

THE PH CRAIG PROPERTY & THE FUTURE OF BOLIN FOREST

A Community Forum

**Thursday, June 21st, 2018
Smith Middle School
7:00PM**



I. WELCOME

Julie McClintock

President, Friends of Bolin Creek



II. INTRODUCTIONS

Tom Cors
Resident & Conservation Lobbyist



III. HISTORY & BACKGROUND

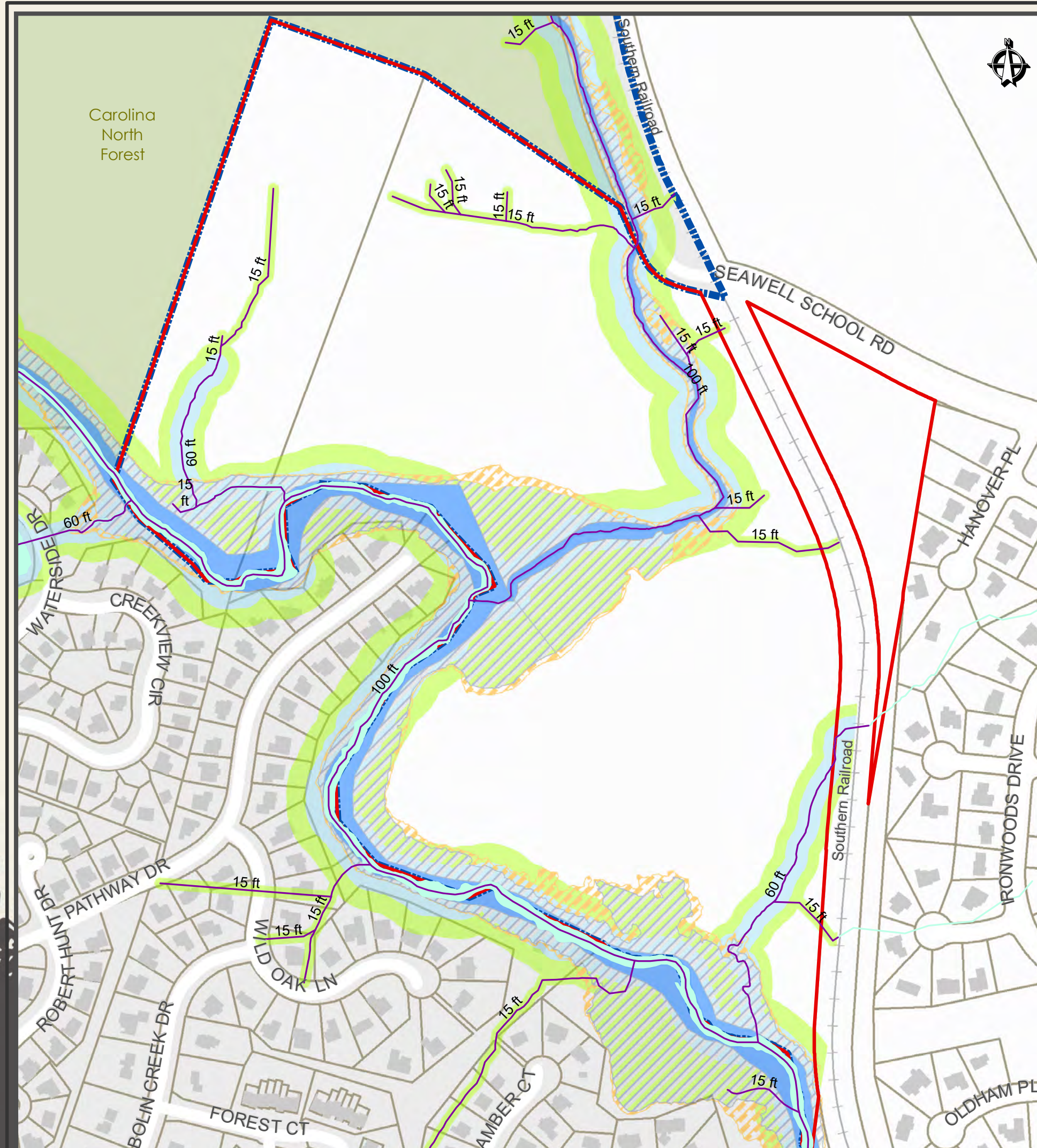
Patricia McGuire

Planning Director, Town of Carrboro

Tom Cors



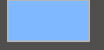

Resident & Conservation Lobbyist







Craig Property Stream Buffers

Floodplain Effective 2017

-  0.2 pct annual chance (500-yr)
-  1 pct annual chance (100-yr)
-  Floodway
-  1 pct annual chance future conditions

