

October 23, 2020

# Norris Recreation Complex

## Master Plan Summary



Prepared For:  
**Town of Rutherfordton,  
North Carolina**

Prepared By:  
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## Executive Summary

### Master Plan Overview

The purpose of this Master Plan is to establish guidance for the future development of the Norris Recreation Complex on the town owned 50+ acre parcel previously occupied by the 9-hole golf course and clubhouse facility. The Rutherfordton Golf course was originally built by Dr. Henry Norris around 1929 and was privately operated. Between 1936 and 1940, the course was donated by Dr. Norris and his wife to the Town of Rutherfordton for use as a public golf course. In recent years, the level of play declined and maintenance concerns caused the closure of the golf course facility.

This Master Plan seeks to fulfill many new and desired recreational opportunities for the Town of Rutherfordton. Additionally, the Master Plan strives to create recreational opportunities that will positively affect the lives of the citizens of Rutherfordton by providing recreational amenities for interaction between all age groups and abilities. Sharing these amenity spaces and programming opportunities with the Town's citizens and visitors is the driving force in the long term success of the park.

This plan should be referenced by the Town of Rutherfordton as a tool when considering implementation and improvements to the park.



Aerial Photograph of Existing Golf Course Property

## **Site Analysis and Environmental Inventory**

### **Site Description**

Norris Recreation Complex is located on a 50-acre site adjacent to the Rutherford Regional Hospital near the center of the Town of Rutherfordton. The site is located south of State Highway 108, with the main site entrance coming off of Dr. Henry Norris Dr. and Twitty Ford St.

The Recreation Complex was previously a 9-Hole golf course, until 2018 when it was forced to shut down for financial reasons. The site consists of 3 parcels; A 45.1-acre parcel where the old golf course was located, a 2.5-acre parcel where the pro shop and parking for the golf course were located, and a 2.4-acre parcel that runs along the southwest corner of the property adjacent to the Forest Hills Neighborhood. The site is located at the crossroads of the future Overland Victory Trail and Crestview Park Trail. These trails are incorporated in the master plan within the site.

### **Existing Site Facilities**

Norris Recreation Complex is mostly open lawn, with 3 main pockets of hardwood and evergreen trees, as well as some single trees scattered throughout the site due to the previous use as a golf course. A 2,500 SF pro shop is located off of Twitty Ford St. along with a parking lot. These facilities will not be used in the future use of the Norris Recreation Complex and are planned for demolition.

There are golf cart paths running throughout the site, as well as 3 cart path bridges crossing the main creek that runs North/South through the middle of the site. 2 of these bridges are in usable conditions, but the southern-most bridge will need to be repaired or replaced before it can be used as part of the disc golf course. Sand bunkers scattered throughout the site are beginning to be overgrown with grasses and will either remain as features in the disc golf course, or are planned for demolition for other park amenities.

### **Site Topography**

Norris Recreation Complex features long sloping hills, leading down to a stream that runs North/South through the center of the property. The Northeast portion of the site is high plateau that will feature much of the park development, as well as the entrance to the site. The elevation on site ranges from 870' at the south center of the site, to 1000' at the site entrance in the Northeast corner.

Slopes on site range from 2-25%, with around 40% of the site having moderate (8-15%) slopes, 35% of the site having steep (15-25%) slopes, 20% of the site having gentle (2-8%) slopes, and 5% of the site being flatter floodplain (0-2% slope).

## Site Soil

Approximately 70% of the site is Madison Clay Loam, which is suitable for recreational development if steep slopes are avoided. Another 20% of the site is Cecil-Clay Loam, where much of the significant development on site will happen. 5% of the site is Cecil-Urban Land Complex, and the remaining 5% is Chewacla Loam, which is present almost exclusively in the flood plain.



MAP LEGEND		MAP INFORMATION	
<b>Area of Interest (AOI)</b>	Area of Interest (AOI)		Spoil Area
<b>Soils</b>	Soil Map Unit Polygons		Stony Spot
	Soil Map Unit Lines		Very Stony Spot
	Soil Map Unit Points		Wet Spot
<b>Special Point Features</b>	Blowout		Other
	Borrow Pit		Special Line Features
	Clay Spot	<b>Water Features</b>	Streams and Canals
	Closed Depression		Streams and Canals
	Gravel Pit	<b>Transportation</b>	Rails
	Gravelly Spot		Rails
	Landfill		Interstate Highways
	Lava Flow		US Routes
	Marsh or swamp		Major Roads
	Mine or Quarry		Local Roads
	Miscellaneous Water	<b>Background</b>	Aerial Photography
	Perennial Water		Aerial Photography
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Rutherford County, North Carolina  
 Survey Area Data: Version 21, Jun 3, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 23, 2014—May 7, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

