

Double Bluff Recreation Area Master Plan

Town of
Jonesville



Prepared by Shabeldeen Engineering and Traffic Planning & Design

April 2023

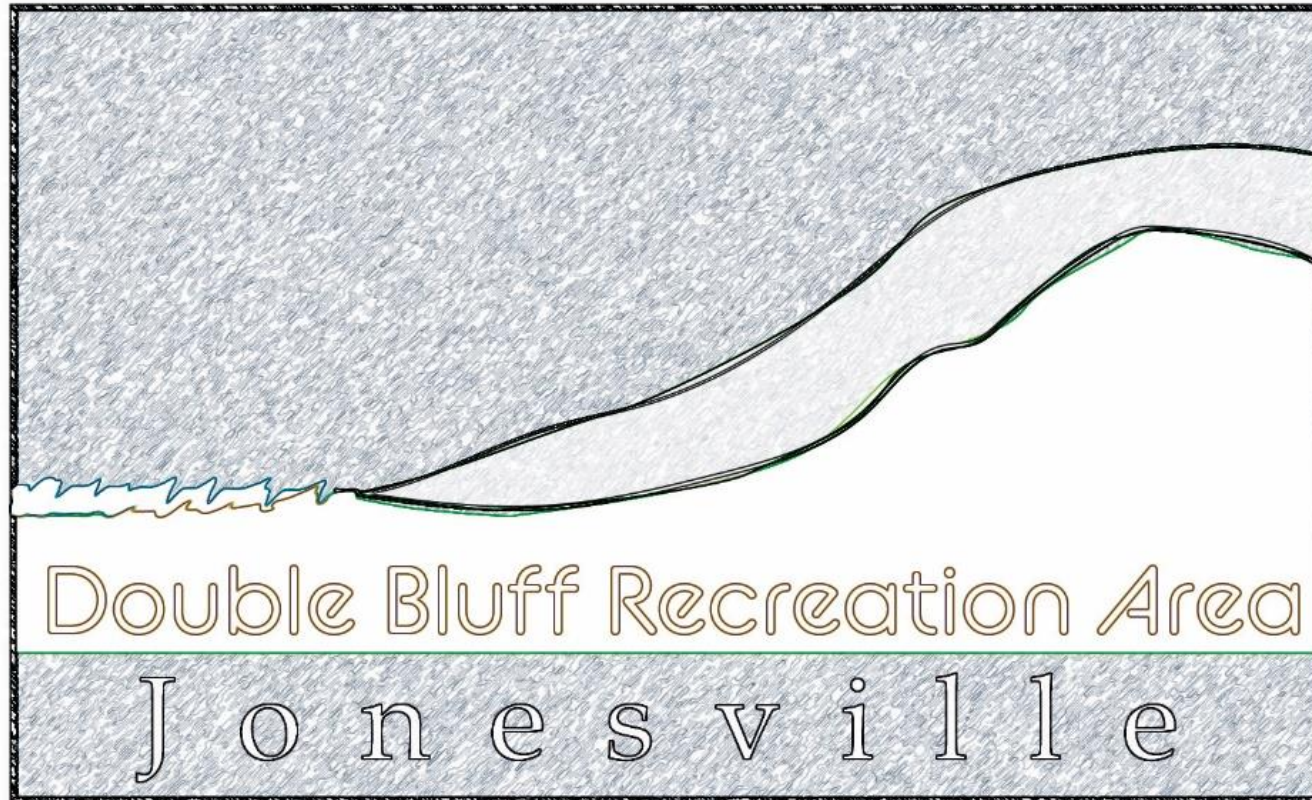


Table of Contents

Double Bluff Recreation Area Master Plan..... 1

Site Analysis 4

 Topography 4

Floodplains & Wetlands.....5

 Tree and Wildlife Species..... 6

Existing Public Access6

Historical Assets6

Existing Structures.....6

Recreation & Physical Needs 8

Recreation Needs8

Physical Needs8

The Program & Recommendations..... 9

Proposed Facilities10

Project Costs 12

Public Involvement for Double Bluff Recreation Area..... 13

Appendix: 14

A. December 2022 Town Council Presentation

B. Flyer for Public Meeting

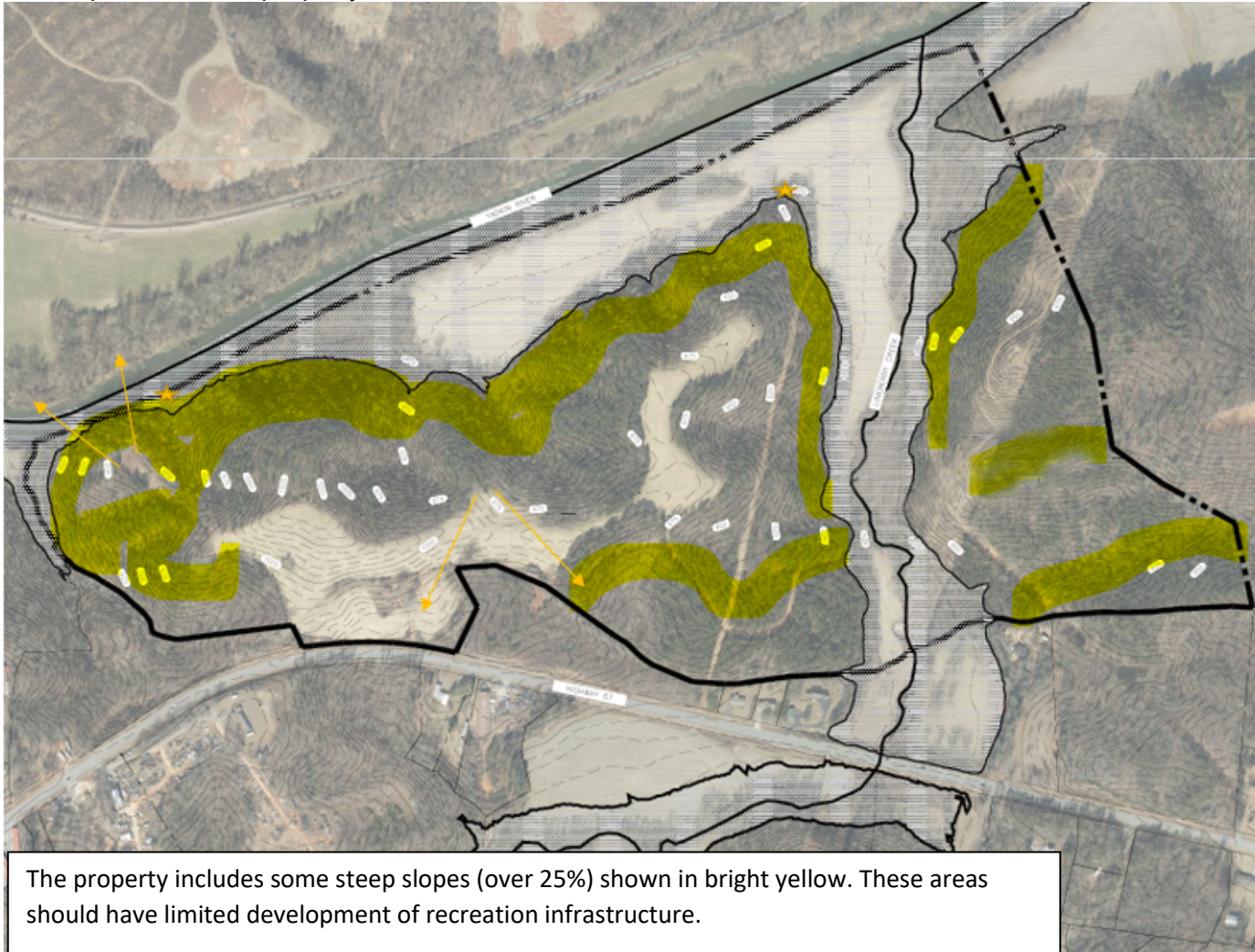
C. Public Meeting Minutes

D. Summary of Results of Public Opinion Survey

E. April 2023 Town Council Minutes Adopting Master Plan

Site Analysis

In 2019 the Town of Jonesville, with funding from the Land and Water Conservation Fund, purchased 163.019 acres of rolling land adjacent to the Yadkin River. Located off Highway 67, the property includes open fields, forests, floodplain, and approximately 775 linear feet of frontage along the Yadkin River. The property also has approximately 2,500 linear feet of Lineberry Creek, a "Class C" stream that runs north / south in the eastern portion of the property.



As a requirement for funding the acquisition, the Land and Water Conservation Fund required deed restrictions for the property. These covenants prevent the land from being developed for commercial, residential or industrial uses and restrict farm uses. The deed allows for recreational infrastructure to be developed on the land. The deed also protects the riparian buffers (the land adjacent to the creek) along Lineberry Creek.

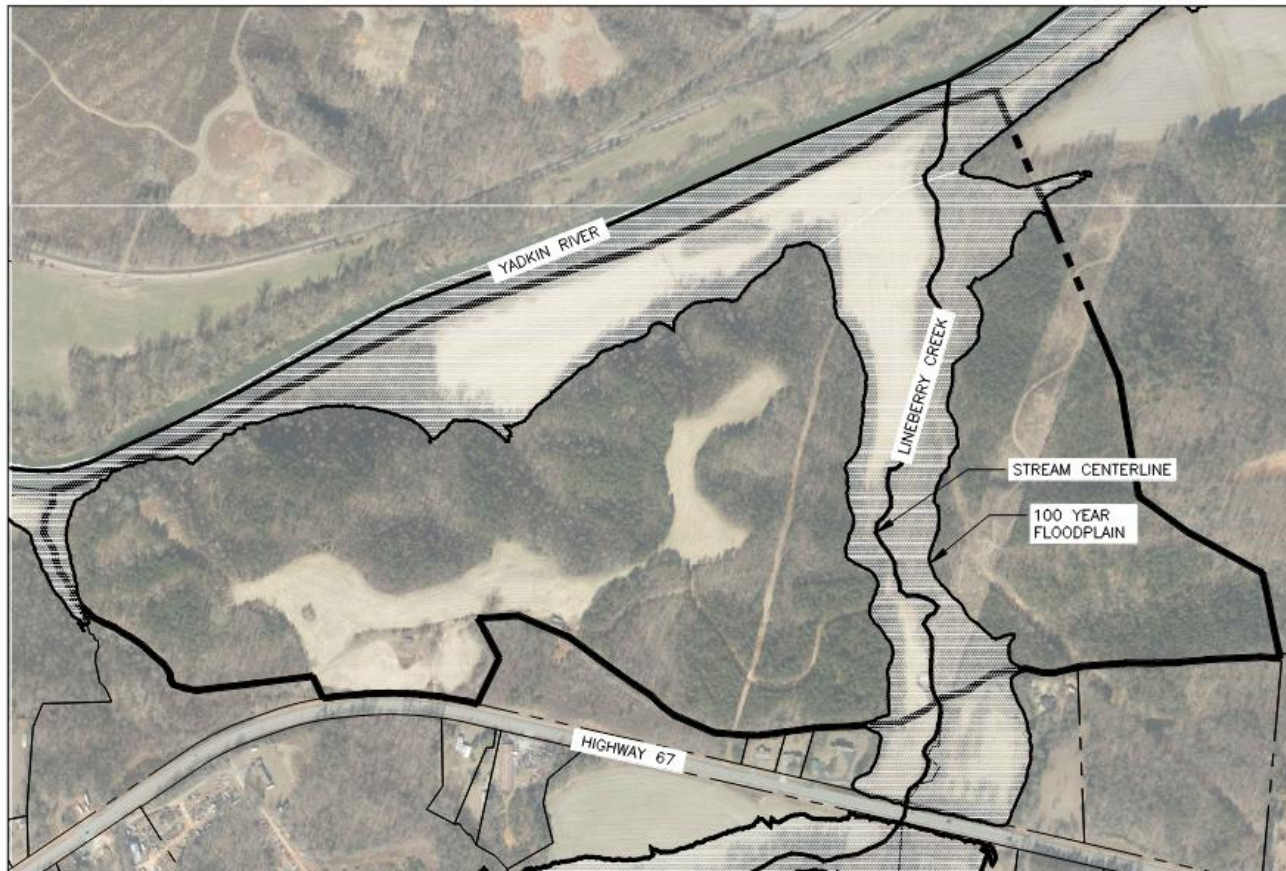
Topography

The topography of the land is hilly with some steep terrain as well as flat bottom lands along the river.

Some steep slopes, greater than 25% grade, exist on the property. Although not restricted by the deed, those areas are not conducive to development.

Floodplains & Wetlands

Approximately 43.7 acres of floodplain exists on the property along the Yadkin River and Lineberry Creek. Floodways, or flood hazard zones, are non-existent on the property.



The map shows the 100 Year Floodplain on the property. There is no flood hazard zone, or floodway on the property.



There are no identified wetlands on the property. A data search of the North Carolina Atlas database, including the National Wetland Inventory, was conducted and no wetlands were indicated on the subject property.

Based upon the topography, the soils in the floodplain are silty and the soils in the upland tend to contain more clay. A detailed soil analysis will be conducted prior to construction of driveways and other recreation infrastructure.

Furthermore, Lineberry Creek needs stream restoration and bank stabilization. Further investigation is needed to determine the length of restoration needed and cost. Several funding sources exist for funding stream restoration activities.

Tree and Wildlife Species

Northern hardwood tree species, including sugar maple, birch, American beech, white ash, dogwood, serviceberry, and white pine trees are present in the upland areas of the property. River floodplain species are present along the Yadkin River including sycamore, black willow, elm, silver maple and alder.

The land is home to an abundance of wildlife as noted by retired Wildlife Officer, Toby Butcher. Animals seen on the property include whitetail deer, groundhog, gray squirrel, fox squirrel, flying squirrel, raccoon, eastern chipmunk, deer mouse, rat, striped skunk, American beaver, eastern cottontail, red fox, coyote, gray fox, Virginia opossum, otter, beaver, unidentified bats, common box turtle, common snapping turtle, eastern rat snake, eastern worm snake, painted turtle, eastern fence lizard, little brown skink, eastern copperhead, rough green snake, American toad, and gray tree frog.

Bird species noted on the property include the following species: cardinal, Carolina wren, sparrow, downy woodpecker, red-tailed hawk, mourning dove, American sparrow, turkey buzzard, bald eagle, eastern bluebird, mallard, great blue heron, Canada goose, killdeer, black vulture, Muscovy duck, wood thrush, great egret, starling, American crow, double-crested cormorant, American coot, Coopers hawk, wood duck, great horned owl, and wild turkey.

The Town should consider partnering with the Audubon Society to lead bird-watching hikes on the property once trails are constructed.

Existing Public Access

The land has been open to the public during daytime hours since its purchase. However, with very limited recreational infrastructure, the use has been limited mostly to volunteers helping to build mountain bicycle trails. Currently there is no infrastructure that allows access to the main recreational asset: The Yadkin River. Access for fishing and boating will be a priority for park development.

Historical Assets

According to the State Historic Preservation Office database website, the property includes an historic data point. This is noted as the Finney Family House. The house was demolished prior to the Town of Jonesville acquiring the property. A letter from State Historic Preservation Office dated February 20, 2023 indicates that they are not aware of any historic resources currently existing on the property.

Existing Structures

There are two shed structures on the property. One is a metal structure with a metal roof with a footprint of approximately 828 square feet, (picture A below). The second is a wooden barn with a concrete block foundation of approximately 979 square feet, (picture B below). The age of the structures is not known. A structural engineer will be needed to assess the two buildings and determine if they are structurally sound enough to be repurposed for storage or possibly for a restroom.



Picture A. Metal building.

This structure will be evaluated by an engineer to determine if it can be re-purposed as a storage building for park maintenance equipment.

Picture B. Wooden barn with concrete foundation.

This structure, with a concrete block foundation, will be evaluated by an engineer to determine if it can be re-purposed as a bathroom building.



Recreation & Physical Needs

Recreation Needs

The Yadkin County Recreation Master Plan has identified several recreational needs for the county including disc golf, fishing, kayaking and trails. The County has only two playgrounds in its parks. As the County develops additional facilities, it should look for locations for more playgrounds. disc Golf As noted in the section on public input, the popularity of disc golf was listed as a desired activity. The County has one disc golf course.

To gain a better understanding of recreational needs, The Town conducted a public opinion survey specific to Double Bluff Recreation Area. The survey bears out the desire for more trails, river access, and other forms of outdoor recreation. The survey (see results in Appendix) asked participants what forms of recreation they would most like to see at Double Bluff Recreation Area and the top activities were as follows: hiking, picnicking, fishing, kayaking, mountain biking trails, a natural playground, disc golf and mountain biking trails. This input from community residents has greatly informed the Double Bluff Recreation Area Master Plan.

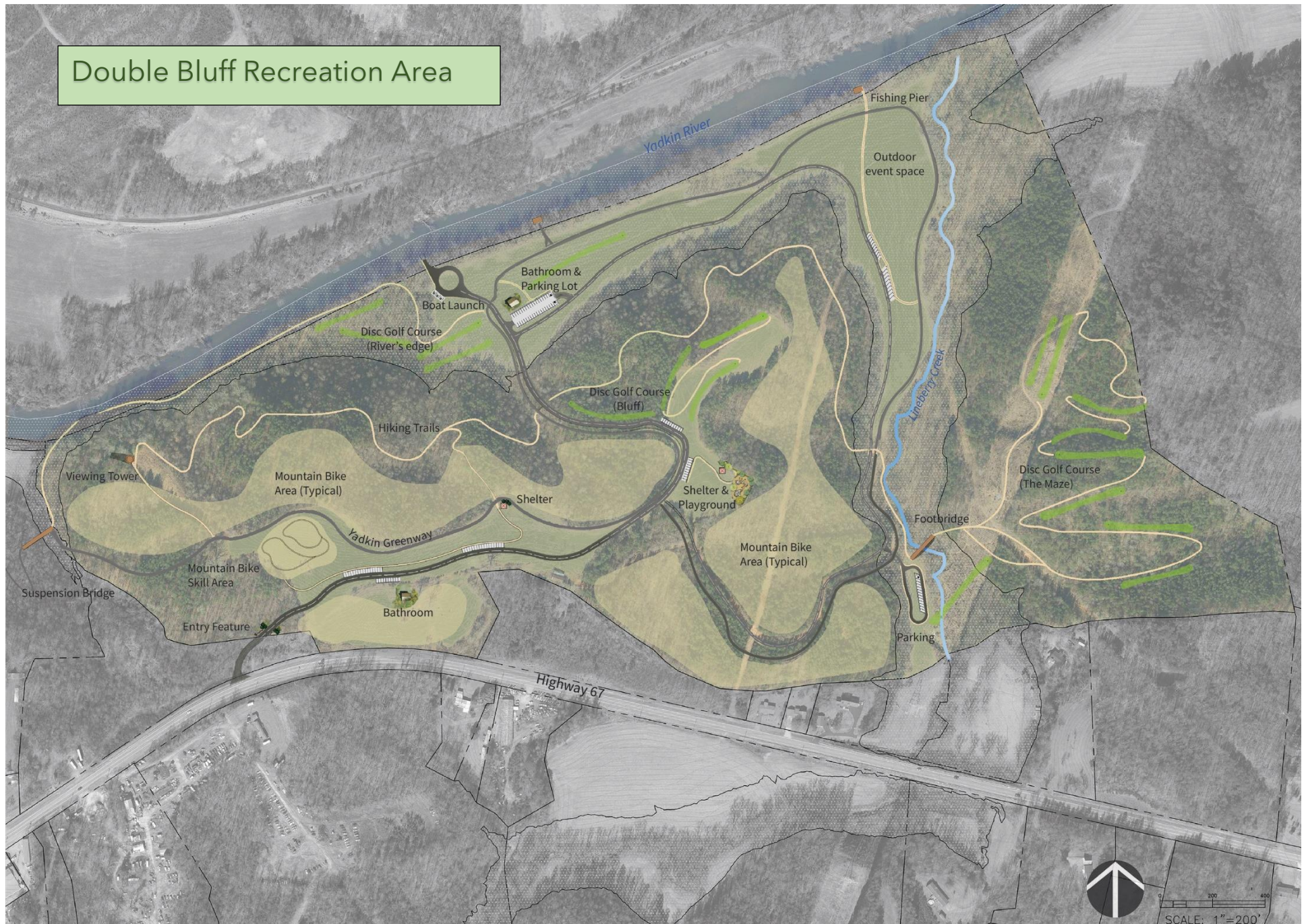
When asked to identify their favorite recreational activity provided at a county recreational site, the most popular activity listed was walking trails. Approximately one third of the participants listed this activity. The third most popular activity, fishing and boating were submitted as a write in activity.

-The Yadkin County Comprehensive Parks & Recreation Master Plan

Physical Needs

The land currently has very little infrastructure including roads and utilities. No water or sewer lines lead to the property. Unpaved logging roads on the property are not passable for vehicles without 4-wheel drive. A well to provide water at restrooms would be required for development of restroom facilities. In addition, since no sewer lines yet run to this property, a septic system would be required for restroom facilities. Electricity will need to be brought to the property for restrooms, storage facilities and parking lot lighting.

Double Bluff Recreation Area



THE PROGRAM

The proposed plan would provide the following:

- ❖ A two-lane access road to the Yadkin River
- ❖ An accessible boat launch on the Yadkin River
- ❖ Two fishing platforms on the Yadkin River
- ❖ Over 24 acres and 3 miles of mountain biking trails
- ❖ Hiking trails of various skill level (1.3 miles)
- ❖ Paved greenway trail 1.65 miles
- ❖ A mountain bicycle skills area where kids and adults can learn new mountain bike skills
- ❖ A disc golf course that will eventually include 18 holes total spread throughout the park to give users varied experiences.
- ❖ Disc golf will course will provide another 2.1 miles of hiking trails.
- ❖ Two picnic shelters
- ❖ A natural playground

Proposed Facilities

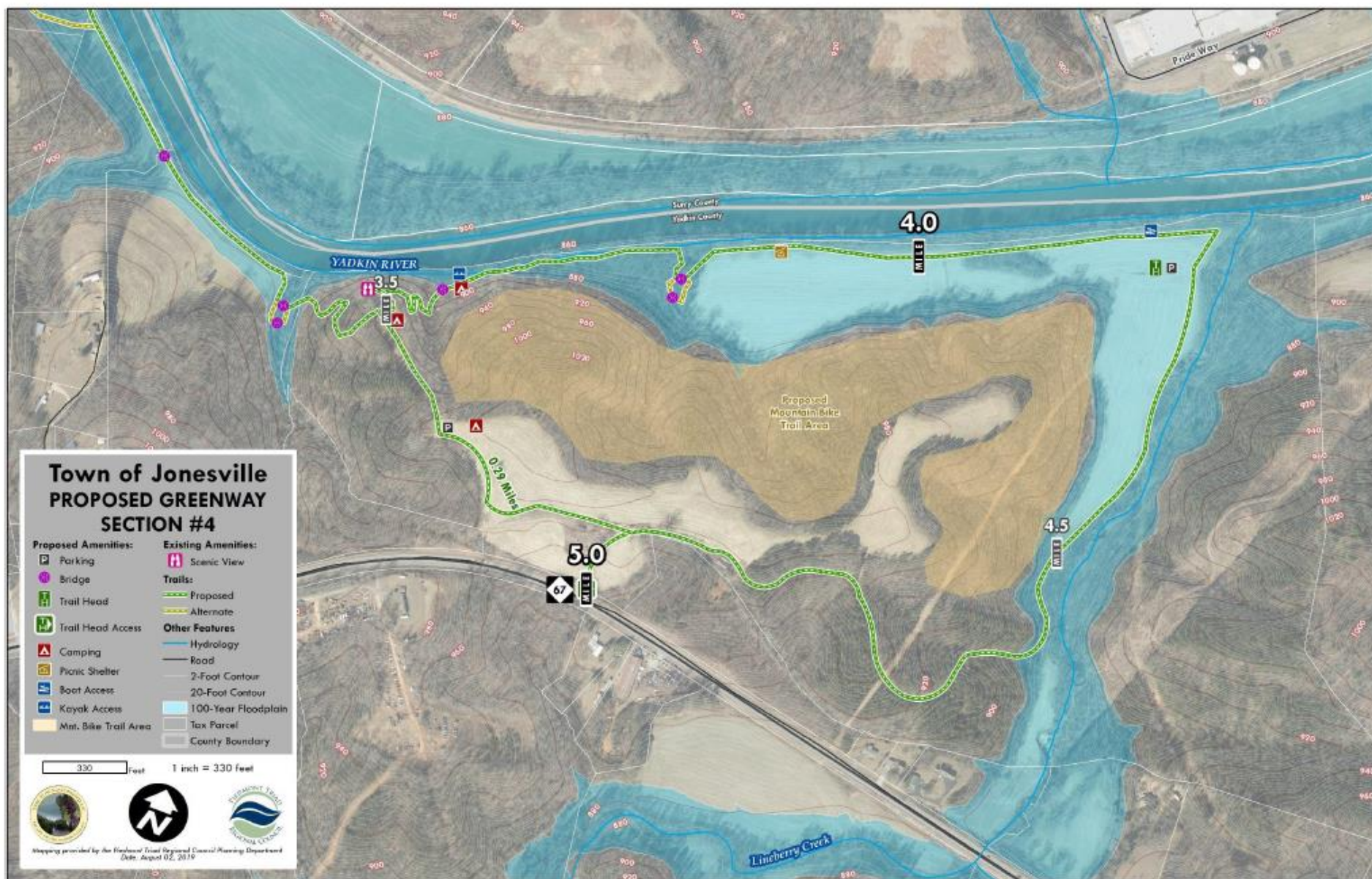
The only structures proposed for the park are two restrooms and two picnic shelters. The concept plan identifies locations for these elements and how they are connected through trails and park roadways. The character should be rustic, but can be pre-fabricated, (see image C below). Given the fact that no sewer lines exist within the property, the town can consider composting restrooms that are found in national parks in the back country, (see image D below).

Other elements proposed include a two-lane access road to the river, a parking area, an 18- hole disc golf course, hiking trails, mountain biking trails, a natural playground, an accessible fishing platform and a greenway trail that would become part of the Jonesville Greenway (see map on Page 5).

Picture C. Proposed Pre-fabricated Picnic Shelter.



Picture D. Composting restroom in back country.



Map from Piedmont Triad Council of Governments titled, Jonesville Yadkin River Greenway Alignment Study 2019. The map shows a potential alignment for a greenway trail through Double Bluff Recreation Area.

DOUBLE BLUFF RECREATIONAL PARK						
Shabeldeen Engineering						
ITEM NO.	DESCRIPTION	UNIT	CALC	QTY	UNIT COST	COST
2	1-LANE ROAD	SY	4,755.19	7,925	\$ 35	\$ 277,386
1	2-LANE ROAD	SY	3,583.70	8,760	\$ 35	\$ 306,605
3	PARKING LOT	SY	25,993.49	2,888	\$ 45	\$ 129,967
4	GREENWAY	SY	9,634.78	10,705	\$ 25	\$ 267,633
5	HIKING TRAIL	SY	9,151.87	3,051	\$ 10	\$ 30,506
6	MOUNTAIN BIKE TRAILS	LF	1	1	\$ 100,000	\$ 100,000
7	DISC GOLF (FRONT 9)	LS	1	1	\$ 40,000	\$ 40,000
8	DISC GOLF TRAIL (FRONT 9)	SY	962.64	321	\$ 15	\$ 4,813
9	DISC GOLF (BACK 9)	LS	1	1	\$ 40,000	\$ 40,000
10	DISC GOLF TRAIL (BACK 9)	SY	5,274.85	1,758	\$ 15	\$ 26,374
11	GREENWAY BRIDGE	LF	125.00	125	\$ 1,700	\$ 212,500
11	SUSPENSION BRIDGE	LF	125.00	125	\$ 1,600	\$ 200,000
12	RESTROOM	EA	2.00	1	\$ 150,000	\$ 150,000
13	RESTROOM WELL & SEPTIC	EA	1.00	1	\$ 10,000	\$ 10,000
13	RESTROOM POWER	EA	1.00	1	\$ 10,000	\$ 10,000
14	PICNIC SHELTER	EA	2.00	2	\$ 45,000	\$ 90,000
15	TOWER OVERLOOK	EA	1.00	1	\$ 75,000	\$ 75,000
16	NATURAL PLAYGROUND	EA	2.00	2	\$ 25,000	\$ 50,000
16	FISHING PIER	EA	2.00	2	\$ 30,000	\$ 60,000
17	CLEARING & GRUBBING	AC	10.98	11	\$ 4,000	\$ 43,900
18	GRADING	CY	59,609.53	4,416	\$ 20	\$ 88,310
19	SEEDING & MULCHING	AC	7.37	1	\$ 36,841	\$ 36,841
20	LANDSCAPING	LS		1	\$ 45,000	\$ 45,000
21	STRIPING	LF		6,194	\$ 2	\$ 12,387
22	WHEEL STOPS	EA	145.00	145	\$ 150	\$ 21,750
23	DRAINAGE	LF	600.00	600	\$ 75	\$ 45,000
24	SIGNAGE	LS	1.00	1	\$ 20,000	\$ 20,000
SUBTOTAL						\$ 2,393,974
CONTINGENCY						20% \$ 478,795
EST. CONSTRUCTION COST						\$ 2,872,769
SURVEYING						\$ 75,000
PROFESSIONAL SERVICES						8% \$ 235,821
TOTAL EST. PROJECT COST						\$ 3,183,590

Project Costs

To build out the entire park master plan, the cost would be over \$3 million for construction, design and permitting. Jonesville will identify funding sources at the state and local level.

However, it is recommended that the park be developed in phases. Phase I would focus on the two-thirds of the property west of Lineberry Creek. The first phase of development would include one picnic shelter, (picture C below), a natural playground, (picture D below), a two-lane access road to the river, a parking area, a 9-hole disc golf course, hiking trails, mountain biking trails, a natural playground, an accessible fishing platform and a greenway trail. These improvements would require approximately \$1 million to develop. In later phases, a pedestrian bridge can be constructed across Lineberry Creek to facilitate developing park facilities on the east side of Lineberry Creek.

Public Involvement for Double Bluff Recreation Area

The Double Bluff Master Plan included opportunities for public involvement in two ways: through public meetings and an input survey that was widely distributed.

Public Meetings

Two public meetings were conducted during the master planning process. The first was a presentation to the Town Council during their December 2022 council meeting open to the general public. A presentation of the park analysis and the ideas for programming were presented. During this meeting an announcement was made for a planned public meeting dedicated to sharing ideas and listening to residents about Double Bluff Recreation Area.

A second public meeting was held on February 7th, 2023 at the Town Hall.

The public meeting was advertised with public flyers at the front entrance of Jonesville Town Hall, as well as at the drive through window for water payments on the back of the town hall building. Physical flyers were also printed and distributed in the town's Welcome Center which shares the building with Town Hall. The meeting was also advertised on the town's website and Facebook. Additionally, the public meeting was advertised in the local papers, the Elkin Tribune and Yadkin Ripple.

The consultants and Town staff shared ideas for Double Bluff Recreation Area during the first part of the meeting. The second half was dedicated to have an “open house” style meeting where consultants and staff had informal conversations about the recreation area while looking at a concept plan for the park.

A write up of the public meeting can be found in Appendix C.

Public Opinion Survey

A public opinion survey specific to Double Bluff Recreation Area was developed that users could fill out online or as a physical copy given back to Town staff. The survey was ready and made available beginning on February 7th at the public meeting. The Double Bluff Recreational Needs Survey was advertised with a postcards (including a QR code to the online survey) at the front entrance of Jonesville Town Hall, as well as at the drive through window for water payments at Town Hall. The postcard, directing people to the online survey and hard copies of the survey were also printed and distributed in the town's Welcome Center which shares the building with Town Hall. Additionally, the survey was advertised on the town's website and Facebook Page and announced at local meetings for the Jonesville Trails Association. Hard copies of the survey were distributed and collected by town council members and employees at Jonesville Tourism Authority, Town Council, and Jonesville Trails Association meetings.

Over 200 people took the survey either online or a hard copy, half of the respondent live in Yadkin County. Not all 200 respondents answered all questions. A copy of the survey questions, the postcard and the summary of survey results are provided in the Appendix.

Appendix:

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