-  Zone 1 Stream Buffer
-  Zone 2 Stream Buffer

The Zone 2 Stream Buffer includes 100-yr Floodplain areas



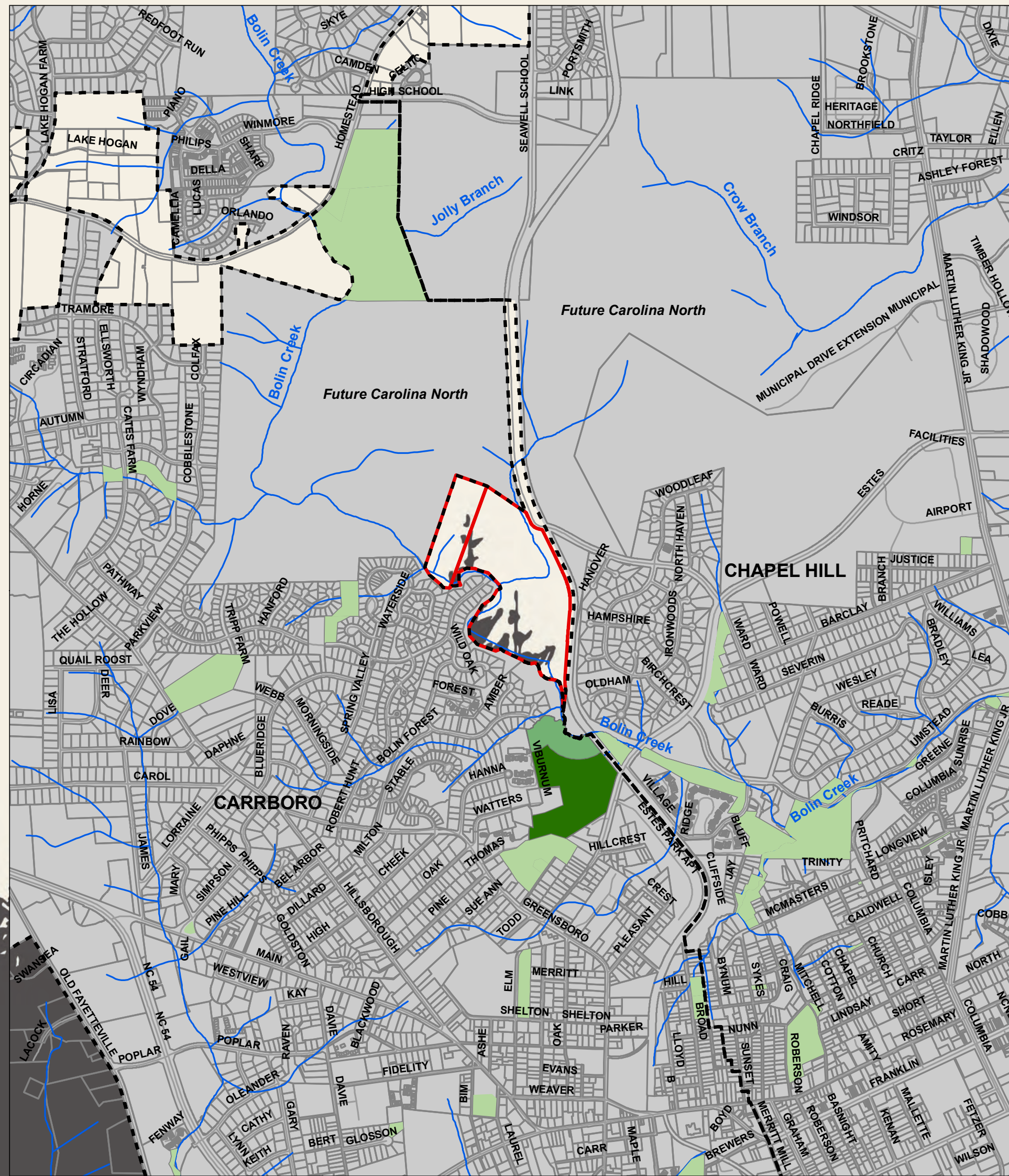
TOWN OF CARRBORO
301 W. Main St.
Carrboro, NC 27510

Printed May 17, 2018

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NO RELIANCE MAY BE PLACED IN ITS ACCURACY
The Town of Carrboro assumes no liability for damages
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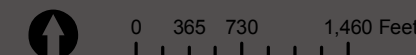
400 200 0 400 Feet





Vicinity Map
P.H. Craig Property

- Legend**
- P.H. Craig property
 - Conservation easements held by State of NC
 - Conservation easements held by Orange County
 - Orange County parkland & open space
 - Non-county parkland and open space
 - Parcel boundary
 - Streams
 - Streets
 - Towns



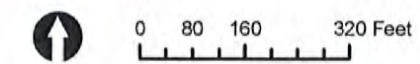
Orange County
 ERCD
 5/27/09





Aerial Map
P.H. Craig Property

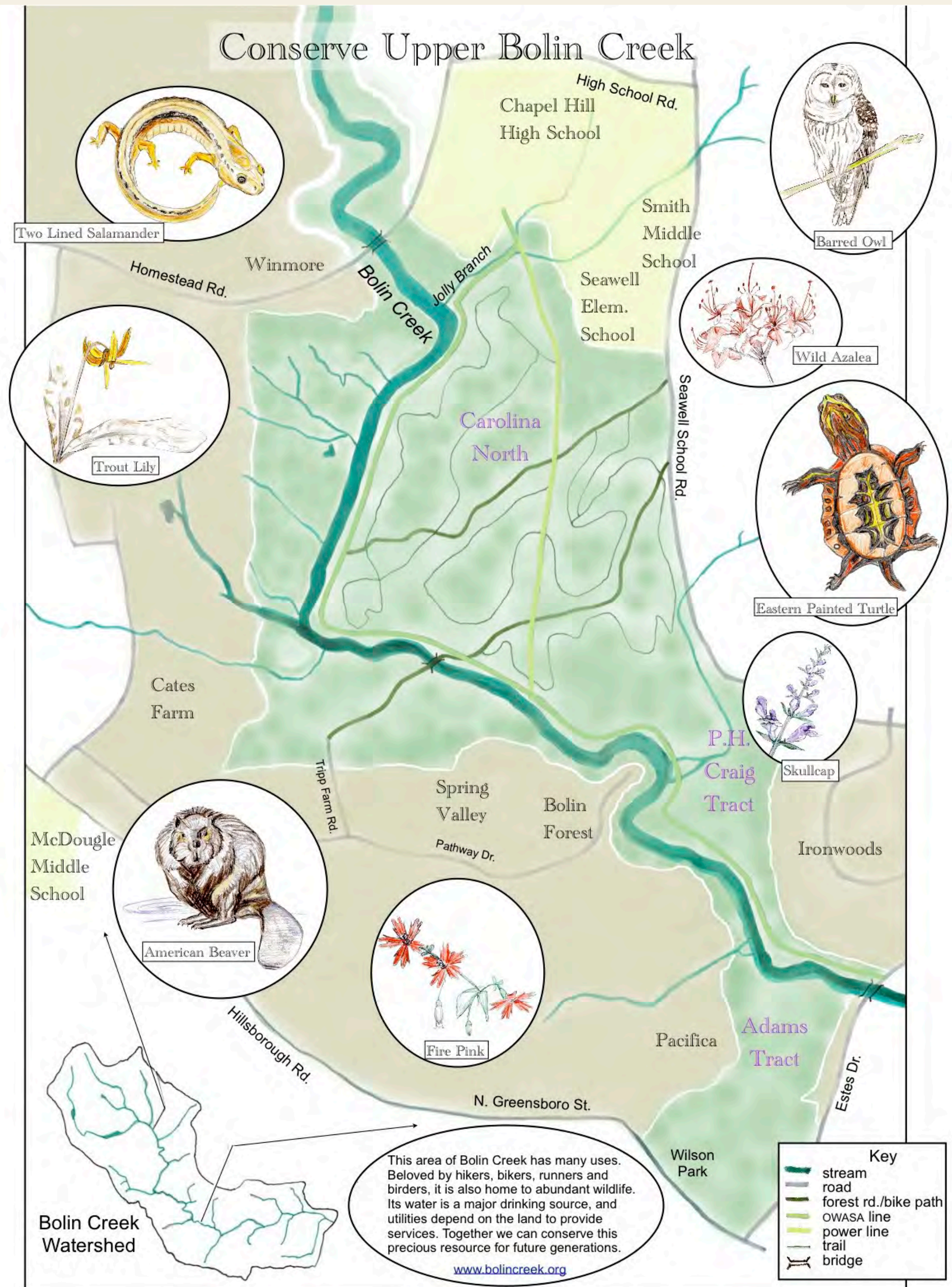
- P.H. Craig property
- 100 YR Floodplain
- Parcel boundary
- Streams