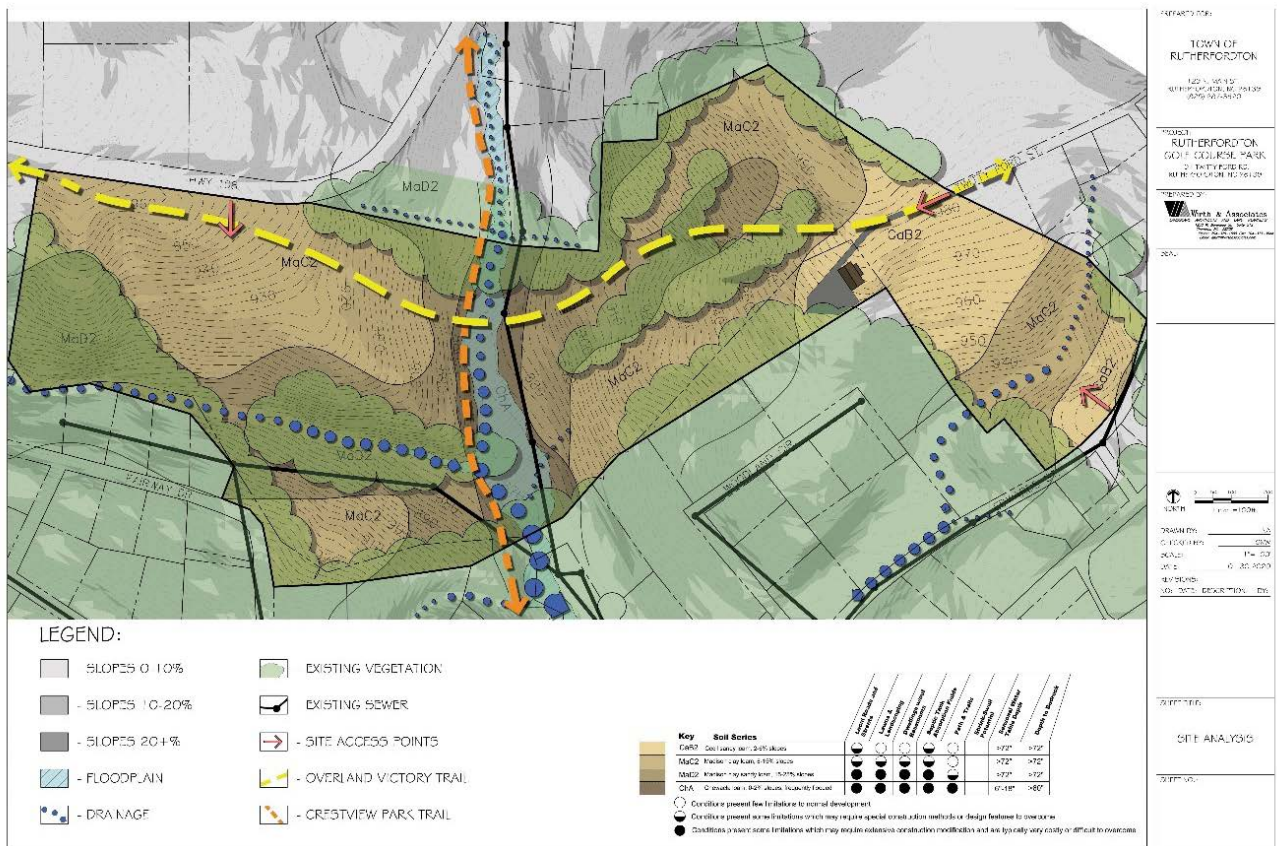
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB2	Cecil sandy clay loam, 2 to 8 percent slopes, moderately eroded	20.0	15.3%
CeB2	Cecil-Urban land complex, 2 to 8 percent slopes, moderately eroded	7.9	6.0%
ChA	Chewacla loam, 0 to 2 percent slopes, frequently flooded	8.7	6.7%
MaC2	Madison clay loam, 8 to 15 percent slopes, moderately eroded	51.9	39.6%
MaD2	Madison clay loam, 15 to 25 percent slopes, moderately eroded	35.8	27.3%
Ur	Urban land	6.7	5.1%
<b>Totals for Area of Interest</b>		<b>131.0</b>	<b>100.0%</b>

## Water Resources and Wetlands

Norris Recreation Complex has two main streams on site; The larger of the two bisects the site almost exactly down the middle and is dammed roughly in the center of the site to create a small pond with fish and wildlife. A second stream joins into the main stream from the west near the southern border of the park. There is also a prominent drainage ditch that runs through the middle of the southeast leg of the site that will carry water during and directly after a rain event.

