



2016 Board of Commissioners' Packet:

Rich Fork Property Update

Rich Fork Property Update

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Rich Fork Property Update

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HISTORY

Guilford County Board of Commissioner Minutes Sept 20, 1976

Commissioner Maxwell reported that he and Commissioner Landreth had met with the Open Space Committee of the Advisory Board for Environmental Quality as directed by this Board and a revised Open Space proposal had been prepared. Mr. Maxwell read the proposal and recommended its approval and implementation.

Commissioner Maxwell offered the following resolution and moved its adoption:

BE IT RESOLVED,

1. That the following Open Space policies are hereby adopted:
 - A. The preservation, in their natural state, of selected floodway, flood plains, and areas adjacent to public reservoirs promotes the health, safety, and general welfare.
 - B. The acquisition of interests or right in real property for the preservation of open spaces and areas constitutes a public purpose for which public funds may be expended or advanced.
 - C. The acceptance of fee or any lesser interest or rights in real property by purchase, gift, grant, bequest, devise, lease or otherwise of said spaces and areas within Guilford County is in the public interest.
 - D. These policies exclude condemnation of land, involuntary dedication of land, or any such involuntary taking of real property by Guilford County government.
2. That the following shall apply to the implementation of the policies:
 - A. It is the purpose and intent of the Guilford County Board of Commissioners to implement an open space program following the "Green Fingers of Life" Open Space Concept proposed by the Advisory Board of Environmental Quality. This concept proposed to conserve open space and natural areas such as floodways, flood plains, and areas adjacent to municipal reservoirs and in municipal watersheds.
 - B. Open space is defined as "space which is not used for buildings or structures." Open space areas can be divided into four basic categories; Agriculture, Passive Recreation areas (nature trails, hiking paths, etc.), Active Recreation areas (playgrounds, ball fields, etc.), and Natural areas (forest, swamps, marshes, flood ways, etc.). Only passive recreation and natural areas would be included in this program. Active recreation areas could be included in the program at a later date.
 - C. The Board invites all governments to join in developing a coordinated plan and program to conserve open space and natural areas.

**Information at voting booth for
2004 Bond Referendum**

BOND ORDER AUTHORIZING THE ISSUANCE OF \$20,000,000 PARK AND RECREATION BONDS
OF THE COUNTY OF GUILFORD

SHALL the order authorizing \$20,000,000 of bonds secured by a pledge of the
faith and credit of the County of Guilford to pay capital costs of providing
park and recreation facilities, including the acquisition and construction of
new park and recreation facilities, the improvement and expansion of existing
park and recreation facilities and the acquisition and installation of
furnishings and equipment and the acquisition of interests in real property
required therefor, and a tax to be levied for the payment thereof, be
approved?

YES

NO

☐
☐

Results of bond referendum

101,028 For

82,476 Against

About 55% to 45% for passage.

Open Space Preservation

As development consumes farm and forest land, there is a growing desire to keep some areas open in perpetuity. In 2000, a plan for preservation was produced by the Open Space Committee and adopted by the Board of Commissioners. Bond funds will accelerate implementation of the plan by allowing acquisition of critical tracts. Land purchases, coordinated by the Open Space Committee, will be focused on stream corridors where they will provide:

- Protection of water quality
- Flood control
- Groundwater recharge
- Noise and visual buffers
- Wildlife habitat
- Connections to existing open space

WHERE THE MONEY WILL GO

Southwest Park	3 million
Bryan Park - Guilford County	2 million
School Parks	3 million
Greenways	2 million
Open Space	10 million
Total:	20 million

Guilford County Parks and Recreation
Commission
Government Center 1
PO Box 3427
Greensboro, NC 27402



2004
Parks, Recreation
and Open Space
Bond Issue

On November 2nd, voters will be asked to consider \$20 million dollars in parks, recreation and open space bonds to continue the development of the Guilford County park system and establish a county-wide open space acquisition program.

BACKGROUND

Since 1988, the voters of Guilford County have approved \$22 million dollars in parks and recreation bonds which have helped to:

- Establish a regional park system totaling more than 2,300 acres with facilities open to the public at four sites
- Fund construction of the Bicentennial Greenway
- Establish a school park program
- Support rural recreation centers the Piedmont Environmental Center

2004 BOND PROJECTS

The 2004 parks, recreation and open space bond issue, if approved, will provide funding for the following projects:

Southwest Park

Land for this park was purchased with proceeds from the 1988 bond issue. Located along the headwaters of the proposed Randleman Reservoir, funding is available to open phase one of the park in conjunction with the reservoir being filled, some time in 2005. Additional funding is required to complete the facility.



Bryan Park - Guilford County

More than 500 acres for this park site were donated jointly to Guilford County and the City of Greensboro by the Joseph M. Bryan Foundation in 1998. A Master Plan for the site calls for active recreation amenities and an extensive trail system. Improvements to this park site must be jointly funded by the City and County. Detailed plans for phase one of the park are ready to implement, awaiting funding.

School Parks

Since 1993, more than 20 soccer and softball fields have been constructed at school sites across Guilford County. By partnering with the Guilford County School System, these facilities are built on school property to be used by students during the day and made available to all residents after school and on

weekends. Additional funding is required to allow this partnership to continue as new schools are constructed.

Greenways

The 1988 and 2000 bond issues provided the funding to complete construction of the Bicentennial Greenway. In recent years, two major greenway initiatives have emerged. The Lake Brandt Greenway will link Greensboro to the towns of Summerfield and Stokesdale. The Piedmont Greenway will connect Greensboro to Winston-Salem. Bond funds will allow the County to form partnerships with local governments, NCDOT and private organizations and begin construction.



Capital Project Ordinance for Open Space

ESTABLISHED A \$10 MILLION PROJECT ORDINANCE TO FUND THE ONGOING PROCESS OF OPEN SPACE SELECTION AND ACQUISITION. FUNDING FROM 2004 PARK BOND FUNDS.

Commissioner Winstead asked for item I. A. (5) to be pulled from the agenda for separate consideration.

Commissioner Perkins moved approval of item I. A. (5). Commissioner Yow seconded the motion.

Commissioner Winstead asked when the County would have to pay interest on these bonds. Brenda Jones Fox, Finance Director, stated that the purpose of this item is to establish a budget for the Open Space bonds so they can begin the acquisition of land. Commissioner Yow expressed concern about the quality of land that would be purchased for open space.

Commissioner Perkins stated that the Board would have to approve the purchase of any land under the Open Space bonds.

The motion to approve this item carried 9 to 2 on the following roll call vote: AYES: Alston, Cashion, Coleman, Davis, Gibson, Perkins, Shaw, Wade, Winstead. NOES: Arnold, Yow.

The following Budget Ordinance Amendment was adopted:

County Building Construction Fund:

Open Space

Increase appropriations \$10,000,000

Increase bond proceeds \$10,000,000

The following capital project ordinance was adopted:

CAPITAL PROJECT ORDINANCE FOR OPEN SPACE

BE IT ORDAINED by the Board of County Commissioners for Guilford County, North Carolina that for the following capital project ordinance for Guilford County is hereby adopted in accordance with G.S. 159-13.2:

SECTION 1. The following planned expenditure and associated revenue are hereby authorized and appropriated in connection with this project:

PROJECT NAME	EXPENDITURE	REVENUE
Open Space	Open Space	Bond Proceeds - \$ 10,000,000

SECTION 2. This project ordinance authorizes all appropriations necessary for the completion of this project and it need not be readopted in any subsequent fiscal year. The budget officer shall include in subsequent budgets information and appropriations for this project during the budget year.

SECTION 3. This ordinance shall be duly entered in the minutes of the Guilford County Board of Commissioners. Within five days after adoption, a copy hereof shall be filed with the Finance Director, Budget Director, and Clerk.

SECTION 4. This ordinance may be amended in any manner so long as it continues to fulfill the requirements of G.S. 159-13.2 and other applicable laws.

ADOPTED on first reading this February 16, 2006, in accordance with G.S. 159-17.



**2009
Guilford County
Open Space Report**

INTRODUCTION

The functions and benefits of open space range from environmental to economic, from conservation to recreation, from corridors for wildlife to paths for people, from buffers to connectors, from quality of water to quality of life, and from soothing the eye to soothing the soul. (Bill Ross, Jr., Secretary, NC Department of Environment and Natural Resources, and chair of the committee that produced the original Open Space Report)

WHAT IS OPEN SPACE?

The Guilford County Open Space Committee has been in existence for eight years. In that time, the OSC has put together a successful land protection program based on the following tenets.

Definition of Open Space

“Land in a predominantly undeveloped condition, including forests, wetlands, stream corridors, managed meadows, and agricultural areas. Land protected by Guilford County as open space is protected in perpetuity and is suitable for native wildlife and plant habitat; water quality protection; natural resource preservation; passive recreation; trails for non-motorized vehicles; ecologically sustainable agricultural activities; and scientific or educational uses.” Guilford County Open Space Committee, July 17, 2007.

Benefits of Open Space

Protects water quality	Offers low-impact recreation	Recharges ground & surface water
Improves air quality	Sustains local food production	Preserves plant & animal habitat
Reduces flood damage	Provides visual & noise buffers	Enhances sound economic growth
Provides scenic corridors	Connects people with nature	Provides a legacy for the future

Mission Statement of the Open Space Program

To identify suitable lands for acquisition and preservation, develop plans for their protection and provide public education about land conservation.

Guiding Principles of the Open Space Program

- 1) Acquisition and preservation of open space will be based on working with willing property owners. There will be no takings of private land.
- 2) Establishing priority areas for the acquisition of open space and updating them periodically, while being flexible enough to take advantage of special acquisition opportunities and respond effectively to threats on high priority tracts.
- 3) A focus on the multiple uses, functions and benefits of open space.
- 4) Adherence to the concept of *corridors* and *bubbles*, such that, in thirty years, there will be strategically located open space bubbles or core areas throughout the county. Those core areas will be linked together by corridors, such as streams, greenways, bike trails, walking paths, or other linear connections to facilitate wildlife migration and recreation in core areas. Core areas will have uses appropriate for each site.
- 5) Optimal use of bond funds to maximize their impact by seeking matching grants, by accepting donations of land, and by seeking partners to help acquire and manage open space.

Open Space Definition

Adopted July 17, 2007 by the Open Space Committee

The Guilford County Open Space Committee defines open space as the following: land in a predominantly undeveloped condition, including forests, wetlands, stream corridors, managed meadows, and agricultural areas. Land protected by Guilford County as open space is protected in perpetuity and is suitable for native wildlife and plant habitat; water quality protection; natural resource preservation; passive recreation; trails for non-motorized vehicles; ecologically sustainable agricultural activities; and scientific or educational uses.

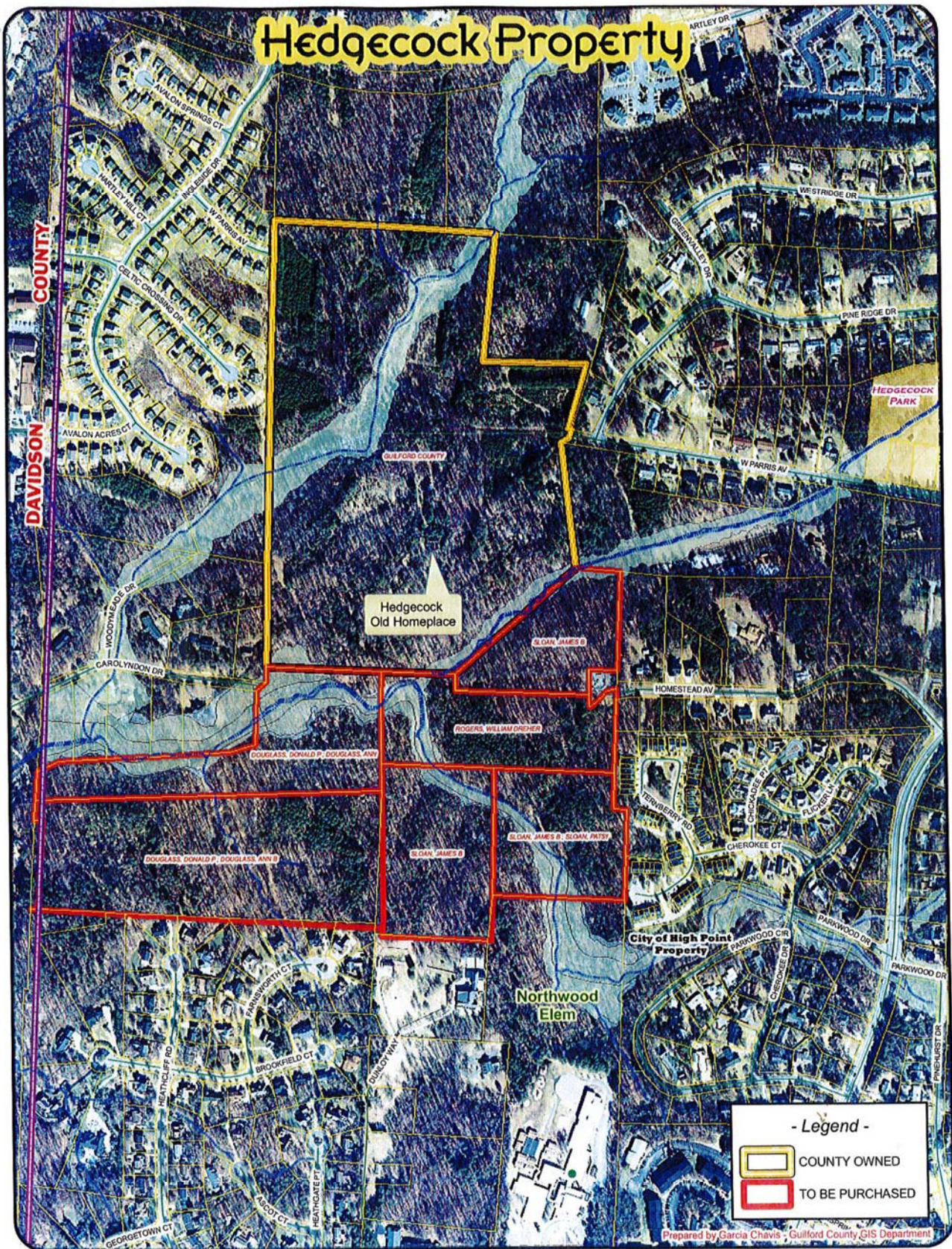
Open Space Property Acquisitions

Closing Date	FY	Parcels: Former Owners	Associated Preserve	Acres	% of Total Acres	Sales Price*	Price/Ac.
7-14-06	06-07	Conrad	Mears Fork	47.0	3.11%	\$ 225,000	\$ 4,787
6-28-07	06-07	Baynes	Cascades	65.0	4.31%	\$ 314,000	\$ 4,831
9-17-08	08-09	Berkelhammer	Cascades	64.0	4.24%	\$ 315,000	\$ 4,922
11-4-08	08-09	Bold Moon	Bold Moon	20.0	1.32%	\$ 60,000	\$ 3,000
12-9-08	08-09	Saferight	Saferight	46.0	3.05%	\$ 300,000	\$ 6,522
12-31-08	08-09	McKee-Huger	McKee-Huger	4.5	0.30%	\$ -	\$ -
5-28-09	08-09	Ragsdale	Deep River	58.0	3.84%	\$ 227,700	\$ 3,926
6-16-09	08-09	Wall Place	Mears Fork	36.0	2.38%	\$ 39,700	\$ 1,103
9-29-09	09-10	Hines Chapel	Hines Chapel	450.0	29.80%	\$ 2,292,000	\$ 5,093
11-12-09	09-10	Richardson	Richardson-Taylor	250.0	16.56%	\$ 2,556,250	\$ 10,225
11-23-10	10-11	Alumnae Delta	Benbow	6.5	0.43%	\$ 195,000	\$ 30,000
6-29-11	10-11	McCandless	McCandless Woods	30.0	1.99%	\$ 193,830	\$ 6,461
12-21-11	11-12	Moore	A&Y Greenway	25.4	1.68%	\$ 205,789	\$ 8,102
06-19-12	11-12	Ingram (land swap)	Saferight	1.2	0.08%	\$ -	\$ -
06-26-12	11-12	Hedgecock	Rich Fork	53.0	3.51%	\$ 549,093	\$ 10,360
9-05-12	12-13	Hinnant	Bold Moon	30.8	2.04%	\$ 128,200	\$ 4,162
12-12-12	12-13	Kirkman (2 parcels)	Company Mill	179.3	11.88%	\$ 744,120	\$ 4,150
2-28-13	12-13	Sloan (3 parcels)	Rich Fork	22.3	1.48%	\$ 146,890	\$ 6,587
3-15-13	12-13	Douglass (2 parcels)	Rich Fork	32.0	2.12%	\$ 222,768	\$ 6,962
4-17-13	12-13	Thomas Bus	Thomas Bus	5.6	0.37%	\$ 100,000	\$ 17,986
4-17-13	12-13	Hull	Thomas Bus	0.4	0.03%	\$ 9,500	\$ 23,750
5-10-13	12-13	Rogers	Rich Fork	8.5	0.56%	\$ 104,591	\$ 12,305
5-20-13	12-13	Cooke estate	Company Mill	65.7	4.35%	\$ 212,205	\$ 3,232
6-10-13	12-13	Oliver	Company Mill	1.0	0.07%	\$ 5,520	\$ 5,465
8-30-13	13-14	Steele	A&Y Greenway	7.8	0.52%	\$ 31,976	\$ 4,099
		Total Projects		1,510	100%		\$ 6,079
		* Guilford County Leased 193.2 acres for Richardson-Taylor Preserve not included					
		** Sales price does not include transaction costs					
		*** Average is weighted based on acres					

Open Space Aquisition - 520630

ActivityGrp	Activity	VarLevel	Disp	AcvDescription	AcctCategory	AaxDescription	Actual	Commitments	Budget	BudgetPct	RemainBudget
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	44690	DEPT OF ENVIRONMENT & NATL RES	-100000		-100000	100	
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	46101	GEN OBLIGATION BONDS ISSUED	-10000000		-10000000	100	
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	47101	APPROPRIATED FUND BALANCE	-24636.49		-24636	100	0.49
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	49507	CONTRIBUTIONS-COMMUNITY	-23610		-23610	100	
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	52010	PRINTING AND OFFICE SUPPLIES	6241.75				-6241.75
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	52910	SMALL OFFICE FURN, FIXTR, EQUIP	9462.11	1000	1250	837	-9212.11
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	53490	MISCELLANEOUS SERVICES	4176.06	1576	1230	467.6	-4522.06
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	53670	RECRITION, WTRSHD, WTR, SWR, LNDFIL	12720.59		9651	131.8	-3069.59
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	55010	LAND	9413123.62		9994255	94.2	581131.38
CIP	520630	500-520-060-630		OPEN SPACE ACQUISITION	55200	IMPRT-OTHER THAN BLDGS	168228.37	15713.38	141860	129.7	-42081.75
											516004.61

A total of \$516,004.61 remains from the \$10 million project ordinance



Open Space Purchase in High Point
 October 4, 2012
 Board of Commissioners Meeting





2012037875

GUILFORD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X

\$1099.00

PRESENTED & RECORDED:

06-26-2012 12:53:16 PM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: JUDY BURGESS
DEPUTY-GB

BK: R 7363

PG: 1249-1255

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,099.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to:

BROOKS FIRM PICKUP (FULLER)

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

THIS DEED is made on this 22nd day of June, 2012 by and between

GRANTOR

ESTATE OF GEORGE JUNIOR HEDGECOCK,
DECEASED (who was also referred to and known as
GEORGE HEDGECOCK and GEORGE
HEDGECOCK, JR.), acting by and through KENNETH
B. PARNELL and LYNNE P. MABE as Estate
Co-Executors, and individually as the sole
Estate residuary beneficiaries, with whom their
respective spouses (PATTI-ANNE P. PARNELL and
DONALD M. MABE) join in the execution of this Deed
100 North Main Street, Suite 2425
Winston-Salem, N.C. 27101

GRANTEE

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, N.C. 27402

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

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

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all that certain tract or parcel of land situated in the City of High Point, High Point Township, Guilford County,

North Carolina and more particularly described on EXHIBIT A attached hereto and hereby incorporated herein by reference.

For back reference, see Deeds recorded in Book 1414 at Page 278, Book 1841 at Page 45, Book 1939 at Page 322, and Book 1994 at Page 435, Guilford County Registry; see also Guilford County, N.C. Estates Department File No. 10-E-246.

The property identified above is conveyed subject to 2012 ad valorem property taxes and to all utility easements and rights-of-way of record affecting the aforesaid property.

The property conveyed hereby does not include the primary residence of any individual whose name appears in the Grantor section of this Deed.

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

GRANTOR COVENANTS WITH GRANTEE that Grantor is seized of the aforesaid property in fee simple and has the right to convey the aforesaid property in fee simple, that title to the aforesaid property is marketable and free and clear of all encumbrances except as set forth above, and that Grantor will warrant and defend the title to the aforesaid property against the lawful claims of all persons or entities whomsoever, PROVIDED, HOWEVER, that the foregoing warranties as to title status and title claim defense by the Co-Executors in their fiduciary capacity only shall be limited to the time period subsequent to May 5, 2010, the date of death of George Junior Hedgecock.

IN WITNESS WHEREOF, Grantor has duly executed this Deed on the day, month and year first above written; Patti Anne P. Parnell and Donald M. Mabe join in the execution of this Deed solely to release any possible marital interest each of them may have regarding the aforesaid property, and they each make no warranties of title with respect to the aforesaid property.

ESTATE OF GEORGE JUNIOR HEDGECK, DECEASED (who was also referred to and known as George Hedgecock and George Hedgecock, Jr.)

By: Kenneth B. Parnell (SEAL)
Kenneth B. Parnell, Co-Executor and individually as an Estate residuary beneficiary

By: Lynne P. Mabe (SEAL)
Lynne P. Mabe, Co-Executor and individually as an Estate residuary beneficiary

Patti Anne P. Parnell (SEAL)
Patti-Anne P. Parnell

Donald M. Mabe (SEAL)
Donald M. Mabe

NORTH CAROLINA

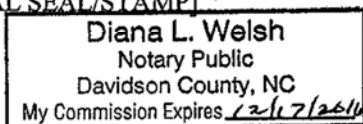
GUILFORD COUNTY

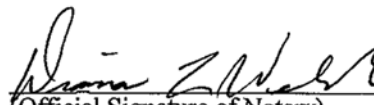
I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing North Carolina General Warranty Deed:

KENNETH B. PARNELL, Co-Executor of the Estate of George Junior Hedgecock, Deceased, and individually as an Estate residuary beneficiary.

Date: June 22, 2012

[OFFICIAL SEAL/STAMP]



 Notary Public
(Official Signature of Notary)
DIANA L. WELSH
(Printed/Typed Name of Notary)
My Commission Expires: 12/17/2016

NORTH CAROLINA

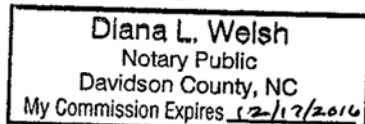
GUILFORD COUNTY

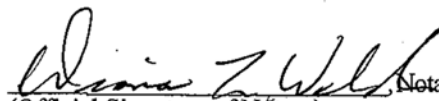
I certify that the following person personally appeared before me this day and acknowledged to me that she signed the foregoing North Carolina General Warranty Deed:

PATTI-ANNE P. PARNELL, wife of Kenneth B. Parnell, Estate Co-Executor

Date: June 22, 2012

[OFFICIAL SEAL/STAMP]



 Notary Public
(Official Signature of Notary)
DIANA L. WELSH
(Printed/Typed Name of Notary)
My commission expires: 12/17/2016

NORTH CAROLINA

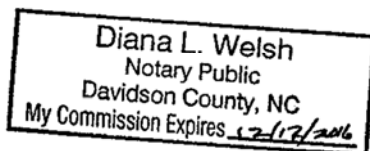
GUILFORD COUNTY

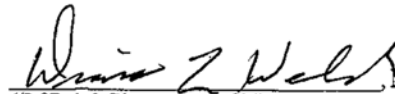
I certify that the following person personally appeared before me this day and acknowledged to me that she signed the foregoing North Carolina General Warranty Deed:

LYNNE P. MABE, Co-Executor of the Estate of George Junior Hedgecock, Deceased, and individually as an Estate residuary beneficiary.

Date: June 22, 2012

[OFFICIAL SEAL/STAMP]



 Notary Public
(Official Signature of Notary)
DIANA L. WELSH
(Printed/Typed Name of Notary)
My Commission Expires: 12/17/2016

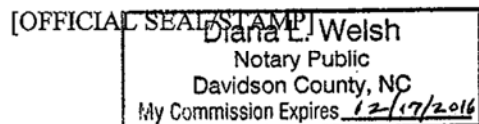
NORTH CAROLINA

GUILFORD COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing North Carolina General Warranty Deed:

DONALD M. MABE, husband of Lynne P. Mabe, Estate Co-Executor

Date: June 22, 2012



Diana L. Welsh Notary Public
(Official Signature of Notary)
DIANA L. WELSH
(Printed/Typed Name of Notary)
My commission expires: 12/17/2016

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

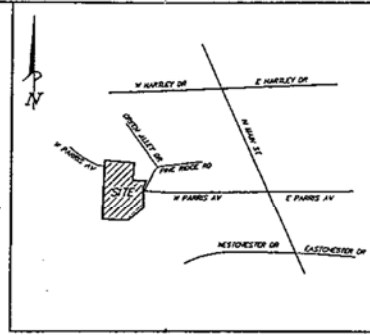
By: _____ Register of Deeds for Guilford County
Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an existing concrete monument, said monument being the southwest corner of George Hedgecock, Jr. (D.B. 1841, Pg. 45) and being the northwest corner of Donald P. & Ann Douglass (D.B. 3349, Pg. 322) and in the eastern property line of Herbert L. Goins, Jr. & Lindsay Goins (D.B. 2910, Pg. 515) and said monument being North 1°10'35" East 55.71 feet from an existing iron pipe; thence leaving the said Douglass property line North 1°37'09" East 1997.96 feet to an existing concrete monument, said monument being the northwest corner of the said Hedgecock property and the southwest corner of R. Dale Britt & Jefferson H. Rives (D.B. 6350, Pg. 1312) and in the eastern property line of Common Area Avalon Subdivision Owners Association, Inc. (D.B. 6311, Pg. 2584); thence leaving the Common Area Avalon Subdivision Owners Association, Inc. South 85°33'42" East 982.34 feet to a new iron pipe, said iron being the northwest corner of Evelyn May Miller (D.B. 1828, Pg. 675) and in the southern property line of Young Men's Christian Association of High Point, Incorporated (D.B. 4154, Pg. 599), said iron being North 85°33'42" West 14.32 feet from an existing iron pipe; thence leaving the said Young Men's Christian Association of High Point, Incorporated property line South 4°38'12" West 593.32 feet to an existing axle; thence South 89°57'21" East 462.83 feet to a new iron pipe; thence South 19°48'06" West 304.40 feet to a new iron pipe; thence South 70°11'54" East 20.00 feet to an existing iron pipe, said iron being the southwest corner of Brady D. Stern (D.B. 3714, Pg. 985 & D.B. 3556, Pg. 1137) said iron being on the northern right-of-way of West Parris Avenue (PB. 62, Pg. 20) and North 80°19'52" West 85.17 feet from an existing iron pipe; thence leaving the said Stern property South 18°51'23" West 59.98 feet to an existing iron pipe, said iron being the northwest corner of Elizabeth P. Hedgecock (D.B. 4532, Pg. 588) and George Hedgecock, Jr. (D.B. 1414, Pg. 278); thence leaving the said West Parris Avenue right-of-way South 3°24'48" East 565.61 feet to an existing axle, said axle being the northwest corner of James B. Sloan (D.B. 3257, Pg. 850) and the northeast corner of George Hedgecock, Jr. (D.B. 1939, Pg. 322); thence leaving the said Elizabeth P. Hedgecock property South 49°54'00" West 681.49 feet to an existing axle, said axle being the northeast corner of William Dreher Rogers (D.B. 7118, Pg. 147); thence leaving the said Sloan property North 88°23'38" West 859.76 feet to the point and place of **BEGINNING**.

Containing 53.31± acres

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS.

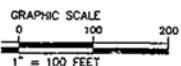
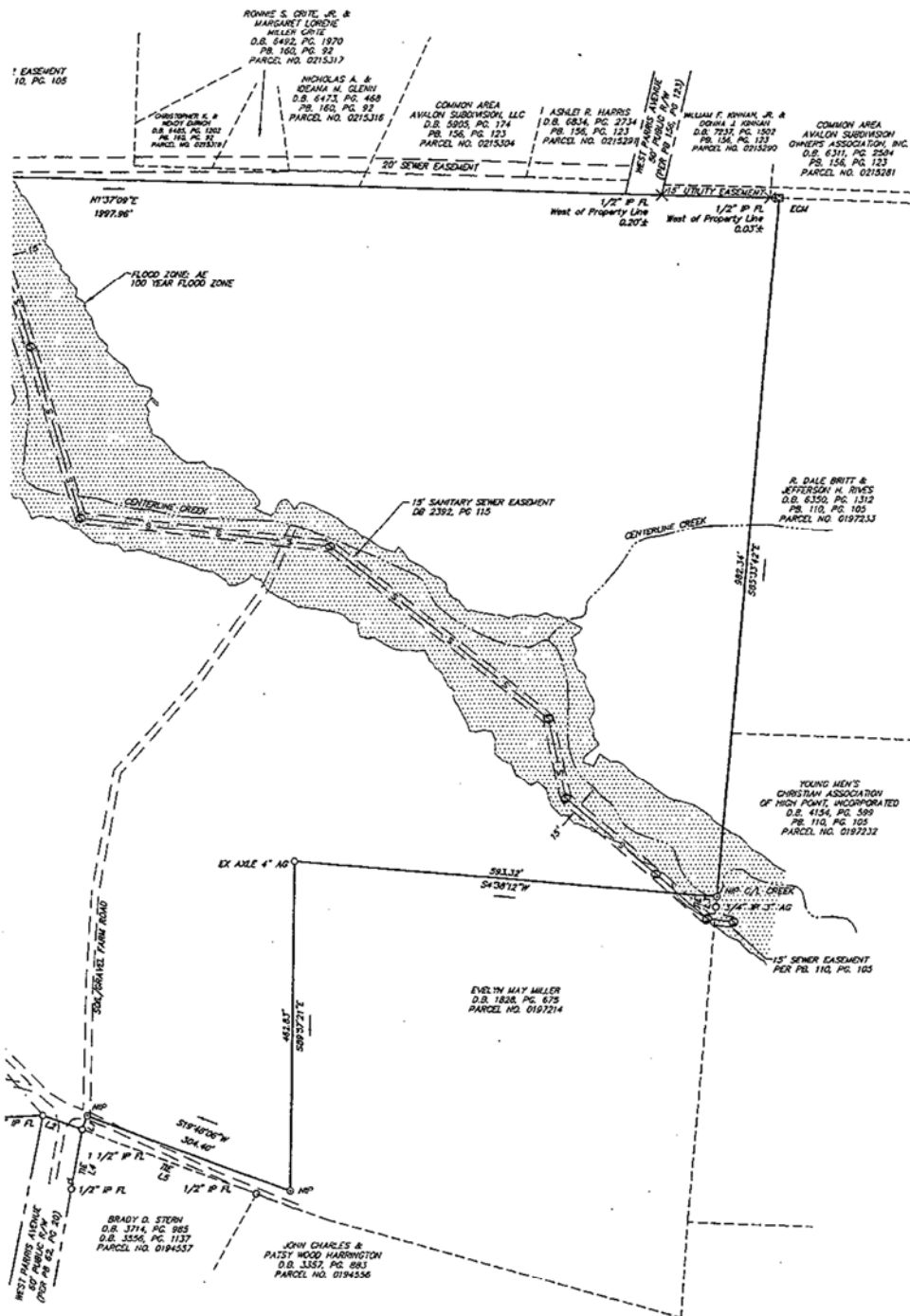


VICINITY MAP
Not to scale

GENERAL NOTES

- 1) THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS-OF-WAY OF RECORD, PRIOR TO THE DATE OF THIS PLAT, WHICH WERE NOT NOTED AT THE TIME OF MY INSPECTION.
- 2) HIGH PILES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 3) METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 4) THE RATIO OF PRECISION IS 1:10,000.
- 5) NO HISS ADJUSTMENTS FOUND WITHIN 2000'.
- 6) NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING LOCATION, SIZE, DEPTH, CONDITION, CHARACTER, OR EXISTENCE OF ANY UTILITY OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.
- 7) THIS SURVEY IS OF AN EXISTING PARCELS OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 8) FLOOD CERTIFICATION: THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLANNING PROGRAM DATED MARCH 16, 2005. SUBJECT TO MODIFICATION BY DETAILED FLOOD MAP STUDY. SEE COMMUNITY PANEL NO. 2208000000.

Line Table		
Line #	Direction	Length
L1	S70°11'54"E	20.00
L2	S16°21'23"W	58.98
L3	N85°23'42"W	14.32
L4	N80°19'32"W	65.17
L5	S19°48'29"W	260.66
L6	N17°0'35"E	55.71



OWNER:
George Hedgecock, Jr.
100 N Main St. Suite 1500
Winston-Salem, North Carolina 27101

SURVEY FOR
GUILFORD COUNTY PROPERTY
MANAGEMENT DEPARTMENT
PROPERTY OF
GEORGE HEDGECOCK, JR.
PARCEL NO. 0197213
DEED BOOK 1939, PAGE 322,
DEED BOOK 1414, PAGE 278,
DEED BOOK 1841, PAGE 45 AND
DEED BOOK 1994, PAGE 435
407 West Parris Avenue
High Point, North Carolina
High Point Township, Guilford County

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD., HIGH POINT, NC 27266
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 5-8-12 SCALE: 1" = 100' PROJECT: 120070
SURVEYED BY: SR DRAWN BY: DRW CHECKED BY: JCM

THIS MAP IS NOT A CERTIFIED SURVEY
AND HAS NOT BEEN REVIEWED BY A LOCAL
GOVERNMENT AGENCY FOR COMPLIANCE
WITH ANY APPLICABLE LAND DEVELOPMENT
REGULATIONS.

I, CHRISTOPHER M. BOHRER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION, FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 1414, PAGE 278, BOOK 1841, PAGE 45, BOOK 1832, PAGE 322 & BOOK 1894, PAGE 425), THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DASHED, THAT THE PLAT OF PROVISION IS 1:10,000, THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1800).

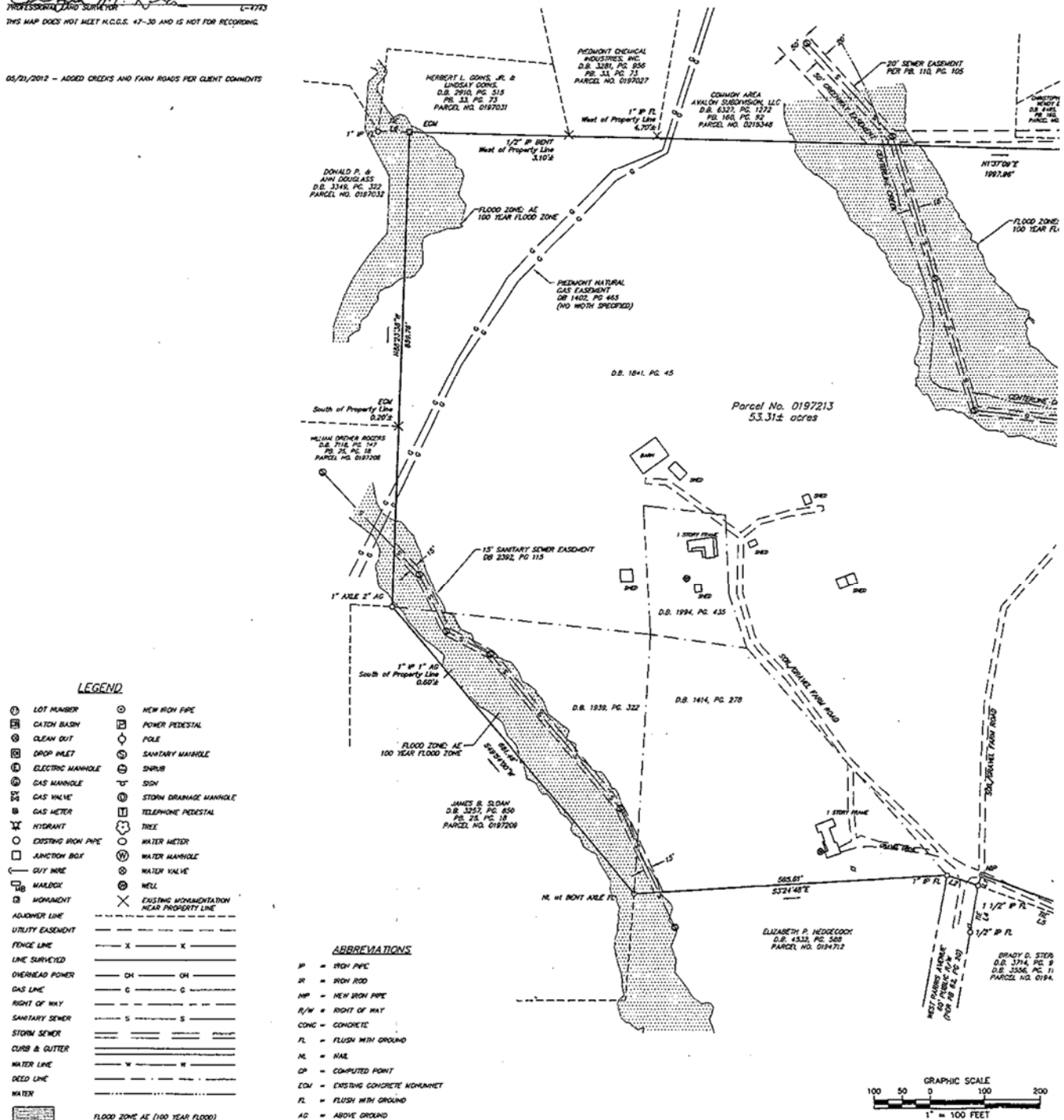
THIS 21st DAY OF MAY, 2012.

PROFESSIONAL LAND SURVEYOR L-4773
THIS MAP DOES NOT MEET N.C.G.S. 47-30 AND IS NOT FOR RECORDING.



GRID NORTH MAG 83(2007)

05/31/2012 - ADDED CREEKS AND FARM ROADS PER CLIENT COMMENTS



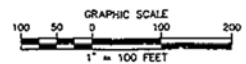
LEGEND

- | | |
|----------------------|---|
| ① LOT NUMBER | ⊙ NEW IRON PIPE |
| Ⓢ CATCH BASIN | Ⓢ POWER PEDESTAL |
| Ⓢ CLEAN OUT | Ⓢ POLE |
| Ⓢ DROP INLET | Ⓢ SANITARY MANHOLE |
| Ⓢ ELECTRIC MANHOLE | Ⓢ SHURP |
| Ⓢ GAS MANHOLE | Ⓢ SIGN |
| Ⓢ GAS VALVE | Ⓢ STORM DRAINAGE MANHOLE |
| Ⓢ GAS METER | Ⓢ TELEPHONE PEDESTAL |
| Ⓢ HYDRANT | Ⓢ TREE |
| Ⓢ EXISTING IRON PIPE | Ⓢ WATER METER |
| Ⓢ JUNCTION BOX | Ⓢ WATER MANHOLE |
| Ⓢ OUT INLET | Ⓢ WATER VALVE |
| Ⓢ MANHOLE | Ⓢ WELL |
| Ⓢ MONUMENT | Ⓢ EXISTING MONUMENTATION NEAR PROPERTY LINE |
| ADJACENT LINE | |
| UTILITY EASEMENT | |
| FENCE LINE | |
| LINE SURVEYED | |
| OVERHEAD POWER | |
| GAS LINE | |
| RIGHT OF WAY | |
| SANITARY SEWER | |
| STORM SEWER | |
| CURB & GUTTER | |
| WATER LINE | |
| DEED LINE | |
| WATER | |

ABBREVIATIONS

- IP = IRON PIPE
IR = IRON ROD
NIP = NEW IRON PIPE
R/W = RIGHT OF WAY
CONC = CONCRETE
FL = FLUSH WITH GROUND
ML = MSL
CP = COMPUTED POINT
EDW = EXISTING CONCRETE MONUMENT
FL = FLUSH WITH GROUND
AG = ABOVE GROUND

FLOOD ZONE AE (100 YEAR FLOOD)





2013012966

GUILFORD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X

\$294.00

PRESENTED & RECORDED:

02-28-2013 11:37:48 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: WILEY L. COUSIN
DEPUTY-GB

BK: R 7452

PG: 1390-1391

NORTH CAROLINA GENERAL WARRANTY DEED

2nd Excise Tax: *\$294.00*

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to:

Brooks Farm Pickup (Fuller)

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

THIS DEED is made on this *26th* day of February, 2013 by and between

GRANTOR

GRANTEE

PATRICIA S. SLOAN (widow of James B. Sloan)
300 Woodbrook Drive
High Point, N.C. 27262

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, N.C. 27402

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

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all those certain lots or parcels of land situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described as follows:

All of Lots 4, 5 and 7 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, BUT SAVE AND EXCEPT, HOWEVER, FROM THE AFORESAID LOT 7 that portion thereof (recited to contain 2.56 acres in area) which is more particularly described in a Deed recorded in Book 1939, Page 322, Guilford County Registry.

For back reference, see Deeds recorded in Book 2201 at Page 770 and Book 3257 at Pages 848 and 850, Guilford County Registry. See also the duly probated Last Will and Testament of James B. Sloan, Deceased, which is contained in Guilford County, N.C. Estates Department File No. 03-E-241.

The property described above is not the residence of Grantor.

The Grantor of this Deed is sometimes known and referred to in the public records of Guilford County, North Carolina and elsewhere as Patsy Sloan and as Patricia A. Sloan and as Patricia Swaim Sloan, and all of these names identify the same person as Patricia S. Sloan.

The property described above is conveyed subject to 2013 ad valorem property taxes and to all easements and rights-of-way of record affecting the aforesaid property, including specifically a sewer outfall pipe line right-of-way or easement granted to the City of High Point by an instrument recorded in Book 2218, Page 376, Guilford County Registry.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging, unto Grantee in fee simple.

GRANTOR COVENANTS WITH GRANTEE that Grantor is seized of the aforesaid property in fee simple and has the right to convey the same in fee simple, that title to the aforesaid property is marketable and free and clear of all encumbrances except as set forth above, and that Grantor will warrant and defend the title to the aforesaid property against the lawful claims of all persons or entities whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this Deed under seal on the day, month and year first above written

(Entity Name) Patricia S. Sloan (SEAL)
PATRICIA S. SLOAN (widow)

By: _____ (SEAL)
Title _____

NORTH CAROLINA

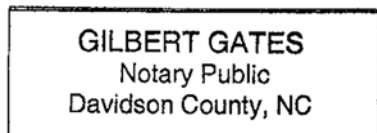
Davidson
GUILFORD COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that she signed the foregoing North Carolina General Warranty Deed:

PATRICIA S. SLOAN (widow), as Deed Grantor.

