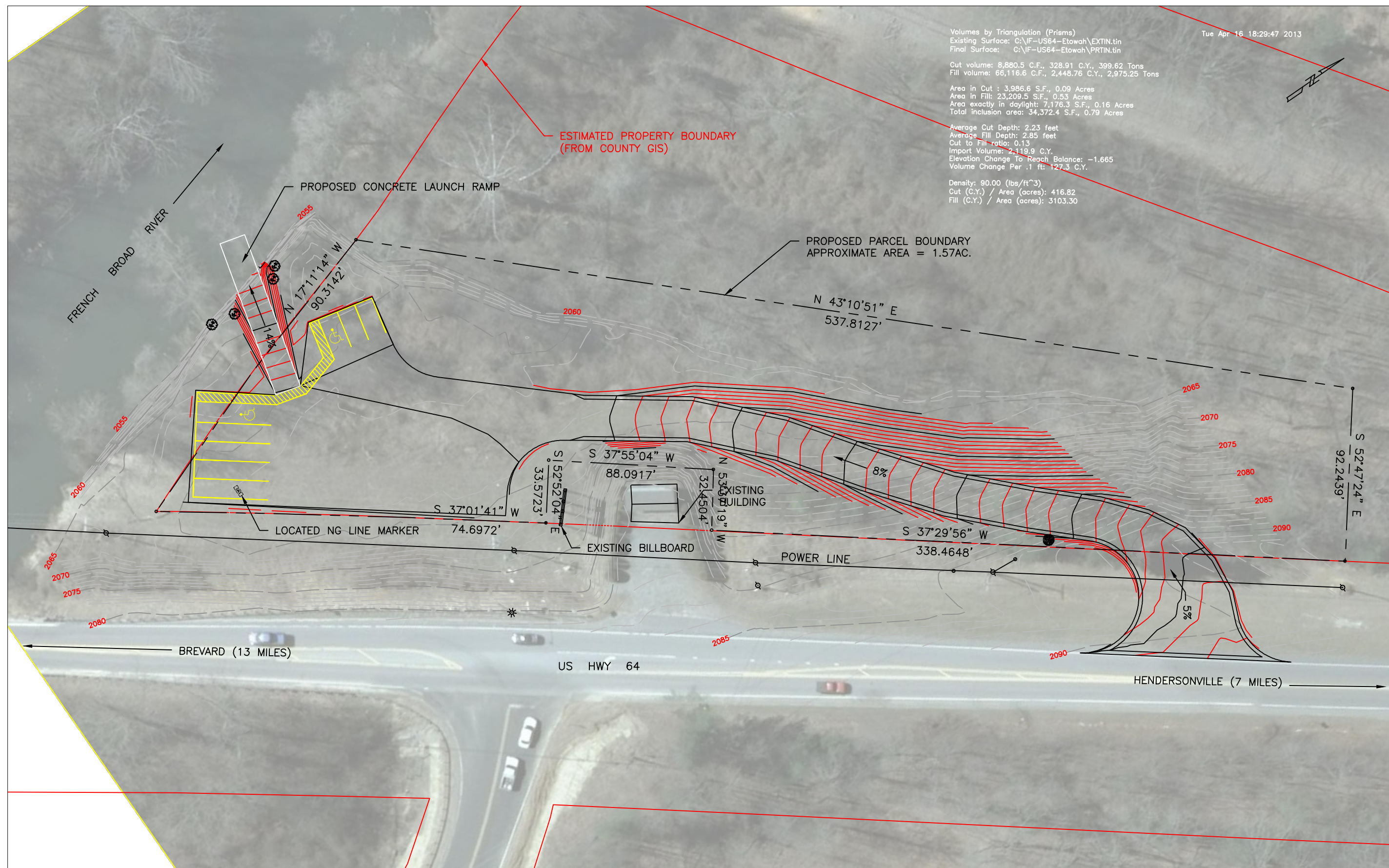
Etowah BAA

Property on US Hwy 64 and on French Broad River
Henderson Township, Henderson County, North Carolina

Scale: 1"= 60'



SURVEYOR: M.R. Lee	DATE: January 16, 2014	SHEET
CHECKED: _____	DATE: _____	1
REVISION: Recordable Size	DATE: January 16, 2014	OF 1
CAD FILE ID: Etowah Property.dwg		



Volumes by Triangulation (Prisms)
 Existing Surface: C:\IF-US64-Etawah\EXTIN.tin
 Final Surface: C:\IF-US64-Etawah\PRTIN.tin

Cut volume: 8,880.5 C.F., 328.91 C.Y., 399.62 Tons
 Fill volume: 66,116.6 C.F., 2,448.76 C.Y., 2,975.25 Tons

Area in Cut : 3,986.6 S.F., 0.09 Acres
 Area in Fill: 23,209.5 S.F., 0.53 Acres
 Area exactly in daylight: 7,176.3 S.F., 0.16 Acres
 Total inclusion area: 34,372.4 S.F., 0.79 Acres

Average Cut Depth: 2.23 feet
 Average Fill Depth: 2.85 feet
 Cut to Fill ratio: 0.13
 Import Volume: 2,119.9 C.Y.
 Elevation Change To Reach Balance: -1.665
 Volume Change Per .1 ft: 127.3 C.Y.

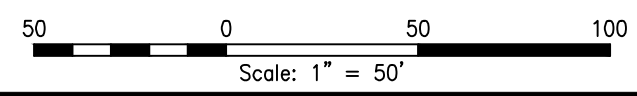
Density: 90.00 (lbs/ft³)
 Cut (C.Y.) / Area (acres): 416.82
 Fill (C.Y.) / Area (acres): 3103.30

Tue Apr 16 18:29:47 2013

NORTH CAROLINA WILDLIFE RESOURCES COMMISSION
 DIVISION OF ENGINEERING & LANDS MANAGEMENT
 1720 MAIL SERVICE CENTER
 RALEIGH, NORTH CAROLINA 27699

Phone: 919.707.0150
 Fax: 919.707.0162
 www.ncwildlife.org

US-64 FLOAT FISHING ACCESS
 HENDERSON COUNTY
 FRENCH BROAD RIVER
 CONCEPTUAL SITE PLAN



DRAFT
 NOT FOR CONSTRUCTION

Date:	21-MAY-2013
File Name:	US64FFA.DWG
Surveyed:	JCF, CSL
Designed:	JCF
Drawn:	JCF
Approved:	
Sheet No.	1