Orange County
ERCD
5/27/09



Conserve Upper Bolin Creek



Two Lined Salamander

Barred Owl

Trout Lily

Wild Azalea

Eastern Painted Turtle

American Beaver

Skullcap

Fire Pink

Key

- stream
- road
- forest rd./bike path
- OWASA line
- power line
- trail
- bridge

This area of Bolin Creek has many uses. Beloved by hikers, bikers, runners and birders, it is also home to abundant wildlife. Its water is a major drinking source, and utilities depend on the land to provide services. Together we can conserve this precious resource for future generations.
www.bolincreek.org

Bolin Creek Watershed

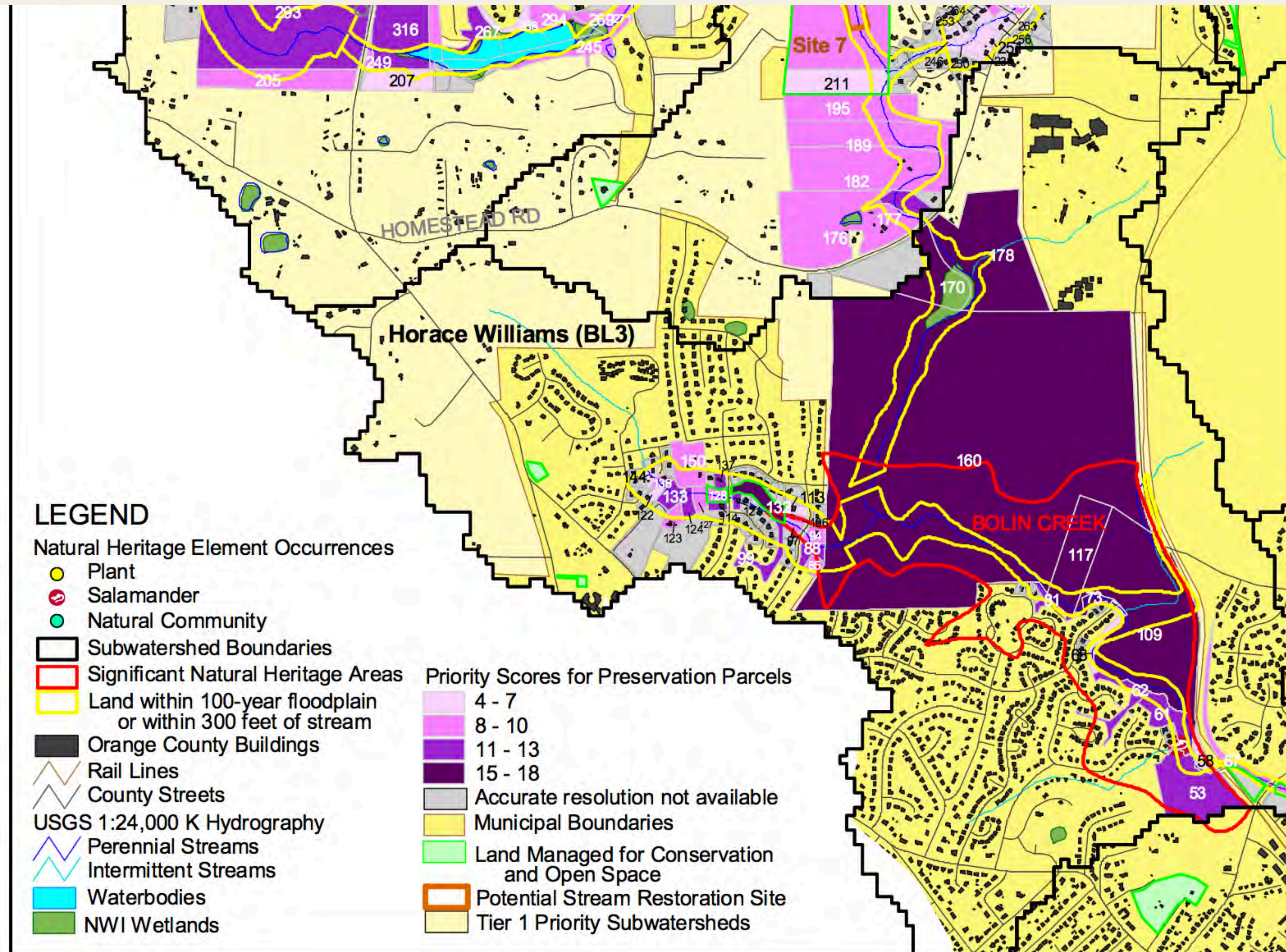
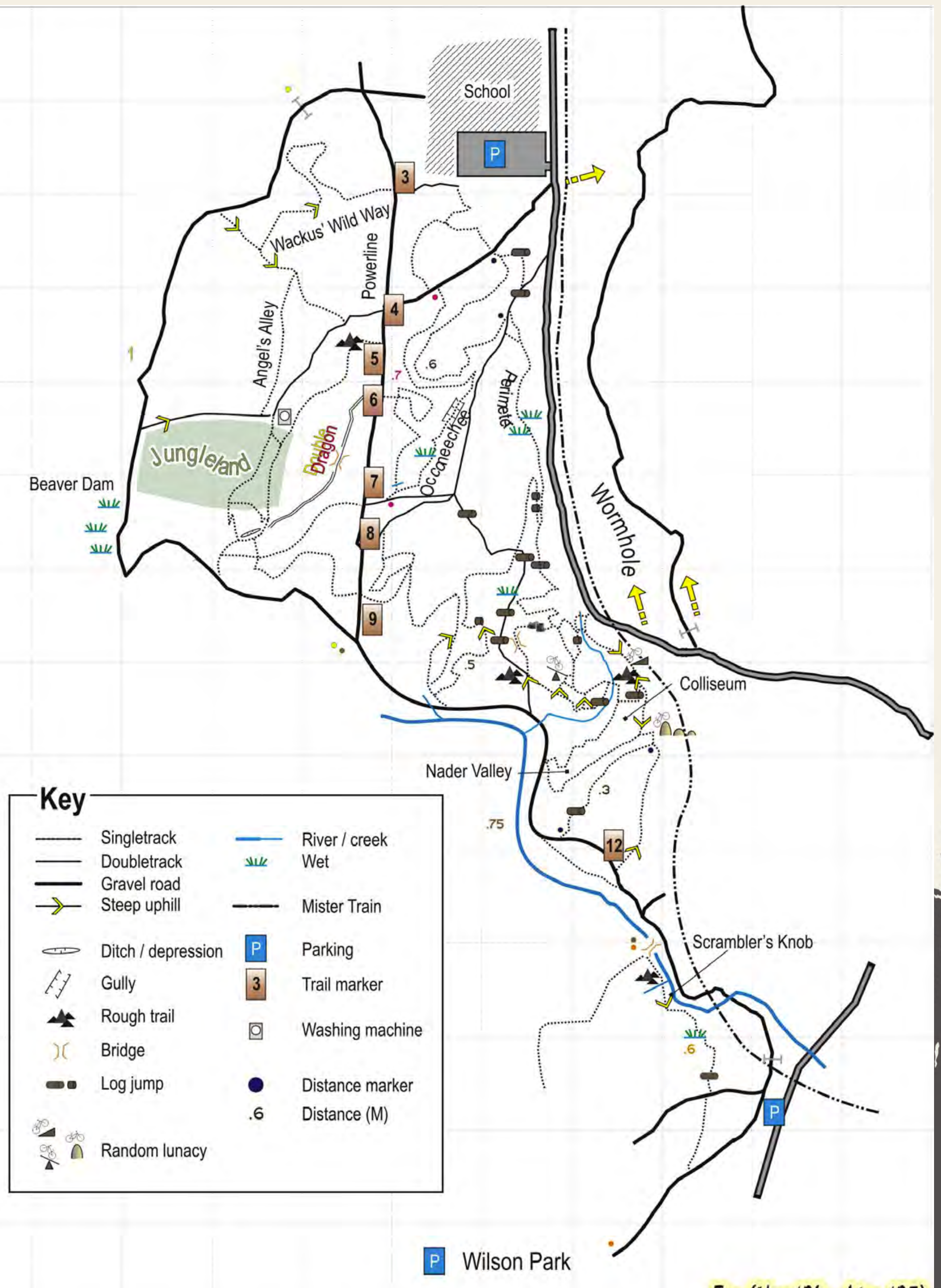


