TOWN OF KILL DEVIL HILLS

Land Where Flight Began

Notice of Public Meeting
KDH West-Side Recreation Group

NOTICE is hereby given that on Wednesday, April 14, 2021, at 5:30 p.m. the Kill Devil Hills' West-Side Recreation Group will hold a regular meeting in the Meeting Room at the Administration Building, 102 Town Hall Drive.

Call to Order
Pledge of Allegiance
Agenda Approval
Approval of the Minutes of January 15, 2020
Old Business
New Business
1. KDH Baum Tract Recommendation
2. KDH Devil Hills 2004 Recreational Facilities Plan - Update
Public Comment
Response to Public Comment
Adjourn

Posted this 9th day of April, 2021.

James Michael O'Dell
Deputy Town Clerk

Copies to: WRG members; Board of Commissioners; Town Manager; Department Heads /Assistant Department Heads; all Town bulletin boards; KDH Sunshine List, including all local news media; KDH Electronic Distribution List; social media; website; file

Minutes of the Wednesday, January 15, 2020 meeting of the West-side Recreation Group held at 6:00 p.m. in the Meeting Room at the Administration Building, 102 Town Hall Drive, off Colington Road.

Members Present: Chair Terry Gray; Voting Members, T. Dillon Heikens, Stacie Huelsman, Amy Seyler, Christine Damrose-Mahlmann, Will Foxwell, IV, and Daryl Davies

Members Absent: Kelli Miller, and Mark Shaffer

Others Present: Cameron Ray, Assistant Planning Director; Ross Cipriano, Grounds Maintenance Supervisor; Michael O'Dell, Deputy Town Clerk; and Mary E. Quidley, Town Clerk

Guests: Commissioners Ivy Ingram and John Windley

Prior to the actual opening of the meeting, a new video, depicting the WRG that reviewed its purpose and scope and its accomplishments thus far was shown. This video will air on the Government Education Access Channel as programming by the Town of Kill Devil Hills.

Pledge of Allegiance

Commissioner Gray called this meeting to order at 6:01 p.m. and welcomed all present, including governing board member Commissioner Ivy Ingram.

Agenda Approval

Ms. Seyler made a motion to approve the agenda for this meeting as presented and Ms. Huelsman seconded that motion. Approval was unanimous by 4-0 vote.

Approval of the Minutes of November 25, 2019

Mr. Davies arrived immediately prior to the vote on the minutes, at 6:04 p.m.

Ms. Damrose-Mahlman made a motion to approve the minutes of the November 25, 2019 meeting of the WRB as presented and Mr. Heikens seconded that motion. Approval was unanimous, 5-0.

Mr. Foxwell arrived immediately following the vote to approve the minutes, at 6:05 p.m.

Old Business

1. Meekins Field (Attached OB-1)

Assistant Planning Director Cameron Ray addressed this item at the request of Chairman Gray. His presentation included: a copy of the Meekins Field Survey Results, and the recommendation from the 2004 Recreation Facilities Plan Update for Meekins Field. The majority of the 163 returned surveys indicate that desirable uses for Meekins Field include organized sports, walking areas, community events, and areas to bring children for organized/unorganized sports and enjoying playground equipment. Survey results also show that citizens would like to see additional/expanded restrooms, sports courts/fields, recreation/sports programs, and paths/greenways for the future of the facility. The 2004 Recreation Facilities Plan Update recommended similar improvements, including a new restroom facility and improving the existing recreational facilities. The survey results showed that the overall opinion of Meekins Field is "Fair".

Meekins Field is currently closed due to the construction of the new Kill Devil Hills Water Tower. This project has disturbed much of Meekins Field and will require extensive work to reopen the park. Mr. Cipriano reviewed the actual condition of the field at this time, and the specific issues facing rehabilitation, which included the irrigation system, some electrical problems, weeds, potential drainfield issues, etc. Staff has identified Meekins Field's current state of disrepair as an opportunity to fully redevelop the facility, since significant funds will be required to bring the facility back to a usable park. The unique opportunity could allow the Town to modify the layout and meet several recreational needs.