Date: February 26, 2013

[OFFICIAL SEAL/STAMP]



Gilbert Gates, Notary Public
(Official Signature of Notary)
Gilbert Gates
(Printed/Typed Name of Notary)
My Commission Expires: 1/5/15



2013012967

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-28-2013 11:37:49 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: WILEY L COUSIN

DEPUTY-GB

BK: R 7452

PG: 1392-1396

NORTH CAROLINA NON-WARRANTY DEED

5th Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____ *Brooks Fullin Pickup (Fuller)*

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

THIS DEED is made on this 26th day of February, 2013 by and between

GRANTOR

PATRICIA S. SLOAN (widow)
300 Woodbrook Drive
High Point, N.C. 27262

GRANTEE

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, N.C. 27402

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

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

WITNESSETH, that Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, transfer and convey unto Grantee in fee simple those certain tracts or parcels of land situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described on SCHEDULE A attached hereto and hereby incorporated herein by reference.

For back reference, see Guilford County, North Carolina Estates Department File No. 03-E-241 and recorded Dees recited in SCHEDULE A attached hereto.

TO HAVE AND TO HOLD the aforesaid tract or parcels of land and all privileges and appurtenances thereto belonging, unto Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described. The property described above does not contain the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has duly executed this Non-Warranty Deed under seal on the day, month and year first above written.

Corporate Grantor:

Individual Grantor:

Patricia S. Sloan (SEAL)
PATRICIA S. SLOAN (widow)

By: _____
Title: Chairman

(SEAL)

[NOTARIAL SEAL/STAMP]

Other Entity Grantor:

(Entity Name)

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

NORTH CAROLINA

Davidson
DAVIDSON COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that he/she signed the foregoing document: PATRICIA S. SLOAN (widow), as Deed Grantor.

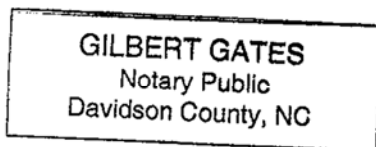
Date: February 26, 2013

My Commission Expires: 11/5/15

[NOTARIAL SEAL/STAMP]

Gilbert Gates, Notary Public
(Official Signature of Notary Public)

Gilbert Gates
(Printed/Typed Name of Notary Public)



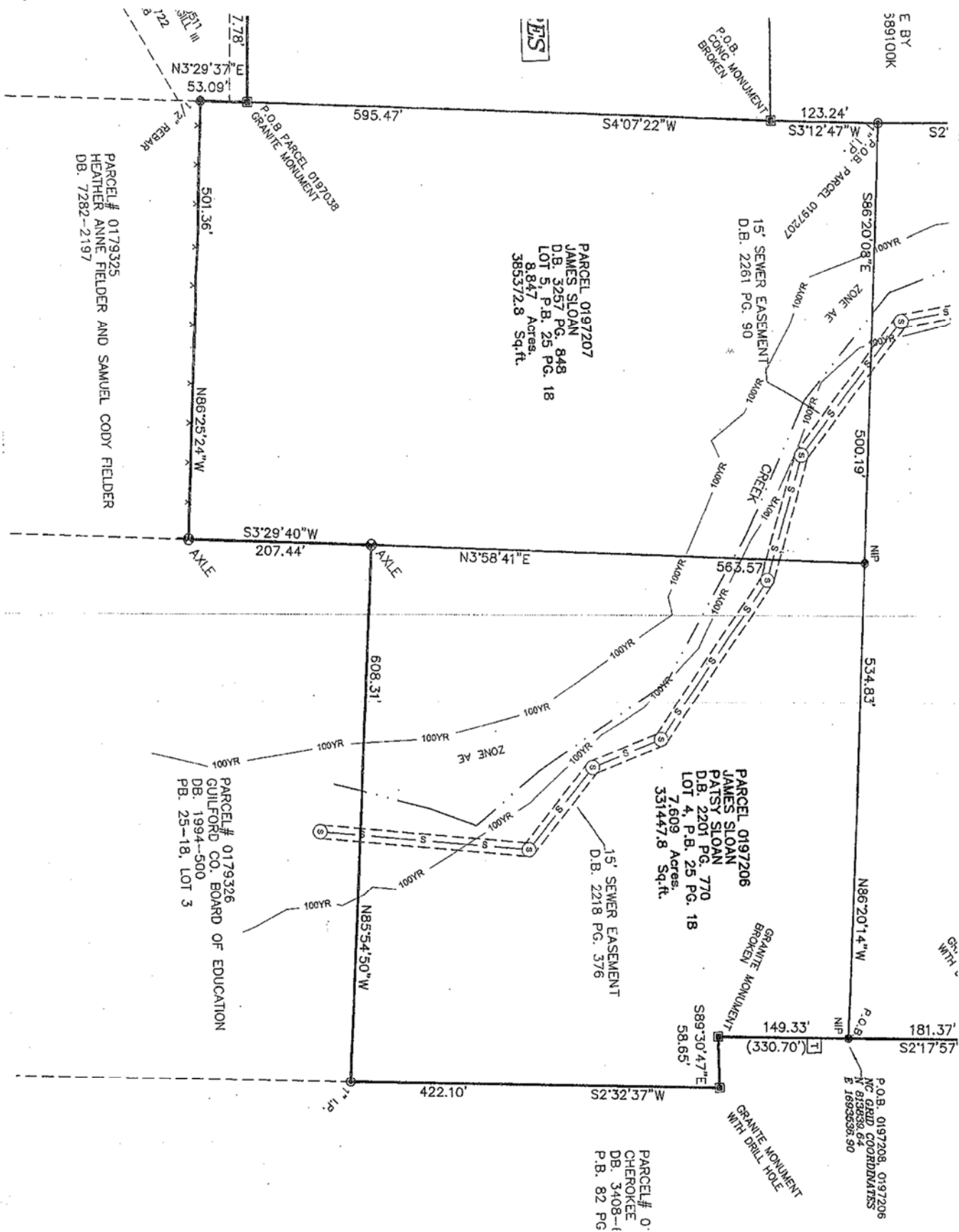
SCHEDULE A

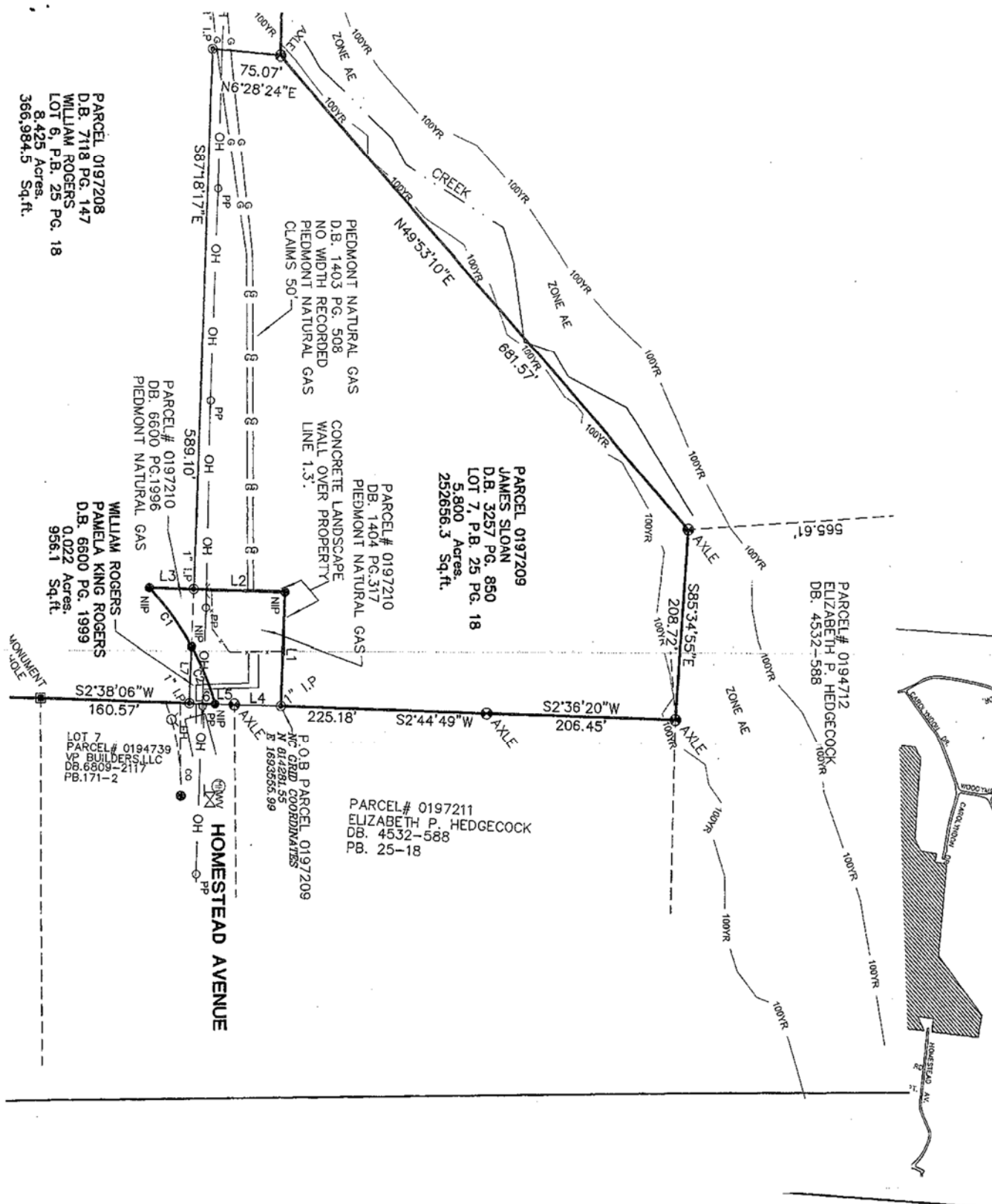
FIRST TRACT:

BEGINNING at a new iron pipe marking the northeastern corner of Lot 4 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, and running thence South 02° 17' 57" West 149.33 feet to a broken granite monument; thence South 89° 30' 47" East 58.65 feet to a granite monument with drill hole; thence South 02° 32' 37" West 422.10 feet to a 1" iron pipe; thence North 85° 54' 50" West 608.31 feet to an axle; thence South 03° 29' 40" West 207.44 feet to an axle; thence North 86° 25' 24" West 501.36 feet to a ½" rebar; thence North 03° 29' 37" East 53.09 feet to a granite monument; thence North 04° 07' 22" East 595.47 feet to a broken concrete monument; thence North 03° 12' 47" East 123.24 feet to a 1" iron pipe; thence South 86° 20' 08" East 500.19 feet to a new iron pipe; thence South 86° 20' 14" East 534.83 feet to the POINT AND PLACE OF BEGINNING, and being all of Lots 4 and 5 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry (Guilford County Tax Parcels 0197206 and 0197207 and containing a total of 16.456 acres, more or less, according to a survey dated January 9, 2013 and identified as Project No. 2012-114 by Sgroi Land Surveying, PLLC, High Point, N.C. For back reference, see Deeds recorded in Book 2201 at Page 770 and Book 3257 at Page 848, Guilford County Registry.

SECOND TRACT:

BEGINNING at an axle marking the northeastern corner of Lot 7 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, and running thence South 02° 36' 20" West 206.45 feet to an axle; thence South 02° 44' 49" West 225.18 feet to a 1" iron pipe; thence North 87° 20' 20" West 124.60 feet to a new iron pipe; thence South 02° 42' 27" West 100.10 feet to a 1" iron pipe; thence North 87° 18' 17" West 589.10 feet to a 1" iron pipe; thence North 06° 28' 24" East 75.07 feet to an axle; thence North 49° 53' 10" East 681.57 feet to an axle; thence South 85° 34' 55" East 208.72 feet to the POINT AND PLACE OF BEGINNING, and containing 5.800 acres, more or less (and being Guilford County Tax Parcel No. 0197209), according to a survey dated January 9, 2013 and identified as Project 2012-114 by Sgroi Land Surveying, PLLC, High Point, N.C. For back reference, see a Deed recorded in Book 3257 at Page 850, Guilford County Registry.







2013012947

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-28-2013 11:24:33 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: WILEY L COUSIN

DEPUTY-GB

BK: R 7452

PG: 1318-1320

NORTH CAROLINA QUITCLAIM DEED

Brooks Firm Pickup (Fuller)

3rd
Prepared by: Gilbert L. Gates
Mail to: Keziah Gates LLP, PO Box 2608, High Point, NC 27261
Grantor Address: 300 Woodbrook Drive, High Point, NC 27262
Grantee Address: 300 Woodbrook Drive, High Point, NC 27262
Excise Tax: NTC This property does not include the primary residence of Grantor.

THIS DEED, made February 20, 2013, between PATRICIA S. SLOAN, as Trustee of the Family Trust under the Will of James B. Sloan, deceased (the "Grantor"), and PATRICIA S. SLOAN (a/k/a Patricia Swaim Sloan), an individual residing in Guilford County, North Carolina (the "Grantee");

WITNESSETH:

WHEREAS:

- A. James B. Sloan (the "Decedent") died testate a resident of Guilford County, North Carolina, on November 30, 2003, survived by his wife, Patricia S. Sloan. His last will and testament (the "Will") was duly admitted to probate on December 11, 2003. Patricia S. Sloan was named in the Will as Executrix of his estate, and qualified and acted in that capacity at all times during the administration of his estate (the "Estate"). The Estate has been fully administered. (See Guilford County Estate File No. 03-E-2413).
- B. Paragraph B of Article I of the Will created a separate trust (the "Family Trust"). Patricia S. Sloan was named in the Will as Trustee of the Family Trust, and has qualified and is now acting in that capacity.
- C. Under Paragraph B of Article I of the Will, a specific pecuniary bequest was made to the Family Trust in a "credit shelter" amount, as determined by the formula stated in that Paragraph.
- D. This specific pecuniary bequest to the Family Trust was funded and paid in full by the distribution from the Estate to the Family Trust of certain funds and securities of the Estate, as shown on the Final Account filed in the Estate.

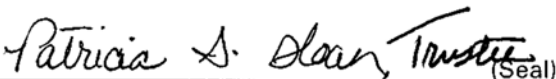
- E. No real property individually owned by the Decedent was included in the assets distributed to the Family Trust in full satisfaction of the bequest made to it under Paragraph B of Article I of the Will, as shown in the Final Account filed in the Estate, which Grantor, as Trustee of the Family Trust, accepted in full satisfaction of such bequest.
- F. All such real property passed to Patricia S. Sloan as part of the residue of the Estate of the Decedent, which was bequeathed and devised to her outright and free of trust under Paragraph C of Article I of the Will.
- G. Patricia S. Sloan, individually, has entered into a contract with Guilford County to sell the Premises described in this deed, and, upon request of Guilford County, executes this deed in her capacity as Trustee of the Family Trust under the Will to confirm that such Premises are not and have never been assets of the Family Trust, and that she, in her capacity as Trustee of the Family Trust, has and claims no interest therein.

NOW, THEREFORE, the Grantor, acting in her capacity as Trustee of the Family Trust under the Will as stated above, under and pursuant to the power and authority granted to her as Trustee under the Will, for a valuable consideration, receipt and sufficiency of which is acknowledged, hereby releases, remises and forever quitclaims unto the Grantee and her heirs and assigns, all right, title, claim and interest in and to lands (the "Premises") situated in High Point Township, Guilford County, North Carolina, described as follows:

All of Lots 5 and 7 of the Welborn Heirs Property Division, as shown on a plat recorded at Plat Book 25, Page 18, in the Office of the Register of Deeds for Guilford County, North Carolina, BUT SAVE AND EXCEPT, HOWEVER, FROM THE AFORESAID LOT 7 that portion thereof (recited to contain 2.56 acres in area) which is more particularly described in a deed recorded at Deed Book 1939, Page 322, Guilford County Registry. Being the same property conveyed to James B. Sloan by deeds recorded at Book 3257, Pages 848 and 850, Guilford County Registry.

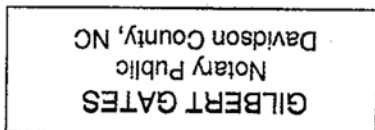
TO HAVE AND TO HOLD the Premises and all privileges and appurtenances thereunto belonging, unto the Grantee and her heirs and assigns forever, free and discharged of all right, title, claim or interest of the Grantor, in her capacity as Trustee of the Family Trust under the Will, or anyone claiming by, through or under her as Trustee of the Family Trust under the Will.

IN TESTIMONY WHEREOF, the Grantor, acting as Trustee as stated above, has executed this deed under seal on the date first stated above.


PATRICIA S. SLOAN, as Trustee of the Family
Trust under the Will of James B. Sloan, deceased

STATE OF NORTH CAROLINA

COUNTY OF Davidson



I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: PATRICIA S. SLOAN, as Trustee of the Family Trust under the Will of James B. Sloan, deceased

SEAL-STAMP

Date: 2/26/13

My Commission Expires: 1/5/15

Gilbert Gates
Notary Public of said County and State
Print Name: Gilbert Gates



2013020892

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-02-2013 09:44:35 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: DEBORAH LIGHT

DEPUTY-GB

BK: R 7465

PG: 1018-1020

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$0

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail/Box to: PLU Alex Ashton

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

3L THIS DEED is made on this 12 day of March, 2013 by and between

GRANTOR

PAMELA KING ROGERS (unmarried)
403 Cedarwood Trail
High Point, N.C. 27265

GRANTEE

WILLIAM D. ROGERS
222 Pulliam Drive
Winston-Salem, N.C. 27107

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

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

WITNESSETH, that Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, transfer and convey unto Grantee in fee simple that certain tract or parcel of land situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described as follows:

BEGINNING at a 1" iron pipe marking the northeastern corner of Lot 6 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, and running thence North 87° 09' 38" West 62.34 feet to a new iron pipe; thence along and with the southern line of Piedmont Natural Gas Company, Inc. (see Deed recorded in Book 6600, Page 1996, Guilford County Registry) North 68° 35' 48" East

68.30 feet (chord course and distance) along and with a curve to the right having an arc of 68.43 feet and a radius of 325.00 feet to a new iron pipe in the western terminus of Homestead Avenue; thence South 02° 42' 32" West 28.04 feet along and with the western terminus of Homestead Avenue to the POINT AND PLACE OF BEGINNING, and containing 0.022 acres (956.1 square feet), more or less, according to a survey dated January 9, 2013 and identified as Project No. 2012-114 by Sgori Land Surveying, PLLC, High Point, N.C.

For back reference, see a Deed recorded in Book 6600, Page 1999, Guilford County Registry.

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

Grantor makes no warranty, express or implied, as to title to the property hereinabove described. The property described above does not contain the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has duly executed this Non-Warranty Deed under seal on the day, month and year first above written.

Individual Grantor:

Pamela King Rogers (SEAL)
PAMELA KING ROGERS (unmarried)

____ (SEAL)

NORTH CAROLINA

DAVIDSON COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that he/she signed the foregoing document: PAMELA KING ROGERS (unmarried), as Deed Grantor.

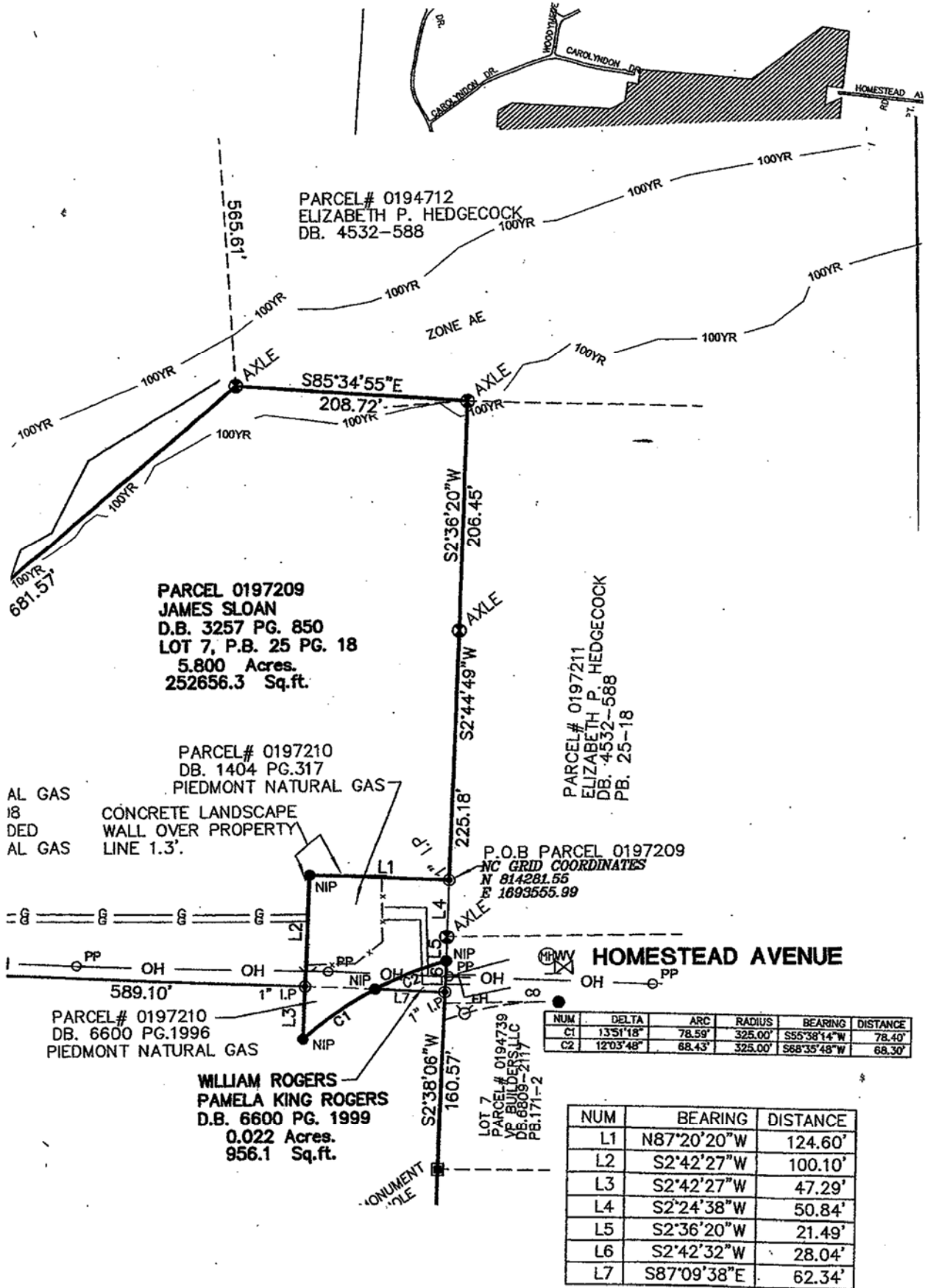
Date: March 12, 2013

My Commission Expires: 2/15/15

[NOTARIAL SEAL/STAMP]

LYNETTE C. BOWERS
NOTARY PUBLIC
DAVIDSON COUNTY, NC
My Commission Expires 2/15/15

Lynette C. Bowers, Notary Public
(Official Signature of Notary Public)
Lynette C. Bowers
(Printed/Typed Name of Notary Public)





2013030818

GUILFORD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED:
05-10-2013 11:22:39 AM

JEFF L. THIGPEN
REGISTER OF DEEDS
BY: WILEY L COUSIN
DEPUTY-GB

BK: R 7480

PG: 2940-2943

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to:

BROOKS FIRM PICKUP (FULLER)

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

THIS DEED is made on this 10th day of May, 2013 by and between

GRANTOR

WILLIAM D. ROGERS (unmarried)
222 Pulliam Drive
Winston-Salem, N.C. 27104

GRANTEE

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, N.C. 27402

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

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

WITNESSETH, that Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto Grantee in fee simple all that certain tract or parcel of land situated in the City of High Point, High Point Township, Guilford County, North Carolina and more particularly described on EXHIBIT A attached hereto and hereby incorporated herein by reference.

For back reference, see Deeds recorded in Book 3513 at Page 622, Book 3599 at Page 2146, Book 6600 at Page 1999, and Book 7465 at Page 1018, Guilford County Registry.

The property identified above is conveyed subject to 2013 ad valorem property taxes and to all utility easements and rights-of-way of record affecting said property.

The property identified above is not the residence of Grantor.

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

GRANTOR COVENANTS WITH GRANTEE that Grantor is seized of the aforesaid property in fee simple and has the right to convey the same in fee simple, that title to the aforesaid property is marketable and free and clear of all encumbrances except as set forth above, and that Grantor will warrant and defend the title to the aforesaid property against the lawful claims of all persons or entities whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this Deed under seal on the day, month and year first above written.

William D. Rogers (SEAL)
WILLIAM D. ROGERS (unmarried)

____ (SEAL)

____ (SEAL)

____ (SEAL)

NORTH CAROLINA

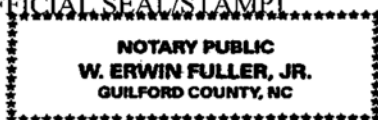
GUILFORD COUNTY

I certify that the following person personally appeared before me this day and acknowledged to me that he signed the foregoing North Carolina General Warranty Deed:

WILLIAM D. ROGERS (unmarried), as Deed Grantor.

Date: May 10, 2013

[OFFICIAL SEAL/STAMP]



W. Erwin Fuller, Jr., Notary Public
(Official Signature of Notary Public)
W. ERWIN FULLER, JR.
(Printed/Typed Name of Notary Public)
My Commission Expires: 3/27/2018

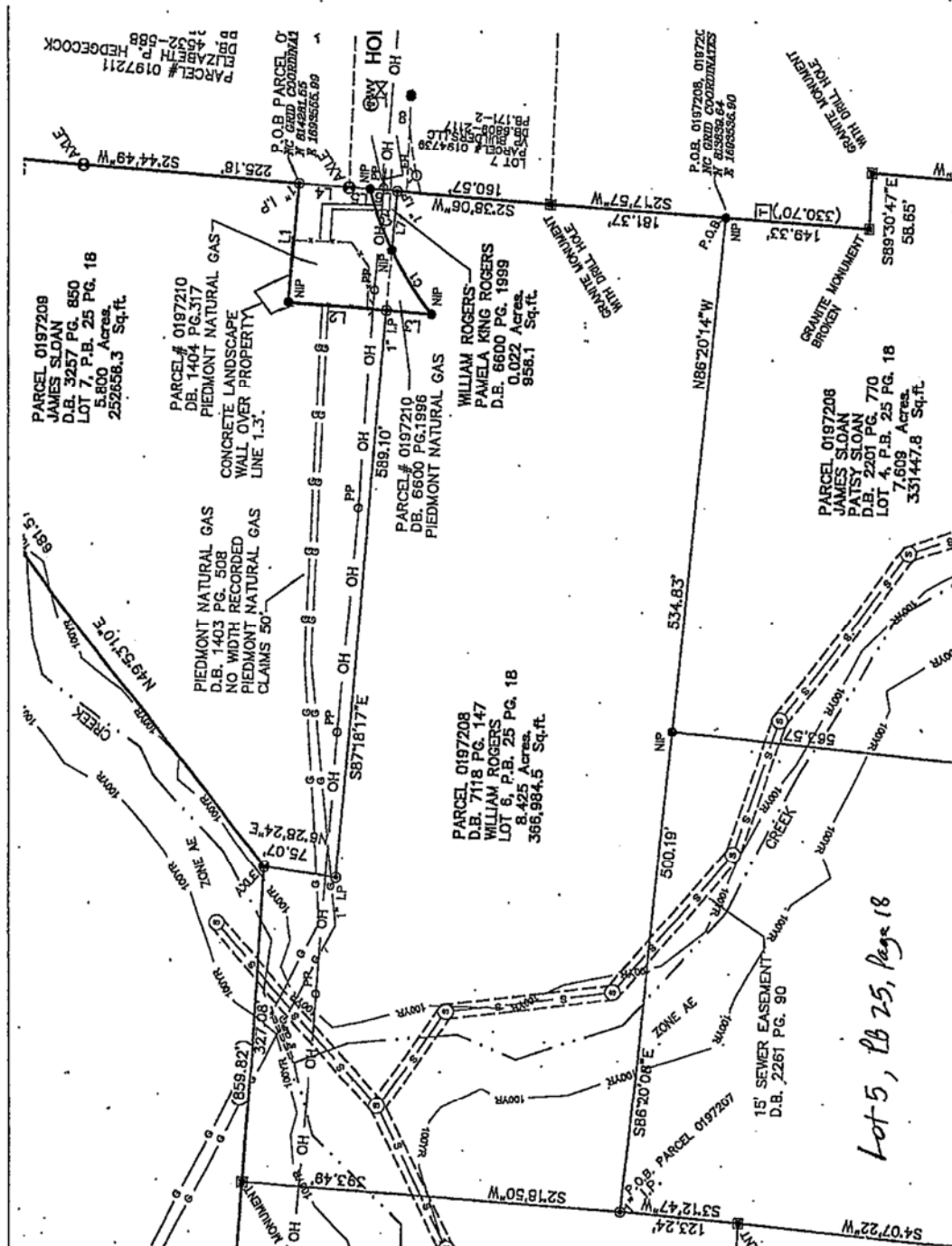
The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: _____ Register of Deeds for Guilford County
Deputy/Assistant - Register of Deeds

EXHIBIT A

Beginning at a new iron pipe marking the southeastern corner of Lot 6 and the northeastern corner of Lot 4 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, and running thence North $86^{\circ} 20' 14''$ West 534.83 feet along and with the northern line of the aforesaid Lot 4 to a new iron pipe marking the northwestern corner of the aforesaid Lot 4 and the northeastern corner of Lot 5 of the aforesaid Welborn Heirs Property Division; thence North $86^{\circ} 20' 08''$ West 500.19 feet along and with the northern line of the aforesaid Lot 5 to an existing iron pipe marking the northwestern corner of the aforesaid Lot 5; thence North $02^{\circ} 18' 50''$ East 393.49 feet to a granite monument in the southern line of the former George Hedgecock Property; thence South $88^{\circ} 22' 03''$ East 327.08 feet along and with the southern line of the former George Hedgecock Property to an axle; thence South $06^{\circ} 28' 24''$ West 75.07 feet to an existing 1" iron pipe marking the southwestern corner of Lot 7 of the aforesaid Welborn Heirs Property Division; thence South $87^{\circ} 18' 17''$ East 589.10 feet along and with the southern line of the aforesaid Lot 7 to an existing 1" iron pipe; thence South $02^{\circ} 42' 27''$ West 47.29 feet to a new iron pipe; thence along and with the southern line of a tract owned by Piedmont Natural Gas Company, Inc. along a slight curve to the right a chord course and distance of South $55^{\circ} 38' 14''$ West 78.40 feet to a new iron pipe; thence continuing along and with the aforesaid Piedmont Natural Gas Company, Inc. southern tract line along a slight curve to the right a chord course and distance of South $68^{\circ} 35' 48''$ West 68.30 feet to a new iron pipe in the western terminus of Homestead Avenue; thence South $02^{\circ} 42' 32''$ West 28.04 feet along and with the western terminus of Homestead Avenue to an existing 1" iron pipe marking the northeastern corner of Lot 6 of the aforesaid Welborn Heirs Property Division; thence along and with the eastern line of the aforesaid Lot 6 two (2) calls, as follows: South $02^{\circ} 38' 06''$ West 160.57 feet to a granite monument with drill hole and South $02^{\circ} 17' 57''$ West 181.37 feet to the POINT AND PLACE OF BEGINNING, and containing 8.447 acres, more or less, according to a survey dated January 9, 2013 (Project No. 2012-114) by Sgroi Land Surveying, PLLC, High Point, N.C.

The property described above is all of Lot 6 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry SAVE AND EXCEPT THEREFROM, HOWEVER, that area (1355 square feet) described in a Deed to Piedmont Natural Gas Company, Inc. which is recorded in Book 6600, Page 1996, Guilford County Registry, BUT ALSO INCLUDING that area (955 square feet) described in a Deed executed by Piedmont Natural Gas Company, Inc. recorded in Book 6600, Page 1999, Guilford County Registry. For back reference, see Deeds recorded in Book 3513 at Page 622, Book 3599 at Page 2146, Book 6600 at Page 1999, and Book 7465 at Page 1018, Guilford County Registry.



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	13°31'16"	78.59'	325.00'	S55°39'14"W	78.40'
C2	12°05'46"	68.43'	325.00'	S68°35'48"W	68.30'

NUM	BEARING	DISTANCE
L1	N87°20'20"W	124.60'
L2	S2°42'27"W	100.10'
L3	S2°42'27"W	47.29'
L4	S2°24'38"W	50.84'
L5	S2°36'20"W	21.49'
L6	S2°42'32"W	28.04'
L7	S87°09'38"E	62.34'

**SURVEY FOR 'GUILFORD COUNTY PROPERTY
'MANAGEMENT DEPARTMENT
HIGH POINT, NC
HIGH POINT TOWNSHIP
GUILFORD COUNTY**

PROJECT NO: 2012-114

DRAWN BY: DJS

DATE: 1-8-13

REV DATE:



SSGROI LAND SURVEYING, PLLC.
145 W. PARRIS AVE., SUITE 101
HIGH POINT N.C. 27262
338-885-1388

COMPANY REGISTRATION P-0138



2013019523

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

03-27-2013 11:41:57 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: ANDREW S ADKINS

ASSISTANT-GB

BK: R 7462

PG: 2200-2201

Return to Wyatt Early Harris Wheeler LLP, P.O. Drawer 2086, High Point, NC 27261

pick up: Guilford Co Property Management

STATE OF NORTH CAROLINA

GUILFORD COUNTY

**NORTH CAROLINA CONSERVATION TAX CREDIT PROGRAM
NOTICE OF ACCEPTANCE OF PROPERTY FOR CONSERVATION PURPOSES**

Guilford County, a political subdivision of the state of North Carolina having an address of P.O. Box 3427, Greensboro, NC 27402 is qualified to receive charitable contributions under section 170(c)(1) of the Internal Revenue Code and the N.C. Conservation Tax Credit Program created by N.C.G.S. § 113A-23.

2mm
For the benefit of the people of North Carolina, and pursuant to the requirements of N.C.G.S. §§105-151.12 and/or 105-130.34, Donald P. Douglass and wife, Anne B. Douglass gave and Guilford County accepted a fee simple charitable donation in perpetuity of the real property ("Property") described in the deed recorded in Book 7458, Page 1559, of the Guilford County Registry of Deeds, which is hereby incorporated and attached hereto as Attachment A.

Guilford County accepted the Property as a donation under the Conservation Tax Credit program in a Resolution dated October 4, 2012, which is hereby incorporated and attached hereto as Attachment B. The Property is useful for, and Guilford County confirms its intent to conserve in perpetuity the Property's conservation values for one or more conservation purposes, including, but not limited to the following statutory purposes:

- (i) public access to public waters or trails,
- (ii) fish and wildlife conservation,
- (iii) forestland or farmland conservation,
- (iv) watershed protection,
- (v) conservation of natural areas as that term is defined in N.C.G.S. 113A-164.3(3),

This the 26th day of March, 2013

Guilford County

By:

Sharisse Fuller

[Signature], County Manager

1026277

STATE OF NORTH CAROLINA
GUILFORD COUNTY

I certify that the following person personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Sharrise Fuller

This the 26th day of March, 2013.



Katedia W. Martin
Official signature of Notary

Katedia W. Martin, Notary Public
Notary's printed or typed name

My commission expires: 12-18-16



2013016787

GUILFORD CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$446.00

PRESENTED & RECORDED:
03-15-2013 11:52:27 AM
JEFF L. THIGPEN
REGISTER OF DEEDS
BY: ANDREW S ADKINS
ASSISTANT-GB

BK: R 7458
PG: 1559-1561

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$446

Brooks Pierce Pickup (Fuller)

This instrument was prepared by Wyatt Early Harris Wheeler LLP (Emily A. Gallimore)

This instrument will be picked up by Brooks, Pierce, McLendon, Humphrey & Leonard, LLP (Erwin Fuller) after recording.

THIS DEED, made this 15th day of March, 2013, by and between

GRANTOR

Donald P. Douglass and wife,
Anne B. Douglass (sometimes also identified as Ann Douglass)
1732 Country Club Drive
High Point, NC 27262

GRANTEE

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, NC 27402

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

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple all those certain tracts or parcels of land situated in Guilford County, North Carolina more particularly described in Exhibit A attached hereto and hereby incorporated herein by reference.

Back Deed references: Book 2738 Page 713 (TRACT 1); Book 3349 Page 322 (TRACT 2)

Guilford County tax parcel numbers: 0197038 (TRACT 1); 0197032 (TRACT 2)

The property hereinabove described and herein conveyed is not the Grantor's primary residence.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging, unto the Grantee in fee simple.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: restrictions, easements and rights-of-way of record, if any, to ad valorem taxes for the current year and to all matters shown on a survey for Guilford County Property Management Department by Sgroi Land Surveying, PLLC, Project No. 2012-114 dated January 9, 2013.

Signature page follows.

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

Donald P. Douglass (SEAL)
Donald P. Douglass

Anne B. Douglass (SEAL)
Anne B. Douglass

NORTH CAROLINA
GUILFORD COUNTY

I, Kim W. Gallimore, a Notary Public of the above state and county, certify that Donald P. Douglass and Anne B. Douglass personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: March 15, 2013

Kim W. Gallimore
Kim W. Gallimore, Notary Public

(Official Seal)

My Commission Expires: August 22, 2015

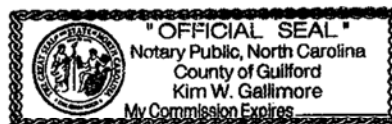


EXHIBIT A

TRACT I

BEGINNING at an existing stone, the common corner of L. J. Montgomery, W. S. Swalm and grantors; thence North 05 degrees 10 minutes 33 seconds East 595.94 feet to an existing iron pipe; thence North 87 degrees 42 minutes 16 seconds West 1542.97 feet to an existing iron pipe in the Davidson County line; thence South 03 degrees 00 minutes West 568.69 feet to an existing iron pipe; thence South 86 degrees 41 minutes 53 seconds East 1520.15 feet to the point and place of beginning, containing 20.46 acres more or less.

See survey of Moore, Gardner and Associates, Inc. of Greensboro, North Carolina. Job No. G-5294-54. Date - 6-10-74.

TRACT II

BEGINNING at a concrete monument, the present northeast corner of that property deeded to Donald P. Douglass and wife, Ann Douglass, by deed recorded in Book 2738, at Page 713, and re-recorded in Book 2763, at Page 275; running thence along the line of Welborn North 04° 17' 03" East 516.55 feet to a concrete monument in the south line of George Hedgecock; running thence along the line of George Hedgecock North 86° 35' 24" West 532.87 feet to a concrete monument in the line of Robert Culler; running thence along the line of Culler South 02° 50' 38" West 55.89 feet to an established iron pin at the eastern terminus of Carolyndon Drive; running thence South 59° 36' 04" West 96.76 feet to an established iron pin in the line of Emerywood Estates, Section C, Plat Book 28, Page 99, Guilford County Registry; running thence along the line of said subdivision the following courses and distances: South 07° 33' 04" West 146.02 feet; South 61° 14' 21" West 118.51 feet; North 88° 30' 24" West 760.18 feet; and South 60° 29' 08" West 114.98 feet to a concrete monument in the Davidson County - Guilford County line; running thence along said county line South 03° 38' 18" West 121.76 feet to an established iron pin; running thence South 87° 03' 39" East 29.98 feet to a concrete monument in the present north line of Douglass; running thence along the present north line of Douglass South 87° 00' 51" East 1542.51 feet to a concrete monument, the point and place of BEGINNING. The same containing 11.431 acres, more or less, and being shown on survey by Davis-Martin-Powell & Associates, Inc., dated 1-24-84, Job No. S-19658.

SAVE AND EXCEPT THEREFROM, HOWEVER, a small triangular portion thereof located at the current eastern terminus of and lying entirely within the current right-of-way of Carolyndon Drive, as shown on a plat recorded in Plat Book 33, Page 73, Guilford County Registry.



2013016788

GUILFORD CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

03-15-2013 11:52:28 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: ANDREW S ADKINS

ASSISTANT-GB

BK: R 7458

PG: 1562-1566

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: _____

Brooks firm pickup (Fuller)

This instrument was prepared by: BROOKS, PIERCE, McLENDON, HUMPHREY & LEONARD, L.L.P. (W. ERWIN FULLER, JR.)

Brief description for the Index: _____

THIS DEED is made on this 15 day of March, 2013 by and between

GRANTOR

DONALD P. DOUGLASS and his wife,
ANNE B. DOUGLASS
1732 Country Club Drive
High Point, N.C. 27262

GRANTEE

GUILFORD COUNTY, NORTH CAROLINA
P.O. Box 3427
Greensboro, N.C. 27402

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

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

WITNESSETH, that Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, transfer and convey unto Grantee in fee simple that certain tract or parcel of land situated in the City of High Point, Guilford County, North Carolina and more particularly described on EXHIBIT A attached hereto and hereby incorporated herein by reference.

For back reference, see Deeds recorded in Book 2738 at Page 713 and Book 3349 at Page 322, Guilford County Registry.

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

Grantor makes no warranty, express or implied, as to title to the property hereinabove described. The property described above does not contain the primary residence of Grantor.

IN WITNESS WHEREOF, Grantor has duly executed this Non-Warranty Deed under seal on the day, month and year first above written.

Individual Grantor:

Donald P. Douglass (SEAL)
DONALD P. DOUGLASS

Anne B. Douglass (SEAL)
ANNE B. DOUGLASS

NORTH CAROLINA

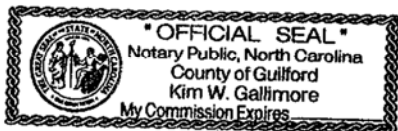
GUILFORD COUNTY

I certify that the following person personally appeared before me this day and each acknowledged to me that he/she signed the foregoing Non-Warranty Deed: DONALD P. DOUGLASS and ANNE B. DOUGLASS, as Deed Grantors.