Figure 4-4. Parcel-Level Analysis of Preservation Potential – Subwatersheds BL1 – BL3



Key

	Singletrack		River / creek
	Doubletrack		Wet
	Gravel road		Mister Train
	Steep uphill		Parking
	Ditch / depression		Trail marker
	Gully		Washing machine
	Rough trail		Distance marker
	Bridge		Distance (M)
	Log jump		
	Random lunacy		

Wilson Park

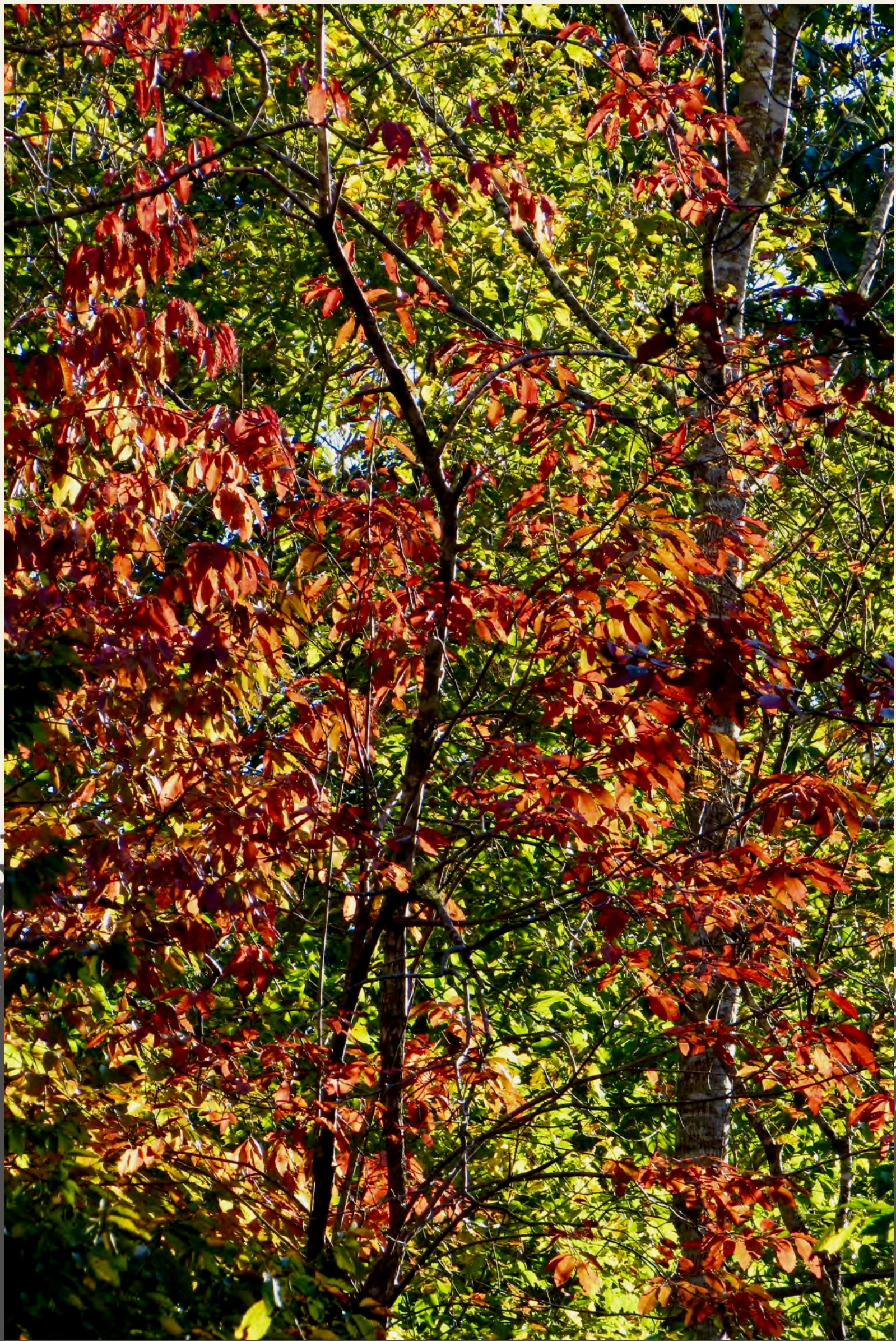
Tag (Nov '04 - Mar '05)