## Composite Site Analysis Map

In addition to the natural resources and constraints described above, there are two regional trail connections to be considered in the master planning process. First is the east-west Overland Victory Trail and the other is the north-south Crestview Park connector trail. Both are shown on the Composite Site Analysis Map below:

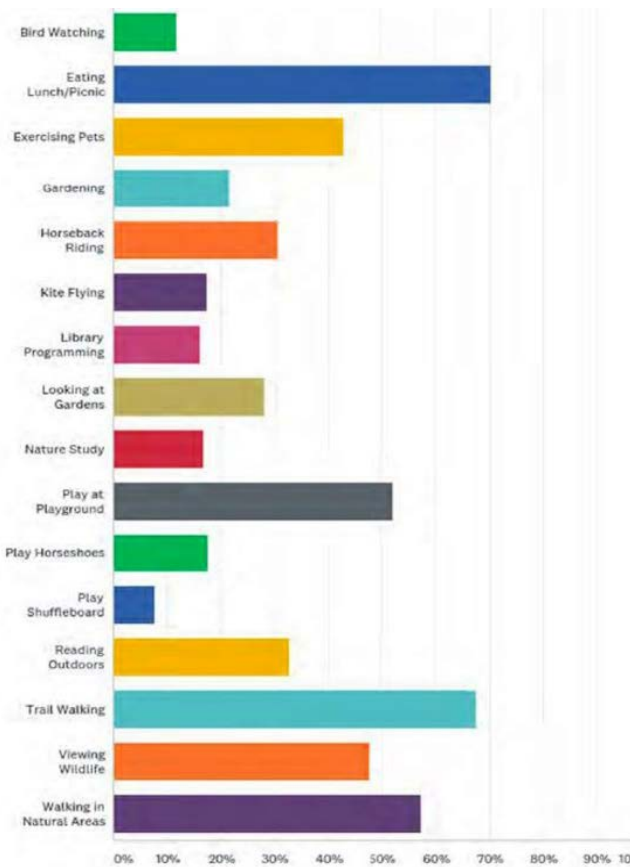




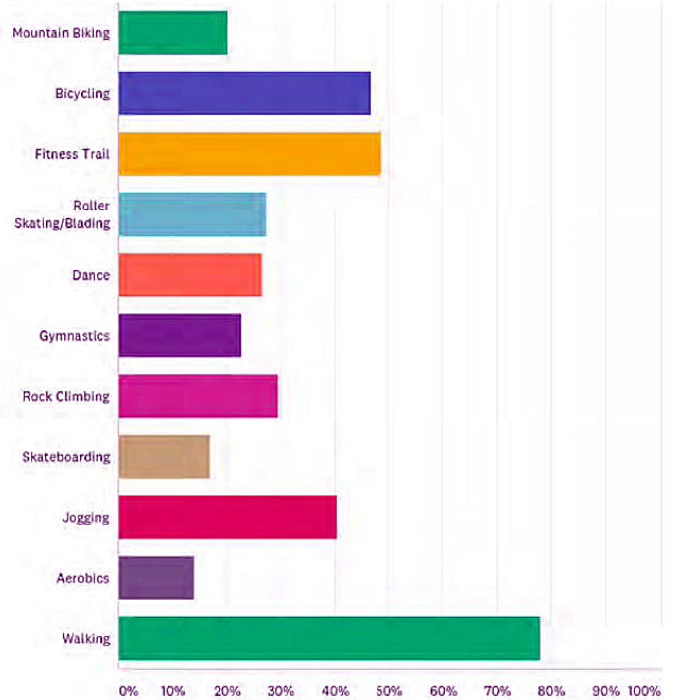
## Recreational Needs

The Master Park & Recreation Plan for the town was completed in 2018. In addition, the Rutherfordton Golf Course Task Force has been working with the Town of Rutherfordton for roughly the past 18 months on the recreational opportunities for the Norris Recreation Complex. Below are summaries of the survey results from both the Master Parks & Recreation Plan and a survey conducted as part of the Golf Course Task Force Committee:

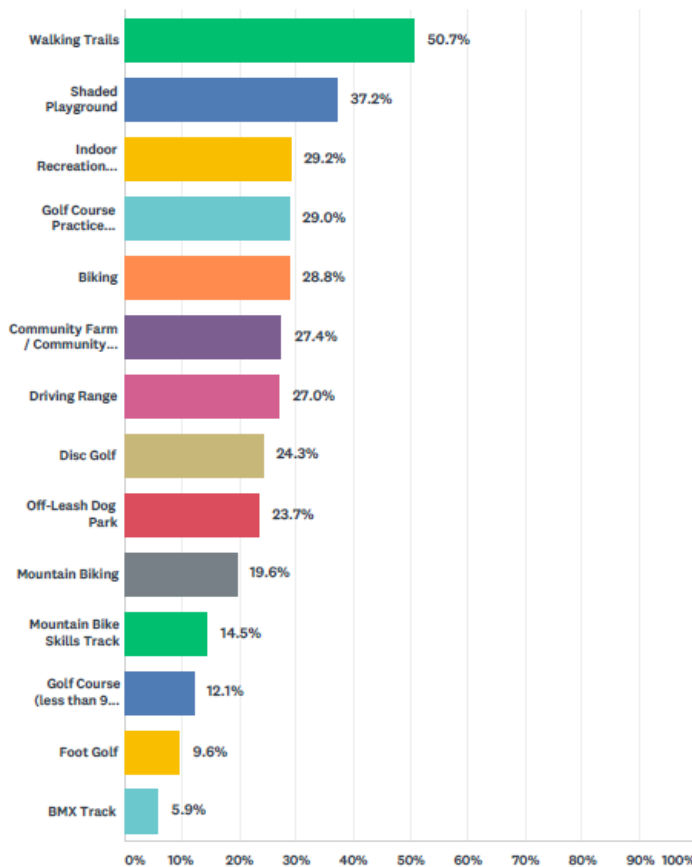
### Passive Needs:



### Active Needs:



## Golf Course Needs Survey:



The Master Plan for the Norris Recreation Complex shall address these needs and, in association with the Kiwanis Park development, both passive and active needs can be addressed in this Master Plan.

### Program Description

The program description for Norris Recreation Complex represents a combination of the ideas and comments from all previous plans, task force discussions, and public input. While preliminary master plans addressed many needs, the final program includes a large recreation center with an indoor swimming pool, a championship level disc golf course with advanced and intermediate tee pads, as well as a par-3 beginner layout, a 1.3-mile natural surface hiking/biking loop, a pump track, an indoor training facility, a playground and splash pad area, and a restroom and picnic shelter.

The Norris Recreation Complex will also feature a signature golf practice area with three par-3 holes, a 40-yard chipping area, a 4,500 SF putting green, driving cages, and a golf course shelter and memorial. These golf amenities will include synthetic greens and tee pads to ensure longevity and lower maintenance costs of these features.

## Preliminary Master Plans

After exploring several options for keeping golf as the major focus of the site development, the Golf Course Task Force Committee asked Wirth & Associates to explore other options besides golf on the subject property. These options included a recreation center, indoor practice facility, multi-generational playgrounds, biking and walking trails, disc golf as well as a scaled down golf practice facility.

All plans address the east-west Overland Victory Trail and the Crestview Park Trail connections.

The following Preliminary Master Plans were prepared and then presented at a public input meeting:



**Preliminary Master Plan A:** Plan includes recreation center, indoor practice facility, championship disc golf course with short course options, walking/biking trail, pump track, playground and spray ground areas, access and parking off of Twitty Ford Road and a golf practice facility accessed separately from Edwards Street.



**Preliminary Master Plan B:** Plan includes the indoor practice facility, disc golf course with short course options, walking biking trail, pump track, access off of Dr. Henry Norris Drive and a smaller golf practice facility near The Clubhouse facility. This plan looks at opportunities to sell off a 6.6 acre tract at Edwards Street and two 1.3 acre parcels off of Hwy. 108 for future development and to generate revenues for the town.



**Preliminary Master Plan c:** Plan is the same as Plan B except that the parcels designated for sale in that plan are now shown as future park development.

**Public Input:**

With the help of Wirth & Associates and the task force, the above Preliminary Master Plans were presented citizens of the Town of Rutherfordton on June 30, 2020 at the golf course site. This afforded the citizens to not only review the 3 plans and provide input but also gave the citizens to walk and view the property. Golf carts were also available to tour the property.

From these meetings, data was compiled to show the public’s desirable uses for the park. Overall, the public had positive feedback regarding disc golf, mountain biking, an indoor pool and recreation center, splash pad and playground, walking trails, a wellness garden, and an indoor training facility. Some activities the public was not in favor of were disc golf, selling part of the land to help with development costs, hiking trails, and vehicular access from the adjacent neighborhood. Other activities that were requested, but not presented on any of the plans at the meetings were a golf course, driving range, dog park, mini-golf, a naturalized park with wildflowers and taller prairie grasses, and sidewalk access from adjacent neighborhoods.