Date: March 15, 2013

My Commission Expires: 8/22/2015

[NOTARIAL SEAL/STAMP]

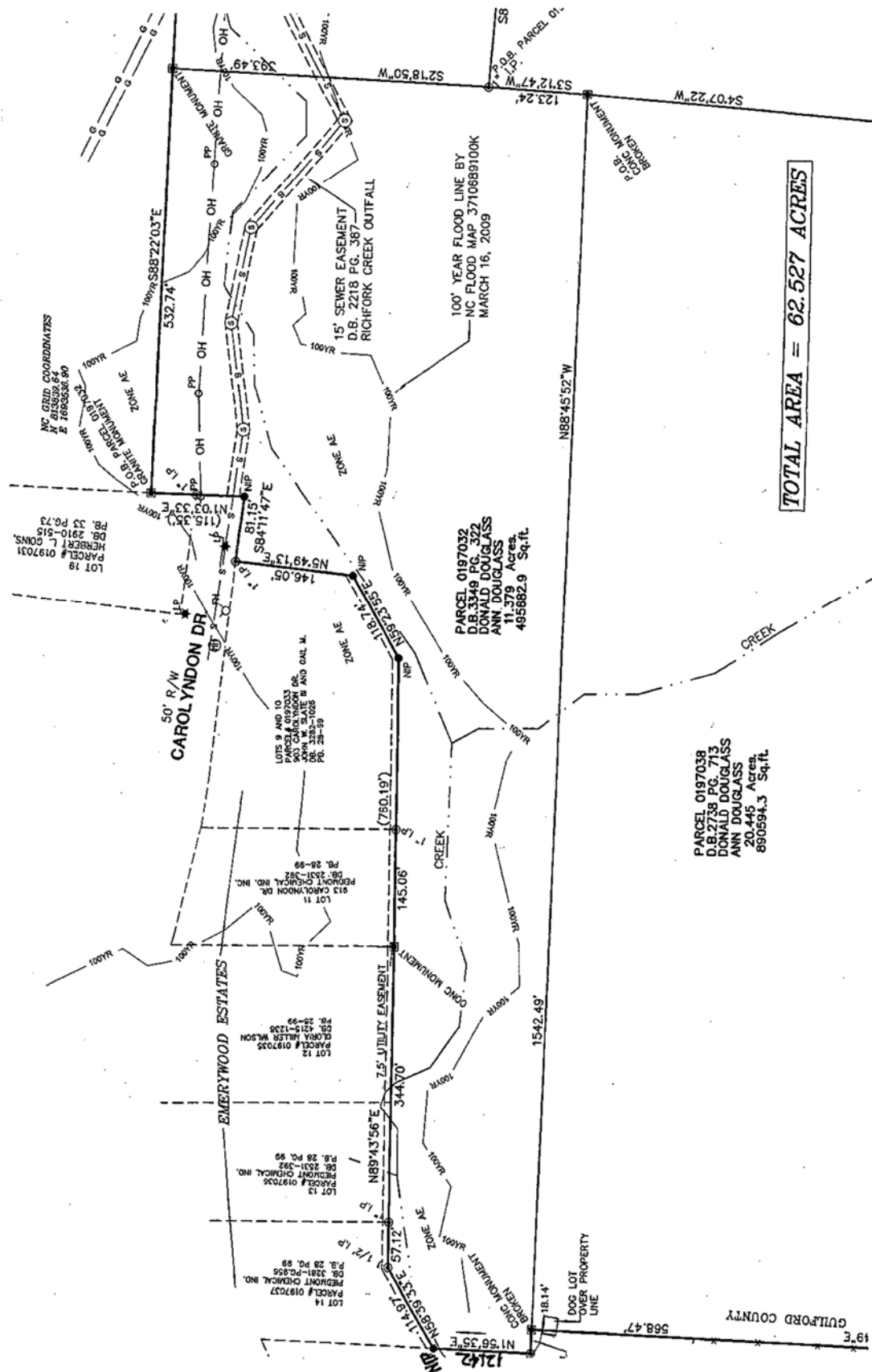


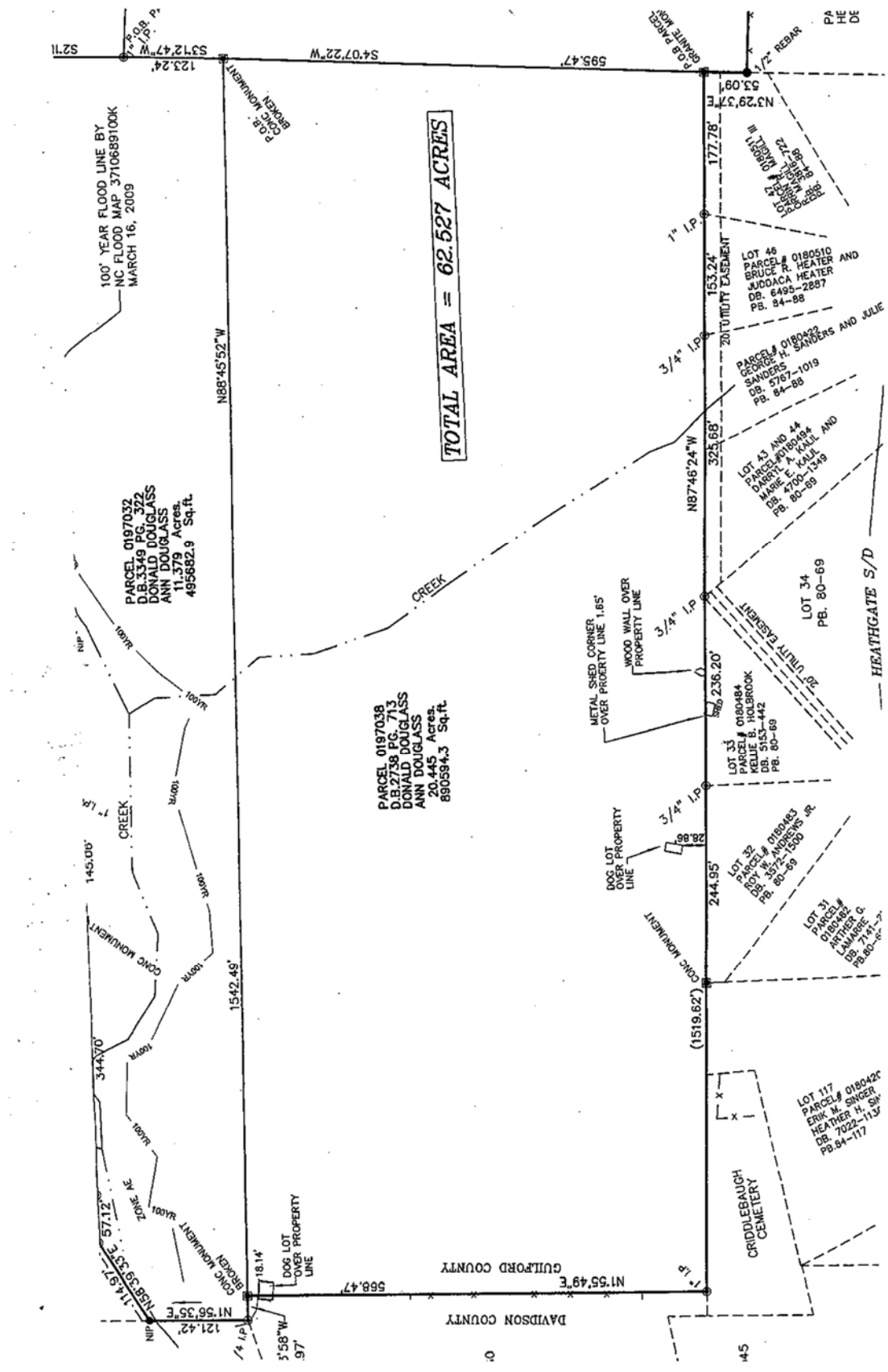
Kim W. Gallimore Notary Public
(Official Signature of Notary Public)

Kim W. Gallimore
(Printed/Typed Name of Notary Public)

EXHIBIT A

BEGINNING at a 1" iron pipe marking the northwestern corner of Lot 5 of the Welborn Heirs Property Division, as shown on a plat recorded in Plat Book 25, Page 18, Guilford County Registry, and running thence North 02° 18' 50" East 393.49 feet to a granite monument in the southern line of a tract formerly owned by George L. Hedgecock; thence North 88° 22' 03" West 532.74 feet along and with the southern line of the former Hedgecock tract to a granite monument; thence South 01° 03' 33" West 115.35 feet to a new iron pipe in the eastern terminus of Carolydon Drive; thence North 84° 11' 47" West 81.15 feet to a 1" iron pipe; thence South 05° 49' 13" West 146.05 feet to a new iron pipe; thence South 59° 23' 55" West 118.74 feet to a new iron pipe; thence South 89° 43' 56" West 760.19 feet to a 1½" iron pipe; thence South 58° 39' 30" West 114.97 feet to a new iron pipe; thence South 01° 56' 35" West 121.42 feet to a 1¼" iron pipe; thence South 88° 53' 58" East 29.97 feet to a broken concrete monument in the Davidson County – Guilford County line; thence South 01° 55' 49" West 568.47 feet along and with the aforesaid common County line to a 1" iron pipe; thence South 87° 46' 24" East 1519.62 feet to a granite monument in the western line of the aforesaid Lot 5; thence along and with the western line of the aforesaid Lot 5 North 04° 07' 22" East 595.47 feet to a broken concrete monument and North 03° 12' 47" East 123.24 feet to the POINT AND PLACE OF BEGINNING, and containing 31.824 acres, more or less, according to a survey dated January 9, 2013 and identified as Project No. 2012-114 by Sgroi Land Surveying, PLLC, High Point, N.C.







GUILFORD COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 03/01/2012

Agenda Item #: C. 7.

Agenda Type: Consent

Submitted By
Sandra Woodard

Date
02/09/2012

Department
Property Management

ITEM TO BE CONSIDERED

SUBJECT:

Fee simple purchase of up to +/- 53 acres of property located at 407 West Parris Avenue in High Point, owned by the Hedgecock family. Property is located within the city limits on the west side of High Point, near the Davidson County line. Tract contains dramatic cliff-like bluffs and headwaters flowing into the Yadkin-Pee Dee river basin, which are unique for Guilford County. Tax parcel number is 0197213, which will be the anchor property for assembling a larger nature preserve. Negotiated purchase price is \$10,300 per acre for entire parcel (approximately 53 acres), subject to survey, estimated at \$545,900, which is under the appraised value of \$610,000. Land will be purchased with Open Space Bond Funds. The seller, the Hedgecock heirs, has agreed to pay for demolition of the existing dilapidated home site on the property prior to sale. Additional structures on the property will be assessed for their historic value and either demolished or restored using Open Space Bond Funds.

*Acquisition of the property has been approved by the Open Space Committee and the Parks and Recreation Commission.

REQUESTED ACTION FOR AGENDA:

1) Authorize staff to take all reasonable and necessary steps to acquire up to +/- 53 acres of property located at 407 West Parris Avenue in High Point, owned by the Hedgecock family. Tax parcel number is 0197213. Negotiated purchase price is \$10,300 per acre for the entire parcel (approximately 53 acres, subject to survey) estimated at \$545,900, which is under the appraised value of \$610,000. Land will be purchased with Open Space Bond Funds and used for open space purposes. The seller, the Hedgecock heirs, has agreed to pay for demolition of the existing dilapidated home site on the property prior to sale. Additional structures on the property will be assessed for their historic value and either demolished or restored using Open Space Bond Funds.

NO NEW FUNDS ARE REQUESTED.

AGENDA COMMENTS

BUDGET ACTION REQUIRED

I HEREBY CERTIFY THAT
THE FOREGOING WAS ADOPTED BY
THE BOARD OF COMMISSIONERS
OF GUILFORD COUNTY
ON 3-1-12
BY EW
CLERK TO BOARD





GUILFORD COUNTY BOARD OF COMMISSIONERS

MEETING DATE: 10/04/2012

Agenda Item #: **VIII. C. 3**

Agenda Type: **Consent**

Submitted By
Sandra Woodard

Date
09/13/2012

Department
Property Management

ITEM TO BE CONSIDERED

SUBJECT:

Fee simple purchase of approximately +/- 61 acres of undeveloped property in the High Point city limits to be used for open space purposes. Property adds 61 acres to the existing 53 acres of open space approved by the BOC on March 1, 2012 and purchased from George Hedgecock in June 2012. The total acreage is subject to survey, and the purchase price will be adjusted up or down at the negotiated price per acre to reflect the surveyed acreage. The total purchase price is estimated at \$464,500 and includes six tax parcels.

REQUESTED ACTION FOR AGENDA:

A. Authorize staff to take all reasonable and necessary steps to acquire approximately +/- 61 acres of undeveloped property in the High Point city limits to be used for open space purposes. The total purchase price is estimated at \$464,500, subject to survey, and includes the following six tax parcels: 1. Parcel # 0197032 (+/- 11.43 ac.), located at 801 901 CAROLYNDON DR., Parcel # 0197038 (+/- 20.46 ac.), 2. located at 901 R1 CAROLYNDON DR, 3. Parcel # 0197209 (+/- 4.95 ac.), located at 348 NEAR HOMESTEAD AVE., 4. Parcel # 0197206 (+/- 7.30ac.), located at 818 R1 W LEXINGTON AVE., 5. Parcel # 0197207 (+/- 8.40ac.), located at 830 R1 W LEXINGTON AVE., and 6. Parcel # 0197208 (+/- 8.49 ac.), located at 349 399 HOMESTEAD AVE. (See attached listing of parcel prices, sales conditions & other property information)

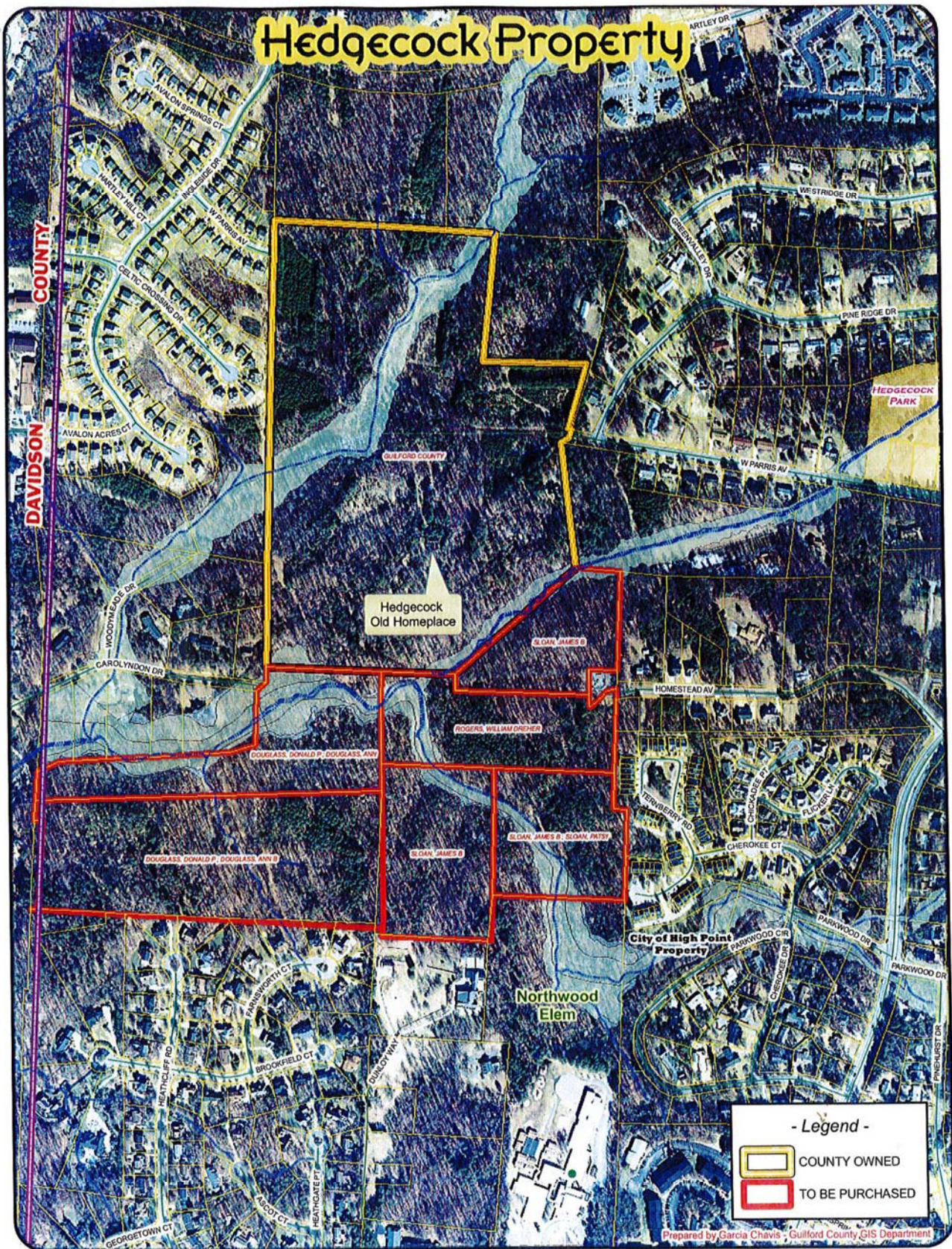
B. Accept a charitable donation to Guilford County from Dr. Donald P. and Ann Douglass for the value of their property (parcels 0197032 and 0197038) over the cash purchase price paid by Guilford County and authorize the County Manager to execute IRS form 8283, North Carolina Conservation Tax Credit Notice of Acceptance and other documents required, and to take any other action deemed reasonable and necessary to acknowledge the charitable donation.

Purchase is recommended by Open Space Committee and Parks and Recreation Commission. Open Space Bond Funds to be used for purchase.

NO ADDITIONAL COUNTY FUNDS

AGENDA COMMENTS

BUDGET ACTION REQUIRED



Open Space Purchase in High Point
 October 4, 2012
 Board of Commissioners Meeting



Existing Conditions of Rich Fork Acquisitions

Conservation Easement (Douglas Portion)

Book 7462 Page 2200



2013019523

GUILFORD CO, NC FEE \$26.00

PRESENTED & RECORDED:

03-27-2013 11:41:57 AM

JEFF L. THIGPEN

REGISTER OF DEEDS

BY: ANDREW S. ACKINS

ASSISTANT-GR

BK: R 7462

PG: 2200-2201

Return to Wyatt Early Harris Wheeler LLP, P.O. Drawer 2086, High Point, NC 27261

pick up: Guilford Co Property Management

STATE OF NORTH CAROLINA

GUILFORD COUNTY

NORTH CAROLINA CONSERVATION TAX CREDIT PROGRAM NOTICE OF ACCEPTANCE OF PROPERTY FOR CONSERVATION PURPOSES

Guilford County, a political subdivision of the state of North Carolina having an address of P.O. Box 3427, Greensboro, NC 27402 is qualified to receive charitable contributions under section 170(c)(1) of the Internal Revenue Code and the N.C. Conservation Tax Credit Program created by N.C.G.S. § 113A-23.

Ann
For the benefit of the people of North Carolina, and pursuant to the requirements of N.C.G.S. §§105-151.12 and/or 105-130.34, Donald P. Douglass and wife, Anne B. Douglass gave and Guilford County accepted a fee simple charitable donation in perpetuity of the real property ("Property") described in the deed recorded in Book 7458, Page 1559, of the Guilford County Registry of Deeds, which is hereby incorporated and attached hereto as Attachment A.

Guilford County accepted the Property as a donation under the Conservation Tax Credit program in a Resolution dated October 4, 2012, which is hereby incorporated and attached hereto as Attachment B. The Property is useful for, and Guilford County confirms its intent to conserve in perpetuity the Property's conservation values for one or more conservation purposes, including, but not limited to the following statutory purposes:

- (i) public access to public waters or trails,
- (ii) fish and wildlife conservation,
- (iii) forestland or farmland conservation,
- (iv) watershed protection,
- (v) conservation of natural areas as that term is defined in N.C.G.S. 113A-164.3(3),

This the 26th day of March, 2013

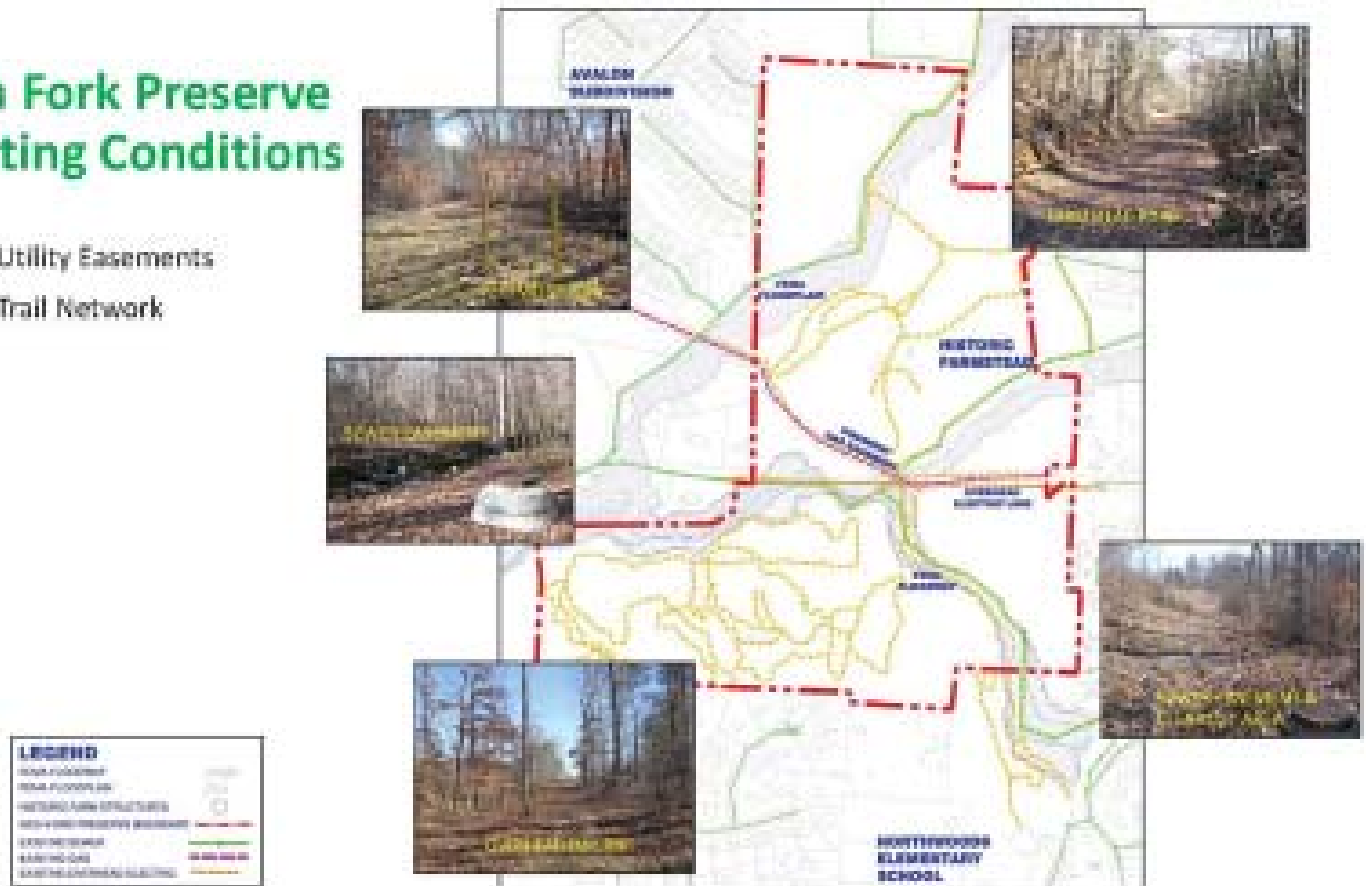
Guilford County

By: Sharisse Fuller

[Signature], County Manager

Rich Fork Preserve Existing Conditions

- Utility Easements
- Trail Network



Sewer lines with 15' easements parallel the property's streams. A Piedmont Gas 50' easement bisects the site beginning at the utilities substation at the end of Homestead Avenue. An OHE line runs across the middle of the site. An existing trail network utilizes the utility easements throughout the site.

Recent Timbering



3. Accepted and approved the fiscal year 2012-13 Tax Collector's Settlement Report.
4. Adopted an order directing the Guilford County Tax Collector to collect fiscal year 2013-14 taxes to be charged in the tax records and receipts.
5. Approved the Tax Department's Beverage Licenses and Collection Reports.

Ben Chavis, Tax Director, submitted a list of applications for beverage licenses, which he stated, had been approved by the Sheriff's Department and the North Carolina ABC Board. The Board adopted the following resolution:

BE IT RESOLVED that beverage licenses be issued to applicants as show by lists filed with these Minutes and that said parties be and they are hereby granted licenses in accordance with their applications effective upon the payment of the license tax, said licenses to be signed in the name of Guilford County by the Tax Supervisor or one of his assistance and delivered to the applicants upon receipt of the licenses tax as provided by law.

Ben Chavis, Tax Director, filed reports of tax collections for the period ending, for the Greensboro, High Point, Jamestown, and countywide collections offices, and a back year financial report for period ending June 30, 2013.

6. Approved the Tax Department's Rebate and Release reports.

Ben Chavis, Tax Director, submitted a list of corrections of clerical errors and assessments made in connection with taxes and assessments for the year 2013 and prior years, and lists were approved and ordered filed with these Minutes.
7. Reappointed Ben Chavis to the position of Guilford County Tax Director for a term of two years. Term to be effective July 1, 2013 through June 30, 2015.
8. Approved the following sets of minutes: November 12, 2012 Regular Meeting; April 10, 2013 Budget Committee; June 11, 2013 Animal Committee; June 17, 2013 Closed Session

1. Adopted the following four names associated with the County's Nature Preserves, purchased through the Open Space Program. These names have been recommended by the Open Space Committee, Parks and Recreation Commission and Building Naming Committee.

a.)Rich Fork Preserve:

b.)The Hedgecock Farm at Rich Fork Preserve:

c.)Robert W. "Bob" Conner Trails:

d.) Old Carriage Path:

Commissioner Coleman expressed a concern about naming a trail for someone for making monetary gifts and who determines the amount required for naming.

Commissioner Cashion spoke about a committee in High Point that brought this request to the Parks and Recreation Commission, Open Space, and Naming Committees. She said the policy does address that naming can occur with a donation. She said the Naming Committee is recommending these names for this property and the trails and she asked for the Board's support.

Commissioner Coleman was concerned this might set a bad precedent if the policy is not clear.

Commissioner Davis said that he is member of the Naming Committee. Davis stated that the Committee had a set of guidelines and policies and those procedures were being followed. Davis also informed Board members that the suggested names were recommended by a blue ribbon committee.

Commissioner Trapp shared Commissioner Coleman's concerns about naming properties in exchange for monetary donations, but he felt comfortable that the process had been properly vetted by the Naming Committee.

County Attorney Mark Payne spoke to the negotiations and how the agreement was created. Mr. Payne acknowledged there was a gap in the policy for memorials. Payne added that this item would fall under the Naming Committee's purview.

Motion was made by Commissioner Cashion, and seconded by Commissioner Coleman to adopt the following four names associated with the County's Nature Preserves, purchased through the Open Space Program. These names have been recommended by the Open Space Committee, Parks and Recreation Commission and Building Naming Committee: a.) Rich Fork Preserve; b.) The Hedgecock Farm at Rich Fork Preserve; c.) Robert W. "Bob" Conner Trails; d.) Old Carriage Path:

Commissioner Coleman said she would support this item but stated in the future Board members would require additional information regarding the naming of properties.

Chairman Shaw said she understood Commissioner Coleman's concerns and suggested it could be discussed at an upcoming work session.

VOTE: Motion carried 9 - 0

AYES: Commissioners Bencini, Branson, Cashion, Coleman, Davis, Henning, Phillips, Shaw, and Trapp.

NOES: None

Commissioner Phillips stated that he appreciated the Department reducing project costs. Phillips asked if the remaining seven million would be paid during the next fiscal year.

Albright stated that the remaining amount would be paid over the next five fiscal years.

Albright stated that about two million dollars was due to Motorola in July 2014. Albright informed that the County was eligible for a discount from Motorola. Albright commented that he would bring the project back to the Board so Commissioners could review future funding allocations associated with the upgrade.

Commissioner Cashion asked if the seven million dollar project cost included the discount.

Albright stated that the seven million dollar price tag- did include the discount provided by the merchant.

Albright thanked his associates with the City of Greensboro for their assistance with implementing and managing the project.

III. Open Space Property Acquisition and Development Report

Alex Ashton, Open Space Planner, introduced members of the Open Space Committee and Jacob Leach with Piedmont Conservation Counsel.

Ashton shared the history of the Open Space Program with Board members. Ashton reported that in 2000, the Board of Commissioners created the Open Space Committee which is a sub-committee of the Parks and Recreation Commission. Ashton stated that the goal of the program was to preserve one acre of land for every ten residents. According to Ashton, Guilford is one of nine counties in the State which provides funding to open space and conservation programs.

Ashton stated that ten million dollars had been approved by a 2004 County Bond Referendum to acquire land for conservation. Ashton reviewed the procedure for acquiring land. Ashton shared that there are twelve schools within a half mile of the various Open Space preserves. Ashton stated that locating preserves near schools was intentional in order to foster collaborative educational arrangements. Ashton commented that the average sales price for the twelve properties was approximately 15% below the appraised/tax value for the land.

Ashton stated that the Richardson Taylor Preserve is currently the only Open Space property which is open to the public.

Ashton commented that the total acreage which was under conservation was about 25,645 acres. Ashton stated that the total preserve acreage constituted 51% of the Open Space program's goal.

Ashton informed the Board that each of the preserves would need stewardship/maintenance plans moving forward. Ashton stated that he was seeking guidance from the Board on which preserves to open to the public and how to maintain these properties.

Ashton shared that his budget did not include funding to support ongoing maintenance at the various preserves. Due to this budgetary limitation, Ashton stated that the Committee had entered into agreements with a local Sierra club chapter, the Town of Oak Ridge and the City of Greensboro to maintain the preserve properties.

Vice Chairman Bencini asked for the value of the cumulative property tax revenue reduction associated with moving the twelve preserves off of the tax rolls to be provided. Bencini asked Ashton to explain his criteria for determining pricing for the individual properties. Bencini asked when does the Committee use the appraised value and when does it use the tax value.

Ashton stated that a property's tax value was used most often.

Vice Chairman Bencini asked what portion of the preserve land was donated.

Ashton stated that one property had been donated. Ashton commented that other properties have been purchased at under tax value- which constitutes a partial donation to the County.

Vice Chairman Bencini expressed concerns regarding the pricing strategy utilized by the Open Space Program to purchase properties.

Mr. Ashton shared that conservation easements were another option for preserving land in the County. Ashton stated that this method would be cheaper as the County would not have to purchase the various parcels and limits the level of liability.

Chairman Shaw asked who is responsible for liability issues on the preserve properties.

County Attorney Mark Payne stated that the property owner does carry some liability. Payne commented that agreements could be developed which manage liability issues.

Commissioner Henning expressed concerns regarding the pricing for the various parcels included in the preserve system. Henning stated he felt confused as to why one property in particular which was less than half an acre cost the County \$23,000.

Commissioner Coleman thanked the Open Space Committee for their hard work. Coleman asked how the County planned to maintain the various buildings found on the preserve properties. Coleman stated that she wanted staff to focus on improving various preserves- so they could be utilized by the citizens of Guilford County.

Mr. Ashton reported that due to staffing shortages master plans for the various properties had not been developed. Ashton stated that improving buildings found on preserve properties would limit the resources which the Open Space program had to purchase land in the future.

Commissioner Davis asked if remaining Park Bond funds could be used to maintain and improve buildings found on the various parcels.

Ashton stated that yes, remaining Bond funds could be used to rehabilitate the structures; however, he thought grant funds would be a better suited resource for the project.

Commissioner Cashion asked regarding the level of volunteerism at the Hedgecock property. Cashion asked if other properties in system had received similar support from volunteers.

Mr. Ashton shared that the Hedgecok property had received the most support from volunteers.

Commissioner Phillips expressed his concerns regarding some of the costs expended to date relating to the Open Space program. Phillips stated that he hoped the Committee could prioritize which properties to develop further.

Mr. Ashton reviewed some of the capital improvements completed to date.

Commissioner Phillips commended the volunteer group that worked so hard on the Richardson Taylor Preserve. Phillips asked how many hours the group worked.

Mr. Ashton stated that costs associated with the trail development at the preserve were about \$35,000. Ashton shared that additional improvements, including signage would be needed. Ashton commented that the volunteers worked about two years to prepare the trails at the parcel.

Jacob Leach with the Piedmont Conservation Council reviewed a proposal to develop an incubator farm at the Hines Chapel Preserve. Leach stated that incubator farms support the development of farms and farmers. Leach commented that incubator farms provide people affordable access to farm land and help to teach agricultural skills to novice farmers. Leach also stated that incubator farms foster entrepreneurship and the development of new businesses.

Mr. Ashton stated that the Hines Chapel nature preserve was being recommended as the site of the proposed incubator farm.

Commissioner Henning expressed concerns regarding the project.

Commissioner Davis shared his interest in the incubator farm concept. Davis stated that if the incubator farm project was developed it could work to support veteran groups.

Commissioner Branson expressed concerns regarding the utilization of County properties.

Commissioner Coleman asked if the Parks and Recreation Commission would present recommendations regarding utilization options relating to County preserves to the Board.

Commissioner Branson stated at the next Parks and Recreation Commission meeting he would relay the Board's wishes to convene a work session to discuss the open space properties.

Commissioner Phillips asked regarding a pending property sale and questioned how far down the road County staff were in the negotiation process.

Ashton shared that the sale had been previously approved; however, there was an existing rail road trestle that had to be retro-fitted for a pedestrian tract on an adjoining piece of property that was holding up the land purchase.

Vice Chairman Bencini asked regarding some of the property located at the Rich Fork property. Bencini commented that the property is not secured and people were discharging firearms.

Mr. Ashton stated that Open Space program had several hunting and trespassing violations.

Commissioner Bencini asked if the lands had been posted.

Mr. Ashton reported that the land had not been posted yet. Ashton stated that the program would need additional resources to do so. Mr. Ashton commented that future capital improvements relating to the Open Space program would be about \$250,000-\$1,000,000. Ashton shared a recommended listing of rules which he proposed to install at public access points on County trails.

Commissioner Cashion asked how many people on staff were working on this program.

Mr. Ashton shared that only ¼ of his position is assigned to Open Space program.

BOCC Annual Retreat 1.16.14 & 1.17.14 – Direction Parks and Open Space Program

Vice Chairman Henning, presiding, shared that more research needed to be done on the issue.

Commissioner Coleman urged the Board to consider joining the study.

Commissioner Phillips commented that County resources may be better spent by addressing known recruitment and contracting issues.

Commissioner Shaw out at 5:30 PM.

The Board discussed the pros and cons of conducting a disparity study.

Commissioner Davis reiterated his desires for the Board to address the issue.

Commissioner Coleman expressed her support for a County-wide disparity study.

Commissioner Cashion asked if working with the BOE on the study would identify issues with County-wide purchasing and contracting operations.

Lawing stated that the County's scope would most likely need to be different- most likely necessitating a separate study.

Day 2- January 17, 2014- Guilford County Board of Commissioners Retreat

PRESENT: Chairman Bill Bencini, presiding; Vice Chairman Hank Henning; Commissioners Jeff Phillips, Bruce Davis, Carolyn Q. Coleman (arriving at 1:25 PM), Kay Cashion, Linda O. Shaw (arriving at 9:31 AM), Alan Branson, and Raymond Trapp.

ABSENT: None.

ALSO PRESENT: Marty Lawing, County Manager; Mark Payne, County Attorney; Robin Keller, Clerk to the Board; Michael Halford, Budget Director; Bonnie Stellfox, Purchasing Director; Delanie Poteat, Interim Property Management Director; Ben Chavis, Tax Director; Merle Green, Public Health Director; Paul Lowe, Deputy Clerk to the Board; Katredia Martin, Executive Administrative Officer; Robert Williams, DSS Director; Alex Ashton, Open Space Planner; Thomas Marshburn, Parks Operations Manager; and members of the media and community.

Chairman Bencini called the meeting to order at 9:22 AM.

Direction Parks and Recreation Open Space Program

Lawing, County Manager, introduced Alex Ashton County Open Space Planner. Lawing informed the Board that Ashton's presentation would be an update from a November 2013 work session.

Ashton reviewed the status of the Open Space Program. Ashton reported that the land acquisition portion of the Program is winding down. Ashton stated that the Program is transitioning into a land stewardship operation. Ashton updated the Board on the various projects which the Open Space Program has completed. Ashton stated that he was seeking Board input which would help to guide future development of the County's park preserves. Ashton shared that the following projects relating to the preserve lands still need to be completed: implementing master plans for each park, establishing a set of rules and regulations, and to design maintenance management plans. Ashton discussed various plans to develop the County's preserve lands. Ashton shared that the Open Space Committee recommended the County appropriate \$10 million dollars over the next ten years to fund additional land acquisition to expand the County's preserve lands. Ashton stated that the Open Space Committee made a suggestion that the County use CIP funds to pay for the expansion of the preserve lands.

Commissioner Shaw in at 9:31 AM.

Vice Chairman Henning asked for clarification regarding how the proposed land acquisition program would be funded.

Halford, Budget Director, stated that a particular funding stream has not yet been identified.

Chairman Bencini asked how many County preserve properties had been gifted.

Ashton commented that one property had been completely gifted to the County. Ashton stated that many properties had been sold to the County at a discount. Ashton reported to the Board that he was working on a land acquisition deal in the Stokesdale area. Ashton stated that this parcel would complete a one mile section of trail.

Lawing informed the Board that this property was the only sale that is currently pending at this time. Lawing stated that after this sale is complete that the County is not actively pursuing any additional properties to add to the Open Space Program.

Commissioner Phillips asked how critical the parcel was to completing the trail corridor in Stokesdale. Phillips expressed concerns regarding the purchase. Phillips commented that the funds that were earmarked for the purchase could be used to pay for improvements at other County preserve properties.

Ashton stated that he was optimistic that additional funds could be raised through donations and grants to open the remaining preserve properties. Ashton commented that he supported completing the trail corridor in Stokesdale, but would defer to Open Space Committee for input.

Commissioner Phillip stated that he wanted to garner feedback from the Committee.

Commissioner Trapp asked regarding the Hines Chapel Preserve.

Ashton updated the Board regarding the status of the proposed incubator farm. Ashton stated that A&T University has expressed support for the project.

Commissioner Shaw asked regarding the Thomas Bus Preserve.

Ashton stated that the Preserve is located in High Point near Oak Hill Elementary.

Vice Chairman Henning expressed concerns regarding the implementation of the open space acquisition process.

Chairman Bencini echoed Vice Chairman Henning's concerns regarding future funding of the County preserve system.

Commissioner Shaw asked how much money was left over from the property acquisition fund. Shaw stated she wanted to ensure that the current preserve properties could be utilized by the citizens of Guilford County.

Ashton commented that his office did not have any operational funding set aside for preserve development. Ashton stated that he is currently pursuing partnerships with other agencies to ensure that the preserves are properly maintained.

Commissioner Phillips shared his support of the Richardson Taylor Preserve project. Phillips suggested that the Open Space Committee reconsider its offer to purchase the tract of land in Stokesdale. Phillips stated that the funds could be used to pay for implementing improvements at the various preserve properties.

Ashton commented that another option would be to pursue a trail easement. Ashton stated that this would be a cheaper option and would still complete the trails project in Stokesdale.

Commissioner Phillips shared that he preferred to parcels donated to the Open Space program.

Chairman Bencini stated that the County needed to be mindful of how it managed its limited financial resources.

Commissioner Trapp expressed his support regarding the proposed incubator farm project.

Commissioner Branson encouraged Ashton to reach out to Elon University. Branson stated that the University could be an active partner in developing the incubator farm.

Ashton shared that Elon University staff have been active in helping to develop the project. Ashton stated Elon staff members had assisted with providing business planning relating to the incubator farm.

Commissioner Trapp commented that the project could lead to greater intergovernmental cooperation and lessen the level of food insecurity in the Triad.

Commissioner Cashion encouraged Ashton to pursue securing a trail easement to complete the Stokesdale project.

Commissioner Phillips stated that he wanted to see the Open Space office work to improve and eventually open the various preserves found throughout the County- as only one preserve is open to the public.

Chairman Bencini encouraged Ashton to pursue partnerships and unique-out of the box- ideas to help find strategies to improve the County's preserve properties.

Lawing encouraged the Board to move on the incubator farm program if the consensus of the Board was favorable due to the upcoming planting season.

Commissioner Branson requested that the Board provide direction to the Open Space program.

Lawing clarified that the site of the proposed incubator project was formerly in active farm use. Lawing stated that the land for the preserve had been purchased with Bond proceeds and sections of the property would be leased out to individuals who were interested in raising crops.

Commissioner Branson stated that he still had some concerns regarding the project- but still supported the proposal's concept enough to let it move forward.

Motion was made by Commissioner Bruce Davis to move forward with the incubator farm at the Hines Chapel Preserve and enter into a lease agreement with the Piedmont Conservation Council, which was seconded by Commissioner Ray Trapp.

VOTE: Motion carried 8-0.

AYES: Commissioners L. Shaw, B. Davis, H. Henning, R. Trapp, A. Branson, J. Phillips, B. Bencini, K. Cashion.

NOES: None.

ABSENT: Commissioner C. Coleman.

In 2014, Guilford County Parks Researched Comparable Open Space Definitions

City of Durango Open Space is defined as:

Natural lands and waters permanently preserved in a natural state, or restored and enhanced using native species consistent with the surrounding landscape. Open Space may also include working agricultural ranch land and cultural and historic sites.

Open Space lands possess values important to the community including:

- Unique scenery, views and landscapes;
- Sites for low impact passive recreation;
- Ecological function;
- Habitat for wildlife and flora;
- Wetlands, rivers, streams, and lakes;
- Sites for outdoor environmental education; and
- Agricultural lands.

Uses of Open Space will vary depending upon resource sensitivity, location and management objectives.

This definition of Open Space satisfies Goal 16 of the adopted Durango Comprehensive Plan, which states:

“Develop an open space system consisting of green belts, greenways, special feature parcels, parks and trails that together serve one or more of the following purposes: 1) preserve scenic vistas; 2) serve as buffers between land uses; 3) provide increased human access to adjacent public lands, the Animas River and other drainage corridors; 4) provide a mix of active and passive use areas; 5) preserve and enhance important wildlife habitats and migration routes; 6) provide opportunities for environmental education; 7) protect habitat corridors for movement of wildlife in Durango and /or 8) preserve and develop an interconnected trail system throughout the planning area.”

Open Space Plan - 45

City of Durango

4.4.2.2 WHAT IS NOT OPEN SPACE?

Open Space is not developed formal park sites, irrigated turf, playgrounds, ball fields, golf courses or other developed facilities that would support organized, scheduled recreational activities or uses such as league sports.

4.4.2.3 WHAT IS PASSIVE RECREATION?

Passive recreation is any activity typically undertaken on an individual or small group basis that is a non-motorized, trail oriented activity requiring only limited modification to the natural landscape in order to occur. Passive recreation may include activities such as hiking, running, bicycling, and horseback riding. Non-trail oriented activities such as non-motorized boating, fishing, environmental education, nature observation, and picnicking may also be considered passive recreation.

Sec. 11-30-1. Purpose.

- (a) The town's open space lands shall be maintained to generally achieve the objectives for lands designated for passive recreation as described in the Town of Cheshire Plan of Conservation and Development and, specifically, this Chapter.
- (b) Residents and/or nonresidents may be permitted to use the particular parcels only upon terms and conditions established by this Ordinance and the regulations set forth in a management plan adopted by the Town Council for each parcel.

Sec. 11-30-2. Definitions; Rules Of Construction.

For the purposes of this chapter, the following words, terms, and phrases shall have the meaning respectively ascribed to them herein, unless the context clearly requires another meaning. Rules of construction, as contained in Chapter 1, Section 1-2 of this Code shall apply.

- (a) *Agricultural activities*, if permitted, means activities as defined in a management plan for a particular parcel.
- (b) *Bicycle* is as defined in Connecticut General Statutes Section 14-286 as that section may be amended.

- (g) *Passive recreation* means recreational trail usage (non-motorized), recreational activities which do not require a formalized delineated playing field or area, picnicking, fishing, non-motorized boating, bicycling, horseback riding and hitching, and permitted environmental education programs.

