# Morrisville Planning and Zoning Board

Planning and Zoning Board Meeting
November 12, 2026, 6:30 PM

1. **Call to Order**

2. **Pledge of Allegiance**

3. **Adoption of Agenda**

4. **Approval of Minutes**

   4.a Approval of September 3, 2026 Meeting Minutes
   Brooke Dodson, Planning and Zoning Board Secretary
   PZB Minutes 2026-9-3

5. **Presentations**

   5.a Parks, Recreation & Cultural Resources Master Plan Overview
   Cindi King, Parks, Recreation and Cultural Resources Director
   2026-400--0 PRES Parks Master Plan Overview

6. **Public Comment**

7. **Old Business**

8. **New Business**

   8.a 2027 Chair and Vice Chair Appointment Nominations
   Brooke Dodson, Planning and Zoning Board Secretary
   Planning and Zoning Board 2027 Vice Chair Ballot
   Planning and Zoning Board 2027 Chair Ballot

   8.b Approval of the 2027 PZB Meeting Schedule
   Brooke Dodson, Planning and Zoning Board Secretary
   2027 PLANNING ZONING BOARD SCHEDULE

9. **Staff Comments**

   9.a The Planning Press Newsletter - Sept - October 2026
   Sept - October 2026 TOM The Planning Press Newsletter (1).pdf

10. **Board Comments**

11. **Adjournment**

# Planning and Zoning Board Agenda Item Report

Agenda Item No. 4.a
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: November 12, 2026

**SUBJECT**
Approval of September 3, 2026 Meeting Minutes

**Recommendation:**
Approve

**Updates/History of Briefing:**
N/A

**Executive Summary and Background Information:**
N/A

**Advisory Board/Committee Review:**
Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**
None

**Potential Options:**
Approve, deny, or approve with changes

**Staff Recommendation:**
None

ATTACHMENTS
- PZB Minutes 2026-9-3

# Morrisville Planning and Zoning Board
September 3, 2026 6:30 p.m.

NOTE: Minutes are summaries only, reflecting committee action and main points of discussion. For the meeting agenda, presentations, and other related agenda materials, click here.

1. **Call to Order**
*Chairman Langston* called the meeting to order at 6:32 p.m.

Members Present
*Chairman Lee Langston*
*Member Kristen Richardson*
*Member Arthur Blue*
*Member Justin McAleer*

Members Absent
*Member Courtney Bonham*
*Alternate Member Narkie Nartey*
*Alternate Member Sushama Pradhan*

Staff Present
*Michele Stegall, Planning Director*
*Bret Martin, Transportation Project Manager*
*Giselle Rodriguez, Deputy Town Manager*
*Brooke Dodson, Planning Technician / PZB Secretary*

2. **Pledge of Allegiance**

3. **Adoption of September 2026 Agenda**
**Motion:** *Member Richardson* made a motion to approve the September 2026 meeting agenda as submitted.
**Second:** *Member Blue* seconded the motion.
**Vote:** Unanimous

4. **Public Comment**
There were no public comments.

5. **Approval of June 11, 2026, PZB Minutes**
**Motion:** *Member Richardson* made a motion to approve June the 11th, 2026, minutes as submitted.

**Second:** *Member Blue* seconded the motion.
**Vote:** Unanimous.

## 6. Presentations

### 6.a Comprehensive Transportation Plan Update

*Chairman Langston* opened the meeting by welcoming new Board member *Justin McAleer*. The Board then moved directly into the main agenda item: an extensive update on the Comprehensive Transportation Plan (CTP) presented by *Transportation Project Manager Bret Martin*. *Transportation Manager Martin* began by outlining the greenway prioritization results, explaining that the prioritization framework was informed by guiding principles, public feedback, safety data, connectivity gaps, and external funding criteria. He highlighted several high-scoring segments, such as the Mills Spring Greenway, Lexie Lane Greenway, and Stirrup Iron Creek Greenway, and noted that while these segments ranked highly, prioritization does not necessarily indicate near-term implementation. *Transportation Manager Martin* then reviewed the updated roadway cross-section schematics, describing proposed changes including added side paths, buffered bike lanes, adjusted lane widths, and cross-section modifications intended to accommodate future Bus Rapid Transit (BRT) corridors. He also explained that right-of-way conditions and requirements shaped many of the design decisions incorporated into the updated cross-sections.

Next, he provided an overview of the draft implementation plan, detailing:

- Assigned project responsibilities among the Town, NCDOT, CAMPO, and private developers;
- Recommended project timeframes across immediate, near-term, mid-term, and long-term horizons;
- Key funding considerations and feasibility constraints that influence project delivery.

*Transportation Manager Martin* concluded with a summary of upcoming intersection improvement priorities and brief updates on related ongoing transportation tasks, including development of roadway landscaping guidelines and the assessment of a potential signalized pedestrian crossing along Aviation Parkway.

### Board Questions & Comments

**Sidewalk vs. Side Path Use:**
Members expressed uncertainty regarding where cyclists, particularly children, should ride as bike lanes are removed in certain corridors. *Member Richardson* asked whether additional public education or signage would be needed to help residents understand when side paths are appropriate for bicycle use. *Transportation Manager Martin* clarified the functional difference between sidewalks

and side paths, explaining that sidewalks are intended for pedestrians, while side paths are designed as shared facilities for both pedestrians and cyclists. He added that signage could assist in guiding appropriate use.

**Railroad Pedestrian/Bicycle Crossings:**
Members asked about the proposed crossings at Kits Creek Road and Barbee Road, confirming that both would be pedestrian bridge structures. Discussion focused on cost, feasibility, and the significant community benefit these connections would provide. Several members emphasized how essential these crossings are for neighborhoods currently isolated by the railroad. *Member McAleer,* who resides in the affected area, noted that the lack of safe and direct crossings severely limits connectivity and forces residents to drive long detours to reach nearby destinations. *Chairman Langston* added that any crossing provided should be designed to be appealing so residents naturally choose to use it, observing that people often cross anyway when a need exists. He also suggested considering a yellow-patterned crosswalk treatment, such as MUTCD-approved yellow crosshatching, to improve recognition and compliance at locations where “do not block the box” issues persist.

**Cyclist Safety – Concrete Barriers:**
*Member Blue* asked whether the Town had considered installing concrete safety barriers to protect cyclists, noting their effectiveness at preventing vehicles from encroaching into bike lanes. *Transportation Manager Martin* responded that such barriers could function well as curb-like separation but explained that the Town has generally opted for less costly separation methods. He noted the Town’s continued shift toward side paths, which provide separated bicycle facilities without the expense of installing concrete barriers, and emphasized the need to balance safety improvements with cost, practicality, and consistency across the broader transportation system.

**Church Street Intersections:**
*Member Richardson* questioned why certain Church Street intersections were included as priority locations for study, noting she had not personally observed congestion at those sites. *Transportation Manager Martin* explained that data show high congestion and vehicle delay, particularly during school-related morning traffic at Treybrooke Drive. He also reviewed anticipated impacts from future development, including Town Center growth and the arrival of new roadway connections such as the Airport Boulevard extension.

**Aviation Parkway Pedestrian Crossing Near HSNC:**
*Member Richardson* expressed uncertainty about the need for a pedestrian crossing in an area where “there is nothing to cross to.” *Transportation Manager Martin* clarified the existing relationship between HSNC events, Cedar Fork District Park access, and the increased pedestrian movement between these two locations. He also explained that the current pedestrian crossing farther south will be removed as part of the Aviation Parkway widening project, making a new crossing essential.

**Concerns About Existing Intersections (e.g., Morrisville Parkway at Davis Drive):**
Members expressed frustration regarding longstanding operational issues at Morrisville Parkway and Davis Drive, pointing to delays caused when drivers block intended movements from the right-turn lane. Members questioned why simple signage, modified lane-use restrictions, or improved pavement markings had not been implemented. *Transportation Manager Martin* noted that the intersection has already been evaluated through previous studies and that improvements, such as a dedicated right-turn lane, are included in the Morrisville Parkway Access Management project now underway. He clarified that most of the intersection lies outside the Town's jurisdiction, requiring coordination with NCDOT and limiting the Town's ability to implement quick, low-cost operational fixes.

**Long-Term Connectivity:**
The Board also briefly discussed long-term connectivity limitations related to the Town Center area and nearby developments, noting the importance of future roadway and greenway connections to support anticipated growth.

7. **Old Business**
   There was no old business.

8. **New Business**
   The Board unanimously voted to recommend *Kristen Richardson* as the new Vice Chair. This recommendation will be forwarded to the Town Council for consideration.

9. **Staff Comments**
   Planning Director Stegall reviewed the July - August 2026 Planning Press Newsletter.

10. **Board Comments**
    The Board thanked staff for tonight's presentation.

11. **Adjournment**
    **Motion:** *Member Richardson* made a motion to adjourn the meeting.
    **Second:** *Member McAleer* seconded the motion.
    **Vote:** Unanimous

    Meeting adjourned at 8:03 p.m.

| | |
|---|---|
| _____ | _____ |
| Lee Langston | Brooke Dodson |
| Planning and Zoning Board Chairman | Secretary to the Board |
| _____ | _____ |
| Date | Date |

# Planning and Zoning Board Agenda Item Report

Agenda Item No. 5.a
Submitted by: Cindi King
Submitting Department Parks, Recreation and Cultural Resources
Meeting Date: November 12, 2026

**SUBJECT**
Parks, Recreation & Cultural Resources Master Plan Overview

**Recommendation:**
None
**Updates/History of Briefing:**
None

**Executive Summary and Background Information:**

In 2025, the Town of Morrisville initiated an update to its Parks, Recreation, and Cultural Resources Master Plan, recognizing that the previous plan, adopted in 2018, no longer fully reflected the community's growth, evolving recreation trends, facility demands, and long-term service needs. The Town engaged McGill Associates, in partnership with PROS Consulting, to lead a comprehensive planning process that would establish a strategic framework for parks, recreation, cultural resources, greenways, and facility investments over the next decade.

The planning effort included a review of the 2018 Master Plan recommendations, an assessment of existing parks and facilities, GIS mapping, benchmarking against comparable communities, a statistically valid community needs survey, stakeholder engagement, and extensive public outreach. The process evaluated current levels of service and identified future priorities to ensure the park system continues to meet the needs of Morrisville's growing and diverse population.

The 2026-2036 Comprehensive Parks, Recreation, and Cultural Resources Master Plan will establish a long-range vision for the department and will provide recommendations for capital improvements, park development, greenway expansion, recreation programming, and operational enhancements. The plan serves as a guide for future decision-making and investment, ensuring that Morrisville's parks and recreation system continues to support community health, quality of life, connectivity, and cultural enrichment for years to come.

