

Town of Pleasant Garden
Long Range Planning Board
September 16, 2008
Kirkman Municipal Building

Minutes
Regular Meeting

Attendance

Melvin Hinshaw
Wayne Kirkman
Scott May
Glenn Morgan, Chairman

Others in Attendance

Mayor Anne Hice / Council Liaison
Councilman Wyrick
Sandy Carmany / Town Administrator/Clerk
Paul Kron, Piedmont Triad Council of Governments

Audience

4

Call to Order

Chairman Glenn Morgan called the meeting to order at 7:00pm.

Chairman Morgan presented the invocation.

Chairman Morgan led the Pledge of Allegiance.

Roll Call

Town Administrator/Clerk Carmany called the roll, and four members were in attendance. She reported that Donald Jones and Alan Marshall would not be able to attend. A quorum was present.

MOVED by Chairman Morgan to excuse Mr. Jones and Mr. Marshall, seconded by Scott May. APPROVED 4-0.

Approval of Agenda

The agenda was approved by consensus.

Approval of Minutes

MOVED by Melvin Hinshaw to approve the minutes of the June 17, 2008 meeting, seconded by Chairman Morgan. APPROVED 4-0.

Unfinished Business

A. Town Hall/Municipal Complex Site Plan: Paul Kron of the Piedmont Triad Council of Governments shared the results of his research and surveys on potential uses for the Town Hall

complex. Mr. Kron reviewed the information from the July 24 public workshop in a short PowerPoint presentation and shared a handout he had prepared. (*copy attached*) The site analysis is complete and the communitywide surveys compiled. He pointed out the location of wetlands and forested areas on the map. There was significant interest in walking trails, restrooms, expansion of the Farmers Market, and sports fields. A majority of respondents favored a relatively low amount of development on the land, suggesting that the activities should disturb only a small amount of land and have the least environmental impact possible.

Chairman Morgan said that after looking at the top five responses, other than a library and rooms for classes and crafts, it did not appear a building or structure was needed. How would the special events and festivals be accommodated? Mr. Kron responded they could be held in an outdoor amphitheater and/or in a multipurpose building.

Mr. Kron invited Board members and members of the public to join him around a table to review the concept designs. There was discussion about the attendance at the Farmer's Market, its visibility, the effect of the economy, and another driveway to provide easier access for vendors and customers.

Mr. Kron reviewed the soil survey shared by Mr. Routh and noted that development would be limited to the A-soils areas within the yellow lines on map. Heavy duty usages should not be allowed in the septic drainage area so that the field will not become compacted; the capacity of the septic system will have to be taken into consideration if additional facilities are added. A dog park might be a good use to add there.

Mr. Kron suggested shifting the entrance road to the existing soccer fields about 80 feet to the north which would allow for the creation of two more playing fields. The parking should be organized better and run-off controlled. Chairman Morgan noted this could become a one of the largest soccer complexes in Guilford County. Councilman Wyrick cautioned that the soccer fields are on A-soil and may limit the placement of other facilities in the future if the soil is disturbed when it is developed with athletic fields. Mr. Kron noted the placement of swales, bio-retention areas, and pervious pavement to manage parking lot run-off; the system would provide good stormwater management and serve as a good educational tool. There are EPA grants available for this type of project that filters out fertilizer and pesticides, and design assistance is available from NC State. He has attempted to make the design pedestrian-friendly and not disturb the wooded area. Chairman Morgan asked about a bleacher system and Mr. Kron responded it would be possible. Permanent restrooms are included in the plan, depending upon the placement of entrance road.

Mr. Kron shared drawings of the three concept designs and asked everyone to share the pros and cons of each.

Concept A contains a 20,000 square foot multipurpose building that would house the library and classrooms with an outdoor plaza and atrium, an internal roadway connecting the Town Hall parking lot to the soccer fields, and an outdoor amphitheater. Half of the building could be built first and later expanded. The front of the building would face the internal road with the parking behind the building towards Alliance Church Road. The pedestrian sidewalk is separate from the internal roadway.

The amphitheater would be terraced into the hillside. Mayor Hice asked if restrooms were included there, and Mr. Kron responded that would be problematic due to having to pump the sewage uphill.

Concept B shifts the internal road 300 feet closer towards Alliance Church Road and is more cost efficient for grading and paving because it places the walking path/sidewalk adjacent to that road. The building is smaller and develops less space and there is less paved parking. The Farmers Market in a structure with awnings is placed between the multipurpose building and Alliance Church Road for more visibility. A gathering space is included at the soccer fields for awards presentations and other special activities.

Concept C develops the smallest area. The internal road is moved even closer to Alliance Church Road; the pedestrian sidewalk is separated and on the other side of the smaller multipurpose building. The Farmers Market is adjacent to Alliance Church Road in a structure with awnings. This concept has the least parking area.

Discussion of the three concepts and questions followed. Mr. Kron encouraged taking parts of each concept to create hybrid plans.

- The placement of the amphitheater in Concept A is liked.
- Questions were asked about how big of building would be needed and the costs; Mr. Kron responded that is why phasing is important.
- Is the Eagle project trail affected? A portion of it would be paved, but the entire trail is included in the final design.
- Don't make the civic/multipurpose building so large that it dwarfs Town Hall. The building could be developed in phases.
- Should other sports in addition to soccer be considered?
- Is sufficient space allowed between soccer fields to allow for placement of spectators' lawn chairs, etc.?
- Placement of the Farmers Market in Concept C is liked.
- Consider staffing and operating costs in addition to construction costs
- Will use of prime A-soil areas for athletic fields preclude other development on those sites in the future? Can the soccer fields be located somewhere else on the property? How many and what size fields are needed? Are there alternatives?
- Information is needed about the current capacity of the septic field.
- Can a PARTF grant be used to fund any of this?
- Can the land around the power lines be used in some way?
- If the soccer program is privatized, will more fields still be needed?
- Hurt feelings about the failed YMCA proposal may create PR problems with some citizens to accept these concepts.

Mr. Kron suggested that he create another plan that addresses these points and place the soccer fields in another location if possible. He will contact Brent Lewis to get more information about the soccer program's needs and the Guilford County Health Department regarding requirements for the septic system. He has a clearer picture now and will bring the new plan to the November 18 meeting and ask that the Board set priorities then.

Chairman Morgan stated Mr. Kron had done a fantastic job, the direction is good, and having three different plans to consider is good. Good points have been made about A-soil use; they should be addressed so that we can build good consensus.

New Business

A. *October meeting date:* Chairman Morgan announced that the Long Range Planning Board will not meet in October due to a scheduling conflict with Early Voting.

Public Comment

Mark Wilcox 2503 Ridgepoint Circle said he appreciated being allowed to participate tonight. He asked if the concepts could be placed out front for citizens to see and submit comments. He has never felt over-taxed and would like to see his money used for something like this. It would be very positive growth for the town that could bring community together.

Staff Comment

Town Administrator/Clerk Carmany asked Board members to put November 20 on their schedules for the Board Appreciation Dinner that evening.

Board Comment

Chairman Morgan stressed the importance of community service and thanked board members and the audience for participating.

Adjournment

MOVED by Mr. Hinshaw to adjourn the meeting, seconded by Chairman Morgan. APPROVED, 4-0.

The meeting was adjourned at 9:06pm.

Clerk

Date

Chair