

Town of Pleasant Garden
Long Range Planning Board
November 18, 2008
Kirkman Municipal Building

Minutes
Regular Meeting

Attendance

Melvin Hinshaw
Donald Jones
Wayne Kirkman
Alan Marshall, Vice Chairman
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

6

Call to Order

Chairman Glenn Morgan called the meeting to order at 7:03pm.

Donald Jones presented the invocation.

Chairman Morgan led the Pledge of Allegiance.

Roll Call

Town Administrator/Clerk Carmany called the roll, and five members were in attendance. A quorum was present. Mrs. Carmany reported that Scott May phoned to say he would not be able to attend.

**MOVED by Vice Chairman Marshall to excuse Scott May, seconded by Chairman Morgan.
APPROVED 5-0.**

Approval of Agenda

Chairman Morgan presented the agenda.

**MOVED by Vice Chairman Marshall to approve the agenda, seconded by Chairman Morgan.
APPROVED 5-0.**

Approval of Minutes

MOVED by Melvin Hinshaw to approve the minutes of the September 16, 2008 meeting as written, seconded by Chairman Morgan. APPROVED 5-0.

Unfinished Business

A. Town Hall/Municipal Complex Site Plan: Paul Kron of the Piedmont Triad Council of Governments handed out an agenda and worksheet and invited board members to move to tables for a work session. He placed a map on wall showing the hybrid concept plan he developed as a result of the meeting in September and handed out copies of the draft report (*copy attached*). A digital copy of the report will be supplied to be posted on the Town website once it is finalized.

Mr. Kron reviewed the document and asked people to make corrections as needed. He briefly reviewed the history of the project, the process that was used to develop the concepts, the expressed desire to keep the level of development low, and the survey results. He pointed out the placement of various elements of the plan on the map and noted that the amphitheater had been moved to line up with the creek in a natural bowl area as suggested at the last meeting. Soccer fields and parking are in the same place; a multipurpose center and expansion of the Farmers Market is included. It is unlikely that the septic field will have to be expanded until the multipurpose building is added.

He asked if the report was sufficient; any suggested changes should be submitted to Town Administrator/Clerk Carmany who will pass them to him. Mr. Kron noted that this plan is a dream and does not take financial realities into consideration. Financial constraints will call for phasing of the plan. He defined “short term” as 0-2 years, “midterm” as 2-5 years, and “long-term” as 5+ years. He asked board members and the audiences to prioritize the parts of the concept plan most important to them, disregarding the costs for the time being, and place them into a timetable for implementation and construction.

Participants discussed their priorities during the next hour-and-a-half and raised a variety of points.

- The desire to be environmentally friendly (stormwater run-off) and disturb as few trees as possible
- The greatest needs and getting community involvement/excitement
- The small number of survey responses, does that indicate true support?
- Honoring the survey responses – library, concerts, classroom space – that would call for a multipurpose building
- Multipurpose building would serve Senior Luncheon and Movers & Shakers activities
- Long-term maintenance and operational costs to be considered
- The need for restroom facilities for soccer and the Farmers Market
- How some separate elements of the plan such as parking/handicapped parking, restrooms, and expansion of the septic field are tied to the soccer/athletic fields, multipurpose building and Farmers Market
- Whether the soccer program will be privatized, thus making upgrades to the fields unnecessary (consensus was that the program will not be privatized)
- Developing the back (west) soccer fields first and leave the “east” fields to a later time
- Walking trail connecting Town Hall and soccer field area to be handicapped accessible, could be paved or natural
- Do not duplicate Hagan Stone Park
- Funding sources – Town capital project funds, sponsorships, bequests, PARTF and EPA grants, Clean Water Management Fund demonstration grants for rain gardens and bio-retention areas
- The need to send out/publicize the final proposed plan and get public feedback

Mr. Kron conducted a voting exercise for participants to prioritize the proposals and place them in phases for implementation. The final results were as follows:

- #1 West soccer fields 0-2 years
- #2 Soccer Parking 0-2 years
- #3 Multipurpose building 5+ years
- #4 Paved connector trail 3-5 years
- #5 Expand old farmers market/ add restroom 0-2 years
- #6 Amphitheater 3-5 years
- #7 East soccer fields 5+ years

Mr. Kron will include this information in the final report and add labels to the schematic drawing. He will do a presentation for the Town Council at the January 13, 2009 meeting. Chairman Morgan stated the next step would be to show it to the people. Mr. Jones said he thought the community must be involved in the planning and be asked the question “Are you willing to pay for it?” This process could take a long time.

Board members returned to the dais to continue the business meeting.

New Business

None

Public Comment

Benson Kirkman of 3712 Eakley Court in Raleigh stated he was a descendant of the original owners and expressed concern about the untimely death of the magnolia tree that was well over 100 years old. With some knowledge of horticulture, he suggested that the dead tree be removed. The family is interested in replacing the tree and has selected a 10-12 foot Claudia Wanemaker magnolia worth \$500-600 from Gilmore’s Nursery they wish to donate. It would be helpful to know the timing for the Town Hall Site Plan so the tree could be located in an appropriate place. Between now and March 1 is the optimum time for planting, and he would like to work with the Town to coordinate this planting into the planning process.

Chairman Morgan asked if the family had a location in mind. Mr. Kirkman responded he needed suggestions based on the plans so the tree would not have to be moved once it was planted. Chairman Morgan suggested the family indicate where they want the tree, and the plan can be worked around the placement of the tree. Mr. Kirkman will return and work with Mayor Hice to stake out three possible locations with a yellow ribbon, taking into account the poor soils and abundance of rocks on the property. The locations will be submitted to the Town Council for their final selection and approval.

Board members offered to assist with the planting of the tree. Charles Routh has someone willing to remove the old mulch, and Mr. Kirkman will remove the old tree. Paul Kron offered to use some of the wood to create wooden bowls as mementos for the family.

Staff Comment

Town Administrator/Clerk Carmany reminded Board members of the November 20 Board Appreciation Dinner. She also asked members to complete their forms indicating their interest in serving on Town boards in 2009.

Board Comment

Mr. Jones thanked Mr. Kirkman for his kind gesture. He knew the Kirkmans and worked for them on their farm as a youth. They were fine farmers and always provided a bucket of cool water for workers.

Vice Chairman Marshall echoed Mr. Jone’s sentiments and said he was looking forward to planting the tree. He thanked Mr. Kron for producing an excellent product. Once the plan is complete, it can be placed on the Town website and perhaps included in the next newsletter. This might generate more interest and input.

Chairman Morgan thanked the board members for their efforts this year. He was happy they met the goal to put a plan for the municipal complex on paper and hoped it would complete by January. There is no unfinished business for this board this year. He encouraged everyone to come to the dinner on Thursday and asked them to re-up as Long Range Planning Board members for next year. This is last meeting for this year, and there will be no meeting in December.

Adjournment

**MOVED by Vice Chairman Marshall to adjourn the meeting, seconded by Mr. Hinshaw.
APPROVED 5 -0.**

The meeting was adjourned at 9:08pm.

Clerk

Date

Chair