**Advisory Board/Committee Review:**
Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**
None

**Potential Options:**
None

**Staff Recommendation:**
None

ATTACHMENTS
- 2026-400--0 PRES Parks Master Plan Overview

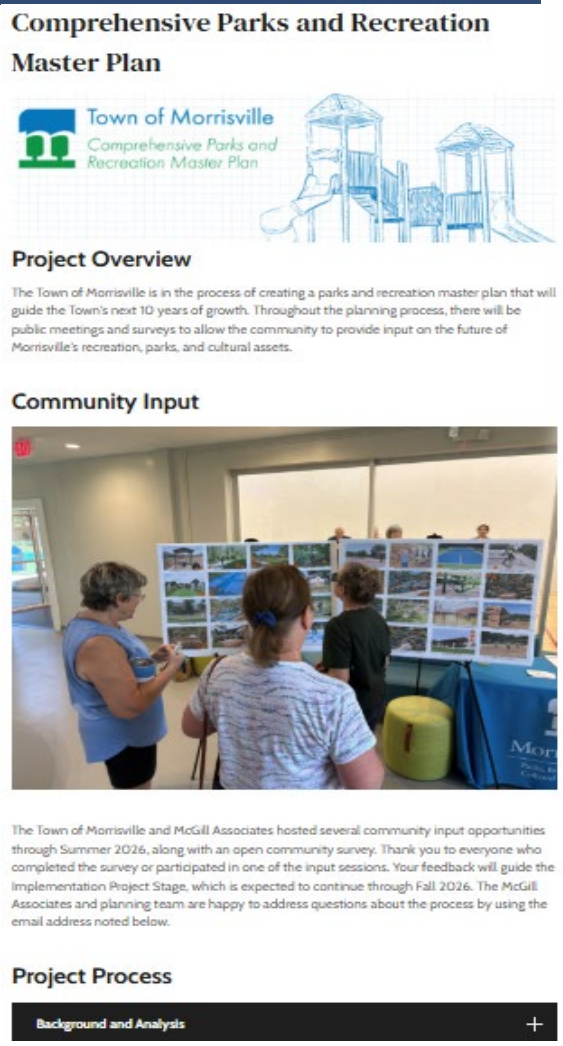
# Town of Morrisville

## System-wide Parks and Recreation Status Update: Facts and Findings

Morrisville
Parks, Recreation & Cultural Resources

mcgill Shaping Communities Together

# Project Timeline


Comprehensive Parks and Recreation Master Plan

Town of Morrisville
Comprehensive Parks and Recreation Master Plan

Project Overview

The Town of Morrisville is in the process of creating a parks and recreation master plan that will guide the Town's next 10 years of growth. Throughout the planning process, there will be public meetings and surveys to allow the community to provide input on the future of Morrisville's recreation, parks, and cultural assets.

Community Input

The Town of Morrisville and McGill Associates hosted several community input opportunities through Summer 2026, along with an open community survey. Thank you to everyone who completed the survey or participated in one of the input sessions. Your feedback will guide the Implementation Project Stage, which is expected to continue through Fall 2026. The McGill Associates and planning team are happy to address questions about the process by using the email address noted below.

Project Process

Background and Analysis +

## Project Process

Background and Analysis +

Public Input +

Implementation −

After assessing the existing parks, recreation, and cultural resource offerings, we will compare the findings with the collective results of the public engagement process. These data sets will be analyzed to identify unmet or underserved needs. Recommendations and actionable strategies will be developed to address community priorities and guide future decision-making.

Review and Adoption +

https://www.morrisvillenc.gov/Government/Departments-Services/Parks-Recreation-Cultural-Resources/Comprehensive-Parks-and-Recreation-Master-Plan

## Review and adoption schedule

☐ PRCRAC | November 18 | Special Called Meeting | 6pm PRCR Admin

☐ PZB | December 10  6:30pm Town council chambers

☐ Council Meeting | January 12 | 6pm Town council chambers

☐ PZB | January 14 6:30pm Town council chambers

☐ Council Meeting | January 26 6pm Town council chambers
Final Review of Plan

☐ Council Meeting | February 23 6pm Town council chambers
Final Approval

# The Two Views of Recreation Offerings

**Local governments generally fall somewhere along this spectrum**

**Parks and Recreation as an**

**EXPENSE**

Similar to a police department or a fire department.

Money goes in
Services come out
**+**
**Nothing more, no significant impact on the bottom line**




**This spectrum generally gauges how leadership views parks and recreation**

**Parks and Recreation as an**

**INVESTMENT**

**You get the service, but you also get the economic dividends of your investment**

**Money goes in**
**Services come out**
**+**
**Additional ROI comes from the investment**

# Research Supports That Parks And Recreation Acts More Like An INVESTMENT

**Property Values Increase:**
Economic research has demonstrated consistently that homes and properties located near parklands have higher values than those located farther away. Higher home values not only benefit the owners of these properties but also add to the tax base of local governments. [1.]

**Economic Development:**
Parks and recreation improves the quality of life in communities and benefits the local economic development of a region. Eighty-seven percent of corporate executives responding to a 2023 Area Development Survey rated quality-of-life features as an important factor for a headquarters, factory, or other company facility. [1.]

**Visitor Spending:**
Many local park and recreation agency amenities spur tourism to their respective locales, generating significant economic activity, including but not limited to increased sales, local restaurants / bars, and hotels[1.]

**8%-20%**

**Average property value increase** [2.]

**87%**

**of Executives see quality of life as important when locating facilities**

$$\begin{pmatrix} Economic\ impact \\ of\ patron\ spending \end{pmatrix} = \begin{pmatrix} Number \\ of\ Visits \end{pmatrix} \times \begin{pmatrix} Average\ spending \\ per\ Visit \end{pmatrix} \times (Multiplier)$$

**Events are not a matter of IF you will have an impact, but how much of an impact it will have** [3.]


Sources:
1. "The Economic Impacts of Parks: An Examination of the Fiscal Effects of Operations and Capital Spending by Local Park and Recreation Agencies on the US Economy.
2. Crompton, J.L. 2001. Parks and Economic Development. PAS Report No. 502. American Planning Association, Chicago, Illinois.
3. Center for Economic Studies: Michigan State University: 2007 Quantifying the Economic Impacts of Community Events

National metrics were utilized to benchmark your parks system and offerings

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Regional comparisons were also included

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Population and growth projections are census based with growth insight from your local planning dept.




NRPA NATIONAL RECREATION AND PARK ASSOCIATION

# Park Land

**Your park acreage is**
**Just below the NRPA National Lower Quartile**

| Quartile | Acres per 1,000 residents | Applied to Morrisville Population (33,756) |
|---|---|---|
| Morrisville | 5.0 acres | 171.5 acres |
| Lower Quartile | 6.0 acres | 202.2 acres |
| Median | 11.2 acres | 377.4 acres |
| Upper Quartile | 17.2 acres | 579.64 acres |

Populations and projections based on Morrisville planning projections via US Census American Community Survey population figures and growth rates. Source of comparison: National Recreation and Parks Metrics data (jurisdictions serving between 20,000 and 49,999).

The town has made improvements in the last 10 years, but greenspace is running out

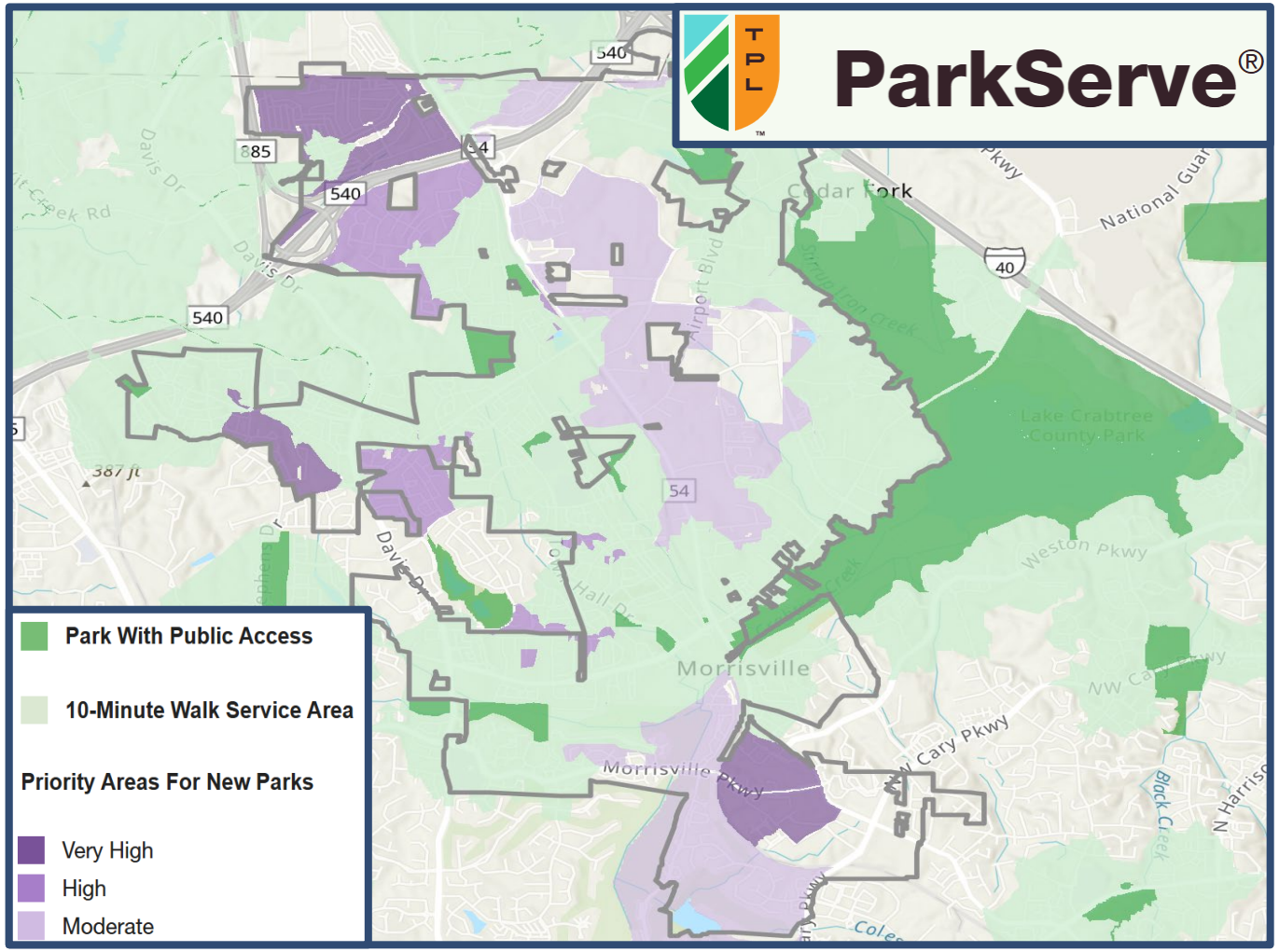


# Walkability

**Your trail / greenway mileage is between the national lower quartile and national median**

| Quartile | Miles of trail |
|---|---|
| Lower Quartile | 6 miles |
| Morrisville | 8 miles |
| Median | 10 miles |
| Upper Quartile | 22 miles |



# Benchmarking Your Facilities

Within benchmark ranges

Above benchmark ranges

Below benchmark ranges

This uses NRPA benchmarks for the department's owned and operated facilities against other comparably sized communities

| Amenity | 2026 NRPA Metrics Jurisdictions between 20,000-49,999 Population | Metrics Based Need range Estimated Population 2026 (33,756) | Current City Owned Contribution to Service Level (Above range/In range/ Not in range) |
|---|---|---|---|
| 9- hole golf course | 36,000 | 0-1 | 0 |
| 18- hole golf course | 34,275 | 1-2 | 0 |
| Aquatics center | 32,226 | 1-2 | 1 |
| Arenas | 25,000 | 1-2 | 0 |
| Basketball courts (indoor) | 16,842 | 2-3 | 1* |
| Basketball courts (outdoor) | 7,934 | 4-5 | 3 |
| Community centers | 29,722 | 1-2 | 2 |
| Community garden plots | 26,437 | 1-2 | 2 |
| Competitive swimming pools | 37,306 | 0-1 | 0 |
| Diamond fields | 3,650 | 9-10 | 2.5 |
| Dog parks | 26,147 | 1-2 | 1 |
| Disc golf course | 32,812 | 1-2 | 1 |
| Driving range stations | 23,382 | 1-2 | 0 |
| Fitness zones/ exercise stations | 23,138 | 1-2 | 4 |

* CFCC has 2 basketball courts but are only used ½ time due to school schedule.

