

Meeting Notes

Date: February 21, 2019 6 pm

Place: Fire Rescue Headquarters
First Floor Conference Room
1950 West Exchange Place
Tucker, GA 30084

Purpose: Meeting with the Little Creek Horse Farm Conservancy (LCHF)

Attendees:

- The LCHF Conservancy (attendees list attached to this meeting notes)
- DeKalb County Department of Recreation, Parks & Cultural Affairs: David Flaherty, Joy Lambert
- Wood Environment & Infrastructure Solutions, Inc. (Wood): Ron Huffman, Gregg Hudspeth
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Purpose

The purpose of the meeting was to collect the ideas for improvements and master plan preparation for Little Creek Horse Farm. In addition to the attendees from the Conservancy, the Conservancy's representative, Ms. Tamara Dillard, shared four lists of ideas/inputs from those members that were not able to attend this meeting in person. The four lists were compiled by the Wood team and, if the idea was not already discussed at the meeting, it is listed with an asterisk in these notes.

Introduction

Sign-in sheets were passed around the room. David Flaherty opened the meeting and briefly described its purpose. The funding for LCHF improvements is not available right now, however, the County would like to be prepared with the Master Plan detailing the proposed and agreed upon improvements when the funding becomes available. The idea of this Farm to be available for all residents of DeKalb County, environmentally friendly and sustainable approach for Farm's improvements was weaved throughout the stakeholders brainstorming session.

Discussion Topic and Improvements Ideas

Horse Barn (interior)

1. Need additional seating around the indoor arena.
2. Updated indoor arena. *
3. Mirrors. * (we understand that the mirrors will be installed in the next few weeks)
4. Wash stall fans. *
5. Put cross-ties in every stall. *

6. Small container mounted on each stall to hold medicine or treats – ability to padlock. *
7. Employee breakroom. *
8. Lockers and change rooms for riders. *
9. Hang up tools and rakes. *
10. Window to view arena from lounge. *
11. Cover electrical area (such as with a curtain). *
12. Indoor treadmill for horses. *
13. Judging/event box for indoor arena. *
14. Adjust slope of outer sidewalks so that water flows away from barn (French drains). *

Horse Barn (outside)

1. Barn renovated in 2008. Gutters too small and need replacement. (We understand this is in progress.)
2. Would like a paved walkway all around the outside of the barn for accessibility.
3. Consider providing room for a “tack shop” somewhere, also discussed a mobile tack shop as an option
4. Would like a two-horse cross-tie farrier area near the north corner of the barn.
5. Would like a “safety stall” with stocks (for the vet).
6. Would like outdoor bathing station(s) for the horses. Improve drainage for the current indoor bathing.
7. Barn roof ideal for solar power generation. *
8. Outside deep sink and tack cleaning area. *

Away from Barn

1. Would like additional storage sheds for hay, shavings, maintenance vehicles, and jumps.
2. Would love to see a recessed manure dump station.
3. Consider adding an outdoor classroom/education area. Small barnyard petting zoo. Clinique for horses. Possibility of daily boarding. Encourage craft activities. Chalkboard horse to label parts.
4. Replace ditch bridge on Mark’s side. *
5. Need to increase rideable space.
6. Would like a covered hot walker.
7. Trailer turn-around. *
8. For the pavilion, new features could include solar panels, a fan, an electronic charging station, and a fly screen for the summer. Pavilion needs to be painted or sealed for protection.
9. Convert old stall barn into a store that can be opened up for events and every Saturday morning with a docent. Or convert an old horse trailer into a store. Rehab current LCHF storeroom with double doors. Set up march shop in basement of house. *
10. For demonstrations, clinics, and overall viewing, natural amphitheaters could be built into the hillsides. Two areas could include the slopes by the Sunset Pavilion and west of the barn (behind Sport’s shed). *

11. New hay wagon.
12. Updated tractor and drag.
13. Would like a "Therapeutic Barn"

Parking

1. Need additional parking, but not behind the residents' houses (light pollution concerns). Pervious asphalt to assist with the stormwater runoff.
2. Sufficient parking for 250+ cars PM weekly basis. *
3. Dedicated parking space for DeKalb County vehicles and equipment.
4. Would like a place for horse trailer parking. The Conservancy would consider charging a fee for parking to offset costs.