Staff recommended the conceptual plan (attached to the minutes of this meeting) for redevelopment of Meekins Field and asked members of the WRG to discuss any additional ideas. As presented, the conceptual plan included the following:

- Expand and improve existing parking and drive aisle to include drop off circle and potential connection to adjacent shopping center.
- Relocate and construct new larger restroom facility.
- Separate cell provider data buildings with public art (art wall shown) and landscaping buffers.
- Redesign existing softball/temporary soccer field into (3) multi-use fields to include soccer field (290'x195'), practice field (150'x100'), and year around turf practice field (150'x100').
- Connect sidewalk from current sidewalk along US158 to Meekins Field amenities.
- Picnic shelters.
- Expanded playground area.

WRG members' suggestions added the following:

- Confirm existing lighting is compatible with any recreation proposed.
- Incorporate ornamental landscaping into overall park design.
- Expanded playground area for ages 0-12 years of age, including accessible equipment.

- Incorporate greenways and paths around the park and/or amenities including adult fitness trail.

The WRG emphasized the preference for the Town to seek grant funding to put a whole plan into place rather than piece-mealing the project one improvement at the time as extremely important, further identifying that the rehabilitated site will offer visitors more recreation choices, and that grant funding could help ease the burden of cost for Town citizens.

Mr. Davies discussed alternative recreation amenities and debated for their inclusion in the overall concept, which he felt would offer even more enhanced recreation opportunities for all ages, such as:

- Explore recreational trending modern/alternative playground equipment. Examples include: bouldering, climbing wall, Ninja course, child's zip line, pump track, and a multi-use court for pickle ball/basketball/futsal (soccer played on a hard-surface court).

After speaking with Commissioner Gray, Amy Seyler left the meeting at 6:40 p.m.

Kill Devil Hills Commissioner John Windley arrived in the audience at 7:11 p.m.

After continued discussion on the Meekins Field improvement plan, which included support for the concept plan Staff presented and Mr. Davies vocalizing his position that more should be offered at the Meekins Field site, a majority of the members of the WRG did not object to including these ideas with the committee's report; however, their main support held for the ideas and concept plan submitted by Staff.

Staff recommended sending the conceptual plan and recommendations to the Board of Commissioners for consideration. If directed by the Board of Commissioners, Staff will develop a formal site plan with cost estimate for consideration at a future meeting, with hopes that at least some portion(s) of the field would be able to be reopened at the conclusion of the water tower and monopole projects in the near future, to possibly meet the timeline for reopening at the conclusion of the water tower project.

Mr. Foxwell moved to recommend the conceptual plan to the Board of Commissioners, along with Staff recommendations, in a phased implementation, with consideration of the following alternate means of recreation:

- Rock wall;
- Pump track;
- Kids zip line;
- Obstacle course;
- Bouldering equipment;
- Multi-use court basketball court;
- Adult fitness trails and/or equipment around the park or playground equipment; and,
- Playground equipment, age range: 0-12, with focus on inclusive equipment for children of all abilities.

Mr. Davies seconded the motion, which was approved by a unanimous, 5-0, vote.

New Business

Public Comment

Response to Public Comment

Adjourn

At 7:49 p.m., there being no further business before the WRG at this time, Mr. Foxwell made a motion to adjourn this meeting. Mr. Davies seconded that motion and approval was unanimous, 5-0.

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
NORTH CAROLINA

Assistant Director of
Planning and Inspections
CAMERON RAY

Senior Planner
RYAN LANG

Zoning Administrator
DONNA ELLIOTT

PLANNING DEPARTMENT

April 14, 2021

Memorandum

To: West-Side Recreation Group

From: Cameron Ray, Assistant Planning Director

Subject: Kill Devil Hills Baum Tract Recommendation CR

As most of you know, the KDH Baum Tract being reviewed is the western 44-acre parcel that borders Buzzards Bay/Roanoke Sound to the west, the Planned Unit Development Bermuda Bay to the north, First Flight Schools to the East, and Run Hill State Park/Nags Head Woods Conservancy to the south. The property currently includes the Casey R. Logan Disc Golf Course and gravel parking lot. Attached you will find:

- Satellite image of the property. (Provided by Dare County GIS mapping)
- The Baum St. Clair Land Development report by the Community Development Corporation of North Carolina State University – School of Design.
- Baum Tract Recreational Development: Market Study and Operational Planning. Prepared by ConstEcon, Inc. July 2014.
- Board of Commissioners approved Casey R. Logan Disc Golf Course plan.

