

Agenda Parks & Recreation Advisory Board November 20, 2024 7:00 PM Frank Eagles Meeting Room – Town Hall

TEM	AGENDA TOPIC	
1.	Call to Order	
2.	Approval of October 23, 2024, Parks & Recreation Advisory Board Meeting Minutes	
3.	Old Business a. Staff Reports b. Potential Names for The Farm c. 2025 Calendar	
4.	New Business a. 6520 Fowler Road	
5.	Other Business a. Term Ending for Chari Mazur and Vice Chair Dr. Al-Hoory	
6.	Adjourn	



Minutes Parks & Recreation Advisory Board Meeting October 23, 2024 7:00 PM Frank Eagles Meeting Room - Town Hall

PRESENT: Mr. Kevin Mazur, Chair

Mr. Clay Campbell, Member Dr. Mothanna Al-Hoory, Member Mr. Lukas Marquardt, Member Mr. Richard Armant. Member Mr. Aaron Gauger, Member Commissioner Paul Vilga

June Greene, Parks & Recreation Director Eddie Henderson, Parks Superintendent

ABSENT: Ms. Judy Siwy, Member, Nara Stevens, Parks & Recreation Administrative

Support Specialist

1. CALL TO ORDER

Vice Chair Dr. Al-Hoory called the meeting to order at 7:01 pm.

2. **APPROVAL of September 25, 2024, Parks & Recreation Advisory Board Meeting Minutes**Motion to approve the minutes of September 25, 2024, meeting was carried with a unanimous vote, 5 voted aye, 0 voted nay.

3. OLD BUSINESS

a. Staff Reports:

- i. Athletics Due to the amount of rain we received, fall youth sports will be finishing up both this week and next. Basketball evaluations will be held on November 7th and 8th. There will be 6 teams per age group, except for the 8U Co-Ed and 10U boys leagues. Those leagues will have 8 teams due to high demand. Mark will be meeting with both the towns of Wendell and Zebulon to discuss playing games with the older age group leagues. The basketball All-Star Game will be held in Vance County.
- ii. Cultural Programming We didn't have any seniors sign up for the NC State Fair outing. Currently have 8 signed up for the casino trip on December 19, 2024. Staff will rent a van if we end up getting more than 8 seniors. Holding a cornhole event on November 13th after Bingo. Working on getting seniors more interested in the Wake County senior games. A goal of June's is to host senior games here at some point.
- iii. Special Events Fall FunFest will be held October 26, 2024. Aaron will be assisting with a photo booth as well as serving as DJ. This year we sold out of our street vendors spots and will have over 130 vendors. The Town will also provide inflatables, bubbles and a costume contest. We have partnered with a local veteran's group to hold a veteran's expo which will be held on November 1st. We will host a lunch and social on November 11th through our Veteran's Day program. June and Eddie addressed multiple questions about the Joel Fund and their future site. Our Tree Lighting event will be held on December 2nd at Redford Park. We have a beautiful new 14 ft panel tree. We will also have a fake snow machine, trackless train, music, photo booth, hot chocolate, food trucks, and a reading of The Night Before Christmas by Mayor

Currin.

iv. Parks & Facilities – Eddie showed drone footage of The Farm, spoke about updates and answered additional questions. Had a discussion of some tress that may need to be cut down at the Farm to fit everything we have planned there.

b. Rolesville Tree Board:

June read, discussed and explained the questions on the application. Dr. Al-Hoory feels strongly the first question should be more specific about the education and experience requirements. Discussed some of the verbiage used on the application and agreed to change some of the terms. Candidates for the tree board will be passed out at next month's meeting for PARAB to review and set up interviews.

c. Merritt:

Dr. Al-Hoory brought up his prior concerns again about the proximity of the park to high school and students skipping class to hang out at the park. Lukas wanted to make clear that adolescents will skip school no matter what facilities or parks are around. The potential issue with noise from pickleball courts was also discussed and Eddie explained that the Town plans to leave as much woods as possible to serve as a sound barrier.

