



Town of
INDIAN TRAIL
north carolina
PARKS, TREE AND GREENWAY COMMITTEE
MINUTES

February 1, 2012
6:00 PM

Members Present

Roger Fish
Ed Dubisz
Nydia Morales
Brian Olin
Alex Rohleder
Justin King
Kim Nicholson

Staff Present

Shelley DeHart
Hillary Pace
Helen Boich

Call to Order: Chairman Fish called the meeting to order.

Roll Call: no absentees

Approval of Minutes: December 7th, 2011 and January 4th, 2012 **Approved**

Discussion items:

Alternative Planting Plan- Star Investments (Ride Now Auto)

Planner Hillary Pace stated Star Investments is requesting an alternative planting plan for their business, Ride Now Auto. The committee is being asked to hear the proposal for an alternative plan and forward any recommendations to the Planning Director.

Steven Goodwin, representative for Star Investments, stated the applicant owns the property in issue and the adjacent property. Both are non conforming. The applicant and the Planning Department are discussing options to bring both properties into conformity. Part of that process is the request being brought before the committee tonight. The issue is the buffer between the

rented residential property and the car lot. The UDO requires a 25 foot buffer and the applicant is requesting the buffer be reduced to 10 feet, the 25 foot buffer makes the lot virtually unusable because it puts the buffer 4 feet from the building.

John Ross, Eagle Engineering, stated the user of the property was a little bit aggressive in paving and it is proposed to bring it back to conformity by removing some of the asphalt across the front, 10 feet on the side and doubling up with landscaping on the side. Mr. Ross stated there is a 5 or 6 foot fence on the side property line bordering the rental property. He stated there are challenges in balancing a business next to a residence. It is important for visibility of the product and not to have a negative impact to the resident next door.

Members were shown on maps what the plans are for the planting. Plants were suggested for the planting.

Ms Pace stated the requirements for distance of plantings.

Mr. Ross stated they are willing to work with staff as to the most appropriate type of plants to use.

Member Morales stated she would like to see in the motion that the committee accepts this with a provision that plants that they have to upgrade or come into conformance by increasing or tearing down the pavement and use a cultivar that will grow faster, that would be acceptable. Ms Morales stated for the front area they are offering to upgrade, she would support the plan if that is part of the motion.

Member Rohleder motioned to accept the offer of the alternative planting with the applicant working with staff and David Grant to ensure the right species is planted.

Member Dubisz seconded the motion.

Member Morales stated she would like to see in the motion that their proposal to come into compliance will occur. Ms Morales stated one of the reasons she is willing to accept it is because there is some compensation.

Member Olin asked about the requirements for the shrubbery along Hwy 74 being 1 for every three feet and they can be spread out. Ms Pace stated this is something they will have to comply with at the site plan review stage.

Member Dubisz stated it has nothing to do with this.

Ms DeHart stated although the focus is on the side with the reduced buffer they are achieving the privacy and screening between uses however if it was the full 25 foot buffer they may have to supply more plantings which is not met with the proposed 10 foot buffer. Ms DeHart stated she understands Ms Morales to state this extra mitigation will ensure the enhancements that would go to possibly the front. The area on the side where the pavement is being removed is where the buffer is going. There will be planting the full 10 foot buffer area. They are removing concrete along the front area in compliance with regulations and it is an understanding this is a preliminary plan as far as landscaping the front but if the committee wants this included in the motion as part of Ms Morales's support that the front is in compliance as a normal buffer.

Member Morales recommended, for future reference, this is important. With buffer reduction there should be compensation in other areas.

Mr. Goodwin stated the applicant is objective is to make the area attractive.

Chairman Fish states the amendment to the motion regarding the additional landscape to the frontage as compensation and enhancement is accepted.

Member Nicholson seconded the motion presented by Member Rohleder with the amendment.

All members voted in favor.

Naming of Potential Public Park.

Planning Director Shelley DeHart stated there is a potential park associated with a development that was approved in 2005. The Village of Sagecroft planned unit development was for a 200 acre mixed use development. The location of the development spans both sides of Old Monroe Road north of Wesley Chapel Rd and the Sun Valley Center. The future Faith Church connector has been on the MUMPO transportation plan for many years. The permit is still active for the development. The property owners are attempting to make sure the permit stays valid. The downturn of the economy and the water and sewer issues have put the development on hold. The property owners would like to do all the dedications that were originally proposed to extend the shelf life of the permit. Within the development there was a proposal for a 15.5 acre park as well as dedication for the future Faith Church Road connector and dedication along Old Monroe Road that would allow for the widening of Old Monroe Road. Ms DeHart informed the members the Carolina Thread Trail will be connecting in the area.