# Benchmarking Your Facilities Cont.

Within benchmark ranges

Above benchmark ranges

Below benchmark ranges

This uses NRPA benchmarks for the department's owned and operated facilities against other comparably sized communities

| | | | |
|---|---|---|---|
| Indoor ice rinks | 22,696 | 1-2 | 0 |
| Leisure pools | 34,495 | 0-1 | 1 |
| Multiuse courts | 28,262 | 1-2 | 4.5 |
| Nature center | 37,066 | 0-1 | 0 |
| Overlay fields (open space) | 12,504 | 2-3 | 1 |
| Performance amphitheaters | 34,858 | 0-1 | 1** |
| Permanent and semi permeant restrooms | 4,756 | 7-8 | 9 |
| Pickleball courts (dedicated) | 6,537 | 5-6 | 6 |
| Playground | 3,010 | 11-12 | 10 |
| Racquetball/ handball/ squash (indoor) | 9,000 | 3-4 | 2 |
| Recreation centers (including gyms) | 25,198 | 1-2 | .5 |
| Rectangular fields (multi-purpose fields) | 4,294 | 7-8 | 11 |
| Senior center | 35,000 | 0-1 | 1 |
| Skateboard park | 34,275 | 0-1 | 0 |
| Splashpad/ spray ground | 28,000 | 1-2 | 1 |
| Stadium | 33,597 | 0-1 | 1 |
| Teen center | 32,798 | 0-1 | 0 |
| Tennis courts | 8,973 | 3-4 | 6 |
| Therapeutic pools | 33,556 | 1-2 | 1 |
| Walking loops/Running tracks (indoor) | 34,573 | 0-1 | 0 |

** Includes facilities in development

# Population Growth

**Projected growth will likely strain your current system**

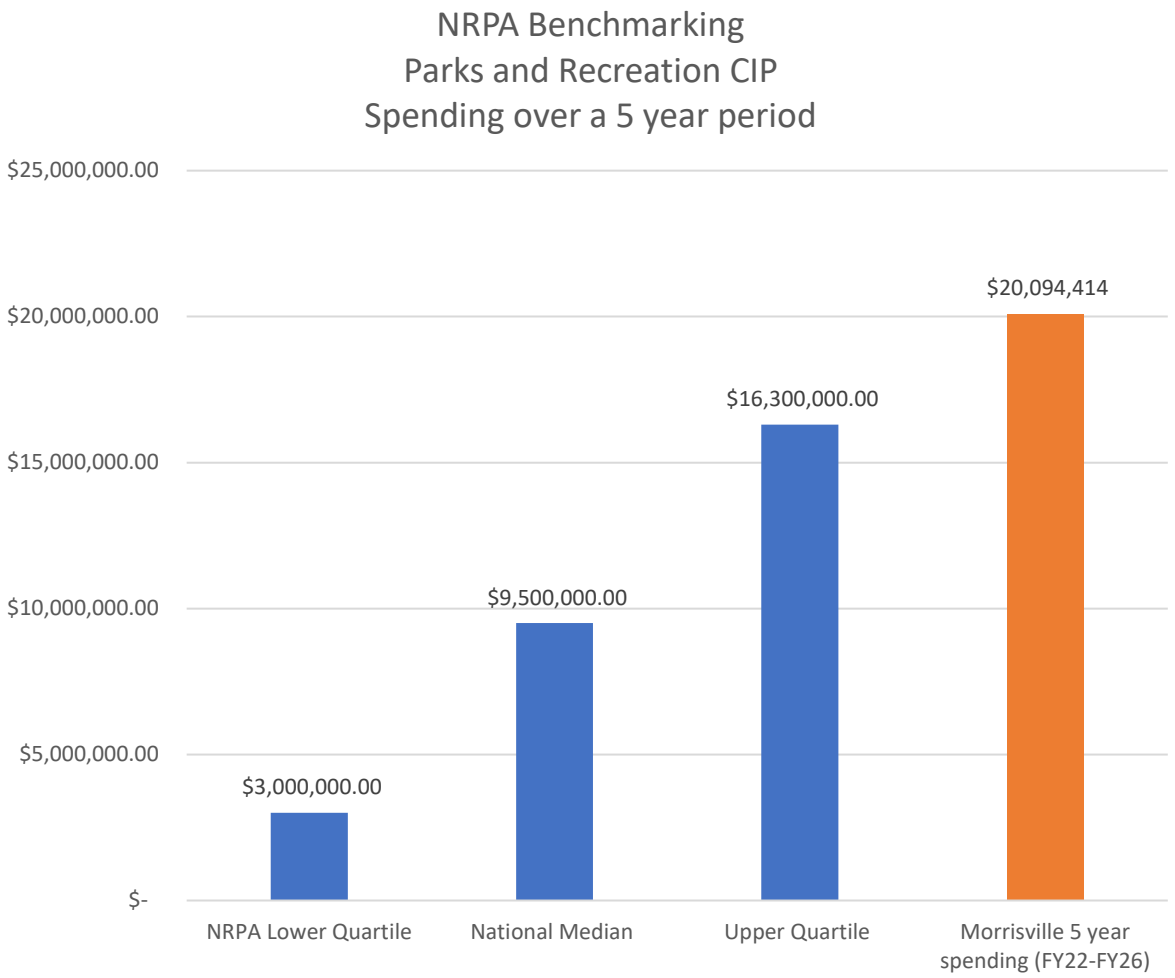
| Level of Service Projection | | | | |
|---|---|---|---|---|
| Amenity | Metrics Based Need range* Estimated Population in 2036 (42,987) | Current Owned/Service Level (Above range/ In range, Not in range, | Community input interest level** High Medium Low | Recommended number of facility to be developed by 2036 |
| 9- hole golf course | 36,000 | 0 | | |
| 18- hole golf course | 34,275 | 0 | | |
| Aquatics center | 32,226 | 1 | | |
| Arenas | 25,000 | 0 | | |
| Basketball courts (indoor) | 16,842 | 1* | | |
| Basketball courts (outdoor) | 7,934 | 3 | | |
| Community centers | 29,722 | 2 | | |
| Community garden plots | 26,437 | 2 | | |
| Competitive swimming pools | 37,306 | 0 | | |
| Diamond fields | 3,650 | 2.5 | | |
| Dog parks | 26,147 | 1 | | |
| Disc golf course | 32,812 | 1 | | |
| Driving range stations | 23,382 | 0 | | |
| Fitness zones/ exercise stations | 23,138 | 4 | | |
| Indoor ice rinks | 22,696 | 0 | | |
| Leisure pools | 34,495 | 1 | | |
| Multiuse courts | 28,262 | 4.5 | | |
| Nature center | 37,066 | 0 | | |
| Overlay fields (open space) | 12,504 | 1 | | |
| Performance amphitheaters | 34,858 | 1** | | |
| Permanent and semi permeant restrooms | 4,756 | 9 | | |
| Pickleball courts (dedicated) | 6,537 | 6 | | |
| Playground | 3,010 | 10 | | |
| Racquetball/ handball/ squash (indoor) | 9,000 | 2 | | |
| Recreation centers (including gyms) | 25,198 | .5 | | |
| Rectangular fields (multi-purpose fields) | 4,294 | 11 | | |
| Senior center | 35,000 | 1 | | |
| Skateboard park | 34,275 | 0 | | |
| Splashpad/ spray ground | 28,000 | 1 | | |
| Stadium | 33,597 | 1 | | |
| Teen center | 32,798 | 0 | | |
| Tennis courts | 8,973 | 6 | | |

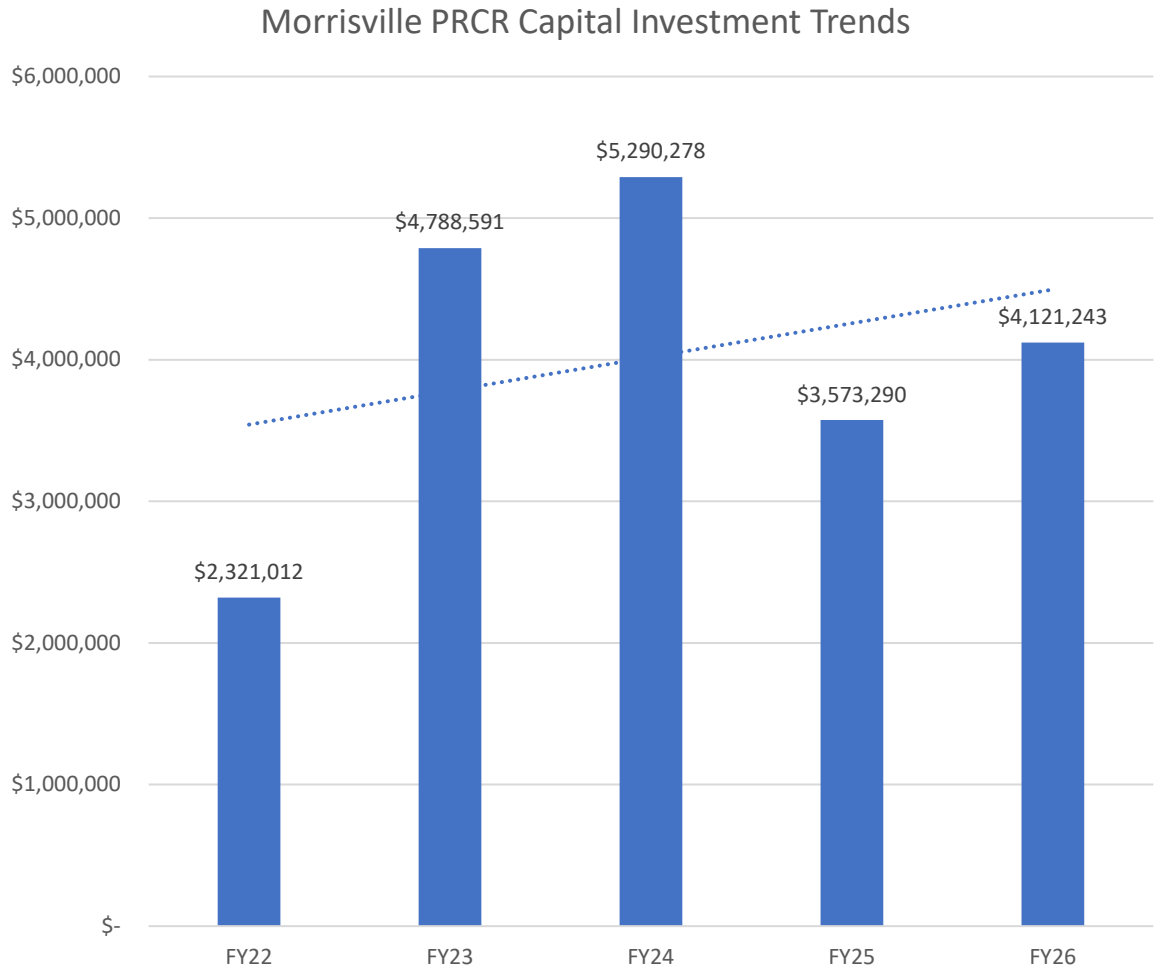
**Projected level of service in 2036 based on current facilities**

