



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

**August 1, 2012
6:00 PM**

Members Present

Roger Fish
Kim Nicholson
Ed Dubisz
Alex Rohleder
Roger McWhorter

Staff Present

Craig Thomas
Susan Didier
Rox Burhans

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

Roll Call: Justin King, Nydia Morales and Brian Olin were absent

Approval of Minutes: June 6, 2012 **Approved**

Discussion items:

Crossing Paths Park

Planner Thomas updated the committee on the historical plaques that will be placed in Crossing Paths Park.

Committee member Rohleder asked if the price had been determined for the plaques.

Planner Thomas responded he did not have those numbers.

Committee member Rohleder and Planner Thomas discussed the design and mounting of the plaques.

Chairman Fish advised the committee that the Arts and Historical Society had presented the costs and design at the February 28, 2012 Council Meeting. He recalled a cost of approx. \$315 per sign. They would be mounted on either a double or single post and be printed on aluminum and be framed. They would be 48 x 24 in size and there will be approximately 12 total.

Alex Rohleder asked if the funds would come out of the Town's budget or from elsewhere.

Chairman Fish stated he understood it would come out of the Town's fund.

Committee Member Rohleder expressed concerns of the plaques being extended into future parks.

Chairman Fish advised they are only planned for Crossing Paths Park.

Rox Burhans, Senior Planner stated the subcommittee members are still formulating their recommendations for the plaques and suggested the committee continue their discussion after the formal recommendation is submitted.

Stakeholder Meeting Recap 7/12/12

Senior Planner Rox Burhans presented the information to the Committee.

Planner Burhans stated that Woolpert Design is the consultant team contracted by the Town, to help conceptualize two future parks in Indian Trail.

Committee was advised of the size and locations of the parks and given some background on the design team.

Planner Burhans reviewed the history of plans for parks in Indian Trail and some of the studies that were done over the years.

Planner Burhans spoke to the committee about the potential new park currently named Chestnut Park. He explained that the property was originally used for agriculture and that the many specimens trees remaining on the property were a key aspect, for Woolpert, in their design plan. It is their opinion that the parks should not appear to have been just built, but should give the feel that they have always been a part of the community.

Planner Burhans described the systematic analysis used by Woolpert Designs in determining the best uses for the property. He spoke about the intense amount of studies that were done to determine which areas can most easily be developed and the best fit for those areas. He also explained to the committee that the areas that are deemed non developable also play a major role in design decisions. Rox explained that these studies, along with amenities desired, are how the concept plan was created.

Planner Burhans reviewed the concept plan and park site map with the committee.

Carolina Courts location in the park and benefits to the community were discussed.

Planner Burhans advised that our economic development team is currently pursuing private developers with the potential to support one another in the development of the areas surrounding Hwy74. He described uses and benefits of the multi -purpose fields recommended by the design team. He spoke to the committee about proposed picnic areas, walking trails, a signature playground, ornamental fencing, gateway features, and a public works annex. A recommendation of a dog park also being located within the Chestnut Park was also discussed.

Planner Burhans opened the floor for discussion.

Committee member Roger McWhorter asked if there would be any access other than Matthews-Indian Trail Road.

Planner Burhans answered that the main access would be the extension of Chestnut Road. He also discussed how potential development could possibly provide other connecting opportunities.

Chairman Fish and Planner Burhans discussed the overflow parking area and the possible removal of trees.

Committee member Ed Dubisz asked if the Chestnut access was contingent on the Chestnut Connector.

Planner Burhans stated that was correct.

Mr. Dubisz asked what will happen if Carolina Courts does not have to relocate.

Mayor Alvarez stated that they have already signed the deal and been paid so they will have to move.

Chairman Fish asked about the funding of the Chestnut Connector.

Mayor Alvarez spoke to the committee. He stated it was his understanding that the funds from the road bond that passed last year can be used for the connector if needed.

Kim Nicholson asked if Shady Bluff Road has access.

Planner Burhans answered that it was something that will be looked into down the road, but currently is not.

Ed Dubisz asked if this was the last concept.

Rox advised there will be additional concepts that will reflect comments received.

Planner Burhans presented the park plan for a second potential park currently known as, Sardis Park. It will be located on 140 acres off Sardis Road. Industrial Ventures Business Park borders the property.

Planner Burhans described the site to the committee as a much more natural area and explained the analysis process used for determining the concept of this park. He also reviewed the areas that have the best potential for development and uses of a large flood plain area located within the property.

The proposed Baseball/Softball Complex concept was explained to the committee by Planner Burhans. He discussed the benefits of developing a tournament level facility. He about soccer fields, picnic areas, play areas, youth baseball fields and a maintenance facility also included in the park plan.

Planner Burhans reviewed with the committee the benefits of creating a park that appeals to visitors as well as residents.

The potential to establish a disc golf course within the flood plain area of the park was outlined to the committee as well.

Committee member Nicholson asked if tennis courts were being considered.

Rox mentioned it had been discussed previously and that he will pass along the interest.

Planner Burhans gave a final summary of the park plans and advised the committee of discussions and comments from the stakeholders meeting.

Ed Dubisz asked if a budget was given to the design firm for the parks concept.

Planner Burhans stated it was his understanding there was not. It is his feeling when the concept gets more refined a budget will be determined.

Committee member Roger McWhorter asked when the projected start date was.

Planner Burhans advised the start date is contingent upon the results of the park bond.

Chairman Fish asked if there were any public comments

Resident Judy Richardson, living on the dead end of Oakwood Lane, spoke to the committee about the negative impacts she felt Sardis Park would have on her property and safety concerns she had for the surrounding areas of the park.

Committee Member Nicholson expressed that safety would be a top priority to the committee and suggested overnight security for the park.

Resident Steven Chip Long, 1012 Cranston Crossing Place, Indian Trail spoke in favor of Sardis Park and said he feels confident security is being addressed properly.

Annual Report

Town Planner, Craig Thomas reviewed the process of preparing the annual report with the committee.

Topics for Next Meeting

Ed Dubisz suggested further discussion on the plaques for Crossing Paths Park.

Roger Fish recommended discussion of the annual report.

Ed Dubisz asked that Brian give an update on the Carolina Thread Trail.

Motion to Adjourn Approved

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

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

_____ **Secretary**