



Agenda
Parks & Recreation Advisory Board
October 30, 2019
7:00 PM

<i>Item</i>	<i>Agenda Topic</i>
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1.	Call to order and welcome.
2.	Approve the minutes of September 25, 2019 Parks & Recreation Advisory Board meeting
3.	Old Business
4.	New Business
	a. Carlton Pointe Greenway / Wall Creek Pocket Park
	b. Farm Master Plan
5.	Reports from Parks & Recreation Director
	a. Facilities update
	b. Program updates
	c. Special Event updates
6.	Committee Report
	a. OSAG Committee
7.	Other Business
8.	Adjourn

Rolesville Parks and Recreation Advisory Board Meeting
Unapproved Minutes
September 25, 2019

CALL TO ORDER – CHAIR

At 7:00 p.m., September 25, 2019, John Pufky, Chair, called the meeting to order.

WELCOME

Attending tonight's meeting were; JG Ferguson, Parks and Recreation Director; John Pufky, Chair; members Mary Ka Powers, Kevin Mazur, Abbie Armstead, and Derek Versteegen; and OSAG Committee Chair Terry Marcellin-Little.

APPROVAL OF MINUTES

August minutes were approved with two corrections to last month's minutes were detailed by Derek. Carlton Point greenway progress - with JG reply being on going, and more research being done.

Add to third bullet point in New Business - Frazier Farm

Plans for north section where two ball fields we to be placed not be considered as Phase I development but instead be re-evaluated for resident demand when the time comes to develop that area.

(minutes approved as corrected 5-0)

JG added New Business to the Agenda:

C. Rolesville Community Park

D. Frazier Farm Update

OLD BUSINESS

NEW BUSINESS

New Business Discussion:

- Carlton Point (CP) and Wall Creek Park topics more or less combined. JG read through original agreement between town and developer dating back to 2005. Alternatives discussed - mainly focused on accordance that town offers to trade the obligation to connect Wall Creek Park for the reconstruction of the greenway in CP to town spec - 10ft wide, paved, and raised boardwalk over exposed granite and natural spring. Expect representative to attend October meeting to discuss in more detail.

- Rolesville Community Park

Wake County offering \$82k in funding to assist with fence replacement - about 75% of the cost. Original plan/request by town to have the county replace fences and lights before turning it over.

- Frazier Farm

JG presented revised plans and details related to incorporating hard surface features like basketball courts, tennis courts, and/or pickle ball courts and how development would be phased. In the end, the board shared the consensus that Phase I would be limited to the main baseball fields (clover), amphitheater, buildings, parking, and agri-tourism features. The soccer fields and northern undefined section would be re-evaluated when the time comes for them to be developed. The Phase I greenway trails would also be a priority to being installed so they can be used with the possibility of the Phase II trails accessing the ponds may be installed prior to Phase II construction.

MOTION #1

Motion to recommend the Frazier Farm Park Plan as presented with Option A being the first phase of development and the second phase, consisting of the remaining property (that includes the planned soccer fields and the undefined northern section), be re-evaluated based on resident demand and other park offerings at that time.

(motion approved as corrected 5-0)

MOTION #2

Motion to recommend a proforma and archaeological survey be conducted on the Frazier Farm property.

(motion approved as corrected 5-0)

a. Farm Site Master Plan

- We held a lengthy discussion of the McAdams concept Master Plan, going through the phases, decision points, and renderings.
- The PARAB is very supportive of the concept plan and agree that it addresses many of the needs of the town, as expressed in the Parks & Rec Master Plan and in surveys of town residents.
- Derek made a motion for the PARAB recommendations on the plan to include 1) Give a second look at whether or not tennis courts are suited to the Frazier Farm site or perhaps future park development elsewhere (e.g. Main Street Park, Mill Bridge Nature Park, or elsewhere); the tennis court site to look at in Frazier Farm would be where the two baseball fields at the northern end of the park are currently planned), 2) Research gravel pavers instead of asphalt for parking areas at Frazier Farm, if that would decrease our impervious acreage in the park, 3) Extend walking trails to the northern end of the park (paved) and around the larger pond (unpaved), and 4) Ensure that there are accommodating areas to fish at the larger pond along the shoreline (in addition to the planned piers).
- The plan continues to be to gather public comments and complete the Frazier Farm Master Plan before moving to the Mill Bridge Nature Park Master Plan.

OSAG Report

Other than showing concern for Carlton Pointe situation there was nothing new to report at this time. The committee will aim to submit past OSAG reports, at least for the 2019 calendar year, at the next PARAB meeting.

Other Business

Derek asked about a town PARAB email address to be established to ease communication - JG reported the town doesn't have the expertise to set that up without paying, using reply all and email contact groups should suffice.

Please attend 10/15 Town Meeting if possible.

ANNOUNCEMENTS

- The next meeting of the PARAB will be held Wednesday, October 23, 2019.
- Hearing no objections, John Pufky declared the meeting adjourned at 8:30 p.m.



