

# Parks and Recreation Master Plan 2022

## Town of Granite Quarry, North Carolina



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# ACKNOWLEDGEMENTS



Benesch would like to acknowledge those individuals that have provided input to assist in the data collection and development of this Parks & Recreation Master Plan for the Town of Granite Quarry.

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# EXECUTIVE SUMMARY

Community leaders in Granite Quarry continue to recognize the importance of parks and recreation facilities in the quality of life in the community and have historically invested in parks.

Currently, there are just over 18.34 acres of municipal park land serving Granite Quarry residents. Based on a service population of around 3,300 people, there is a general need for additional parkland to expand recreation offerings and facilities throughout the community. In addition, there are deficiencies in some recreational facilities; the town's existing park(s) need updating and/or expansion. Finally, there is a need, and community desire, to expand walking trails and greenway connectivity throughout the community beyond the designation of 0.7 miles of Carolina Thread Trail.

At the present time, the Town maintains and manages three (3) parks: Centennial Park, Granite Civic Park and Granite Lake Park.

The purpose of this master plan is to establish a vision for the Town's parks and recreation offerings, work with citizens to assess recreational needs for the town and provide recommendations on park and recreation facility needs based on the assessment.

The most important aspect of this planning study is identifying the public's desire for park and recreational facilities. The public was offered the opportunity to participate in the planning effort through:

- A community workshop to discuss recreational needs and satisfaction
- Discussions with town staff
- Participation in a community-wide interest and opinion survey on parks and recreation

From the community survey, we learned the following from (131) residents of Granite Quarry: Top takeaways from the survey include:

- Granite Lake Park was used most by a significant percentage of residents during the past year.
- Two-Thirds of residents would be willing to pay an additional amount to fund the development of new parks, facilities, and programming.
- Developing additional trails that provide connectivity between parks in the community, improving existing playgrounds, and developing a splash pad are most important to residents.
- Residents are most supportive of the Town using American Rescue Plan funds to fund improved maintenance and surfacing of main trails and provide more sidewalks and bicycle lanes throughout the town.

Based on residents' needs, unmet needs, and feeling of importance the list below show the facilities and amenities with Priority Investment Ratings that are considered "High Priority" for investment.

Parks and Recreation Facility/Amenity	Rating
Walking, Biking & Nature Trails	200.0
Park Restrooms	153.2
Picnic Shelters	114.8
Fitness/Cross Fit Equipment	114.0
Playgrounds & Equipment	105.1

## GRANITE QUARRY PARKS & RECREATION

Based on input from the community through the community interest and opinion survey, and discussions with Citizens of Granite Quarry at the community open house, and Town staff, the following goals and objectives have been created that formulate the foundations of this Parks and Recreation Master plan for the town of Granite Quarry:

### Facilities & Programming

- A. Seek new park & recreation facility opportunities within the Town of Granite Quarry
  - Expand/extend Centennial Park southeast across Bank & E. Lyerly Streets to US 52
  - Seek location for development of a community splash pad
  - Provide outdoor fitness opportunities in the parks or along greenways
  - Master plan quarry property for a passive/nature-based recreation destination
  - Expand picnic shelter offerings in all parks to provide more family & social gathering spaces
  - Upgrade existing playgrounds to provide more inclusivity through equipment and surfacing
- B. Trail connectivity - destinations / regional greenways & trail systems
  - In partnership with Rowan County and the City of Salisbury, seek land/corridors to develop greenway connectivity
  - Provide better connectivity between Town parks, residential neighborhoods, schools, and downtown businesses
  - Seek land for development of additional trailheads with parking for the Carolina Thread Trail
  - Improve greenway/trail surfacing throughout the Town
  - Add more sidewalks & bicycle lanes
- C. Make sure all parks & facilities are accessible
  - Conduct ADA assessment at each park/facility
  - All facilities within each park shall be accessible to each other & parking
  - All facilities shall be accessible
  - All facilities should be connected to adjacent neighborhoods, schools, downtown businesses, sidewalk systems, where possible
- D. Create programming for each town of Granite Quarry park & recreation facility
  - Provide educational, healthy & active programs & opportunities for all ages & abilities, especially fitness and exercise facilities
  - Offer excellent opportunities throughout the town of Granite Quarry for all to use.
  - Seek new opportunities such as a splash pad, fitness stations/clusters or other new recreation trends
  - Expand programming beyond adult and small children to include teen youth
  - Provide venues for Senior Olympics events
  - Consider more programming for special events/outdoor concerts/family festivals

### Operations

- A. Strive to provide funding to maintain or exceed minimum level of service standards & create a sustainable economic base for Parks & Recreation in the Town of Granite Quarry
  - Maintain quality park management, operations & maintenance throughout; make the parks “crown jewels” for the Town
  - Each town resident should live within a 10-minute walk or drive to a greenspace, trail, park, amenity; create a sense of place

- Create vision, goals, and responsibilities for establishment of a Parks & Recreation Advisory Board/ Friends of the Parks organization
- B. Seek & develop partnerships with other recreation providers
- Hold quarterly meetings, at a minimum with other municipal park & recreation departments (Salisbury, Spencer, Kannapolis, Rowan County, etc.) and public schools
  - Seek funding/programming partnerships with area stakeholders
- C. Increase community outreach / parks & recreation marketing
- Provide better wayfinding between all park and recreation facilities
  - Offer a facility and programming guide for residents
  - Display QR codes in the parks and along the greenways to direct users to Town’s website for park information, greenway maps, upcoming events, etc.
  - Ensure the park & recreation master plan is coordinated with other municipal plans, ordinances & policies, especially bicycle & pedestrian plan
  - Hold regular community conversations to check in with Town residents on the level of service provided by the Town of Granite Quarry

## **PARKS AND RECREATION FACILITY NEEDS**

A park system is typically comprised of eight park types. These park types include:

**Mini Parks**

**Civic Parks**

**Neighborhood Parks**

**Community Parks**

**District Parks**

**Regional Parks**

**Greenways**

**Unique/Special Use Facilities**

Each of these park types provide recreation opportunities that are needed by residents. A variety of public and private agencies often play a role in providing a well-rounded compliment of park and recreation facilities.

The Town of Granite Quarry holds responsibility for providing approximately half of these park types that make up this system.

The Rowan County Parks and Recreation Department is also a provider of parks and recreation programs to Granite Quarry residents. Wherever possible, the Town and County should work collaboratively to improve park and recreation opportunities. Additionally, the Town could partner with the City of Salisbury on park facilities and programming.



## Regional Parks

Regional Parks are typically large, passive oriented parks that highlight, utilize, and protect a unique feature. These parks, as the name implies, serve people from across a region; therefore, most people have to travel to enjoy these park types. Regional Parks are typically offered by national, state, or county agencies. Occasionally, municipalities with populations of 100,000 or more may provide a Regional Park.

Granite Quarry is very fortunate to be proximate to one State Park located to the southeast of Granite Quarry. This outstanding park (Morrow Mountain State Park) provides a wide variety of nature based recreational activities. The facilities at Morrow Mountain provide valuable recreation opportunities for Granite Quarry and Rowan County residents and attracts visitors from across the region.

This excellent State Park meets the needs of a Regional Park for the citizens of Granite Quarry and allows the Town to focus on the development of other park types.

## District Parks

District Parks are another large park type often provided by county agencies or larger municipalities. These parks are typically in the 100 – 200-acre range and provide a wide variety of recreational opportunities.

The closest District Park to Granite Quarry is the Dan Nicholas Park, a Rowan County park, just east of the town. The park's close proximity to Granite Quarry meets the needs for a District Park for the Town.

## Community Parks

Community Parks are an important component in most municipal park systems. These parks are usually large enough (25-75 acres) to provide both valuable active recreation opportunities and preservation of undeveloped open space and passive recreation areas.

Granite Civic Park and Centennial Park. The sizes for all three parks fit the size of Neighborhood Parks, but their offerings and the population it serves places them as Community Parks. Park master planning should occur for each park to address expansion opportunities, accessible circulation, and opportunities for new and updated facilities, at a minimum.

The Town has a great opportunity to further expand on community recreation offerings with the recent acquisition and annexation of the former quarry properties off Balfour Quarry Road. The character of the quarry lake and surrounding land lend them to passive recreation activities.

## Neighborhood Parks

Neighborhood Parks play an important role in providing both active and passive recreation in most municipal park systems. These parks, usually in the 7-15 acre range, are large enough to include both active and passive recreation opportunities. Most Community Parks also serve as Neighborhood Parks to those citizens living within a mile radius such as do the three Granite Quarry Parks.

Currently, Granite Quarry does not have a smaller neighborhood park. Since Neighborhood Parks typically serve as the primary building block of most municipal park systems, there is a need for at least two (2) Neighborhood Parks in the northern and southern part of the Town.

In the future, the Town should seek land and develop a site-specific master plan for a new Neighborhood Park.

## Mini Parks

Mini Parks are the smallest park type and typically include a playground, shelter and possibly a play court. The small pocket park located in Village at Granite meets the criteria for a mini park but is not operated by the Town. There are currently no parks that could fit into the Mini Park classification.

In the future, the Town may encourage private developers to construct small amenity areas (playgrounds, shelters, etc.) when building single family residential and/or mixed-use developments.

## Civic Parks

Civic Parks are community spaces that often provide a sense of place for a town or city. The size and form of Civic Parks may vary considerably. Likewise, how the spaces are used and programmed varies. Civic Parks may include urban plazas, community green spaces and lawns, memorials, etc.

Granite Lake Park is the closest type of facility that could also be classified as a Civic Park given its passive environment and open greenspace. There may be other opportunities for the development of civic parks as part of downtown or streetscape improvements.

## Greenways

The most popular form of outdoor recreation in the nation is walking. This popularity was reflected in the survey that was conducted as part of this planning study and in comments made during the public workshops. Greenways are typically off-road trails that meander through neighborhoods and natural areas providing transportation corridors and recreational opportunities for walkers, joggers, roller bladders, and cyclists. The trail surface can either be natural or paved. Paved trails are normally eight to ten feet in width. Natural surface trail widths can vary based on conditions. In addition to providing environmental protection and recreation opportunities, greenways and bike trails can produce economic development.

The Town was included in the 2014 Carolina Thread Trail Master Plan for Rowan County Communities which recommended the development of a multi-use path extending south from Salisbury along S. Salisbury Avenue (US 52) through Granite Lake and Centennial Parks, along Bank Street to Granite Civic Park, extending west along Peeler Street/Byrd Road, the south along Faith Road. As noted in the Inventory section, there are now designated Carolina Thread Trail segments at all three parks and sidewalk has been extended along Peeler Street from Civic Park to just west of Garland Drive.

Further extension of this greenway system should be a focus not only in procurement of land and/or easements, but design and implementation of trail to connect to more neighborhoods and destinations. Most residents, who took the survey, desire for more natural surface trails and off-road greenways.

A Bicycle/Pedestrian Master Plan is currently underway for the Town with completion scheduled for early 2022 which will identify a series of pedestrian/bicycle connectivity types around the community including intersection improvements, sidewalks, shared use paths, pedestrian lanes, advisory shoulders, paved shoulders, festival streets and shared lane markings. Through these various applications, the plan will recommend facilities to connect both sides of US 52 to Downtown and the Town's Parks.

Recommendations from these valuable studies should be used to guide implementation of a community-wide greenway system. Greenways should be developed in conjunction with other park and recreation providers in the area to ensure they are coordinated with other planning efforts and that there is continuity between plans.

## SITE SPECIFIC PARK RECOMMENDATIONS

### RENOVATION AND EXPANSION OF EXISTING PARKS & RECREATION FACILITIES

There is a need to improve and expand at all the Town's existing parks and facilities. Recommended projects which should be considered include:

#### Centennial Park

- A. Master plan Centennial Park for facility expansion, improvements, and better accessibility and connectivity
- Consider transitioning pathways to paved surfacing for easier maintenance, less erosion of trail.
  - Replace bridge crossings with engineering structures and abutments; add at least one additional crossing
  - Replace gazebo with larger shelter and tables
  - Provide paved picnic pads along pathways with a table and trash receptacle at each pad
  - Extend an access point to the northeast corner of the park connecting to E. Bank St

#### Granite Civic Park

- B. Master plan Civic Park for facility expansion, drainage improvements, and better accessibility and connectivity
- Resurface tennis courts; restripe two courts for tennis and one on the southwest end for pickleball, add pickleball height netting
  - Upgrade tennis court and ballfield lighting, transition to LED w/cutoffs
  - Consider removal of volleyball court; convert space to an outdoor fitness cluster
  - Consider removal of basketball courts; replace with two half-court basketball and expansion of one additional pickleball court
  - Provide better accessible routes and connectivity within park and to American Legion Building and parking; all pathways should be paved
  - Consider widening the CTT designated route to 8 feet
  - Upgrade play equipment and play areas; provide inclusive equipment, surfacing as one amenity
  - Consider adding a third shelter in support of the facilities at the south end of the park
  - When it becomes available, Town should pursue acquisition of 214 W. Peeler Street for expansion of court activities and better visibility into the park
  - Consider adding 1-2 smaller shelters, especially near the playground

#### Granite Lake Park

- C. Master plan Lake Park for facility expansion, improvements
- Upgrade play equipment and expand play area; provide inclusive equipment and surfacing with a paved accessible route from the walkways
  - Study north end of park for expansion opportunities such as a splash pad, dog park, additional shelters
  - Add walking path connection at south end to US 52 sidewalk
  - Consider using sewer easement from Brown St as an additional trail/park access point from Downtown

#### General

- Consider replacing all metal pedestrian light poles with concrete for better long-term maintenance

- Consider standardizing all park furnishings to match those at Granite Lake Park
- Coordinate bicycle/pedestrian planning efforts with this plan especially for opportunities to create more greenway, bicycle, and pedestrian connectivity between the parks

## PLANNING & LAND ACQUISITION FOR FUTURE PARK & RECREATION FACILITIES

There are opportunities to expand the Town’s existing parks and recreation offerings. Recommended opportunities which should be considered include:

### Faith Road Property

- Master plan property for consideration as a Neighborhood Park

### Balfour Quarry Road Properties

- Master plan Mar Rock Road property (6 AC) for consideration as a passive park and or special use water-based recreation facility; include the 3 AC property across Balfour Quarry Road
- Consider acquiring the abandoned quarry property (approx. 25 AC) at 510 Balfour Quarry Road for consideration as a passive park and or special use water-based recreation facility
- Consider a partnership with City of Salisbury or easements/acquisition of portions of the Hill St. properties north of the Mar Rock Road property for additional expansion and connection to Town property at 235 Hill St.

## CAPITAL IMPROVEMENT PLAN

A Capital Improvement Plan for the acquisition, renovation, and development of parks and greenways for the 10-year period of this master plan was prepared with input from Town staff and public involvement. All the proposed costs are shown in current dollar values. The capital improvement costs include funds for land acquisition, site preparation, site utilities, and facility development as well as estimated planning and design fees.

The Capital Improvement Plan can be summarized into the following components:

Existing Parks Renovations/Improvements	\$1,344,000
Land Acquisition	\$ 600,000
New Park Facility Development	\$ 896,000
Greenway Development	\$ 974,400
Special Use Facilities	\$ 459,200
Site Specific Park Master Planning	\$ 95,000
<b>Total Capital Improvement Budget</b>	<b>\$4,368,600</b>



## RECOMMENDED TEN-YEAR PRIORITY PROJECTS

Recognizing that this is a vision plan for a community-wide park system, Town staff and elected officials must prioritize the recommendations in this document based on the public's input and staff review. The following park development initiatives should be considered as a focus over the next ten years:

- Master plan Granite Lake Park with a focus on park upgrades and expansion
- Master plan Granite Civic Park with a focus on park upgrades and expansion
- Master plan Centennial Park with a focus on park upgrades and expansion
- Master plan the Quarry property(ies) with a focus on passive recreation
- Master plan Faith Road property for multi-use recreation opportunities, neighborhood park
- Construction of two miles of greenway; seek grant opportunities, partnership(s) with Rowan County and adjacent municipalities
- Seek locations for at least two neighborhood parks in the northern and southern ends of the Town
- Seek a location for a splash pad
- Seek a location for a dog park
- Establish a Parks Recreation Advisory Committee/Friends of the Parks; develop a work plan
- Seek partnerships with area businesses that focus on health and wellness to expand programming within the parks

## MASTER PLAN FUNDING STRATEGY

This Master Plan identifies a Vision Plan for park and recreation development and services in Granite Quarry. It is understood that not all the recommendations will be acted upon over the next decade. The Town and elected officials will ultimately have to prioritize the steps they will take to meet some of these park and recreation needs.

To assist with the prioritization, the following items should be considered by both Town Staff and the elected officials:

- Clearly delineate capital expenses vs. operational expenses
- Identify any additional staff requirements as a result of proposed projects
- Identify and evaluate areas of future development
- Prepare potential risk assessments associated with all elements
- Prepare proforma and cost benefit analysis demonstrating each project's value to Granite Quarry
- Revenue sources must be identified and verified - Projected tax base growth, Land sales, User fees, Partnerships, Sponsors, Grants, General Funds, Bond Referenda, etc.
- Project timelines for each project and tasks involved
- Identify the degree of difficulty involved for each project
- Indicate the apparent "ripeness" of each project
- Demonstrate the Public's interest (as expressed in our surveys) for each project/element

It will require a combination of revenue sources to accomplish the recommendations of the Master Plan.

Recognizing the significance of this capital improvements plan to the Department's budget, Section Five reviews key funding/revenue sources that can be used to assist in financing some of the capital improvements.

The following comprehensive master plan document identifies current and future park and recreation facility needs and offers recommendations for meeting those needs. Like any planning document, this report is intended as a general guide to elected officials and department staff. It is anticipated that this document will be tweaked and changed to meet community needs/circumstances. Likewise, acceptance of this document by elected officials does not imply an approval of funding for any improvements. Instead, acceptance of this plan simply acknowledges the report and the hope that recommendations from this report will be used in incremental decisions regarding parks and recreation in the future.

# SECTION ONE

## PARKS & RECREATION OVERVIEW/INVENTORY

### INTRODUCTION

The first step in the master planning process is to inventory and assess the existing parks and recreation facilities currently serving Town of Granite Quarry residents. With the current demand on Town resources, it is extremely important to identify and utilize existing facilities to their fullest potential. This section identifies all existing parks and recreation facilities found within the town of Granite Quarry.

The Town of Granite Quarry (through the Public Works Department) operates three Community Parks: Centennial Park, Granite Civic Park, and Granite Lake Park. In addition, the Town has two Carolina Thread Trail designated segments including the Granite Civic Park Trail (0.3 miles) that encircles the park and Granite Lake Trail (0.4 miles) that connects Granite Lake Park to Centennial Park

Area parks include Dan Nicholas Park, a Rowan County facility, located about 10 minutes east of Downtown Granite Quarry, Dunn’s Mountain Park, another Rowan County facility, also located to the east of Downtown about 5 minutes away, Rockwell Park about 10 minutes to the southeast, and a small neighborhood park in the Village at Granite located just west of Downtown Granite Quarry. The City of Salisbury to the northwest offers several community and neighborhood parks and greenways.

This section identifies the existing parks and recreation facilities currently serving the citizens of Granite Quarry including a list of recommended issues and opportunities for each park.



### TOWN OF GRANITE QUARRY PARKS & RECREATION OFFERINGS

#### Parks and Recreation Facilities

At the present time, the Town of Granite Quarry does not have a Parks & Recreation Department. The Town’s Public Works Department maintains and manages the three (3) parks noted above: Centennial Park, Granite Civic Park and Granite Lake Park.