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto



Photographs by Dave Otto




Photographs by Dave Otto



Photographs by Dave Otto

HISTORICAL TIMELINE

- 
- 1965** Craig buys land along Bolin Creek and an old homesite with a partner
- 1977** PIN 9779634975 was transferred from Beach to Mr. Craig in November 1977 per Deed Book 282, page 635 for \$20,000
- 1991** Both parcels are approved for forestry PUV for the 1991 tax year
- 2003** Initial written Forest Management Plan submitted to Orange County Tax Office
- 2015** Craig honored with Order of the Long Leaf Pine Award for conservation efforts
- Dec 2017** New Forest Management Plan sent from NC Forest Service to PH Craig
- May 2018** Dave Andrews and Trish McGuire meet with PH and his associates to discuss his plans
- June 2018** Town of Chapel Hill receives and approves a request for a timber harvesting permit on P.H. Craig's property. About 4 acres of the 56-acre property are in Chapel Hill. About 1.6 acres of the Chapel Hill portion are slated for clear cutting.



**North Carolina Department of Agriculture
and Consumer Services**
N.C. Forest Service



Steven W. Troxler
Commissioner

Scott Bisette
Assistant Commissioner

D11-Harvest Plan (REVISED: 4/6/2018)
Project – Orange County
Craig, P.H. (35° 55.80' -79° 4.53')
Total Plan Acres - 45 acres

December 15, 2017
3314 NC Hwy 86
Hillsborough, NC 27278

PH Craig
7503 Sunrise Rd
Chapel Hill, NC 27514

Dear Mr. Craig:

It was a pleasure to meet you on your wooded tract in Orange County off Seawell School Rd. **The attached Harvest Plan will present our recommendations to consider when you harvest the areas identified in the attached map(s).** Supplemental to this plan are enclosures which we will refer to in the plan. These are extra information designed to help you make sound decisions in managing your forest. Please read the plan first then refer to the enclosures for more information. I hope you find the information helpful and that it provides you with enough information to make sound management decisions.

No invoice is associated with the preparation of this Harvest Plan, as these plans are currently a free service to landowners.

Thank you for your interest in maintaining a healthy and productive forest. The North Carolina Forest Service is dedicated to serving our woodland owners in an effort to keep our “working forests working.” If you have any questions concerning this plan please feel free to contact me in Hillsborough at (919) 732-8105, or the Orange County Office at (919) 732-8152.

