



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PARKS & RECREATION ADVISORY BOARD MEETING**

**February 20, 2023
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
 - 1. Harrisburg Arts, Culture and Heritage Committee
- C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Approval of Minutes from January 23, 2023

3. OLD BUSINESS

- A. Advisory Board Vacancy and Appointment

4. NEW BUSINESS

- A. Election of Officers
- B. Fee if Lieu of - Blackwelder Subdivision
- C. Department Updates:
 - 1) Jim Spina - Parks and Recreation Director

5. ADVISORY BOARD UPDATES

6. COUNCIL UPDATES

7. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a

connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Approval of Minutes from January 23, 2023

Presenting Personnel:

Suggested Motion or Action:

If approved: Motion to approve the minutes from the January 23, 2023 Parks and Recreation Advisory Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. Minutes January 23, 2023

MINUTES

Harrisburg Parks & Recreation Advisory Board Meeting

1/23/2023 at 6:02p.m. Meeting called to order in person by Delroy Ross

In Attendance

Delroy Ross Hannah Butler Mohammed Idlibi Tim Morris Mike Thevenin
Fred Brillante Brett Crosby

Absent: None.

Board Administrators Present: Jim Spina and Shawn Marble

Council Member(s) Present: Altlyn Cotell

Planning and Zoning Member(s) Present: None.

Harrisburg Arts, