



Fairy Stone State Park
967 Fairystone Lake Drive
Stuart, Virginia 24171-9588

FAIRY STONE STATE PARK

MASTER PLAN

EXECUTIVE SUMMARY

2017 UPDATE

Department of Conservation and Recreation
Division of Planning and Recreation Resources
600 East Main Street, 24th Floor
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FAIRY STONE STATE PARK MASTER PLAN EXECUTIVE SUMMARY

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Park Purpose Statement

“The purpose of Fairy Stone State Park is to provide premiere outdoor recreational and educational opportunities while protecting and interpreting the natural, historical, and cultural resources of the scenic Blue Ridge Mountains of Virginia.”

Introduction

The Fairy Stone State Park Master Plan was originally adopted on October 29, 1998, by Department of Conservation and Recreation (DCR) Director David G. Brickley. The plan was renewed on December 16, 2004, by the (DCR) Director Joseph H. Maroon, and then on March 18, 2011, DCR Director David A. Johnson approved an updated plan. This 2017 executive summary represents the most recent ten-year review described in §10.1-200.1 of the *Code of Virginia*. This master plan update is intended to outline, through a phased approach, the desired future condition for Fairy Stone State Park when it is fully developed.

Fairy Stone State Park is located in the foothills of the Blue Ridge Mountains in Patrick and Henry Counties in the West Piedmont Planning District (Region 12). The park lies within a half hour’s drive of Martinsville, and is within a reasonable driving distance of major cities in Virginia and North Carolina including Roanoke, Greensboro, Charlotte, Raleigh, Richmond, and the metro Washington, DC, area. Access to the park is via Route 57 West off Route 220 from Bassett. The park also can be reached from the Blue Ridge Parkway using either Route 58 East or Routes 8 South and 57 East.

Fairy Stone State Park is one of the six original Virginia state parks to open on June 15, 1936. In the late 1920s, various groups across the Commonwealth began working towards the establishment of state parks in Virginia. It wasn’t until 1933, however, with the assistance from the Civilian Conservation Corps (CCC), that the state was able to begin acquisition of land and construction of Virginia’s first state parks. Julius B. Fishburn, a Roanoke newspaper publisher and president of the Southwest Virginia Trust Company, donated the 4,639-acre site, making it the largest of the six original parks. The CCC provided the labor and materials for construction of park amenities from 1933 until the CCC camp was removed in the spring of 1941. The park was listed as a historic district on the National Register of Historic Places in April 2007.

This master plan executive summary includes information from the park’s resource management plan and visitor experience plan, as well as information on park revenues and economic activity. This information guides the future of the park’s development and management.

Park Natural Resource Management Plan

The resource management plan consolidates all known resource information for a park and provides management direction for maintaining and enhancing those resources. The plans identify the physical, abiotic, and biotic characteristics of the park, and historic and archaeological resources, as well as a description of the legal constraints and limitations. The park is delineated

into undeveloped areas based on the ecosystems found in these areas; unique management areas which are undeveloped areas with a specific purpose or function such as a historic battlefield or open field; and developed areas where park facilities are located yet have natural and cultural resources requiring specific management. The plan has defined management objectives and action recommendations that guide resource management and allow for continuity over time.

Fairy Stone State Park is located in the Piedmont Plateau physiographic region, just east of the Blue Ridge. The geologic features are what give the park its name. Staurolite Schist and a schist containing staurolite and garnet form crystals also known as “fairy stones”. The park currently is comprised of 4,868 acres with 168 acre lake. There are also 2 abandoned iron mines and remnants of two 19th century iron furnaces. Stuarts Knob is the highest point in the park at 1,390 feet. There are 15 miles of trail with a mix of hiking, biking and equestrian use.

The predominant ecosystems of the park include Montane Mixed Oak, Oak / Heath Forest, Eastern White – Hardwood Forest, and Acidic Cove Forest. Fairy Stone Lake is fed by Hale Creek, Goblintown Creek and Green Branch. The lake flows into what is now Philpott Reservoir, created and managed by the U.S. Army Corps of Engineers (Corps). Fairy Stone State Park has 2,400 acres open to hunting, a significant portion managed cooperatively with the Department of Game and Inland Fisheries (DGIF) as part of Fairystone Farms Wildlife Management Area. The park also participates with the Corps and DGIF to create a 4,600 acre Quality Deer Management Area.

Park Visitor Experience Plan

The visitor experience management plan provides a park-wide vision for the future of interpretation, education, recreation and other visitor experience opportunities. The plan addresses all elements of a park that affect visitor experiences, including personal services, media, facilities, and landscapes. It is a conceptual document that lays a foundation for subsequent phases of comprehensive interpretive planning: facility and media planning, design and production; and organization of staff and activities into annual visitor experience implementation plans.

The visitor experience plan for Fairy Stone State Park has not been developed as of the 2017 master plan update. Once developed, it will identify both primary and secondary themes for the park. A primary theme encompasses the overall park story. It is the single most important message all park guests should receive and remember. Secondary themes are important messages related to the primary theme that should be presented to park guests. Any other sub-themes and topics that may be interpreted at the park should be linked to these secondary themes.

Park Master Plan

The Department of Conservation and Recreation Planners and State Park Staff conducted this master plan update in accordance with §10.1-200.1 of the *Code of Virginia*. As required by the *Code of Virginia*, it must be revisited every ten years to ensure that the development objectives outlined in the plan continue to meet the recreational and conservation needs of the citizens of the Commonwealth. This plan outlines the desired future condition of the park over a 30-year planning horizon.

The original 2005 Fairy Stone State Park Master Plan was developed with the assistance of an advisory committee, which was comprised of local citizens, business owners, and representatives from federal, state and local government. With the assistance of the advisory committee, a park purpose statement and goals and objectives were developed. Public input was solicited at the

beginning and at the end of the process to ensure that plan recommendations were understood and accepted by the community. Following the development of the master plan, it was recommended for approval by the Board of Conservation and Recreation and then adopted by the DCR Director.

As a part of the 2017 master plan process, the original 2005 master plan and 2011 park master plan update were reviewed. Planning staff met with park staff and conducted a site visit to the park to gather information for this plan update. A public meeting was held on July 28, 2016 to share the draft plan and receive public input. Following the public meeting, the phased development plan and estimated costs were revised, as were the staffing and operational costs for the park for each phase of development. The final draft of the executive summary and map were developed.

The draft 2017 executive summary and map were presented to the Board of Conservation and Recreation at their January 27, 2017 meeting and was recommended for adoption. The documents were then placed on the DCR website for a 30-day review by the Virginia General Assembly. Following that review, the updated plan was presented to the DCR Director Clyde E. Cristman for adoption. Following adoption, the updated executive summary and map were placed online <http://www.dcr.virginia.gov/recreational-planning/masterplans> for the public to access.

Attendance, Economic Impact and Park Revenues

The following table depicts park attendance during the period 2007 to 2015:

Park Visitation – Fairy Stone (Calendar Year¹)

2007	2008	2009	2010	2011	2012	2013	2014	2015
108,607	98,559	92,129	98,452	96,354	96,692	91,993	87,446	85,878

¹Note that the calendar year ends 6 months after the fiscal year.

Economic activity is created by the park from three sources: Park visitation, the park operating budget (but only to the extent that it was not funded by park visitor revenues in order to avoid double counting), and park construction projects. The following table summarizes this economic activity for 2015:

Total Economic Activity including Visitation, Park Budget, and Construction (Adjusted to local economy)		Visitor Spending	Spending on Park Budget (excluding portion derived from visitation)	Spending on Park Construction	State and Local Taxes Created
Dollars	Jobs	Dollars	Dollars	Dollars	Dollars
\$ 4,705,996	55.4	\$ 3,369,895	\$ 172,785	\$ 401,004	\$ 355,808

As one might expect, overnight visitors create the greatest amounts of economic activity but this park also has significant day use visitation. A majority of the 55.4 jobs that are created by the park’s economic activity are local jobs that benefit the local rural community. It is also notable that this park generates state and local taxes in excess of the portion of the park budget that is not derived from visitor revenues. Master plan recommendations designed to increase visitation and improve the visitor experience, once implemented, should have a further positive impact on the region’s economic vitality

Park Revenues - Fairy Stone

2008	2009	2010	2011	2012	2013	2014	2015	2016
\$801,588	\$753,853	\$800,734	\$798,998	\$840,170	\$798,370	\$833,691	\$764,557	\$878,940

A portion of visitor economic activity is spent directly in the park and the agency has worked hard over the past decades to optimize this source of income. In FY 2016, the overall Virginia State Parks system generated \$21,233,340 in total revenue, \$11,138,230 from overnight facilities, and \$10,095,110 from other sources. Fairy Stone State Park contributed \$878,940 to the revenue total, \$552,786 in overnight revenue and \$326,154 from other sources. Revenue generated by Virginia State Parks is reinvested in the state park system to maintain and operate the parks. In FY 2016, 48% of the state park budget came from revenues generated in the parks.

Existing Facilities

Park office
Contact station
Cabins (25)
Lodge (1)
Fayerdale Hall Conference Center
Nature Center
Campsites with water and electric hook-ups (51)
Group camp with (6 sites)
Equestrian campground (10 sites) with restroom (SST)
Lake boat rental area
Lake boat launch for gas-free vessels
Lake swimming area with bathhouse
Lake concession area
Lake beach area with water toys and diving platform
Boathouse
15 miles of Multi-use trails,
120 seat Amphitheater
Picnic shelters (6)
Group Picnic shelter (1)
Staff residences (3)
Bunkhouse
Maintenance complex
Park infrastructure: roads, water system, septic drain fields and utilities.

Connectivity

This 2017 update places value on connecting Fairy Stone to other resources in the community. Aside from the Fairy Stone Farms Wildlife Management Area and Philpot Reservoir adjacent to the park, there are many opportunities for connectivity and partnerships with other facilities in the region. The Beaches to Bluegrass statewide trail and the regional Smith River Trail could connect to Fairy Stone. Sections of the Smith River, the South Mayo River, the North Mayo River, and the Blackwater River are designated Virginia Scenic Rivers. The Dan River Basin Association has mapped blueways on the Smith and Dan Rivers, while Franklin County has done the same for the Blackwater and Pigg Rivers. Conservation areas with hiking trails located close by include the Richard Gravely Nature Preserve, Fisher Farm Park, Waid Recreation Area and the Blue Ridge Parkway, an All American Road scenic byway. Route 58 west of Stuart is a Virginia Scenic

Byway, as are sections of routes 57, 602 and 748. The Dick and Willie Passage is a rail-trail in Martinsville; and other trails are available at many local parks. Fairy Stone is listed as a site on the Department of Game and Inland Fisheries' Birding and Wildlife Trail, and the Crooked Road: Virginia's Heritage Music Trail, the Floyd Artisan Network and 'Round the Mountain: Southwest Virginia's Artisan Network pass nearby. The Fairy Stone State Park Regional Connectivity Map is an attachment to the full Master Plan document.

The Virginia Outdoor Plan (VOP) identifies land conservation and outdoor recreation resources. The VOP Mapper <http://www.dcr.virginia.gov/recreational-planning/vopmapper> identifies these resources both within and around state parks to encourage cross promotion, physical links and other collaborative efforts. The mapper is updated on an annual basis.

Land and Water Conservation Fund

Fairy Stone State Park received Federal Land and Water Conservation Funds (LWCF) in 1968 and 1984 for park facility development. In compliance with the LWCF Act of 1965 and amendments thereto, the Commonwealth of Virginia is required to maintain the park for public outdoor recreation in perpetuity.

Land Acquisition/Viewshed Protection

Additional land acquisition is recommended to enhance park offerings, establish connective trail easements/corridors, buffer the park from inappropriate development and/or protect valued viewsheds. Future land acquisitions will only be negotiated with willing property owners. The placement of conservation easements on adjacent property to preserve the natural resources, cultural landscapes, and scenic resources in close proximity to the park will be encouraged. In working cooperatively with neighboring landowners, the park will be enhanced and protected over time.

Environmental and Design Guidance

This 2017 master plan update describes both proposed facilities and improvements to existing facilities. New facilities are sited to minimize impact to the park, and in keeping with the prescriptive management areas as defined by the Park Resource Management Plan and the guidelines of the Park Visitor Experience Plan, when available. New facilities at this park should be designed and built with consideration to the original Civilian Conservation Corps (CCC) design and layout of facilities. These facilities will be carefully sited to minimize impacts to the views in the park and of the park from adjacent lands and water bodies to the greatest extent possible. Consideration will be given to eliminate excessive, misdirected, or obtrusive artificial light in the park in order to maximize the dark sky effect and encourage astronomy and night-sky viewing.

Building and site design will implement green energy standards using energy-efficient and sustainable materials and process to the greatest extent possible. Green design initiatives will be considered during the design process for park renovations and new construction. Development activities will comply with requirements set forth by the Department of Environmental Quality's best management practices for erosion, sediment control and stormwater management in order to protect water quality. A setback guideline of 100 feet from the shoreline has been established by DCR, and trails and water dependent facilities such as fishing stations, piers, and other water access facilities will be the only developments permitted within the 100-foot setback.

There are potential challenges of overuse and crowded conditions, which may require management actions to protect the resources and the quality of the park experience. Issues related to resource carrying capacity and social carrying capacity should be evaluated prior to developing new facilities.

Special Park Challenge

Fairy Stone State Park is in need of a certified property survey and subsequently needs to post park boundaries. Additionally, it is recommended that the Department of Conservation and Recreation review the current management agreement with the Department of Game and Inland Fisheries to ensure it continues to serve the interest of the park and its resources.

Phased Development Plan

Proposed developments for the Park are presented in priority order. Completion of all of the projects in this list will represent total build-out (completion of the master plan), and covers a 30-year timeframe. The phasing costs are based on 2017 estimates.

PHASE I

- Demo old bathhouse at group camp
- Replace the park office and enlarge parking area
- Construct 4 Yurts
- Renovate beach bathhouse, concession facility and beachfront.
- Add spray ground at beach area.
- Construct a visitor center
- Upgrade amphitheater with comfort station
- Renovate (25) cabins
- Renovate campground
- Renovate boat ramp, add parking
- Dredge Fairy Stone Lake
- Renovate and expand internal trails and explore connections to external trails.
- Resurface roads and parking lots throughout the park.

The total estimated cost for Phase I development is \$29,297,363

PHASE II

- Water tank demolition and adaptive re-use of water treatment facility
- Construct comfort station near picnic shelter #1.
- Relocate equestrian day-use parking.
- Add bathhouse and dump station in equestrian area.
- Add playground area for campground and cabin guests.
- Construct staff residence
- Gazebo near Fayerdale Hall
- Renovate and expand internal trails and explore connections to external trails
- Resurface roads and parking lots throughout the park.

The total estimated cost for Phase II development is \$6,016,982

PHASE III

Stabilize CCC era structure near picnic shelter #1 for adaptive re-use

Renovate lodge

Develop a new campground loop at the old overflow campground site.

Renovate group camp to include camping cabins.

Construct up to ten cabins, (5 2-bedroom, 4 3-bedroom and 1 6- bedroom).

Renovate and expand internal trails and explore connections to external trails

Resurface roads and parking lots throughout the park

The total estimated cost for Phase III development is \$14,975,064

The total cost to bring Fairy Stone State Park to its desired future condition is \$50,289,410

Staffing and Operations

Staffing and operational costs at Fairy Stone State Park are presently budgeted at \$1,099,000 annually, including salaries for 6 staff positions. With the current facilities and operational requirements, the park has an identified need for 9 additional positions and \$515,000 in funding. At complete build out of the proposed 3 phases of development, 2 additional staff will be needed and an additional \$421,000 in operating funds. In order for the park to operate effectively and efficiently at full build out, the park will require the projected staffing and operating cost identified as “existing additional needs” and the costs for the 3 development phases. The total budget for Fairy Stone at full build out is projected to be \$2,035,000 with 17 staff positions.