The public was also encouraged to join in on conversations/meetings with the Golf Course Task Force Committee throughout the entire planning process.

A comment card was provided for written comments and a plan preference as well. The following tables and graphs illustrate the format and the resultant input from the public meeting:

**Comment/Preference Card:**

**RUTHERFORDTON GOLF COURSE PARK**  
Public Input Forum – June 30, 2020

Name (Optional): \_\_\_\_\_ Email (Optional): \_\_\_\_\_

Plan Preference:

Plan A       Plan B       Plan C

Additional Comments:

\_\_\_\_\_

\_\_\_\_\_

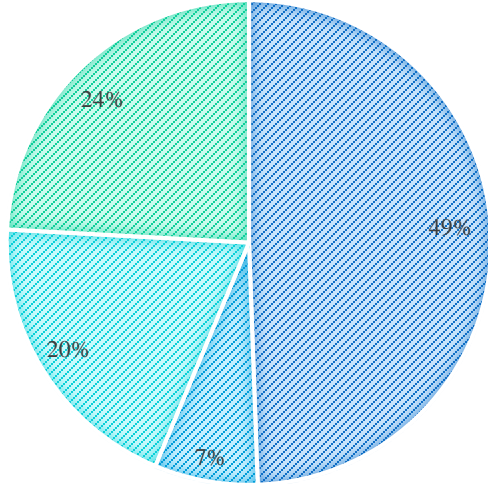
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# PLAN PREFERENCE

■ Plan A ■ Plan B ■ Plan C ■ None



Total Votes:

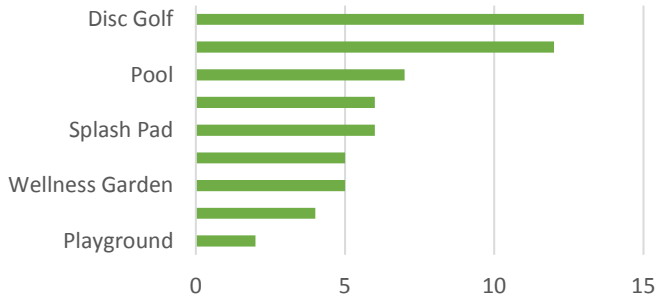
Plan A: 43

Plan B: 6

Plan C: 17

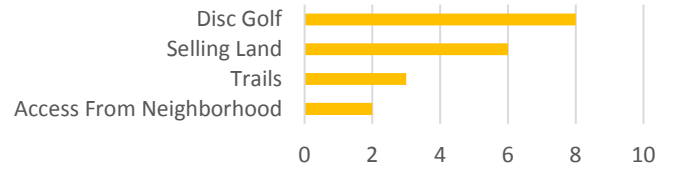
## Public Input Comment Summaries:

### PLAN POSITIVES



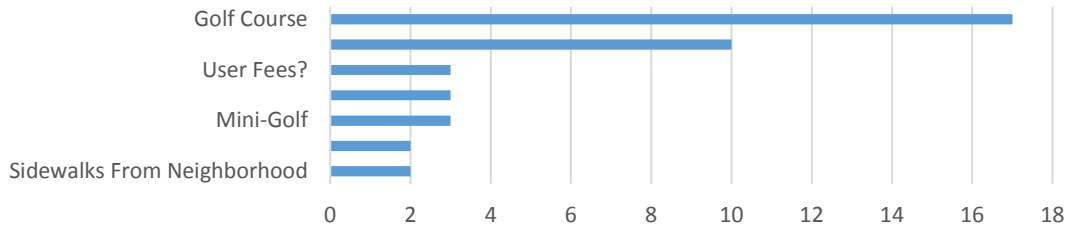
Also Mentioned: Sledding Hill; Selling Property Along HWY 108

### PLAN NEGATIVES



Also Mentioned: Indoor Soccer; Mountain Biking; Pool

### OTHER DESIRED ELEMENTS



Also Mentioned: Amphitheater; Band Shell; Community Garden; Food Truck Area; Foot Golf; Lazy River; Skate Park; Spike Ball/Gaga Ball/4-Square Area

**Public Input Meeting Photos:**



## Park Master Plan:

**Site Plans and Illustrations:** The following plans and graphics illustrate the final master plan for the park. The plan includes a 19,000 sf recreation center (preliminary floor plans below), the indoor practice facility, 18 hole par 66 disc golf course with a 21 hole par 3 beginner course interspersed within the overall par 66 course, 1.3 miles of natural surface hiking and biking trails, a pump track, access off of Dr. Henry Norris Drive with secondary access off of Twitty Ford Road, golf practice facility with chipping green, putting green, driving cages, a restroom and picnic shelter and three hole par 3 golf course with several tees areas to increase the variety of shots to be played. A playground and splash pad are included as well. The lower plaza area at the recreation center can serve as a community gathering area and the open field for the beginning of the disc golf course can be used as a sledding hill when it snows.