4. **NEW BUSINESS**

- a. 2025 Meeting Schedule table for next meeting, since we forgot to include in the agenda packet
- b. **The Farm Names** Discussed how the property got its name. June would like to open up the naming of the park to the public for about 1 week. He believes this will peak and increase interest from the residents. We will put out a survey in the weekly email blast and post on Facebook asking residents to pick and share their ideas on a name of the park. The department will gather a list of the most interesting names and narrow them down to 3-5 to present to the board. PARAB will then vote on the name they would like to officially recommend to the board.
- c. **Sanford Creek Sewer Project** Eddie explained both the pros and cons of the project. The biggest probeing a repaved greenway and sewer connection for a future bathroom facility.

5. OTHER BUSINESS

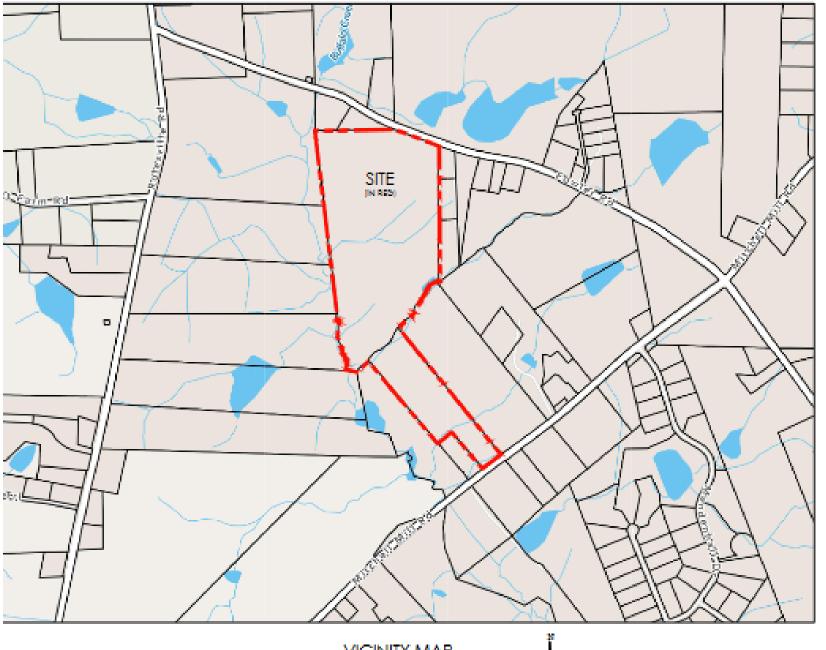
a. **PARAB Terms –** Both Chair Mazur and Dr. Al-Hoory have their terms ending in December. Discussion as to whether or not Chair Mazur has reached his term limit. Discussion of whether or not there is a requirement to Dr. Al-Hoory's chair or if he can be reappointed.

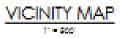
6. ADJOURN

No further business needing to be discussed, Chair Mazur adjourned the meeting at 8:21 p.m. The next meeting will be held at 7:00pm on Wednesday, November 20, 2024.