| Population Summary | *2020 Census* | *2026 Estimate* | *2031 Projection* | *2036 Projection* | *2041 Projection* |
|---|---|---|---|---|---|
| Total Population | 29,644 | 33,756 | 37,890 | 42,987 | 47,553 |
| Population Annual Growth Rate | 5.94% | 2.77% | 2.45% | 2.69% | 2.12% |
| Population Growth Rate % | 59.38% | 13.87% | 12.25% | 13.45% | 10.62% |
| Number of Households | 11,108 | 13,047 | 14,834 | 16,512 | 18,214 |
| Households Annual Growth Rate | 4.52% | 3.49% | 2.74% | 2.26% | 2.06% |
| Households Growth Rate | 45.20% | 17.46% | 13.70% | 11.31% | 10.31% |
| Average Household Size | 2.66 | 2.58 | 2.55 | n/a | n/a |

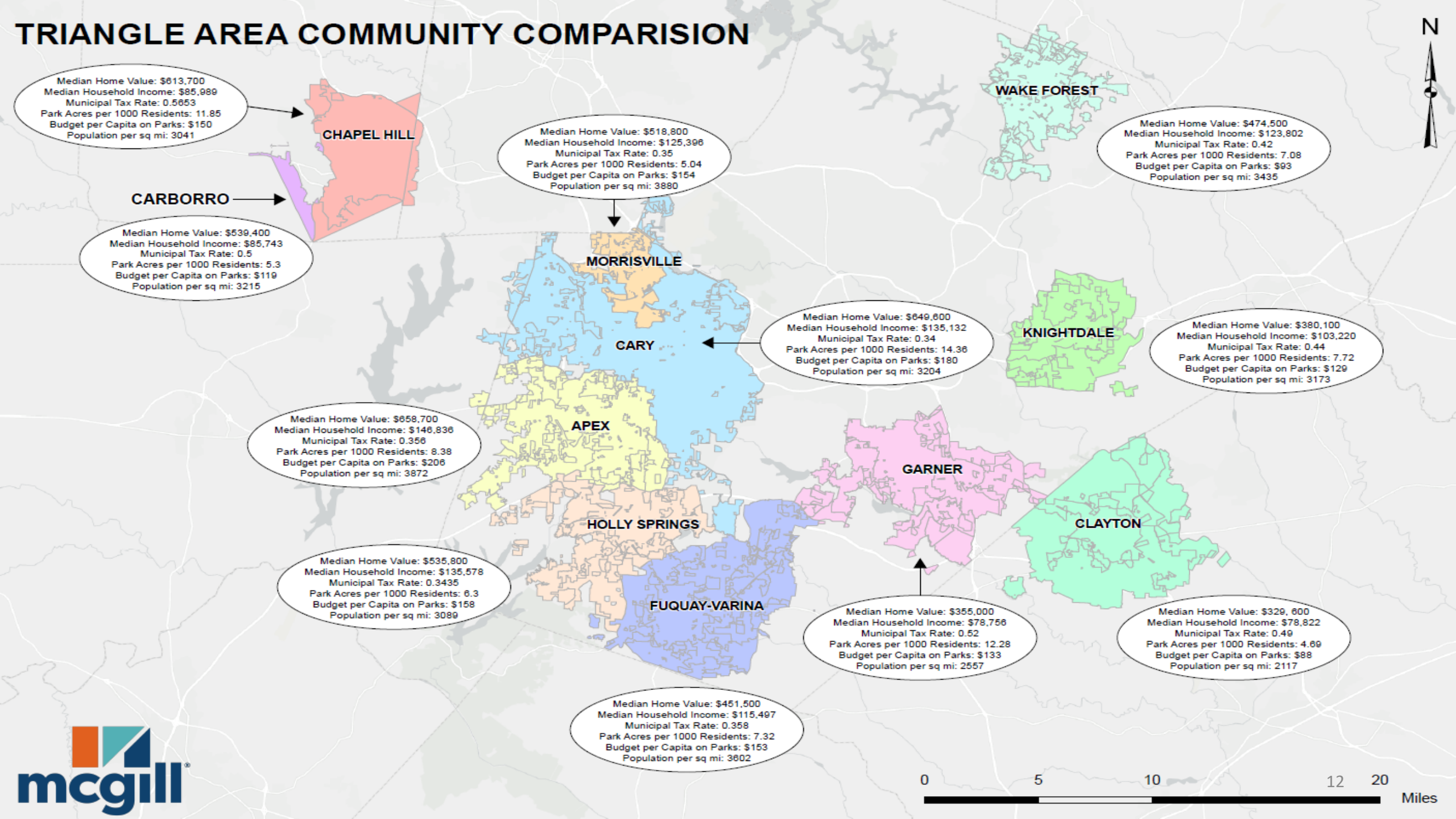
# CIP Benchmarking

**The Town is tracking in the right direction to meet this need**



# TRIANGLE AREA COMMUNITY COMPARISION




mcgill

# Core program areas serve a wide range of ages

- P = Primary or Target Age Segment
- S = Secondary Age Segment

| AGES SERVED | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Core Program Area | Preschool (5 and Under) | Elementary (6-12) | Teens (13-17) | Adult (18-34) | Adult (35-50) | Adult (51-69) | Adult (70+) | All Ages Programs |
| Aquatics | P | P | P | P | P | P | P | |
| Arts, Culture & Enrichment | | S | | S | S | P | P | P |
| Athletics | S | P | P | | S | | | S |
| Camps | S | P | S | | | | | |
| Fitness | | S | S | P | P | P | P | |
| School-Based | P | P | S | | | | | |
| Special Events | | | | | | | | P |

# Program portfolio is fairly balanced across program classification categories

- Programs range from open access which should come with lower cost recovery expectations to limited access for individual users that should recover most of their expenses.

| Program Classification | | | |
|---|---|---|---|
| **Factors** | **Essential** | **Important** | **Value-Added** |
| **Public interest; Legal Mandate; Mission Alignment** | High public expectation | High public expectation | High individual and interest group expectation |
| **Financial Sustainability** | Free, nominal or fee tailored to public needs, Requires public funding | Fees cover some direct costs, Requires a balance of public funding and a cost recovery target | Fees cover most direct and indirect costs, Some public funding as appropriate |
| **Benefits (health, safety, protection of assets, etc.)** | Substantial public benefit (negative consequence if not provided) | Public and individual benefit | Primarily individual benefit |
| **Competition in the Market** | Limited or no alternative providers | Alternative providers unable to meet demand or need | Alternative providers readily available |
| **Access** | Open access by all | Open access Limited access to specific users | Limited access to specific users |
| **Best Practice Cost Recovery Goal** | *0 - 50%* | *50% - 75%* | *75% - 100%+* |
| **Program Distribution** | **35%** | **24%** | **41%** |

# 60% of programs are experiencing growth in participation (Sports & Youth Enrichment)

- Several aquatics and fitness classes are experiencing minimal to no participation growth.

| Lifecycle Stage | Description | Actual Program Distribution | | Recommended Distribution |
|---|---|---|---|---|
| **Introduction** | New program; modest participation | 27.7% | 60.6% | 50-60% total |
| **Take-Off** | Rapid participation growth | 13.8% | | |
| **Growth** | Moderate, but consistent population growth | 19.1% | | |
| **Mature** | Slow participation growth | 16.0% | 16.0% | 40% total |
| **Saturation** | Minimal to no participation growth; extreme competition | 19.1% | 20.2% | 0-10% total |
| **Decline** | Decline participation | 1.1% | | |
| **Cancelled** | Cancelled programs | 3.2% | 3.2% | |

# Staffing Engagement Meetings/Interviews



# Keeping The Town Residents Informed

## Comprehensive Parks and Recreation Master Plan




### Project Overview

The Town of Morrisville is in the process of creating a parks and recreation master plan that will guide the Town's next 10 years of growth. Throughout the planning process, there will be public meetings and surveys to allow the community to provide input on the future of Morrisville's recreation, parks, and cultural assets.

### Community Input



The Town of Morrisville and McGill Associates hosted several community input opportunities through Summer 2026, along with an open community survey. Thank you to everyone who completed the survey or participated in one of the input sessions. Your feedback will guide the Implementation Project Stage, which is expected to continue through Fall 2026. The McGill Associates and planning team are happy to address questions about the process by using the email address noted below.

## Project Process

**Background and Analysis**

During the planning process, a comprehensive review and analysis of Morrisville Parks, Recreation, and Cultural Resources will be conducted to develop a detailed understanding of existing programs, facilities, and operational conditions. This phase establishes the baseline knowledge required to evaluate current service levels and identify system strengths, gaps, and opportunities.

**Public Input**

The Town's tagline is "Live Connected. Live Well," and because of that, we will use multiple public input methods to understand public preferences for parks recreation and culture resources. These methods will include: a statistically valid survey, a survey that is open to the entire population, public input meetings, and input meetings with local leaders and staff.

**Implementation**

After assessing the existing parks, recreation, and cultural resource offerings, we will compare the findings with the collective results of the public engagement process. These data sets will be analyzed to identify unmet or underserved needs. Recommendations and actionable strategies will be developed to address community priorities and guide future decision-making.

**Review and Adoption**

In the final phase, the completed plan will be presented for local review. Formal adoption signifies that the plan will serve as an official guiding document for elected officials and staff, which will support informed decisions that help Morrisville remain an exceptional place to live, work, and play.

**Contact Us**

*Nate Halubka*
*Project Manager*
*McGill Associates*

Surveying work is completed

This is the final piece of public input before recommendations

Help Improve Recreation in Morrisville!!

