

Minutes - Special Meeting for the Purposes of:

- 1) Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC &
- 2) Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)

Thursday, November 15, 2018 @ 6:30 PM
Jeffrey D. Barnes Council Chambers

COUNCIL PRESENT:

Mayor Mulhollem
Mayor Pro Tem Castleberry
Council Member Jackson
Council Member Locklear
Council Member Wilson

STAFF PRESENT:

C.L. Gobble, Administrative Consultant
Kim P. Batten, Finance Officer/Town Clerk
Bob Clark, Planning/Zoning Administrator

COUNCIL ABSENT:

Council Member Bruton

GUEST PRESENT:

Susan Hatchell, Landscape Architecture, PLLC
Matt Tobolski, Project Designer & Production Mgr.

1. WELCOME/CALL TO ORDER:

a) Invocation

Mayor Mulhollem called the meeting to order at 6:31 p.m. in the Jeffrey D. Barnes Council Chambers located at 14094 Buffalo Road, Clayton, NC and declared a quorum present. Council Member Jackson offered the invocation.

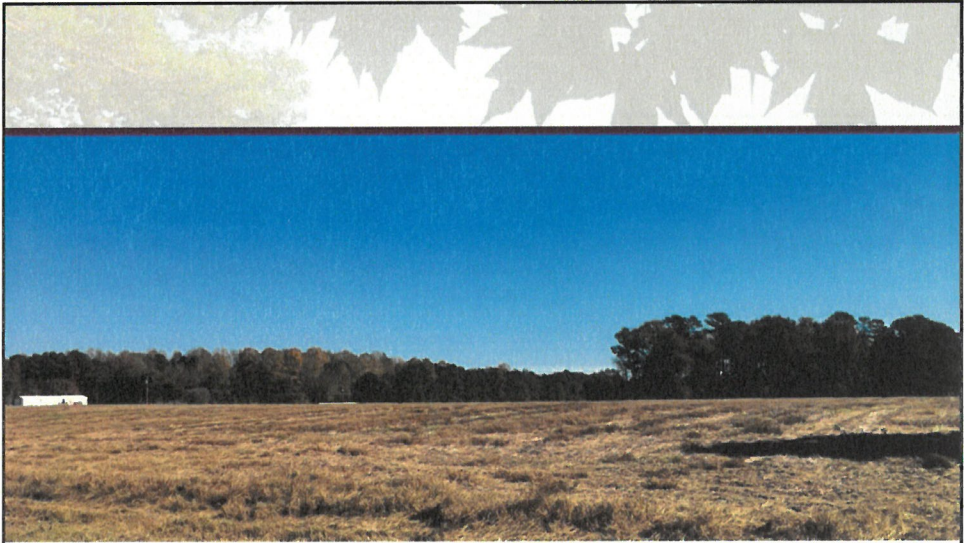
b) Pledge of Allegiance

Mayor Mulhollem led in the Pledge of Allegiance to the US Flag.

2. DISCUSSION ITEMS:

a) Discussion of Park Development Ideas with Susan Hatchell Landscape Architecture, PLLC

Ms. Hatchell provided a presentation which appears below:





Park Master Plan Concepts
Archer Lodge, NC

Town of Archer Lodge Park Master Plan

Tonight we'll review:

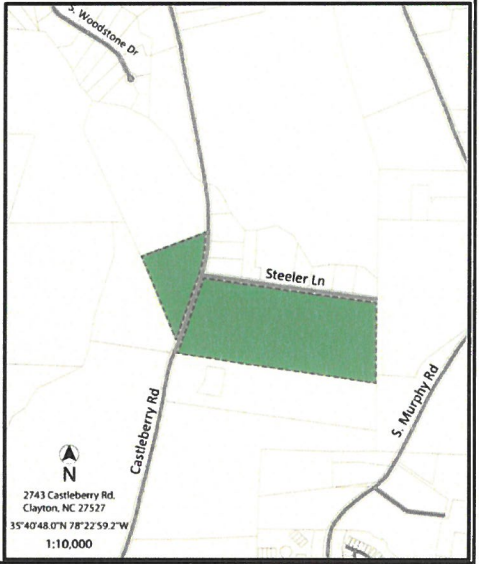
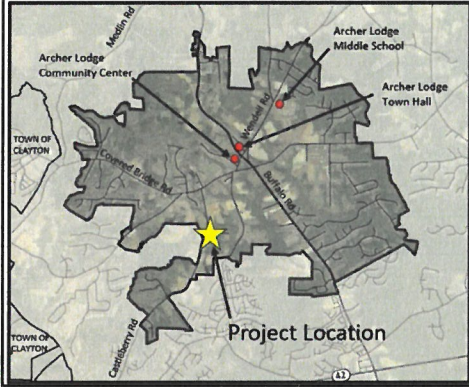
- Project Location
- Design Process
- Parks and Recreation Survey
- Existing Site
- Site Analysis & Goals
- Overall Park Program
- Preliminary Park Master Plan Concepts
- Next Steps





Project Location

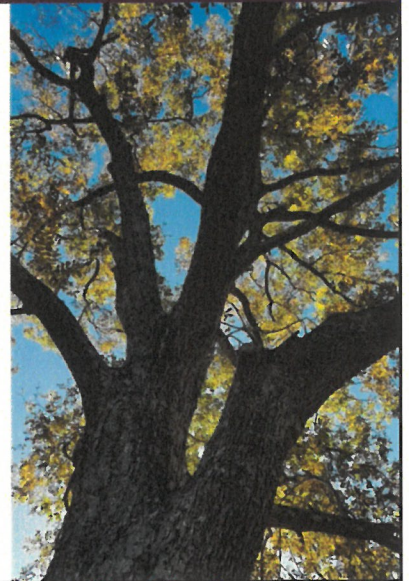
- Southwest Quadrant
- Intersection of Castleberry Rd. and Steeler Ln.