## Events/Programs

The Town of Granite Quarry provides a variety of community events throughout the year. The following community events have been held in the past or are scheduled:

### Community Events

#### Granite Civic Park:

Easter Egg Hunt – March/April

Granite Fest - October

#### Granite Lake Park:

Fish for Fun - April

Arts in the Park - May

Santa in the Park – December

Halloween Celebration – October 31st

Christmas Tree Lighting – First week of December

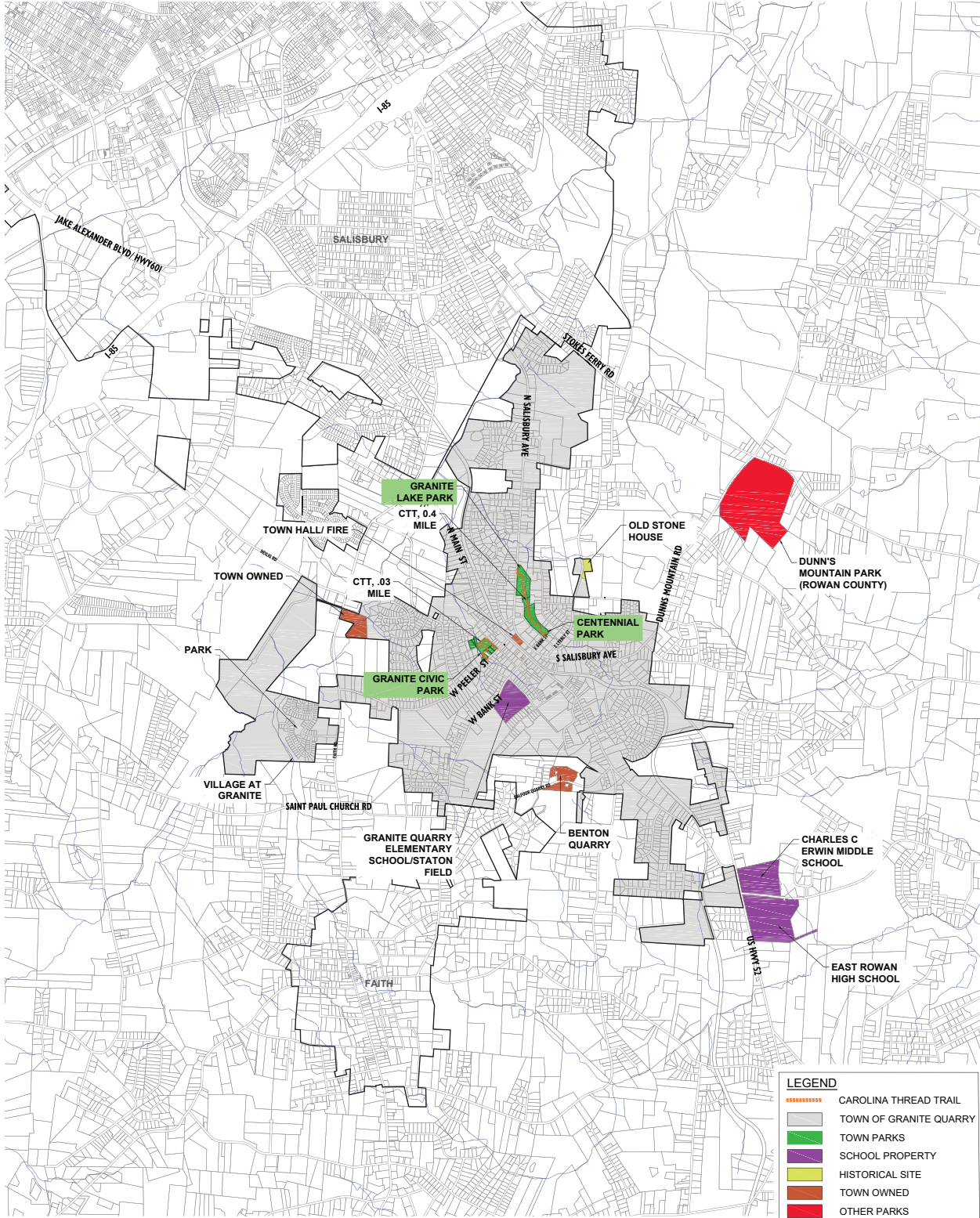
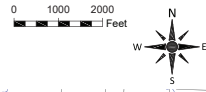




Town of Granite Quarry Inventory of Existing Facilities

Type	Name	Acreage	Adult Baseball Fields	Youth Baseball Fields	Men's Softball Fields	Women's Softball Fields	Soccer Fields	Football Fields	Multi-purpose Fields	Basketball Courts (Outdoors)	Tennis Courts	Volleyball Courts (Sand)	Shuttleboard Courts	Horseshoe Pits	Swing Areas	Playgrounds	Picnic Shelters	Gazebo	Trail/Greenway (Miles)	Mountain Bike Trail (Miles)	Picnic Areas (No Shelter)	Picnic Tables	Gills	Dog Park	Skate Park	Grass Area/Open Space	Gardens/Passive Areas	Amphitheater	Fitness Equipment	Fishing Piers	Pickle Ball	Parking Spaces	Restrooms					
<b>Mini-Parks</b>																																						
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
<b>Neighborhood Parks</b>																																						
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
<b>Community Parks</b>																																						
	Centennial Park	6.84																1			1	3	2									11						
	Granite Civic Park	4.79	1				2	3	1						2	1	2			0.3	1	11	5								2	36	1					
	Granite Lake Park	6.71													1	1	1	1		0.4	1	8	2							2	55	1						
		18.34	0	1	0	0	0	0	0	2	3	1	0	0	2	2	3	2		0.7	0	3	22	9	0	0	0	0	0	2	2	102	2					
<b>District Parks</b>																																						
<b>Greenways</b>																																						
	Carolina Thread Trail*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
<b>Special Use Facilities</b>																																						
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Undeveloped Park Land</b>																																						
		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Totals</b>		18.34	0	1	0	0	0	0	0	2	3	1	0	0	2	2	3	2	0.7	0	3	22	9	0	0	0	0	0	0	2	2	102	2					

\*The two trail segments noted in the chart are designated as Carolina Thread Trail



LEGEND	
	CAROLINA THREAD TRAIL
	TOWN OF GRANITE QUARRY
	TOWN PARKS
	SCHOOL PROPERTY
	HISTORICAL SITE
	TOWN OWNED
	OTHER PARKS





**DESCRIPTION**

Centennial Park is a 6.84-acre Community Park which almost serves as an extension of Granite Lake Park. It is currently home to walking trails, educational kiosks, and some picnicking.

Centennial Park is a heavily used park and is also used as an access to Granite Lake Park with the walking trails on both sides of the stream bed with minimal crossing points.

Current challenges and issues:

- Lack of ADA surfacing, gradient & access throughout park
- Parking is limited with ADA accessibility that is not proximate.
- Erosion is a continuing issue with the soft surface trails being located within a stream bed.

Current amenities located within the park:

- Walking trails (unpaved)
- Picnic areas (tables only)
- Educational signage
- Benches along trails
- Gazebo
- Connection to Granite Lake Park

Opportunities:

- More stream crossings
- Pedestrian Connectivity to the Neighborhood
- Consider extension of park and trails across Bank & Lyerly Streets to US 52
- Add picnic shelter(s)
- Pave trails







**DESCRIPTION**

Granite Civic Park is a 4.79-acre Community Park which serves as a local active recreation destination for the town. A segment of Carolina Thread Trail runs along North Oak Street and through the park and connects back around to W Peeler St.

Granite Civic Park is a well-used active community park with a variety of amenities including a large playground area.

Current challenges and issues:

- Baseball/softball field drainage issues
- Pedestrian circulation restrictions
- Lack of ADA accessible sidewalk to shelter
- Inclusive play components

Current amenities located within the park:

- 3 Tennis courts (lighted) w/pickle ball striping on 2 courts
- 2 Basketball courts (goals removed on one court)
- Baseball/Softball field (lighted) with bleachers
- Playground equipment
- Sand volleyball court
- Large shelter with restrooms, concessions, picnic tables, beverage machine, and grill
- Small shelter w/tables
- American Legion building

Opportunities:

- Drainage improvements and ADA accessibility within park
- Opportunities for playground improvements (Inclusive Play), etc.
- Replace volleyball court with new recreation amenity
- Better Connection w/American Legion building
- Update courts & field lighting to LED







### DESCRIPTION

Granite Lake Park is a 6.71-acre Community Park which serves as a favorite destination for the Town and County. It is the most visited park in the Town. The park's main draw is the lake that is centrally located. The Park is home to a large shelter with 6 picnic tables, restrooms, and grill.

A segment of Carolina Thread Trail connects Granite Lake Park to Centennial Park (0.4 miles). The Town has recently re-stabilized & repaired the banks of the lake as well as site retaining walls as a result of recent hurricane/flooding damage.

### Current challenges and issues for Granite Lake Park:

- Light pole bases rusting away
- Both piers in need of repair

### Current amenities located within the park:

- Large shelter w/ 6 picnic tables & restrooms
- Playground
- Gazebo (Blanche & Hubert Ritchie Foundation)
- Lake with 2 observation piers
- Walking Loop (paved) around fenced lake
- Picnic grove areas
- Trailhead for Carolina Thread Trail

### Opportunities for improvements:

- ADA accessibility improvements
- Opportunities for playground improvements (Inclusive Play), etc.
- Pedestrian Connectivity to the Neighborhoods
- Replace wooden piers w/ recycled decking
- Consider composite material light poles around lake; install timers/sensors
- Redevelop north end of park where old picnic grills exist with new recreation amenity







## DESCRIPTION

This tract of land is 10.1-acres with about 50% woodland. Most recently, this property was leased for use as a mountain bike facility.

Crane Creek runs through the rear of the property and flooding is a common occurrence. Approximately 70% of the site is in floodplain.

### Current challenges and issues:

- Creek flooding
- Safe traversal over Crane Creek (Rear of property)
- Need to study soils

### Opportunities:

- Potential for development as a neighborhood park
- Faith Rd end of site relatively flat, suitable for parking, playground, shelter, sport court, walking loop
- Eastern end suitable for trail development with need for boardwalks
- Potential for development of a disc golf course







### DESCRIPTION

This tract of land is 5.92-acres and the site of a former quarry. The Town is currently using the site as a storage area for storm debris and mulch. The primary site feature is the water filled quarry surrounded to the north and west by remnants of the quarry stone. The western end is relatively flat and open

#### Current challenges and issues:

- Steep topography on the north and east sides of the quarry
- Safe re-use of the water-filled quarry as a recreation component/amenity
- Need to study soils, depth to rock for any proposed development
- Need to study safe egress/ingress from Mar Rock to Balfour Quarry Rd

#### Opportunities:

- Potential for water-based passive recreation development as a special use facility
- Western end of the site flat, suitable for parking, playground, shelters, walking loop
- Opportunities for trail and picnicking development
- Could be combined with 3 acres of Town owned land across Balfour Quarry Rd; need to determine connectivity across Balfour Quarry Rd
- Potential partnership with City of Salisbury for land use north of property, connectivity to Hill St and other Town owned property (water tower)
- Re-use of existing storage building for restrooms, enclosed rentable structure, equipment storage



## OTHER AREA FACILITIES

### Rowan County Parks and Recreation

**Dan Nicholas Park** – 6800 Bringle Ferry Road, Salisbury

Size: 200 AC+ (including 10 AC Lake)

Offerings: Barnyard  
Camping – 6 cabins/78 campsites  
Carousel  
Fishing Piers  
Horseshoes  
Gem Mine  
Mini Golf (2) 18-hole courses  
Nature Center  
Paddle Boats  
Pickleball Courts (6)  
Restrooms  
Scout Areas  
Shelters (18)  
Splash Pad  
Sports Fields (Multi-Purpose)  
Tennis Courts (2)  
Trails  
Train Station  
Volleyball (4)  
Wildlife Adventures

Comments: Park is open Daily. Times vary depending on month and staff availability.

**Dunn's Mountain Park** – 1740 Dunn's Mountain Road, Salisbury

Size: 82 AC

Offerings: Picnic Areas/Shelters  
Trails  
Blacksmith Shed  
Restrooms

Comments: Park is open most weekends during the year. Park is closed last two weekends in December and first weekend in January.

### Town of Rockwell

**Rockwell Park** – 150 Rockwell Park Drive, Rockwell NC

Size: 13.25 AC

Offerings: Picnic Shelters (5)  
Open Picnic Shelters/Grills  
Horseshoe Pits



Walking/Jogging Trail  
Playground  
Basketball Court  
Volleyball Court  
Softball Field  
Fitness Equipment

Comments: Park is open daily

### Village at Granite

**Neighborhood Park** – Waterstone Drive, Granite Quarry, NC

Size: less than 1 AC

Offerings: Play Equipment, Swings  
Picnic Shelter



## SECTION TWO - THE HISTORY AND PEOPLE OF GRANITE QUARRY

An important step in understanding the park and recreational needs for the Town of Granite Quarry is to develop an understanding of the context and the people that make up the community. This section includes an overview of the Town's history, population and demographics and looks at changes that are occurring throughout the community.

In addition to reviewing the Town's current and projected growth and demographic changes, the Needs Assessment included community engagement initiatives to gather information on public demand/expectations for current and future parks and recreation facilities. These initiatives included:

- Community-Wide Survey
- Community Workshop
- Staff Input

Through these efforts, considerable insight was gained regarding the public's desire for parks and recreation programs and facilities. This section discusses the information gathered in preparation of this Comprehensive Parks and Recreation Master Plan for Granite Quarry.

### Town History and Context

Centrally located in Rowan County, Granite Quarry is located between the City of Salisbury and the Town of Rockwell along US 52. The Town currently has an estimated population of 3,044 (2021). Granite Quarry has started to see some additional residential growth coming from Salisbury.

A brief history of Granite Quarry is summarized at the front of the Towns' Comprehensive Land Use Plan adopted in January 2020:

*“The recorded history of the Granite Quarry area dates back over two centuries. In 1766 the German family of Michael Braun migrated from Pennsylvania into North Carolina and constructed what is now known as the Old Stone House. This house is the oldest German dwelling in North Carolina and the oldest house in the*

*western part of the state. It was built of local granite and laid in cement. The old house has been remodeled into a museum and is a well-known attraction to Rowan County residents.*

*Many Pennsylvania people, with German background, migrated into eastern Rowan during the 19th century. Most of the local people were able to speak both German and English. In fact, until the latter 19<sup>th</sup> century, German was the language most frequently spoken in conversation among these people.*

*The growth of a community began during the 1890's. In 1891 the county postmaster, who was a resident in the area, named the community Woodsides, the name of the first family to live there. During August of 1891 a merchant, W. S. Brown, bought a piece of land opposite the county postmaster. Mr. Brown saw a bright future in the local quarrying business, so he opened a general store on his property. A few years later, a second merchant built a store next to Brown's general store. The hopes for developing the community into a town were becoming a reality.*

*Woodsides officially became a town when it was incorporated by an act of the state legislature in July of 1901. It was soon discovered, however, that there was another North Carolina town with the name of Woodsides, so the town aldermen petitioned the state legislature to change the name to Granite Quarry. Though the legislature did not act until 1905, the local post office became known as Granite Quarry as early as 1902.*

*The population of the town began increasing in 1906 with the rise of quarrying operations. A construction company began work on a dam spanning the Yadkin River in Stanley County, close to what is now Badin. The dam was being built of granite and loads of granite had to be transported all the way from Granite Quarry. For the tremendous problems of extracting the granite from the quarries, transporting it, and constructing the dam, hundreds of Italian laborers were brought into the area. These people evoked the disapproval of the town's citizens by speaking only Italian, keeping all their homeland customs, and creating local disturbances. All efforts to build the dam ended in failure. The Italian migrants left, and Granite Quarry was once again without much activity.*

*The construction of the state public roads during the 1920's made that decade one of the most prosperous in Granite Quarry's history.*

*The demand for crushed stone was such that the granite output amounted to three trainloads daily. A bank had set up operations in the town in 1909, but it was not until the prosperous years of the 1920's that business and industry began moving here. The depression of the early 1930's hit hard in Granite Quarry, and many businesses were forced to close down. The recovery during the latter 1930's made the 1940's another "boom" decade for Granite Quarry. The civic pride of local residents stimulated Granite Quarry's rapid growth during the 1950's and 1960's, and prospects are for continued growth with greater prosperity during the decades of the future."*

### **The People of Granite Quarry**

An important aspect of this planning process is understanding the people who make up the Department's Service Population. To better understand the park and recreational needs of the town of Granite Quarry, a review of demographic and income data prepared by the US Census Bureau, NC Office of Budget & Management, Data USA, and World Population Review (WPR) provides valuable information on the demographic makeup of the Town.

WPR's estimated 2021 population of 3,044 for Granite Quarry, based on projections from the 2020 US Census estimates reflects 3.89% growth from the 2010 US census that showed 2,930. Current annual growth rate is

around 0.53%. Granite Quarry’s population reflects an estimated age distribution as follows:

<b>Under 5</b>	<b>0.05%</b>
<b>5-17</b>	<b>25.0%</b>
<b>18-24</b>	<b>0.09%</b>
<b>25-34</b>	<b>12.7%</b>
<b>35-54</b>	<b>23.3%</b>
<b>55-64</b>	<b>13.3%</b>
<b>Over 65</b>	<b>10.7%</b>

10.7% of Granite Quarry population is 65 years or older while the State’s senior population represents 16.7 % of the total population. The Town’s youth (persons under 17 years of age) represents around 25% of the overall population a bit lower than the State’s youth population (27.7%). While the State’s average household contains 2.53 persons, the average household in Rowan County is comprised of 2.57 persons and an average family size of 3.21. Currently, the rate of home ownership in Granite Quarry is around 65.5%.

Information from Data USA reflects the following demographics for the Town of Granite Quarry in comparison with Rowan County and the State of North Carolina.

2019 Population Information (Data USA)

Demographics	% - Granite Quarry	% - Rowan County	% - North Carolina
Black/African-American (Non-Hispanic)	7.49%	15.70%	21.10%
White (Non-Hispanic)	88.00%	72.00%	62.50%
White (Hispanic)	3.21%	4.65%	5.65%
Other Hispanic	N/A	3.31%	3.14%
Other (Non-Hispanic)	20.00%	N/A	N/A
Two+ (Non-Hispanic)	0.97%	2.12%	2.92%
Asian (Non-Hispanic)	N/A	N/A	2.93%
Some Other Race	0.20%	N/A	N/A
US Citizenship	99.70%	96.60%	95.10%
Home Ownership	65.50%	69.30%	65.30%
Median Age	30.4	40.2	39.1
Median Household Income	\$50,396	\$49,842	\$57,341
Median Property Value	\$167,400	\$136,400	\$193,200
Poverty Rate	12.0%	15.9%	14.7%

These demographic statistics on Granite Quarry’s population provide some valuable information to consider in determining park and recreational needs for the community. Several characteristics that could affect park and recreation facility needs include:

- It is obvious from the age demographics, that while the Town doesn’t have a very high percentage of residents that are seniors (65 and older), they were represented at the community workshop and/or participated in the community survey and expressed their passion for recreation. The Town should provide facilities and programs that meet the desires and interest of this senior population as well as the 50+ population. Likewise, facilities and programs should be aimed at aiding the senior population in living active and healthier lifestyles.



- While the senior segment of the population is important, the Department should also be sensitive to the needs of its younger citizens, recognizing that almost 25% of the population are youth (persons under 17 years of age).
- The Community's location provides opportunities for partnerships with Rowan County and City of Salisbury agencies, other municipalities within the County and other organizations on providing parks and recreation facilities and programming.

### Service Population

An important aspect of developing a comprehensive plan for parks and recreation facilities is determining the service population of the study. Ultimately, it is impossible to determine the acres of park land or the number of facility types a community needs unless you know the number of people you are planning to serve.

The Trust for Public Land's (TPL) ParkServe database shows that 33.3% (or 1,048) of Granite Quarry residents live within a 10-minute walk of a park which is well below the national average of 55%. Based on the population TPL used in their study of 3,150, 2,102 people live outside the 10-minute walk designation. However, only 1% of Granite Quarry's town land is used for parks and recreation, well below the national average of 15%. TPL has assumed that the Town has two parks but has combined Granite Lake and Centennial Parks as one park.

Rowan County's Fire Districts' population estimations list Granite Quarry at 3,405 residents, however, the methodology behind these estimations is different than for the US Census. Either way, the above population variations show the population of Granite Quarry continues to grow.

This increase in population should be noted as the Town is striving to be a vibrant community and provide a wonderful quality of life indicating a future with continued positive economic activity and a reasonable expectation of future growth. Using the current annual growth rate of 0.53% yields a projected 2030 population of around 3,192 residents. However, the Town currently has at least 360 residential units in the plan approval process or under construction. With the average household number at 2.57, Granite Quarry will be adding at least 925 new residents in the near future reflecting a trend that Granite Quarry is becoming a destination for new families seeking smaller communities.

Based on the above data this plan will use an estimated 2021 population of 3,300 as the service population for this study.

As a ten-year plan, recommendations in this plan will be designed to meet the need of the Town's population in 2030. For planning purposes, it is assumed the Town will increase annually in population at a slightly faster pace than the projected population of the Town's according to the US Census. Considering the data presented above, the projected population for the Town (the projected service population) for 2030 will be established at 4,300 residents .

### Community Input - Public Workshops

A community workshop was held to receive input on June 16, 2021 at Granite Lake Park (5:00 – 6:30 pm)

The workshop was held as an informal drop-in session that allowed for social distancing. Fifteen (15) citizens signed in, but it was apparent others participated in the event.

The workshop was held to gather citizen input on parks and recreation needs within Granite Quarry. After signing in, attendees were invited to review several display boards that:

- showed a current map of the Town of Granite Quarry town limits and ETJ that identified existing parks and recreation facilities, Town owned property, and schools
- offered images of recreation facilities/activities typically found in a municipal park system.
- provided information on existing recreation opportunities found in each of the town parks
- representative images of facilities/activities for which the Town could pursue funding

Following the information sharing displays, attendees were invited to share their opinions on existing parks, facilities & programs, recreational needs, and ideas for improving parks and recreation facilities in Granite Quarry.

It should be noted that while 15 people signed in as attending these public workshops, not every attendee signed in, and not every attendee answered every question. Many of those in attendance were focused on voicing opinions on one or two specific issues or facilities and did not take the time and effort to respond to all questions. The following is a summary of the participant's responses. A full tally and listing of the responses can be found in the Appendix.

**Attendees reviewed images of the park amenities that can be found in Centennial Park and asked to identify the activities which they currently use while at Centennial Park.**

Walking/Biking/Nature Trails – 48%  
Environmental Education – 17%  
Picnic Shelters/Picnic Areas – 35%

**Attendees reviewed images of the park amenities that can be found in Granite Civic Park and asked to identify the activities which they currently use while at Granite Civic Park.**

Walking Trails – 18%  
Outdoor Basketball – 12%  
Outdoor Sand Volleyball – 0%  
Playgrounds – 21%  
Outdoor Fitness/Cross Fit Equipment – 12%  
Picnic Shelters/Picnic Areas – 15%  
Baseball/Softball Field – 9%  
Outdoor Tennis Courts – 0%  
Pickleball – 0%  
Little Free Library Kiosk – 6%  
Classroom Style Space (Legion Building) – 6%

**Attendees reviewed images of the park amenities that can be found in Granite Lake Park and asked to identify the activities which they currently use while at Granite Lake Park**

Walking/Biking/Nature Trails – 40%  
Playgrounds – 32%  
Picnic Shelters/Picnic Areas – 28%

**Attendees were then asked to identify Facilities & Amenities they would like to see offered within Granite Quarry Parks.**

**Participants were invited to vote for up to 4. The activities most often listed as “most important” included\*:**

Other: Fishing Events – 40%\*  
Walking, Biking & Nature Trails – 30%  
Splash Pad – 20%  
Outdoor Basketball Courts – 10%  
Baseball/Softball Fields – 10%

**The activities most often listed as “important” included\*:**

Splash Pad – 19.4%  
Park Restrooms – 12.9%  
Playgrounds & Equipment – 9.7%  
Amphitheater/Stage – 9.7%  
Multi-purpose Fields – 9.7%  
Outdoor Fitness/Cross Fit Equipment – 6.5%  
Outdoor Basketball Courts – 6.5%  
Picnic Shelters – 6.5%  
Outdoor Games – 6.5%

\*These percentages could be somewhat skewed given that the workshop was held at Granite Lake Park and may have had a different outcome had a workshop been held at Granite Civic Park.

**Attendees were also asked about their support on four potential improvements/actions that the Town has been asked to provide in the past.**

- Construct an outdoor amphitheater – 21% supportive
- Develop additional trails that provide connectivity between parks throughout the community – 37% supportive
- Develop a splashpad – 42% supportive
- Develop additional tennis/pickleball courts – 0% supportive

**Before leaving the workshop, attendees were invited to leave comments on their park and recreational needs or anything they wanted to share as the plan is developed. These following issues/comments were shared:**

- More activities for children
- More activities for older children. Many of the current facilities are geared toward younger ages
- In the summertime – day or half day camps for kids
- Crosswalk for walkers / golf carts accessing Granite Lake Park coming across Hwy 52.
- Golf cart parking!
- Connectivity of existing parks via walkways

- Food and drink stations
- Fix the basketball courts we have
- More grills and covering areas for more than one party at a time
- More space for more trails
- More activities for older kids. Such as fishing, soccer field, putting green, obstacle course (ninja warrior) and more grilling / picnic areas (covered). More community events
- Somewhere to fish, sports fields (soccer football), putting green, mtn bike trail, grilling area, connect parks, fix basketball courts and baseball fields
- Programs, activities, camps – for kids and adults. Small music events – 1-2 day events versus national acts or large concerts. I would love to see the town develop a P&R department to offer programs for children and possibly coordinate small events for the community.

### Community Input - Community Survey

To better understand the community’s perception of existing parks and recreation facilities, and to gather input of recreational needs, a three-page community survey was conducted. The survey was prepared and distributed by mail and online to a randomly selected sample of Town households. The survey took approximately 8-10 minutes to complete. The sample size goal for completed surveys was 100 which was exceeded with 131 completed surveys being returned. The full Parks and Recreation Needs Assessment Survey can be found in the Appendix.

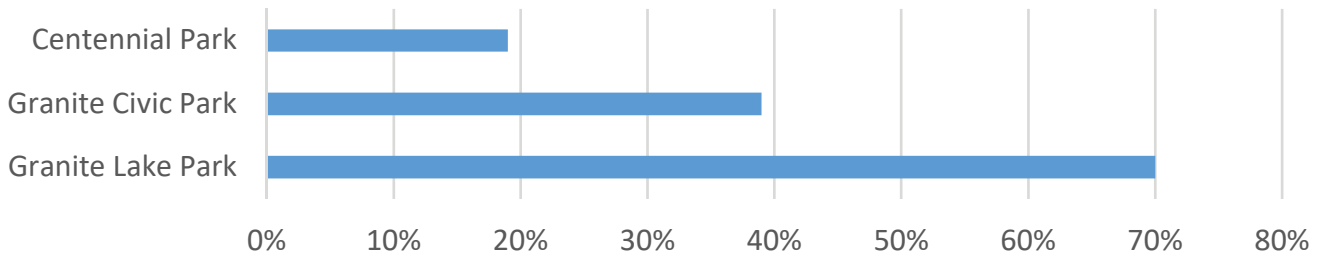
Top takeaways from the survey include:

- Granite Lake Park was used most by a significant percentage of residents during the past year.
- Two-Thirds of residents would be willing to pay an additional amount to fund the development of new parks, facilities, and programming.
- Developing additional trails that provide connectivity between parks in the community, improving existing playgrounds, and developing a splash pad are most important to residents.
- Residents are most supportive of the Town using American Rescue Plan funds to fund improved maintenance and surfacing of main trails and provide more sidewalks and bicycle lanes throughout the town.
- Based on residents’ needs, unmet needs, and feeling of importance the list below show the facilities and amenities with Priority Investment Ratings that are considered “High Priority” for investment.

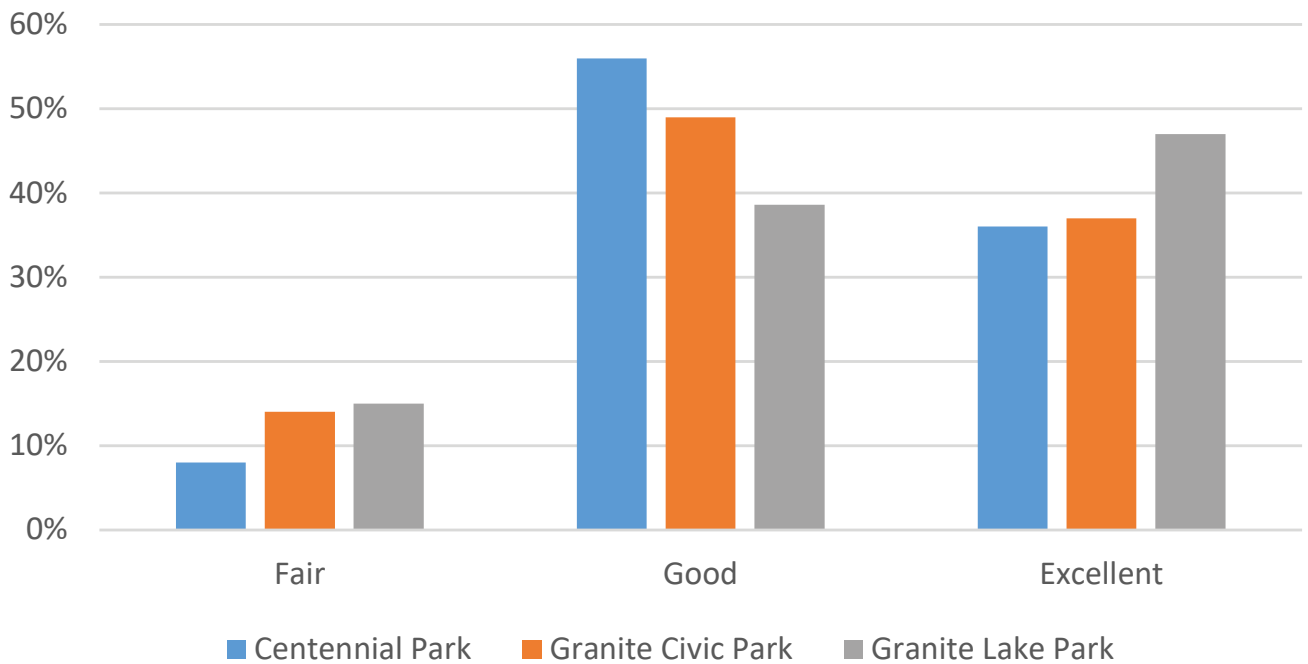
<b>Parks and Recreation Facility/Amenity</b>	<b>Rating</b>
Walking, Biking & Nature Trails	200.0
Park Restrooms	153.2
Picnic Shelters	114.8
Fitness/Cross Fit Equipment	114.0
Playgrounds & Equipment	105.1



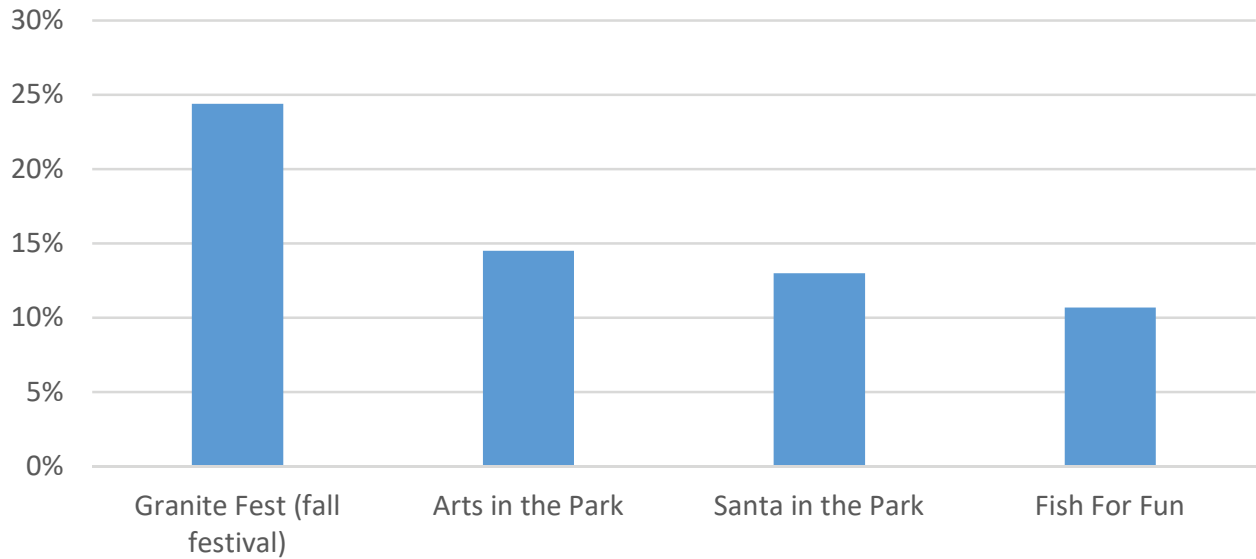
### Q1. Parks/Facilities Households Have Visited During the Past 12 Months



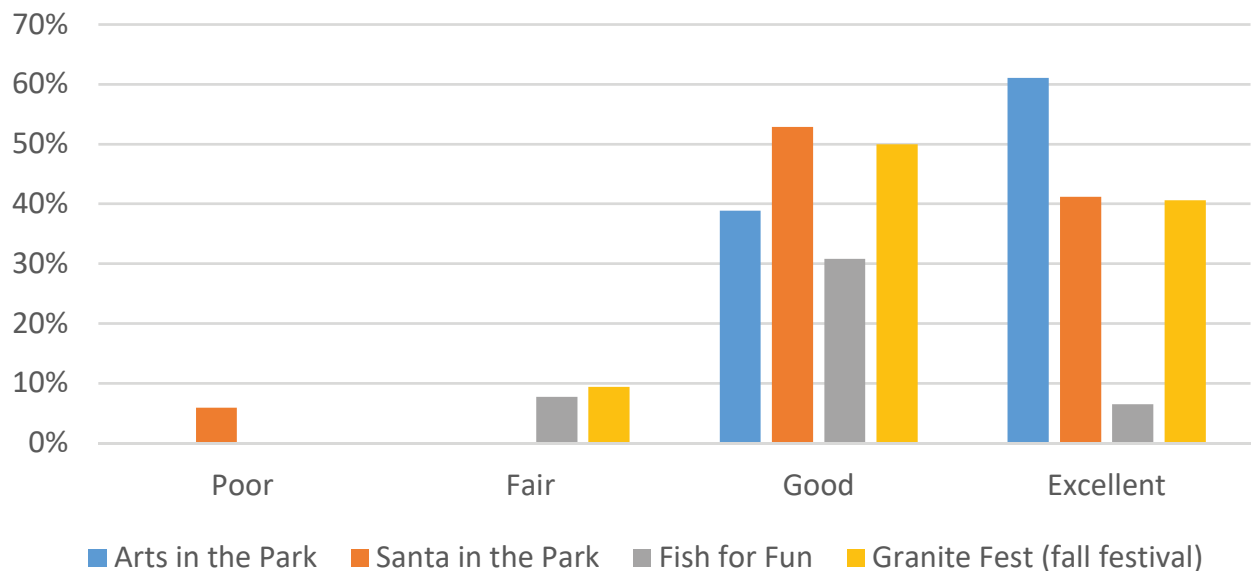
### Q1. Residents' Ratings of Town Parks Visited



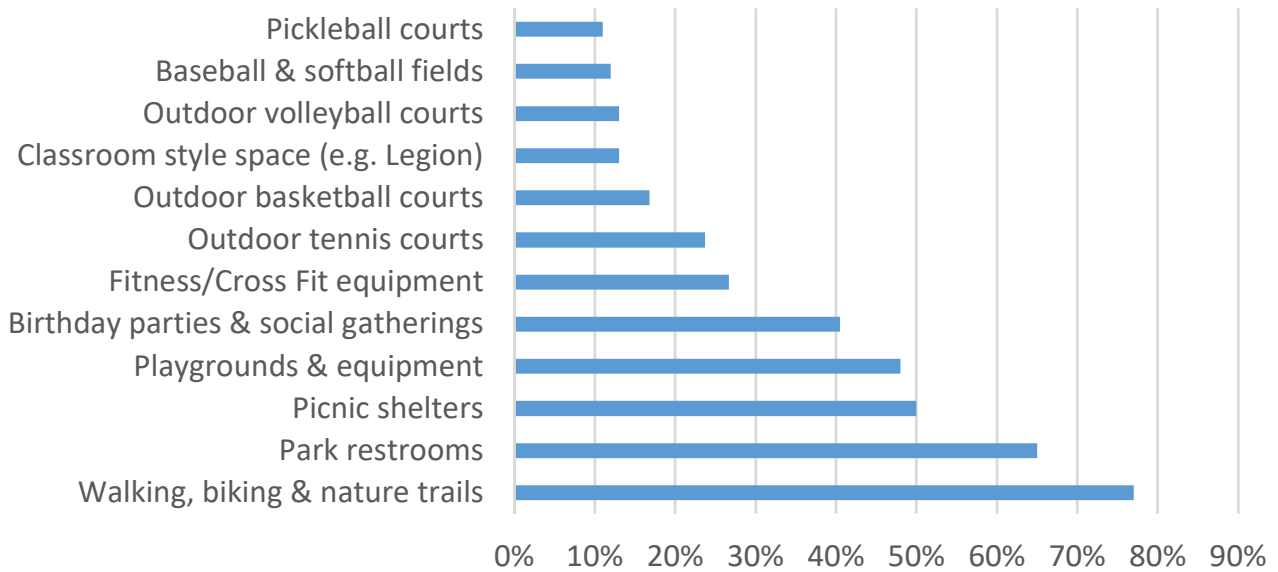
Q3. In the past 24 months, have you or any member of your household attended any of these Granite Quarry events?



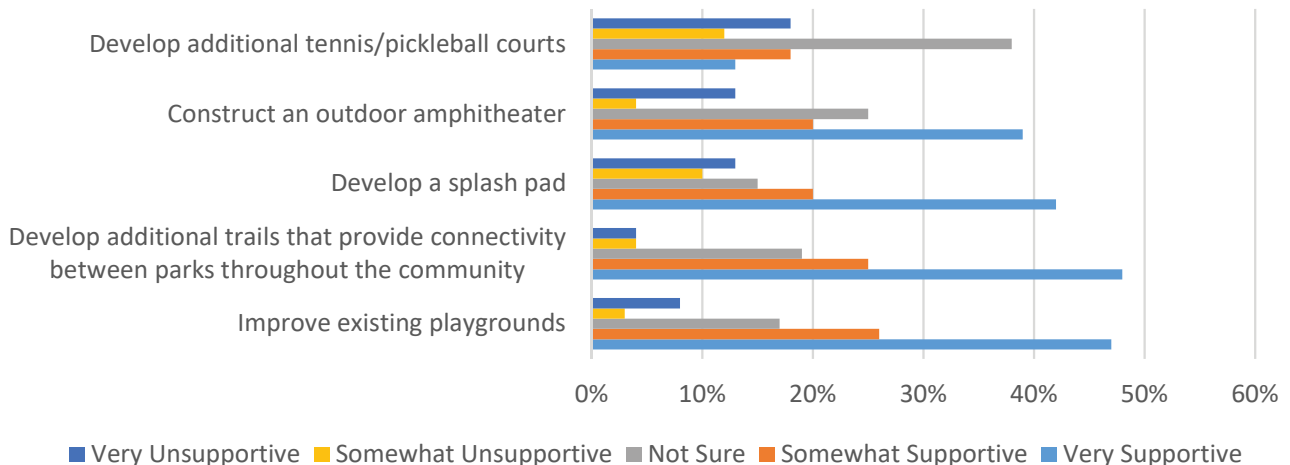
Q3. Residents' ratings of the overall quality of the event attended



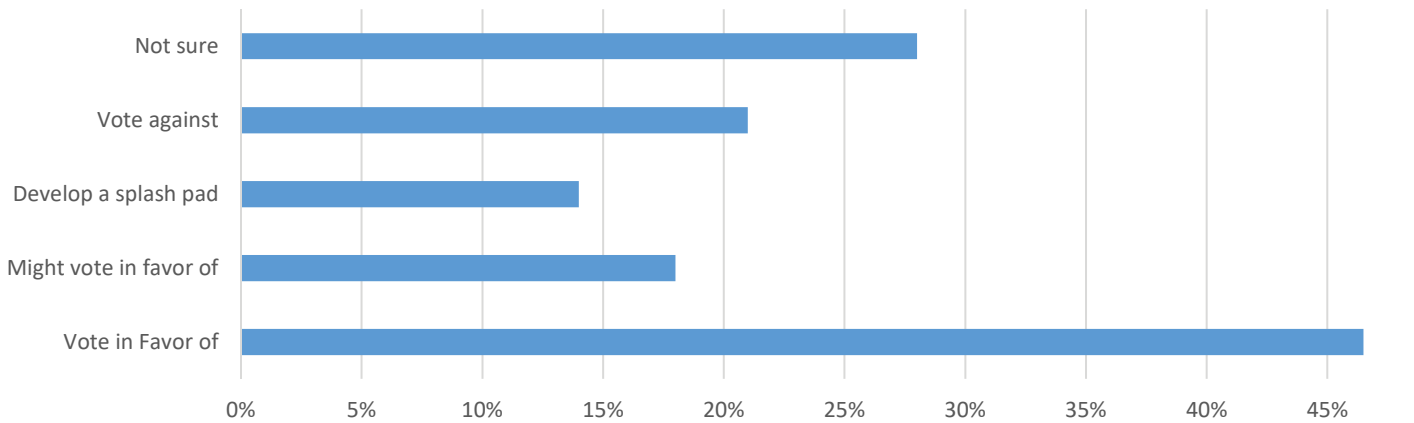
## Q4. Households That Have a Need for Recreation Facilities and Amenities



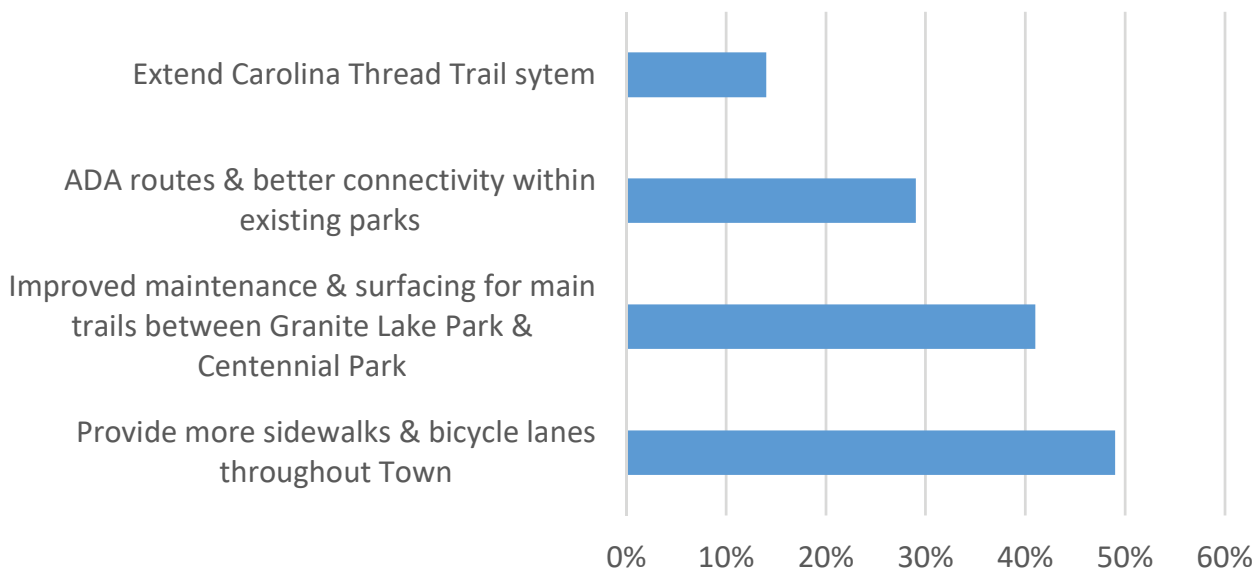
## Q6. Residents' Level of Support for Actions the Town Could Take to Improve the Parks and Recreation System



Q9. How Residents Would Likely Vote If a Tax Referendum was Held to Fund the Types of Parks and Recreation Improvements Important to Them.

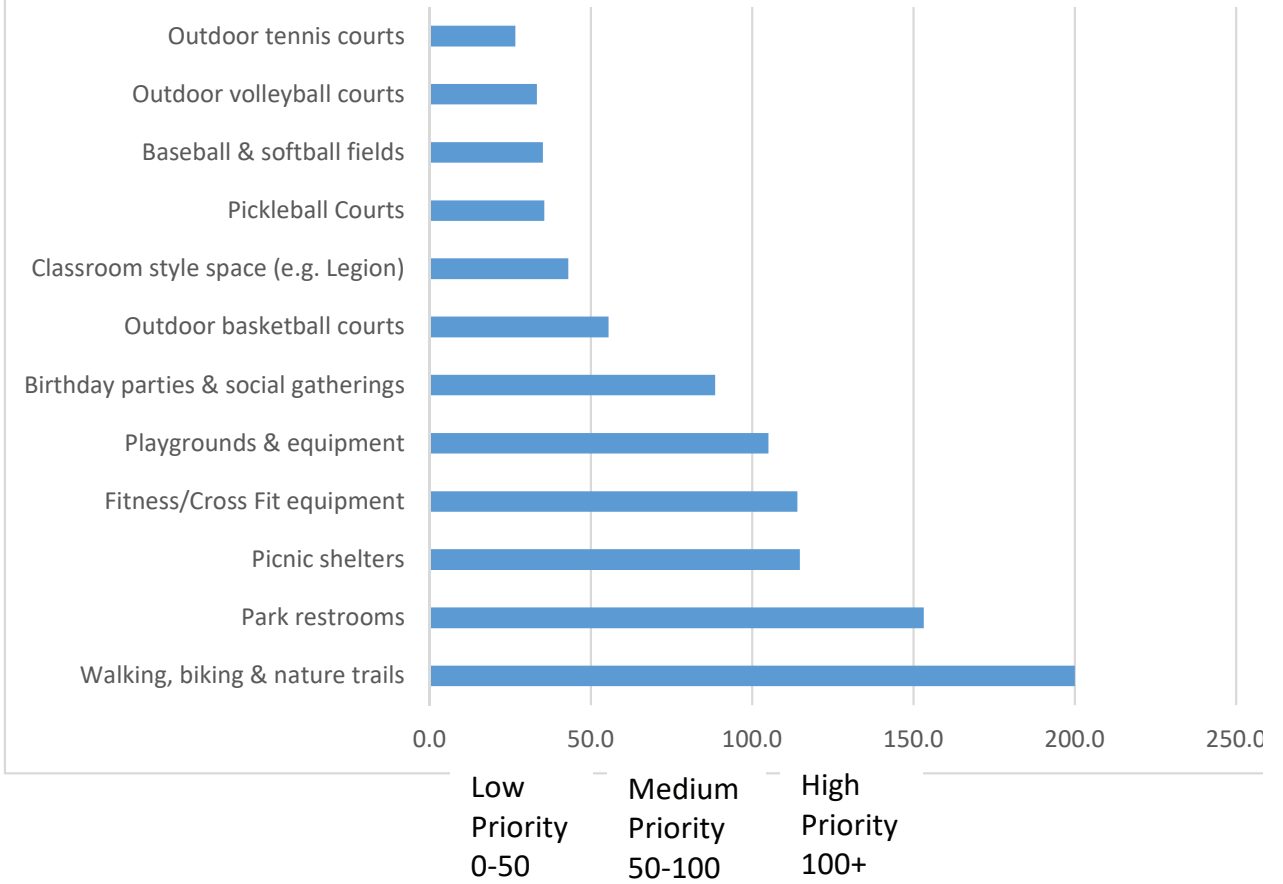


Q11. Which two improvements do you feel are the most important to fund?

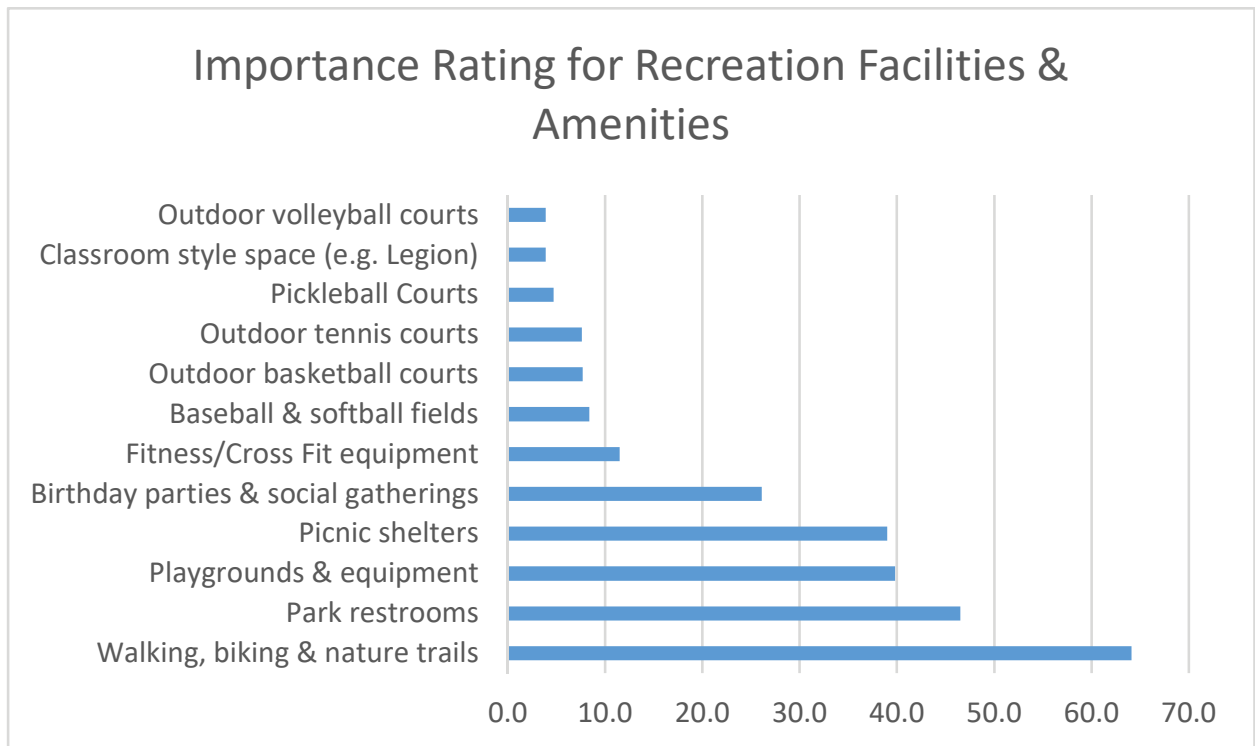




## Top Priorities for Investment for Recreation Facilities & Amenities



## Importance Rating for Recreation Facilities & Amenities





## SECTION THREE - RECREATION STANDARDS AND NEEDS ASSESSMENT

### ESTABLISHING A COMMUNITY WIDE LEVEL OF SERVICE FOR PARKS & RECREATION FACILITIES

#### Introduction

This section contains the analysis and assessment on which the recommendations of this Parks and Recreation Master Plan is based. This section begins with a review of previous plans that have been developed that are relevant to the recommendations for this planning study. The planning process also includes a review of other North Carolina municipalities and the Level of Service (LOS) they use to provide park and recreation facilities to their constituents. As part of this review, national and state trends in park and recreation preferences are considered. This review of service levels is based on a description of the park classifications that typically make up a park system (See Appendix). Using these park classifications as a backdrop, we establish a desired LOS for park and recreation facilities specifically for the Town of Granite Quarry. This LOS is then used as a basis for establishing a park and recreation facility needs assessment for the Town.

It should be noted that the National Recreation and Park Association (NRPA) has determined there are no “national standards” for park development. The latest NRPA study recommends that each community is unique, and that standards reflecting the local “uniqueness” should be established, with an eye toward other communities of similar size. This section utilizes input from the community workshop and the community-wide survey, as well as a comprehensive review of other North Carolina municipalities as well as the North Carolina Outdoor Recreation Plan (2020-2025) to develop LOS specifically for Granite Quarry.

This study looks at several types of service levels. First, we evaluate total acreage of park land within the service area and how this acreage is broken into park types. From this analysis it is possible to compare the parks in Granite Quarry with other municipalities, both in overall park acreage and park types within this overall acreage.

The second analysis in this section looks at recreation activities and the facilities required to program these activities. By establishing a population-based LOS for various recreation activities, this study establishes the type and quantity of facilities the Town should develop in the future.

A third analysis of service in this section is an assessment of special use facility needs. The level of information on these special use facilities is somewhat more limited than the other park and recreation facilities, and more complicated because of the cost of construction and operation. This section includes a discussion of town-wide needs for special use facilities.

The town of Granite Quarry strives to meet the park and recreation needs of residents by providing three Community Parks (Granite Lake Park/Granite Civic Park/Centennial Park) that offer active and passive recreation venues. The Town has also recently annexed 5.82 AC of old quarry property off Mar Rock Road which could provide additional passive and water-based recreation opportunities. The Town also owns another 3.3 AC across from the old quarry on the south side of Balfour Quarry Road.

Granite Quarry is undertaking its first Parks and Recreation Master Plan. This plan is designed to consider and work in conjunction with other regional planning efforts including,

- Granite Quarry Downtown Master Plan – January 2016
- Town of Granite Quarry Comprehensive Land Use Plan – January 2020
- Town of Granite Quarry Unified Development Ordinance
- Rowan County Comprehensive Parks & Recreation Master Plan – August 2016
- North Carolina Outdoor Recreation Plan 2020-2025 (SCORP)
- Carolina Thread Trail Master Plan for Rowan County Communities – October 2014
- Granite Quarry Bicycle/Pedestrian Master Plan (underway, scheduled for completion Feb. 2022)

It is important to recognize that while the plan utilizes a dual approach in assessing the park and recreational needs of the community; ultimately this plan must develop recommendations that will improve the recreational opportunities for all citizens of Granite Quarry.

It should also be noted that the LOS for development established for Granite Quarry are consistent with other municipalities in North Carolina. The needs that are identified in this plan are based on a conservative approach. Even taking this conservative approach, the recommendations in this document should lead the Town to develop parks and facilities comparable to most other communities of similar size.

## PREVIOUS PLANNING STUDIES

There have not been many long range/system-wide plans developed for the Town in the past that are directly related to developing a Parks and Recreation Master Plan for the Granite Quarry. Below is a brief listing/summary of plans that were considered in the development of the recommendations found in this plan.

### Granite Quarry Downtown Master Plan

In January 2016, the Town of Granite Quarry adopted a Downtown Master Plan for the future vision of the Town's core. The plan focuses on the following design and planning goals:

- Build a unique character and strong sense of place;
- Improve the physical environment of the town's core;
- Focus on improvements to specific properties and buildings; and
- Create a connected community by growing the existing pedestrian and trail amenities in town.

Recreation was considered within the plan through recommendations like:

#### Short-Term Recommendations: 2016

- Kick-start improvements to Centennial Park. In the coming years, an expanded Centennial Park has the potential to become a showpiece for the town. In the short term, the town and its partners should explore ways to improve the trail conditions, visibility, safety, and attractiveness of the park. To this end, the town should reach out to potential partners—such as Boy Scouts, civic groups, high school service clubs, and regional trail associations—to pursue such projects. In this way, park improvements can be implemented in an affordable, cost-effective way that also drives community pride and buy-in to the larger plan.

#### Medium-Term Recommendations: 2017-2019

- Expand Centennial Park to US 52. Centennial Park should be expanded southeastward across Bank Street and East Lyerly Street to US 52. This park would be an easement to otherwise undevelopable property that would complement future commercial or residential development. This relatively low-cost, natural environment would be an affordable amenity for the community to enjoy as part of the town's expanding parks network. Volunteers could be used to clear pathways to keep the town's investment and maintenance to a minimal level.
- Transform the F&M Bank ATM site into a public plaza. This plaza would connect Centennial Park to US 52 and serve as a public gathering space as part of the transformation of US 52 from a high-speed corridor to a place where people are welcomed and able to safely enjoy downtown Granite Quarry.

#### Long-Term Recommendations: 2020 and Beyond

- Connect and link expanded parks to other existing assets. As the parks and green space infrastructure for Granite Quarry develops, the town and its partners should explore ways to tie in existing or new residential developments, including nearby subdivisions, established residential streets, and outlying community assets, such as schools and community centers.
- Consider a Peeler Street extension between US 52 and Civic Park. This project, which is illustrated in Figure 32, would establish a stronger physical connection between a revitalized downtown Granite Quarry and nearby Civic Park. This connection would provide for two lanes of automobile traffic as well as pedestrian infrastructure. When negotiating with Norfolk Southern and DOT, this project should be linked to the idea of closing the existing Church Street crossing in exchange for the proposed Peeler Street crossing.
- Consider a rail-with-trail opportunity along the existing Norfolk Southern rail line that runs parallel to Main Street. This is considered a long-term project because railroad companies are typically wary to enter into discussions, much less negotiations, for such projects. Ultimately, this project, if implemented, could become a showpiece for downtown Granite Quarry and could tie together community assets from Granite Industrial Park to East Rowan High School

### **Town of Granite Quarry Comprehensive Land Use Plan**

In January 2020, the Town of Granite Quarry adopted a Comprehensive Land Use Plan among which some of the critical issues identified included recreation:



- 2400 Faith Rd- A Town-owned property that could become a critical link for the town's trail systems, an important recreational feature, and the missing link for a future high-end residential subdivision.
- N Salisbury Ave Viewshed Property- Located on the west side of N Salisbury Ave at Crane Creek, with minimum landscaping, this undevelopable property offers a beautiful passive park setting as an entrance into the Town.
- Trails and sidewalks- In addition to good physical activity and alternative transportation options for all, a walkable and bikeable environment is important for the Town's economic and community development efforts.

### Recreational Development

A greater use of existing recreational facilities and public parks is the national trend today. Greater coordination between recreation and school officials makes it possible for recreational-type school facilities to be used in the non-school and school months. Expansion of school grounds for recreational purposes is another possibility. The Town has three public schools in its planning area and should take advantage of this approach to shared use of facilities.

A prime source of child and adult recreation in Granite Quarry for many years was Granite Lake which closed in 1999. This property was redeveloped as a mixed-use recreational facility with the lake, streams, creeks, natural areas, fishing, hiking paths, and bicycle trails. Granite Lake Park was opened in June of 2007.

Two other sites are used for recreation. The first site is the Granite Civic Park which contains a baseball/softball field, tennis courts, and other active play areas that is actively used by both Granite Quarry citizens and other surrounding towns. It provides picnic tables and grassy play areas. The park is set up to accommodate family recreational needs. The second site is located along Bank and Brown Streets. This naturally attractive area is utilized as a nature trail and contains picnic areas as well.

The Old Stone House is a valuable tourist attraction and educational asset located east of downtown. Dunn's Mountain Park at the intersection of Stokes Ferry Road and Dunn's Mountain Road was established by Rowan County with help from the Land Trust of Central NC in November of 2006. It has walking trails and an educational facility/observation post at the top of Dunn's Mountain.

### Recreation noted under the Goals and Objectives:

#### **Goals:**

8. Walkable communities and outdoor recreation areas are in demand by today's health-conscious citizens and thus the Town should work to expand and improve its current sidewalk and trail systems (including the Carolina Thread Trail) and maintain, expand, and add to its parks.

#### **Policies:**

##### Policy (16)

- Future park development and open space preservation should be carefully planned to provide for the rational and equitable distribution of recreation and open space opportunities within the Planning Area.

#### Policy (17)

- Provisions of open space and recreation facilities in private development should be encouraged to complement the demand for publicly financed facilities.

#### Policy (18)

- The identification and appropriate recreational development of a system of open space greenways within the Planning Area should be encouraged. The use of natural corridors, such as stream floodplains, and secondarily, man-made corridors, such as utility and transportation rights of way and easements should be emphasized.

### Carolina Thread Trail Master Plan for Rowan County Communities

The Town was included in the 2014 Carolina Thread Trail Master Plan for Rowan County Communities which recommended the development of a multi-use path extending south from Salisbury along S. Salisbury Avenue (US 52) through Granite Lake and Centennial Parks, along Bank Street to Granite Civic Park, extending west along Peeler Street/Byrd Road, the south along Faith Road. As noted in the Inventory section, there are now designated Carolina Thread Trail segments at all three parks and sidewalk has been extended along Peeler Street from Civic Park to just west of Garland Drive.

## LEVEL OF SERVICE

The first step in developing a Community-wide Park Master Plan is to establish a Level of Service (LOS) analysis for both park land and recreation facilities. Typically, this process begins with a review of any previously used LOS and the LOS other municipalities are using as they provide park and recreation facilities (benchmarking). We have included a review of other municipal standards as part of this planning process.

The LOS for both park acreage and recreation facilities is expressed in a population-based format. For example, a community may decide to provide Neighborhood Parks to its residents at a LOS of 2.5 acres of Neighborhood Park land for every 1,000 people that live in the municipality. If the community has a population of 10,000 there will be a demand for 25 acres of park land dedicated to Neighborhood Parks (2.5 acres x 10 = 25 acres). If that same community currently has a Neighborhood Park with 10 acres, there is a community wide need for 15 acres of additional park land dedicated to Neighborhood Park(s) [demand (25 acres) – supply (10 acres) = need (15 acres)].

The same process is used to determine recreational facility needs. If the same community determines that soccer/multi-purpose fields should be available to its residents at a LOS of 1 field for every 5,000 people, there is a demand for 2 soccer/multi-purpose fields in the community (10,000 population ÷ 5,000 LOS = 2 fields). If the community has 1 existing soccer/multi-purpose field serving the recreational needs of community residents, there is a need for 1 additional soccer/multi-purpose field [demand (2 fields) – supply (1 field) = need (1 field)].

## PARK NEEDS

Table 3A-Park Acreage provides a summary of acreage standards used by other communities. The final column on Table 3A-Park Acreage (in yellow) provides the recommended acreage standard to be used by

Granite Quarry for each park type. Table 3B-Park Acreage Needs Assessment uses the new standards to identify community wide park needs. The following descriptions provide insight on how the standards were chosen, what needs are identified and the responsible agency for each park type.

A general description of the different park classifications typically serving a community is provided in the Appendix. In reviewing these park needs, it is important to remember that the classification and description of the park types are fluid and often reflect the specific needs/use of the community and the particular park. Park classification may be based on size, facilities offered, community demand, or lack of other viable options in the service area.

The acreage listed in the Classifications for Parks, Open Space and Greenways provide a general range for desired size of facilities. The recommended acreage for each of the parks is not intended as hard and fast rule of size. The acreages included in the guidelines are not sequential. A 50-acre park could serve as a Community Park or a District Park; depending on the facilities offered, the programming provided and the availability of other parks in the system.

The following is a community wide assessment of the park needs for the next ten years.

### Mini Parks

Mini Parks are the smallest park type and typically include a playground, shelter and possibly a play court. There is currently one park, the amenity area within Village at Granite, that would fit into the Mini Park classification (1-2 acres). For the purposes of the parks inventory, the Village at Granite Park has not been listed as it was developed privately and primarily serves residents within the residential development. Typically, Mini Parks are operated and maintained by local municipal agencies, however, there is a trend occurring where mini-parks are constructed by a developer to serve their neighborhoods with management through a homeowners association.

An LOS of mini-park development for Granite Quarry has been set at 0.25 acres per 1,000 people. It reflects a trend in park development away from Mini Parks because their small size limits their recreational use and makes them expensive to maintain and operate. Based on this service level, there is still not a need for development of a Mini Park by the town.

### Neighborhood Parks

Like Mini Parks, Neighborhood Parks are typically developed by local municipal agencies. Based on the size of Granite Quarry and function and offerings of the three existing parks their sizes fall within the Neighborhood Park category, but the size of Granite Quarry they function as Community Parks.

The service level set for Neighborhood Parks established by this Master Plan is 7-15 acres at 2 acres per 1,000 people. Utilizing this level of development there is a need for 7-10 acres of Neighborhood Park land within the town.

### Community Parks

Currently, Granite Quarry provides three (3) Community Parks on 18.3 acres of park land. Based on a park land/population ratio of 2.5 acres per 1,000 population, the need for Community Parks in Granite Quarry has been met. The development of future Community Parks could still occur if the opportunity presents itself in the next ten years.

## District Parks

District Parks are large parks (usually greater than 100 acres) that provide both active and passive recreation. Typically, county agencies are the primary source for funding, developing, and operating these large parks. There is one District Park in the Granite Quarry area. Dan Nicolas Park, managed by Rowan County, provides 200+ acres of District Park land. Therefore, the District Park needs have been met by Rowan County Parks and Recreation.

## Regional Parks

While there are currently no State parks physically located within Rowan County, one Regional Park is within easy driving distance of Granite Quarry. Morrow Mountain State Park, managed by NC Division of Parks & Recreation, is within a 45-minute drive at 30 miles away. This large Regional Park meets the passive recreation needs of the town and the area. Development of a Regional Park should not be a priority for Granite Quarry.

## FUTURE LAND/OPEN SPACE NEEDS

As Granite Quarry continues to experience a growth spurt, the Town should remain open to opportunities for preserving land for open space and recreation. As noted in previous sections on specific park needs, there is a community-wide need for additional park land. As Granite Quarry's population grows, finding undeveloped property for parks will become more difficult.

## FACILITY NEEDS

The level of service for recreational facilities (i.e. ballfields, courts, picnic shelters, etc.) proposed in this plan was developed from a review of LOS used by other municipalities similar to Granite Quarry, and from input gathered during the public input process. The LOS, identified in Table 3A-Facilities, and discussed in greater detail in Section Four: Proposals and Recommendations, are used in the development of the recreational facility needs assessment.

Based on these LOS, the number of public facilities needed in the park system through the planning period (2021 to 2030), are identified in Table 3B-Facilities, "Recreation Facilities Needs Assessment" and summarized on the following table.

In the following table, the "Existing Facilities" column indicates the number of existing recreation facilities currently available in Granite Quarry. The "Current Need" column identifies the total number of additional facilities currently needed. The "2030 Need" column reflects the total number of additional facilities that will be needed by 2030.

As an example of how the Needs Assessment is presented, consider dog parks. Currently, there are no existing dog parks within the Town. Based on the Standards for Facility Development that have been recommended for Granite Quarry (one dog park for every 5,000 people in the service population), there is a current demand for 1 dog park ( $3,100 \div 5,000 = 0.62$ , rounded up = 1). Since there are no dog parks currently serving town residents, there is a current need to develop 1 dog park (demand of 1 - 0 existing dog parks) to meet the demand.



	<b>Existing Facilities</b>	<b>Current Need</b>	<b>2030 Need</b>
Baseball/Softball Fields	1	1	1
Soccer/Multi-Use Fields	0	1	1
Basketball Courts	2	1	1
Tennis Courts	3	1	1
Volleyball Courts	1	0	0
Pickleball	0	1	2
Shuffleboard Courts	0	0	0
Horseshoes	0	0	0
Picnic Shelters	3	2	4
Playgrounds/Equipment	3	2	3
Walking/Jogging Trails (miles)	±1.26	1.2	1.32
Bicycling Trails (miles)	±1.26	1.2	1.32
Community Center	0	0	1
Gymnasium	0	0	1
Swimming Pool	0	0	0
Sprayground	0	1	1
Amphitheater	0	0	0
Disc Golf	0	0	1
Skate Park	0	0	0
Outdoor Fitness	0	1	0
Dog Park	0	1	0

Current and future needs listed above are community wide needs. Granite Quarry is not responsible for meeting all needs. Some of these facility needs could be met by Rowan County or NC Division of Parks and Recreation. Meeting the needs of all town residents will require a collaborative effort. See Section Four for specific recommendations on facility needs to be met by the Town of Granite Quarry.

**Table 3-A Park Acreage  
Town of Granite Quarry  
Standards for Park Acreage  
By Park Classification**

**NRPA Guidelines & Communities of Similar Size**

<b>Park Types</b>	<b>NRPA Guidelines</b>	<b>Waxhaw</b>	<b>Marshville</b>	<b>Mount Holly</b>	<b>Waynesville</b>	<b>Belmont</b>	<b>Granite Quarry</b>
Mini Parks	1-3 acres .25 acres/1,000	1-2 acres .25 acres/1,000	1-2 acres .25 acres/1,000	1-3 acres .25 acres/1,000	1-2 acres .25 acres/1,000	1-2 acres 0.5 acres/1,000	1-2 acres .25 acres/1,000
Neighborhood Parks	7-15 acres 2 acres/1,000	7-15 acres 2 acres/1,000	7-15 acres 3 acres/1,000	7-15 acres 2 acres/1,000	7-15 acres 2 acres/1,000	10-15 acres 2 acres/1,000	7-15 acres 2 acres/1,000
Community Parks	40-100 acres 5 acres/1,000	20-30 acres 5 acres/1,000	25-75 acres 6 acres/1,000	30-50 acres 4 acres/1,000	20-30 acres 5.0 acres/1,000	20-30 acres 2.5 acres/1,000	20-30 acres 2.5 acres/1,000
District Parks*		200+ acres 2.5 acres/1,000	± 200 acres 5 acres/1,000	200-400 acres 10 acres/1,000	200 acres 2.5 acres/1,000	200 acres 5 acres/1,000	NA
Regional Parks**	100-250 acres 10 acres/1,000	+1,000 acres 10 acres/1,000	1,000 acres 10 acres/1,000	+1,000 acres 10 acres/1,000	100-250 acres 10 acres/1,000	1,000 acres 10 acres/1,000	NA

Park Type/Typical Acreage (Acres per 1,000 Population)

\* District Parks are typically provided by county agencies.

\*\* Regional Parks are typically provided by state or federal agencies.

**Table 3A – Facility Standards**  
**Town of Granite Quarry**  
**Parks and Recreation Master Plan**  
**Recreation Facility Standards for Development**

Recreation Facilities	National Recreation and Park Association	N.C. Dept. of Environment & Natural Resources	Waxhaw	Marshville	Mount Holly	Waynesville	Belmont	Granite Quarry
<b>Fields</b>								
Adult Baseball	1/12,000	1/5,000	1/20,000	1/15,000	1/15,000	1/20,000	1/10,000	1/20,000
Youth Baseball	1/10,000	1/10,000	1/10,000	1/10,000	1/5,000	1/10,000	1/2,000	1/5,000
Softball	1/5,000	1/5,000	1/5,000	1/5,000	1/5,000	1/5,000	1/5,000	1/5,000
Football	1/10,000	1/20,000	1/20,000	1/20,000	1/10,000	1/20,000	1/5,000	1/20,000
Soccer/Multi-Use	1/10,000	1/20,000	1/5,000	1/10,000	1/7,500	1/5,000	1/5,000	1/5,000
<b>Courts</b>								
Basketball	1/5,000	1/5,000	1/5,000	1/10,000	1/5,000	1/5,000	1/5,000	1/5,000
Tennis	1/2,000	1/2,000	1/5,000	1/4,000	1/2,500	1/2,000	1/2,000	1/5,000
Pickleball	-	-	-	1/10,000	-	-	-	1/5,000
Volleyball	1/5,000	1/5,000	1/5,000	1/10,000	1/5,000	1/5,000	1/5,000	1/5,000
Shuffleboard	1/5,000	1/5,000	1/10,000	1/10,000	1/5,000	1/10,000	1/5,000	1/10,000
Horseshoe	1/5,000	1/5,000	1/10,000	1/10,000	1/5,000	1/10,000	1/5,000	1/10,000
<b>Outdoor Areas</b>								
Picnic Shelter	N/A	1/3,000	1/3,000	1/3,000	1/2,500	1/2,000	1/3,000	1/2,000
Playground Activities	N/A	1/1,000	1/2,000	1/1,000	1/2,000	1/2,000	1/1,000	1/2,000
<b>Trails</b>								
Walking Fitness/Jogging	1/region	0.4 mile/1,000	0.4 mile/1,000	0.4 mile/1,000	0.8 mile/1,000	0.6 mile/1,000	0.4 mile/1,000	0.4 mile/1,000
Bicycling	N/A	1 mile/1,000	0.4 mile/1,000	1 mile/1,000	1 mile/1,000	N/A	1 mile/1,000	0.4 mile/1,000
<b>Specialized</b>								
Community Center	1/20,000	1/20,000	1/10,000	1/10,000	1/15,000	1/10,000	1/20,000	1/10,000
Gymnasium	1/20,000	1/20,000	1/10,000	1/10,000		1/10,000		1/10,000
Swimming Pool	1/20,000	1/20,000	1/10,000	1/20,000	1/20,000	1/10,000	1/20,000	1/20,000
Sprayground	-	-	-	1/10,000	-	-	-	1/10,000
Amphitheater	1/20,000-	-	-	1/25,000	-	-	-	1/20,000
Disc Golf	-	-	-	1/25,000	-	-	-	1/25,000
Skate Park	-	-	-	1/20,000	-	-	-	1/20,000
Outdoor Fitness	-	-	-	1/10,000	-	-	-	1/10,000
Dog Park	-	-	-	1/5,000	-	-	-	1/5,000

**Table 3B – Park Needs  
Town of Granite Quarry  
Parks and Recreation Master Plan  
Park Needs Assessment**

<b>Park Types</b>	<b>Granite Quarry Standards</b>	<b>Existing Parks</b>	<b>2021 Demand 3,300 Population</b>	<b>2021 Need</b>	<b>2030 Demand 4,300 Population</b>	<b>2030 Need</b>
Mini Parks	1-2 acres .25 acres/1,000	0 Mini-Parks	N/A	N/A	N/A	N/A
Neighborhood Parks	7-15 acres 2 acres/1,000	0 Neighborhood Parks	1 park 6 acres	1 park 6 acres	Needs Met if Park Built	Needs Met if Park Built
Community Parks	25-75 acres 2.5 acres/1,000	3 Parks 18 acres	Needs Met	Needs Met	Needs Met	Needs Met
District Park*	N/A	N/A		Responsibility of County		Responsibility of County
Regional Parks**	N/A	N/A		Needs met by State Parks		Needs met by State Parks

\*District Park needs are typically met by county agencies. Small municipal agencies rarely provide District Parks.

\*\*Regional Park needs are typically met by state parks. Small municipal agencies rarely provide Regional Park facilities.



**Table 3B - Facility Needs  
Town of Granite Quarry  
Parks and Recreation Master Plan  
Recreation Facility Needs Assessment**

Based on a Benchmarking Analysis of national, state, and other similar agencies standards, and with input from the community, the following table reflects the recreational facility needs of Granite Quarry.

Recreation Facilities	Existing Facilities	2021 Standards	2021 Demand Population 3,300	2021 Need	2030 Demand Population 4,300	2030 Need
<b>Fields</b>						
Adult Baseball	0	1/20,000	0	0	0	0
Youth Baseball	1	1/5,000	1	1	1	0
Softball	1	1/5,000	1	1	1	0
Football	0	1/20,000	0	0	0	0
Soccer/Multi-Use	0	1/5,000	1	1	1	0
<b>Courts</b>						
Basketball	2	1/5,000	1	1	1	0
Tennis	3	1/5,000	1	1	1	0
Pickleball	0	1/5,000	1	1	2	1
Volleyball	1	1/5,000	0	0	0	0
Shuffleboard	0	1/10,000	0	0	0	0
Horseshoes	0	1/10,000	0	0	0	0
<b>Outdoor Areas</b>						
Picnic Shelter	3	1/2,000	2	0	4	2
Playground	3	1/2,000	2	0	3	1
<b>Trails</b>						
Walking/Biking	1.26	0.4 mile/1,000	1.2	1	1.32	1
Bicycling	0	0.4 mile/1,000	1.2	1	1.32	1
<b>Specialized</b>						
Community Center	0	1/10,000	0	0	1	1
Gymnasium	0	1/10,000	0	0	1	1
Swimming Pool	0	1/20,000	0	0	0	0
Sprayground	0	1/10,000	1	1	1	0
Amphitheater	0	1/25,000	0	0	1	1
Disc Golf	0	1/25,000	1	1	1	1
Skate Park	0	1/20,000	0	0	0	0
Outdoor Fitness	0	1/10,000	1	1	1	0
Dog Park	1	1/5,000	1	1	1	0



## SECTION FOUR - PROPOSALS & RECOMMENDATIONS

### Introduction

Community leaders in Granite Quarry have long recognized the importance of parks and recreation facilities in the quality of life in the community and have historically invested in parks.

Currently, there are three primary town owned park facilities: Granite Lake Park, Granite Civic Park and Centennial Park serve as the locations for the Town's recreation programs and activities. There is still a need and community desire to plan and develop additional park facilities within the Town and there is a heavy community desire, to develop walking trails and greenway connectivity throughout the community.

Identification of these recreational needs/opportunities comes at a time when Granite Quarry (like most communities in North Carolina) strive to grow out of a global pandemic and continued uncertainty on many fronts. Parks have become the top destination for people to go during the pandemic. It is very important for the Town to invest the resources allocated for park improvements wisely while planning for future growth and demand.

Granite Quarry is not alone in its mission to provide parks and recreational facilities to its citizens. There are a number of public and private agencies and organizations in the region that could share in that role.

The Rowan County Recreation and Parks Department is also a provider of parks and recreation programs to Granite Quarry residents. While the County Department does a good job providing facilities and programs on a limited budget, the facilities and parks they offer provide additional recreation opportunities and experiences. Wherever possible, the Town and County should work collaboratively to improve park and recreation opportunities.

To determine specific park and recreation recommendations for Granite Quarry, it is essential to clearly understand how the Town will partner with the other recreational providers in the community and region. This cooperative effort will eliminate duplication of facilities and services. The proposals in this Master Plan are based on what each recreational provider is anticipated to offer through the ten-year planning period

(2021-2030).

### State of North Carolina

While the State of North Carolina does not have any state parks within the County, the State of North Carolina does have one State Park (Morrow Mountain) within reasonable driving distance of Granite Quarry. This large regional park helps to meet the passive recreation needs of the town. The State should be the provider of regional parks that include opportunities for camping, fishing, biking, and special facilities of regional and statewide interest.

### Rowan County Parks & Recreation Department

As noted throughout this report, Rowan County Parks & Recreation Department is the provider of parks and recreation facilities to all citizens of the county. Since its inception, Rowan County has been responsible for maintaining its parks and providing recreation programs to all County residents; including those living in Granite Quarry.

Rowan County offers two County facilities within a short distance of Granite Quarry through Dunn's Mountain Park to the northeast and Dan Nicholas Park to the east.

As the Town moves to expand its parks and improve its existing parks and greenways these improvements will enhance Granite Quarry residents and will also benefit County residents as well. It is important that the Town and the County communicate (and work together) as they both strive to provide parks and recreation services to their citizens.