As you can see in review of all the information provided, the KDH Baum Tract has been identified over the years as a property with great potential for a wide range of recreational opportunities. One being disc golf, which was constructed in 2019 and is used by year round residents and visitors interested in disc golf.

In review of all attached material Staff recommends that the KDH Baum Tract to include the following:

- Incorporate KDH 44 acre western Baum Tract in the update to the 2004 Recreational Facility in the plan.
- Use the most recent study (Baum Tract Recreational Development July 2014 prepared by ConultEcon) for facility inventory and analysis, maintenance routine and schedule, needs analysis, and recommended improvements and preliminary cost estimates.
- Permanent restrooms adequate to serve the facility and additionally support the Dare County Sheriff Department obstacle course (Camp S.A.L.T.) and Run Hill State Park visitors.
- Shoreline access with kayak launch, boardwalk, and possible elevated camp sites.

- Incorporate walking trail/greenways within existing disc golf course. (Possibly modify course layout)
- Connect greenway to multi use path that connects to First Flight Schools, Aviation Park, Town Hall, Dare County Parks and Recreation, and Wright Brothers Monument. (Centennial Path)
- Explore relocating current mulching operation to eastern wooded portion between the Dare County Sheriff Department obstacle course (Camp S.A.L.T.) and FFHS Fields.
- Explore entrance/walkway in association with Planned Unit Development Bermuda Bay to the East.
- Explore Run Hill State Park entrance/trailhead.
- Expand parking lot.
- Improve road from Veterans Drive to the site. (SISPC)
- Create KDH Baum Tract trail head/park entry to access site amenities (paths, shoreline access, etc.)
- Construct outdoor nature center to include area for outdoor education, restrooms, and nature porch (sustainable/off-grid construction)

Staff proposes sending these recommendations and further WRG recommendations to the Board of Commissioners for consideration. Please be prepared to discuss.

This map is prepared from data used for the inventory of the real property for tax purposes. Primary information sources such as recorded deeds, plats, wills, and other primary public records should be consulted for verification of the information contained in this map.

120 Veterans DR
Kill Devil Hills NC, 27948
Parcel: 008165010
Pin: 988310360421

Owners: Town Of Kill Devil Hills - Primary Owner

Building Value: $0
Land Value: $3,475,200
Misc Value: $0
Total Value: $3,475,200

Tax District: Kill Devil Hills
Subdivision: Subdivision - None
Lot BLK-Sec: Lot: Blk: Sec:
Property Use: Vacant Land (Kill Devil Hills)
Building Type:
Year Built:

Director of
Planning and Inspections
MEREDITH GUNS

Building Inspector
MARTY SHAW
CHARLES THUMAN

Code Enforcement Officer
JORDAN BLYTHE

THE TOWN OF KILL DEVIL HILLS
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RYAN LANG

Zoning Administrator
DONNA ELLIOTT

PLANNING DEPARTMENT

April 14, 2021

Memorandum

To: West-Side Recreation Group

From: Cameron Ray, Assistant Planning Director CR

Subject: Kill Devil Hills 2004 Recreational Facilities Plan – Update

In previous meetings, the West-Side Recreation Group has used the Kill Devil Hills 2004 Recreational Facilities Plan as a tool for reviewing recreational facilities in Town. The Group has discussed and identified the need for this plan to be updated. An update to this plan will accurately identify existing recreational facilities including their amenities, community needs, recreation trends, and to incorporate the recommendations of the WRG. An updated plan will provide the Town the framework needed to guide improvements and maintenance of existing recreational facilities.

Staff recommends the West-Side Recreation Group sending the Board of Commissioners a recommendation to update the Kill Devil Hills 2004 Recreational Facilities Plan for consideration.