## Community Survey

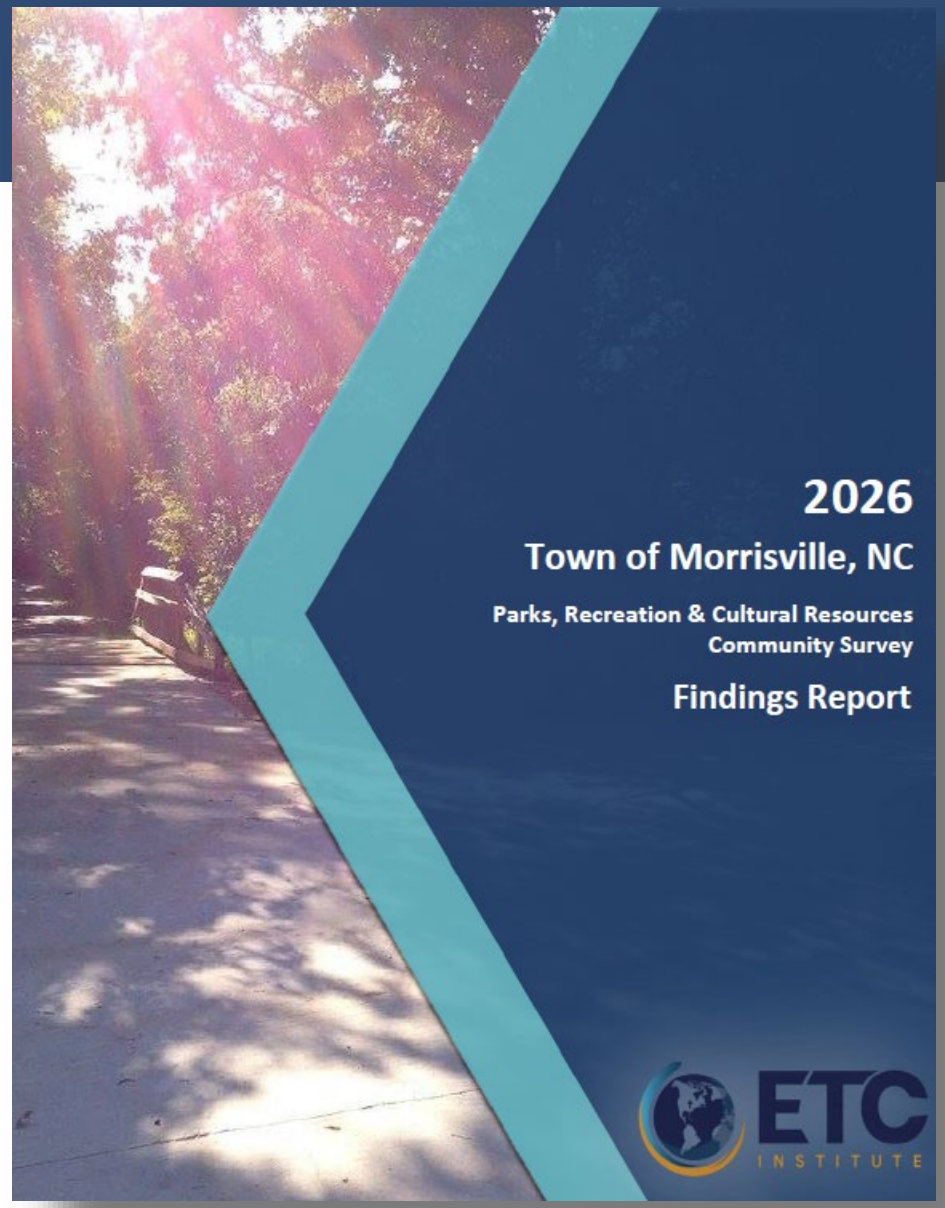
Please visit the link or use the QR code below:

https://www.surveymonkey.com/r/MorrisvilleNC

This effort will help inform planning efforts
thanks for your participation!

Morrisville Parks, Recreation & Cultural Resources

mcgill Shaping Communities Together




# Public Input Methods Used:

Statistically valid survey

Open survey

Public input meetings held around the Town

staff and advisory input sessions

These interview sessions





# Advisory Committee Major Themes: PRCR

- **Strengths:** Strong parks, recreation, and cultural system featuring popular amenities (dog park, aquatics center, courts, greenways), diverse programming for all ages, active community participation, excellent staff leadership, and robust communication and outreach.
- **Weaknesses:** Limited land and funding for future growth, lack of a dedicated community center, insufficient indoor sports and event space, communication challenges, and facility coordination issues that reduce accessibility and efficiency.
- **Opportunities:** Build a multi-purpose community center, expand partnerships and sponsorships, improve communication and resident engagement, enhance youth and senior programming, and grow greenways, trails, and recreational amenities.
- **Threats:** Rising costs and funding constraints, limited land for development, declining participation or awareness, competition from neighboring communities, inclusivity concerns, and challenges retaining residents, staff, and program users.
- **Overall Theme:** Morrisville has strong amenities, staff, and community assets, but future success depends on expanding facilities, improving communication and engagement, securing resources, and planning proactively for growth.

# Advisory Committee Major Themes: Seniors

- **Strengths:** Highly valued senior center with excellent staff and leadership, strong facility maintenance, diverse senior programming, improved communications, and extensive parks, trails, and recreation opportunities for all ages.
- **Weaknesses:** Senior center capacity limitations, cumbersome registration systems, transportation challenges, inconsistent communication / phone response, and unmet facility and accessibility needs.
- **Opportunities:** Develop a larger standalone senior center near Town Center, expand classes and wellness programming, improve sign-up processes and transportation, enhance accessibility, and foster intergenerational and cultural engagement.
- **Threats:** Rapid population growth increasing demand on services and infrastructure, funding constraints, traffic and safety concerns, social isolation among seniors, and growing needs of an aging population.
- **Overall Theme:** Residents strongly support existing services and staff but want expanded facilities, simpler access to programs, better mobility options, and proactive planning to keep pace with community growth.

# Input Meetings: Summary

Approximately
430 resident participants

61 non-residents



| Preference Rank | Resident rankings |
|---|---|
| 1 | Splash pad |
| 2 | Adventure play area |
| 3 | Hiking /biking paths |
| 4 | Community center/gymanisum |
| 5 | Ninja fitness course |
| 6 | Multi purpose greenway |
| 7 | Sensory meditation garden |
| 8 | All abilities playgound |
| 9 | Pickleball |
| 10 | Ropes course |
| 11 | Dog splash zone |
| 12 | Mountain bike course |
| 13 | Open space |
| 14 | Multi purpopse field |
| 15 | Weight lifting/cardio machines |
| 16 | Senior center |
| 17 | Climbing elements |
| 18 | Music play area |
| 19 | Teaching kitchen |
| 20 | Skateboard park |
| 21 | Sand volley ball |
| 22 | Large pavilion |
| 23 | Basketball court |
| 24 | Tennis courts |
| 25 | Free form natural play |
| 26 | Baseball field |
| 27 | Outdoor classroom |
| 28 | Covered picnic station |
| 29 | Indoor programming room |
| 30 | Cricket field |
| 31 | Hammock stations |
| 32 | Restroom/changing Room |

| Preference Rank | Non-resident rankings |
|---|---|
| 1 | Adventure play area |
| 2 | Sensory meditation garden |
| 3 | Ninja fitness course |
| 4 | Multi purpose greenway |
| 5 (tie) | Hiking /biking paths |
| 5 (tie) | Open space |
| 5 (tie) | Senior center |
| 8 | Splash pad |
| 9 | Music play area |
| 10 (tie) | Ropes course |
| 10 (tie) | Dog splash zone |
| 10 (tie) | Multi purpopse field |
| 13 (tie) | Community center/gymanisum |
| 13 (tie) | All abilities playgound |
| 13 (tie) | Pickleball |
| 13 (tie) | Weight lifting/cardio machines |
| 13 (tie) | Teaching kitchen |
| 18 | Sand volley ball |
| 19 | Climbing elements |
| 20 (tie) | Mountain bike course |
| 20 (tie) | Large pavilion |
| 20 (tie) | Indoor programming room |
| 23 (tie) | Free form natural play |
| 23 (tie) | Cricket field |
| 25 (tie) | Baseball field |
| 25 (tie) | Outdoor classroom |
| 25 (tie) | Covered picnic station |
| 25 (tie) | Hammock stations |
| 25 (tie) | Restroom/changing Room |
| 30 (tie) | Skateboard park |
| 30 (tie) | Basketball court |
| 30 (tie) | Tennis courts |