### Granite Quarry Parks & Recreation

The Town of Granite Quarry proudly notes on its website under parks and recreation The Importance of Parks and Recreation:

*“God made us walking animals - pedestrians. Just as a fish needs to swim, a bird to fly, a deer to run, we need to walk, not in order to survive, but to be happy. Although we could survive inside an apartment all our life, we can be much happier if we can walk and run about, as freely as possible.*”

The importance of pedestrian public spaces cannot be measured. We cannot prove mathematically that wider sidewalks, pedestrian streets, more or better parks make people happier, much less measure how much happier. However, if we reflect, most things that are important in life cannot be measured either. Parks and other pedestrian places are essential to a town's happiness.

Parks are about many things and important to a democratic society. In a town, parks are essential to the physical and emotional health of its citizens and visitors. For the poor, the only alternative to television for their leisure time is the public space. For this reason, high-quality public pedestrian space, and parks in particular, are evidence of a true democracy at work. Parks are a place to meet not only with nature but with other people as well.”

Based on input from the community through the Community Survey, and discussions with Citizens of Granite Quarry and Town staff, the following goals and objectives have been created that formulate the foundations of this Parks and Recreation Master plan for the town of Granite Quarry:

## Facilities & Programming

- A. Seek new park & recreation facility opportunities within the Town of Granite Quarry
  - Expand/extend Centennial Park southeast across Bank & E. Lysterly Streets to US 52
  - Seek location for development of a community splash pad
  - Provide outdoor fitness opportunities in the parks or along greenways
  - Master plan quarry property for a passive/nature-based recreation destination
  - Expand picnic shelter offerings in all parks to provide more family & social gathering spaces
  - Upgrade existing playgrounds to provide more inclusivity through equipment and surfacing
  
- B. Trail connectivity - destinations / regional greenways & trail systems
  - In partnership with Rowan County and the City of Salisbury, seek land/corridors to develop greenway connectivity
  - Provide better connectivity between Town parks, residential neighborhoods, schools, and downtown businesses
  - Seek land for development of additional trailheads with parking for the Carolina Thread Trail
  - Improve greenway/trail surfacing throughout the Town
  - Add more sidewalks & bicycle lanes
  
- C. Make sure all parks & facilities are accessible
  - Conduct ADA assessment at each park/facility
  - All facilities within each park shall be accessible to each other & parking
  - All facilities shall be accessible
  - All facilities should be connected to adjacent neighborhoods, schools, downtown businesses, sidewalk systems, where possible
  
- D. Create programming for each town of Granite Quarry park & recreation facility
  - Provide educational, healthy & active programs & opportunities for all ages & abilities, especially fitness and exercise facilities
  - Offer excellent opportunities throughout the town of Granite Quarry for all to use.
  - Seek new opportunities such as a splash pad, fitness stations/clusters or other new recreation trends
  - Expand programming beyond adult and small children to include teen youth
  - Provide venues for Senior Olympics events
  - Consider more programming for special events/outdoor concerts/family festivals

## Operations

- A. Strive to provide funding to maintain or exceed minimum level of service standards & create a sustainable economic base for Parks & Recreation in the Town of Granite Quarry
  - Maintain quality park management, operations & maintenance throughout; make the parks “crown jewels” for the Town
  - Each town resident should live within a 10-minute walk or drive to a greenspace, trail, park, amenity; create a sense of place
  - Create vision, goals, and responsibilities for establishment of a Parks & Recreation Advisory Board/ Friends of the Parks organization
  
- B. Seek & develop partnerships with other recreation providers
  - Hold quarterly meetings, at a minimum with other municipal park & recreation departments



(Salisbury, Spencer, Kannapolis, Rowan County, etc.) and public schools

- Seek funding/programming partnerships with area stakeholders

C. Increase community outreach / parks & recreation marketing

- Provide better wayfinding between all park and recreation facilities
- Offer a facility and programming guide for residents
- Display QR codes in the parks and along the greenways to direct users to Town's website for park information, greenway maps, upcoming events, etc.
- Ensure the park & recreation master plan is coordinated with other municipal plans, ordinances & policies, especially bicycle & pedestrian plan
- Hold regular community conversations to check in with Town residents on the level of service provided by the Town of Granite Quarry

## PROPOSALS AND RECOMMENDATIONS

As previously discussed, the Town of Granite Quarry is the primary provider of parks and recreation programs to town residents. The Town has continuously worked to provide quality facilities and programs to local residents.

Existing parks in the town are primarily oriented toward larger parks (Community Parks). While the existing municipal parks provide a foundation of recreational facilities and green space, there are still recreational needs that are not adequately being met, and the existing parks need some improvements, updates and expansions.

While the Town is the primary provider of parks and recreation to Granite Quarry residents, it should work with other agencies in the region to provide the park land and facilities whenever possible. This collaborative effort should include working with the County's Recreation and Parks Department.

Through the planning and public involvement process, standards for park acreage and recreation facilities have been developed. These standards were defined in Section Three: Standards and Needs Assessment and identified in Table 3A-Park Acreage and Table 3A-Facility Standards.

Utilizing the standards for development and applying them to the Town's current and projected population, a needs assessment for both parks and recreation facilities was developed. The summary of this needs assessment is found in the tables at the end of Section Three.

While the tables provide "the numbers" of the needs assessment, this section will define the reasoning behind the numbers and a description of how the numbers are used to provide recommendations that will ultimately guide the Town in the coming decade.

We begin with an overview of the different park types and how these parks will be developed in the future.

### Regional Parks

Regional Parks are typically large, passive oriented parks that highlight, utilize and protect a unique feature. These parks, as the name implies, serve people from across a region; therefore, most people have to travel to enjoy these park types. As noted in Section Three, Regional Parks are typically offered by national, state, or

county agencies. Occasionally, municipalities with populations of 100,000 or more may provide a Regional Park.

As previously noted, Granite Quarry is very fortunate to be proximate to one State Park located to the southeast of Granite Quarry. This outstanding park (Morrow Mountain State Park) provides a wide variety of nature based recreational activities. The facilities at Morrow Mountain provide valuable recreation opportunities for Granite Quarry and Rowan County residents and attracts visitors from across the region.

This excellent State Park meets the needs of a Regional Park for the citizens of Granite Quarry and allows the Town to focus on the development of other park types.

### **District Parks**

District Parks are another large park type often provided by county agencies or larger municipalities. These parks are typically in the 100-200 acre range and provide a wide variety of recreational opportunities.

The closest District Park to Granite Quarry is the Dan Nicholas Park, a Rowan County park, just east of the town. The park's close proximity to Granite Quarry meets the needs for a District Park for the Town.

### **Community Parks**

Community Parks are an important component in most municipal park systems. These parks are usually large enough (25-75 acres) to provide both valuable active recreation opportunities and preservation of undeveloped open space and passive recreation areas.

There are three parks in Granite Quarry that are currently serving as Community Parks: Granite Lake Park, Granite Civic Park and Centennial Park. The sizes for all three parks fit the size of Neighborhood Parks, but their offerings and the population it serves places them as Community Parks. Park master planning should occur for each park to address expansion opportunities, accessible circulation, and opportunities for new and updated facilities, at a minimum.

The Town has a great opportunity to further expand on community recreation offerings with the recent acquisition and annexation of the former quarry properties off Balfour Quarry Road. The character of the quarry lake and surrounding land lend them to passive recreation activities.

### **Neighborhood Parks**

Neighborhood Parks play an important role in providing both active and passive recreation in most municipal park systems. These parks, usually in the 7-15 acre range, are large enough to include both active and passive recreation opportunities. Most Community Parks also serve as Neighborhood Parks to those citizens living within a mile radius such as do the three Granite Quarry parks.

Currently, Granite Quarry does not have a smaller neighborhood park. Since Neighborhood Parks typically serve as the primary building block of most municipal park systems, there is a need for at least two (2) Neighborhood Parks in the northern and southern part of the Town.

In the future, the Town should seek land and develop a site-specific master plan for a new Neighborhood Park(s).

### Mini Parks

Mini Parks are the smallest park type and typically include a playground, shelter and possibly a play court. The small pocket park located in Village at Granite meets the criteria for a mini park but is not operated by the Town. There are currently no municipal parks that could fit into the Mini Park classification.

In the future, the Town may continue to encourage private developers to construct small amenity areas (playgrounds, shelters, etc.) when building single family residential and/or mixed-use developments.

### Civic Parks

Civic Parks are community spaces that often provide a sense of place for a town or city. The size and form of Civic Parks may vary considerably. Likewise, how the spaces are used and programmed varies. Civic Parks may include urban plazas, community green spaces and lawns, memorials, etc.

Granite Lake Park is the closest type of facility that could also be classified as a Civic Park given its passive environment and open greenspace. There may be other opportunities for the development of civic parks as part of downtown or streetscape improvements.

### Greenways

The most popular form of outdoor recreation in the nation is walking. This popularity was reflected in the survey that was conducted as part of this planning study and in comments made during the public workshops. Greenways are typically off-road trails that meander through neighborhoods and natural areas providing transportation corridors and recreational opportunities for walkers, joggers, rollerbladers, and cyclists. The trail surface can either be natural or paved. Paved trails are normally eight to ten feet in width. Natural surface trail widths can vary based on conditions. In addition to providing environmental protection and recreation opportunities, greenways and bike trails can produce economic development. The North Carolina Department of Transportation Division of Bicycle and Pedestrian Transportation conducted a study on a bicycle trail constructed along the northern Outer Banks region. This study determined that a \$6.7 million investment in off-road bike paths and shoulder improvements produced an estimated \$60 million annually in economic benefit.

In addition, the study found that Greenways also offer a valuable alternative to automotive transportation. A greenway often provides a linkage between communities, schools, churches, businesses, and parks.

The Town was included in the 2014 Carolina Thread Trail Master Plan for Rowan County Communities which recommended the development of a multi-use path extending south from Salisbury along S. Salisbury Avenue (US 52) through Granite Lake and Centennial Parks, along Bank Street to Granite Civic Park, extending west along Peeler Street/Byrd Road, the south along Faith Road. As noted in the Inventory section, there are now designated Carolina Thread Trail segments at all three parks and sidewalk has been extended along Peeler Street from Civic Park to just west of Garland Drive.

Further extension of this greenway system should be a focus not only in procurement of land and/or easements, but design and implementation of trail to connect to more neighborhoods and destinations. Most residents, who took the survey, desire for more natural surface trails and off-road greenways.

A Bicycle/Pedestrian Master Plan is currently underway for the Town with completion scheduled for early 2022 which will identify a series of pedestrian/bicycle connectivity types around the community including intersection improvements, sidewalks, shared use paths, pedestrian lanes, advisory shoulders,

paved shoulders, festival streets and shared lane markings. Through these various applications, the plan will recommend facilities to connect both sides of US 52 to Downtown and the Town's Parks.

Recommendations from these valuable studies should be used to guide implementation of a community-wide greenway system. Greenways should be developed in conjunction with other park and recreation providers in the area to ensure they are coordinated with other planning efforts and that there is continuity between plans.

### **Off Road Bikeways**

The need for bikeable roads and the development of greenways for biking was mentioned in the public meeting. The Town should encourage the State to include bike lanes whenever roadway improvements occur, or new roads constructed. The Town should also address their development process to ensure developers provide bicycle (and pedestrian) routes in the roadway improvements they construct as part of a new development.

The Town should consider applying for federal SAFETEA-Lu and Safe Routes to School program non-vehicular transportation funds that encourage alternative means of transportation. These funds have been used to construct bike lanes and trails in communities throughout North Carolina.

Bicycle facilities in the area could serve as an important attraction to tourists visiting the region. Investments in bicycle facilities could improve the safety of the area's transportation system. Bicycle activities provide benefits of health, fitness, quality of life, and the environment.

## **FACILITY PROPOSALS & RECOMMENDATIONS**

This report also recommends the Town acquire additional park land, construct some new community and neighborhood parks, expand greenways, and make improvements to existing parks and facilities by the year 2030. The improvements that will be made as part of these renovations and expansions will add new facilities and offerings to the Granite Quarry parks inventory. The Town should consider the list of facility needs established in Section Three and described in greater detail in this section as it makes park and recreation improvements:

### **Baseball/Softball**

The Town currently provides one ballfield at Civic Park. There are also the two ballfields at Granite Quarry Elementary School that provide facilities for local sports organizations. As the Town does not program baseball or softball and these activities scored as low priorities in the needs assessment, there is not a current or future need to add more ballfields with any of the Town parks.

### **Football**

Football's popularity as a community-based youth sport has been reduced by the emergence of soccer and (more recently) lacrosse. The standard for development of football fields is one field for every 20,000 people within the service community (a standard used by many municipal agencies). This standard indicates there is not a need for a designated football field in Granite Quarry.

### **Soccer/Lacrosse/Multi-use**

Soccer continues to be a fast-growing sport in America. This master plan reflects this demand by establishing a standard of one field for every 5,000 people within the service population. Utilizing this standard for



development, the Town needs at least one (1) soccer field or multi-use field, sized for soccer.

The demand for multi-purpose or multi-use fields will be made more intense by the new interest in lacrosse. Played on a field very similar to a soccer field (they are slightly larger than soccer fields), lacrosse will likely increase in popularity and should be considered as the Town reviews its field needs. This new sport should be taken into consideration since play for both sports can be programmed on similar fields. One method to accommodate the variety of field games (soccer, lacrosse, rugby, football) is to develop larger multi-use fields that can be used for a variety of field games.

### **Basketball**

Basketball remains an extremely popular sport in the United States. Played by a variety of ages, and increasingly by females, this sport can be played either indoors or out. Currently, the Town provides two basketball courts at Civic Park. Both courts are in need of upgrade. Based on national and state standards of development of one outdoor basketball court per 5,000 people, there is a need for at least one basketball court. Basketball scored as a medium priority in the needs assessment. There is not a need to add anymore basketball courts, but should neighborhood park be constructed in the future, the placement of a half court basketball facility could be located in these parks. Likewise, the two existing courts at Civic Park could be replaced by half courts.

### **Tennis**

Based on input received in the public workshops, tennis is not a very popular sport in Granite Quarry and there does not appear to be demand for additional tennis courts. Tennis came in at the bottom of the needs assessment. Currently, the Town has three lighted tennis courts at Granite Civic Park, which should suffice for the current and future needs.

### **Pickleball**

Pickleball received some support in the survey, and nationally and regionally, the popularity of the sport continues to grow. While the Town has striped two of the tennis courts for pickleball, this plan recommends the construction of one standalone pickleball court now and one more pickleball court by 2030. Depending on the frequency of continued use of the tennis courts for tennis, one end court could be converted to a standalone pickleball court.

### **Volleyball**

There is one outdoor sand volleyball court at Civic Park, but it is rarely used. And the demand for volleyball in the community survey was very low. There does not seem to be a need right now for outdoor volleyball for the town, so this plan recommends that the volleyball court be removed, and the space be dedicated to another use.

### **Shuffleboard**

There has been no expressed demand for outdoor shuffleboard courts from citizens. This activity does provide a recreational outlet and opportunities for social interaction, particularly for seniors. However, until there is demand, shuffleboard courts should not be a priority.

### **Horseshoes**

There has been no expressed demand for horseshoe pits in the community. This activity does provide a recreation outlet for social interaction, particularly for seniors. However, until there is demand, horseshoe pits should not be a priority.

## Picnicking/Picnic Shelters

Picnicking was one of the more popular recreational activities listed by respondents in the survey (scored 3rd as a high priority) and from responses at the community workshop. There is currently one large and one small shelter at Granite Civic Park and one medium-sized shelter at Granite Lake Park. There are the two small gazebos at Granite Lake and Centennial Parks that also get used for picnicking. Based on a standard of one shelter per 2,000 people and the feedback from the survey, there is a need for at least one to two additional shelters by 2030.

## Playgrounds/Play Equipment

There are two playgrounds at Granite Civic Park and one playground at Granite Lake Park. As parks are improved, these existing playgrounds should be improved, but the Town should also look for locations for additional playgrounds. Larger parks may warrant more than one playground and all Neighborhood Parks should have a playground. Safety inspections and ADA accessibility audits should be conducted at all existing playgrounds. An all-inclusive playground should be considered which can also serve as a regional destination for special populations. Playgrounds and equipment scored within the high priority segment of the needs assessment.

A popular trend in playground development is natural play areas. These relatively new play areas are designed on the concept of providing opportunities for children to interact with the natural environment when playing. Instead of relying on plastic and steel play structures, these play areas use natural features (creeks, rocks, trees, dirt, etc.) to provide play opportunities. Inspired by the book *Last Child in the Woods: Saving our Children*, this new trend in playground development seeks to re-introduce our youth to the natural environment.

As new playgrounds are completed and existing playgrounds renovated, the Town should replace wood fiber and sand surfaces with poured-in-place (PIP) safety surfacing. PIP surfaces provide wheelchair accessibility and reduces maintenance and lifecycle costs of the playgrounds.

## Pedestrian/Biking Trails

Walking is still the number one outdoor recreational activity in the United States. Walking or biking trail use scored at the top in the needs assessment and at the community workshop. During the pandemic, trails became the go to activity for individuals and families in getting out of the house.

With this level of public demand, the development of walking trails should still be a focus for future park development. A priority should be placed on walking trail development in all existing and future parks. A paved walking trail is an important component of all park types and should be provided in all Neighborhood and Community Parks. There recently conversion to paved trails in Granite Lake Park expanded accessibility in the park.

Biking is a rapidly growing outdoor recreational activity. The Town should expand opportunities for biking through the development of a greenway trail system, including paths suitable for biking in existing and future parks, and through encouraging NCDOT to develop roads with bike lanes or wider shoulders to accommodate bikers. The Town should work with other stakeholders to help promote and facilitate new bikeways throughout the community.

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## **SPECIAL USE FACILITIES**

### **Community Centers and Gymnasiums**

The Town does not have a community center or gymnasium of the size to offer quality recreation programming.

Multi-use indoor space, fitness and wellness programs, teen programs and activities scored in the middle in the community survey and during the community workshop. Based on the Town's estimated future population of 3,300, there is a need to find a location that could support an indoor community center to allow flexible recreation space and classrooms to serve the Town's residents.

The construction and operation of a multi-use recreation center is a significant undertaking, but it is a recommendation of this master plan to seek a partnership and/or plan for construction of a center. The Town should seek a partnership with the County, or private entity towards developing an indoor facility that would benefit Town residents.

### **Swimming Pools and Spraygrounds**

In the past, NRPA and NCDENR provided a standard for pool development of one pool for every 20,000 people. This standard was based on the concept of multi-neighborhood or community pools. Today, with the high cost of operation and construction of swimming pools, very few agencies develop neighborhood/community pools to that old standard. Instead, municipalities typically provide more centralized facilities where one pool may serve a greater population.

Spraygrounds are growing in popularity across the country. In addition to offering a water-based play experience, the play structures, sprays, etc. afford children of all ages and abilities a total play environment and are much more economical to operate than a standard swimming pool. A properly designed sprayground can serve as a regional draw, provide revenue, and provide a beneficial economic impact to the surrounding areas. Development of a sprayground scored well in the survey and in the community workshop. The Town should seek a location, plan, and develop a sprayground facility in a central location.

### **Amphitheaters and Performance Areas**

Currently, there are no amphitheater/outdoor performance areas currently serving residents. The gazebos at Granite Lake Park and Centennial Park serve as places to sit more so than an events shelter. With community events scoring high with most survey and community workshop participants, and as continued structure for the Town there is a need to expand opportunities for an amphitheater and performance area for the Town.

## TRENDS IN PARK & RECREATION FACILITIES

The list of recreational activities developed for this Comprehensive Plan is based on national and state standards that have been used in park planning for decades. As noted earlier in this section, these standards are used as a point of reference, with the understanding that every community should develop standards that are unique to their specific needs.