CA Open Space/Parks & Recreation

Columbia's lush green acreage is just one of the perks of living in Columbia, where nearly a quarter of the land is protected as open space. The open space provides a place for walking, fishing, bird watching, biking, picnics, family reunions and community fairs, among many other uses

Columbia Association maintains more than 3,600 acres of Columbia's open space. This includes more than 114 miles of pathways and sidewalks for walking, biking and jogging.; 165 tot lots; 284 footbridges; three manmade lakes; 41 ponds; 34 miles of stream valleys; the 40-acre Symphony Woods; Wilde Lake Park; and the Lake Elkhorn Park and Pavilion. It also includes an extensive network of pedestrian underpasses and overpasses, meadows, forestland, basketball courts, public tennis courts, Town Center and village center plazas located throughout the community.

Maintaining and enhancing these natural and man-made amenities is an enormous task, requiring the expertise and dedication of a diverse team from many different CA divisions, including planners, horticulturists, a landscape architect and land management and construction specialists.

Columbia Association's Open Space Management team plans, develops, manages and maintains Columbia's impressive green spaces. In addition, some village's have an Open Space Committee, made up of community volunteers, who assist CA in managing the appearance of the village's open spaces. [Click here to take survey](#)

Residents can help protect the open space. If you see downed or hazardous trees, vandalism or illegal dumping, or notice facilities that need attention, contact the open space office at 410-312-6330.

Open Space Functions and Management

People who live in Albuquerque enjoy a rich and diverse natural and cultural setting. The Sandia Mountains rise over 5,000 feet above the City's eastern edge, providing a spectacular backdrop.

To the west, five dormant cinder cones and a seventeen-mile long lava escarpment, which is covered with Native American rock art, dominates the horizon. Through the heart of Albuquerque runs the Rio Grande. The river and its bosque (forest) have been the oasis and life blood of central New Mexico for centuries. Numerous arroyos link the Sandia foothills, Rio Grande and volcanoes

Conservation of Natural and Archaeological Resources

Albuquerque's Major Public Open Space (MPOS) protects vital natural processes within the urban area. Open Space serves valuable watershed functions by promoting groundwater recharge and reducing siltation and runoff. These lands also provide habitat for native vegetation and wildlife, and a refuge from the pressures of development.

Many Open Space properties contain archaeological remnants. Ancient pueblo life can be surmised from studying these clues from the past. Open Space co-manages the Petroglyph National Monument which holds a number of petroglyphs and other remains that tell the story of ancient Native American Indians.

Education

Open space areas serve as natural outdoor laboratories for education and research close to schools, universities and other institutions. Guided group tours can be arranged to further enhance visitor's understanding of the ecological, geological and cultural aspects contained within and adjacent to Open Space lands.

Recreation

Open Space areas provide many recreational opportunities in a natural setting not commonly found in many large cities. Appropriate recreational uses are those that impact lightly on the natural environment such as hiking, picnicking, bicycling, jogging, photography, canoeing and nature study.

9/9/2014 Passive Recreation Definition Passed by the Parks & Rec Board

“Thomas Marshburn asked the Commissioners to review and approve the definition of the term “Passive Recreation”. The Commissioners then discussed the impact of the definition on allowable open space activities. At the conclusion of the discussion, Commissioner Koller requested that the definition of “Passive Recreation” developed by the Open Space sub-committee be entered into the record. A copy of that definition is attached. Commissioner Lawrence moved that the definition of “Passive Recreation” as developed by the Park Dept. staff (a copy of which is attached hereto and incorporated herein) be accepted by the Board. The motion was seconded by Commissioner Forde. Chairmen Myers requested a friendly amendment whereby although the Commissioners adopted the proposed “Passive Recreation” definition, each individual park /preserve will develop its own rules and regulations as to what activities may take place on those specific reserves, notwithstanding the agreed upon Passive Recreation definition. The friendly amendment was accepted by Commissioner Lawrence and a unanimous vote of the Commissioners followed approving the motion as amended.”

11/20/2014 BOCC Approved Passive Recreation Definition

Definition of Passive Recreation

- **Passive Recreation- Recreation on open space where activity is limited due to the natural resources on the site; including low impact trails, possibly restrooms, benches, water fountain, campsites, biking, horseback riding, environmental education, greenways etc. This is an unorganized, mostly unstructured and non-competitive activity or activities.** (Definition adopted 11/20/14 by the Board of Guilford County Commissioners)

As of July 2016, the following has been opened

- Second phase of Richardson-Taylor Preserve
- Cascades Preserve
- Thomas Built Bus Preserve
- Benbow Preserve
- Bold Moon Preserve
- Saferight Preserve; soft opening
- McCandless Woods; soft opening
- Hines Chapel Preserve; leased for agricultural use
- Brooks Bridge Paddle Access *(was not purchased with Open Space funding but Parks & Recreation resources were used to open and maintain the property)

County Objectives for Passive Park Usage

Objectives For This Property

- **Provide area for outdoor passive recreation**
- **Historic preservation**
- **Educational opportunities**
- **Noise buffer**
- **Improve air and water quality**
- **Overall land preservation**
- **Meet growing needs for outdoor recreation for citizens of Guilford County**

Guilford County Passive Parks Run-down:

- **Thomas Built Bus:** 6 Acres near Downtown High Point adjacent to elementary school, primary usage is education and urban orchard, secondary is walking trail and multi-use play field
- **Benbow:** 6.5 Acres near Downtown Greensboro, primary usage is light walking trail around planted fruit and nut trees, secondary birding and photography
- **Bold Moon:** 20 Acres in Northwest, primary usages are hiking and education (informative signage throughout property), secondary is fishing and geocaching
- **McCandless Woods:** 30 Acres adjacent to 2 Southern GCS schools, primary usage is hiking and education opportunities, secondary is photography
- **Saferight:** 47 Acres near 3 Southern GCS schools, primary usage is hiking and education, secondary is outdoor farming classroom
- **Deep River:** 58 Acres on Randleman Reservoir, primary usage is hiking and buffer for water filtration, secondary is reforestation
- **Rich Fork:** 115 Acres near Downtown High Point, primary usage in Northern 75 Acres is hiking and education, Southern 40 Acres is Mixed-use (Bike and Hike), secondary is wildlife habitat
- **Cascades:** 130 Acres in Oak Ridge, primary usage is hiking, secondary photography and wildlife viewing
- **Company Mill:** 246 Acres near Pleasant Garden, primary usage is hiking and fishing, secondary is wildlife habitat and education (1800's Dam and Farmstead)
- **Hines Chapel:** 450 Acres in Northwest, primary usage is farming and hiking, secondary is fishing, potential paddling
- **Richardson-Taylor:** 450 Acres near city watershed lakes, primary usage is hiking and picnicking, secondary is biking, education, photography and wildlife habitat
- **A&Y, Mears Fork, and McKee-Huger** function as either buffer or water filtration and recharge

Master Plan Development Process

What is a Master Plan?

Dictionary.com states that a master plan develops or improves (land, a community, a building complex, or the like) through a long-range plan that balances and harmonizes all elements.

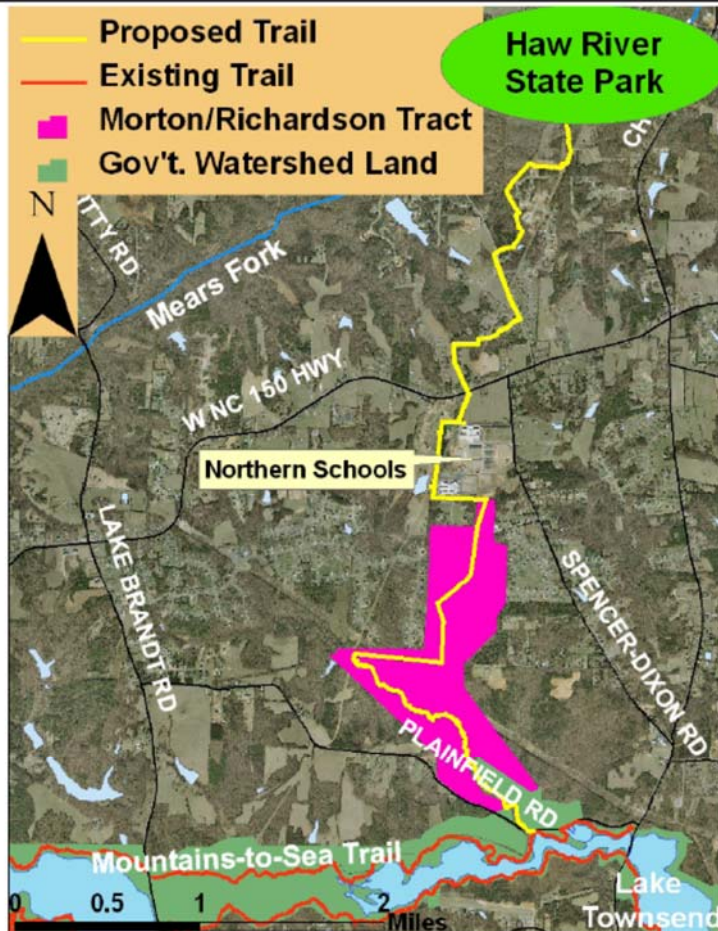
General Master Plan Process

To provide vision and strategy guidelines based on community input and involvement

- Site Investigation
 - Collect and analyze site data
 - Identify significant natural and cultural features
 - Conduct general assessment of areas to preserve or enhance
 - Identify code constraints for site based on zoning, land use & identified environmental features
- Public Input process
 - Identify processes to conduct outreach
 - Develop multiple media options for public input
 - Participate in stakeholder/focus groups
 - Facilitate/participate in Public workshops/meetings
 - Analyze needs and preferences
 - Generate a range of alternatives
- Conceptual master plan
 - Develop concepts based on site analysis, identified preferences and public input
 - Gather public input and feedback
- Draft Master Plan
 - Revise draft plan based on public input and staff comments
- Final Master Plan
 - Adoption/approval of master plan by elected officials and community

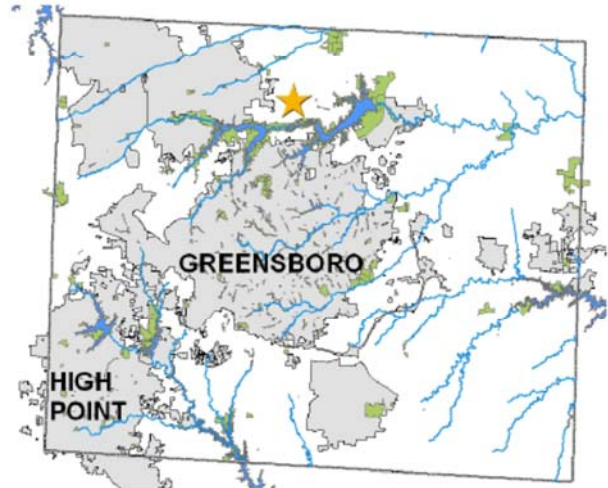
Guilford County Public Meeting

on the Morton/Richardson Open Space Tract and the Mountains-to-Sea Trail



Tuesday, February 16
7:00pm-8:30pm

Location:	More Information:
Northern High School Media Center 7101 Spencer Dixon Road Greensboro, NC 27455	Alex Ashton of Guilford County (336) 641-3762 rashton@co.guilford.nc.us



The public is invited to hear a brief presentation, view maps and ask questions regarding properties in northern Guilford County recently acquired by the State of NC and Guilford County. This land is a wonderful new addition to the county's Open Space Program and will help connect the Mountains-to-Sea trail to Haw River State Park. Representatives from the State, County, and City will be available to address questions, comments or concerns of the public. This is a preliminary meeting to solicit information and input before developing a formal plan.



2/16/2010 The following is data and information from the public input process from Richardson Taylor that was done in writing on site.

Morton-Richardson Survey Responses: **38 Total Surveys**

Zip Code Breakdown

Code	Count	Percent	
27012	1	2.78%	
27214	4	11.11%	Browns Summit
27358	6	16.67%	Summerfield
27401	2	5.56%	
27407	1	2.78%	
27408	2	5.56%	
27410	3	8.33%	
27455	17	47.22%	GSO, north of lakes
Total Responses	36	100.00%	

Q-1 What type of trails do you prefer?

	Count	Percent
Hike only	18	48.65%
Hike/bike	13	35.14%
Horse also	6	16.22%
Total Responses	37	100.00%

Q-2 Would you like future loop trails?

	Count	Percent
Yes	26	70.27%
No	10	27.03%
Other	1	2.70%
Total Responses	37	100.00%

Q-3 What width trail do you prefer?

	Count	Percent
2-3'	25	69.44%
5-6'	9	25.00%
Other	2	5.56%
Total Responses	36	100.00%

Q-4 Do you live in adjacent neighborhood?

	Count	Percent
Yes	21	56.76%
No	16	43.24%
Total Responses	37	100.00%

Q-5 Contingent on Q-4: Would you like connector trails?

	Count	Percent
Yes	9	42.86%
No	12	57.14%
Total Responses	21	100.00%

Q-6 Would you like wildlife viewing platforms?

	Count	Percent
Yes	26	86.67%
No	2	6.67%
Other	2	6.67%
Total Responses	30	100.00%

Other Crosstabs

56% of respondents wanting 2-3' trails also wanted trails for hiking only.

69% of people wanting loop trails also wanted multiple use trails.

Citizen Comments

Question 1 – Types of Trails

Pro-horse Comments

1. Allowing horses should be reconsidered. Horses are lower impact than bikes. The MST has many other segments where horse riding is allowed.
2. Please consider the historic use of this property for horseback riding activities. Equine related industries are a large part of Guilford County economics. We would love to see public access equestrian trails. Don't take away equestrian's use of land we have ridden for decades in order to let "new" uses (biking, hiking) have precedence. Dual use works at NE Park. Opening to bikes, etc. and closing it to horses is mean.
3. Where will we ride horses? Guilford County historically had a high number of horses. The open spaces are disappearing. Equestrians are good stewards of the land. We wish we could be allowed to continue to enjoy this wonderful property and preserve part of its history with the Sedgefield Hunt.
4. Please reconsider horses. They have been on these trails for years and the property is as you presented – preserved. Melissa Strickland 647 Simpson Calhoun Rd. 643-7855

Pro-bike comments

1. I think hiking and biking can work together on these trails. I would like to be able to bike the complete MST when completed or hike it if I want to.
2. Please consider multi-use. Mountain Bikers will help build and maintain the trail and it will get used by more residents.
3. Biking access would be nice; however, they do cause a considerable amount of erosion.
4. Bike trails are okay but do require a whole lot more "deck type" woodwork over wet spots.

Pro-Hiking comments

1. Working with the biking community might work, but I feel that bikes tear up trails exponentially more than hikers.
2. Some trails should be exclusively for hiking.
3. If there are places where bikes are allowed, they should be separate from walking trails.
4. As little impact on land as possible.
5. No biking allowed!
6. MST should be hiking only, if possible. – Lee Price kd4gcf@yahoo.com

Question 2 – Loop Trails

1. Suggests that mountain bike trails be allowed on the east side of Long Branch and onto existing city-owned property and exit onto Plainfield Road, which is at the entrance to the final segment of Reedy Fork to Church Street. This area is higher & drier and farther away from the heron rookery and wetland habitat. The habitat on this side is not high quality. – Moni Bates
2. The existing loop could be improved.
3. Loop trails should depend on the amount of land that is available, not if trails become crowded.
4. Definitely need a separate bike trail. Look at Reedy Fork trail (severe erosion).
5. Only one trail through the center of the property. No secondary looping trails.
6. Possibly make loops bike specific.

Question 3 – Trail Width

1. Suggests we mix the trail widths
2. Prefer hand-built – more natural
3. No preference
4. 2-3 foot wide is fine for less used trails

Question 5 – Neighborhood Connectors

1. Add one at James Doak Pkwy (west)
2. Add one at Fosseway Drive
3. Add one at Fosseway Drive
4. Existing park connection to River Run Rd.
5. Runs too close to my property line. Plenty of room to push it out further. People using the trail do not want to see the back of houses. I would like to walk the property with you before it is laid out. Thanks, good meeting. – John Rollins, 408 Pebble Ridge Ct., (336) 644-9904 (H) or (919) 602-8984 (C)
6. We had a neighborhood meeting on March 8, 2010 about the trail proposals. There is great opposition to having any access or feeder trails within Ridgewood and a lot of concern about proximity of the proposed trail. – John Rollins
7. The kids will connect anyway.
8. Strongly against it.

Question 6 – Wildlife Viewing Platforms

1. Wood platforms are a good idea
2. Only if very unobtrusive
3. Need further information about structure.
4. The Bog Garden wetland and lake viewing areas are marvelous for children and adults!

Question 7 – Ideas for Naming

1. The Hugh Morton (Memorial) Trail or Beaver pond trail
2. Guilford County MST
3. The Morton/Richardson spur
4. Donation-based name
5. Name it after the land that was donated
6. Morton or Richardson

Question 8 – Other Comments/Questions

Parking comments

1. Limit parking access.
2. Expand parking on Plainfield Road. Put trash receptacle there and maintain it. Trash will occur – let's give folks a chance to not litter. Thanks for asking!
3. Please reconsider putting a parking area at the end of Simpson Calhoun Road. -Melissa Strickland, 647 Simpson Calhoun Rd. 643-7855

Other comments

4. I would like to explore the possibility of a disc golf course. If not here, then on other open space property. Disc golf provides 1) low cost recreation, 2) benefits the community with increasing school participation and safe exercise, 3) environmentally friendly, utilizes existing terrain, low maintenance, and 4) fastest growing sport with an avid international following. World championships are in Charlotte this year! – Contact Chris Anderson 643-8655
5. There is extensive headward erosion on the west side of Long Branch which is severe and needs to be addressed, but I don't know of any techniques to address it. -Moni Bates
6. Please keep me informed, as I am the president of the Covington Home Owners Association. – Pat Grogan 298-4259, pigrogan@triad.rr.com
7. Please encourage changing James Doak on Spencer Dixon side to another street name (now there is no possibility of connection)!
8. I visit the Morton Tract frequently as my property adjoins it. I have even put a sitting bench above one of the beaver ponds to view the birds and water creatures. There are lots of turtles in the beaver ponds and many deer.
9. We are adjoining neighbors and very pleased to have the trail.
10. A wonderful opportunity for Guilford County.
11. I live in the Cedar Hollow neighborhood. I object to the trail extending north of Hwy. 150 into Cedar Hollow and Fox Briar Road. Please consider using Hwy. 150 from the school property down to Cedar Hollow Road. Do not run the trail through an existing residential neighborhood. – David Reeves dreeves001@triad.rr.com

(First page of plan is below)

Stewardship & Management Plan for the Richardson-Taylor Preserve
Recommended by the OSC January 25, 2011 and by the P&R Commission March 8, 2011

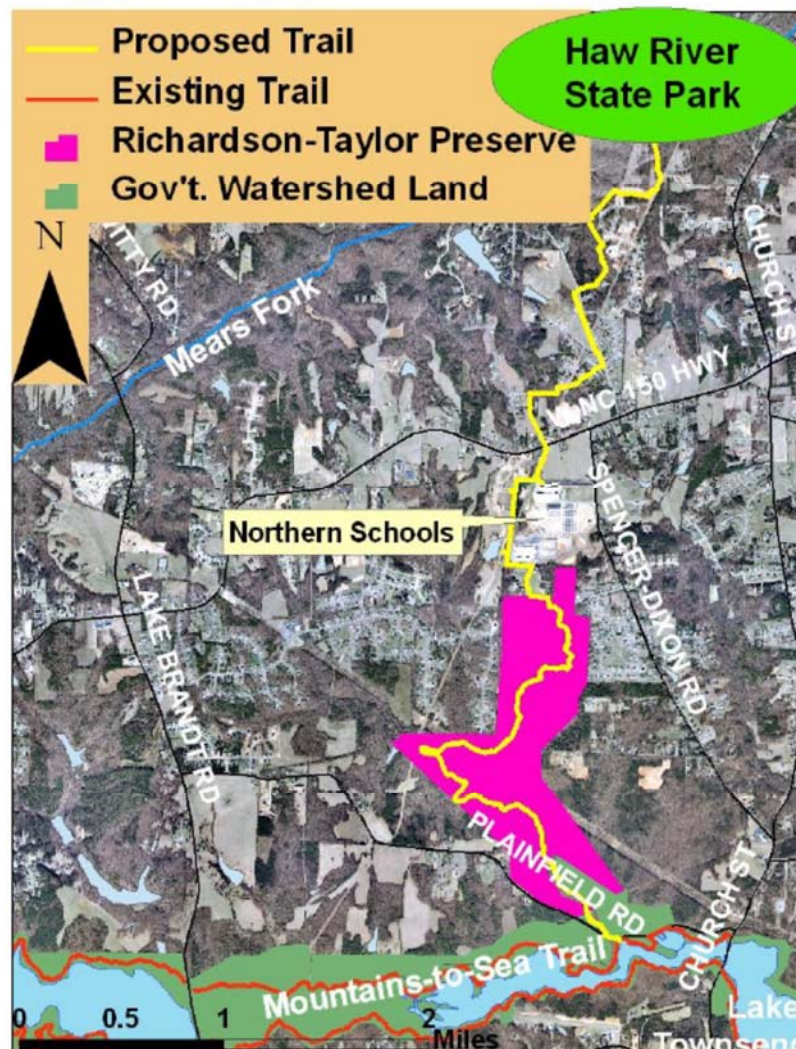
I. Introduction

The goal of this stewardship plan is to provide a sustainable, cost-effective strategy for preserving and enhancing the natural and recreational resources on the Richardson-Taylor Preserve over time and to mitigate any identified or potential environmental threats. The focus of the plan is long-term improvement of its natural resources and balancing this with an appropriate level of public access. The plan summarizes the property's history and other pertinent information; identifies the property's conservation resources, features and threats; and outlines the stewardship objectives and strategies necessary to care for the property.

A. Location

The property is located north of the Greensboro watershed lands around Lake Townsend and south of Northern Schools campus off of Spencer-Dixon Road. Long Branch Creek and its tributaries cut through the property and feed into Lake Townsend.

Map 1



Guilford County Parks hires design firms like CLH Design that to handle our master plans

CLH design, p.a. – Firm Profile



Established in 1993, CLH design, p.a. (CLH) is an award-winning landscape architecture and civil engineering firm with 21 employees. Our design staff are well known for site master planning, more than 20 LEED projects, and sustainable design practices that create functional environments that endure.

Our landscape architects and civil engineers utilize a strong collaborative process and bring an understanding to sustainable planning and design that is unparalleled in creative and technical strength. CLH is certified as a Historically Underutilized Business (HUB), Woman Owned Business Enterprise (WBE) with the state of North Carolina, Department of Administration, and the Federal Government.

Over the past 10 years alone, we have designed more than 40 parks and recreation projects across North Carolina. We view these types of projects as an opportunity to really showcase our skills as designers and an opportunity to push the design envelope in a setting where buildings do not dominate. These projects have included park master plans, playgrounds, the design of skate parks/plazas, dog parks, picnic shelters, restroom buildings, trails and boardwalks, pedestrian bridges, basketball courts, soccer/multi-purpose fields, baseball/softball fields, batting cages, field houses, and associated parking and roadway improvements.

One of our firm's specialties is creating signature, universal play/recreation spaces in unique settings. We are strong leaders in the "healthy child" movement which promotes alternative physical fitness as ways to get ALL kids outside and active.

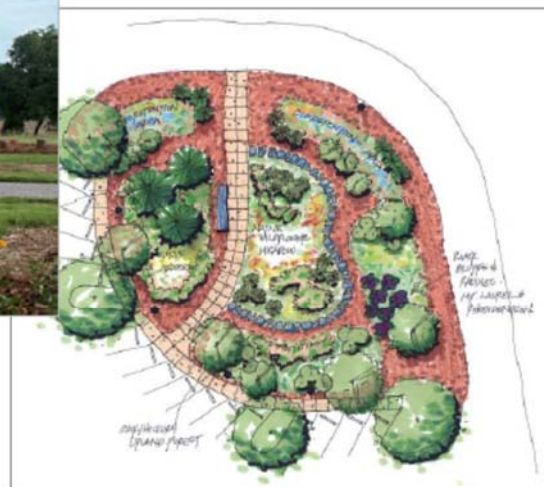
In addition, we have worked for the NC Zoo, NC Division of Parks and Recreation and all three NC Aquariums on participatory projects which emphasize fun and environmental stewardship.

CLH At-a-Glance

- More than 40 parks and recreation projects
- Collaborative approach to landscape architecture and civil engineering
- HUB/WBE
- NCASLA Firm of the Year



Annie Louise Wilkerson MD Nature Reserve Park
Raleigh, NC



Raven Rock State Park Visitor's Center & Site Improvements
Lillington, NC

Summary of Public Events: CLH Design was hired for the Rich Fork Master Plan

Timeline of County Hosted Public Events in regards to the Rich Fork Preserve

- 10.27.14 Stakeholders meeting with Rich Fork Preserve Committee to understand their ideas and desires
- 2.3.15 – 3.14.15 Community survey to gain initial public views on use of the property
- 3.16.15 Meeting with Rich Fork Preserve Committee to review results of survey and present draft master plan
- 6.25.15 Public meeting at HP Public Library to review proposed master plan and receive feedback
 - o Press release to Sunshine list, flyers at YMCA / HP Museum / HP Library / Northwoods Elementary
- 12.3.15 BOC meeting where public was given the opportunity to speak on Rich Fork Preserve
- 12.10.15 Parks and Rec Staff sent out a press release for the 2nd Public Input Meeting at HP Public Library
- 12.21.15 Parks and Rec Staff sent out a postcard flyer to all surrounding property owners with over a 1,000' buffer
- 1.13.16 Public meeting where latest draft of the plan was presented and the public was given the opportunity to provide written feedback
 - o Press release to Sunshine list, flyers at YMCA / HP Library / Carters BBQ, posting on Facebook. ~472 postcards directly mailed to property owners surrounding Rich Fork
- 4.12.16 Parks and Rec Commission meeting. Final draft of master plan presented and public again given opportunity to speak



FOR IMMEDIATE RELEASE

June 8 2015

CONTACT: Matt Wallace, Facilities and Parks Department

PHONE: (336) 641-3544

mwallac@co.guilford.nc.us

High Point, NC – Guilford County announces the second public input meeting for the Rich Fork Preserve. The meeting will be held at the High Point Public Library on Main Street on June 25th at 5:30 pm and will feature the Concept plan for the future of the Preserve.

The Rich Fork Preserve is roughly 120 acres near Downtown High Point and features a Historic Farmstead. This Concept plan will highlight the intended projects for this property and will be on display for discussion at the meeting.

The County invites everyone to come be a part of the June 25th meeting to provide valuable input on the future of this Preserve.

The Library is located at 901 North Main Street, High Point, NC



FOR IMMEDIATE RELEASE

December 10th, 2015

HIGH POINT, NC – Guilford County Parks is having a public input meeting on the master plan for the Rich Fork Property. This meeting will be held on Wednesday, January 13th, from 5:30pm-7:30pm at the High Point Library.

The High Point Library is located at 901 N. Main St, High Point, NC.

Located between Northwood Elementary School and the YMCA of High Point, this property is roughly 114 acres.

The County invites everyone to come be a part of the meeting to provide valuable input on the future of this property.

For more information, please contact Dwight Godwin at 336-641-4751

You are invited!

To the Rich Fork Public Input Meeting

Guilford County Parks is having a public input meeting on the master plan for the Rich Fork Property.

This meeting will be held on
Wednesday, January 13th, from 5:30pm-7:30pm
at the High Point Library.

The High Point Library is located at 901 N. Main St, High Point, NC.

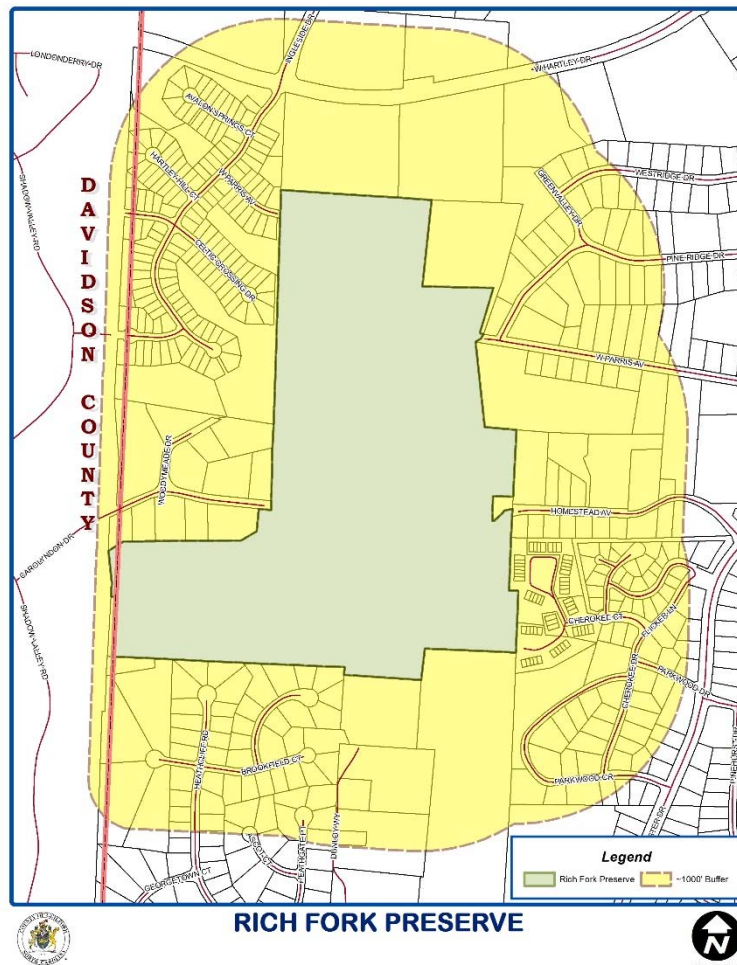
The County invites everyone to come be a part of the meeting to provide valuable input on the future of this property.

For more information
please contact Dwight Godwin 336-641-4751
or go to Guilfordparks.com



Rich Fork Mailing Buffer




































Out of the 472 addresses located in the over 1,000' buffer, 407 were mailed to neighboring property owners and 65 were mailed either out of state or to P.O. boxes.



Sample list of addresses in the Rich Fork Mailing Buffer

File Home Insert Page Layout Formulas Data Review View Tell me what you want to do						
<div> <div>Clipboard</div> <div> <div>Calibri 11</div> <div> <div>B I U</div> <div> <div>Font Color</div> <div>Background Color</div> </div> </div> </div> <div> <div> <div>General</div> <div> <div>Wrap Text</div> <div>Merge & Center</div> </div> </div> <div> <div> <div>Number</div> <div> <div>Conditional Formatting</div> <div>Format as Table</div> <div>Cell Styles</div> </div> </div> <div> <div> <div>Insert</div> <div>Delete</div> <div>Format</div> </div> </div> <div> <div> <div>AutoSum</div> <div>Fill</div> <div>Clear</div> </div> </div> <div> <div> <div>Sort & Filter</div> <div>Find & Select</div> </div> </div> </div> </div></div>						
A433 : X ✓ fx 193551						
	A	B	C	D	E	F
433	193551	MASSEY, LYNETTE B	912 FORREST ST	HIGH POINT	NC	27262
434	215358	OCHOA, ADA YORJANNYS	913 AVALON ACRES CT	HIGH POINT	NC	27265
435	215382	MURRAY, KARA ELIZABETH	914 AVALON ACRES LANE	HIGH POINT	NC	27265
436	193586	PROCTON, BRAD I	914 FLICKER LN	HIGH POINT	NC	27262
437	193490	RING, LESLIE P	914 PARKWOOD CR	HIGH POINT	NC	27262
438	197035	WILSON, GLORIA MILLER	915 CAROLYNDON DR	HIGH POINT	NC	27262
439	193581	BRAUN, MAUREEN A	915 FLICKER LN	HIGH POINT	NC	27262
440	193491	SPIVEY, CHARLES EDWARD	916 PARKWOOD CIR	HIGH POINT	NC	27262
441	193582	KEEVER, RICHARD A ; KEEVER, DELORES JANE	917 FLICKER LN	HIGH POINT	NC	27262
442	215383	MADISON, PAULINA	918 AVALON ACRES CT	HIGH POINT	NC	27265
443	193585	MORAKIS, ANGELA M	918 FLICKER LN	HIGH POINT	NC	27262
444	193583	RANDLE, GAYE ; RANDLE, JARROD	919 FLICKER LN	HIGH POINT	NC	27262
445	215360	STATHAM, DOUGLAS ; STATHAM, SAMANTHA	921 AVALON ACRES CT	HIGH POINT	NC	27265
446	193584	SHIPMAN, ROY JAMES ; SHIPMAN, VICTORIA S	921 FLICKER LN	HIGH POINT	NC	27262
447	215384	OCHOA, NESTOR JR ; OCHOA, ABADESA OCHOA	922 AVALON ACRES CT	HIGH POINT	NC	27265
448	215366	IH3 PROPERTY NORTH CAROLINA LP	9335 HARRIS CORNES PKWY #100	CHARLOTTE	NC	28269
449	194700	OWSLEY, ANNE H ; ANNE H OWSLEY AS TRUSTEE FBO MARTHA JANE HEDGECOCK	95084 ARBOR LANE	FERNANDINA	FL	32034
450	215375	JORDAN, WILBUR ; JORDAN, BURNICE E	P O BOX 3961	GULFPORT	MS	39505
451	180475	MARSH, KENNETH D ; MARSH, CATHERINE G	PO BOX 1048	HIGH POINT	NC	27261
452	193579	HINNANT, RUDOLPH B	PO BOX 113	HIGH POINT	NC	27261
453	197210	PIEDMONT NATURAL GAS	PO BOX 1968	CHARLOTTE	NC	28201
454	197216	FRANKLIN RIDGE LLC	PO BOX 19691	RALEIGH	NC	27619
455	194604	CITY OF HIGH POINT	PO BOX 230	HIGH POINT	NC	27261
456	197233	BRITT, R DALE ; RIVES, JEFFERSON H	PO BOX 235	MOREHEAD CITY	NC	28557
457	197036	PIEDMONT CHEMICAL INDUSTRIES INC	PO BOX 2728	HIGH POINT	NC	27261
458	215348	AVALON SUBDIVISION LLC	PO BOX 32726	CHARLOTTE	NC	28232
459	180509	CRIDLEBAUGH HEIRS	PO BOX 3427	GREENSBORO	NC	27402
460	197213	GUILFORD COUNTY	PO BOX 3427	GREENSBORO	NC	27402
461	210507	TATUM RODNEY LEE & SUSAN M TATUM OF TATUM FAMILY LIVING TRUST	PO BOX 47	WALKERTON	VA	23177
462	194594	KOONTZ, WILLIAM E ; KOONTZ, SUSAN C	PO BOX 5318	HIGH POINT	NC	27262
463	180446	SHUFELT, JOHN RAY ; SHUFELT, PEGGY C	PO BOX 5545	HIGH POINT	NC	27262
464	193554	KENT, OUIDA C	PO BOX 5808	HIGH POINT	NC	27262
465	193527	RAU, BERT W ; RAU, SHIRLEY D	PO BOX 5863	HIGH POINT	NC	27262
466	197033	SLATE, JOHN W III ; SLATE, GAIL M	PO BOX 6072	HIGH POINT	NC	27262

Rich fork has been discussed a total of 35 times since 2011 at the Parks and Recreation Commission or open space subcommittee meetings.

Name	Date modified	Type	Size
 2-25-14 minutes	3/28/2014 10:19 AM	Microsoft Word 9...	44 KB
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 2-28-12 minutes	3/22/2012 1:01 PM	Microsoft Word 9...	67 KB
 3-25-14 minutes	3/28/2014 11:56 AM	Microsoft Word 9...	51 KB
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 4-23-13 minutes	5/24/2013 4:55 PM	Microsoft Word 9...	31 KB
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 4-26-11 minutes	5/26/2011 4:21 PM	Microsoft Word 9...	66 KB
 5-22-12 minutes	6/27/2012 8:20 AM	Microsoft Word 9...	69 KB
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 6-25-13 minutes	7/17/2013 9:09 AM	Microsoft Word 9...	44 KB
 6-26-12 minutes	7/25/2012 9:00 AM	Microsoft Word 9...	71 KB
 6-28-11 minutes	7/27/2011 8:22 AM	Microsoft Word 9...	66 KB
 7-23-13 minutes	7/26/2013 2:39 PM	Microsoft Word 9...	41 KB
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 8-28-12 minutes	9/26/2012 11:28 AM	Microsoft Word 9...	71 KB
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 10-22-13 minutes	11/6/2013 2:37 PM	Microsoft Word 9...	41 KB
 11-15-11 minutes	1/25/2012 4:57 PM	Microsoft Word 9...	76 KB
 11-20-12 minutes	12/3/2012 10:20 AM	Microsoft Word 9...	40 KB
 Minutes May 12, 2015	6/12/2015 2:49 PM	Microsoft Word 9...	28 KB
 Parks and Recreation Minutes for October14 2014	11/10/2014 4:45 PM	Microsoft Word 9...	37 KB
 Parks and Recreation Minutes March 12, 2013	3/18/2013 3:20 PM	Microsoft Word 9...	44 KB
 P&R Com May 2016 Minutes	6/1/2016 4:32 PM	Microsoft Word D...	216 KB
 April P&R Com Minutes 2016 revised	7/13/2016 8:50 AM	Adobe Acrobat D...	198 KB
 January 19, 2016 minutes	7/18/2016 8:50 AM	Adobe Acrobat D...	124 KB
 Minutes November 10, 2015	1/15/2016 3:54 PM	Adobe Acrobat D...	72 KB
 Minutes September 8, 2015	10/9/2015 4:11 PM	Microsoft Word 9...	37 KB
 PR Com Oct 13 2015 Minutes	11/12/2015 9:25 AM	Adobe Acrobat D...	82 KB
 Minutes August 11, 2015	9/4/2015 2:21 PM	Microsoft Word 9...	31 KB
 Minutes June 9, 2015	8/7/2015 12:30 PM	Microsoft Word 9...	29 KB

Rich Fork Proposed Master Plan

Rich Fork Master Plan Executive Highlights

- **Balancing land use with topography and ecosystem**
- **Utilizing parking and land available by the YMCA on Hartley Drive and Northwoods Elementary School**
 - **Onsite parking for farmstead accessed from Parris Avenue**
- **Retaining historic farmstead**
- **Minimal development for public recreation usage**
- **Includes multiuse main trail**
- **Desires of various groups are being accommodated:**
 - **Bicycle trails limited to bottom third of property**
 - **Hiking trails on entire property**
 - **Optimizing education through preserving historic farmstead**



GUILFORD COUNTY
RICH FORK PRESERVE
MASTER PLAN

3/20/16

Executive Summary

In the fall of 2014, Guilford County Parks and Recreation Department selected design consultant, CLH design, p.a. to begin the planning process to develop a Master Plan for the Rich Fork Preserve located in northwest High Point, NC.

The purpose of the Master Plan is to provide vision and strategy guidelines for the development of Rich Fork Preserve based on community input and to minimize disturbance to site's significant historical and natural environment with the desired components and activities. The Master Plan includes existing conditions, site analysis, community input, concept development, recommended elements, and possible phasing priorities.

Rich Fork Preserve is a 116-acre site located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. Rich Fork Preserve is comprised of seven different tracts that was acquired by Guilford County using taxpayer approved open space money from a 2004 bond referendum. The assembled tracts that make up Rich Fork Preserve are surrounded by residential neighborhoods and development. Tributaries of the Rich Fork Creek, headwaters that flow into the Yakin-Pee Dee river basin, traverse the mostly wooded, late 19th, early 20th century farm site. Multiple existing utilities bisect the property.

The first part of this master plan process includes site analysis, community research and data collection, attending public meetings with an established focus/stakeholder group and conducting a community survey.

The key community concerns and recommendations identified from stakeholder meetings include:

- Health/Fitness
- Conservation
- Preserve Access
- Passive Recreation
- Stewardship

The leading type of amenities the community survey respondents selected that they would be most likely to use were:

- Hiking Trails
- Mountain Bike Trails
- Multi-Use Trails

The master plan process integrated the public feedback into its recommendations and worked to propose enhancements compatible with the site's unique history and identity.

The Master Plan was developed with input from the community and Guilford County Parks and Recreation Department staff. The Master Plan will include a historic Farmstead, Main Trail, Walking Trails, an area for Hike/Bike Trails, a future Visitor's Center/Restroom, Overlooks, Trail Bridges, Forest Restoration areas and opportunities to promote Conservation/Education.

Introduction

In the Fall of 2014, Guilford County Parks, Recreation and Cultural Resources Department (PRCR) and the selected design consultant, CLH design, p.a. (CLH), began the planning process on the development of a Master Plan for the Rich Fork Preserve located in northwest High Point, NC. Prior to beginning the master plan process, much time and work had already been achieved by others, including documenting the historic farmstead structures on site, biological inventory of the site through the Natural Heritage Program and mapping of the existing trail network. The Master Plan includes existing conditions, concept development, recommended elements and phasing priorities. This Master Plan is intended to be used for planning, budgetary probable costs and phased implementation of improvements.

Project Overview

The proposed Rich Fork Preserve is a 116-acre site located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. Rich Fork Preserve is comprised of seven tracts acquired from four property owners by Guilford County using taxpayer approved open space money from a 2004 bond referendum. The previous owners were the Hedgecock Estate, Douglas, Rogers and Sloan families with the Sloan property being clear cut prior to the purchase by the County. The assembled tracts that make up Rich Fork Preserve are surrounded by established residential neighborhoods, the YMCA, and Northwood Elementary School. Headwaters of the Rich Fork Creek that flows into the Yakin-Pee Dee river basin, traverse the mostly wooded, late 19th, early 20th century farm site.

Means and Methods

To begin the master plan process, CLH attended several meetings of the Hedgecock Farm at Rich Fork Preserve Committee, a focus group that has been involved with the preservation efforts of the Hedgecock Farmstead and the surrounding property that is Rich Fork Preserve. The Committee helped to identify potential stakeholders, explained the work that stakeholders have completed, along with issues important to them regarding the future of Rich Fork Preserve and the Historic Farmstead. This included providing information about the \$20,000 donation from Lib Conner for Rich Fork Preserve trail development to be named after her husband. The research information that the focus group shared along with the feedback that was provided helped shape the early Master Plan concepts for Rich Fork Preserve.

Visits to the site occurred early in the process with the initial tour conducted by the Hedgecock Farm at Rich Fork Preserve Committee and Guilford County. A subsequent site

visit by CLH provided additional site analysis and opportunities for a more detailed observation and field data collection.

Research, public participation, review of the study area context, field review, and site analysis and observation are some of the methodology that is used in developing the final Master Plan and report. Additionally, methods for community engagement were established early in the process to include social media outreach, stakeholder focus group meetings, a community survey, and a public meeting.

Site Context and Analysis

Natural Features

The 116-acre Rich Fork Preserve tract is located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. The assembled tracts that make up Rich Fork Preserve are mostly wooded with the exception of the original Sloan properties that were clear cut prior to the purchase by the County. The Preserve is currently surrounded by established neighborhoods, the Hartley YMCA and Northwood Elementary School.