Fairy Stone State Park – Operating and Staffing

EXISTING (FY 17)	EXISTING ADDITIONAL NEEDS **	PHASE 1	PHASE 2	PHASE 3	FULL BUILD OUT
STAFFING					STAFFING
Park Manager					Park Manager
Asst. Park Mgr.					Asst. Park Mgr.
Chief Ranger	Chief Ranger				Chief Ranger (2)
	Educ. Specialist				Educ. Specialist
Park Ranger (2)	Park Ranger (3)			Park Ranger	Park Ranger (6)
	Housekeeper (3)			Housekeeper	Housekeeper (4)
Office Manager					Office Manager
	Program Support Tech.				Program Support Tech.
SALARY* TOTAL					SALARY TOTAL
\$431,000	\$485,000			\$103,000	\$1,019,000
WAGE TOTAL					WAGE TOTAL
\$325,000	\$28,000	\$36,000	\$14,000	\$79,000	\$482,000
OTPS TOTAL					OTPS TOTAL
\$343,000	\$2,000	\$81,000	\$15,000	\$93,000	\$534,000
TOTAL BUDGET (FY17 dollars)					TOTAL BUDGET (FY17 dollars)
\$1,099,000	\$515,000	\$117,000	\$29,000	\$275,000	\$2,035,000


NOTE – All costs (salary, wage, OTPS (Other than Personnel Services)) are based on FY17 budget projections.

* Salary estimates include associated personnel costs.

** Existing additional needs represents staff positions and operating costs not fully funded due to prior state wide budget reductions.

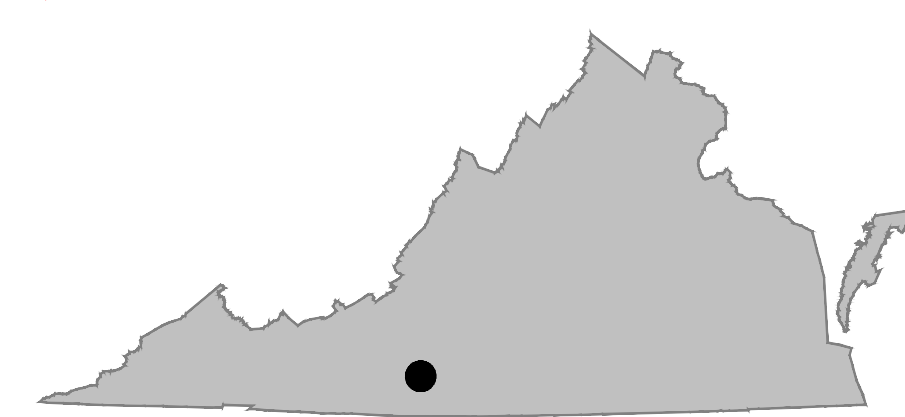


LEGEND

-  PROPOSED FACILITIES
-  EXISTING FACILITIES
-  PARK PROPERTY
-  PARK BOUNDARY
-  WATER
-  TREE LINE
-  EXISTING ROAD
-  EXISTING BUILDINGS
-  HIKING TRAILS
-  100' RPA SETBACK
-  WETLANDS

GENERAL NOTES:

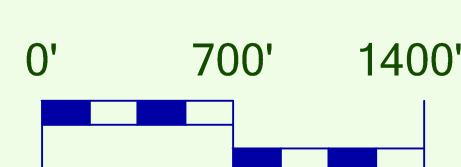
- RESURFACE ROADS & PARKING LOTS
- LAKE DREDGING
- ENHANCE ADA ACCESS THROUGHOUT PARK
- EXPAND PARK TRAILS & EXPLORE TRAIL CONNECTIONS OUTSIDE PARK BOUNDARIES
- SURVEY & POST PARK BOUNDARY
- REVISIT COOPERATIVE MANAGEMENT W/ VIRGINIA DEPARTMENT OF GAME & INLAND FISHERIES