One of the downsides of the national and state guidelines is that they are not updated often and fail to incorporate newer trends and activities. In the past decade, several new activities have been growing in popularity and should be considered in future park development. These activities include:

### Disc Golf

Disc golf received support in the survey, and nationally and regionally, the popularity of the sport continues to grow. Though interest in the sport did not surface during the community engagement, the Town may desire to design and install at least a 9-basket course as an introduction to the sport.

### Skateboard Parks

Skateboarding has been popular for several decades. In the past decade, many communities have recognized its popularity and have tried to provide a safe and vandal resistant setting for this creative sport. Many municipal agencies have developed skateboard parks to provide a recreational outlet for preteens and teens. The Town should reach out to and survey those users to see if their needs are being met.

### Outdoor Fitness

Outdoor fitness has regained popularity especially when installed as equipment clusters rather than being spread out along a trail or walkway system. This is amenity that should be considered by the Town perhaps as a replacement for the volleyball court area at Granite Civic Park.

### Off-leash Dog Areas

Off-leash dog areas are one of the more recent trends in park development. The popularity of these facilities (also known as dog parks), is a response to the nation's love of pets. Communities throughout North Carolina are now constructing dog parks.

Dog parks take many forms but are primarily a place within a park where park users can bring their dogs to run, walk, and recreate. They usually include a fenced open area where dogs, accompanied by their owner, are allowed to run free. Often the off-leash dog area is divided into sections for large and small dogs.

Based on comments made at the community workshop, a dog park would be a welcome amenity.

## SITE SPECIFIC PARK RECOMMENDATIONS RENOVATION & EXPANSION OF EXISTING PARKS & RECREATION FACILITIES

There is a need to improve and expand at all the Town's existing parks and facilities. Recommended projects which should be considered include:



## Centennial Park

- Master plan Centennial Park for facility expansion, improvements, and better accessibility and connectivity
- Consider transitioning pathways to paved surfacing for easier maintenance, less erosion of trail.
- Replace bridge crossings with engineering structures and abutments; add at least one additional crossing
- Replace gazebo with larger shelter and tables
- Provide paved picnic pads along pathways with a table and trash receptacle at each pad
- Extend an access point to the northeast corner of the park connecting to E. Bank St.



Conversion to paved trail surfacing minimizes erosion



Consider paved picnic pads with tables and receptacles



## Granite Civic Park

- Master plan Civic Park for facility expansion, drainage improvements, and better accessibility and connectivity
- Resurface tennis courts; restripe two courts for tennis and one on the southwest end for pickleball, add pickleball height netting
- Upgrade tennis court and ballfield lighting, transition to LED w/cutoffs
- Consider removal of volleyball court; convert space to an outdoor fitness cluster
- Consider removal of basketball courts; replace with two half-court basketball and expansion of one additional pickleball court
- Provide better accessible routes and connectivity within park and to American Legion Building and parking; all pathways should be paved
- Consider widening the CTT designated route to 8 feet
- Upgrade play equipment and play areas; provide inclusive equipment, surfacing as one amenity
- Consider adding a third shelter in support of the facilities at the south end of the park
- When it becomes available, Town should pursue acquisition of 214 W. Peeler Street for expansion of court activities and better visibility into the park
- Consider adding 1-2 smaller shelters, especially near the playground



Existing volleyball court could be converted to an outdoor fitness cluster



Shelter lacks paved accessible route



## Granite Lake Park

- Master plan Lake Park for facility expansion, improvements
- Upgrade play equipment and expand play area; provide inclusive equipment and surfacing with a paved accessible route from the walkways
- Study north end of park for expansion opportunities such as a splash pad, dog park, additional shelters
- Add walking path connection at south end to US 52 sidewalk
- Consider using sewer easement from Brown St as an additional trail/park access point from Downtown



North end of Granite Lake Park



Playground lacks paved accessible route, seating & shade structure



## General

- Consider replacing all metal pedestrian light poles with concrete for better long-term maintenance
- Consider standardizing all park furnishings to match those at Granite Lake Park
- Coordinate bicycle/pedestrian planning efforts with this plan especially for opportunities to create more greenway, bicycle, and pedestrian connectivity between the parks



Park bench at Granite Quarry Lake Park



Picnic tables at Granite Quarry Lake Park

## PLANNING & LAND ACQUISITION FOR FUTURE PARK & RECREATION FACILITIES

There are opportunities to expand the Town's existing parks and recreation offerings. Recommended opportunities which should be considered include:

### Faith Road Property

- Master plan property for consideration as a Neighborhood Park



### Balfour Quarry Road Properties

- Master plan Mar Rock Road property (6 AC) for consideration as a passive park and or special use water-based recreation facility; include the 3 AC property across Balfour Quarry Road
- Consider acquiring the abandoned quarry property (approx. 25 AC) at 510 Balfour Quarry Road for consideration as a passive park and or special use water-based recreation facility
- Consider a partnership with City of Salisbury or easements/acquisition of portions of the Hill St. properties north of the Mar Rock Road property for additional expansion and connection to Town property at 235 Hill St.

Strategies for implementing these recommendations are part of the Action Plan in Section Five.



Quarry could afford some water-based recreation opportunities



Nice open flat area could provide picnicking opportunities



## SECTION FIVE - ACTION PLAN IMPLEMENTATION

### Introduction

In the previous sections, the Town's needs for parks and recreational facilities have been identified. Careful planning and strategic thinking will be required if these needs are to be met. This section will identify funding sources for implementing some of the recommendations of this plan and identify possible strategies for funding the proposed recommendations.

Instrumental to the implementation of this Master Plan is the identification of adequate funding for facility development and improvements. Finding adequate funding for parks and recreation is often difficult with the many financial demands most municipalities face. Limited budgets place even greater importance on careful planning to meet projected needs.

While the primary focus of previous sections has been on park and facility improvements, physical improvements are only part of the issue as Granite Quarry strives to offer its citizens quality parks and recreation services. As Town leaders plan for the future they should also consider a number of operational and management issues that will position them to meet community wide needs. This section reviews some of those issues.

This section will look at a Capital Improvements Plan for addressing recommendations found in Section Four and provide a strategy for raising funds to construct the proposed improvements and new facilities. Implementing the recommendations made in this Master Plan will result in meeting the future needs for parks, recreation services, and facilities. If the needs identified in this report are to be met, the Town must establish adequate budgets for projected staffing, operations, and maintenance costs, and for capital improvements for parks and recreation facilities. This Action Plan is designed to give Town staff viable options to help finance the proposals and recommendations of this Master Plan.



## REVENUE PLAN

Upon adoption of the Master Plan, Town staff should consider the establishment of a Revenue Plan for Parks and Recreation. A Revenue Plan incorporates all available funding resources, prioritizes them, and puts each option into a funding strategy. In a Revenue Plan, the following funding alternatives are evaluated for their appropriate use in funding capital improvements and programs:

## KEY FUNDING/REVENUE SOURCES

There seems to be strong public support for the Town to improve parks, expand recreation facilities and programs, but innovative measures will be required to meet the needs identified in this plan. The proposed new facilities and expanded operations will require dollars from a variety of sources. The following funding sources are provided to help the Town evaluate funding options:

### General Tax Revenues (operational & capital)

General tax revenues traditionally provide the principal source of funds for general operations and maintenance of municipal parks and recreation facilities. Recreation, as a public service, is scheduled along with health, public safety, schools, etc. in annual budgets established by the governing authority. Assessed valuation of real and personal property provides the framework for this major portion of the tax base. This tax base is then used to fund a majority of municipal services. Currently, funding for parks and recreation services is a relatively small portion of the Town's overall budget. If the Town wishes to enhance the quality of life and healthy lifestyle opportunities for its residents, the current level of funding for parks and recreation should be increased.

### General Foundations (operational & capital)

Another source of revenue is the direct contribution of money from State and National General Foundations. Foundation funds should be sought for both development and construction of facilities as well as providing programs. Funding sources should include general-purpose foundations that have relatively few restrictions, special program foundations for specific activities, and corporate foundations with local connections.

### Foundations with Emphasis on Conservation, Healthy Lifestyles & Parks

Granite Quarry is in a position to receive grant funding from a wide variety of public and private foundations and trusts. Below is a list of funding sources that are particularly applicable and available for the community:

**The Kate B. Reynolds Charitable Trust** has been instrumental in funding projects in North Carolina. Their focus is to improve the quality of life and health.

The **Trust for Public Land and NC Rails-to-Trails Conservancy** have been instrumental in providing financial and technical assistance for open space conservation and development of greenways in North Carolina.

**Robert Wood Johnson Foundation (RWJF)** is the nation's largest philanthropic organization devoted specifically to the public's health. RWJF promotes change through partnerships and collaboration, with the goal of building a culture of health for all Americans. RWJF generally supports public agencies, universities, and public charities that are tax-exempt.

**W.K. Kellogg Foundation** places optimal development of children at the center of all their grants. They concentrate on early childhood development within the context of families and communities. The W.K. Kellogg Foundation's areas of focus: educated kids, healthy kids, secure families, community and civic engagement, and racial equity.

**KaBOOM!** is a national non-profit dedicated to providing play opportunities for America's children. They envision a place to play within walking distance of every child. KaBOOM! works with communities, volunteers, and funding partners to build playgrounds throughout the country.

**BlueCross BlueShield of North Carolina Foundation** has invested millions of dollars in communities across the state. They support opportunities that impact the health of our state. Their areas of focus include health of vulnerable populations, healthy active communities, and community impact through non-profit excellence. Carolina Thread Trail (CTT) through their regional trail implementation help communities within the Carolina Thread Trail network plan and implement trail projects with a focus on planning and constructing trails in key corridors. The Town of Granite Quarry has dedicated CTT segments already with assistance from CTT for signage.

**Playworks Grants Database** is a good resource for grants. Examples found within this database are: The philanthropic arm of Safeway Groceries which established the Safeway Foundation to support non-profits whose mission is aligned with the company's priority areas; hunger relief, education, health and human services and assisting people with disabilities.

**The Safeway Foundation** offers grants up to \$25,000.

**Cigna Health** through its Cigna Foundation supports organizations that enhance health in individuals, families and communities. They offer grants up to \$5,000.

**Home Depot**, through its Community Impact Grants Program, and **Lowe's** through its Lowe's Foundation offer grants to improve community health.

**People For Bikes** provides a community grant program that provides grants up to \$10,000 to improve infrastructure and programs that make it easier and safer for people of all ages and abilities to bike. The Blanche & Julian Robertson Family Foundation, Inc. provides grant towards projects and programs that benefit the people of Salisbury and Rowan County. The focus is on projects that encourage constructive change and have a significant public service component.

Another source of local assistance may be large corporations with foundations established to provide grants for public projects. Companies such as Bank of America, REI, Pilgrim's Pride, and Duke Energy have available funding through existing grant programs, or they may be interested in creating a program or partnership for specific projects.

The Town should actively pursue grants from foundation and trust sources on a regional and national level. Information on trusts and foundations can be found through the Foundation Center, 79 Fifth Avenue, New York, NY 10003-3076 (<http://fconline.foundationcenter.org/>).



### **General Obligation Bonds (capital)**

General tax revenue for parks and recreation are usually devoted to current operations and maintenance of existing facilities. General obligation bonds are often used to finance capital improvements in parks. The State of North Carolina gives municipal governments the authority to accomplish this borrowing of funds for parks and recreation through the issuance of bonds not to exceed the total cost of improvements (including land acquisition). For purposes of paying the debt service on the sale of these bonds, government bodies are often required to increase property taxes. Total bonding capacities for these government agencies are limited to a maximum percentage of assessed property valuation.

Granite Quarry has not used this method of financing park improvements in the past. In view of the recommended capital improvements suggested in this plan, borrowing of funds to acquire new land and develop facilities may be a consideration. Response from the community wide survey indicated there may be support for additional spending to develop parks and greenways.

An added value of a governing agency's bonding authority and capacity is its ability to use those funds to leverage other funding opportunities. Bonding enables government agencies to utilize funds to match federal grant-in-aid monies or state funds. General obligation bonds are still the greatest source utilized to fund park projects in North Carolina. Through a well thought out and publicly presented bond campaign, voters would be given the opportunity to choose to support park and recreation improvements through the selling of bonds.

### **Revenue Bonds (capital)**

Revenue bonds are used for financing high use specialty facilities like multi-use community centers, aquatic centers, tennis centers, and athletics complexes. The users, and other revenue sources, pay for operations and sometimes repay the bonds. This revenue source would only be of use to the Town if they choose to change their tax subsidy policy for using this type of funding. The Town most likely would not seek out this option.

The legal requirements for utilizing these funding mechanisms are extremely complicated and can require approval from the state legislature. Use of revenue bonds seem to be unlikely at this time.

### **Limited Option or Special Use Tax (capital)**

Limited option or special use taxes can be established in various ways. A municipality or county can establish the tax by determining the source, such as property valuation, real estate transfer taxes, or sales tax. This option requires legislative approval. Typically, special use taxes are structured on sales tax or transfer taxes and are earmarked for a specific project. A governing body can approve a tax that is identified or earmarked on property valuation; however, other sources may require state approval. The idea behind a special option or limited option tax is that the tax is identified or limited for a special purpose or projects and the duration can also be limited to accomplishing the projects.

### **Federal and State Assistance (capital)**

Federal funding sources are available to assist financing capital improvement recommendations found in this plan. One of the oldest park funding sources has been available from the U.S. Park Service's Land and Water Conservation Fund (LWCF). Funding through this program has been sporadic over the past few years, but through recent legislation action has infused new stream of continual funding into the program. The Town of Granite Quarry received an LWCF grant in 1985 for Granite Civic Park.

Other potential federal funding sources are the National Foundation of Arts and Humanities and the National Endowment for the Arts (NEA).

The North Carolina General Assembly passed a bill in 1994 creating a consistent source of funds for parks and recreation in the state. The Parks and Recreation Trust Fund (PARTF) provides money for capital improvements, repairs, renovations, and land acquisition of state and local parks. Originally, revenues from the state's portion of the real estate deed transfer tax support the fund. Revenues vary from year to year. The structure of this funding source has recently gone through changes based on legislative action. While the funding structure for this fund has changed, PARTF will continue to fund park and recreation facilities in North Carolina.

Of the funds allocated, 65% go to the state parks system, 30% provide matching grants to local governments, and the remaining 5% go to the Coastal and Estuarine Water Beach Access Program. The maximum matching grant is limited to \$500,000 for a single project. The PARTF system allows an agency to apply for a 50/50 cost-sharing grant to develop or acquire park land and facilities.

The Town of Granite Quarry has received one PARTF grant in 2004 for Granite Lake Park. In the future, the Town should consider applying for funds through this program on a regular basis.

Additionally, the State can fund projects such as bikeways and pedestrian walks through the federally funded SAFTEA-LU [formerly known as the Intermodal Surface Transportation Efficiency Act (ISTEA)]. The North Carolina Department of Transportation (NCDOT) administers the funds, and the local government agency can use these funds for developing portions of any proposed Greenway system. Local communities can also apply for assistance with pedestrian, bikeway, and greenway projects by applying for "NCDOT Enhancement Funds."

Another source of state administered funding is through the North Carolina Land and Water Fund (NCLWF) (formerly Clean Water Management Trust Fund). These funds are set aside for the acquisition of riparian properties, financing of innovative wastewater management initiatives, stormwater mitigation and stream bank restoration projects, support for greenways, and some planning programs. The acquired or purchased property can be used for recreation while protecting valuable water resources from the effects of urban encroachment. Money from this grant is particularly applicable to the preservation of open space, greenway development, and water access.

Another excellent source to find government grants is on the website ([www.grants.gov](http://www.grants.gov)). This website clearing house provides information for all federal grants. Grant opportunities exist in the following categories:

- Community Development
- Environment
- Health
- Natural Resources
- Transportation

Any of these categories could have grants that could be used to develop programs and facilities for parks.

## User Fees (operational)

User fees are often charged by departments or municipalities to offset operational costs, and (occasionally) provide funding for the construction of facilities. Every agency must establish its philosophy with regard to cost recovery through the use of fees. The Town has historically charged fees for some facilities and programs, but these fees have typically not been set to cover the total operational cost of the program and have never been used to finance construction of facilities.

Currently, the Town charges rental fees for the following facilities:

- Centennial Park Gazebo
- Civic Park Shelter
- Civic Park Kitchen
- Legion Building @ Civic Park
- Lake Park Shelter
- Lake Park Gazebo

The rental fees vary based on hours needed for use, Town resident vs. non-resident with a discount for civic/church groups.

Ultimately, the Town may consider a change in user fees that will help offset more of the cost of some activities. Based on elected officials' direction, the revenue generated by increased fees could then be used to offset impacts on the general fund and possibly be used for capital improvement funding to help make park improvements.

Many of the proposed facilities in this Master Plan are outdoors (playgrounds, trails, greenway, new recreation facilities, etc.) and offer only limited opportunity for cost recovery. There may be some areas where greater cost recovery could be achieved. Examples may include rental fees for additional shelters, fields, etc. or for requiring permits for dog parks, disc golf, etc.

## Revenue Opportunities

User fees are not the only means of generating revenue. The Town may consider using some other revenue generating opportunities which could include:

Sponsorships from local private businesses. Sponsorships typically come in the form of products, events, programs, cause-related, and in-kind. Sponsorships can also take the form of naming rights for a facility or program. Sponsorship or naming agreements should include very specific details related to sponsorship cost, duration, use of promotional materials, etc.

Grant applications from local foundations, state and federal agencies, or individuals. Most grants take time to prepare and require coordination effort with other agencies or departments from within the community to create a quality submittal. Grants also require extensive tracking of expenditures and outcomes for attaining future funding.

Partnerships are a relatively new method of sharing funding resources to provide services. These partnerships can be formed with a wide variety of other public or private agencies. Often partnerships are two or more

government agencies. Through these partnerships, a municipality receives direct benefit in either facility use, programming assistance, or volunteer man-hours. These benefits add value and help offset cost thus creating earned income. This earned income requires both agencies to have common visions, values, and goals for the partnership to be successful. Some examples of partnerships include:

- Church facilities for recreation services. Some churches or religious organizations in the region are providing recreation facilities.
- Youth sports associations are an important partner in organizing and programming many youth sports in the region.
- Trail sponsors that adopt sections of trails for maintenance and cleanup.
- Adopt-a-park or adopt-a-greenway partners that help maintain park lands and greenway corridors. These sponsors are typically in the form of scout units, neighborhood associations and businesses that are in proximity to parks.
- School partnerships where both partners invest in the development of facilities and programs based on shared use of facilities and staff. This investment may be financial or may include other means of support.
- Municipal partnerships with Rowan County to share in land acquisition, development funding for park and recreation development as well as staffing.
- Special event partners that assist with the development of community-wide events.
- Program partners who assist in providing services to the community.
- Advertising and licensing in programs, facilities, and events sponsored by the Town. The Town could leverage highly exposed advertising space to businesses willing to pay a fee for the right to advertise.
- Volunteer development programs can reduce staff costs. Volunteers can create advocacy and bring down the cost of programs and services.
- Privatizing the development of facilities or services is an opportunity that is used by some departments when they are unable to control the cost of labor and are unable to find the needed capital to develop a recreational facility or a concession operation. This gives the government agency a management tool to create an asset or improve a service without tapping into their own resources. Facilities that are typically considered for privatization include community centers, golf courses, marinas, camping and RV facilities, boat rentals, bike rentals, equipment rentals, and other forms of concessions.
- Marketing strategies are an important component in developing untapped revenue opportunities. Promotional activities improve awareness of the activities provided by the Town and assist in bringing more revenue to the system by filling programs and facilities.

## METHODS FOR LAND ACQUISITION & DEDICATION

In order to meet the needs identified in this report, the Town should consider expanding its park and recreational lands which would lead to a need for future land acquisition. Methods available for acquiring the land include the following:

### Fee Simple Purchase

Outright purchase is perhaps the most widely used method of obtaining land. Fee simple purchase has the advantage of being relatively simple to administer, and to explain to the general public to justify a particular public expenditure. Unfortunately, fee simple purchase often is the most expensive means of obtaining and utilizing a property.