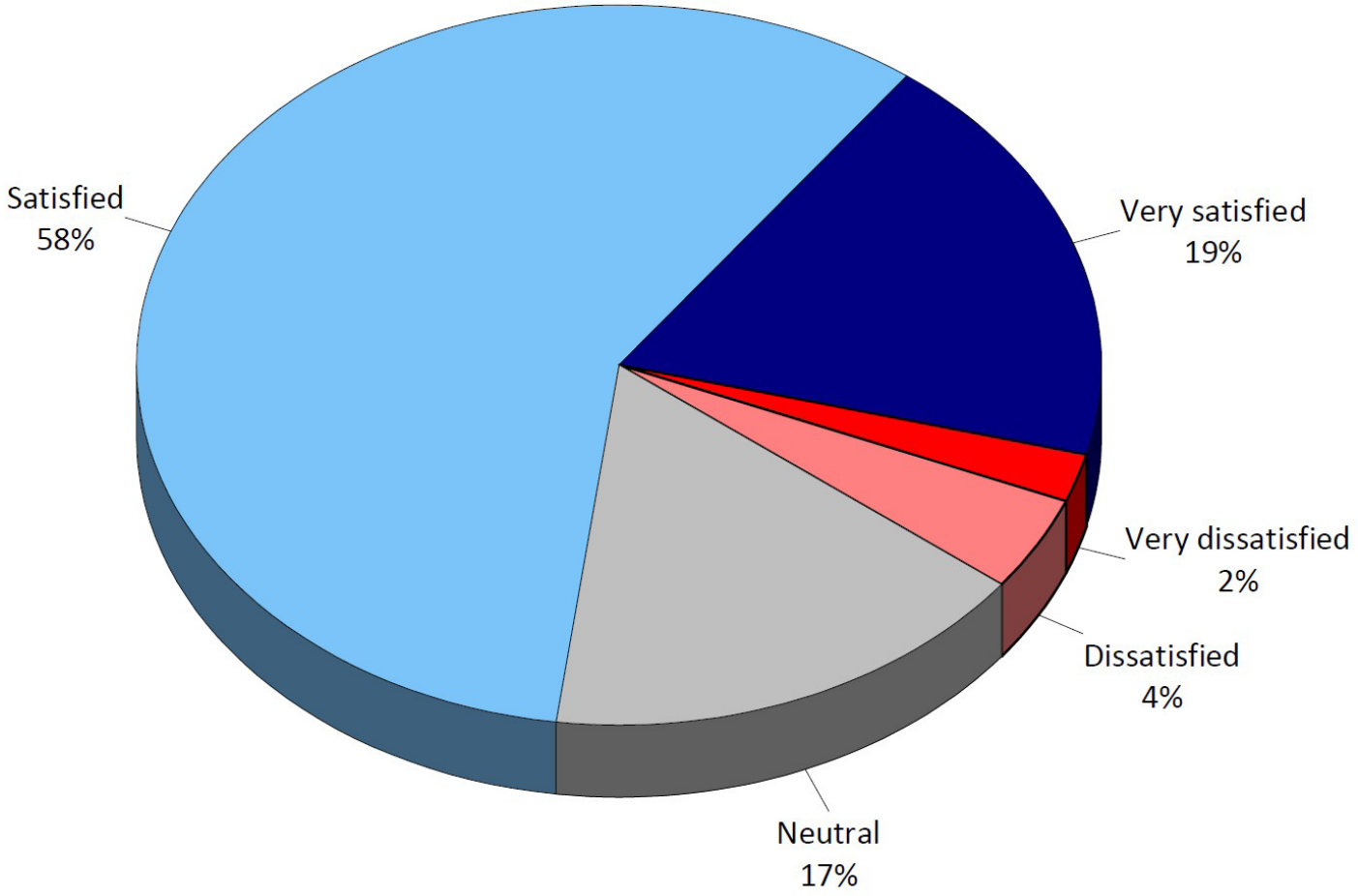
# Survey Findings

Statistically valid

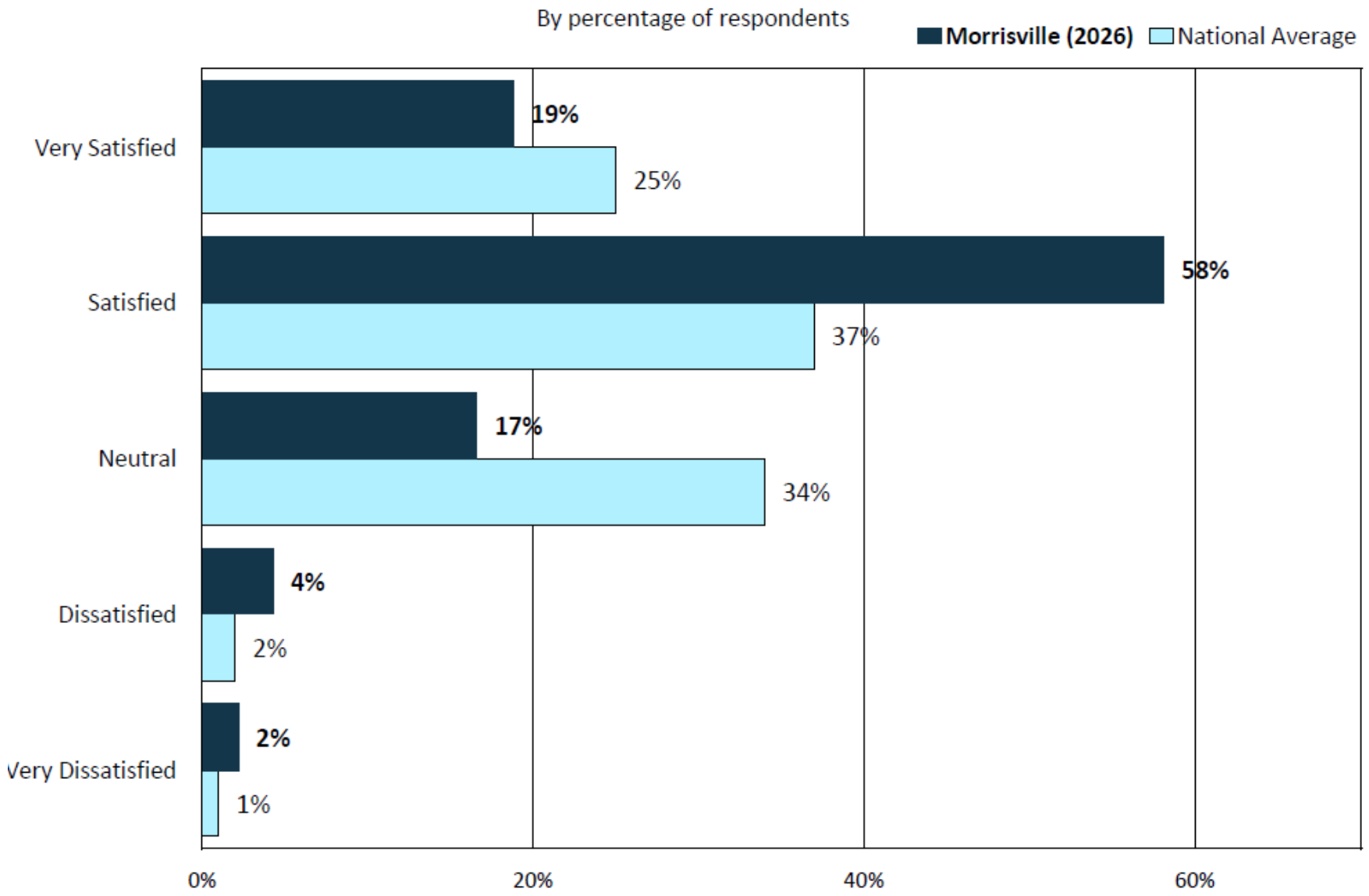
**Q20. Please rate your overall satisfaction with the value your household receives from the parks and recreation services provided by the Morrisville Parks, Recreation and Cultural Resource Department.**

**by percentage of respondents (excluding "don't know")**

Satisfaction with PRCR



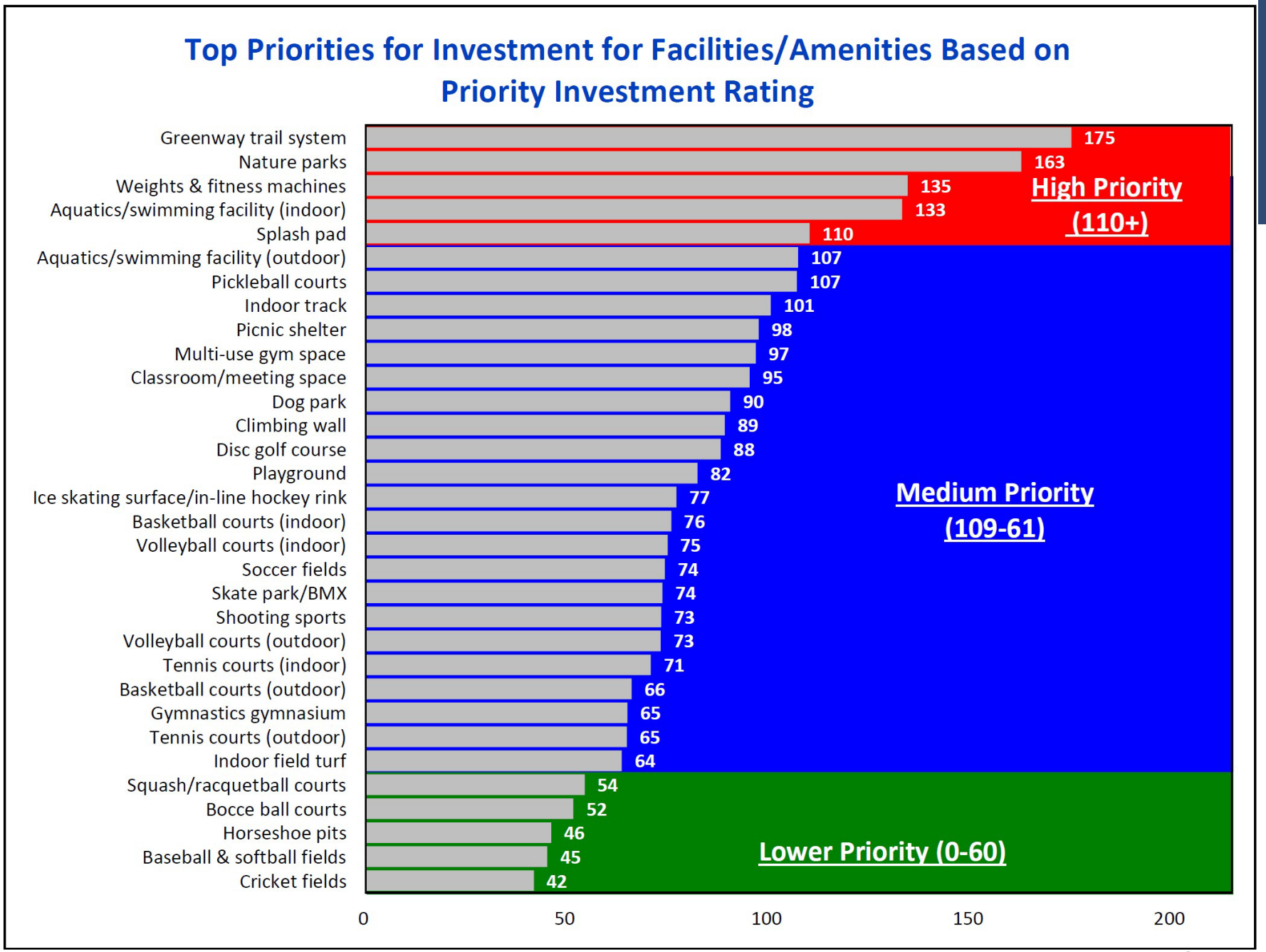
## Please rate your overall level of satisfaction with the value your household receives from the parks and recreation programs, activities, and events offered in your community.