Memorandum

To: Parks & Recreation Advisory Board
CC:
From: JG Ferguson, Parks & Recreation Director
Date: October 18, 2019
Re: Carlton Pointe Greenway / Wall Creek Pocket Park

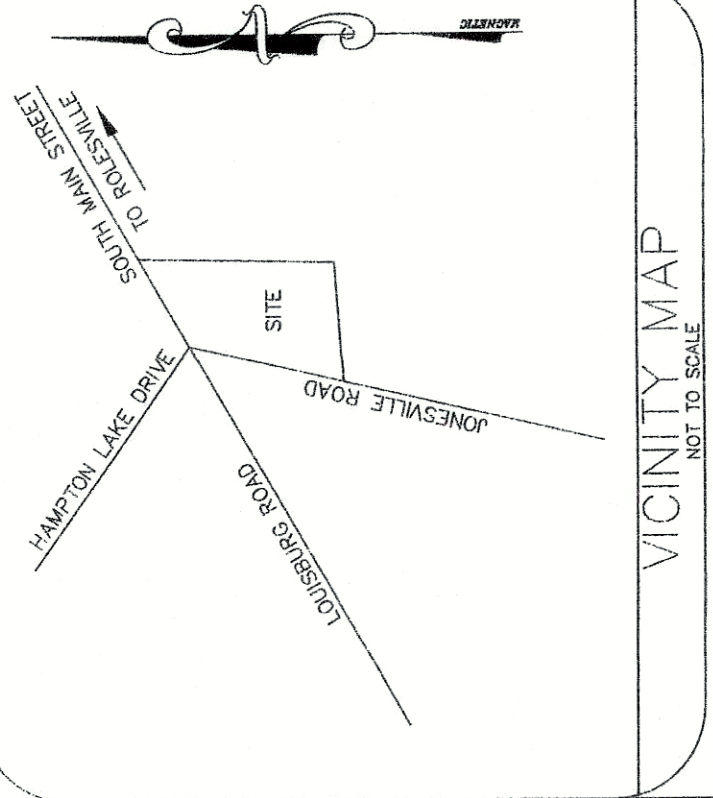
In October of 2005, Town Board approved the request to eliminate the sidewalk requirement on one side of the streets in the Carlton Pointe Subdivision. In exchange for this, the developer would; 1. upgrade walking paths from mulch to crusher run topped with pea gravel; 2. build a 60' pedestrian bridge to the Wall Creek Pocket Park; 3. Install 1250' lineal feet of walking path at the town park; and 4. Install three fitness stations at the park.

Both Town staff and Carlton Pointe developers agree that the access/bridge to Wall Creek Pocket Park has been problematic from a design to construction standpoint. Carlton Pointe developers have proposed constructing a 10' wide paved greenway that matches the Town's greenway plan in exchange for constructing a bridge and walking trail at Wall Creek Pocket Park.

Town staff recommends that the "public" greenway as outlined in the current subdivision agreement be modified to meet current Rolesville greenway standards. Those standards are ten-foot asphalt trails with boardwalk, constructed and permitted (if needed), where appropriate and approved by the Town. In addition, the Town will be granted an easement for ownership and maintenance of this greenway by Carlton Point HOA and/or developer. The HOA and/or developer shall be responsible for the construction of the greenway, permitting, and maintenance of the trail edges. Fitness equipment can be discussed but it is not essential to the construction of the Town greenway.