Design Process

- Recreation Survey – used the results of the 2014 survey to determine which facilities are most needed
- Analyzed the site to see if these recreational facilities are feasible
 - Maximize recreational opportunities
 - Limit amount of clearing
 - Protect natural resources
 - Preserve habitat
- Prepared a park program that lists the new facilities
- Prepared two Park Master Plan Concepts for review
- Refine concept and prepare a final Park Master Plan Document
- Prepare draft cost estimates
- Assist with PARTF grant application

Susan Hatchell
Landscape Architecture, PLLC



Parks and Recreation Survey – Top Ten Activities

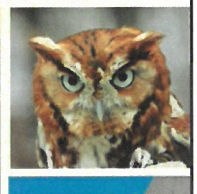
Top five active activities:

1. Fitness Trail
2. Swimming
3. Baseball
4. Basketball
5. Soccer

Top five passive activities:

1. Walking
2. Outdoor concerts
3. Visiting historic sites
4. Wildlife observation
5. Playing on a Playground

Susan Hatchell
Landscape Architecture, PLLC



Existing Site

- 30 acres on two parcels
- Site is currently used for agriculture
- Two wooded areas preserved for drainage
- One existing farmhouse and two outbuildings
- Existing driveway at the farmhouse



Susan Hatchell
Landscape Architecture, PLLC



Existing Site



Susan Hatchell
Landscape Architecture, PLLC

Existing Site



Site Analysis and Goals

Site Analysis:

- Non-adjacent parcels
- Developable areas for recreation on both parcels
- Room for many types of active and passive recreational facilities

Goals:

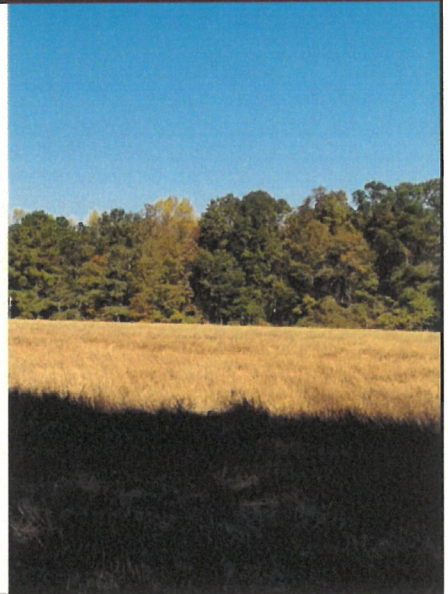
- Mix of passive and athletic uses
- Facilities to appeal to a broad range of users – ages, activities, and abilities
- Meet recreational needs identified in the survey
- Design should be flexible
- Consider stewardship of the land



Next Steps

- Finalize Overall Master Plan and Cost Estimate – Public Meeting in January 2019
- Gauge community support for the PARTF application
- Obtain input for the process
- Present final plan at Parks Board and Town Board
- Finalize and submit PARTF Application May 1, 2019

Susan Hatchell
Landscape Architecture, PLLC



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Landscape Architecture, PLLC

Comments & Discussion

Comments & Discussion followed which included items such as:

- Location of Entrances
- Process for PARTF Grant Application
- Validity of Parks & Recreation Survey from 2014
- Intended Goals
- Analysis of the site
- Programs & Facilities
- Two Conceptual Drawings
- Public Input Meeting in January 2019

Matt Tobolski, Project Designer/Production Manager, presented Arial photos taken of the Park Land site, and gave a brief site analysis.

The following were discussed during Questions and Answers Session:

- PARTF application annual due date: May 1
- Re-purpose existing buildings for multi-use and potential historic value
- Prioritization of Park Land ideas
- Comprehensive Parks and Master Plan (January 2015) valid for approximately 10 years
- Support of Community
- Funding based on points and the geographical area and first Town park

- Land has natural drainage and not environmentally sensitive.
- Efficient and affordable lighting of fields with consideration of neighbors
- Entrance locations and turning lanes that facilitate traffic
- More sport fields and less parking on conceptual drawings
- Playgrounds near sports fields
- Location of basketball courts
- Security
- Path for pedestrians and cyclists
- Connector roads
- Access for Emergency Services
- Shelters for picnics and events

Concept A was preferred overall and Ms. Hatchell stated the property allows for many options. She will consider all input and recommendations to provide an updated concept for Town Council and for a public input meeting that needs scheduling for January. Mayor asked Ms. Batten to schedule meeting for the community to offer input. Three public presentations with different groups, such as the ALCC Community Center, Churches, Fire Department, and Scouts were suggested by Mr. Gobble. He further added that the Town will need letters of support from different groups for the PARTF Application. No further discussion.

b) Discussion of Updating the Town of Archer Lodge Capital Improvement Plan (CIP)

Ms. Batten and Mr. Gobble handed out a DRAFT version of the CIP to the Town Council for review and input at a future meeting.

3. ADJOURNMENT:

a) Having no further business, Mayor Mulhollem asked for a motion to adjourn meeting.

Moved by: Council Member Wilson

Seconded by: Council Member Jackson

Adjourned meeting at 8:39 p.m.

CARRIED UNANIMOUSLY



Matthew B. Mulhollem, Mayor



Kim P. Batten, Town Clerk