# Survey Findings

## Statistically Valid

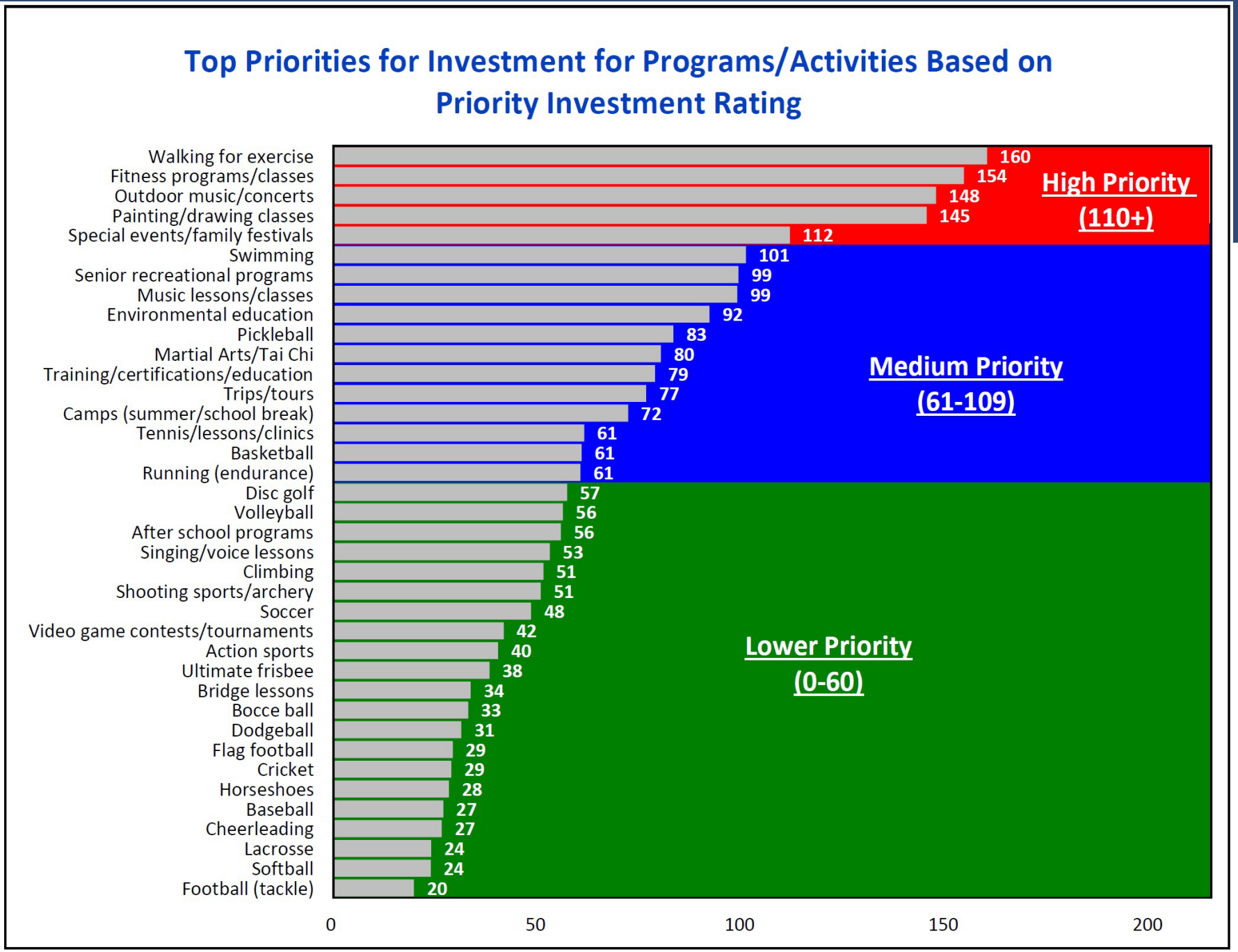
Facility Priorities



# Survey Findings

## Statistically Valid

Program Priorities



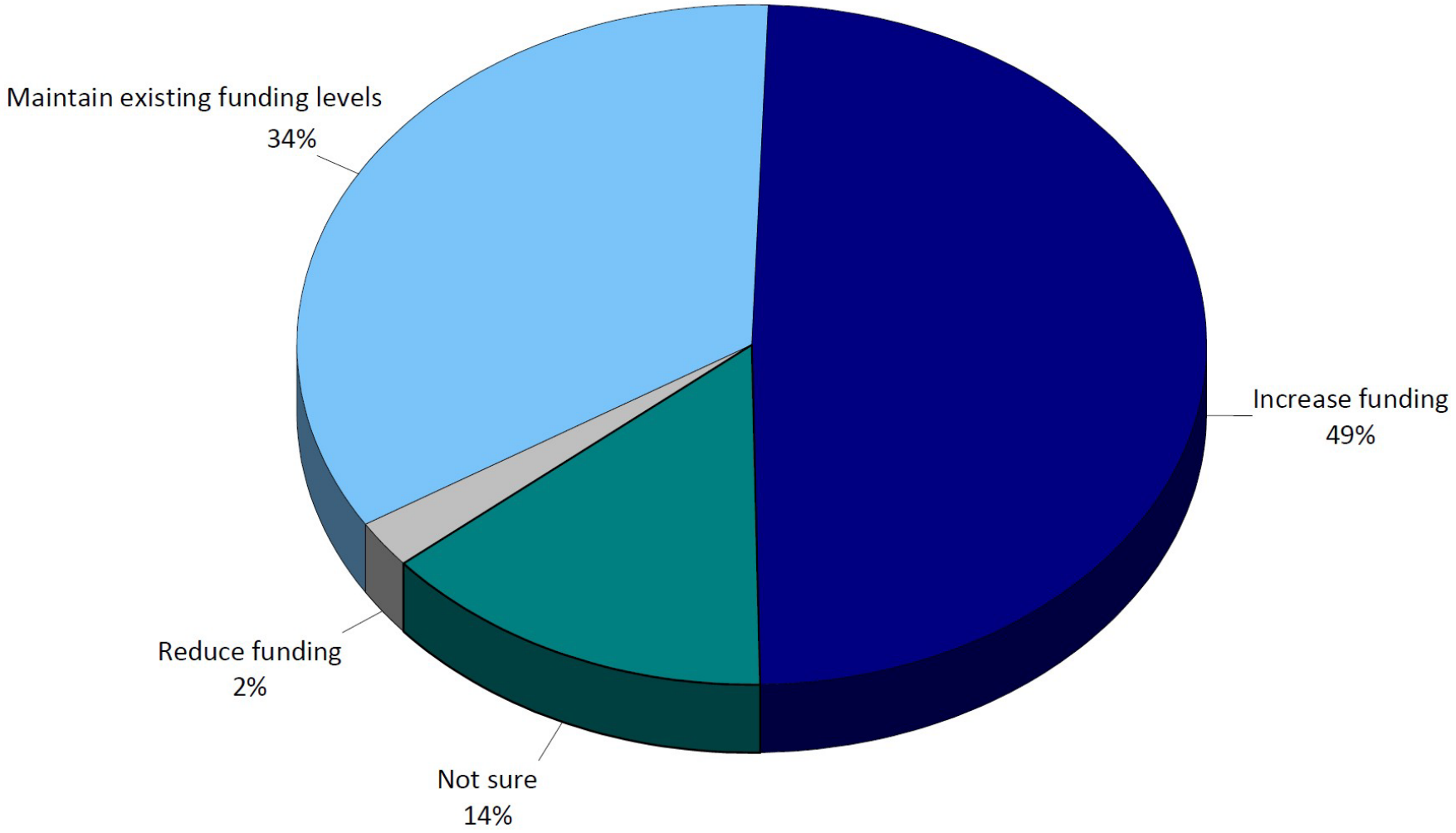
# Survey Findings

## Statistically Valid

Funding Support

**Q18. Based on your perception of value, how would you want the Town to fund future parks, recreation, trails, and open space needs?**

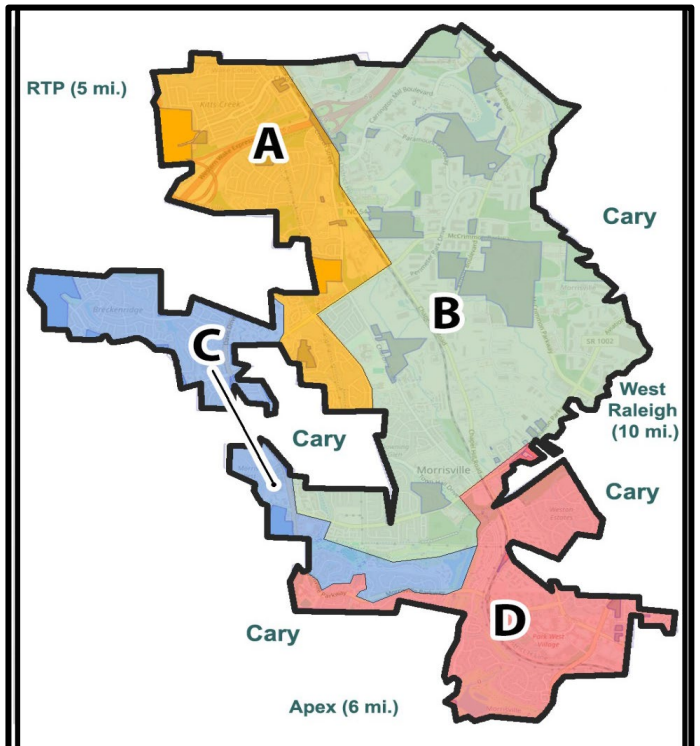
**by percentage of respondents**



# Open Survey

## Regional variations in need exists

## [Facility rankings]

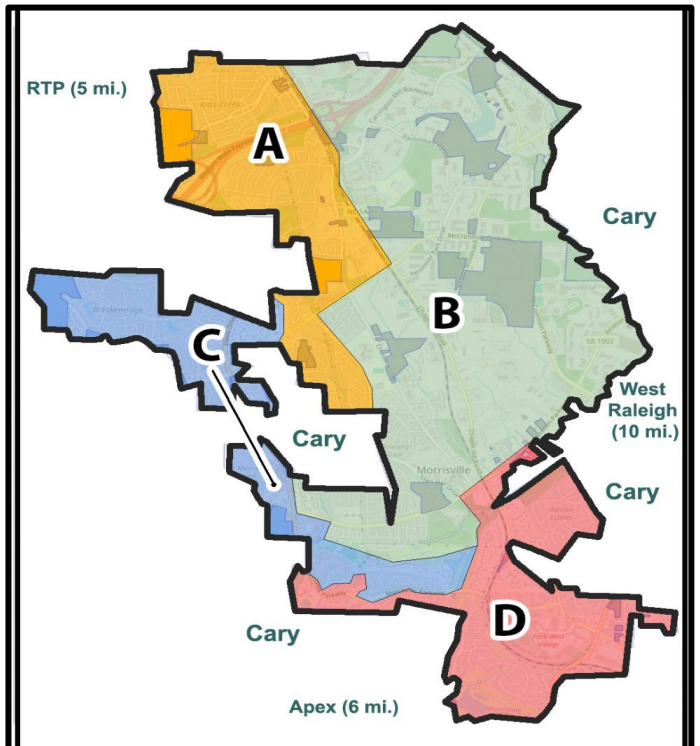



| Rank Region A | Amenity | Rank Region B | Amentiy | Rank Region C | Amenity | Rank Region D | Amenity | Rank (non-resident) | Amenity |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Nature parks | 1 | Nature parks | 1 | Nature parks | 1 | Nature parks | 1 | Nature parks |
| 2 | Weight and fitness machines | 2 | Weight and fitness machines | 2 | Weight and fitness machines | 2 | Basketball courts (indoor) | 2 | Weight and fitness machines |
| 3 | Greenway trail | 3 | Greenway trail | 3 | Greenway trail | 3 | Weight and fitness machines | 2 | Greenway trail |
| 4 | Multi-use gym space (basketball, volleyball, etc.) | 4 | Aquatics / Swimming facility (indoor) | 4 | Aquatics / Swimming facility (indoor) | 4 | Picnic shelter | 4 | Aquatics / Swimming facility (indoor) |
| 5 | Picnic shelter | 5 | Aquatic / Swimming facility (outdoor) | 5 | Playground | 4 | Basketball courts (outdoor) | 5 | Indoor track |
| 6 | Pickleball courts | 6 | Classroom / meeting space | 6 | Picnic shelter | 5 | Aquatics / Swimming facility (indoor) | 6 | Multi-use gym space (basketball volleyball, etc.) |
| 7 | Indoor track | 7 | Splash pad | 7 | Indoor track | 7 | Indoor track | 7 | Aquatic / Swimming facility (outdoor) |
| 8 | Classroom / meeting space | 8 | Picnic shelter | 8 | Multi-use gym space (basketball, volleyball, etc.) | 8 | Aquatic / Swimming facility (outdoor) | 8 | Splash pad |
| 9 | Basketball courts (indoor) | 9 | Indoor track | 9 | Splash pad | 9 | Ice skating surface / in-line hockey rink | 9 | Playground |
| 10 | Aquatics / Swimming facility (indoor) | 10 | Multi-use gym space (basketball, volleyball, etc.) | 10 | Soccer fields | 10 | Multi-use gym space (basketball, volleyball, etc.) | 10 | Picnic shelter |
| 11 | Playground | 11 | Pickleball courts | 11 | Basketball courts (outdoor) | 11 | Disc golf course | 11 | Classroom / meeting space |
| 12 | Splash pad | 12 | Playground | 12 | Shooting sports (shooting/archery range) | 12 | Greenway trail | 12 | Tennis courts (outdoor) |
| 13 | Tennis courts (indoor) | 13 | Climbing wall | 13 | Aquatic / Swimming facility | 13 | Volleyball courts (outdoor) | 13 | Skate park / BMX |
| 14 | Volleyball courts (indoor) | 14 | Basketball courts (indoor) | 14 | Dog park | 14 | Gymnastics gymnasium | 14 | Pickleball courts |
| 15 | Aquatic / Swimming facility (outdoor) | 15 | Basketball courts (outdoor) | 15 | Pickleball courts | 15 | Tennis courts (outdoor) | 15 | Ice skating surface / in-line hockey rink |