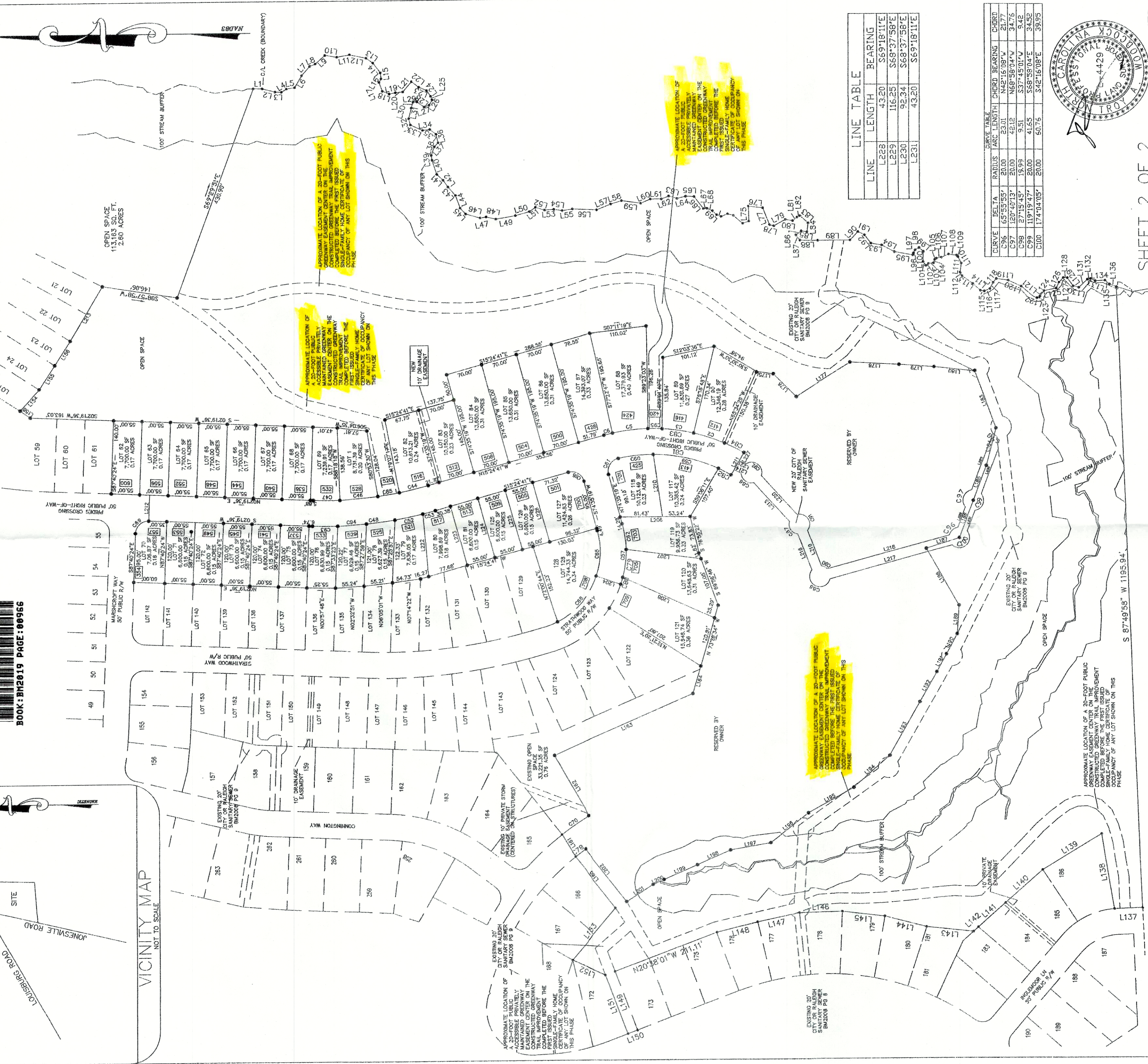
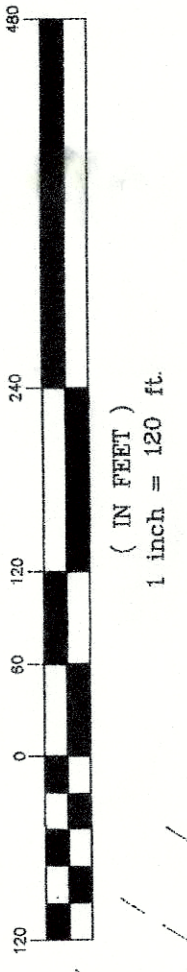
If the Parks and Recreation Board provide an affirmative recommendation, then the concepts will be presented to the Town Board at a time to be determined. Ultimately, if the Town Board agrees to the concept, then development agreement amendments, easements, and any other related paperwork will need to be generated and formally approved by the Town Board.

Attachment:
Carlton Pointe Phase III-B with proposed greenway location



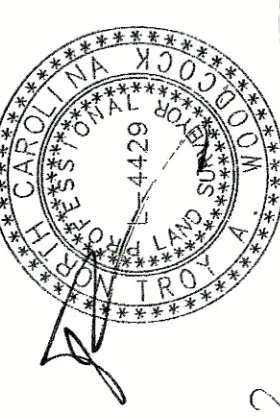
WAKE COUNTY, NC 2
CHARLES P. GILLIAM
REGISTERED OF DEEDS
PRESENTED & RECORDED ON
06/10/2019 08:55:45
BOOK: BM2019 PAGE: 89966

GRAPHIC SCALE



LINE	LENGTH	BEARING
L228	43.20	S69°18'11"E
L229	116.25	S69°37'58"E
L230	92.34	S68°37'58"E
L231	43.20	S69°18'11"E

CURVE	DELTA	RADIUS	ARC LENGTH	CHORD	BEARING	CHORD BEARING
C96	65°55'55"	23.01	N42°16'08"W	21.77		
C97	120°40'13"	20.00	N68°58'04"W	34.76		
C98	27°15'45"	9.51	S37°45'01"W	9.42		
C99	119°19'47"	20.00	S68°59'04"E	34.52		
C100	174°04'05"	20.00	S42°16'08"E	39.95		



SHEET 2 OF 2

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SUBDIVISION PLAT
CARLTON POINTE
PHASE III-B

MARCH 27, 2019
ROLESVILLE TOWNSHIP
WAKE COUNTY
NORTH CAROLINA