Two tributaries of the Rick Fork Creek, headwaters that flow into the Yakin-Pee Dee river basin, traverse the site along the southern portion of the Preserve and from the north border through the property to the west side of the tract. The confluence of the tributaries is located downstream of the southwest corner of the Preserve property. The tributary that flows through the northern section is approximately 15 -20 feet wide with eroded and incised banks. The other tributary in the southern portion of the site is approximately 10-15 feet wide with much bedrock evident, especially the southeast section. Some of this stream's banks are also eroded nearer the west side of the property. These tributaries contribute to the uniqueness of the property including the 70' high bluff along the northern tributary and provide a very desirable amenity for visitors to the Preserve. A City of High Point sewer line parallels both tributaries through the property along with a clearly defined existing trail network. Both tributaries contains regulatory floodway with narrow floodplains along the streams per FEMA flood maps (Appendix B)



The topography of the site is made up of gentle to some very steep slopes along the two tributaries. The flatter upland area between the two tributaries comprises some of the site's

highest elevations and the location of most of the old farmstead. Elevation ranges approximately 70 feet to the highest point on the property resulting in some scenic and steep bluffs overlooking the north tributary. The bluffs in this area are nearly vertical and provide one of the more noteworthy points of interest of the Preserve.

In addition to the two tributaries traversing the property, the site offers a wide variety of vegetation and ecological habitat. A Biological Site Survey conducted by Moni Bates in 2013 as part of the NC Natural Heritage Program provides a more comprehensive description of the natural communities, site ecosystem and habitats of Preserve (Appendix H).

Soils on site are Chewacla loam along the floodplains with the uplands comprise of Wilkes-Poindexter-Wynott complex and Wynott-Wilkes-Poindexter complex soils. See Natural Resources Conservation Service Soil Map (Appendix C).

Existing Utilities

There are various existing utility easements that utilize the floodplains or traverse across the Rich Fork Preserve property. The City of High Point has sewer lines with 15' easements parallel to both of the property's two streams. A Piedmont Gas 50' easement bisects the approximate center of the site from east to west. A Piedmont Gas utilities substation is located on the east property line at the end of Homestead Avenue. An OHE line with a cleared easement also traverses the middle of the site.

Historical

Another unique feature of the Rich Fork Preserve is a mostly intact late 19th, early 20th century farm site. This is the old Hedgecock Family farmstead containing an 1890's farmhouse along with approximately 10 outbuildings, an old well and old field areas. Much work and effort has been put forth by the Rich Fork Hedgecock Farm at Rich Fork Preserve Committee in regards to the research and preservation of the historic farmstead. Some of their achievements have resulted



in grants and funding being procured for an assessment of the historic farmstead, crafting a stabilization plan and to explore historic register nomination with the North Carolina Department of Cultural Resources. The historic farmstead has the potential to be the center piece of the Preserve. See mapped farmstead layout (Appendix D).

In addition to the historic farmstead, remnants of a working rock quarry exists within the Rich Fork property. An undated photo provided by Hedgecock Farm at Rich Fork Preserve Committee shows the quarry being worked.

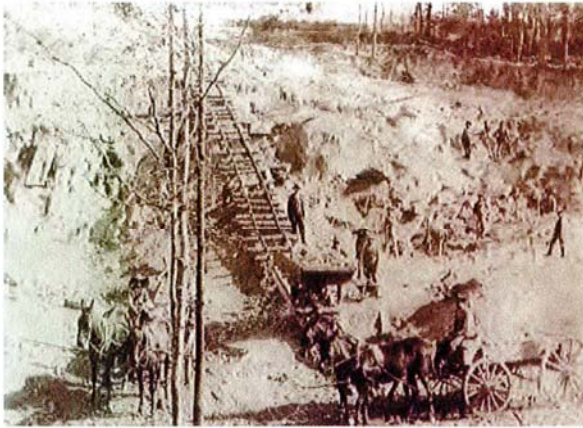
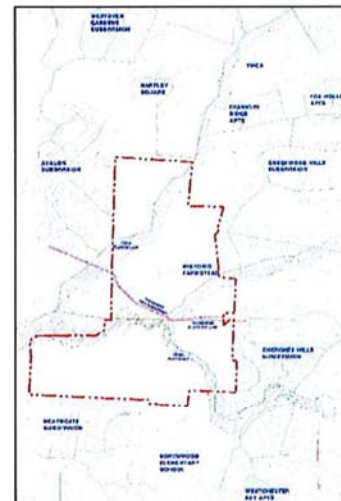


Photo of an early 20th Century rock quarry that is now the Rich Fork Preserve property (Hedgecock Farm at Rich Fork Preserve Committee)

Community Framework

The Hartley YMCA is located north and adjacent to Rich Fork Preserve property and has express interest in partnering with the County to develop a trail connection along the existing sewer easement from the YMCA property to Rich Fork Preserve. Located adjacent to the south property line of Rich Fork Preserve is Northwood Elementary School which could also be connected using the existing sewer easement and a possible access point into the Preserve.

The Rich Fork Preserve property has established residential neighborhoods adjacent on all sides. Most of them are single family residences though apartment complexes are also present within walkable access to the Preserve. Some of these neighborhoods are Avalon, Heathgate, Cherokee Hills, Greenwood Hills, Westchester Key, Franklin Ridge, Hartley Square and Westover Gardens.



Rich Fork Preserve Adjacent Neighbors

Community Outreach, Engagement, and Participation

Community participation is an important component of the master plan process allowing multiple opportunities to engage the community and solicit input throughout the process. This participation helps foster a sense of ownership for the community and encourages future stewardship for the preserve. The following summarizes the community outreach that has been used to engage the public during the planning process. Social media was used during the planning process to encourage community participation, provide information and to promote the Rich Fork Preserve.

Stakeholder Focus Group

During the October 27, 2104 meeting of the Rich Fork Hedgecock Farm at Rich Fork Preserve Committee, those in attendance were engaged in small groups activities to seek ideas, priorities and concepts for the Rich Fork Preserve property. The focus headings and priorities for the Preserve that resulted from these activities were:

- Historic Preservation/Education
- Environmental Conservation/Education
- Low Impact/Passive Recreation
- Stewardship



Small Group Activity Idea Board

Community Input Survey

An online community survey was developed to further understand the community's needs and interests in the planning process for the Rich Fork Preserve. The fifteen question community survey was available online from February 23, 2015 through March 14, 2015 through Survey Monkey. There was a press release issued and an article in *The High Point Enterprise* to promote the survey. Hard copies of the survey were also made available at the High Point Library, High Point Museum, Northwood Elementary School, and the Hartley YMCA.

There were over 300 responses for the Rich Fork Preserve survey with the majority of the survey participants choosing to answer online. Twenty hard copy survey responses were collected and compiled into the online data base. Some of data collected show that 80% of the participants were Guilford County residents, 70% of those that took the survey had lived at their current resident for seven or more years, and 63% were over the age of 40 years old.

Some of the key findings from the survey questions were the following:

"What type of amenities would you and your household be likely to use?"

- Mountain Bike Trails – 77%

- Hiking Trails – 66%
- Greenway/Multi-use Trails – 62%
- Restrooms – 38%
- Walking Trails – 21%

"What are the key issues that should be addressed in the planning for Rich Fork Preserve?"

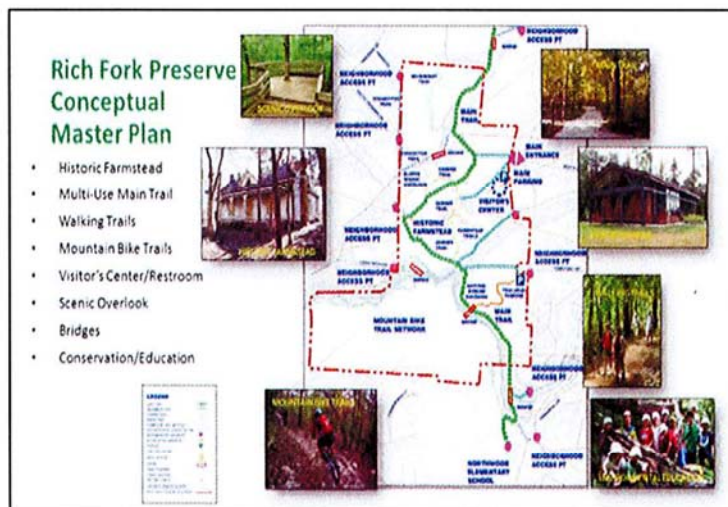
- Health/Fitness – 64%
- Conservation – 40%
- Preserve Access – 32%
- Passive Recreation – 258%
- Stewardship – 22%

See the community survey questions and the overall survey results (Appendix F).

Preliminary Concept Plan

At the March 16, 2015 Committee meeting, an overview of the preliminary conceptual Master Plan for the Rich Fork Preserve was presented to the Committee members. This early Master Plan was the result of the feedback provided by the stakeholders and the data generated by the public survey.

The existing natural features, trail network, utility easements, constraints, and conditions on the site were good elements to build on and were utilized where possible to limit impacts to the site. Elements of the Master Plan were the multi-use trail extending from the YMCA through the Preserve to Northwood Elementary, the historic farmstead, the main entrance off Parris Avenue where parking, restrooms and future visitors' center would be located, and hiking trails including the Connor Trail. Images to help convey what some of the elements may look like were showed on the plan.



*Preliminary Draft
Conceptual Master Plan*

The plan called for leaving the pre-existing bike trails and keeping this area separated from the remainder of the preserve. There would be a separate trailhead parking and entrance at the end of Homestead Avenue, adjacent to the Piedmont Gas substation.

The next step was to share this conceptual draft of the Master Plan with the community and get additional feedback to be used for the final plan.

Public Input Meetings

A Public Meeting was held at the High Point Public Library on Main Street on June 25, 2015 to present the Conceptual Master Plan to the community. Fifty-one attendees signed in. There were seventeen speakers during the time frame allotted with fourteen participants turning in written comments on the provided meeting comment sheets.



Photo credit: Jordan Green, Triad City Beat

Many of the comments and concerns from this meeting were regarding whether single track bike trails should be showed on the Master Plan and the interpretation of the passive recreation, and appropriate community uses for preserves and open space.

A Guilford County Board of Commissioners Meeting on December 3, 2015 was another opportunity for the public to give feedback on the Rich Fork Preserve Master Plan. The floor was open to the Public for discussion with all speakers given three minutes each for comments. The meeting did not conclude till all had a chance to speak. Public opinion was equally divided between being for or against single track biking in the Preserve.

The last public meeting was held on January 13, 2016 at the High Point Public Library to present details on the latest iteration of the proposed Master Plan. The proposed Master Plan along with background information and applicable details relevant to the Master Plan were presented by the Guilford County Parks staff. Attendees were asked to enter comments on provided index cards. (See Appendix G or the link below for the public comments).

<http://www.myguilford.com/parks/information-resources/>

Rich Fork Preserve Master Plan

The master plan process incorporated the public feedback into its recommendations and strive to propose enhancements and elements that were compatible with the site's unique history and identity. Protecting urban natural areas not only contributes to the conservation of biological diversity, but also provides valuable opportunities for human enjoyment.

The final Master Plan was developed with input from the community and Guilford County Parks and Recreation Department staff. The Master Plan included a historic Farmstead, Main Multi-Use Trail, the Conner Trail, Walking Trails, an area for Hike/Bike Trails, a Visitor's Center/Restroom, Overlooks, Trail Bridges, Forest Restoration areas and provide opportunities to promote and encourage Conservation and Education. (See Appendix B for Final Master Plan).

Main Components of the Master Plan

Historic Farmstead	Scenic Overlook
Multi-Use Main Trail	Bridges
Conner Trail	Conservation/Education
Walking Trails	Connection – YMCA and Northwood
Single Track Bike Trail Area	Elementary
Visitor's Center/Restroom	

Historic Farmstead: This is a great example of a former early 20th century working farm. Much of the existing structures remains intact and would be a center piece of the Preserve providing opportunities to the community for education, stewardship and historic preservation.

Main Trail and Walking Trails: The main trail would serve to not only provide access to the surrounding community, but also provide the "so called spine" for the Preserve. The main multi-purpose trail would extend beyond the boundaries of Rich Fork Preserve to the YMCA and to the Northwood Elementary School. Partnerships with both the YMCA and the school could be cultivated, along with providing opportunities for education, discovery and play for these organizations within the Preserve.

Secondary walking trails are proposed where many of the existing old farm roads, existing easements and/or existing trails are located providing access throughout the Preserve. These would be mulched or natural surfaced trails. These would include the Conner Trail along the southern tributary.

Visitor's Center: A visitor's center and main parking would be located just off the main entrance at West Parris Avenue. The visitor center, as a starting point when you enter the site, would be a kiosk along with providing restrooms for the Preserve. An accessible path from the Visitor's Center parking should be provided to the Farmstead area.

A scenic overlook along the bluffs would highlight some of the more noteworthy elevation changes and views of the preserve.

There would be a designated area for biking trails in the southern portion of the site, utilizing area that had previously been used by the biking community. Partnership with the local Fat Tire clubs is encourage for trail layout and care taking of the bike trail network.

The Master Plan was developed with input from stakeholders, the community, and Guilford County Parks and Recreation Department staff and strived to propose enhancement compatible with the site's unique history and identity that would be a community asset to be used by all.

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- C Soils Map
- D Hedgecock Farm Historic Structures Map
- E Rich Fork Existing Trails
- F Community Input Survey and Results
- G Public Input Meeting Comments 1-13-2016
- H NC Natural Heritage Program - Biological Site Survey

Rich Fork Preserve Master Plan



Final Report 4.12.16



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Prepared For

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Prepared By

CLH design, p.a.

Executive Summary

In the fall of 2014, Guilford County Parks and Recreation Department selected design consultant, CLH design, p.a. to begin the planning process to develop a Master Plan for the Rich Fork Preserve located in northwest High Point, NC.

The purpose of the Master Plan is to provide vision and strategy guidelines for the development of Rich Fork Preserve based on community input and to minimize disturbance to site's significant historical and natural environment with the desired components and activities. The Master Plan includes existing conditions, site analysis, community input, concept development, recommended elements, and possible phasing priorities.

Rich Fork Preserve is a 116-acre site located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. Rich Fork Preserve is comprised of seven different tracts that was acquired by Guilford County using taxpayer approved open space money from a 2004 bond referendum. The assembled tracts that make up Rich Fork Preserve are surrounded by residential neighborhoods and development. Tributaries of the Rich Fork Creek, headwaters that flow into the Yakin-Pee Dee river basin, traverse the mostly wooded, late 19th, early 20th century farm site. Multiple existing utilities bisects the property.

The first part of this master plan process includes site analysis, community research and data collection, attending public meetings with an established focus/stakeholder group and conducting a community survey.

The key community concerns and recommendations identified from stakeholder meetings include:

- Health/Fitness
- Conservation
- Preserve Access
- Passive Recreation
- Stewardship

The leading type of amenities the community survey respondents selected that they would be most likely to use were:

- Hiking Trails
- Mountain Bike Trails
- Multi-Use Trails

The master plan process integrated the public feedback into its recommendations and worked to propose enhancements compatible with the site's unique history and identity.

The Master Plan was developed with input from the community and Guilford County Parks and Recreation Department staff. The Master Plan will include a historic Farmstead, Main Trail, Walking Trails, an area for Hike/Bike Trails, a future Visitor's Center/Restroom, Overlooks, Trail Bridges, Forest Restoration areas and opportunities to promote Conservation/Education.

Introduction

In the Fall of 2014, Guilford County Parks, Recreation and Cultural Resources Department (PRCR) and the selected design consultant, CLH design, p.a. (CLH), began the planning process on the development of a Master Plan for the Rich Fork Preserve located in northwest High Point, NC. Prior to beginning the master plan process, much time and work had already been achieved by others, including documenting the historic farmstead structures on site, biological inventory of the site through the Natural Heritage Program and mapping of the existing trail network. The Master Plan includes existing conditions, concept development, recommended elements and phasing priorities. This Master Plan is intended to be used for planning, budgetary probable costs and phased implementation of improvements.

Project Overview

The proposed Rich Fork Preserve is a 116-acre site located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. Rich Fork Preserve is comprised of seven tracts acquired from four property owners by Guilford County using taxpayer approved open space money from a 2004 bond referendum. The previous owners were the Hedgecock Estate, Douglas, Rogers and Sloan families with the Sloan property being clear cut prior to the purchase by the County. The assembled tracts that make up Rich Fork Preserve are surrounded by established residential neighborhoods, the YMCA, and Northwood Elementary School. Headwaters of the Rich Fork Creek that flows into the Yakin-Pee Dee river basin, traverse the mostly wooded, late 19th, early 20th century farm site.

Means and Methods

To begin the master plan process, CLH attended several meetings of the Hedgecock Farm at Rich Fork Preserve Committee, a focus group that has been involved with the preservation efforts of the Hedgecock Farmstead and the surrounding property that is Rich Fork Preserve. The Committee helped to identify potential stakeholders, explained the work that stakeholders have completed, along with issues important to them regarding the future of Rich Fork Preserve and the Historic Farmstead. This included providing information about the \$20,000 donation from Lib Conner for Rich Fork Preserve trail development to be named after her husband. The research information that the focus group shared along with the feedback that was provided helped shape the early Master Plan concepts for Rich Fork Preserve.

Visits to the site occurred early in the process with the initial tour conducted by the Hedgecock Farm at Rich Fork Preserve Committee and Guilford County. A subsequent site

visit by CLH provided additional site analysis and opportunities for a more detailed observation and field data collection.

Research, public participation, review of the study area context, field review, and site analysis and observation are some of the methodology that is used in developing the final Master Plan and report. Additionally, methods for community engagement were established early in the process to include social media outreach, stakeholder focus group meetings, a community survey, and a public meeting.

Site Context and Analysis

Natural Features

The 116-acre Rich Fork Preserve tract is located within the west quadrant of the city limits of High Point near the Guilford/Davidson County line. The assembled tracts that make up Rich Fork Preserve are mostly wooded with the exception of the original Sloan properties that were clear cut prior to the purchase by the County. The Preserve is currently surrounded by established neighborhoods, the Hartley YMCA and Northwood Elementary School.

Two tributaries of the Rich Fork Creek, headwaters that flow into the Yakin-Pee Dee river basin, traverse the site along the southern portion of the Preserve and from the north border through the property to the west side of the tract. The confluence of the tributaries is located downstream of the southwest corner of the Preserve property. The tributary that flows through the northern section is approximately 15 -20 feet wide with eroded and incised banks. The other tributary in the southern portion of the site is approximately 10-15 feet wide with much bedrock evident, especially the southeast section. Some of this stream's banks are also eroded nearer the west side of the property. These tributaries contribute to the uniqueness of the property including the 70' high bluff along the northern tributary and provide a very desirable amenity for visitors to the Preserve. A City of High Point sewer line parallels both tributaries through the property along with a clearly defined existing trail network. Both tributaries contains regulatory floodway with narrow floodplains along the streams per FEMA flood maps (Appendix B)



The topography of the site is made up of gentle to some very steep slopes along the two tributaries. The flatter upland area between the two tributaries comprises some of the site's

highest elevations and the location of most of the old farmstead. Elevation ranges approximately 70 feet to the highest point on the property resulting in some scenic and steep bluffs overlooking the north tributary. The bluffs in this area are nearly vertical and provide one of the more noteworthy points of interest of the Preserve.

In addition to the two tributaries traversing the property, the site offers a wide variety of vegetation and ecological habitat. A Biological Site Survey conducted by Moni Bates in 2013 as part of the NC Natural Heritage Program provides a more comprehensive description of the natural communities, site ecosystem and habitats of Preserve (Appendix H).

Soils on site are Chewacla loam along the floodplains with the uplands comprise of Wilkes-Poindexter-Wynott complex and Wynott-Wilkes-Poindexter complex soils. See Natural Resources Conservation Service Soil Map (Appendix C).

Existing Utilities

There are various existing utility easements that utilize the floodplains or traverse across the Rich Fork Preserve property. The City of High Point has sewer lines with 15' easements parallel to both of the property's two streams. A Piedmont Gas 50' easement bisects the approximate center of the site from east to west. A Piedmont Gas utilities substation is located on the east property line at the end of Homestead Avenue. An OHE line with a cleared easement also traverses the middle of the site.

Historical

Another unique feature of the Rich Fork Preserve is a mostly intact late 19th, early 20th century farm site. This is the old Hedgecock Family farmstead containing an 1890's farmhouse along with approximately 10 outbuildings, an old well and old field areas. Much work and effort has been put forth by the Rich Fork Hedgecock Farm at Rich Fork Preserve Committee in regards to the research and preservation of the historic farmstead. Some of their achievements have resulted



in grants and funding being procured for an assessment of the historic farmstead, crafting a stabilization plan and to explore historic register nomination with the North Carolina Department of Cultural Resources. The historic farmstead has the potential to be the center piece of the Preserve. See mapped farmstead layout (Appendix D).

In addition to the historic farmstead, remnants of a working rock quarry exists within the Rich Fork property. An undated photo provided by Hedgecock Farm at Rich Fork Preserve Committee shows the quarry being worked.

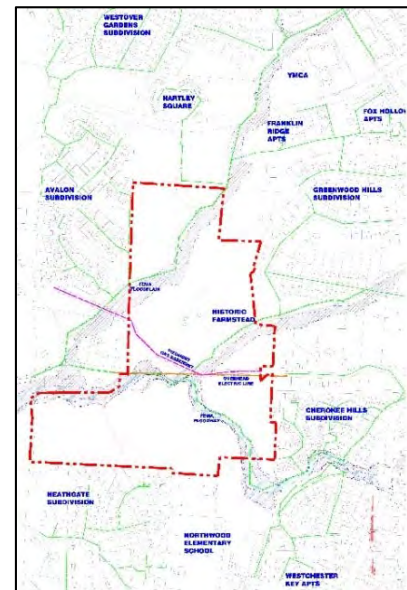


Photo of an early 20th Century rock quarry that is now the Rich Fork Preserve property (Hedgecock Farm at Rich Fork Preserve Committee)

Community Framework

The Hartley YMCA is located north and adjacent to Rich Fork Preserve property and has express interest in partnering with the County to develop a trail connection along the existing sewer easement from the YMCA property to Rich Fork Preserve. Located adjacent to the south property line of Rich Fork Preserve is Northwood Elementary School which could also be connected using the existing sewer easement and a possible access point into the Preserve.

The Rich Fork Preserve property has established residential neighborhoods adjacent on all sides. Most of them are single family residences though apartment complexes are also present within walkable access to the Preserve. Some of these neighborhoods are Avalon, Heathgate, Cherokee Hills, Greenwood Hills, Westchester Key, Franklin Ridge, Hartley Square and Westover Gardens.



Rich Fork Preserve Adjacent Neighbors

Community Outreach, Engagement, and Participation

Community participation is an important component of the master plan process allowing multiple opportunities to engage the community and solicit input throughout the process. This participation helps foster a sense of ownership for the community and encourages future stewardship for the preserve. The following summarizes the community outreach that has been used to engage the public during the planning process. Social media was used during the planning process to encourage community participation, provide information and to promote the Rich Fork Preserve.

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During the October 27, 2104 meeting of the Rich Fork Hedgecock Farm at Rich Fork Preserve Committee, those in attendance were engaged in small groups activities to seek ideas, priorities and concepts for the Rich Fork Preserve property. The focus headings and priorities for the Preserve that resulted from these activities were:

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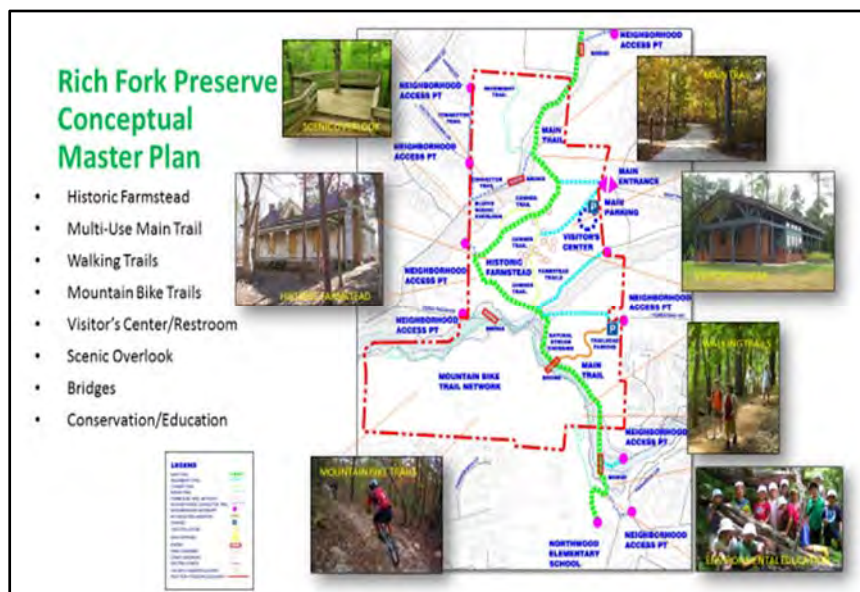
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Conceptual Master Plan*

The plan called for leaving the pre-existing bike trails and keeping this area separated from the remainder of the preserve. There would be a separate trailhead parking and entrance at the end of Homestead Avenue, adjacent to the Piedmont Gas substation.

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Main Components of the Master Plan

Historic Farmstead	Scenic Overlook
Multi-Use Main Trail	Bridges
Conner Trail	Conservation/Education
Walking Trails	Connection – YMCA and Northwood
Single Track Bike Trail Area	Elementary
Visitor's Center/Restroom	

Historic Farmstead: This is a great example of a former early 20th century working farm. Much of the existing structures remains intact and would be a center piece of the Preserve providing opportunities to the community for education, stewardship and historic preservation.

Main Trail and Walking Trails: The main trail would serve to not only provide access to the surrounding community, but also provide the "so called spine" for the Preserve. The main multi-purpose trail would extend beyond the boundaries of Rich Fork Preserve to the YMCA and to the Northwood Elementary School. Partnerships with both the YMCA and the school could be cultivated, along with providing opportunities for education, discovery and play for these organizations within the Preserve.

Secondary walking trails are proposed where many of the existing old farm roads, existing easements and/or existing trails are located providing access throughout the Preserve. These would be mulched or natural surfaced trails. These would include the Conner Trail along the southern tributary.

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A scenic overlook along the bluffs would highlight some of the more noteworthy elevation changes and views of the preserve.

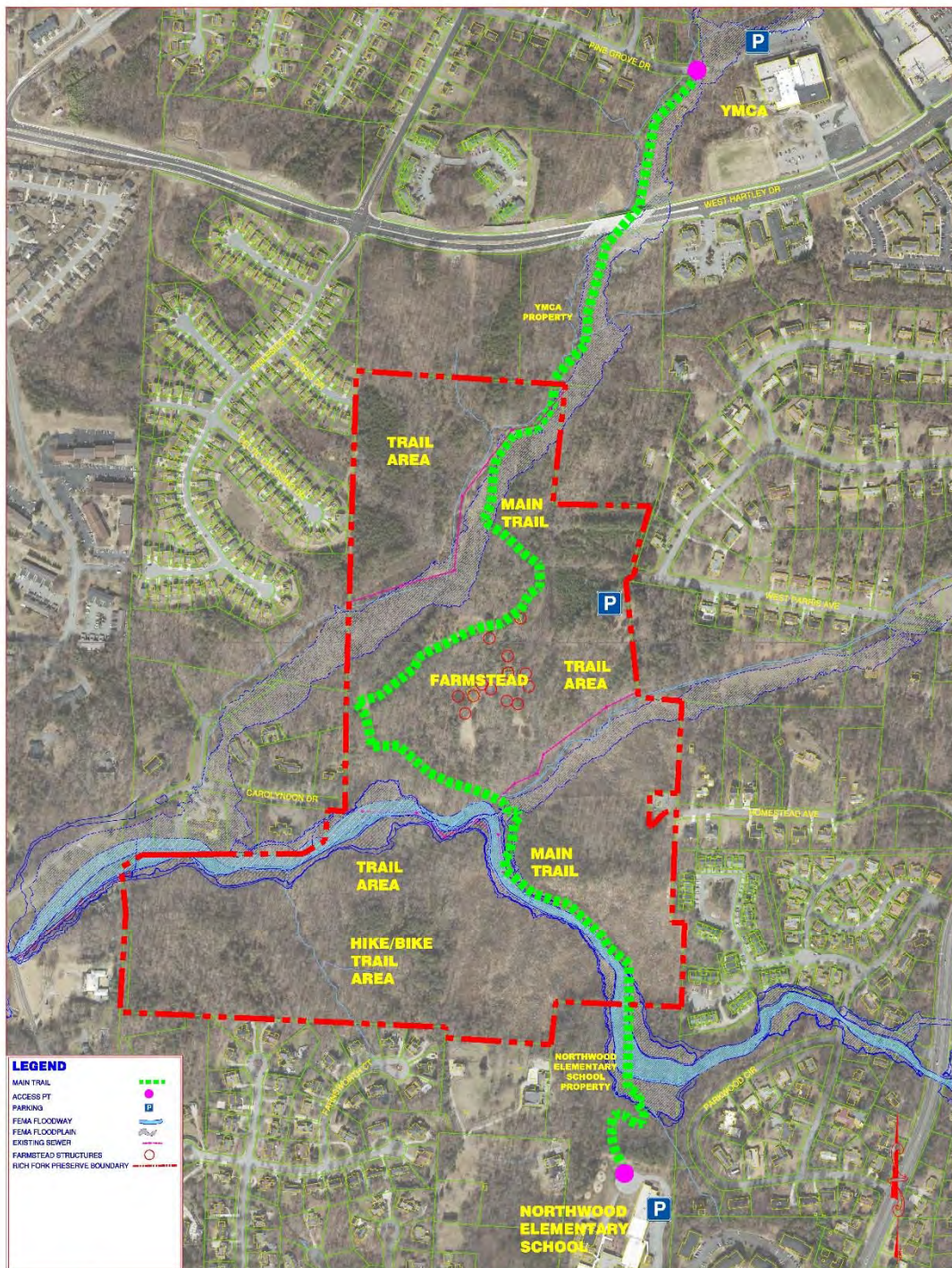
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- H NC Natural Heritage Program - Biological Site Survey

Appendix A Rich Fork Master Plan

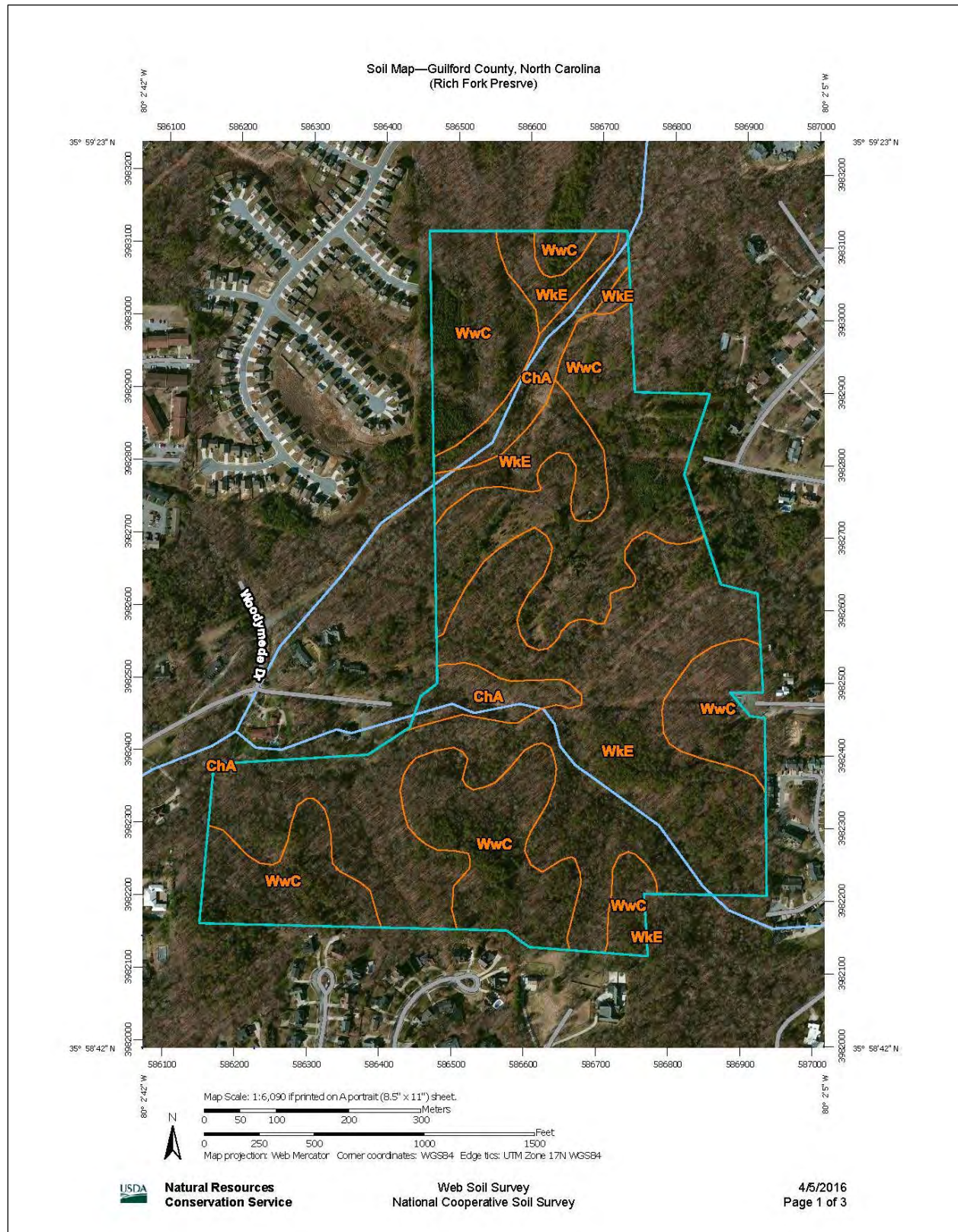


GUILFORD COUNTY RICH FORK PRESERVE MASTER PLAN

3/30/16



Appendix C Soils



Map Unit Legend

Guilford County, North Carolina (NC081)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	4.1	6.9%
WkE	Wilkes-Poindexter-Wynott complex, 15 to 45 percent slopes	20.4	34.3%
WwC	Wynott-Wilkes-Poindexter complex, 2 to 10 percent slopes	34.9	58.8%
Totals for Area of Interest		59.4	100.0%

Soil Map—Guilford County, North Carolina
(Rich Fork Preserve)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

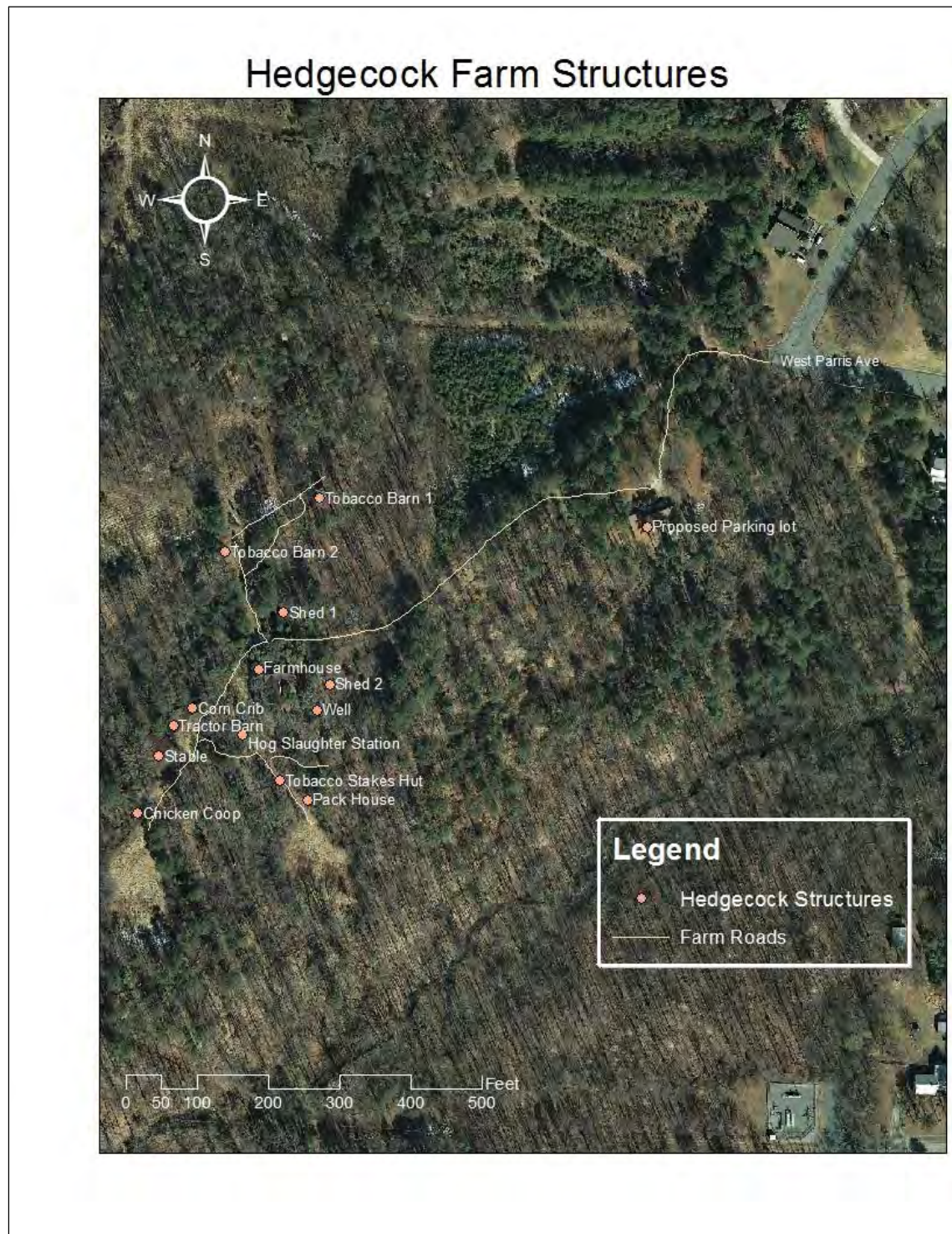
Soil Survey Area: Guilford County, North Carolina
Survey Area Data: Version 13, Sep 10, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 11, 2011—Mar 3, 2011

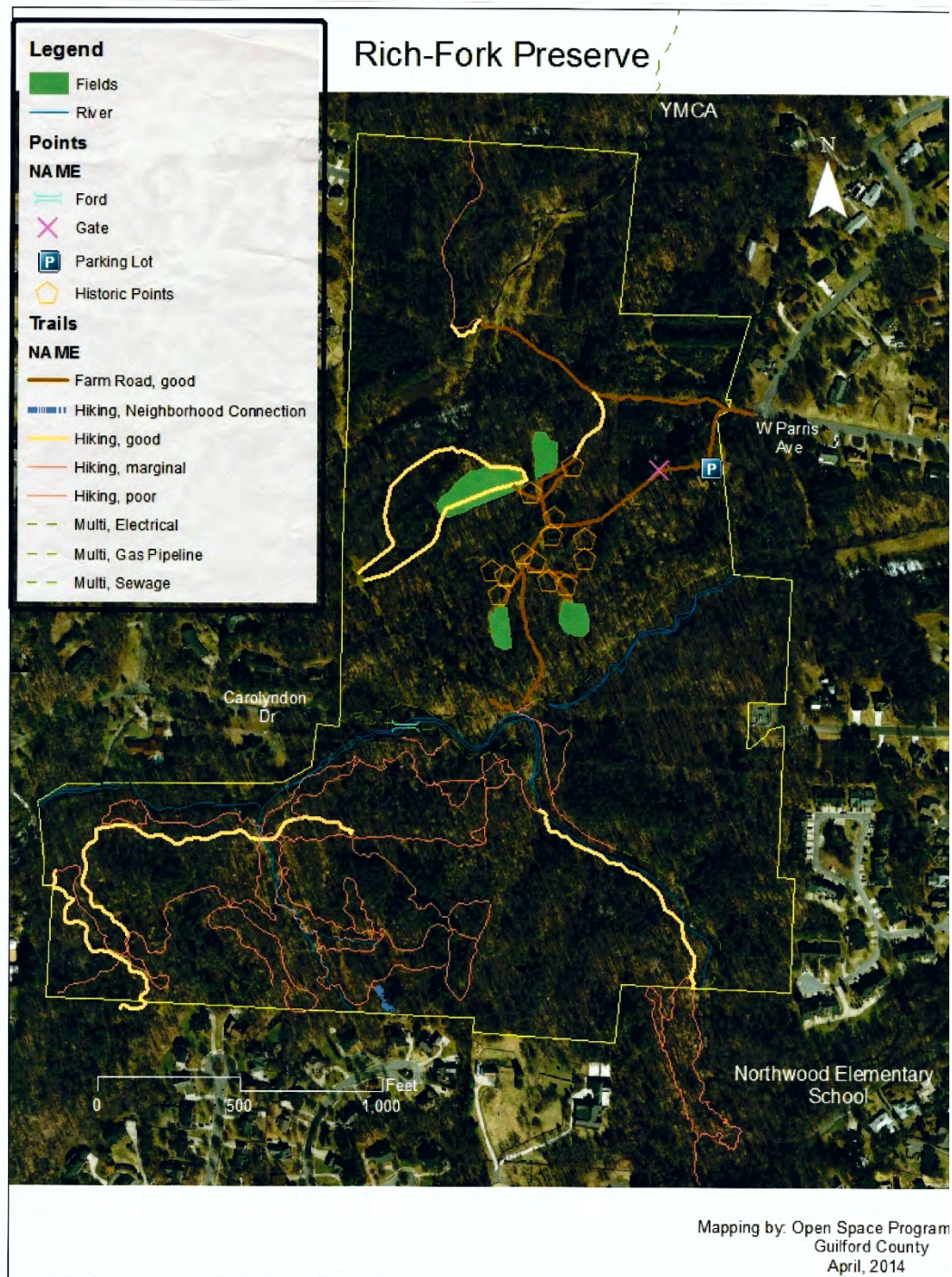
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Appendix D Existing Farmstead Structures

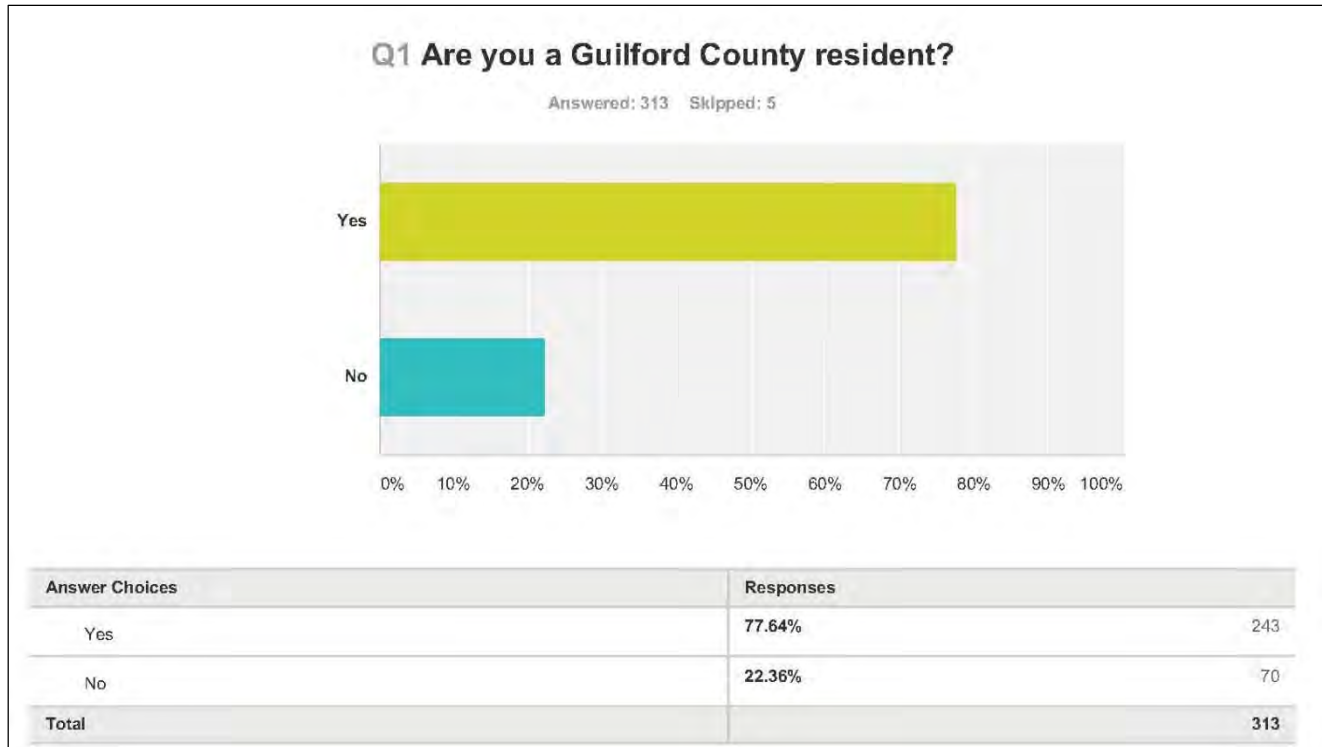


Farmstead Structures GPS Location – Provided by Guilford County

Appendix E Existing Trail Network



Appendix F Community Survey Questions



Q2 What neighborhood do you live in? (If applicable)

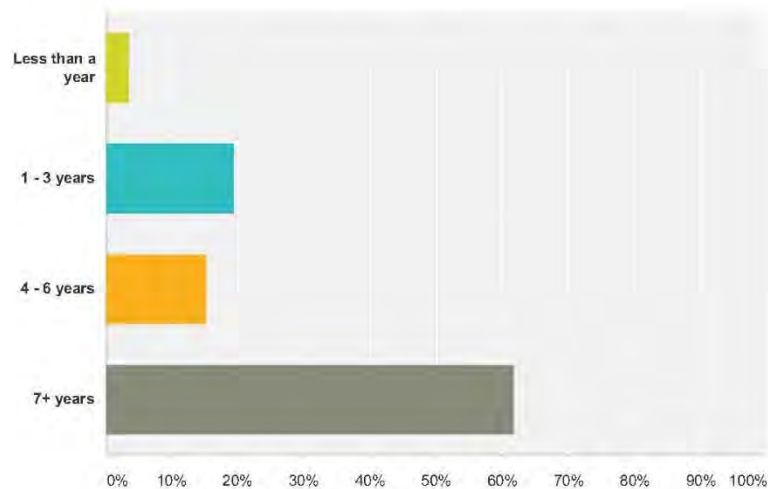
Neighborhood (City/Town)

North Beech	Greensboro	Lindley Park	Greensboro
Avalon	Highpoint	Garden Homes	Greensboro
Jamestown		Oakview	High Point
Emerywood	High Point	Kirkwood	Greensboro
Adams Wood	Greensboro	Guilford Greene	Greensboro
Meadows at Jamestown	Jamestown	Westerwood	Greensboro
Townsend Forest	Browns Summit	The Bluffs at Willow Creek	High Point
Forest Oaks	Greensboro	Kirkwood	Greensboro
Quail Run Farm	High Point	Battle Forest	Greensboro

Sunset Hills	Greensboro	Hillscres Manor	High Point
Starmount Forest	Greensboro	Green Valley	Greensboro
College Hills	Greensboro	Laurel Oak Ranch	High Point
Hamilton Lakes	Greensboro	Oak Ridge	Stokesville
British Woods	Greensboro	Sunset Hills	High Point
Ridgewood	Greensboro	Milbourne Heights	High Point
Saddle Creek	Greensboro	Tecumseh	High Point
Lawndale Homes	Greensboro	Northern Shores	High Point
Three Meadows	Greensboro	Hickwood Forest	High Point
Peaceful Meadows	High Point	Sedgefield Lakes	Greensboro
Angels Glen	Stokedale	Sherwood Park	High Point
Blairwood Estates	High Point	Irving Park	Greensboro
Trinity Lake	High Point	Shorewood	High Point
Waterford	High Point	Summerfield Farms	Summerfield
Adela Cove	Jamestown	Merry Hills	High Point
Hickory Trace	Greensboro	Old Irving Park	Greensboro
Oak Hollow	High Point	Cottlesmore	High Point
Whitestone	Greensboro	River Oaks	Oak Ridge
Wendover Hills	High Point	Tuxedo Park	High Point
Sterling Ridge	Greensboro	Olde Eden	High Point
Adlerbrook	High Point	Meadowridge	High Point
North Shore	High Point		
Natchez Trace	Greensboro		
Dorsett Downs	Stokesville		
Huttons Lake	High Point		
Hampton Park	High Point		
Lilliefield	High Point		
Shadybrook	High Point		
Thicket	Greensboro		

Q3 How long have you lived at your current address?