House

1. Lower level of the residence will be used as a community building for kids and birthday parties.
2. "Volunteer Corner" or office with a refrigerator for water. A place where volunteers can check-in, get aprons, water, name tags, record hours, and socialize with others. This could be in one of the barn offices or in the basement of the house.
3. An area for program development to work with new members, volunteers, build up tours, organize events and have meetings. This area could include a whiteboard and lockable file storage to maintain volunteer, membership and LCFC records. A computer and printer would be nice for printing waivers, etc. This could be a corner or section of the house basement. *
4. Area in house basement for educational seminars.
5. Secure and safe smaller round pen or mini-corral near house for birthday parties. Two stables for birthday party ponies.
6. Outdoor covered sitting area near house for events or picnic.
7. Provide the public with other park physical exercise other than horses: install outdoor exercise equipment. *

Creek & Stormwater Management

1. Stormwater management/flood mitigation strategy is needed as well as fixing significant erosion problems.
2. Stormwater protection from surrounding growth, deforestation and impervious surfaces. Possible detention ponds and rain gardens. *
3. Debris from storms is caught in the fencing along the creek.
4. Concerned with leachate from the horse manure flowing into South Fork Peachtree Creek.
5. Maintenance issue of the culvert (and other stormwater management practices -BMPs). DeKalb County Roads and Drainage Department should be contacted.
6. Small overlook deck at creek/floodplain.

Landscape

1. Would like to see a landscape restoration.
2. Make sure new plant material is not toxic to horses.
3. Would like to see a privacy fence and landscape buffer adjacent to the bordering residences along the entry drive.
4. Need a sound barrier with vegetation.
5. Create a monarch butterfly garden using native plants. *
6. Expand the Audubon Habitat project already underway. *
7. Identify specimen trees in hardwood areas for preservation. *
8. Remove ivy (and other parasites) from trees.
9. Apple trees up front – Use Trees Atlanta. Also encourage mushrooms and honeybees. *
10. Bird houses/bird sanctuary.

Paddocks/Arena

1. Round pen should be covered and moved closer to the main barn. Someone asked if the existing round pen could remain in addition to the new one.
2. Need additional seating around the outdoor arena and jump ring.
3. Would like a Public Address (PA) system.
4. Would like automatic water feeders.
5. Covered judging/event box for outdoor arena. *

Horse Operations (in various areas)

1. Need an on-ground training area.
2. Dedicated cavaletti area.
4. Covered location to do multi-user stretching and barrel work without impacting riders. *
4. Sensory trail. *
5. Theraplate machine. *

Pastures

1. Double fencing is needed to separate horses from pedestrians and dogs.
2. Need to add tree planting in the pastures for shade.
3. The *Hands on Horses* area near the steps on Orion Drive needs to be repaired, ADA access improved and would love a picnic shelter.
4. Rule of thumb: 1-2 acres of pasture per horse.
5. Mare's pasture – add grass ring dressage area. *
6. More grass. *

7. Cross country jumps. *
8. Hose connections to each outside paddock and pasture. Update existing hoses with easy-rolling system. *
9. Provide better area for *Hands on Horses*. This would include an ADA ramp in the grass ring annex and an ADA sanican (Port-a-John). Accessible route from Orion Drive is needed. Provide a covered area to do arts and crafts when it is raining.