## Over Master Site Plan:





**Detail of Master Site Plan:**



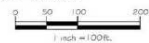
**MASTER PLAN - DETAIL**

- 19,000 SF Recreational Center and Disc Golf Shop
- 18-Hole Par 66 Disc Golf Course
- 21-Hole Par 3 Beginner Disc Golf Course
- 1.3 Mile Natural Surface Hiking/Biking Loop
- 3 Par-3 Golf Practice Holes
- 40-Yard Chipping Area
- 4,500 SF Putting Green
- Plaza and Lawn Area adjacent to Recreational Center
- 20,000 SF Pump Track
- Indoor Training Facility
- 8,500 SF Play Area
- 4,000 SF Splash Pad
- Restroom/Picnic Shelter
- 146 Parking Spaces
- Access from Dr. Henry Norris Dr. and Twitty Ford St.

**NORRIS RECREATION  
COMPLEX**

191 TWITTY FORD RD.  
RUTHERFORDTON, NC 28139

AUGUST 27, 2020

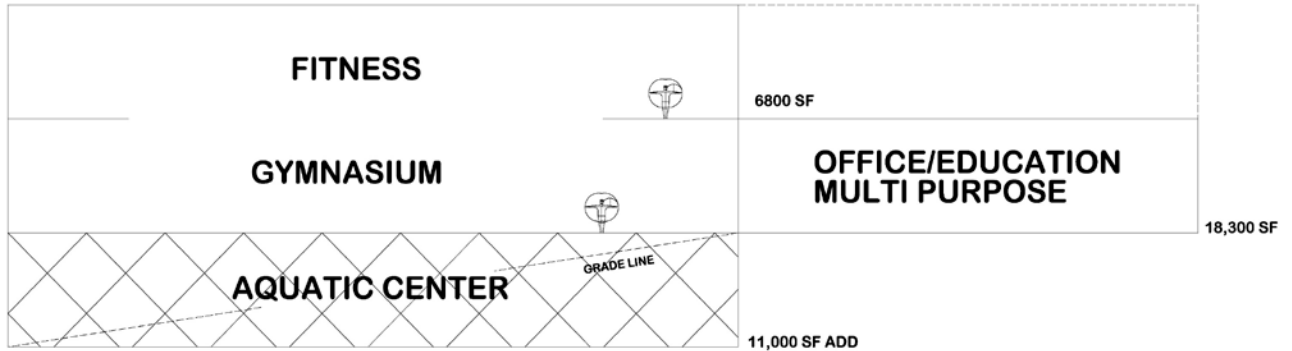


**Rutherfordton**  
NORTH CAROLINA



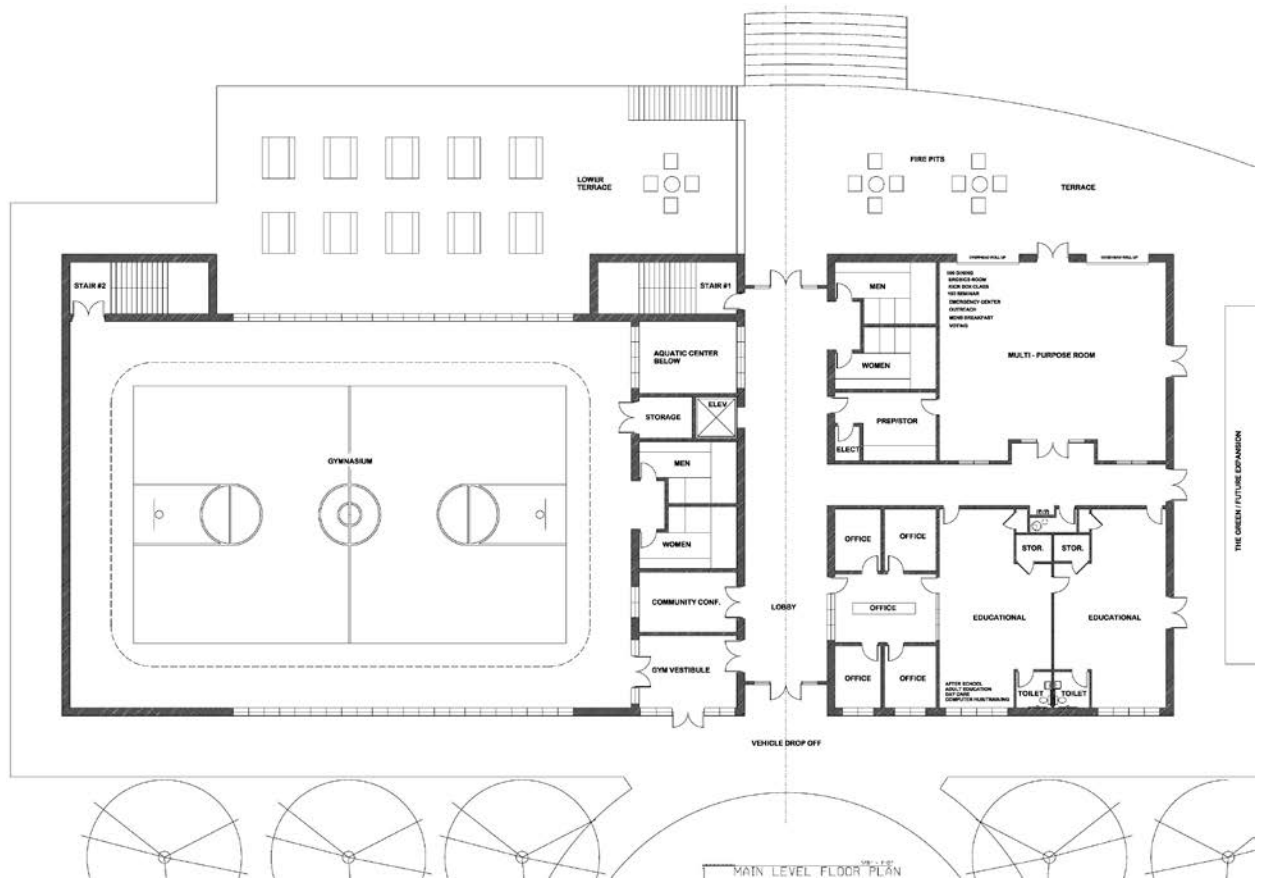
## Preliminary Architectural Study for Recreation Center:

**Cross Section:** Illustrates how recreation center utilizes existing grades at the site. Note Architectural plans provided by Luttmann Architecture, Inc., Mooresville, NC.