# Open Survey

## Regional variations in need exists

[Program rankings]




| Rank Region A | Program | Rank Region B | Program | Rank Region C | Program | Rank Region D | Program | (non-resident) | Program |
|---|---|---|---|---|---|---|---|---|---|
| 1 | Fitness programs / classes | 1 | Fitness programs / classes | 1 | Fitness programs / classes | 1 | Walking for exercise | 1 | Fitness programs / classes |
| 2 | Special events / family festivals | 2 | Swimming | 2 | Swimming | 2 | Fitness programs / classes | 2 | Painting / drawing classes |
| 3 | Walking for exercise | 3 | Special events / family festivals | 3 | Special events / family festivals | 3 | Painting / drawing classes | 3 | Swimming |
| 4 | Swimming | 4 | Painting / drawing | 4 | Music lessons / classes | 4 | Swimming | 4 | Music lessons / classes |
| 5 | Painting / drawing classes | 5 | Environmental education | 5 | Painting / drawing classes | 5 | Disc golf | 4 | Environmental education |
| 6 | Music lessons / | 6 | Music lessons / classes | 6 | Walking for exercise | 6 | Environmental | 6 | Senior recreational |
| 7 | Training / certifications / education | 7 | Walking for exercise | 7 | Environmental education | 7 | Soccer | 6 | Martial Arts / Tai Chi |
| 8 | Pickleball | 8 | Outdoor music / classes | 8 | Martial Arts / Tai Chi | 8 | Running (endurance) | 8 | Trips / tourism |
| 9 | Outdoor music / classes | 9 | Running (endurance) | 9 | Shooting sports / archery | 8 | Climbing | 9 | Walking for exercise |
| 10 | Trips / tourism | 10 | Martial Arts / Tai Chi | 10 | Outdoor music / classes | 10 | Volleyball | 9 | Special events / family festivals |
| 11 | Environmental education | 11 | Training / certifications / education | 11 | Camps (summer / school break) | 11 | Ultimate frisbee | 11 | Tennis / lessons / clinics |
| 12 | Senior recreational programs | 12 | Trips / tourism | 12 | Soccer | 12 | Senior recreational programs | 12 | Climbing |
| 13 | Volleyball | 13 | Senior recreational programs | 13 | Training / certifications / education | 13 | Outdoor music / classes | 13 | Training / certifications / education |
| 14 | Climbing | 14 | Pickleball | 14 | Tennis / lessons / clinics | 14 | Special events / family | 14 | Outdoor music / classes |
| 15 | Tennis / lessons / clinics | 15 | Camps (summer / school break) | 15 | Volleyball | 15 | Pickleball | 15 | Volleyball |

# Questions?



# Planning and Zoning Board Agenda Item Report

Agenda Item No. 8.a
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: November 12, 2026

**SUBJECT**
2027 Chair and Vice Chair Appointment Nominations

**Recommendation:**
Vote

**Updates/History of Briefing:**
N/A

**Executive Summary and Background Information:**
In accordance with Section 2.2.2.E.1 of the Unified Development Ordinance (UDO), the Planning and Zoning Board (PZB) is to make a recommendation to the Town Council on the selection of a Chair and Vice-Chair on an annual basis. The Chair presides over all Board meetings and the Vice-Chair will preside over meetings in the Chairs absence. Officers may be appointed to successive terms without limitation. All Board members can vote, but only regular voting members can be nominated for Chair or Vice-Chair. At the November 12, 2027 meeting, nominations will be accepted for Chair and Vice-Chair. After members are nominated for Chairperson, the Board will be asked to vote on the nomination. After these votes are totaled and a recommended Chairperson is identified, a second vote will be held in which members will be asked to nominate and then vote on a Vice-Chair. The Planning and Zoning Board recommendation for 2027 Chair and Vice-Chair will then be forwarded to the Town Council in December for consideration and action.

**Advisory Board/Committee Review:**
Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**
None

**Potential Options:**
None

**Staff Recommendation:**
None

ATTACHMENTS
- Planning and Zoning Board 2027 Vice Chair Ballot
- Planning and Zoning Board 2027 Chair Ballot

# Planning and Zoning Board
# 2027 Vice Chairman Nomination

## Vice Chairman

Who would you like to nominate for PZB Vice Chairman? Please make your selection.

- ☐ Arthur Blue
- ☐ Courtney Bonham
- ☐ Lee Langston
- ☐ Justin McAleer
- ☐ Kristen Richardson

# Planning and Zoning Board 2027 Chairman Nomination

## Chairman

Who would you like to nominate for PZB Chairman? Please make your selection.

- ☐ Arthur Blue
- ☐ Courtney Bonham
- ☐ Lee Langston
- ☐ Justin McAleer
- ☐ Kristen Richardson

# Planning and Zoning Board Agenda Item Report

Agenda Item No. 8.b
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: November 12, 2026

**SUBJECT**
Approval of the 2027 PZB Meeting Schedule

**Recommendation:**
Vote

**Updates/History of Briefing:**
None

**Executive Summary and Background Information:**
In accordance with Section 2.2.3.F.1 of the Unified Development Ordinance (UDO), "the Planning and Zoning Board (PZB) shall establish a schedule of regular meetings including the date, time, and location of meetings and keep a copy of the schedule on file with the Town Clerk. Pursuant with this responsibility, a proposed 2027 meeting schedule has been developed for consideration by the Board. The schedule is consistent with the prior 2026 schedule and proposes to keep meetings on the second Thursday of every month at 6:30 pm. Staff has reviewed the schedule for conflicts with Town and other significant holidays. Due to conflicts with previously scheduled Town Council meetings and the Veteran's holiday, the May and November meetings are proposed to be held on the first Thursdays of the month (May 6 and November 4).

The PZB is asked to check your calendars in advance of the meeting.  If you have questions or conflicts with the proposed meeting dates, please reach out to staff in advance of the meeting.

**Advisory Board/Committee Review:**
Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**
None

**Potential Options:**

Vote

**Staff Recommendation:**
None

ATTACHMENTS
- 2027 PLANNING ZONING BOARD SCHEDULE

# 2027 Planning & Zoning Board Meeting Schedule

**Town Council Chambers**
**100 Town Hall Drive**
**Morrisville, NC 27560**
**6:30 PM**

| |
|---|
| January 14th, 2027 |
| February 11th, 2027 |
| March 11th, 2027 |
| April 8th, 2027 |
| May 6th, 2027 |
| June 10th, 2027 |
| July 8th, 2027 |
| August 12th, 2027 |
| September 9th, 2027 |
| October 14th, 2027 |
| November 4th, 2027 |
| December 9th, 2027 |

# Planning and Zoning Board Agenda Item Report

Agenda Item No. 9.a
Submitted by: Brooke Dodson
Submitting Department Planning
Meeting Date: November 12, 2026

**SUBJECT**
The Planning Press Newsletter - Sept - October 2026

**Recommendation:**
N/A

**Updates/History of Briefing:**
N/A

**Executive Summary and Background Information:**
N/A

**Advisory Board/Committee Review:**
Planning and Zoning Board

**Insert Date of Advisory Board/Committee Review:**

**Advisory Board/Committee Recommendation and/or Vote:**
None

**Potential Options:**
None

**Staff Recommendation:**
None

ATTACHMENTS
- Sept - October 2026 TOM The Planning Press Newsletter (1).pdf

September-October 2026

# NEWSLETTER

THE PLANNING PRESS



In Review

## New Development Applications

HSNC Phase I Campus Improvements, 309 Aviation Parkway – A Development Plan Combo application was accepted for review for Phase I improvements to the Hindu Society of North Carolina campus, including additional parking and associated utility, storm drainage, and landscape improvements.

Linda Drive Rezoning, 9614 Chapel Hill Road and Linda Drive Area – A Conditional Rezoning application was accepted for review for approximately 3.39 acres located at 9614 Chapel Hill Road and along Linda Drive. The request would rezone the property to allow development of an upscale senior living community adjacent to the existing Preston Pointe Independent Living Facility.

Encoded Rezoning, 2600 Perimeter Park Drive – A Conditional Rezoning application was accepted for review to rezone the property to Business Activity Center (BAC) to permit biomanufacturing uses.

Green Plaza, 10220 Chapel Hill Road – A Development Plan Combo application was accepted for review for a proposed residential development located at the southeast corner of Chapel Hill Road and Green Drive. The project includes 14 multifamily rental units.

In the Works

## Other News

Comprehensive Transportation Plan (CTP) Update – Town Council received the draft CTP Implementation Plan in September. The plan establishes priorities for roadway, bicycle, pedestrian, greenway, and transit improvements, including recommendations supporting future Bus Rapid Transit (BRT) service and long-term transportation investments throughout Morrisville.

In the Works *(continued)*

# Other News

## Icon Initiative – Takes Flight

Morrisville celebrated the unveiling of its butterfly installations on September 22, marking a major milestone in the Town's Butterfly Icon Initiative. These vibrant, four-foot-tall artworks are the first installations in the public art program and reflect a symbol selected through extensive community engagement and public input. Installed along Morrisville's greenway system, the butterflies are designed to create memorable destinations, encourage residents and visitors to explore the Town's parks and trails, and strengthen community identity through public art. Each sculpture features a unique artistic design, transforming the butterflies into colorful landmarks that celebrate creativity, culture, and the character of Morrisville.

The initiative is part of the Town's broader placemaking efforts, using public art to enhance shared spaces, create visual interest, and foster connections between residents and the natural environment. The butterfly was selected as Morrisville's icon because it represents growth, transformation, and the diversity that continues to shape the community. As additional installations are introduced, the Butterfly Icon Initiative will help create a recognizable and welcoming visual identity throughout Morrisville.



## Affordable Housing Rental Assistance Pilot – Phase II

Staff presented the Town of Morrisville's Housing Assistance Program at the Wake County Municipal Managers Meeting on October 14, 2026. The presentation showcased the Town's innovative approach to supporting housing affordability for public-sector employees through rental assistance and security deposit assistance, while also sharing lessons learned from program implementation.




Morrisville Moments

# Did You Know?

One of the most recognizable trophies in professional sports made a stop in Morrisville on October 19. Residents and visitors had the rare opportunity to see the Stanley Cup up close, bringing excitement and a unique experience to the community. First awarded in 1893, the Stanley Cup is the oldest professional sports trophy in North America and is widely regarded as one of the most iconic symbols of athletic achievement. Its visit to Morrisville created lasting memories for hockey fans and added another memorable chapter to the Town's growing list of community events and celebrations.

***"Hockey is a unique sport in the sense that you need each and every guy helping each other and pulling in the same direction to be successful."***

***– Wayne Gretzky***