### Fee Simple Purchase with Lease-Back or Resale

This technique of land acquisition enables the Town to purchase land to lease or sell to a prospective user with deed restrictions that would protect the land from abuse or development. This method is used by governments who impose development restrictions severe enough that the owner considers himself/herself to have lost the major portion of the property's value and it is more economical for him/her to sell with a lease-back option.

### Long-term option

A long-term option is frequently used when a property is considered to have potential future value though it is not desired or affordable at the time. Under the terms of a long-term option, the Town agrees with the landowner on a selling price for the property, along with a period of time, for which the Town has the right to exercise its option. The first benefit of this protective method is that the option may stabilize escalating land cost and establishes land use for the property. Secondly, the Town does not have to expend large sums of money until the land is purchased. Thirdly, the purchase price of the land is established. The disadvantage of this method is that a price must be paid for every right given by the property owner. In this case, the cost of land use stabilization and a price commitment comes in the form of the cost of securing the option.

### First Right of Purchase

This approach to acquiring land eliminates the need for fixing the selling price of a parcel of land yet alerts the Town of any impending purchase which might disrupt the land acquisition goals. The Town would be notified that a purchase is pending and would have the right to purchase the property before it is sold to the party requesting the purchase.

### Land Trust

The role and responsibility of a Land Trust is to acquire park land and open space while maintaining a well-balanced system of park resources representing outstanding ecological, scenic, recreational, and historical features. A Land Trust is a 501 (c) (3) not-for-profit corporation made up of key knowledgeable leaders in the area who represent a cross section of interest and experience in recreation, historic properties, conservation, preservation, land development, and environmental issues. Their goals and responsibilities are to work with landowners to acquire park land for current and future generations. The individuals appointed to the Land Trust must have knowledge of land acquisition methods and tools used to entice landowners to sell, donate, provide easements, life estates, irrevocable trusts, or a combination of all. This includes seeking out a knowledgeable land acquisition attorney who is trained in these areas to provide the most efficient and effective processes to achieve the balance of types of land to meet the goals of this Master Plan.

The Town does not have to go through the time and expense of setting up a land trust to utilize this vehicle for land donation or conservation. Three Rivers Land Trust is the established land trust in Rowan County. The Town could partner with them to provide protection of valuable open space without creating a new entity.

### Donations

A significant, and yet often untapped, source for funding for acquisition and development of public park projects is through a well-organized local gifts program. Donations of land, money, or labor can have a meaningful impact on the development of Parks and Recreation facilities.

The most frequently used type of gift involves the giving of land to be used for a park or a greenway. The timing of such a donation can correspond with a PARTF grant application, thereby providing all or a significant portion of the local matching requirement associated with this fund. A similar use of gifts involves

donated labor or materials, which become part of an improvement project and help to reduce project costs. The value of the services or materials can, in some cases, also be used to match non-local grant funds.

Some agencies have developed a gift catalog as a tool for promoting a gifts program. Such a publication should explain the role and importance of the gifts program, describe its advantages, define the tax advantages that may occur to the donor, and identify various gifts (land, labor, play equipment, materials, trees, etc.) that are needed to meet program needs. The gifts catalog should be prepared in a format that can be distributed effectively and inexpensively and should provide a clear statement of needs, typical costs associated with various gifts, and be made readily available to the public.

To aid this type of gift program, a strategy for contacting potential donors (individuals, businesses, foundations, service clubs, etc.) should be developed. An important part of this strategy should include contacting the local Bar Association, trust departments of lending institutions, and the Probate Court. Communicating with these groups regularly will make them aware of the potential for individuals to include a gift to the Town as part of their tax and estate planning.

### Life Estate

A life estate is a deferred gift. Under this plan, a donor retains use of their land during their lifetime and relinquishes title to such land upon their death. In return for this gift, the owner is usually relieved of the property tax burden on the donated land.

### Easement

The most common type of less-than-fee interest in land is an easement. Property ownership may be viewed as a combination of rights. With this understanding, it is possible to purchase any one or several of these rights. An easement seeks either to compensate the landholder for the right to use their land in some manner or to compensate them for the loss of one of their privileges to use the land. One advantage of this less-than-fee interest in the land is the private citizen continues to use the land while the land remains on the tax records continuing as a source of revenue for the Town. Perhaps the greatest benefit lies in the fact that the Town purchases only those rights that it specifically needs to execute its park land objectives. By purchasing only rights that are needed, the Town is making more selective and efficient use of its limited financial resources.

### Zoning/Subdivision Regulations

Many communities in North Carolina have unified development ordinance, zoning ordinances or subdivision regulations that require a developer to donate a portion of the property they are developing to the government agency to be used for public park land. Through these regulations (zoning ordinances, subdivision regulation, and mandatory dedications) developers may be required to provide new usable park land at no cost to a municipality. Regulations can require land to be dedicated and/or compensation made to the municipality for the development of park land.

## PARK FACILITIES AS ECONOMIC DEVELOPERS

Historically, there have been four economic development benefits that a community may derive from park and recreation services. These benefits include:

Attracting Tourists: The features and programs that attract tourism to a community include parks, beaches, historic sites, museums, special events and festivals, and athletic tournaments. The majority of features are provided by public agencies (national, state, local park agencies, etc.).

Enhancing Real Estate Values: Research shows people will pay more to live close to natural park areas. These higher property values result in owners paying higher property taxes, which in turn offsets some of the cost for the development of parks and preservation of open space.

Attracting Business: Quality of life issues influence where businesses locate. Parks, recreation, open space, and senior services are an important component of the quality of life equation. Good parks help cities and counties attract and retain businesses.

Attracting Retirees: A new growth industry for American communities is the retirement population. The decision to relocate by this segment of our population is primarily governed by climate and recreation opportunities. This segment of the population is extremely attractive to local governments because retirees are unlikely to have children enrolled in the local school system and therefore are less of a burden on the community's tax base.

Through investing in parks and recreation facilities, Town officials can ensure that Granite Quarry provides the quality of life that helps attract new businesses, enhances real estate values, and provides an attractive option to the retirement community.

## OPERATIONAL RECOMMENDATIONS

Town leadership must also address some of the operational issues that will face the Department in the coming decade. These issues relate to the manpower and organizational changes that will be required as the Town expands and adds new parks/facilities. These recommendations address some of the critical operational issues the Department needs to identify as it expands the facilities and services it provides.

An important aspect of these planning recommendations is to develop a vision for the Department to improve park and recreation facilities for Town residents. Ultimately, the provision of better parks and recreational programs includes both facility improvements and establishing a method of delivery of services. Currently, the Town is limited in the resources it directs to this mission. If the Town is to improve the quality of parks and recreation facilities offered, it will be required to add staff to manage/operate facilities and provide services.

### Staff Needs

Action on the recommendations found in this Master Plan will expand the Town's parks and facilities. The development of new parks, the construction of new recreation facilities, and the expansion of trails will require additional staff to maintain, operate and program these new facilities. Currently, the parks maintenance is overseen through Maintenance/Public Works. While the development of a true operation and maintenance program for these future facilities is beyond the scope of this Master Plan, it is important that the Town plan and budget for adequate staff positions for any new facilities that are constructed.

### Parks and Recreation Advisory Committee/Friends of the Parks

Without a dedicated Parks and Recreation Department, Granite Quarry should at least have a committee with a focus on the park and recreation offerings of the town. This plan recommends that the Town establish a Parks and Recreation Advisory Committee (PRAC) or a Friends of the Parks (FOTP) organization that can provide more focus on the mission, goals and objectives listed at the beginning of Section Four. The purpose of a Board is typically to promote, advise and assist a Parks and Recreation Department. For Granite Quarry,

an established PRAC or FOTP would work with the Town Manager and Public Works Department to assist with making sure these ideals are met. Advisory Board assistance can include, but not be limited to:

- Assisting with development of new funding sources for the Town relating to parks, recreation, and greenways
- Assisting with review and making recommendations towards proposed park, recreation, and greenway projects
- Assisting with review and making recommendations on potential land acquisition related to parks, recreation, and greenway projects.
- Assisting in the development of long-range plans
- Assisting in the promotion and facilitation of community or special events
- Assisting with promotion of community awareness on needs for parks, recreation, and greenways towards making Granite Quarry a healthier place to live.

It is recommended that the PRAC or FOTP prepare an annual work plan from which the PRAC/FOTP can work with staff to meet future and recreational development and services. An example work plan is provided in the Appendix. Recreation Resources Service, a partnership of the North Carolina Division of Parks and Recreation, the Department of Parks, Recreation & Tourism Management, and North Carolina State University, works with many municipalities in providing services and can provide guidance towards an operational PARC or FOTP for Granite Quarry.

### Operational Costs

As noted above, the development of expanded and new recreation facilities will require additional staff. These new staff positions will add to the annual operational budget in both staff and equipment costs. The expansion of recreational facilities could also add to the energy and utility cost of parks and recreation facilities. The recommended facility improvements included in this Plan will increase the Town's facilities. Expansion of parks and greenways will have implications to the operational budget. The Town's management staff along with elected officials must carefully consider the financial impact of each major capital improvement project as projects are considered. No capital improvement project should be undertaken without the commitment of support for adequate ongoing operational funding. Likewise, consideration should be given to the positive economic impacts that some facilities may have on Granite Quarry's economy, and if applicable, their potential for revenue generation.

### Greener Operation

As the world's population expands and environmental concerns over climate change, conservation of resources, and preservation of our fragile natural systems become more apparent, greater environmental responsibility by public and private agencies has become critical. As a government agency, particularly one that is involved with the management of public open space and the improvement of the public's health, the Department's operation should make a concerted effort to minimize its environmental impact.

With this understanding, the Town should evaluate its maintenance and operational procedures with an intent to minimize waste and environmental impact. Where economically feasible, the Town should look to implement operational procedures that emphasize conservation, recycling, and sustainability. Likewise, as the Town looks to build new facilities, it should consider constructing facilities that minimize environmental impacts, conserve energy, and reuse building materials where possible.



## CAPITAL IMPROVEMENT PLAN

The Capital Improvement Plan for the acquisition, renovation, and development of parks and greenways for the planning period was prepared with input from Town staff and public involvement. All of the proposed costs are shown in current dollar values. The capital improvement costs include funds for land acquisition, site preparation, site utilities, and facility development as well as estimated planning and design fees.

The 10 Year Capital Improvement Plan can be summarized into the following components:

Existing Parks Renovations/Improvements	\$1,344,000
Land Acquisition	\$ 600,000
New Park Facility Development	\$ 896,000
Greenway Development	\$ 974,400
Special Use Facilities	\$ 459,200
Site Specific Park Master Planning	<u>\$ 95,000</u>
Total Capital Improvement Budget	\$4,368,600

Table 5-1 “Capital Improvement Plan” shows the costs associated with the capital improvement program. The table reflects the proposals and recommendations as outlined in Section Four of this Master Plan.

## RECOMMENDED TEN-YEAR PRIORITY PROJECTS

Recognizing that this is a vision plan for a community-wide park system, Town staff and elected officials must prioritize the recommendations in this document based on the public’s input and staff review. The following park development initiatives should be considered as a focus over the next ten years:

- Master plan Granite Lake Park with a focus on park upgrades and expansion
- Master plan Granite Civic Park with a focus on park upgrades and expansion
- Master plan Centennial Park with a focus on park upgrades and expansion
- Master plan the Quarry property(ies) with a focus on passive recreation
- Master plan Faith Road property for multi-use recreation opportunities, neighborhood park
- Construction of two miles of greenway; seek grant opportunities, partnership(s) with Rowan County and adjacent municipalities
- Seek locations for at least two neighborhood parks in the northern and southern ends of the Town
- Seek a location for a splash pad
- Seek a location for a dog park
- Establish a Parks Recreation Advisory Committee/Friends of the Parks; develop a work plan
- Seek partnerships with area businesses that focus on health and wellness to expand programming within the parks

## MASTER PLAN FUNDING STRATEGY

This Master Plan identifies a Vision Plan for park and recreation development and services in Granite Quarry. It is understood that not all the recommendations will be acted upon over the next decade. The Town and elected officials will ultimately have to prioritize the steps they will take to meet some of these park and recreation needs.

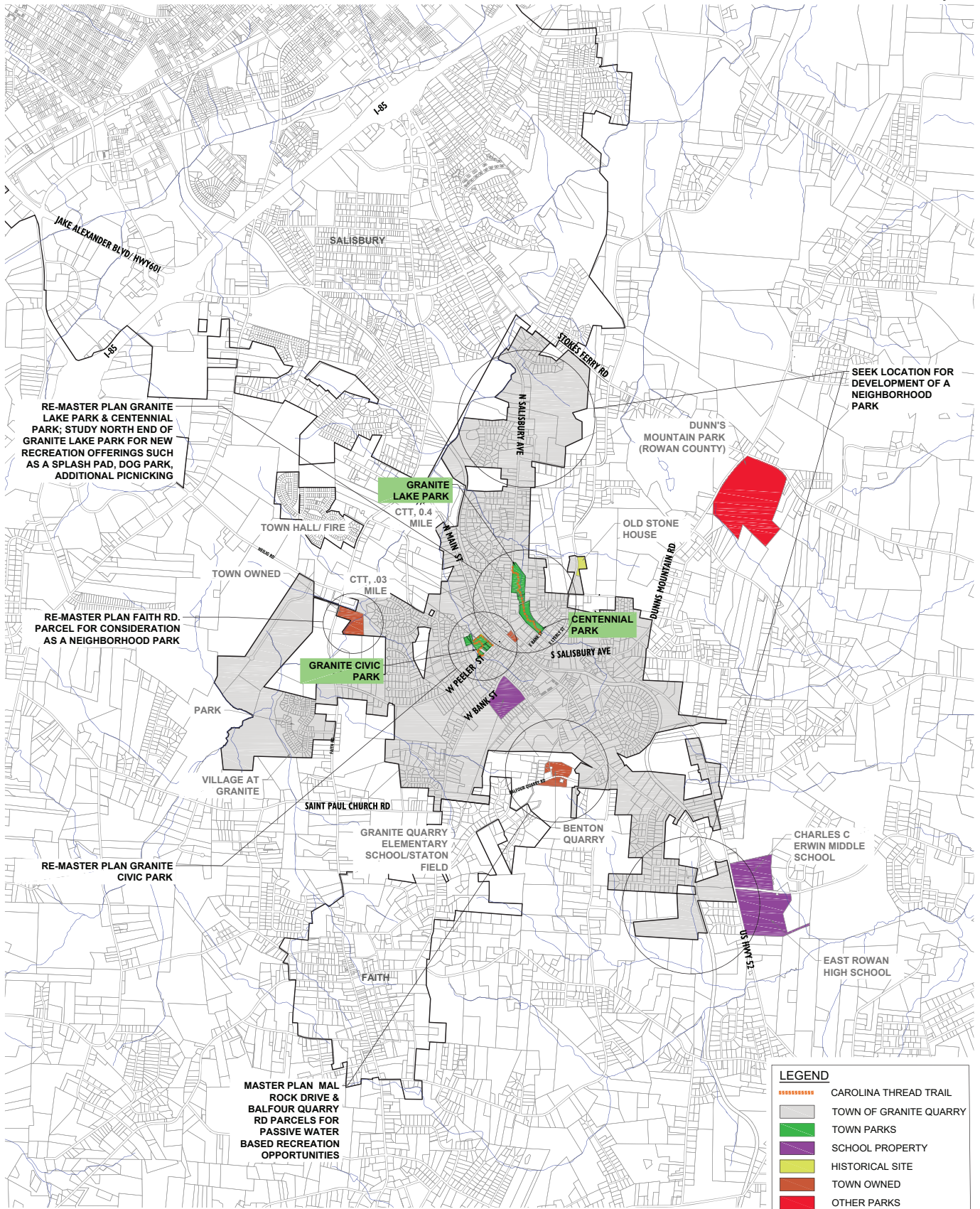
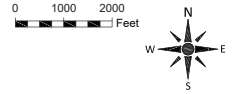
To assist with the prioritization, the following items should be considered by both Town Staff and the elected officials:

- Clearly delineate capital expenses vs. operational expenses.
- Identify any additional staff requirements as a result of proposed projects.
- Identify and evaluate areas of future development
- Prepare potential risk assessments associated with all elements.
- Prepare proforma and cost benefit analysis demonstrating each project's value to Granite Quarry.
- Revenue sources must be identified and verified - Projected tax base growth, Land sales, User fees, Partnerships, Sponsors, Grants, General Fund, Bond Referenda, etc.
- Project timelines for each project and tasks involved.
- Identify the degree of difficulty involved for each project.
- Indicate the apparent "ripeness" of each project.
- Demonstrate the Public's interest (as expressed in our surveys) for each project / element.

# Town of Granite Quarry | Parks & Recreation Master Plan

Granite Quarry, NC

Granite Quarry Parks & Rec Dept | 01.07.2022



**Table 5-1  
Town of Granite Quarry  
Parks and Recreation Master Plan  
Capital Improvement Plan (CIP) (10 Years)**

<b>Capital Improvement &amp; Land Acquisition</b>	<b>10-Year Total</b>	<b>2022-2025</b>	<b>2026-2030</b>
<b>Existing Parks Renovations/Improvements</b>			
Centennial Park	\$200,000	\$100,000	\$100,000
Granite Civic Park	\$800,000	\$400,000	\$400,000
Granite Lake Park Park	\$200,000	\$100,000	\$100,000
Planning & Design (12%)	<u>\$144,000</u>	<u>\$72,000</u>	<u>\$72,000</u>
<b>Renovations/Improvements Total</b>	<b>\$1,344,000</b>	<b>\$672,000</b>	<b>\$672,000</b>
<b>Land Acquisition</b>			
Neighborhood Parks (2 @ 5-7 AC)	\$500,000	\$250,000	\$250,000
Greenway Easements	<u>\$100,000</u>	<u>\$50,000</u>	<u>\$50,000</u>
<b>Land Acquisition Total</b>	<b>\$600,000</b>	<b>\$300,000</b>	<b>\$300,000</b>
<b>New Park/Facility Development</b>			
Mar-Rock Quarry Property	\$800,000	\$400,000	\$400,000
Planning & Design (12%)	<u>\$96,000</u>	<u>\$48,000</u>	<u>\$48,000</u>
<b>Park/Facility Development Total</b>	<b>\$896,000</b>	<b>\$448,000</b>	<b>\$448,000</b>
<b>Greenway Development</b>			
Greenway Development (2+ miles)	\$800,000	\$400,000	\$400,000
Natural Trail Development	\$70,000	\$35,000	\$35,000
Planning & Design (12%)	<u>\$104,400</u>	<u>\$52,200</u>	<u>\$52,200</u>
<b>Greenway Development Total</b>	<b>\$974,400</b>	<b>\$487,200</b>	<b>\$487,200</b>
<b>Special Use Facilities</b>			
Splash Pad	\$400,000	\$300,000	\$100,000
Dog Park	\$10,000	\$10,000	\$0
Planning & Design (12%)	<u>\$49,200</u>	<u>\$37,200</u>	<u>\$12,000</u>
<b>Special Use Facilities Total</b>	<b>\$459,200</b>	<b>\$347,200</b>	<b>\$112,000</b>
<b>Site Specific Park Master Planning</b>			
Lake/Civic/Centennial Parks	\$40,000	\$40,000	\$0
Faith Rd/Mar Rock Rd Properties	\$30,000	\$30,000	\$0
Neighborhood Parks (2)	<u>\$25,000</u>	<u>\$0</u>	<u>\$25,000</u>
<b>Site Specific Park Master Planning Total</b>	<b>\$95,000</b>	<b>\$70,000</b>	<b>\$25,000</b>
<b>Total Capital Improvement Budget Cost</b>	<b>\$4,368,600</b>	<b>\$2,324,400</b>	<b>\$2,044,200</b>





# APPENDICES





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