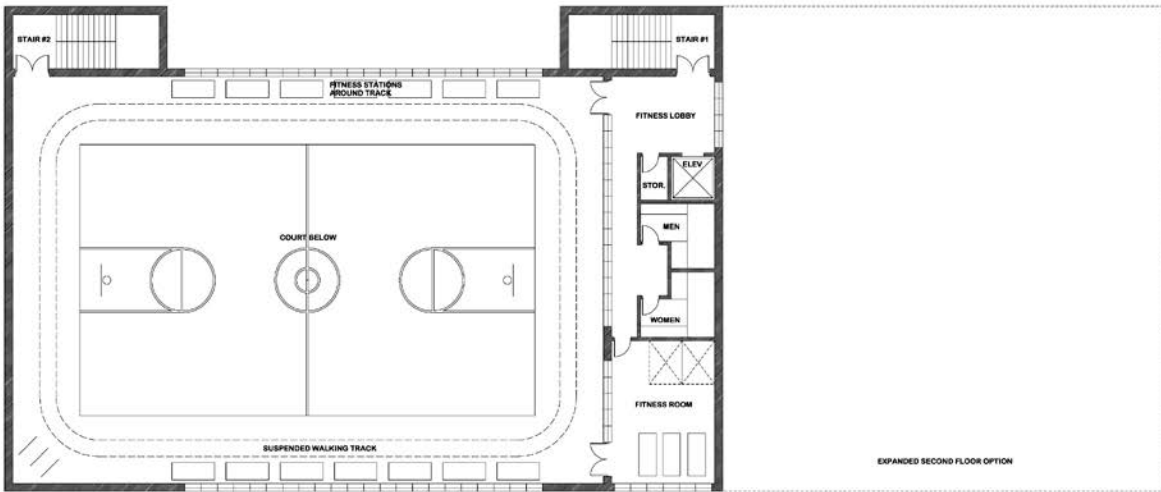


SECTION DIAGRAM

## Main Floor Plan:

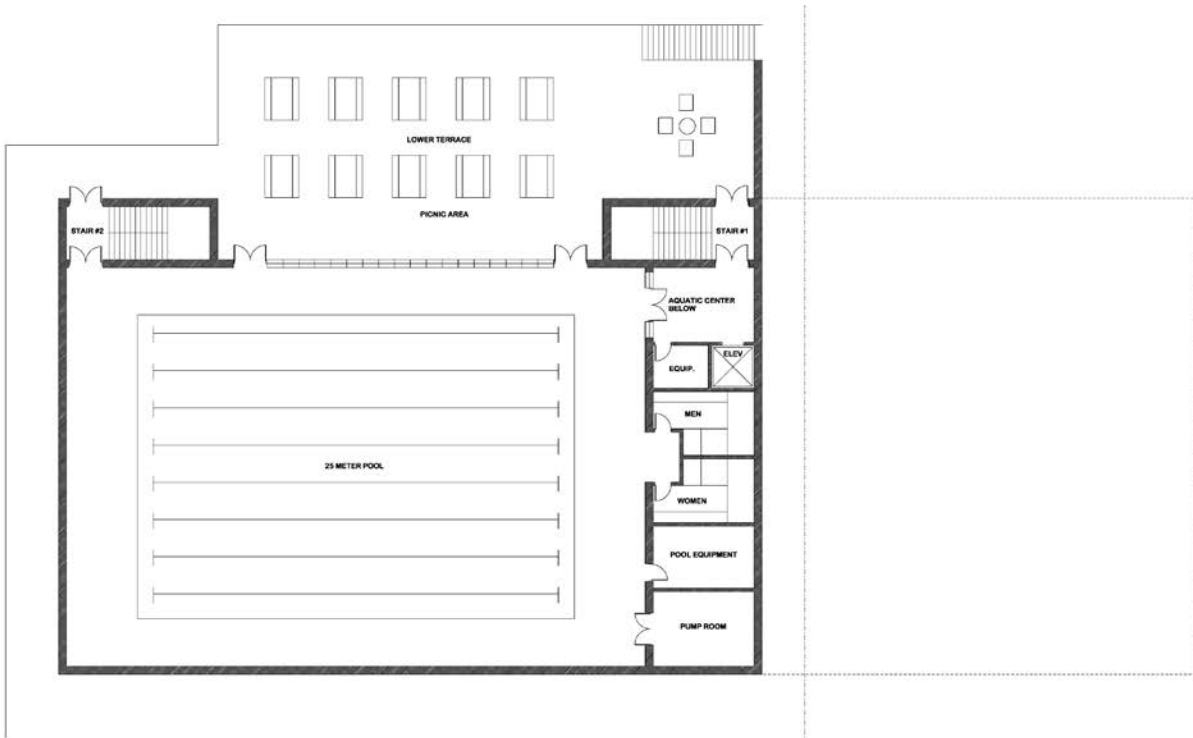


**Upper Fitness Level Floor Plan:**



FITNESS LEVEL FLOOR PLAN  
8800 SF

**Lower Level Aquatic Center:**



AQUATIC CENTER  
11,000 SF

## Project Costs

Project costs are broken down as follows:

Infrastructure Costs:	\$ 450,000
Paving, Parking, & Pathways:	\$ 669,000
Playground/Shelters:	\$ 475,000
Splash Pad/Equipment:	\$ 525,000
Golf Practice Area:	\$ 550,000
Disc Golf Course:	\$ 71,000
Pump Track/Exercise Stations:	\$ 160,000
Recreation Center:	\$ 9,725,000
Indoor Training Center:	\$ 3,660,000
Mobilization/General Conditions:	\$ 810,000
Contingency/Design & Permitting:	<u>\$ 3,550,000</u>
<b>Project Total:</b>	<b>\$ 20,645,000</b>

Note: This estimate reflects our current understanding of construction costs and is the result of prices included in recent bids and with discussions with contractors. Prices may vary somewhat from this estimate at the time the bids are to be let due to material availability, contractor workload, site conditions and economic climate. Soft costs, such as surveying and design fees, are included. This estimate is based on Master Plan drawings dated August, 2020.

## Acknowledgements:

Wirth & Associates, Inc would like to acknowledge the following people for their vital roles in the development of the Norris Recreation Complex Master Plan:

- **Town of Rutherfordton Mayor and Town Council**
- **Town of Rutherfordton Golf Course Task Force Committee**
- **Mr. Doug Barrick – Town of Rutherfordton Town Manager**
- **The Citizens of Rutherfordton for their participation and input during the master planning process.**