6520 Fowler / 6521 Mitchell Mill Rd

November 20, 2024

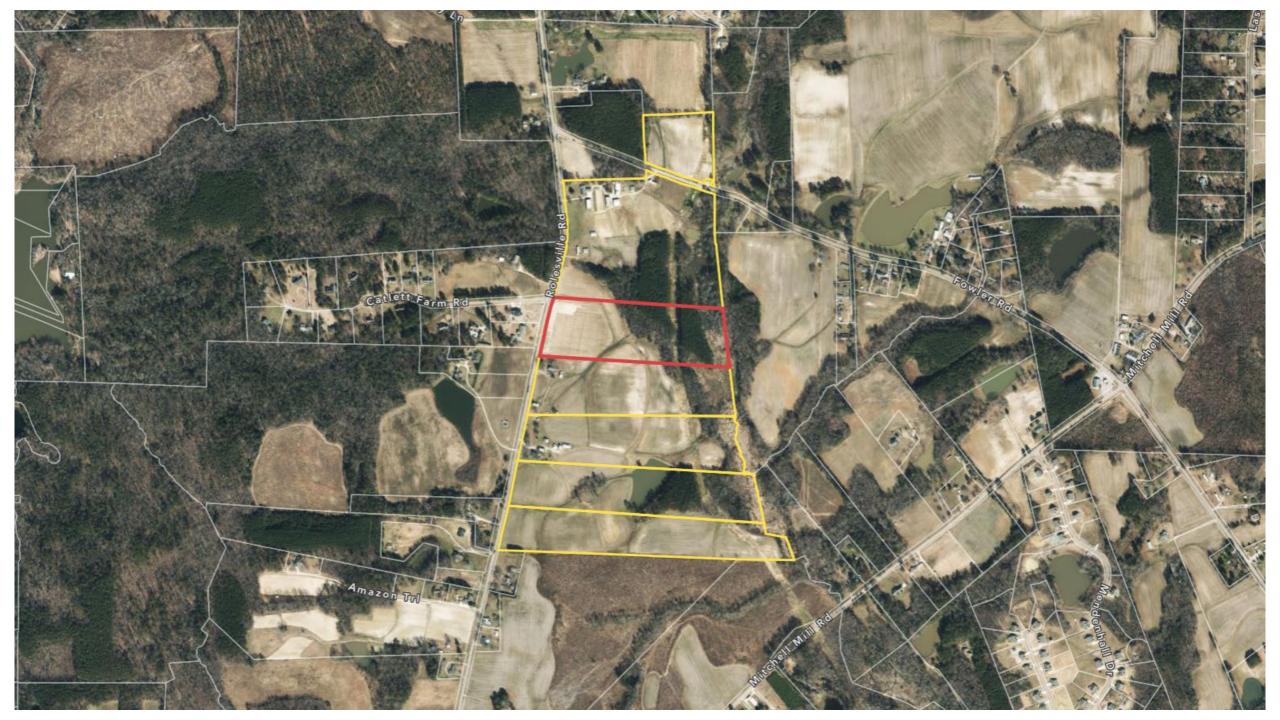


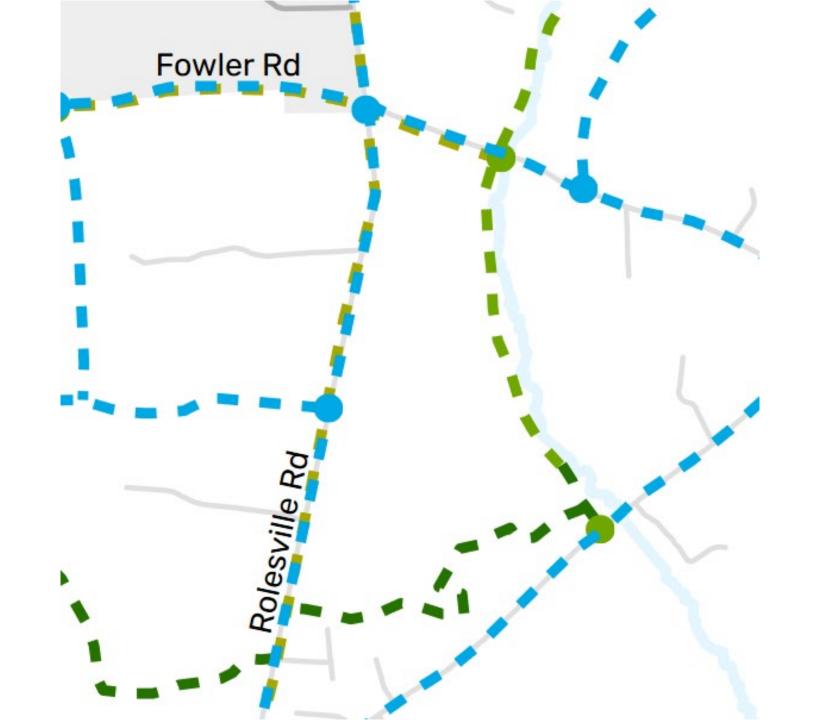




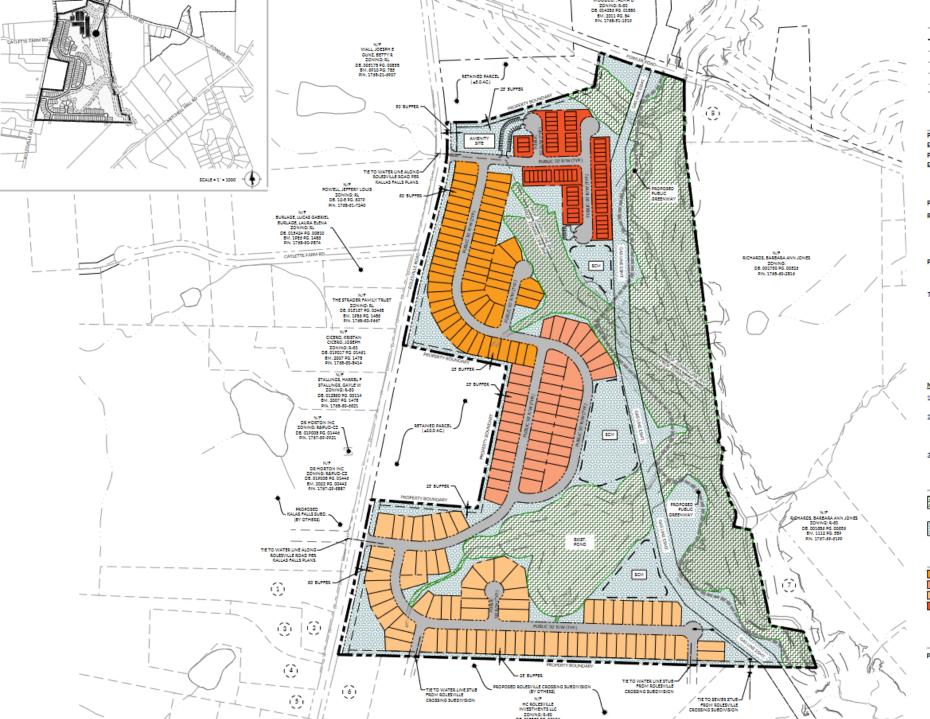












PROJECT SITE PARCEL DATA

PARCEL NUM	OWNER IN/FI	ZONING	D8.	PG.	BM.	PG.	PIN.
1	WOODLIEF, CARLYE D WOODLIEF, ALMA D	R-30	014289	01880	2011	00084	1768-51-1519
2	WOODLIEF, BILLY CRAIG HOLDING, FLIPN WOODLIFF	R-30	054286	01985	2011	00064	1760-50-0618
3	STALLINGS, JANICE GAYLE W STALLINGS, HARRELL	R-30	054286	01970	2011	00064	1768-40-7261
4	WOODLIEF, DONNE L WOODLIEF, PATSY	R-30	054286	01096	2011	00084	1767-99-0716
5	WOODLIEF, BETTY JOYCE	R-30	014286	01902	2011	000084	1767-59-0335
6	WOODLIEF, DWIGHT THOMAS	R-30	018654	03853	2011	00084	1767-58-0738

PRELIMINARY SITE DATA

PROJECT SIZE: ±105.9 AC.

EXISTING ZONING: R30 (WAKE COUNTY)

PROPOSED ZONING: RH-CZ & RM-CZ

- ESTIMATED YIELD: ±236 DWELLING UNITS: ± 36 SINGLE-FAMILY LOTS @ 45 X125 TYP. ± 46 SINGLE-FAMILY LOTS @ 51 X115 TYP. ± 75 SINGLE-FAMILY LOTS @ 51 X125 TYP. ± 37 TOWNHOMES (26 ENDS, 22 INTERIORS, 60 DEEP)

PROPOSED DENSITY: ±2.23 D.U./AC.