Member Fish asked if the park will be split. Ms DeHart replied yes if the Faith Church Rd connector is built.

Ms DeHart stated the reason for bringing this to the committee is that the Town has not officially accepted the dedication. It is not a town park until the Town Council has accepted the dedication. Ms DeHart introduced Michael Beaufait, a representative of the estate, who would like to present to the committee his request for the naming of the potential park. This issue would then be forwarded to Town Council with a recommendation if in favor of the name.

Mr. Beaufait stated the previous owner was a friend for many years and Mr. Beaufait he would like to honor his friend by naming the park after him. He is the owner of the property.

Mr. Beaufait provided a history of Cullie Funderburk.

Cullie Franklin Funderburk, MD, PhD

September 6, 1936 – April 4, 2008

Cullie Franklin Funderburk was a son of western Union County and a success story. He was a great example of what values, sacrifice, and hard labor can produce both in an individual and in a community.

The Family

The Funderburk family name like a handful of others in western Union County echoes across the piedmont through generations of local farming households and speaks to the very character of this community. William Albert Funderburk came from one of these households and was determined and driven to build a life based in the values he was taught.

Mr. Funderburk's formula for success in those days included having a strong partner and owning land. His partner was Miss Mary Evelyn Baucom. With great integrity and loads of faith they bought 117.7 acres from Mr. Charles F. Ritch in 1935 for the borrowed sum of \$3,000.00 with the dust of the great depression still swirling in the air. For the rest of their lives they would raise children, praise God, and work the land. Family, Faith, and Food.

Cullie's Story

In 1936 Mary Evelyn Baucom and William Albert Funderburk had their fourth child. Miss Evelyn gave birth to a son in a tattered sharecropper's cabin in the back pasture of their new farm with the help of a neighboring midwife. He was named Culpepper in honor of the doctor who, making his rounds on horseback, arrived several days later to check on him.

Cullie was a mischievous, motivated, and precocious lad from the start. As a teen he discovered on an unaccompanied trip to the courthouse that his birth certificate bore no first name due to the delay of the arrival of the traveling Doctor. Feeling Culpepper was too stuffy; he filled in the blank himself and changed his name to a more relaxed Cullie.

Cullie coupled that moxy with a brilliant mind to become a great young organist who filled the pews of Shiloh Baptist Church with soaring sweet sounds; a dedicated student in the halls of the Universities of Wingate, Wake Forest, and finally Tennessee; and a generous and caring doctor in the ER, lab, and classrooms of the St. Louis and Texas Tech University Hospitals. He was as much beloved by his colleagues and students as he was revered for his brilliance. He was remembered for his integrity.

Dr. Funderburk retired early to move back to the family farm so that he could care for his ailing father and aging mother. Having to stay close to home, but feeling a need to achieve, he spent his days picking up sticks in the woods he explored as a child. In four years he cleared and maintained 50 acres of sticks, stumps, and debris by hand. By creating walking paths and planting a few things here and there he created his own park.

By dedicating this park space to the Community of Indian Trail in his name, I intend to celebrate a great friend, honor a great local farming tradition, highlight a glimpse of the history of our great community, and praise the American way.

I am here today to give The Town of Indian Trail this land and formally request that it be honored, maintained, and named The Cullie Franklin Funderburk Memorial Greenspace.

M L Beaufait

Chairman Fish stated he is not aware of any of this information in the Indian Trail Centennial Book. He stated the Historical Society would be grateful for any information of the family for the archive and the museum they plan to put up. Mr. Beaufait stated he has mementos and has already been contacted by the Society. He has the original 1935 deed for the property and photos.

Chairman Fish asked how sure is it that the park will come about, it requires Town Council approval. Ms DeHart replied it was proposed to Town Council, it was a condition of the original approval of the development. Part of the reason they are not accepting it and we are working with their attorneys diligently to come to solutions, there is a house located on the property that is actually a log cabin that is currently part of a life estate. It is part of a two acre life estate; we are working with attorneys to work out the details and how that is handled. Ms DeHart stated the town is pretty confident that we will get there it is just a matter of process.

Member Morales asked who owns the proposed 15 acres now. Mr. Beaufait replied he does. She asked him if he is the developer. He replied he is a partner with a development company but is not a developer. Member Morales asked if the property will be donated to Indian Trail as a park area. Mr. Beaufait replied this is the intent. Ms Morales stated if someone is willing to donate the land they have the right to name it.