Sincerely,

C. Clell Britt – RF#1785
D-11 Service Forester

Cc: District FM File
Orange County Ranger

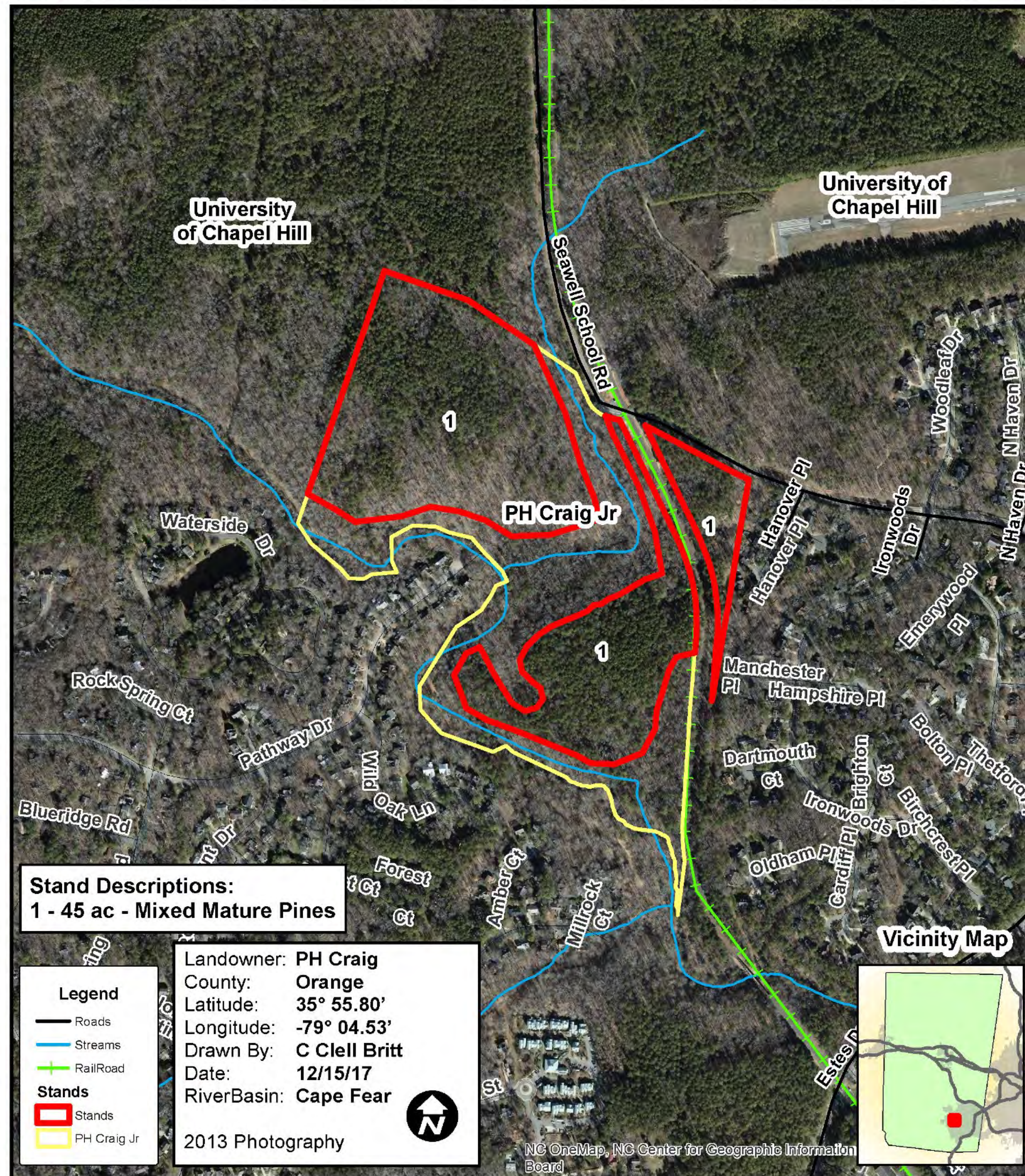
Enclosures

- Harvest Plan with Map(s)
- Tax Tips 2016
- Before You Sell Your Timber
- Land Ownership, Liability, & the Law in NC
- Practicing Forestry Under Local Regulations
- Zoning & Land use Regulation of Forestry
- NC Forestry PUV Tax Program
- Clearcuts: Facts & Myths
- Orange County Consultants List
- Selecting and Working with a Consulting Forester
- Jordan Lake Water Supply Buffer Rules
- Reforestation of NC Pines
- Landowners Guide to Working with Recreationalist



North Carolina Forest Service Woodland Management Map

Boundaries and Acreages are Approximate



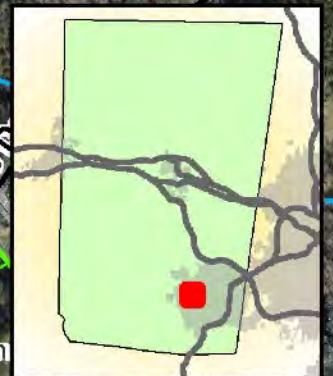
Stand Descriptions:
1 - 45 ac - Mixed Mature Pines

Legend
 — Roads
 — Streams
 — RailRoad
Stands
 ■ Stands
 ■ PH Craig Jr

Landowner: PH Craig
 County: Orange
 Latitude: 35° 55.80'
 Longitude: -79° 04.53'
 Drawn By: C Clell Britt
 Date: 12/15/17
 RiverBasin: Cape Fear
 2013 Photography



Vicinity Map



PH CRAIG PROPERTY RECENT TAX HISTORY

Q: What is Present Use Value (PUV) Tax Status?



PH CRAIG PROPERTY RECENT TAX HISTORY

Figures provided by:

Roger Gunn

Chief Appraiser, Orange County Tax Office

Total PUV Tax Paid (2014-2017) = **\$809.19**

Total Full Market Taxes (2014-2017): **\$91,411.04**

For PIN 9779735052

Year	Present Use Value	Tax Rate/\$ of value	Taxes Paid	Full Market Value	Taxes at Full Market Value
2017	\$15,567	\$0.011363	\$176.88	\$1,821,946	\$20,702.77
2016	\$13,661	\$0.011864	\$162.07	\$1,493,764	\$17,722.02
2015	\$13,661	\$0.011864	\$162.07	\$1,493,764	\$17,722.02
2014	\$13,661	\$0.011864	\$162.07	\$1,493,764	\$17,722.02
2013	\$13,661	\$0.011664	\$159.34	\$1,493,764	\$17,423.26

For PIN 9779634975

Year	Present Use Value	Tax Rate/\$ of value	Taxes Paid	Full Market Value	Taxes at Full Market Value
2017	\$3,430	\$0.011363	\$38.97	\$472,416	\$5,368.06
2016	\$3,010	\$0.011864	\$35.71	\$342,047	\$4,058.05
2015	\$3,010	\$0.011864	\$35.71	\$342,047	\$4,058.05
2014	\$3,010	\$0.011864	\$35.71	\$342,047	\$4,058.05
2013	\$3,010	\$0.011664	\$35.11	\$342,047	\$3,989.64

IV. Q&A with TOWN MAYORS

Pam Hemminger

Mayor, Town of Chapel Hill

Lydia Lavelle

Mayor, Town of Carrboro





Railroad Crossing at Seawell School Road



Railroad at Seawell School Rd Crossing



Potential Loading Zone / Machinery Entrance / Timber Exit



Pink tape marking boundary of area to be clear cut



Blue paint and knots in pink ties face INWARD to the planned clear cut area



Blue paint and knots in pink ties face INWARD to the planned clear cut area



Rock outcroppings within clear cut zones at “Dragon’s Back” area



Rock outcroppings within clear cut zones at “Dragon’s Back” area



Trees marked for cutting



Rock outcrops in clear cut zone



Rock outcrops in clear cut zone



Rusted car frame where PH clear cut trail meets Bolin Creek trail (20 yards from cut zone)



Marked clear cut zone comes within 50 feet of Bolin Creek in places



Marked clear cut zone comes within 50 feet of Bolin Creek in places



Bolin Creek just beyond clearcut boundary (across trail in background)



**Southern edge of PH property along Bolin Creek trail
(where clear cut zone comes closest to Bolin Creek)**



Clear cut markers begin just north of this #12 trail post



Trail leading up to Ironwoods

V. PANEL DISCUSSION:

THE FUTURE OF BOLIN FOREST

Doug Frederick

N.C. State University Forestry

Bo Howes

Triangle Land Conservancy

Michael Paul

Resident & Stream Ecologist

Mary Sonis

Resident, Naturalist & Wildlife Photographer



FORESTRY

APPROACHES & OUTCOMES

Doug Frederick

N.C. State University Forestry





Photographs by Dave Otto

WATERSHED

WHAT ARE THE RISKS?