REQUIRED OPEN SPACE:

RH ZONING (±27.5 AC.): 15% MIN. (±4.1 AC.) RM ZONING (±78.4 AC.): 40% MIN. (±31.4 AC.)

TOTAL MIN. REQUIRED O.S.: ±35.5 AC.
MIN. 80% OF REQUIRED O.S. MUST BE ON BUILDABLE LAND
35.5 AC. X O.B = MIN. 28.4 AC. OF O.S. MUST BE ON BUILDABLE LAND

NON-BUILDABLE OPEN SPACE (WETLANDS, STREAM BUFFERS, FLOODPLAIN): ±37.2 AC. BUILDABLE OPEN SPACE (OUTSIDE OF "ENVIRONMENTAL AREAS"): ±28.8 AC. TOTAL OPEN SPACE PROPOSED: ±66.0 AC. (±62.3%)

TOWNHOME SITE PARKING TABULATION:

OFF-STREET PARKING REQUIRED (NOT INCLUDING GARAGES): 57 UNITS x 2.25 SP/UNIT = 129 SPACES REQUIRED.

OFF-STREET PARKING PROVIDED (NOT INCLUDING GARAGES):

28 UNITS @ 2-CAR DRIVEWAY - 56 SPACES. 29 UNITS @ 1-CAR DRIVEWAY - 29 SPACES. OVERFLOW PARKING AT AMENITY - 40 SPACES OVERFLOW PARKING NEAR SCM - 7 SPACES.

TOTAL OFF-STREET PARKING - 132 SPACES.

- THIS PLAN HAS BEEN COMPILED FROM A VARIETY OF SOURCES INCLUDING GIS DATA AND IS NOT AN OFFICIAL DESIGN OR SURVEY DOCUMENT.
- THE LAYOUT SHOWN ON THIS PLAN IS PURELY THEORETICAL IN NATURE AND MAY BE SUBJECT TO SIGNIFICANT REVISION UPON FURTHER DUE-DILIGENCE REVIEW AND EVALUATION. THIS PLAN HAS NOT BEEN REVIEWED BY ANY MUNICIPALITY OR OTHER REVIEW AGENCY, AND IS PROVIDED SOLELY FOR ILLUSTRATION AND CONCEPTUAL PLANNING CONSIDERATIONS.
- LIMITS OF THE RIPARIAN BUFFERS, WETLANDS AND STREAMS SHOWN ON THIS PLAN ARE BASED ON RELIMINARY WETLAND/BUFFER DELINEATION FILED EVALUATION AND DCHIBIT PREPARED BY WITHERSPAUENEL, INC DATED 01/17/23.

OPEN SPACE HATCHING LEGEND

"ENVIRONMENTAL" OPEN SPACE AREAS (WETLANDS, STREAM BUFFERS, FLOODPLAIN). THESE AREAS ARE ONLY ELIGIBLE TO ACCOUNT FOR A MAXIMUM OF 20% OF THE MINIMUM REQUIRED OPEN SPACE.

"BUILDABLE" OPEN SPACE AREAS (OUTSIDE OF WETLANDS, STREAM BUFFERS, FLOODPLAIN). THESE AREAS MUST ACCOUNT FOR AT LEAST 80% OF THE MINIMUM REQUIRED OPEN SPACE.

LOT SHADING SUMMARY

SINGLE-FAMILY LOTS (TYP. 41' X 125') -

SINGLE-FAMILY LOTS (TYP. 51' X 115')

SINGLE-FAMILY LOTS (TYP. 51' X 125') -

TOWNHOMES (26' ENDS, 22' INTERIORS, 60' DEEP)

CONTACT INFORMATION

PULTE HOME COMPANY LLC.

WITHERSRAVENEL LLC.

CONTACT: CHRIS RAUGHLEY ADDRESS: 1225 CRESCENT GREEN DR. CARY NC. 27518 PHONE: 919-816-1100 EMAIL: Chris.Raughley@pultegroup.com

CONTACT: NICK ANTRILLI, PE. PHONE: 919-469-3340 EMAIL: NAntrilligwithersravenel.com