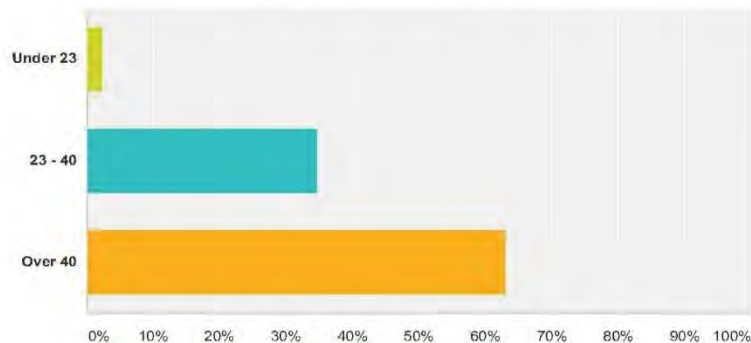
Answered: 309 Skipped: 9



Answer Choices	Responses
Less than a year	3.56% 11
1 - 3 years	19.42% 60
4 - 6 years	15.21% 47
7+ years	61.81% 191
Total	309

Q4 What is your age?

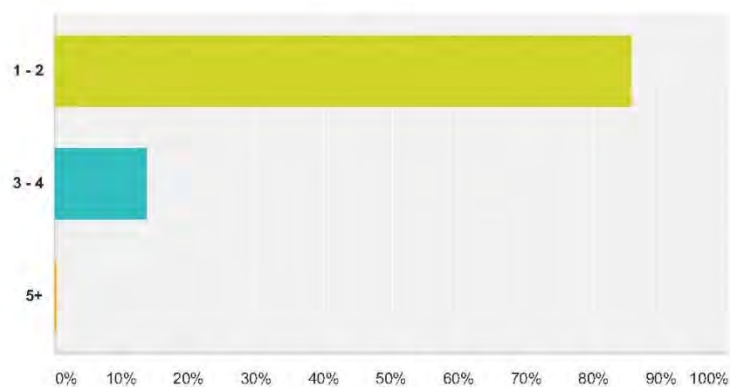
Answered: 308 Skipped: 10



Answer Choices	Responses
Under 23	2.27% 7
23 - 40	34.74% 107
Over 40	62.99% 194
Total	308

Q5 How many adults (18+) are in your household?

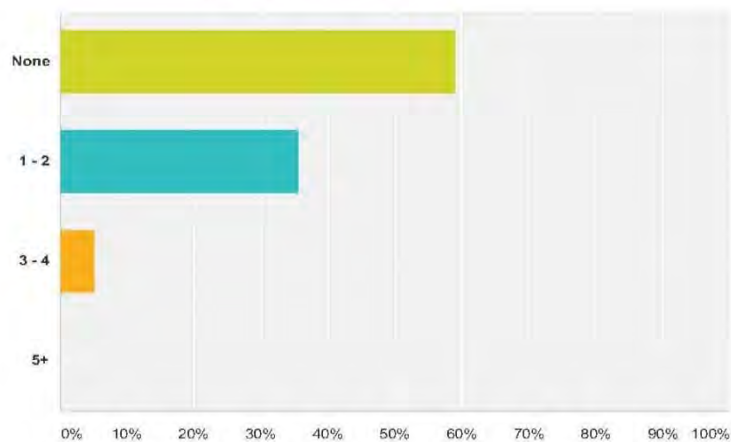
Answered: 310 Skipped: 8



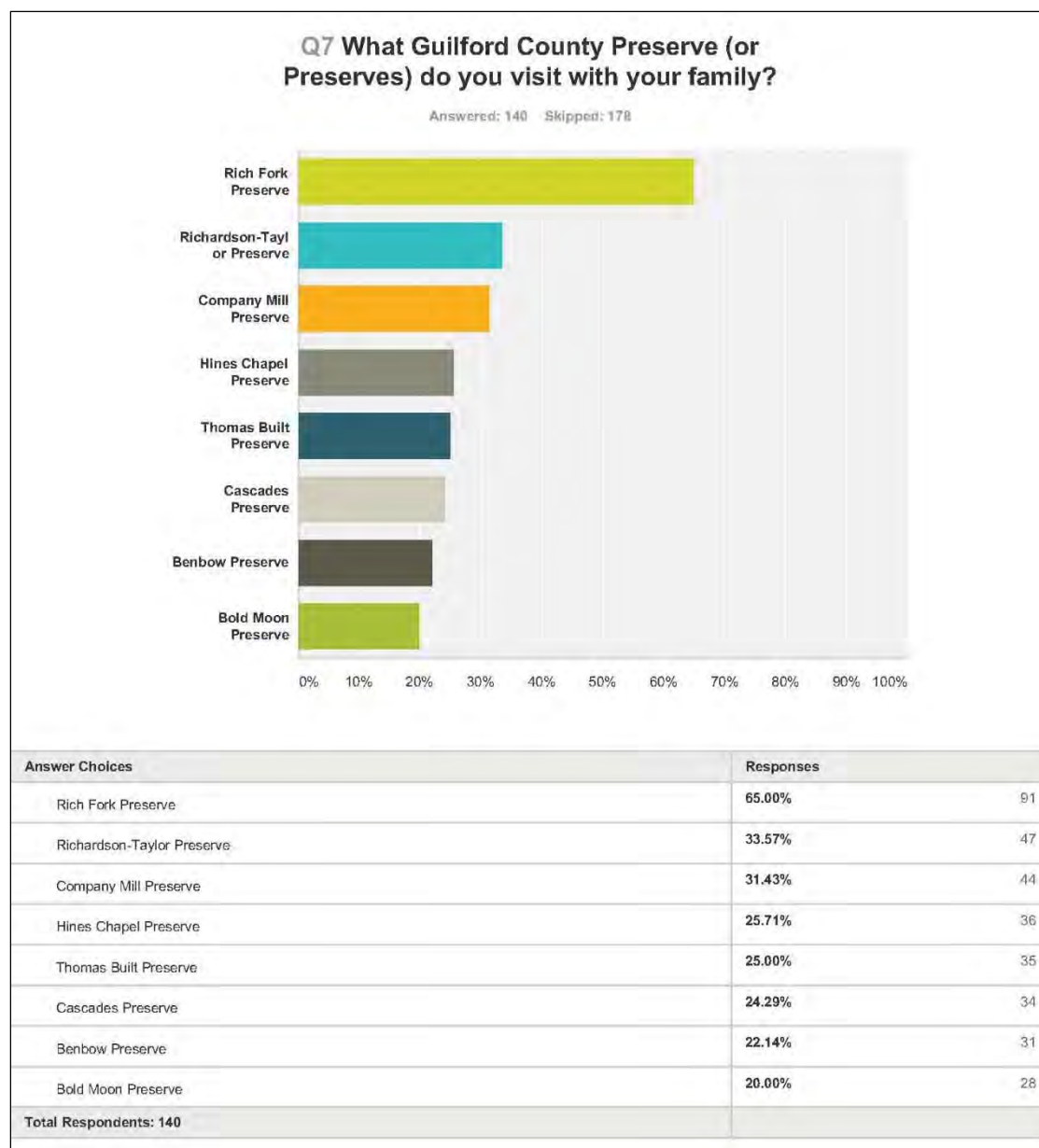
Answer Choices	Responses
1 - 2	85.81% 266
3 - 4	13.87% 43
5+	0.32% 1
Total	310

Q6 How many children (under 18) are in your household?

Answered: 308 Skipped: 16

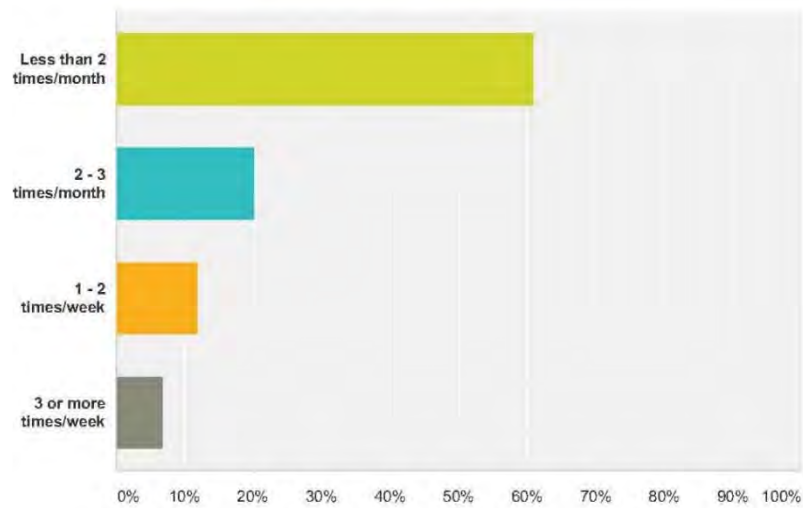


Answer Choices	Responses
None	59.09% 182
1 - 2	35.71% 110
3 - 4	5.19% 16
5+	0.00% 0
Total	308



Q8 How often do you visit Guilford County Preserves?

Answered: 202 Skipped: 116



Answer Choices	Responses	
Less than 2 times/month	60.89%	123
2 - 3 times/month	20.30%	41
1 - 2 times/week	11.88%	24
3 or more times/week	6.93%	14
Total		202

Q9 What type of activities do you engage in while at local preserves?

Responses
Hiking
Mountain biking and hiking
Bicycling
hiking, enjoying the scenery, geocaching where available
walking
Hiking
Mountain biking
Hiking mtn biking
Hiking
None
Hiking
Dog walking
Mountain Biking
Cycling, Recreation
Hiking, biking, running
Hike or bike if allowed
walking
Trail running
Mountain biking with friends and family. Really liked the Northwood trail network
Hiking
Hiking, running
Hiking, bird watching
hiking
hiking
Bike and hike
Hiking & Nature walks
Looking, being peaceful, happy we have preserves.
Walking, Bicycling
Cycling
Mountain biking
Wildlife viewing
Bike

Hike
Mountain bike
Hiking
hiking, mtn biking
Hiking
Walking or biking
Hiking and mountain biking. Also, play with daughter
Family fun and mountain biking
Mountain Biking
Hiking and mountain biking. This was more when I was younger at North wood. I did not even know about any preserves in High Point so we usually go to Greensboro now
Anything active with friends or quiet time on my own
Hiking, biking if allowed
Hiking, mountain biking
Cycling
Mountain Biking (if available). Rollerblading, other active sports.
Mountain Biking and walking
Cycling and hiking
Hiking and biking
I didn't know they exist
Hiking with my 3 year old son and my wife.
Mountain Biking, Hiking, Walking, Photography
Bicycling
Walking, biking
Bicycle
Biking when allowed
walking/running
Bike Hike Run
Biking. Trail hiking
Trails
Biking
Biking hiking walking
Hiking, Biking
Mountain biking
Hiking
I enjoy mountain biking.
Walk
HIKING, FORAGING, BIRD WATCHING

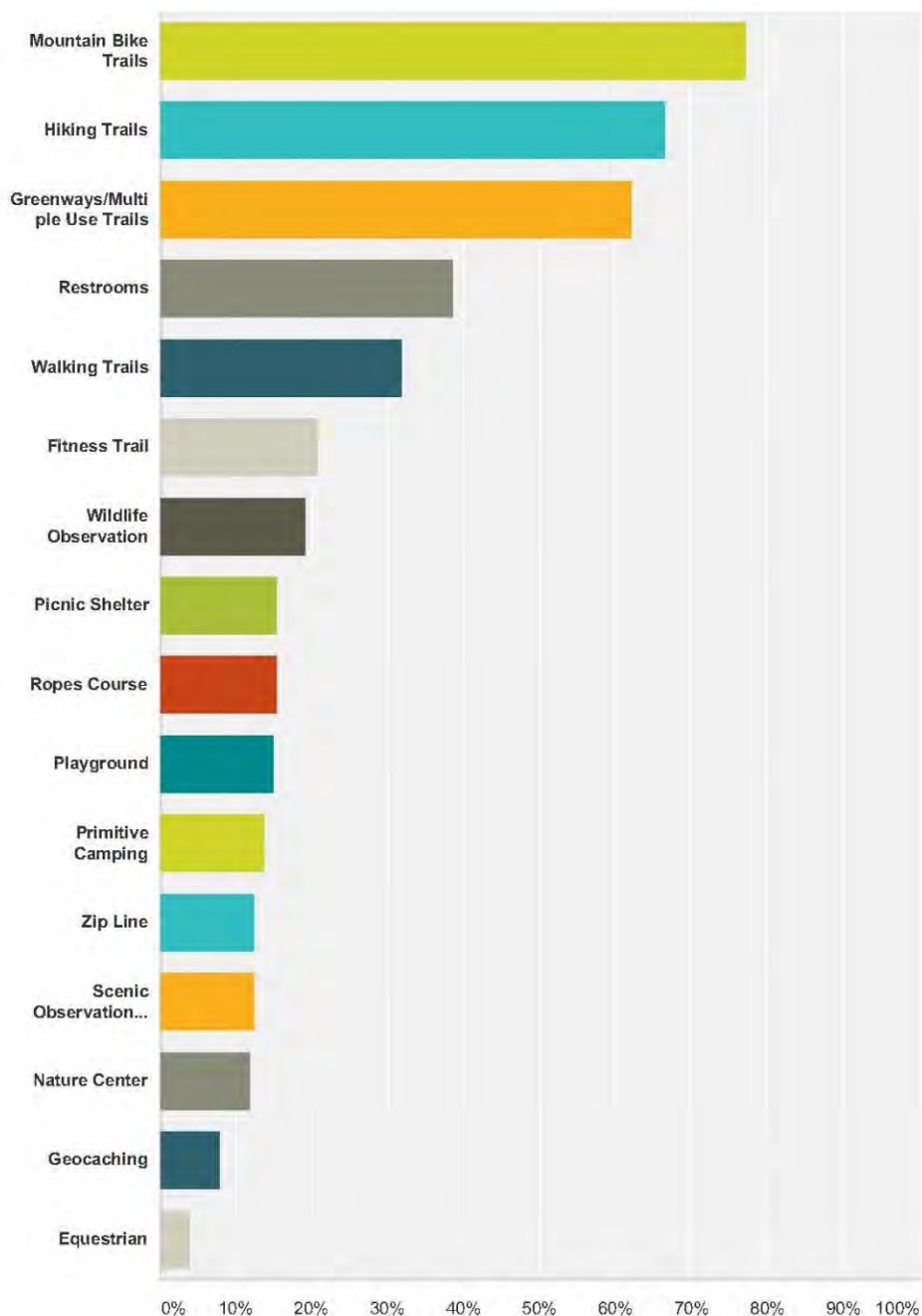
Hiking, walking dogs, biking
Walk, run
Play ground, camping, and disc golf, hiking, trail running
Mtn. Biking
Hiking
Mountain biking
Hiking
Mountain bike riding
There is nothing to do at any local preserve.
Mount biking hiking
Mountain biking and running
Mountain biking, hiking
Bike, hike, picnic
MTN biking
dog walking, biking, running
mountain biking/hiking
riding
Hiking, birdwatching
hiking, biking
Hiking and biking
Greenway cycling Biking on approved trails
mountain biking and hiking.
Cycling
multi use greenways and trails
Mountain Biking
Mountain Biking
Mountain biking
I'm not aware of any of these preserves. I need to learn about them and their location!
Walking, hiking, biking, walking the dog
Hike. Run. Mountain Bike.
Moutain bike
mountain biking road cycling
I would utilize the Company Mill Preserve if it had mountain bike trails or even multi-use greenways in wet weather. Otherwise there is nothing there for me or my family. We are very active in biking, so we go where the trails are.
mountain bike riding, hiking
walking
Bike riding and hiking
Hike/ bike/ run

Mountain Biking
mountain biking
Not sure of mountain bike trails lie on a specific preserve but I utilize all of Guilford County's MTB trails on a regular basis.
Hiking
hiking
Hiking/biking
I have never heard of any of these places
Hiking biking
Exploring the trails, walking, mountain biking , playing on the Northwood playground
Mountain biking
biking, hiking
Walking and riding bikes. We just like to be outside and its close to home.
Hiking, mountain biking, trail running
Riding Bicycles
Hiking
Mountain biking
Mountain biking
hiking, mountain biking
Mountain biking / Hiking
hiking, running, and mountain biking
Walking, Hiking, Biking
Hiking
Trail running and mountain biking
Biking, hiking
Walking
Walking, exploring, bird watching, biking, playgrounds, geocaching
Hiking
hiking & mountain biking
Biking, hiking, kayaking
Mountain Biking, hiking
walking, birding
walking
Recreational walking and relaxing
walking or hiking
walking & enjoying nature
hiking
Mountain Biking

Walking; Hiking, wildlife viewing
Bird watching
Hiking
Hiking
Hiking, nature appreciation.
Hiking
Walking
Mostly just passing through.
We show the preserve to others, review plans for stabilizing the Hedgecock Farmstead, and raised \$20,000 to the trails.
hiking/walking/fitness

Q10 Which type of amenities would you and your household members be likely to use at the Rich Fork Preserve? Please check your top three choices.

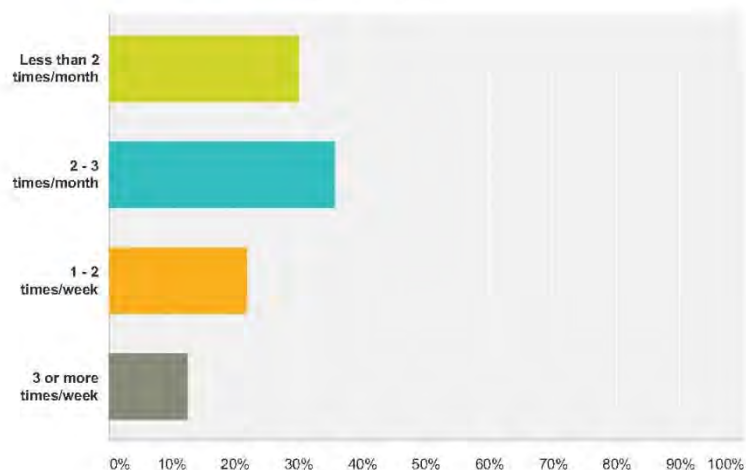
Answered: 254 Skipped: 64



Answer Choices	Responses	
Mountain Bike Trails	77.17%	196
Hiking Trails	66.54%	169
Greenways/Multiple Use Trails	62.20%	158
Restrooms	38.58%	98
Walking Trails	31.89%	81
Fitness Trail	20.87%	53
Wildlife Observation	19.29%	49
Picnic Shelter	15.35%	39
Ropes Course	15.35%	39
Playground	14.96%	38
Primitive Camping	13.78%	35
Zip Line	12.60%	32
Scenic Observation Area	12.60%	32
Nature Center	11.81%	30
Geocaching	7.87%	20
Equestrian	3.94%	10
Total Respondents: 254		

Q11 How often would you and your household members visit the Rich Fork Preserve?

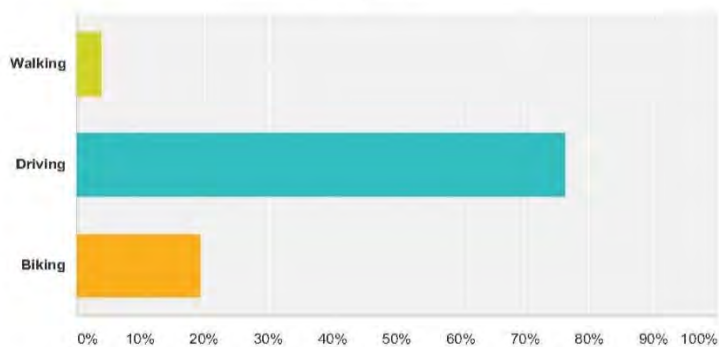
Answered: 247 Skipped: 71



Answer Choices	Responses	
Less than 2 times/month	29.96%	74
2 - 3 times/month	35.63%	88
1 - 2 times/week	21.86%	54
3 or more times/week	12.55%	31
Total		247

Q12 How would you/your family get to Rich Fork Preserve?

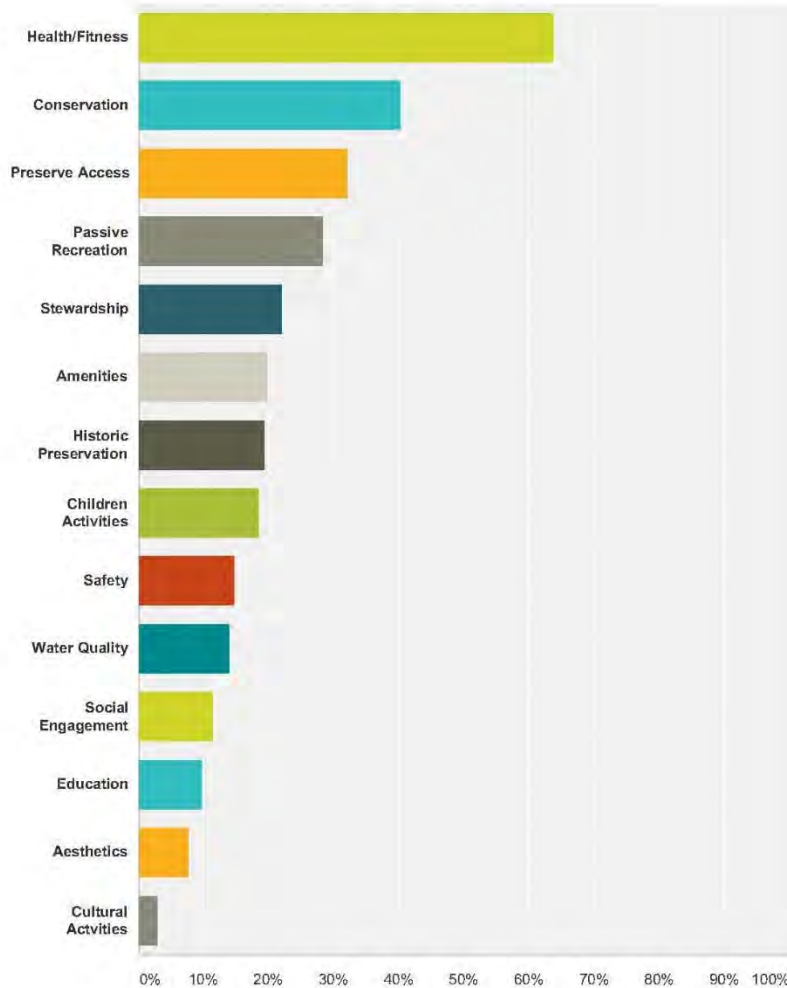
Answered: 246 Skipped: 72



Answer Choices	Responses	
Walking	4.07%	10
Driving	76.42%	188
Biking	19.51%	48
Total		246

Q13 What are the key issues that should be addressed in planning for the Rich Fork Preserve? Please check your top three issues.

Answered: 243 Skipped: 75



Answer Choices	Responses	
Health/Fitness	63.79%	155
Conservation	40.33%	98

Preserve Access	32.10%	78
Passive Recreation	28.40%	69
Stewardship	22.22%	54
Amenities	19.75%	48
Historic Preservation	19.34%	47
Children Activities	18.52%	45
Safety	14.81%	36
Water Quality	13.99%	34
Social Engagement	11.52%	28
Education	9.88%	24
Aesthetics	7.82%	19
Cultural Activities	2.88%	7
Total Respondents: 243		

Q14 What individuals, group, or organizations do you think should be engaged in the Rich Fork Preserve planning process?

#	Responses
1	Greensboro Fat Tire Society
2	I would imagine that local government, if mtn bike trails are being developed then the Fat Tire Society, and the public
3	Fat tire society
4	Greensboro Fat Tire Society, Guilford County Trails department, Mike Simpson (City of Greensboro employee who used to be over Greensboro trail system)
5	Greensboro fat tire society for mountain bike trails
6	Community members from High Point, Parks & Rec. staff
7	Staff of Northwood Elementary
8	Local bike shops, community persons with passion for the land
9	Bicycle groups
10	Greensboro Fat tire assoc
11	Any. Ideally should be used for any outdoor activity the public would like to engage in to improve their physical and emotional well being. Specifically access for running/hiking and cycling should be focuses.
12	GFTS
13	Greensboro Fat Tire Society (GFTS)
14	Greensboro Fat Tire Society/IMBA
15	Fat tire society
16	Greensboro Fat Tire Society and the other cycling trailbuilding groups
17	Open Space Board, Sierra Club
18	Open Space Committee revived
19	Greensboro Fat Tire Society
20	Open Space Committee
21	Local and Environmental
22	Biologists, geologists.
23	NA
24	Greensboro Fat Tire Society
25	Greensboro Fat Tire Society
26	Gfts
27	greensboro fat tire society
28	No one political
29	Greensboro Fat Tire Society

30	Neighborhood Community
31	Greensboro Fat Tire Society
32	Greensboro Fat Tire Association, IMBA
33	Mountain biking organizations
34	Greensboro Fat Tire Society
35	Avalon hoa
36	Cyclist, naturalist, professional park planners
37	The existing committee
38	Greensboro Fat Tire Org
39	Outdoor organizations (hiking, biking, etc.) that represent Guilford County residents
40	Greensboro Fat Tire Society, Sierra Club
41	Cycling groups
42	Local Mountain Bikers (through the local bike shops),
43	Bicycling groups, High Point bicycle and hobby shop
44	Ymca
45	Community
46	Greensboro fat tire society and the international mountain bike association.
47	YMCA
48	Group volunteers and local people with interest
49	Local bike shops
50	YMCA
51	Greensboro Fat Tire Society, Bike Toy and Hobby
52	Greensboro Fat tire
53	Mountain bike clubs, hiking clubs outdoor clubs
54	Local bike shops and trail advocacy/building volunteer groups; avid cyclists
55	IMBA/GFTS
56	the Greensboro Fat Tire society
57	Individuals who live close People who would you preserve Y
58	Local bike shop, hospital fitness center, BIG, university,
59	Bike shops and mountain bikers
60	Parks and Rec.
61	Greensboro fat tire society, bicycle toy and hobby
62	members of local recreation groups or societys
63	Cycling trail building group
64	Greensboro fat tire society/sorba
65	Greensboro Fat Tire Society
66	Greensboro fat tire society

67	local bike shops, bike clubs, Brad Newby, Green door Wheel works, bicycle toy and hobby, professional trailbuilding companies.
68	Local bicycling enthusiasts
69	Greensboro Fat Tire Society
70	Hiking and Biking groups
71	Local mountain biking chapter, Fat Tire Society
72	Greensboro Fat Tire Society, RunnerDude's Fitness
73	Leadership High Point
74	The Greensboro Fat Tire Society and International Mountain Biking Association (www.imba.org)
75	Greensboro Fat Tire Society
76	Greensboro Fat Tire Society
77	GREENSBORO FAT TIRE SOCIETY BIKE CLUB TO HELP WITH GETTING MOUNTAIN BIKE TRAILS IN THE AREA.
78	Biking and hiking communities
79	City Council Area Neighborhoods
80	Greensboro Fat Tire Society
81	Fire Department
82	Greensboro fat tire society and high point fire department
83	Y's men
84	Citizens, city council
85	International Mountain Biking Association (IMBA Guilford County Chapter).
86	Greensboro Fat Tire Society
87	local cycle shops
88	Triad Mountain Bike Groups
89	Greensboro Fat Tire/IMBA
90	Greensboro Parks and Recreation Greensboro Fat Tire Society
91	Mountain bike groups, local bike shops
92	fat tire society
93	All Triad bike shops, Greensboro Fat Tire Society Mountain bike club
94	Cycling clubs like Greensboro Fat Tire Society (GFTS), youth groups, organizations that have helped plan parks.
95	Greensboro Fat Tire Service
96	imba
97	greensboro fat tire society
98	Mountain bike and hiking associations
99	Greensboro fat tire society
100	Hold open meetings, see if there are local support groups willing to help with planning, upkeep, trail building, raising money if needed, get historic society involved, schools
101	Parks and rec, greensboro fat tire society, terra tek trails llc
102	Greensboro Fat tire society

103	Fat Tire Society
104	IMBA, arts councils, police,
105	Greensboro Fat Tire Society
106	Greensboro Fat Tire Society
107	Everyone
108	Fat tire society
109	Greensboro Fat Tire Society
110	Greensboro Fat Tire Society
111	Fat tire society
112	Spin bike shop and bicycle toy and hobby. Really just anyone who wants it enough to help.
113	Greensboro Fat Tire Association
114	Greensboro Fat Tire Society.
115	Greensboro Fat Tire Society
116	gso fat tire society
117	Greensboro Fat Tire Society
118	local citizens, local outdoor organizations
119	Greensboro Fat Tire Society
120	Greensboro Fat Tire Society
121	Greensboro Fat Tire Society
122	The Greensboro Fat Tire Society
123	Bike shops and fat tire society
124	Fat tire society
125	Greensboro fat tire society
126	Cycling groups in Guilford County
127	Mountain bike groups to add trails in the area
128	Greensboro Fat Tire Society and Guilford County Parks and Rec
129	Bicycle Toy and Hobby Greensboro Fat Tire
130	Greensboro Fat Tire Society http://www.greensborofattire.org/
131	Greensboro Fat Tire Society
132	Greensboro fat tire society
133	Greensboro fat tire society
134	Greensboro Fat Tire Society
135	Greensboro Fat Tire Society
136	The Rich Fork Ad hoc Committee under Dot Kearns
137	Any one that lives in Guilford County that will respect the Open Space Preserve
138	Conservation groups Bi ped group Water quality groups
139	Greensboro fat tire
140	all ages should learn about the wilderness and natural areas in Guilford county

141	People who care for the land and want to fulfill what the county established at the outset
142	Neighbors
143	The bicycling community
144	Bird watching groups, walkers, hikers, wildlife viewers
145	Land and historic preservation specialists
146	YMCA
147	Local mountain bike and hiking groups
148	local mountain biking advocates
149	Members of the former Open Space Committee, anybody but Thomas and Robert.
150	YMCA
151	Sierra Club
152	High Point Historical Museum, YMCA, Guilford County Schools, High Point University, City of High Point
153	SW Renewal Foundation, City Council, City Parks & Recreation, Guilford County Council, KAB High Point, Northwood Elementary School, Hartley YMCA.
154	Hedgecock Homestead and Rich Fork Preserve Ad Hoc Committee who worked with the county to acquire the preserve, surrounding neighborhoods, HP Parks & Rec. Director, Lee Tillery, as well as the heads of Northwood School and the YMCA, as well as the state groups who have been involved to date, the NC State Historic Preservation office, Preservation NC, NC Forestry Service, etc.

Q15 Please provide any other comments or ideas that you have for the Rich Fork Preserve.

Responses
Mountain bikers take care of their trails. Especially the watershed trails in Greensboro for example. There are many cyclist in High Point that would readily be available to make trails for the enjoyment of everyone
I am unaware of the preserves in the county, so not having an option to say I have never been was not helpful. Also a map and a little more info on the project and area the project is planned would be ideal in the survey.
multi-use for enjoyment of widest possible segment of population is essential. Young to old and everyone in between should have something fun and interesting to do at the park.
High point desperately needs an area for fitness/ mountain biking.
If mountain bike trails are made. Please have them be mountain bike specific and not hiking paths also, its not wise to have horses or dogs on the same paths with bikes!
This is a fantastic opportunity for something to do in High Point for families!!
I think this could be a wonderful opportunity for students at Northwood Elementary.
To follow the lead of other groups in the state that have healthy ties in all groups for access and usage to preserve the land to have trails to keep these areas open and striving.
No bicycle trails in high point
Having alternating days for who is allowed access should be a possibility if it is determined that mountain bikers and equestrians need to avoid interactions.
The GFTS is a chapter of the International Mountain Bike Association (IMBA). They can plan, organize volunteers, and build quality sustainable trails that will last. High Point needs more mtb trails. Even if they are multipurpose.
Trails should be well-built and sustainable. This is why the input of IMBA is so important. This organization can provide information on building trails for any use.
Please more mountain bike trails!!
open space is not recreational space
Trails constructed under IMBA / USDA guidelines for hiking and biking
Greensboro Fat Tire Society
I believe Preserves should be used for hiking and education. They are also important for water, wildlife, and environmental conservation. Guilford County has many wonderful parks that can be used for all kinds of outdoor activities. It is important to leave some acreage undeveloped - especially for guided nature walks and educating our children.
A preserve is for keeping land as it is, not using it, not modifying it.. just letting it be. Birds, for example, need a certain amount of trees and space to flourish. We need mother nature as she is.
Mountainbike trails
Parking facilities, restrooms and water sources would be preferred.
Please please please consider Mountain Bike trails . . . there are little or no trails in the High Point area. Thank you for the opportunity to share my opinion.
I am a committee member and my ideas are being expressed in the committee.
Na

My hope is that the Rich Fork Preserve will be connected to the Bicentennial Greenway. I also hope that mountain biking trails are considered for the preserve. High Point and that part of Guilford Co. lacks good trails.
The Northwood trails are something that my family and I have used for years as an outdoor activity. After the majority of the trails were destroyed due to the clear cutting that took place. It required us to go to the other side of Greensboro to ride meaning that we rode less often. It would greatly benefit our community to have new technical and downhill trails put in. By doing such it would allow for a healthier community, safer community, and a way for the local economy to grow.
I am a novice bicycle rider, but enjoy it very much and want to ride more and farther but there are very few paved or hard surface trails in or near high point.
We need mountain bike trails in High Point please.
Highpoint desperately needs something of this nature to attract more residents to experience activities that Greensboro and surrounding counties already possess. This would be a great addition for our Community
Disc golf
Providing mountain bike friendly, multi-use trails in this portion of the county will be a big draw from near-by counties that do not have this type of trail.
I am a 5 year resident of high point and would love access to mountain biking in our part of the county
High Point is in DIRE need of mountain bike trails - everyone currently drives to Greensboro to ride!
high point needs a mountain bike trail.
Please do something that will enhance Guilford County, draw visitors, and increase property values.
I would love to see a strong mountain bike community develop here
high point needs mountain bike trails we are so behind
Despite common misperceptions, mountain biking can not only coexist well as multiuse trails but helps ensure regular maintenance, greater safety (in numbers), and maximum enjoyment of the land. Thanks for collecting input! Hope to help.
I have ridden some of the mountain bike trails that already exist in this area. It would be great to preserve them and expand the trail usage.
North High Point is in dire need of some sort of natural space where the public can enjoy the outdoors in activities such as mt. biking and hiking.
Would hope to see some mountain biking trails. Currently, High Point has none
Strong advocate for mountain biking trails.
I would like to see a trail system established for mtn biking like greensboro has in place. Preferably sustainable trails with little work done by machines in order to keep the trails open year round in all weather conditions.
I would like to see the Northwood mountain bike trails preserved, improved and expanded. There are no other such trails in High Point. The Greensboro Fat Tire Society, which is affiliated with the International Mountain Bike Association, would be a valuable asset in this process.
we need something like this in high point. i would not have to drive all the way to battleground to ride my mountain bike. would be able to ride everyday i get off from work
The issue to keep in mind is that biking has become an integral and effective way for people to maintain health and wellness as well as providing a means for families to enjoy outdoor activities together and get exercise. Mountain bike trails get bikers off the roads and into a scenic and safe environment while providing a means to a long, healthful life.
HIGH POINT HAS NO MOUNTAIN BIKE TRAIL. THIS WOULD BE GREAT AREA FOR TRAILS.
Mountain bike parks and pumptracks offer healthy outside recreation for kids all the way up to advanced adult riders. High Point is in serious need of ANY legal public place to mountain bike and the whole triad area is missing a good place for kids to learn and get involved. Bike parks or even just bike optimized trails are the best way to offer these resources.

There is a big need for mountain bike specific trails. The trails in greensboro are too crowded and are all in one area. I know lots of kids that want to get out and bike but they can't drive into greensboro because it's too far or they don't have a license. Building HIGH QUALITY imba certified FLOW trails specific to mountain biking promotes fitness and nature and keeps kids in the woods where they need to be.
This is a lovely property offering many opportunities for walking, hiking, wildlife and plant viewing, contemplation, and historic preservation and conservation education. Love to preserve our trees, fields, air, water. Balance those mega-sites with protected preserves!
I doubt many people have heard of this place. Get the word out
Please provide mountain biking. We don't have that in high point. If you want to attract young people to stay and revitalize the city, please make this a fun and engaging and safe place.
Please remain open to mountain biking.
Clean trails for biking
please include mountain bike trails and access. This is a great community of engaged stewards that will benefit the Preserve
Thank you for considering and hopefully moving forward on this.
High Point has almost no off road biking opportunities. Greensboro has over 60 miles of Trails. Please put some good trails in High Point. PLEASE!
High Point has no mountain bike trails, this location would be an ideal location.
Restoring Northwood trail system for mountain biking
ability to use for my own fitness/enjoyment and my families fitness/enjoyment will best ensure my use of the preserve.
A dynamic range of hiking and biking trails would be an incredible addition for both children and adults that would help to promote more areas of health and fitness in our community.
Need mtb trails in high point everyone has to travel to Greensboro or elsewhere to ride
Except for Hagan Stone, most off-road mountain bike trails are in the North of the county. Having a High Point option would be wonderful and very convenient
Mountain biking is a sustainable out door activity that helps preserve our natural resources as well as help fight cardiovascular and other chronic health related diseases. Mountain biking is a valuable recreation to expose our children and youth to early in life and to develop life long health habits.
No Bikes, horses, zip lines,only hand hewn walking trails planned with expertise from a biologist. Dr. Stine for archaeology studies.
Thank you to all who made the Preserves possible
Please publish results of survey for public
Please preserve the natural flora and fauna and the original home site. Limit public access to a walking trail.
Should remain a remote area with as much of the property undisturbed as possible; allow clear cut area to regrow.
Preservation of native plants and wildlife
Please provide mountain biking to the preserve. Mt. Biking is healthy and provides economic benefits to areas they are located.
This preserve was purchased at the behest of the Open Space Committee for the express purpose of preservation and conservation. Mountain bike and horse trails have no place here.
Please utilize professional park/landscape architects to layout out trails
I envision an open preserve to be used for both recreation and educational purposes. The educational piece would include a walking tour of the tobacco farm with explanations of all the structures and their uses - highlighted with identification of trees, plants including unique flora and fauna that exist in the preserve. The recreational piece would be limited to foot traffic (hiking, jogging, etc), mountain biking and maybe horse trails.