Member Olin motioned to recommend the naming of the proposed park be Cullie Franklin Funderburk Park to Town Council, if the project goes forward.

Member Dubisz seconded the motion.

All members voted in favor.

Member Nicholson suggested the history of Dr. Funderburk be incorporated into the park and this information be relayed to the Historical Society for the history of Indian Trail.

Mr. Beaufait informed the members he is a landscape design by profession and offered his assistance and involvement.

Chairman Fish stated the Indian Trail Arts and Historical Society have adopted a work plan for the coming year and the acquisition of a log cabin was one of the priorities. If available the log cabin on this property could be a possibility to the Society.

Park and Rec Update-

Ms. DeHart stated Mr. Fivas requested she inform the committee of a strategic planning session with the Town Council updating the Council regarding potential projects. The new members were informed where the department gets its guidance regarding parks and greenways. They were informed about all the work the PTG committee, staff and the residents have done in adopting plans. More recently the Carolina Thread Trail Plan has been adopted. It is a Union County wide plan. The Town has many sources of guidance to turn to and there are also aids for Council when they are making their decisions about a park location when there is a recommendation or somebody throws out an idea, they should be going to these plans to see if it is consistent. Besides the plans they have the Parks, Greenway and Tree committee that we depend on for guidance. With any plan they are only as good as their implementation. When we start speaking about implementation the first thing turned to is cost efficiencies such as what has been heard tonight where someone is dedicating land to the Town for a park. The Town looks

for cost sharing with other agencies, for grants such as the PARTIF grant, agency partnerships and leveraging the Town's own assets such as, it was this committee that recommended to Town Council that they consider developing a park on a property the Town owned across the street. Ms DeHart stated the Town has become very aggressive in the last two years in the implementation of plans. First with Crossing Paths Park, it is the Town's first events park, it was recommended by this committee and the Town developed partnerships with agencies, the Historical Society which helped, they have their area; the VFW, the Lions Club, Union West Rotary. There were a lot of partnerships through business owners. A lot of people, including the committee volunteered time. This all could not have happened without the partnership of the residents, agencies and business owners, etc. The Town more recently purchased 51 acres for a park. The location is adjacent to an existing roadway, where the future Chestnut connector is planned, so when built there will be direct access to Hwy 74 and Old Monroe Rd.

Ms DeHart informed the members of a greenway project, it is a segment of the future Carolina Thread Trail in Union County. It was also identified in the Park and Greenway Plan and the Pedestrian Plan. There are grant opportunities available because it is a segment of the Carolina Thread Trail and grants for actual property acquisitions as well as construction. There is an ongoing sidewalk project that this greenway segment will tie into that will create a loop. This will be the Town's first public greenway and by connecting it to the sidewalk project a three mile loop will be created where a 5K could be held. Ms DeHart showed the members the location on a map.

Chairman Fish stated this meets his concern that the Town should be looking for properties distributed around Indian Trail being this is on the other side of Hwy 74. It means more residents get the benefits of parks.

Member Nicholson asked about the Carolina Thread Trail and Bonterra. Ms DeHart replied there has been discussion with them and connectivity.

Ms DeHart stated Town Council is in support of researching the greenway project. When more information is obtained it will be brought back to the PTG committee for recommendation before it goes back to Town Council for consideration.

Chairman Fish asked the status of Carolina Courts. Ms DeHart replied it was an item at the strategic meeting. Carolina Courts is still waiting to hear from the Turnpike Authority about the timing of when they will actually get paid, they still want to be in Indian Trail, they were still looking at the area of the 51 acre park, however what happened was direction was given to the Town's Economic Development Coordinator, Kelly Barnhardt to meet with Carolina Courts again and find out their status, assure them Council definitely wants them to stay in Indian Trail and make sure they are still keeping that at the forefront because at the last she heard they were coming to Indian Trail and they had the second location in Concord, they were still going to be in Indian Trail.

Chairman Fish stated they did not know about the additional park property. Ms DeHart stated at that time, no.

Union West Library Children’s Class- Lesson Plan

David Grant discussed the agenda for the members to hold the class at the Library.

Topics for next meeting.

Member Dubisz asked if the Community Garden guidelines were finished. Ms Pace replied yes, it is process with staff and it will then go to Council. It can be expected in the next month or two. Work will continue on the Urban Forestry Management Plan with David Grant.

Adjournment

**Town of Indian Trail
Park, Tree and Greenway Committee**

_____ **Chairman** _____ **Date**

_____ **Secretary**