Michael Paul

Resident & Stream Ecologist





Trailheads Running Group, circa 2008

Bolin Creek Watershed Situation Assessment

February 8, 2012
Final Draft



Watershed Education for Communities and Officials
NC Cooperative Extension
North Carolina State University

www.ncsu.edu/weco

Patrick Beggs
Carolyn Buckner
Christy Perrin



Project funded by a US EPA Clean Water Act Section 319 grant

Morgan Creek Local Watershed Plan
Targeting of Management Report
North Carolina Ecosystem Enhancement Program



September 2004



Prepared by:
Tetra Tech, Inc. with support from
Soil & Environmental Consultants, Inc.





Assessment Report: Biological Impairment in the Little Creek Watershed

**Cape Fear River Basin
Orange County, N.C.**

June 2003

**North Carolina Department of Environment and Natural Resources
Division of Water Quality
Planning Branch**

Prepared for the Clean Water Management Trust Fund

WILDLIFE

A HOME TO MANY

Mary Sonis

Resident, Naturalist & Wildlife Photographer























CONSERVATION

ALTERNATIVES TO CLEARCUTTING

Bo Howes

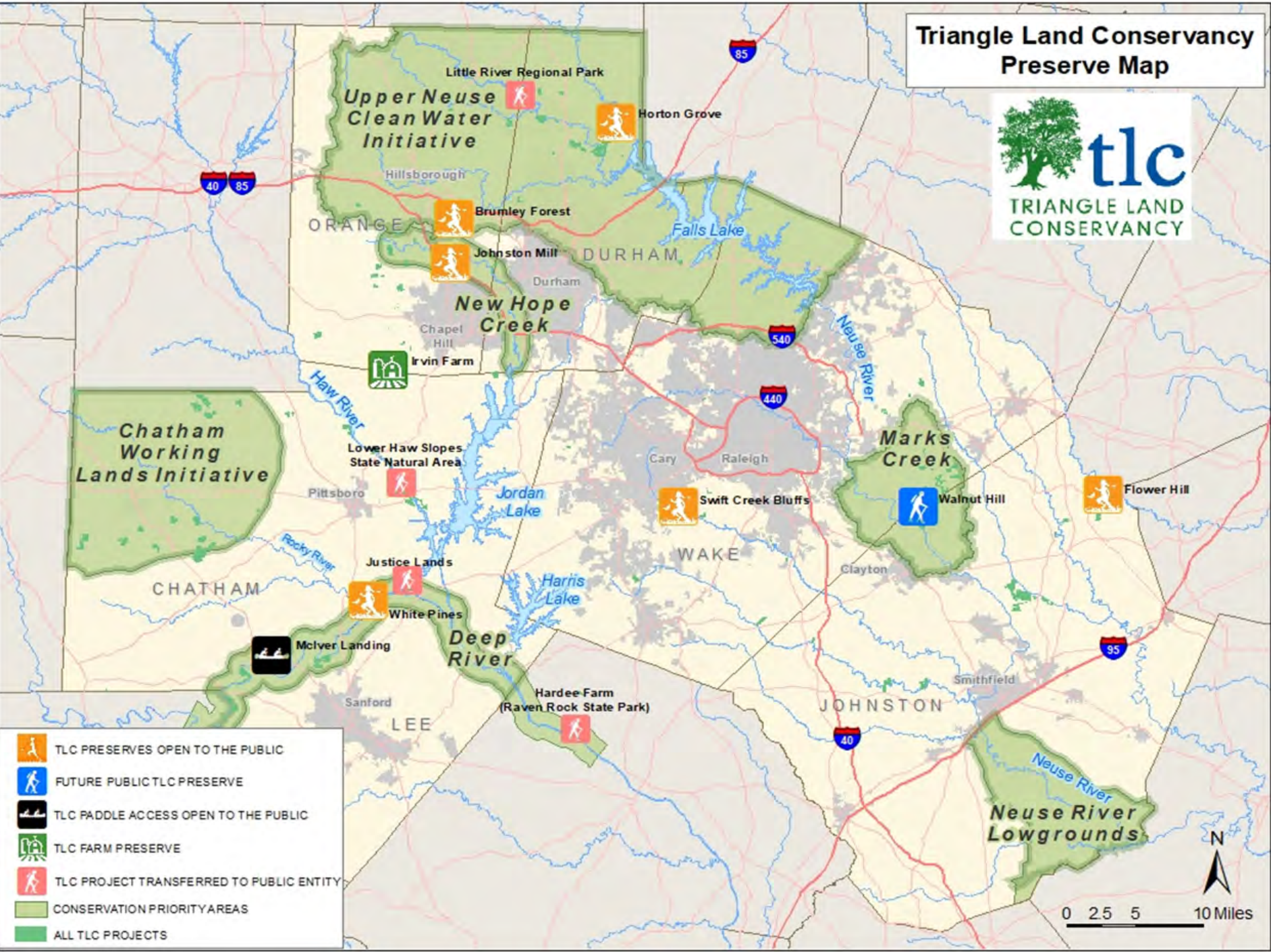
Triangle Land Conservancy



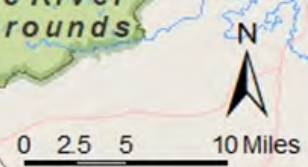


TRIANGLE LAND CONSERVANCY

Triangle Land Conservancy Preserve Map



-  TLC PRESERVES OPEN TO THE PUBLIC
-  FUTURE PUBLIC TLC PRESERVE
-  TLC PADDLE ACCESS OPEN TO THE PUBLIC
-  TLC FARM PRESERVE
-  TLC PROJECT TRANSFERRED TO PUBLIC ENTITY
-  CONSERVATION PRIORITY AREAS
-  ALL TLC PROJECTS



Mission



TLC strives to create a healthier and more vibrant Triangle region by safeguarding clean water, protecting natural habitat, supporting local farms and food, and connecting people with nature through land protection and stewardship, catalyzing community action, and collaboration.