The “Back 40” – 14 acres

1. 44 horses at the LCHF – wondering if the area to the northeast/across the creek can be reclaimed for horse trails – the Conservancy doesn’t want or see a need for picnicking and a dog park.
2. There are 14 acres along South Fork Peachtree Creek in the northern section including a 1-acre Audubon Sanctuary Zone. The area needs lots of cleaning as it also full of invasive plants. Want natural and low-impact trails.
3. Enhance the park trail with directional and educational signage. *
4. There are additional parcels on the north side of the creek at the north end of the park that are owned by the City of Atlanta for stormwater control and DeKalb County.
5. If a dog park is to be constructed, look at the DeKalb County parcel on Concord Drive. Provide parking where necessary as well as doggie bag stations.

Trails and Circulation

1. Would like to see how the park can link to all regional trail plans and parks such as Thompson Park, Mason Mill Park, Clyde Sheppard, etc.
2. Would like to see if Wood team can design separate circular path for runners and walkers that does not cross with the horse trails.
3. Would love to second bridge across the creek.
4. Provide a jogging trail for the public. A jogging trail along Orion Drive and the horse farm service road is encouraged. A nice turn-around near the house could have a covered table or stretching/exercise area. *
5. Multi-use trails: a trail system for horses and walkers with dogs on leashes. Yellow River (Gwinnett County) and Cochran Mill Park (south of Atlanta) both have horse trails and hiking trails. Signage is a big part of both parks. Also, natural trails are important and not PATH-like trails.
6. Safety is concern. Want pedestrian and horse trails separated. Consider using raised trails/walkways and visual barriers.

Signage (see also the “Back 40” and Safety)

1. Enhance the park trail with directional and educational signage. *
2. LCFC signage stating starting year, purposed, and contact. Place near beginning of drive to barn. *
3. Clearly mark where non-riders sit and where non-riders should stay out. *
4. Large sign with emergency contact numbers (vet, farrier, trailer contacts). *

5. Places to put plaques or banner to acknowledge sponsors and lifetime members. *
6. Naming schema for sections of the park, using themes such as horses, wildlife, or history. This effort could also honor sponsors or past horses. *

Lighting

1. Would like additional security lights.
2. Timer for outdoor lights (between ring and barn). *
3. Human gate near light switch. Currently, you have to crawl between fence boards to turn on lights. *
4. Recessed lighting. *
5. Lighting paths to equipment sheds. *

Safety

1. Want a visual barrier for safety.
2. LCHF safety for large events like *Horsefest*. Ticket booth or kiosk where safety rules are displayed at the beginning of drive to the barn. Signage to show defined public path areas (and restricted areas without an authorized person). In some areas, this might require additional fencing. *
3. Insure that visitors see and sign-off on safety policies and rules. This might include a kiosk at the beginning of the access drive to the barn and a better sign-in area where visitors can check-in, but cannot go to barn unless escorted. This could also include a docent implementation program.

Miscellaneous

1. The Conservancy group see the master plan helping with fundraising.
2. Consider LCHF as an example for green practices and permaculture. Ecologically sound, clean water run-off. Consult with permaculture experts to set ecological examples for DeKalb County Parks. Reduce use of chemicals.
3. Want to maximize the space they have like a "tiny house".
4. Desire to reclaim some of the areas northwest of South Fork Peachtree Creek.
5. Study all the land in the park and redesign layout, fencing, and uses so that the acreage available for turnout (and thereby outdoor riding) is maximized. It should be possible to increase land available for turnout by 30% due to the inefficiency of current land use. *
6. Would like to see the County's staffing expanded to weekends.

Meeting was adjourned at 8 pm.

End of Meeting Notes

Enclosures: Sign-in Sheet

SIGN IN SHEET

Little Creek Horse Farm
Stakeholders Meeting
February 21, 2019

NAME	ORGANIZATION	EMAIL
1. Kathie Day	Boarder	mommaday@aol.com
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11.		
12.		
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SIGN IN SHEET

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Stakeholders Meeting
February 21, 2019

NAME	ORGANIZATION	EMAIL
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13.		

SIGN IN SHEET

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Stakeholders Meeting
February 21, 2019

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