It is bounded at Northwood Elementary School (not Northbrook as printed in the intro paragraph). Pl. publish this survey opportunity via HP Enterprise, City of HP Utility Invoice flyer, et al. Thanks and good luck!

We would like to see passive recreation, with access points at various places, but also be able to traverse the preserve by bicycle on one trail, at least. The City of High Point has applied for a city-wide sidewalk/pedestrian plan with Alta Planning and Design writing the application which was submitted Dec. 4th, and this plan should be incorporated with that of Rich Fork rail plan. The city-wide planning should start sometime in early summer. [Alta has 100% success rate in applying for pedestrian plans with the NC DOT].

Appendix G Public Input Meeting 1-13-2016

Tanya Flowers

From: Dwight Godwin
Sent: Tuesday, February 16, 2016 8:43 AM
To: Tanya Flowers
Subject: FW: Rich Fork Preserve

-----Original Message-----

From: Howard Gold [<mailto:zookeeper719@mindspring.com>]
Sent: Monday, January 18, 2016 12:07 PM
To: Dwight Godwin <dgodwin@myguilford.com>
Subject: Rich Fork Preserve

Dear Mr. Godwin:

We are very opposed to mountain biking at Rich Fork Preserve. This should not be allowed.

Howard & Mary Gold
336-855-5101
2516 Lakeshore Drive
Greensboro, NC 27407

Tanya Flowers

From: Dwight Godwin
Sent: Tuesday, February 16, 2016 8:43 AM
To: Tanya Flowers
Subject: FW: Rich Fork Preserve

From: J.G. Wolfe [<mailto:jgwolfe4@yahoo.com>]
Sent: Monday, January 18, 2016 9:41 AM
To: Dwight Godwin <dgodwin@myguilford.com>
Subject: Rich Fork Preserve

Mr. Godwin,

I'd like to comment on the Rich Fork Preserve plan in support of allowing access to the mountain biking community. I believe the Rich Park Preserve should be made available to those seeking outdoor recreation, including but not limited to mountain biking.

As a member of the Greensboro Fat Tire Society I have been exposed first-hand to mountain bike trail management that results in minimal environmental impact, allows for other forms of recreation, and does not intrude on private property owners. If legitimate access is provided to Rich Fork, these same standards can apply.

I have also been involved in a leadership role since 2012 developing the new Kernersville Mountain Bike Park in partnership with the Town of Kernersville. As in High Point currently, mountain bikers in Kernersville were forced to drive to Greensboro, W-S or elsewhere to ride. That is no longer the case. The level of support and volunteerism around this project – from mountain bikers and non-bikers alike – has been truly amazing. It is clearly something the Kernersville community wanted. High Point has an opportunity to do the same for its residents.

An asset like the Rich Fork Preserve should be shared in the ways the community desires. There is no question that mountain biking is one of the uses requested from the start and should therefore be part of the master plan for the preserve.

Best Regards,
J.G. Wolfe

Tanya Flowers

From: Dwight Godwin
Sent: Tuesday, February 16, 2016 8:43 AM
To: Tanya Flowers
Subject: FW: Rich Fork Preserve

From: Derric jennings [<mailto:derricjennings@gmail.com>]
Sent: Friday, January 15, 2016 3:06 PM
To: Dwight Godwin <dgodwin@mygullford.com>
Subject: Rich Fork Preserve

Dwight Godwin:

We would like to write to say that I support the master plan that was shown for the Rich Fork Preserve. I would like to see more room for bicycle trails on the property but am happy with what is being provided.

Derric Jennings
Sheri Jennings
Jordan Jennings
Alexander Jennings
515 Roseland Street
High Point NC 27265

Danny Jennings
Dolly Jennings
1411 Wales Drive
High Point, NC 27262

Dale Jennings
1701 Whitehall
High Point NC 27262

1

It's a beautiful piece of property that should remain a passive open space. I voted for the bond, but will not vote for another.

Deby Simmerson
3410 Greenhill Dr
High Point, NC 27265

David & Mary Ann Hart
1707 Farnsworth Ct.
High Point, NC 27262

- 1) How much traffic will impact the rear of Northwood School?
- 2) How much access will visitors have to Northwood School's playground area?
- 3) Is the school's parking situation not already stressed - This would eliminate

back parking lot for organized games -

5

4

- ① Does Guilford County intend to leave the Rich Fork Preserve to the YMCA? ② What about George Hallbrook's email detailing Commissioner Hank Johnson's offer of the Rich Fork Preserve to the YMCA.
- ③ I own property at 204 W. Pines Avenue. Why was I not included in any of your surveys? Why was the Greensboro Fat Tire Society invited to take the survey and nearby property owners were not invited? One member of the Greensboro Fat Tire Society bragged on the organization's Facebook page that he took the survey 17 times!! How much credence are you placing in the results from the SurveyMonkey online survey?
- ④ I support passive activities on the Rich Fork Preserve. Mountain biking should be prohibited!

Gloria Hatfield
901 Johnson St.
High Point, NC 27262

No posted record!

Pamela Williams -
Promont Plateau Sierra Club
2221 Oak Hill Dr.
Greensboro, NC 27408

6

1. The bike trail As Proposed is acceptable with the caveat - No night riding, no lights
2. There needs to be ramifications for bikers in other sections of property and a means of reporting unauthorized trail use

Thank you for the opportunity to provide input

VANCE ARNOLD 1-13-16
707 N. Church St
Greensboro, NC 27401

7

- If you are going to engage in historic preservation on Rich Fork Preserve I hope you will do the same at Old Moon Preserve for 2 existing/remaining structures.
- Segregation of hiking trails in the proposed area is acceptable to me, not beyond

To: GUILFORD Co. PARK Commission

9

I could go on and on, finding fault with the way the Rich Fork Preserve hearing was handled, as well as with the way the County Commissioners orchestrated the consideration of the Preserve's use, BUT I'll confine my remarks & opinions to what you wanted to hear. I believe the Preserve should be used for passive recreation - hiking, walking, teaching environmental education, bird walks, botany, and plant & water protection; not mt. biking. Bikers have trespassed on & degraded the land already.
"Mountain" biking - doesn't that imply in the mountains?
A firm NO to bikers.

Name: Marianna P. Royle
Address: 1502 Kenmare Ct.
High Point, NC 27260

Name: V. Q. Hunt
339 Homestead Ave
HP NC 27262
Phone: 869-9950

10

yes I rec'd post card -

also tried to talk to Hank Hanning. He will never get my vote for comm. again. He not only was rude - found out he is mtn Biker & had only his own interest at heart. also left msg for another comm. who never set 'd call.

Question ① How did a bond for Natural Preserve become an issue for park?

② If mtn Bikers are allowed - what keeps it from becoming motor bikes? Who is going to see they keep on this trail? They are already trespassing on land not granted to them! Hank Hanning

2

included - He would make a great lawyer if I needed a crooked one. You can not depend on him to support the purpose for which this bond was passed -

Please feel free to call & I will be glad to express my thoughts. As a bikers trail is very close to Piedmont Nature Gas facility at end of townshed. Making it very easy to sabotage putting whole city at risk. Some one (terrorist) would have easy access to blow up whole city of H.P. Has anyone discussed this w/ Pied. Nat'l Gas? VQ Hunt 12/13/16

To: Guilford County Parks

1/15/16
11

I attended the Rich Fork Park meeting at the High Point Library 1/13/16

My wife and I live in High Point (1502 Kenners Ct.) and also own a farm in Guilford Co (1607 Squire Davis Rd) which is listed as a restricted Conservation Easement.

I would like to see this park restricted to hiking & walking trails with no mountain biking allowed. This was the original intent and should not be changed.

Westchester Park in High Point has mountain bike trails and is located within 10 miles of Rich Fork Preserve.

You should consider a Conservation Easement for the Preserve with restrictions on its use.
Rafe Royle (336) 886-2573

13

Under no circumstances should mountain biking be allowed in the preserve!! This should be a preserve not a park. We live in the neighborhood.

Billy & Susan Koontz
303 Pine Ridge Dr.
27262

01/13/16 6PM

14

I'm not sure of the purpose of this meeting.

* Has there been an environmental impact study to show that bikes cause damage?

People at the meeting are yelling "No bikes". I don't understand. They are mostly elderly and just don't like bikes, for some reason.

B. Self - Heathgate

Harold Hunt
339 Homestead Ave
High Point, NC
PH! Mob. 2025

15

This bond was for a natural ^{preserve} ~~preserve~~ — Not
a public park.

Bikes would soon be motor bikes +
an open pathway to sabotage
Piedmont Nat'l Gas facility putting
all of H.P. at risk!

Why ~~was~~ was mtg scheduled for ~~later~~
better + public meeting held in
facility too small for crowd?

Wish power to be would listen to voters! RA ~~1/15/16~~

16

Marshall Paine

3208 Rolling Rd

High Point 27263

No dirt bikes!!

Ann Cutter 3225 Forsyth Drive, Greensboro, N.C. 27407

18

Are the bike trails going to be paved? If not, how will erosion and mud holes be prevented?

Will there be trails that are accessible for people who are unable to walk? If so, how will these be maintained?

What plans are there for trash collection and removal?

This meeting was billed as a "Commissioners meeting". It would have been useful if they had been introduced and then positioned so that people could see their reactions to comments.

SUSAN CONNOR
511 W. PARKWAY AVE
HIGH POINT, NC 27262

19

NO YMCA MANAGEMENT

PLEASE NO BIKE TRAILS ON THIS
UNIQUE PROPERTY.

THE 2014 PASSIVE ACTIVITY WAS
NOT DEFINED WHEN OPEN SPACE
BOND VOTED IN ORIGINAL BALLOTS.

THE INTENTION WAS TO PRESERVE
THE NATURAL BEAUTY OF THE AREA.
IN GUILFORD COUNTY & HIGH POINT.

Tom J. Hearn Jr

20

1575 John Knox Dr APT 10-102

Colfax, NC 27235

No Bikes

did not receive a postcard

21

Ray and Laura Boyes

301 Pine Ridge Drive

H. P. 27262

Absolutely no bike trails on Rich Fork.

all the rules will leave!

you are dictating what is to be done,
regardless of what the majority want!!

23

Susan ANDREATTA
315 W. Parris Ave
High Point, NC 27262
336-841-6949

Please keep the ~~High Point~~ Rich Fork Preserve as a preserve.
If bike trails can be just "trails" with no structures, no jumps or ramps - that might be OK.
Most of the emphasis should be on hiking, walking and learning about the old methods of farming. Please preserve the old structures that remain on the Hedgecock Farm.

Richfork Preserve Mtg Jan 13, 2016

24

- ① Very upset at venue chosen - not enough room to accommodate crowd - could not hear
- ② Speaker - Very ~~condemning~~ ^{condemning} to voters who showed up - we were not here to be entertained
- ③ Plan should be to leave land ALONE. No Bike Trails, hiking, etc. Will end up being used for drug deals + criminals more than anyone else.
- ④ No structures should be built
- ⑤ Have another meeting where people can actually get in and hear! ^{over}

Marie Hester
1713 Fernberry Rd.
High Point NC
906-7821

To Commissioners - Do something to help
the local economy in Guilford County.
Help business to thrive and improve
our schools. This bond money should
be spent in a more inclusive way.

25

I am in full support of bike
trails on this property. It is what
I intended when I voted for the
recreation bond that paid for the land.

Matt Schweitzer
mschweitzer@triad.rr.com

26

Cal Northrop

4968 Ridgerview Rd

Archdale, NC 27263

I AM IN FAVOR OF A MOUNTAIN BIKE TRAIL SYSTEM.
MY FAMILY AND I HAVE BEEN IN HIGHPOINT RESIDENCE FOR 22 YEARS
MY WIFE & I ARE 50+ YEARS OLD AND RIDE FOR EXERCISE 3 TO 5
TIMES A WEEK IN GREENSBORO, DRIVING 15000 MILES A YEAR
AND SPEND IN EXCESS OF \$15,000 YEARLY IN GREENSBORO EXPENSES
WE WOULD BOTH SUPPORT THE LOCAL BUSINESS IN HIGHPOINT

27

Doreen Northrop

4968 Ridgerview Rd

Archdale, NC 27263

I would love to have a mountain bike trail in High Point

I think it would be good for the community and local business - I am 53 yrs old and ride for exercise and enjoyment of the outdoors.

Our group (900 members) are against the use of Rich Fork or any open space land for mountain biking or management by the YMCA. The space can be open to hiking, walking or simply wilderness. If you need support, I suggest sponsors like Sierra Club sponsoring Bold Moon. This land was intended to be a preserve. Biking tears up the land with eroded trails and are noisy

Robert Pollet

Chair, Sierra Club PPG

5509 Clydebank Rd
Greensboro NC

boblap27@aol.com

RANDY PROCTOR
616 Wright Rd
Kernersville, NC 27284

29 year-former Guilford Cty resident

Would love to see Rich Fork to be partially used as a park. Mountain Biking very much included! (anti-bike people)
This meeting tonight ~~was~~ attended by at least 15 people who don't even know geographically where this property is and I believe that they wouldn't even go there to utilize it.

Please commissioner, vote for the mountain bike trail.

RP.

31

- 1) Robert McNeese gave a definition of "passive recreation". The definition included "unorganized + unstructured" activities. The mountain biking community often organizes group rides which might include upwards of 30 or 40 riders.

Therefore mountain biking does NOT meet the definition of passive recreation.

- 2) I am against mountain biking on the Rich Fork Preserve. It is NOT an appropriate use of the property.

Julie Sanders
1713 Farnsworth Ct
High Point, NC 27262

* I received a post card. *

- Rich Fork is a Preserve not a park! Mountain Biker - No!!!

32

- Passive Recreation is no biking (mountain biking!). ^{Special interest group! No special treatment!} ~~disturbance~~

- This meeting is a sham!!! Not a democratic meeting since people could not speak and bring discussion to the issues. Everyone thought we were going to have an opportunity to speak. That is the whole issue. The County staff will not communicate professionally or otherwise to the Hedgecock Committee, ^{or anybody else except the mountain bikers.} What kind of professionalism is that?! McNeese, Hawley, ^{Hawley, etc.} Marshburn, Walker, - there is no trust in the county government with the aforementioned people.

- You all have brought anger and distrust..... calling a meeting for input and not getting it in the typical town meeting style. Shame on you.

- Just show respect to the many volunteers that have worked on Open Space. Be Professional, act professional!

Judy Whitacre
51150 Bunch Rd, Summerfield, NC
27358

Shirley Prince

Rich Fork Preserve

33

217 Westridge Dr.
High Point NC 27262

I did not receive a postcard about this meeting.

- I'm glad the "if" will not be involved.
- What safety things will be in place? Will it be safe for a woman to walk alone on the trails, or for a 10-12 year old child to ride his/her bicycle?
- Will there be a first-aid station (or) on the trails?
- ~~phones at various locations for contacting police or EMS.~~ (Many people have cell phones, but not all.)
- Councilwoman Cynthia Davis City Hall
- No Mountain bikes, no motorized vehicles
- Will someone patrol at night to keep homeless people from setting up camp?
- Must have restrooms!

1. I feel the spirit as well as the stated intentions of the original land owners to have this property kept as natural as promised.

35

John Preston
109 Penny Rd
High Point

Jack Jezurek

37


1405 Fairmount St
Greensboro 27403
272-6664

The 2000 and 2009 Open Space Reports do mention bike trails but it says "... bike trails as connectors between core areas" or words to that effect.

Bike trails as connectors, NOT mountain bikes and not INSIDE the core areas.

Rich Fork is a core area. So a bike trail connecting the RFP with other core areas, such as Westchester Park, is fine. But not mountain bikes WITHIN Rich Fork or any other preserve.

Mountain bike complexes belong in parks, not open-space preserves. If they are allowed, this is simply Bartand Switch.

 Carol Rawleigh
Guilford County citizen
1413 Whidden Place
Greensboro NC 27408

38

- The Open Space committee & the landowners who sold their property worked many years to secure lands for ~~conservation~~ ^{to} conserve land in as pristine a state as possible. It is clearly unethical for Parks & Rec. & the Commissioners to co-opt these efforts & do with them as they please.
- We vote!

Cashion
Coleman - pressure
in go
up
keytrapp?
Jostu, new
we vote

39

Linda Mooth
5306 Ashbury Lane
Summersville NC 27358

- 1) Concerned that the 'true intent' of the sellers of the property and the voters passing the Bond Referendum is not being honored - Bail & Switch! By current officials - We citizens remember & will continue to vote - taking into account the actions of the elected.
- 2) Leading a walking/hiking group - We have been in danger of Bike owners running up behind us.
- 3) The available land for pollinators, Birds & insects & their migration paths are being destroyed by paving, removal of dead trees, Biking will add to erosion & more clearing of available vegetation re forest & healthy soil layer.

Elizabeth Walsh
1511 Crestlin Road HP NC 27202 42

My father, Donald Dougless, donated his land off Caroleenden as a nature preserve + not ~~so~~ for biking trails. Dr. Chip Duckett trespassed on his property and cut down trees + built ramps without permission resulting in paths that were not there originally. He would never have donated it if he thought

bikes were going to be allowed. Bikes will scare the wildlife + erode the land.

People in Heathgate who live beside his property ~~does~~ not want biking.

This would have been property that would have belonged to me + my 2 siblings if it was not donated + we are very disappointed in the way it is being handled.

Elizabeth Walsh

812-1035

being handled.

44

Patricia Nash
305 W. Parris Ave
High Point, NC 27262

Lived ~~at~~ this
address since 1982.

I live within a 1/2 mile of park entrance
I did not receive a postcard.

~~I am not in favor.~~

I do not want mountain biking in
this preserve.

The mountain bikers have used this land
which was private property for their
personal use! Cutting trees, building ramps
I do not believe I was voting for ~~the board~~
mountain biking when I voted for ~~them~~.

Robin Bearley
3306 High Ridge Ct
Greensboro, NC 27410

I Am for multi-use trails.
I am a mountain biker, I would
to have more mountain bike trails.

Thank you
Robin Bearley

Kim Foster
Randolph CB

I would like to see a bike trail throughout open space. There should be a walking only trail and a bike only trail. We currently travel to Greensboro, it would be nice to stay in the High Point area. Because we are in Greensboro, most of our time and money is spent there.

(I prefer not to see paved trails)

Smith Foster
48

I would like to see more ^{bike} trails throughout the space. I am 15 and one of the closest options to ride is in Greensboro. It would be nice to see a good amount of trails in High Point. I would also like to see bike trail access from the YMCA.

303 Westparkway 27262

Im Slade Howell age 12 49

I love to mountain bike but I have to go to Greensboro of ~~to go to W.S.~~ My Dad can't always take me to Greensboro all the time and ~~there is no place to ride~~ ~~in Greensboro~~ ~~in High Point~~. But any place to ride in High Point.

50

I feel like the proposed use of the property does not address mtn biking. The trail system currently has 15 miles of trail. We have been riding & maintaining the current trails for over 15 years. We currently have to go to Greensboro & Winston Salem, or Willsboro to ride. We typically ride 12 to 15 miles per outing. We co exist with walkers in each of these locations. This would also help bring more people into High Point.

Oliver Howell
303 W. Parkway
High Point, NC
27262

51

We need mountain Biking in High Point.
Great sport & good exercise.

Sandy Howell
303 W. Parkway Ave
High Point, NC 27262

Chuck Foster 52

We want this park to have
As Many Activities as possible

Biking
Hiking
Camping

I am going to Greensboro
to Ride in their parks

The More Activities The Better
For The Community

The Foster family
909 Rock P.C.
High Point

Give the Y M C A
Access

57
Laurel Purvis
2808 Overview Terrace
High Point, NC 27265
336-454-4379

I was the Chair of the Guilford County Parks and Recreation Commission when the Bond Referendum was passed. I was also on the original Open Space Committee. We did interviews, public meetings, brochures, etc., to explain the concept of open space. The Guilford County Board of Commissioners accepted our documents and reports. At that time, no one questioned the idea of preservation. Properties were carefully chosen to represent geographic areas throughout the County.

It was our dream that lands would be preserved & native plants and water sources protected.

No Mountain hiker were discussed for inclusion.
It is sad that the Open Space Committee was disbanded by the County Commissioners.

Lg

58

Dr. Alice Patterson + Gordon Patterson

5084 Burch Road
Summerfield, NC 27358

No To Mountain Bikes - They are a high impact sport. They do
not belong on a nature preserve.

Please let us know where to send electronic comments

alice.congerpatterson@gmail.com

59

Sam Lasine
1244 Sturbridge Av
High Point, NC 27262
(336) 886-7204

I grew up on Heathcliff Rd and played on this property as a child. I took my kids there to play as well. This property should remain open space and low impact use. Mountain biking is high impact. There is precious little undeveloped land left. This property should remain undeveloped except for primitive walking trails.

Sam Lasine Jan. 13, 2016

(Bo)
ROBERT COLBERT
3848 JILL DRIVE
TRINITY, NC 27370

62

- I SUPPORT MT/BIKING, TRAILRIDING ON THE RICH FORK PRESERVE. I RODE MT BIKES IN NORTHWOOD FOR OVER 10 YEARS ITS A SPECIAL AREA AND CAN BE ENJOYED BY ALL HIKERS & BIKERS ALIKE
- I AM CONCERNED ABOUT THE AMOUNT OF LAND SET ASIDE FOR BIKE TRAILS ADDITIONAL LAND WOULD BE APPRECIATED TO ALLOW FOR A LONGER RIDING EXPERIENCE.
- THE MT BIKING COMMUNITY WILL VOLUNTEER IN ALL ASPECTS TO MAKE IMPROVEMENTS

63

A mass Transit stop & public transportation is needed

A few small tables for a persons lunch stops would be helpful

Mtn bikes can be a large detriment to scenic areas - ruts, destruction of areas near people areas.

R. A. Kreager
3504 Wilshire Dr } member
Gibson, NC 27408 } Sierra Club

64

Would love to see bicycle trails on the land

Would be great for High Point, NC. Hate riding to Greensboro to Park

Derric Jennings
515 Roseland St
High Point, NC 27265
336-870-0888
Derricjennings@gmail.com

65

Paul Paisant
1702 Gentry Ct
High Point NC 27265

As a High Point resident and an avid cyclist, I am very frustrated having to drive to Winston-Salem or Greensboro to mountain bike. The Rich Fork Preserve has more than enough property to accommodate all types of outdoor activity.

DWIGHT GARRISON
5272 Yanceyville Road
BROWNS SUMMIT NC

66

I did not receive a postcard.

I want bike access, expanded from that currently shown on the master plan. I believe there is adequate space to still allow dedicated hiking trails without restricting bikes to the southernmost part of the preserve.

I would also like access to orienteering and geocaching. These activities do not require dedicated space or trails.

Biking, orienteering, and geocaching are excellent outdoor activities for all ages. However, I would like to stress their appeal to the youth of our community. These types of activities offer fun, outdoor alternatives to our younger population - things to draw them outside into nature. (over)

I want to make my experience with trails and trail conditions heard. Much has been said in the paper about erosion and bikes being the culprit. Properly designed and maintained trails help minimize erosion. The GFTS has members who have been trained in these techniques. I do not see erosion of the watershed bike trails in Greensboro to be any worse than on the Townsend and Osprey hiking trails, which are the only two in GSO I have hiked.

This is a continuation of my comments on card #66

Dwight Garrison
5272 Yanceyville Rd
Browns Summit, NC

Now that I have seen the Master Plan, I am struck by how small an area is allocated for bike trails. Don't get me wrong, I appreciate having at least some access for biking. However, I would like to raise two points. First, I am concerned by the limitation of only having one access point for bikers, especially when it will be shared with those accessing the Connor hiking trail. Second, what are the demographics of the two main interest groups advocating for access - hikers and bikers? Yes, realistically, both could be done by all ages. However, realistically, biking appeals to a larger demographic. Both could be great family activities, but biking is the one where you more frequently see parents and grandparents (over)

enjoying with younger kids. So, how widespread the potential use by all residents is a factor that bears consideration.

69

I would like to maintain The Bike trails
and keep it Eco friendly.

Jim O'Connell

908-644-2284

70

- What does High Point have to offer recreationally and as a city?
- Have studies been done in comparison with others on the economical influence of having a bike committee
- ~~Prove~~ Prove that biking hurts the environment?
- I have spent countless hours on this property working and riding bikes. It would be a waste to see it go any worse than it has.

Jason Jenkins
3357 Lilliesfield Ln
High Point NC 27265

336 880 5457

Herb Gons - 900 Carolindon Drive, High Point, NC 27262
- I received a postcard.

21

I walked the Richardson-Taylor Preserve on Monday, January 11. This is a beautiful piece of property with well planned trails - with adequate buffers between the existing trails and houses that border the property. The Preserve does not allow biking. This is the kind of Preserve that my wife and I envision and want in the High Point area.

My wife and I have walked the Conner Trail, the ~~Main~~ trail and the Hike/Bike Trail (all posted). We believe these are too close to homes and properties on Carolindon and more buffer is needed. Move the trails to higher elevations and greater distances from existing houses. Keep this a Preserve with no biking.

Please remember that most people who will visit Rich Fork Preserve will do so occasionally and then return to their homes away from the Preserve after their visit. We who live in the neighborhoods surrounding Rich Fork will be affected by the activities allowed in the Preserve all day long - every day.

Herb Gons

22

As far as I have experienced when biking trails in Greensboro and surrounding areas, the trails dedicated to bike trails are respectfully used just as hiking trails. Limiting the land to no benefits to bikers tremendously says biking is not good. Biking is healthy exercise. If the jumps are the concern, then put a restriction on no changes to trails through building of jumps.

Allowing a wide variety of uses bring many people to High Point to spend money on recreational activity such as food & shopping.

Please post an email that would give others the ability to contact if they would like more information.

Heather Hayes 3357 Lilliefield Lane High Point NC 27265
heatherdawnhayes@gmail.com.

Dr. Donald P. Douglass⁷⁴
1732 Country Club Dr. High Point NC 27262

When I sold my 2 lots (Map 301A) I was advised that no mountain Biking trails would be placed on the property I sold. I feel that to use those 2 properties for mountain Biking is not acceptable. This will be a brand of contempt to me by Mr. Alex Astor. That full confidence that his word was honorable.

I do not speak for others but to put mountain Biking on the 2 properties I sold I consider it a break of that specific promise.

I would not have sold without that commitment by Alex Astor!!

Ann Bexley Douglass⁷⁶
1732 Country Club Dr.

This is an absolute disgrace of not being able to get property into the right channels. We were original owners of property overlooking Carolyndon. I think we will not be involved in future plans for High Point if the commissioners make a decision on this.

Did not receive notification of this meeting -

Ann Douglass
Also what about Oakdale cemetery -
Some peace + quiet please -

Jeff Varner

1501 Hwy 62

Climax NC 27283

77

The definition of "open space" and "multi use" defines the inclusions of foot traffic, hiking, etc. It is apparent that there are many misconceptions as to the inclusion of cycling. As an avid cyclist and father of 3 avid cyclists, I understand and appreciate all concerns but also understand the benefits of open space inclusion of cycling.

Mary Eliza Duckett

212 Hillcrest Dr

78

I have enjoyed walking the trails behind Northwood school for years (on trails built by bikers). I think there is room for both kinds of trails. I like the current plan and think if everyone works together with an open mind for the community's best interest at heart — this will be a wonderful asset for High Point.

79

Gloria Wilson

No postcard

915 Carolyndon Dr.

HP 27202

email: gwilson14@troad.net.com

Back up to property of Preserve

Four-wheelers (riding behind my house)
last week (Jan., '16)

Who will patrol this property? maintain?
lots of trash in creek and on property - in a
flood plain - lots of erosion from flooding Sept. '15
I have pictures.

Lindsay Goins

80

900 Carolyndon Drive

High Point, NC 27262

Received a post card invitation

The more people that learn about the Rich Fork Preserve
the more people want a Preserve like Richardson-Taylor.
Richardson Taylor prohibits biking. Please repeat Survey!

Our home is in full view on the Conner trail when one
approaches Carolyndon. The Conner trail passes behind
903, 915 and 1003 Carolyndon and one feels like
you're in their backyards. No house in Richardson Taylor
is that close - there's probably 150 yards between a trail
and a house. Please consider moving the trail higher
than it is in the latest plan. Conner

If you have bridges do not make curves⁸¹
so bike & car can ride
on bridge

William E. Routh, 2510 Lakeside Dr. Greensboro, NC
NCRF64@GMAIL.COM 29407

I am in support of mountain biking trails⁸⁵
in Rich Fork Preserve

- * I have only seen good things come from natural areas used in a multi-purpose way
- * Mountain biking is actually a low-impact human powered form of recreation compatible with other passive forms of recreation
- * I have mountain biked for years in some of N.C.'s more prominent forests -- natural treasures -- and have not once witnessed irresponsible destruction;
- * I formerly lived in a region where biking was popular among all ages and actually caused the community to thrive
- * I live in a neighborhood that abutts the Rich Fork property, and my family & I walk it frequently. ~~the~~ Although beautiful, to be honest, the area is not

- pristine. How can it be in the middle of an urban setting?
And, I highly doubt the water quality is good enough to even swim in
- * As a former outdoor educator--I know the value of natural spaces & what multi-use opportunities can give to folks of all ages & bring community together
 - * High Point is in need of lots of things--especially activities that bring people together. Establishing a trail system could eventually tie the parks together
 - * Safety should be a concern for any activity that takes place in the park
 - * Funding: Funding in the form of grants from IMBA/SORBA can help with trail building, maintenance
 - * This is an opportunity for people to come together & work toward solutions *

Lisa Meyer-Braun
300 Pineridge Dr.
High Point, NC 27262
luna-lucy@hotmail.com

86

Why was the plan that the Rich Fork/Hedgecock Farm committee created for preserving the open space & educational powers ignored?

Will the committee continue to be involved in what happens on the preserve?

What is being done to protect area around the bluff--will mountain bikes be allowed there? who will police it?

The committee had planned a govt. look at the bluff. Will that be considered?

Tom Blount 869-9084
3521 Longlake Drive 27265

TURN PAGE

Why has the Rich Fork committee been shut out from the preserve - as for as preserving Wedgewood Farm and other non-bike areas?

~~Who~~ Who will preserve the Wedgewood house and some of the other buildings that could be used for educational purposes?

Who will conduct nature education at the site? Committee, schools and HPU had planned to partner in doing so

88

Billy "Rusty" Morris
3512 Brandemere Dr
High Point, NC 27265

- 1.) Where specifically do you plan to post the plan for Rich Fork Preserve electronically?
- 2.) Who will maintain these trails (both bike and walking trails)?
- 3.) When will this plan begin (proposed timeline)?
- 4.) Is this going to be deemed a park?
- 5.) When will there be a meeting when citizens can actually make public comments in an open forum structure?

Jeff Veatch
1112 Wynewood Ave
High Point, NC 27262
JCveatche@cup.com

89

I would like to have mulberry-mountain bike trail
for me and my kids.

Thank you for a professional &
well done presentation.

I regret ~~that~~ ~~can~~ that some of
the way questions were posed
were not kind or professional.

Thank you -

Mary Gwyn

91

92

I live next to the Piedmont Environmental Center (hiking only). How many single track multi-use trails exist in High Point today?

93

IN AN URBAN AREA, I DON'T SEE HOW OPEN SPACE CANNOT INCLUDE PATHS FOR RECREATION. LAND THIS SIZE SHOULD BE ABLE TO PROVIDE PATHS FOR MULTIPLE INTERESTS.

I HAVE NEVER SEEN PEOPLE SO MAD ABOUT HAVING A PARK NEXT TO THEIR HOME.

KENT LEVERICH
124 HERITAGE HILL DR.
JAMESTOWN NC 27282

336-401-6990

Date: 1-13-16

94

Name: Sandra Foy

Address: 2100 Foggy Lane, High Point, NC 27265

Input: I'd like to see creative input of running spaces (that don't include paved trails) for events/exercise like Parkour and Free-Running to include limited sculpture/art areas.

My son is a landscape architect with existing (over)

designs for review. New graduate of NCAT&U and graduate of High Point High School.
He'd love to speak and meet with you.

Sandra Foy

(336) 804-9827

sfoyo@gmail.com

JoAnn Owings

95

OWINGSYS@AOL.COM

336 886-4411

I AM opposed to the use of bike trails-

We need trails to walk

trails to walk your dog using a leash-

Need shelters to be built for times it rains

Need picnic shelters-

Save old historic buildings

A playground for children

An educational building needs to be
built for meetings, classroom instruction
environmental displays built

* A camping site for tents only no vehicles
primitive camping

*

Brian "Shawn" Loggins
617 Merry Hills Dr
High Point, NC 27262

96

I am in favor of developing both hiking and mountain biking trails on this property between the Hartley & and Northwood Elementary. Having been a cyclist and mountain biker since the 80's, I can safely say that anyone's fears of erosion or illegitimate access to people's property is unfounded. I ride many other trails in various locations, and they have done no damage nor disturbed any lawns.

Dorothy Davis
501 W. HIGH AVE
HIGH POINT, NC 27260

97

NO mountain biking
or all terrain biking
on open space preserves
including Rich Fork
(or) Preserve except
major & minor multi-purpose

Trail - The future core
city greenway - that
runs (green line) from
Northwood to
YMCA.

Barbara Hughes
1003 Courtland St
Greensboro, NC 27401

As a Bond voter I expect Open Space areas
to be undeveloped with standing natural trails
for ambulation and perhaps regular bike areas.
There are areas already developed for mountain bikes.

The bike trail might be okay if:

1. It is a small portion of the area, kept away from secluded wildlife area.
2. Clearly marked and regulated and designed so that all bikers stay on the trail.
3. The trail layout must not lead to soil erosion or environmental damage.
4. Regularly inspected and checked for litter (clean-up as needed) by the bikers.
5. If bikers abuse the ^{privilege?} privilege the bike trail can be closed.

Arthur Busch email ALJB64@gmail.com

Rich Fork Preserve

The purpose of a nature preserve is to preserve a natural area, a) to hold and filter rain water into the aquifer rather than letting it run off; b) to provide a place for nature education to the residents of the county and visitors; c) to preserve native ~~plants~~ trees, bushes, grasses, birds, and animals, which might preserve them from extinction; d) to provide enjoyment of nature in a quiet place.

Building things—picnic areas, playgrounds, biking trails, and the like, in a natural area, destroys the uses of a natural area. These non-natural uses can be put anywhere.

A mountain biker is out for a good workout, which means moving at speed. Colliding with a biker at speed could cause serious injury to both. A natural area with bikers is no longer a natural area.

Lynn Allison, 807 Meade Dr. Greensboro, NC 27410

NO MOUNTAIN BIKING ON
THIS PRESERVE,
IT IS NOT IN KEEPING WITH
HOW A PRESERVE IS DEFINED.

MARTIN SPOTTL
4605 CHARLOTTESVILLE RD
GREENSBORO 27410

Sandy S. Proctor 2407 Krista-Kim Dr.
(Wildlife Care, Inc.) HPT, NC 27265

I'm against mountain biking through
our parks because our wildlife doesn't
have anywhere else to go! We keep
encroaching into their areas, and they need
places that are just theirs. Bikes are okay
in other places but they are not conducive
to natural habitats. Just because they
want to bike in these beautiful, serene,
natural areas, they should leave these
NATURAL areas - natural!

Ray Winger
P.O. Box 64
Summerfield
N.C. 27358

I am against mountainbiking in
nature areas -

My husband, Jerry, and I (Anna) oppose mountain biking on
Rich Fork and any other lands designated a native,
natural preserve.

Anna & Jerry Weston
116 Horsewood Ave.
Greensboro, NC. 27403

HELGA BARNA

1219 JEFFERSON RD.

GREENSBORO NC 27410

I FEEL THAT THE OPEN SPACE PRESERVES SHOULD BE
FOR WALKING AND NATURE STUDY NOT FOR OTHER TYPES
OF RECREATION

Our nature preserves should be just that. They are
not intended for activities such as mountain
biking. Please keep our preserves green.

Marie Dow
5000 Tower Rd. Unit E
Greensboro, NC 27410

I am against mountain biking on
all nature preserves.

Rebecca Floyd
2230 Killamy Drive
Greensboro NC 27406-
336-852-3592

Mountain bike courses on our open space
preserves is not an appropriate use of
these lands. We want to preserve
quiet times with Nature.

Stella Urena
2605 Spring Bridge Circle
Greensboro NC 27410

I support the protection of the Rich Fork Preserve
as a place for wildlife and walkers.

Betty Fitz Rogers,
3626 Pine Top Road
Greensboro, NC 27410

Carmen Mera
Whole Bonny Brook Court

Find a way to Conserve

Re: Rich Fork Preserve and All the Open Space Preserves. We oppose changing the purpose of any of these preserves from their original intent. Mountain biking should NOT be allowed.

Lorray and Jean Muddick
2206 Lane Road
Greensboro, N.C. 27408

Please help to keep Rich Fork Preserve as a preserve with a few trails for walking and enjoying this fragile area. This is not an area suitable for biking trails. Please find another area that can sustain the wear & tear of bikes.

Sincerely,

Sue Cole
4808 Star Mount Dr
Greensboro NC 27410

I am a resident of Guilford Co., a
Senior Hiking Club member and an
Audubon Bird Club member. Please
protect our open spaces!

No biking in open spaces.

Wendy Nelson
4011 Gilmore Drive
Greensboro, NC
27407

Please leave our Open Space areas preserved
for their original purpose. We do not need them
used for extensive recreation; there are plenty of other
places people can ride bikes!

~~F. E. Woodman~~
Mary E. Woodman

1723 Hells Rd 27410

JANUARY 14, 2020

LADIES + Gentlemen:

My husband, Horst and I are AGAINST
mountain biking in the Open Space Preserve.

BEST regards,

Judy Stierand
730 GREYLOCK TLD.
WHITSETT, N.C. 27377

HORST STIERAND

Kevin Supple

kcsupple@triad-rr.com

I support the idea that the Rich Fork Preserve
should serve the widest possible demographic,
and as such, the development of multiuser
trails best fits that end.

As an Employer, being able to provide recreational
opportunities that appeal to a broad section of
our population is critical to attracting talent +
new employers.

From a population health perspective, developing Rich
Fork with multiuse trails offers more of our
population the opportunity to enjoy the outdoors,
exercise, + improve their health.

Rich Fork is a valuable resource that deserves to
be shared with as many users as possible

Megan Yowell

megan.yowell@odfl.com

730 Ferndale Blvd

High Point NC 27262

Comments

I was unable to hear the presentation since I arrived late & the room was too full. However, if the meeting minutes could be posted on your website or emailed that would be great! I am a supporter of this land being a shared community space regardless of who's booked it is on. I am hoping we can have more open conversations, preferably at a later time so folks who were can arrive to the meeting on time.

Thanks so much!

Lauren Pich

1200 Brookfield Ct

High Point, NC 27262

I support having multiple trails on the Rich Fork Preserve. Mountain Bike trails would be a great asset to the area.

IS THE PRESERVATION OF THE BUILDINGS REALLY THE BEST USE
OF FUNDING/CAPITAL/DOLLARS FOR THIS PROPERTY?

HOW MUCH IS THE RESTORATION GOING TO COST?

Chris Pieck
owner@trekbicyclestoregreensboro.com

It is important for bikes to have access to the trails 4-5 miles
because it will improve property values in highpoint and be a place
of interest for the future generations to come.

Christine Pieck
chrooch6@yahoo.com

Need 4-5 miles minimum for a decent
mountain bike trail.

Mark Mitchell
recycledbicycleart@gmail.com

help support
local business

DAVID Phlegar
2415 Quakerhanging Rd
Greensboro NC 27435
Guilford Co NC

I believe land purchased with the open space
bond money should be used for multi-purpose
recreation, to include mountain bike trails.

The Rich Fork Preserve is big enough to
accommodate multi-uses and satisfy "Almost"
every one's wishes!

Please be inclusive not exclusive!

I Like that Bikes are allowed.
I don't have a problem with Shared-use Trails

I hope Success here will lead to more cooperation
between Mountain Bikers and the County

Scott Schneider

Andrew Schweitzer

I like the concept of mountain biking
on the land.

01/13/2016 Rich Fork Property Meeting

Jason Millington
Guilford County Resident
Greensboro Fat Tire Society Member
↳ Trail Captain Owl's Roost Trail, Shady Side Trail, Reedy Fork Trail
Geologist / Environmental Consultant

I feel a greater majority of Guilford County residents would benefit from the following considerations.

- 1) Bicycle access to Rich Fork property and other Open Space properties
- 2) Shared access on trails located on Rich Fork property and other Open Space properties

Miles bike trails?

miles Total trails?

What is plan if school system changes mind about parking?

Riders don't only leech off the community. Most go to Greensboro. While there we eat buy gas and visit the bicycle shops.

Curtis Madden
6215 Modlin Grove
High Point NC
27263

336-442-7322

Matt Hoffman
7403 Townsend Edge Way
Browns Summit, NC 27214

I definitely think MTB trails need to be part of the OPENSPACE Properties and RICH FORK SPECIFICALLY. I also feel that the hike/bike area of Rich Fork could be a bit larger. Thanks for your consideration.

Tom Pichon
1200 Brookfield Ct.
High Point, NC 27262

- I support having mountain bike trails for the Rich Fork Preserve. This will be a great park and an asset for High Point.

THANK YOU FOR OFFICIALLY INCLUDING
MOUNTAIN BIKE TRAILS INTO THE PLAN
FOR RICH FORK PRESERVE. MY HOPE
IS THAT OVER TIME WE CAN EXPAND BEYOND
THE CURRENT BOUNDARY BECAUSE THERE IS
POTENTIAL TO BUILD A MUCH LARGER NETWORK
OF TRAILS. THOSE OPPOSED TO BIKES WILL
SEE THAT WE'RE STEWARDS OF THE LAND
AND THAT WE CAN SHARE THE LAND. →

Scott Vines
11 SAINT MARTIN PLACE
GREENSBORO, NC 27455
SCVines70@yahoo.com

I would like to see Hiking
& Biking trails developed on the
Rich Fork Property. The ~~farm~~ Homestead
is of no concern to my family.

Whit
Holbrook

MARK PICHON
3417 Nottaway Dr
Jamestown NC 27282
336-420-8197

I support multi-user access to the
area which will include Mountain Bike
Access. This is a great area that
can support all interests.
Thank you

To Be or not to Be?

I am for mountain Bike TRAILS/Trails.

So much Vibrancy would come to our town.
Business ~~@@~~ would flourish. People would meet, communities
would grow.

Be BRAVE & Do it!

Yes for TRAILS
Yes for TRAILS

FOR - the proposed hiking + biking trails!
would love to see the proposed plan
happen. It's the perfect location and the
proposed plan works well for cycling as
well as hiking. It would be awesome for
High Point to have a trail system to
bring commerce to our area. Citizens from other
communities would come and use the trail
system and eat dinner or lunch afterwards.
Great revenue for our community businesses!