WHY conservation?



**Safeguarding
Clean Water**



**Connecting
People with
Nature**



**Protecting
Natural
Habitats**

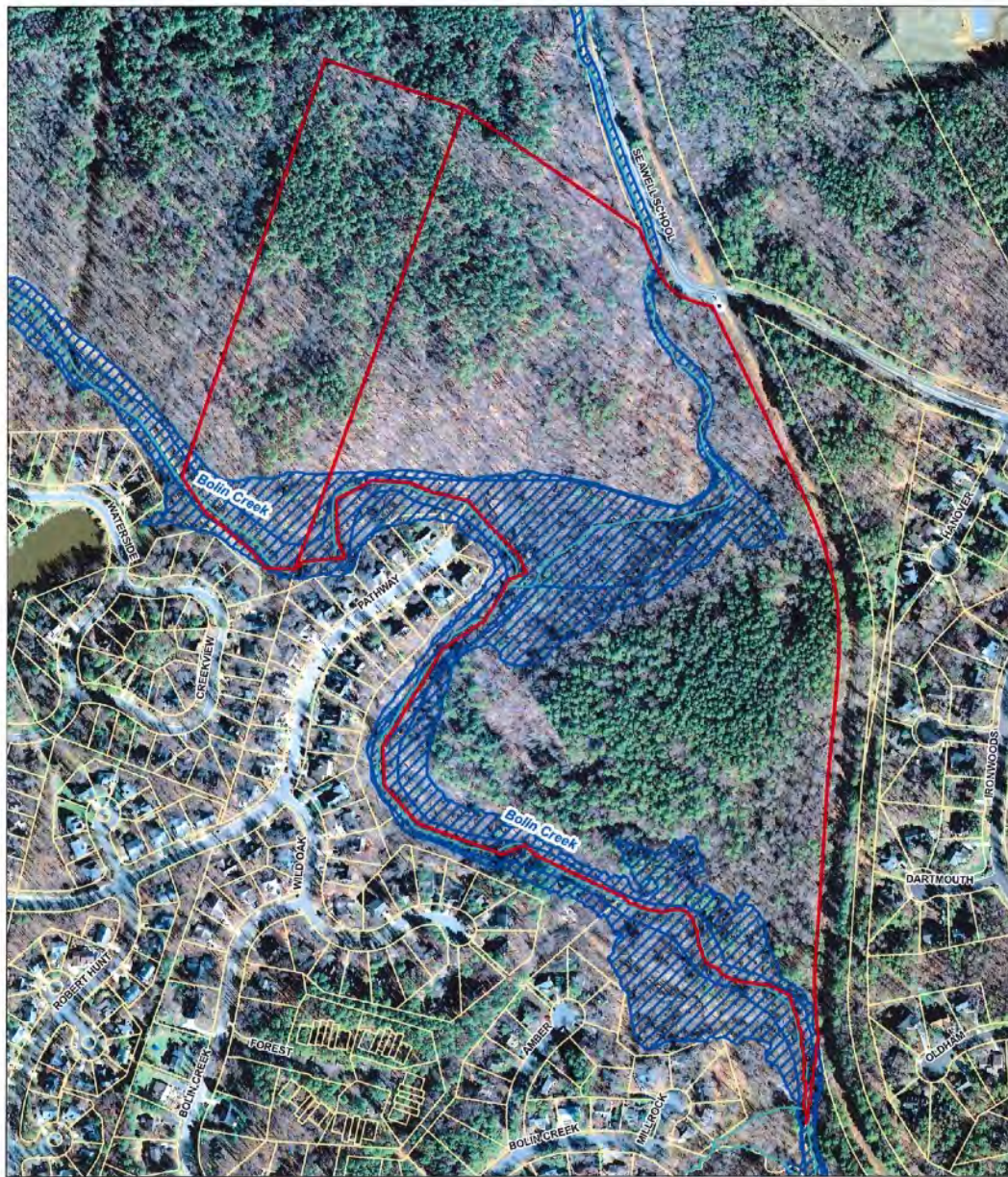


**Supporting
Local Farms &
Food**

HOW we conserve

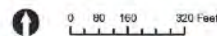


- **Ownership**
 - TLC owns and manages over 5,000 acres
 - Includes 6 nature preserves and a canoe landing open to public
- **Assistance**
 - TLC acquires land and transfers to another conservation entity such as State Parks, counties, municipalities, etc.
 - TLC has conserved about 5,500 acres in partnerships
- **Conservation Easements**
 - Landowners retain ownership, but relinquish certain rights
 - Federal income tax benefit
 - Reduce estate tax burden for heirs
 - Land is conserved in perpetuity!
 - TLC has 7,700 acres of conservation easements
- **Total Land Conserved by TLC = Over 18,000 acres!**



Aerial Map
P.H. Craig Property

- P.H. Craig property
- 100 YR Floodplain
- Parcel boundary
- Streams



Orange County
ERCDC
5/27/09



Craig Property Aerial Map

Questions?



www.triangleland.org



VI. OPEN DIALOGUE

Tom Cors, Moderator
Resident & Conservation Lobbyist



VII. NEXT STEPS

Julie McClintock

President, Friends of Bolin Creek

Tom Cors

Resident & Conservation Lobbyist



VIII. CLOSING REMARKS

Julie McClintock
President, Friends of Bolin Creek



www.savebolinfoest.org

THANK YOU FOR COMING!