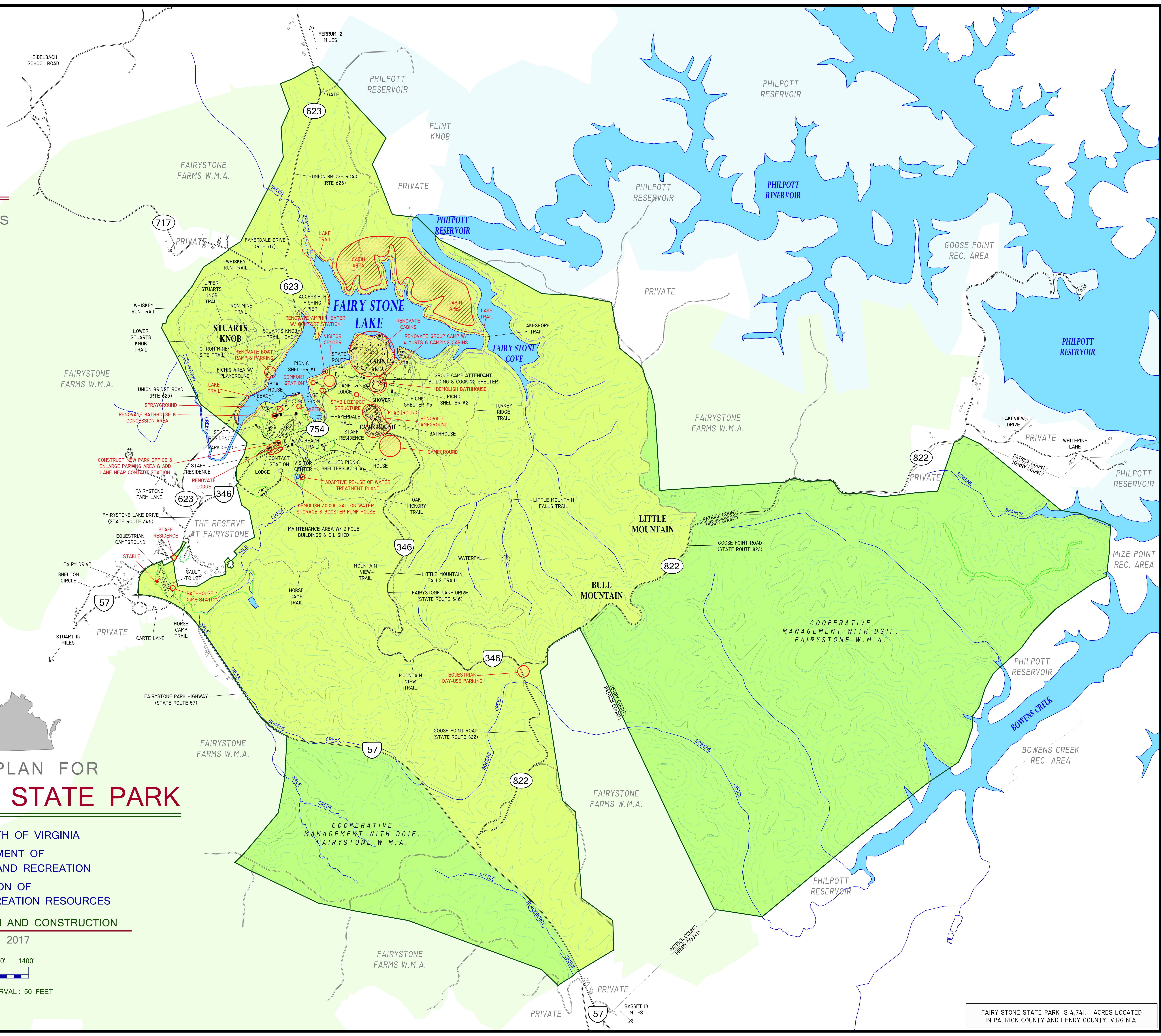
MASTER PLAN FOR FAIRY STONE STATE PARK

COMMONWEALTH OF VIRGINIA
 DEPARTMENT OF
 CONSERVATION AND RECREATION
 DIVISION OF
 PLANNING AND RECREATION RESOURCES
 PREPARED BY DESIGN AND CONSTRUCTION

APRIL 2017



CONTOUR INTERVAL : 50 FEET



FAIRY STONE STATE PARK IS 4,741.11 ACRES LOCATED IN PATRICK COUNTY AND HENRY COUNTY, VIRGINIA.