Merritt White owner Recycles Bike Shop Greensboro

I would like to continue to enjoy riding trails in Guilford co. I have heard of the Northwood trail system and I am really suprised the city of High Point has no trail network. **PLEASE** make these trails available to the-public.

Thanks



The Northwood MTB Trail is very important to me
because My whole Family Wife + 2 kids use the Trails for family activities and ~~teaching~~ teaching my kids valuable lessons.

Thanks!

T.J. Elledge

Christopher Eastman
1009 Tesh Court.
High Point NC 27265

- I support mountain biking / trail riding.
- I have ridden the trails @ Northwood for 10+ yrs.
- would really like to have these trails as much as I can to create as many more trails.
- I feel this would be a huge win for the community.
- Thanks.

Pat Wood (336-337-3035)

I am concerned about the amount of traffic (foot + bicycle) that will intrude upon the ~~Wildlife~~ Wildlife currently in the area. I feel that the Preserve was intended to be somewhat of a "protected" area for animals + to preserve the historic properties on this tract of land.

I do not think the Rich Fork Preserve should be deeded to the YMCA. This was purchased with County + City funds + should be a part of the High Point or Guilford County Parks + Recreation Dept. The donor owned property does not need to be given to a nonprofit or for-profit entity to manage/over-

VON MILLER, 408 W PARRIS AVE, HIGH POINT NC 27262

I BELIEVE THE BEST USE FOR THE RICH FORK PRESERVE IS LOW IMPACT WALKING AND HIKING TRAILS. THE EMPHASIS SHOULD BE MAINTENANCE OF WILDLIFE HABITAT AND HORTICULTURE PRESERVATION AS DEFINED BY THE 2000-14 OPEN SPACE DEFINITION ORIGINALLY APPROVED BY THE ELECTORATE.

Christena Clark

1600 Wendover Ave
High Point NC 27262

Email: hissy.445@gmail.com
336 410 2233

I have been maintaining trails out there for over 5 yrs. There is plenty of land for mixed use, including Mountain Bikers. I have no problem with the YMCA taking over and maintaining it for everyone!

This town desperately needs things
for young people, or people of all
ages to do, I include Hiking And Biking.
As someone who recruits people to
live in the Area I know this well.
We do not need to listen to a vocal but
uninformed minority, and spend money
on land that will not benefit our
community. Steve Reinhardt MD 688-6339

CHARIS LYON
3308 SPARROWHAWK DR.
HIGH POINT, NC 27265

WE NEED A MOUNTAIN BIKE TRAIL
FOR THE FOLLOWING REASONS:

- ① ECONOMIC DEVELOPMENT
— MORE ATTRACTIVE TO YOUNG PROFESSIONALS / CREATIVE CLASS
TO HAVE MORE RECREATIONAL OPPORTUNITIES.
- ② PROMOTES HEALTHY OPTIONS FOR CITIZENS
- ③ WE LAG OTHER CITIES FOR MOUNTAIN BIKE TRAILS.

GREENSBORO: 8 TRAILS
WINSTON-SALEM: 5 TRAILS
KERNERSVILLE: 1 TRAIL
HIGH POINT: 0 TRAILS

Walker L.

Bikers deserve a chance to ride on the trail. The issue with a nature preserve is it is a win-lose. People get to hike on it but bikers are not permitted. With our side (pro biking), It is a win-win. People can hike and bike. I assure you biking will not cause any damage to the trail. It would boost business, and the volunteers. Opening up to people with biking interests is more important than closing up to people. I hope you take my ideas into consideration.

Walker L.
Age 12

Thank you.

Age 9

-Courtney L.

The bike trail

Please allow a mountain bike trail. My family and I have always been legit bikers, and we would appreciate it if you would make the bike trail. It would be a great place to spend time with our family, and probably lots of other families too. My dad is always bugging me about getting outside when I'm playing video games, but there is really nowhere to bike in my ~~old spot~~ neighborhood, since I just go in circles. Finally there could possibly be a chance to find a new bike trail.

GARY GILCUM 401 STEELE ST. HIGH POINT, NC 27262
PH: 336-842-2334 Email: gades1cnc@yahoo.com

MY MAIN CONCERN REGARDS THE HIKING TRAILS.
SINCE WHEN DOES THE LOCAL GOVERNMENT HAVE TO SUPPLY
PLACES FOR ALL ACTIVITIES.
WHEN I WAS YOUNG IF PEOPLE OF LIKE INTEREST WANTED
TO PRACTICE THOSE ACTIVITIES THEY GOT TOGETHER
AND PURCHASED LAND & EQUIPMENT TO FURTHER THEIR
INTERESTS BE IT A HUNT CLUB, RIFLE OR ARCHERY RANGE
OR WHATEVER.
KEEP OPEN LAND OPEN & LET THE VOLUNTEERS
WHO HAVE WALKED SO FAR ON THIS LEAD THE WAY

FREE THE BIKES.

John S. Farrow
1312 HATHCLIFF RD.
High Point, NC 27262

Ed Miller

- MTB TRAILS -

* A Mountain Bike trail system needed, I've been riding the Northwood trails since the 80's. High Point needs an established, properly built trail system that will not have a negative impact on the land. Other cities nearby have successfully built trails that are enjoyed by both bikers and cyclists. This will allow fellow High Point residents the ability to enjoy biking without having to drive to another city.

Another positive aspect is that they can be built with volunteer work as well as the maintenance. This results in virtually no cost to the City of HP.

Let's make this happen !!

Thanks

Ed

②

January 13, 2016

By D. C. Thompson, 1350 Seminole Drive, Greensboro, NC 27408

Phone: 336-274-9622

Email: dcandshirley@twc.com

“Citizen Input for Preservation of Nature Preserves”

My suggestions and recommendations:

1. As Parks Director for the city of Greensboro, 1966-1979, I saw first hand how to manage park property for preservation and recreational development, e.g., Hagan Stone Park, Bryan Park, Country Park, Hester Park, Gillespie Park, flood plains, Natural Science Center and neighborhood parks.
2. Rich Fork provides a perfect example of intended use by bond fund which is access with preservation. I believe the intended use we voted for was preservation with very limited access development.
3. All 13 preserves can be educational, have distinct features such as terrain, *farmstead, historical value and access uses such as trails and exhibits*. Also fishing, picnicking and tent camping may be appropriate.
4. High density recreational development should be concentrated in high population areas and include multiple uses when possible with schools and other agencies.
4. A bond fund is approved for a specific purpose for the citizens. Voters will not forget if a bond fund is misused.
6. I also propose preserving Guilford County Prison Farm for agriculture purposes.

*Janice Siebert
19 Indigo Lake Ser Unit D
Greensboro NC 27455*

My name is Janice Siebert. I am a resident of Greensboro, and Co-president of the League of Women Voters of the Piedmont Triad.

My concern about the activities of Guilford county staff, and the decision-making of the Guilford County Commissioners, has gone beyond my concern for the fate of the Rich Fork Preserve.

Land bought with bond money, approved by voters for a specific purpose, should never be sold or given to a private group. In this case, the mission of the YMCA does not support the stated purpose for which this land was bought.

Stewardship agreements could be crafted with community groups that have the proper expertise, like the agreement with the Piedmont Plateau chapter of the Sierra Club regarding the maintenance and development of the Bold Moon Preserve.

I am profoundly disturbed that the Commissioners are unaware of, or condone, the activities of county employees, specifically aimed at soliciting the input of proponents of one only one position regarding the use of the land on Rich Fork Preserve.

These activities could have suppressed consideration of legitimate positions held by other individuals and organizations who care about their community, but whose opinions do not agree with those of County staff.

Without the publicity generated by the news media,

Without the persistence of individuals and community groups who care about preservation of the land,

Without the determination of organizations, like the League of Women Voters, that the stated wishes of the voters be honored,

Other positions on Rich Fork Preserve would not have been aired.

Ignoring the stated wishes of the voters is not acceptable.

Guilford County Commissioners can change policy, but they cannot ignore the wishes of the citizens of Guilford County.

To: Guilford County Board of Commissioners

Re: Rich Fork Property

I attended the most recent meeting in Greensboro (as well as this evenings) and I am still in amazement of the anti-biking sentiment I sense with many of the interested parties. I thought this issue was about shared use, not exclusive use?

I have been an active mountain biker for the 22 years I have lived in Greensboro. I have also been an active trail worker as well. I constantly come across riders from out of this area, and out of this state, that stop in to enjoy the trail system that we have all built together. These trails and the more to be built should be promoted, not bashed. We are very lucky in Guilford County to have many miles of trails for both hiking and biking included paved and wooded trails. To the best of my knowledge all trails are open to hikers BUT not bikers. The bikers understand this segregation to a degree but it should not be the anti-biking contingent forcing their agenda only.

The average mountain bike rider in this area is not some young rock hopping teen. Mountain bikes are an expensive investment and the upkeep provides many jobs in this area. Most riders are 30+ years of age, professionals. We have doctors, lawyers, teachers, business owners, parents and members that are involved in other community activities. I am on two other local non-profit boards.

Please evaluate the Rich Fork situation with everyone in mind.

Thanks



Ed Mulvey

Greensboro, NC

Good evening: My name is Lucia De Ratmiroff, and I live at 3602 Regents Park Ln in Greensboro. I've been a citizen of Guilford County since 1988. My family and I came here every year for the previous 4 years while we lived overseas to look for the perfect place to establish ourselves in the Piedmont. Being a geochemist, I am aware of the damages inflicted on the environment by human activity (mining, farming, sports), and the need to PRESERVE for the future some parcels of land in the most pristine condition.

I am not opposed to development as such, and even if Greensboro has had its share of overdeveloped land, we also had the good fortune of forefathers with a vision who left us a great deal of green space for breathing and enjoyment. The establishment of Preserves, or Open Spaces represents a different kind of vision, places to remain untouched to safeguard our water supply and provide wildlife with undisturbed large tracts of land. My problem is not so much with the fact that some of you on the Board or even on the Parks & Rec. Commission cannot make a distinction between a park and a preserve, but the fact that there has been a marked unfairness trying to benefit a small group of constituents damaging the vast majority of the population of this county, and going against the wishes of people who voted for a bond to set aside land for the purpose of preservation. If this continues, it will be mighty difficult to approve another bond in our county. So I have a couple of questions for you:

- 1) Why did it take so much energy and questioning on the part of the citizenry for the County to finally directly agree to alert the neighbors of Rich Fork Preserve to a specially called Public Meeting, and why did the County try to pass off that they had held a first Public Meeting, which was really a Rich Fork Preserve Committee meeting and not a County-called Public meeting at all?
- 2) Why is the County suggesting a plan to include mountain bike tracks on the severe spaghetti string of tracks that were illegally built on the Douglass' Property without Dr. Douglass's knowledge? Isn't that adding insult to injury----how would you like having tracks built on your property and told they were okay by the builders because you weren't using that part of your land anyway?

Don't get me wrong: I think mountain biking is an exciting sport. I spent the last couple of weeks looking at some fascinating videos, and I suggest you do the same, I recommend **pinkbike.com**. Please watch them and then tell me that this is what you have in mind when you think of a preserve, or if pedestrian can share the same paths.

Something I love about this county: We are not a transient population, and we have a good memory.

Thank you



301 Pine Ridge Drive
High Point, NC 27262
January 15, 2016

Mr. Godwin, how long has it been since you have seen or heard the call of the bob white, heard the call of the whip-o-will, seen or heard the song of the meadowlark? If it has been years (as it has been for us), you know why.

Living about a third of a mile from the Rich Ford Preserve, we consider ourselves very fortunate to see and hear owls on this property. We also feel very fortunate to live near property that reflects farming as it was done in the early 1900's and before.

Roy, born in 1937, grew up on a farm in Randolph county where life was lived much as it was on the farm in the preserve: plowing done behind mules, wood cut by crosscut saws, tobacco raised and cured in tobacco barns, pigs raised for their hams cured in a smokehouse, cows kept for their milk, hay pitched from a wagon into the hayloft, dried corn tossed into the corncrib.

The Guilford County Commissioners have dismissed the citizen committee whose members were and are committed to keeping the preserve as pristine as possible with walking trails only, no biking trails. These people have spent many hours discussing the prospect of preserving the farmhouse and the other buildings as an enduring legacy of a way of life long gone. They envision this site not only for its rich flora and fauna but also for its educational value for future generations.

^{we} I am asking you to do what you can to keep Rich Fork Preserve as it is today with only those modifications and restorations necessary to preserve this wonderful treasure.

Roy Boyles
Laura Boyles

Lisa Sherman
5431 Doggett Rd
Brown Summit

No to mountain bikes

Steve Sherman
5431 Doggett Rd
Brown Summit, NC 27214

I oppose dirt bikes in natural areas -

M. LYNN BURNETTE
7 BROWNSTONE LANE
GREENSBORO, NC 27410

Keep the Mountain Bikes off preserve property
No to soccer fields, bikes ~~and trucks~~, nor golf.
no horses Foot paths only, please

Ann Walter-Fremson
902 Caswell Drive
Greensboro, NC 27408

Please keep the Open Space Preserves as nature preserves.
no mountain biking in the preserves.

Lynn Mosley
1442 Old Coach Road
Shakem NC 27253

Although I'm not a resident of Guilford County,
I frequently drive here from Alamance County
to walk the trails at the lovely preserves in
Guilford County.

Please keep Rich Fork safe for birds,
butterflies, and people who are interested in
walking to see wildlife and native plants.
A friend of mine was badly injured when a
mountain biker ran right into her.

Thank you.

Rich Fork Preserve

Lynn Allison
807 Meade Dr
Greensboro, NC

The property was advertised as a preserve when the ~~ref~~ was presented to the public. To turn it into a playground be (a) bait and switch, and b) destructive to the purpose of preserve - which is conservation of trees, plants, waterways, animals, particularly, native species. It serves as a collector of rainwater to filter it down into the aquifer. Without natural areas to capture water, we lose the use of it as it runs off.

As for mountain biking, this is incompatible with the purpose of the preserve. It would contribute to erosion, frighten animals, birds, and destroy the tranquility sought by hikers in a natural area.

Moreover, since the purpose of mountain biking is a good workout, while travelling at speed, the bikers may wreck and injure themselves in remote areas, hitting hikers, injuring both. I've met bikers on trails, and they all expect

hikers to yield to them and step off the trail. Quickly.

Please keep the Rich Fork Preserve as a preserve. It was never intended (under the terms of the bond referendum) to be a raceway.

Appendix H NC Natural Heritage Program Biological Site Survey

DRAFT – Fall 2013

SITE NAME: Rich Fork Preserve

DATES VISITED: 8/28/2013

INVESTIGATORS: Moni Bates

REPORT AUTHOR: Moni Bates

OWNER: Guilford County Property and Parks

OWNER CONTACT: Mr. Alex Ashton

COUNTY: Guilford QUAD: High Point West

SIZE: 116 acres

HOW DETERMINED: Size provided by Alex Ashton with Guilford County Property and Parks Management

LOCATION: Rich Fork Preserve is location in northwest High Point, North Carolina and near the Davidson/Guilford County border. From the intersection of North Main Street and U.S. Highway 68 (Eastchester Drive) in High Point, turn north onto North Main Street. In two blocks, take a left on West Parris Avenue. Continue to the dead end and there is a cable across the gravel drive-way onto the property.

PROVINCE: Piedmont WATERSHED: Rich Fork to Abbotts Creek in the Yadkin/Pee Dee River Watershed

GENERAL DESCRIPTION: Rich Fork Preserve is an irregular, rectangular shaped parcel. A perennial stream forms the southeast property line and another perennial stream flows from the north border through the northwestern section of the site to the west-center property line. Gentle to steep slopes border these first-order tributaries and the floodplain is narrow, except for an area in the north central section of the Preserve. The upper slopes to both of the streams reach their highest elevation and merge into flat upland terrain.

An old house and outbuildings are located on the flat terrain with a gravel drive-way that begins at the end of West Parris Avenue at the eastern property boundary. Historically, Rich Fork Preserve was used for agricultural purposes and the forests are regenerating from these past disturbances. Sewer lines parallel the streams and weave on and off the property. Historic dirt, farm roads bisect the property.

The confluence of the two perennial streams is located just downstream of the southern property line. In approximately another mile, the merged stream flows into Rick Fork.

SIGNIFICANCE OF SITE: County significance for protection of open space in High Point and watershed protection. As the hardwood forest matures, it may develop into basic natural communities.

PHYSICAL DESCRIPTION

ASPECT: all aspects

SLOPE: gentle to steep slopes along streams; upland flat

ELEVATION: 800 to 870 feet

TOPOGRAPHY: Rich Fork Preserve encompasses the slopes and uplands between two perennial streams. The floodplain ranges from narrow to a bottomland field along the northern stream.

HYDROLOGY AND MOISTURE: The perennial streams are the only water sources on the property. The slopes range from mesic to dry.

GEOLOGY: All of Rich Fork Preserve is mapped as felsic intrusive rock (Carpenter, 1982).

SOIL (FROM USSCS SOIL MAP): The uplands of Rich Fork Preserve include Wilkes-Pointdexter-Wynott complex with 15 – 45% slope and Wynott-Wilkes-Pointdexter complex with 2 – 10% slope. Along the stream the soil is Chewacla loam with 0 – 2% slope that is frequently flooded. Refer to the attached USSCS Soil Map.

NATURAL COMMUNITY DESCRIPTION

The most intact natural community with large mature trees occurs on steep slopes along the stream that flows through the northwest section of Rich Fork Preserve. This slope is nearly vertical and is located at GPS Coordinate 35.98524° N and 80.04053° S (25 feet accuracy). The mature hardwood trees are 80 cm dbh and larger; one *Quercus rubra* var. *rubra* (Red oak) was measured at 97.5 cm. The natural community is a Mesic Mixed Hardwood Forest with a canopy that is dominated with *Quercus rubra* var. *rubra* (Red oak), *Fagus grandifolia* var. *caroliniana* (American beech), *Liriodendron tulipifera* var. *tulipifera* (Tulip-tree), and *Quercus alba* (White oak). The subcanopy is dominated with *Oxydendrum arboreum* (Sourwood), *Carpinus caroliniana* (Ironwood), and *Cornus florida* (Flowering dogwood). The shrub layer is dominated with *Lindera benzoin* (Northern spicebush), *Viburnum acerifolium* (Maple-leaf viburnum), and *Hamamelis virginiana* var. *virginiana* (Northern witch-hazel). The herb layer is diverse in the less steep sections and includes common species that thrive in moist soil such as *Iris cristata* (Dwarf-crested iris), *Adiantum pedatum* (Northern maidenhair), *Arisaema triphyllum* (Jack-in-the-pulpit), and *Sanguinaria canadensis* (Bloodroot). The steepest section of the slope is nearly vertical and the dominant herb is *Eurybia divaricata* (Common white heart-leaved aster) and *Kalmia latifolia* (Mountain laurel) occurs in patches on the steep sections.

The City of High Point sewer line is located on the opposite side of the stream in the region of the steep slope. Once the steep terrain lessens, then the ROW crosses the stream and returns to west side of the stream. The ROW is dominated with *Microstegium vimineum* (Japanese stilt-grass).

Upstream of the steep slope is the largest area of flat bottomland habitat. A farm road leads from the slopes to the bottomland and there is a historic stream crossing at GPS Coordinate 35.98682° N and 80.03934° S (26 feet accuracy) and shown in Photograph One in the Appendix. The canopy is open in

this area and the stream bank and a small strip in the center of the opening supports wetland trees and shrubs such as *Salix nigra* (Black willow), *Alnus serrulata* (Tag alder), *Cornus amomum* (Silky dogwood), *Platanus occidentalis* (Sycamore), and *Fraxinus pennsylvanica* (Green ash). The herb layer is diverse and supports both native and non-native species. Some of the native species include *Vernonia noveboracensis* (An Ironweed), *Rudbeckia laciniata* (Common cutleaf coneflower), *Asclepias incarnata* var. *pulchra* (Eastern swamp milkweed), *Asclepias tuberosa* var. *tuberosa* (Common butterflyweed), and *Eupatorium perfoliatum* (Boneset). Native grasses were noted in the bottomland, such as *Sorghastrum nutans* (Yellow Indiangrass), *Tripsacum dactyloides* var. *dactyloides* (Gamma grass), *Coleataenia anceps* ssp. *anceps* (Beaked panic grass) and *Dichanthelium* spp. (Species of Witch grass). Prescribe burning would enhance these species. However, non-native grasses are also present such as *Microstegium vimineum* (Japanese stilt-grass) and *Anthoxanthum odoratum* (Sweet vernal grass).

The slopes east of the historic house and a canopy opening to the west of the gravel road just north of the house supports elements indicative of basic to circumneutral soils. Currently, this area is regenerating from past agricultural practices. The *Pinus echinata* (Shortleaf pine) and *Pinus virginiana* (Virginia pine) are mature with both live trees in the canopy and fallen dead trees that provide habitat for animals on the forest floor. The hardwoods are immature, but, with time, this area may develop into a Basic Dry-Mesic Oak-Hickory Forest.

Numerous species were noted that are common to basic natural communities. The canopy on the slopes east of the house that terminate at a stream on the southeast property line is dominated with *Carya carolinae-septentrionalis* (Carolina shagbark hickory). This species occurs on upland flats, especially those weathered from mafic rocks and with shrink-swell soils dominated by montmorillonitic clays (Weakley, 2012). To the south of the house and in a canopy opening west of the gravel road (GPS Coordinate 35.98489° N and 80.03793° S (18 feet accuracy) and near a few wooden poles on the ground is a short shrub, *Rhus aromatica* var. *aromatica* (Fragrant sumac) (Photograph Two in the Appendix). Fragrant sumac grows on rocky, rather dry woodlands, usually over mafic rocks (such as gabbro or diabase) or calcareous rocks, less commonly on sandy soils (Weakley, 2012). The leaves of this shrub look like *Toxicodendron radicans* var. *radicans* (Eastern poison ivy), however, the terminal leaflet of Fragrant sumac lacks a petiole. Other species that occur in this vicinity of the site that are indicative of basic soils include:

Acer floridanum (Southern sugar maple or Florida maple) which grows in bottomland forests, mesic slopes, especially over mafic or calcareous rocks, but not limited to such situations (Weakley, 2012).

Fraxinus americana (White or American ash) which grows on mesic slopes, rich cove forests, dry calcareous or mafic glades and woodlands (Weakley, 2012).

Celtis occidentalis (Northern hackberry) which grows on xeric to mesic glades, outcrops, barrens, woodlands, and bottomland forests, usually over calcareous substrate (Weakley, 2012).

Other herbs that were noted in the canopy opening near *Rhus aromatica* var. *aromatica* (Fragrant sumac) include *Centrosema virginianum* (Spurred butterfly pea), *Lespedeza virginica* (Virginia lespedeza), *Euphorbia corollata* (Eastern flowering spurge), and an aster that may be a common, *Symphyotrichum patens* var. *patens* (Common clasping aster), or rare species, *Symphyotrichum georgianum* (Georgia aster). Georgia aster is a federal species of concern. Flowers are required to

distinguish between the two species. Only a few stems were noted and one stem was tagged with orange and white survey flagging and is located about five feet from the wooden poles and into the opening. The few stems noted may not flower this season. Another specimen noted in this area was a milkweed which may be *Asclepias amplexicaule* (Clasping milkweed), but flowers or fruit are necessary for identification to species. Opening this area and conducting prescribed burning would encourage the spread of these native species.

The slopes east of the house terminate at the southeastern stream. A sewer line ROW parallels the stream and there are numerous invasive species both on the slopes and along the ROW which is dominated with *Lespedeza cuneata* (Sericea lespedeza) and *Microstegium vimineum* (Japanese stilt-grass). *Viburnum lantana* (Wayfaring tree), a horticultural shrub, occurs on the adjacent slopes. The sewer line ROW covers the narrow floodplain of the firstorder stream. A narrow strip of mesic species grow between the ROW and the stream bank, including species such as *Platanus occidentalis* (Sycamore), *Asimina triloba* (Common Pawpaw), *Carpinus caroliniana* (Ironwood), and *Lindera benzoin* (Northern spicebush). Photograph Three in the Appendix shows a rock outcropping in the stream bed at GPS Coordinate 35.98332° N and 80.03790° S (26 feet accuracy).

Across Rich Fork Preserve, the herb and shrub layer are depauperate due to past agricultural practices and current deer herbivory. Four deer were noted during the survey.

Spring 2013 Add more species from slopes, especially steep slope and bottomland habitat in NW section. Check Basic Forest Area

OTHER NATURAL COMMUNITIES PRESENT: no other natural communities are present

ANIMAL HABITAT FACTORS

HABITAT HETEROGENEITY: Most of the animal habitat includes the slopes adjacent to the streams. The streams are perennial and provide habitat for aquatic species. There are numerous abandoned agricultural outbuildings that may provide nesting habitat for birds of prey. Poles, logs, stacks of wood, and tin were noted on the ground which may provide cover for animals.

AMPHIBIAN BREEDING SITES: Few sites noted for amphibian breeding. No floodplain or upland pools were noted.

DENNING SITES: slopes provide denning sites and numerous woodchuck and/or fox holes were noted

BIG TREES/LARGE CAVITIES: There are a few scattered large trees in the uplands; however, the largest canopy trees are located on a steep slope adjacent to the northwest stream

SNAGS AND LOGS: Numerous standing snags were noted, especially pine. Fairly large amount of logs occur in the understory of the regenerating forests.

MAST PRODUCING SPECIES: oaks and hickories

NECTAR SOURCES: the ROW of the sewer line and bottomland habitat supports the highest diversity of nectarproducing plant species.

PRESENCE OF WATER: two perennial streams

AQUATIC HABITAT FACTORS

HYDROLOGY (ORDER, FLOW RATE, PERSISTENCE): Both streams are first-order and perennial.

DEPTH/WIDTH: See paragraphs below for description of both streams.

SUBSTRATE:

WATER QUALITY/CLARITY:

BANK CONDITION:

VEGETATION:

WOODY DEBRIS

The stream along the southeast property boundary is about 10 – 15 feet wide and the water is approximately 6 – 12 inches deep and clear on the survey date. The stream bed is composed of sand, mud, and cobbles. There is excellent sinuosity of the channel; however, the stream banks are incised. A City of High Point sewer line is parallel to this stream. Refer to the Photograph Four in the Appendix. Woody debris was noted in the channel.

The second stream in the northwest section of the site is approximately 15 – 20 feet wide and 6 inches deep. The water was clear on the survey date. A City of High Point sewer line follows this stream also. The stream banks are eroded and sediment is deposited in large sand bars within the channel. Due to the incised stream banks, large amounts of woody debris from fallen trees occur in the channel.

SPECIAL STATUS SPECIES PRESENT: none noted

POTENTIAL FOR OTHER SPECIAL STATUS SPECIES: *Symphyotrichum georgianum* (Georgia aster) – need to confirm if this species or *Symphyotrichum patens* var. *patens* (Common clasping aster)

OTHER NOTEWORTHY SPECIES OR FEATURES PRESENT: none noted

SITE ECOSYSTEM INTEGRITY: Past agricultural practices have decreased the ecosystem integrity of Rich Fork Preserve. However, as the forest matures, the natural communities will regenerate. The edge effect from sewer line ROW's and residential developments enable the establishment of invasive species, as have the past agricultural practices. With time, invasive species management, and, possibly, prescribe burning, Rich Fork Preserve has potential to be restored into a high quality natural area.

AVERAGE DBH OF CANOPY TREES: The average canopy trees are small-stemmed early successional trees. MAXIMUM DBH OF CANOPY TREES: A few canopy trees are large, but varies across the site.

Quercus rubra var. *rubra* (Red oak) – 82.5 cm dbh

Pinus virginiana (Virginia pine) – 43 cm dbh

Juniperus virginiana var. *virginiana* (Eastern red cedar) – 68.5 cm dbh
Fagus grandifolia var. *caroliniana* (American beech) 58.5 cm dbh

DISTURBANCE-SENSITIVE SPECIES: *Adiantum pedatum* (Northern maidenhair)

FIRE REGIME: There is no evidence of fire in the landscape.

OTHER DISTURBANCES OR IMPACTS

LOGGING: Cut stumps were noted scattered along the slopes.

FARMING: All the uplands, slopes, and bottomland have either been grazed, farmed, or timbered in the fairly recent past. The nearly vertical slopes on the northwest stream support the most mature hardwoods.

DITCHES: No ditching was noted on the site.

ROADS: There is a gravel drive-way for access to the historic home site. This same road runs to the northern property boundary. Other dirt farm roads are located on the site.

ALTERED FLOOD REGIME: Rich Fork Preserve is located in an urban landscape and the impervious surfaces of roads and parking lots have altered the flood regime.

EXOTIC/WEEDY SPECIES: Refer to the species denoted with an asterisk on the Plant Species Observed list for both exotic/weedy species and horticultural species. *Lonicera maackii* (Amur honeysuckle) is a shrub that is native to Eastern Asia (Korea, China, and Japan). It is one of the worst “shrub-weeds” and aggressively invades natural areas (Weakley, 2012). Another invasive shrub that has invaded much of the site is *Viburnum lantanoides* (Hobblebush) which is native of Eurasia. This shrub is widely planted further north of North Carolina where it sometimes escapes and persists (Weakley, 2012).

UNDERSTORY CLEARING: The shrub and herb layer is over grazed from white-tailed deer.

DIRECT HUMAN INTRUSION: A sewer line ROW bisects the property and parallels both streams. A Piedmont Natural Gas ROW is located parallel to the southern property line.

There are two old tires and two large metal culvert pipes along the edge of the bottomland habitat at the end of a dirt farm road and on the lower slopes (Photograph Five in Appendix). These items were noted at GPS Coordinates 35.98623° N and 80.03896° S (19 feet accuracy). Few pieces of trash were noted on the slopes, such as plastic five gallon buckets and pipes. No extensive piles of trash were noted.

There is an old home and farm structures on the flat, upland between the two streams (GPS 35.98464° N and 80.03854° S (22 feet accuracy)). The house is shown in Photograph Six. The outbuildings are located to the south and west/northwest of the house. A few farm structures are located in the vicinity of GPS Coordinates 35.98529° N and 80.03844° S (27 feet accuracy) and shown in Photographs Seven and Eight. In this vicinity, there is trash in a gulley, a rock and brick pile, a rusted 55-gallon drum, and barbed wire fencing. Closer to the house is hog-wire fencing.

Household trash is also located in a gulley near this home site and adjacent to the gravel driveway and on the eastern slope behind the house. Old bee hives are in the woods just east of the gravel driveway and just after the first area of a historic house site with no structures remaining. The poles of an old clothes line, power pole, and wood pile remain in this opening.

There are numerous horticultural plantings around the historic home sites and scattered across the site. Some of the species noted include:

Albizia julibrissin (Mimosa or Silktree)

Berberis bealei (Leatherleaf Mahonia or Holly-grape)

Carya illinoensis (Pecan)

Celastrus orbiculatus (Oriental bittersweet)

Hedera helix var. *helix* (English ivy)

Ilex crenata (Japanese holly)

Lonicera maackii (Amur honeysuckle)

Malus sp. (A Crabapple)

Nandina domestica (Nandina or Heavenly bamboo)

Rhododendron sp. (Horticultural azalea)

Viburnum lantana (Wayfaring tree)

LANDSCAPE FACTORS

BOUNDARY INTEGRITY/SHAPE: The shape of Rich Fork Preserve is an irregular rectangle.

ADJACENT LAND USE/OFFSITE STRESSES: One parcel to the east was recently clear cut. A high density residential development is located to the west. Hardwood forests are located to the north and south. Hartley Avenue has recently been extended through the forest to the north and apparently will open to traffic soon.

RELATION/CONNECTION TO OTHER SITES: Northwood Elementary School is located to the south of Rich Fork Preserve.

DEGREE OF THREAT/POTENTIAL FOR CHANGE: none

BOUNDARY JUSTIFICATION: The survey included only property acquired by the Guilford County Open Space Committee.

RECOMMENDATIONS FOR PROTECTION: Protection is guaranteed through the acquisition by the Guilford County Open Space Committee.

MANAGEMENT RECOMMENDATIONS:

The sewer line ROW is dominated with *Microstegium vimineum* (Japanese stilt-grass) which sets seed in the late summer. Bush hogging the right-of-way in mid to late summer would prevent seed set and help prevent spread of this invasive species.

The trash noted on the site is included under "Direct Human Intrusion."

There is extensive herbivory of the herb and shrub layer by white-tailed deer. Rich Fork Preserve is a pocket of natural area surrounded by residences and roads and provides a refugia for the urban deer.

NEED FOR FURTHER STUDY: A 2014 spring botanical survey will be conducted.

PLANT SPECIES OBSERVED

THOROUGHNESS OF LIST: List includes a late summer and spring botanical survey

CANOPY

Acer floridanum (Southern sugar maple or Florida maple)

Acer rubrum (Red maple)

Carya carolinae-septentrionalis (Carolina shagbark hickory) *Carya glabra* (Pignut hickory)

Carya illinoensis (Pecan)*

Carya ovalis (Red hickory)

Carya ovata (Shagbark hickory)

Carya pallida (Sand hickory)

Carya tomentosa (Mockernut)

Fagus grandifolia (Beech)

Fraxinus americana (White or American ash)

Fraxinus pennsylvanica (Green ash)

Juglans nigra (Black walnut)

Juniperus virginiana (Red cedar)

Liquidambar styraciflua (Sweet gum)

Liriodendron tulipifera (Tulip tree)

Magnolia grandiflora (Southern magnolia)* horticultural specimen

Nyssa sylvatica (Black gum)

Pinus echinata (Short-leaf pine)

Pinus virginiana (Virginia pine)

Platanus occidentalis (Sycamore)

Quercus alba (White oak)

Quercus falcata (Southern red oak)

Quercus nigra (Water oak)

Quercus phellos (Willow oak)

Quercus rubra (Red oak)

Quercus stellata (Post oak)

Quercus velutina (Black oak)

UNDERSTORY

Acer floridanum (Southern sugar maple or Florida maple)

Acer rubrum (Red maple)

Ailanthus altissima (Tree-of-heaven)*

Albizia julibrissin (Mimosa)*

Asimina triloba (Pawpaw)

Carpinus caroliniana (Ironwood)

Celtis occidentalis (Northern hackberry)

Cercis canadensis (Redbud)

Cornus florida (Flowering dogwood)

Crataegus sp. (A Hawthorn)

Diospyros virginiana
(Persimmon) *Ilex opaca*
(American holly)

Juniperus virginiana (Red
cedar) *Magnolia grandiflora*
(Southern magnolia)*

Magnolia tripetala (Umbrella magnolia)

Malus sp. (A Crabapple)* horticultural
specimen *Morus rubra* (Mulberry)

Oxydendrum arboreum (Sourwood)

Prunus serotina (Black cherry)

Pyrus calleryana (Bradford pear)*

Salix nigra (Black willow)

Sassafras albidum (Sassafras)

Ulmus alata (Winged elm)

Ulmus rubra (Slippery elm or Red elm)

SHRUB LAYER

Alnus serrulata (Tag alder)

Berberis bealei (Leatherleaf Mahonia or Holly-grape)* horticultural specimen

Chionanthus virginicus (Fringe-tree)

Cornus amomum (Silky dogwood)

Corylus americana (Hazel-nut)

Elaeagnus pungens (Autumn silverberry)*

Elaeagnus umbellata var. *parvifolia* (Spring silverberry)*

Euonymus americanus (Strawberry bush)

Euonymus japonicus (Japanese spindle-tree)* horticultural specimen

Hamamelis virginiana var. *virginiana* (Northern witch-hazel)

Hypericum stragulum (A St. John's-wort)

Ilex crenata (Japanese holly)* horticultural specimen

Kalmia latifolia (Mountain laurel)

Ligustrum sinense (Privet)*

Lindera benzoin (Spicebush)

Lonicera maackii (Amur honeysuckle)*

Nandina domestica (Nandina)* horticultural specimen

Rhododendron sp. (A Garden azalea)* horticultural specimen

Rhus aromatica var. *aromatica* (Fragrant sumac)

Rosa multiflora (Multiflora rose)*

Rubus argutus (Common blackberry)

Vaccinium pallidum (Dryland blueberry)

Vaccinium stamineum var. *stamineum* (Common deerberry)

Viburnum acerifolium (Maple-leaf viburnum)

Viburnum lantana (Wayfaring tree)* horticultural specimen

Viburnum prunifolium (Black haw)

VINES

Amphicarpaea bracteata var. *bracteata* (Hog-peanut)

Campsis radicans (Trumpet vine)

Celastrus orbiculatus (Oriental bittersweet)*

Centrosema virginianum (Spurred butterfly pea)

Hedera helix var. *helix* (English ivy)*

Ipomoea sp. (A Morning-glory)

Lespedeza repens (Smooth trailing lespedeza)

Lonicera japonica (Japanese honeysuckle)*

Muscadina rotundifolia var. *rotundifolia* (Muscadine)

Parthenocissus quinquefolia (Virginia creeper)

Rubus flagellaris (Common dewberry)

Smilax bon-nox (A Greenbrier)

Smilax rotundifolia (A Greenbrier)

Toxicodendron radicans (Poison-ivy)

Trifolium repens (White clover)*

Vitis cinerea var. *baileyana* (Possum grape)

HERB LAYER

Adiantum pedatum (Northern maidenhair)

Agrimonia pubescens (Downy agrimony)

Antennaria plantaginifolia (Plantain pussytoes)

Apocynum cannabinum (Hemp Dogbane or Indian-hemp)

Arisaema triphyllum (Jack-in-the-pulpit)

Artemisia vulgaris (Mugwort)*

Arthraxon hispidus var. *hispidus* (Basket grass)*

Asclepias amplexicaule (Clasping milkweed) Needs confirmation with flowers/fruit

Asclepias incarnata var. *pulchra* (Eastern swamp milkweed)

Asclepias tuberosa var. *tuberosa* (Common butterfly-weed)

Asplenium platyneuron (Ebony spleenwort)
Bidens sp. (A Tickseed-sunflower)
Boehmeria cylindrica (False-nettle)
Botrypus virginianus (Rattlesnake fern)
Brachyelytrum erectum (Common shorthusk) *Carduus* sp. (A Thistle)*
Carex crinita (A Sedge)
Chimaphila maculata (Striped wintergreen)
Cryptotaenia canadensis (Honestwort)
Chrysopsis mariana (Maryland Golden-aster)
Coleataenia anceps ssp. *anceps* (Beaked panic grass)
Commelina communis (Common dayflower)*
Conyza canadensis (Common horseweed)
Cyperus echinatus (An Umbrella sedge)
Cyperus strigosus (False nutsedge)
Daucus carota (Queen-Ann's-lace)*
Dichanthelium clandestinum (Deer-tongue witch grass)
Dichanthelium laxiflorum (Open-flower witch grass)
Dichanthelium polyanthes (Small-flowered witch grass)
Dichanthelium scoparium (Velvet witch grass)
Diospyros virginiana (American persimmon)
Echinochloa crusgalli var. *crusgalli* (Barnyard-grass)*
Eragrostis sp. (A Lovegrass)
Elephantopus carolinianus (Leafy elephant's-foot)
Elephantopus tomentosus (Common Elephant's-foot)
Elymus hystrix var. *hystrix* (Common bottlebrush grass)
Epifagus virginiana (Beechdrops)
Erechtites hieraciifolia (Fireweed)
Eupatorium capillifolium (Common dog-fennel)

Eupatorium hyssopifolium (Hyssopleaf eupatorium)
Eurybia divaricata (Common white heart-leaved aster)
Galium aparine (Cleavers or A Bedstraw)
Geum canadense (An Avens)
Goodyera pubescens (Downy rattlesnake-plantain)
Hexastylis arifolia var. *arifolia* (Arrowleaf heartleaf)
Hieracium gronovii (Beaked hawkweed)
Hylodesmum nudiflorum (Naked tick-trefoil)
Hypericum punctatum (Spotted St. John's-wort)
Hypochaeris radicata (Spotted cat's-ear)*
Impatiens capensis (Orange jewel-weed)
Iris sp. (A Garden Iris) horticultural
specimen *Iris cristata* (Dwarf-crested
iris)
Juncus coriaceus (A Needlerush)
Kummerowia striata (Japanese-clover)*
Lespedeza cuneata (Sericea lespedeza)*
Lycopus virginicus (Virginia bugleweed)
Maianthemum racemosum var. *racemosum* (False
Solomon's-seal) *Microstegium vimineum* (Japanese
stilt-grass)* *Nebalus serpentarius* (Lion's-foot)
Oxalis stricta (Common yellow wood-sorrel)
Parthenium integrifolium var. *integrifolium* (Common wild quinine)
Paspalum laeve var. *laeve* (A Paspalum)
Paspalum urvillei (Vasey grass)*
Persicaria longiseta (Longbristle smartweed)*
Persicaria virginiana (Jumpseed)
Phytolacca americana (Common pokeweed)
Plantago major (Common plantain)*
Polystichum acrostichoides (Christmas fern)

Potentilla canadensis var. *canadensis* (Running five-fingers)

Prunella vulgaris (Heal-all)

Pseudognaphalium obtusifolium (Fragrant rabbit tobacco)

Pycnanthemum tenuifolium (A Mountain-mint)

Rudbeckia hirta (Black-eyed Susan)

Rudbeckia laciniata (Common cutleaf coneflower)

Sabatia angularis (Common marsh-pink)

Salvia lyrata (Lyreleaf sage)

Sanguinaria canadensis (Bloodroot)

Schizachyrium scoparium var. *scoparium* (Common little bluestem)

Scutellaria integrifolia (A Skullcap)

Setaria sp. (A Foxtail grass)*

Solanum carolinense var. *carolinense* (Horse-nettle)

Solidago altissima var. *altissima* (Tall goldenrod) and/or *Solidago gigantea* (Smooth goldenrod)

Solidago odora (Licorice goldenrod)

Sorghastrum nutans (Yellow Indiangrass)

Symphyotrichum patens var. *patens* (Common clasping aster) or *Symphyotrichum georgianum* (Georgia aster) *Symphyotrichum pilosum* var. *pilosum* (Frost aster)

Tridens flavus (Purpletop tridens)

Tripsacum dactyloides var. *dactyloides* (Gamma grass)

Uvularia perfoliata (Perfoliate bellwort) *Verbena urticifolia* (White vervain) *Verbesina occidentalis* (A Wingstem)

Vernonia noveboracensis (An Ironweed)

Viola sororia (Common blue violet)

ANIMAL SPECIES OBSERVED

THOROUGHNESS OF LIST: casual

Cardinalis cardinalis (Northern cardinal)

Colaptes auratus (Northern flicker)

Corvus brachyrhynchos (Common crow)

Cyanocitta cristata (Blue jay)

Dumetella carolinensis (Gray catbird)

Odocoileus virginianus (White-tailed deer)

Parus carolinensis (Carolina chickadee)

Pipilo erythrophthalmus (Eastern towhee)

Sitta carolinensis (White-breasted nuthatch)

Terrapene carolina (Eastern box turtle)

Turdus migratorius (American robin)

Zenaida macroura (Mourning dove)

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Guilford County Parks and Recreation *Current Projects for Nature Preserves Report* (April 2014)

Next Steps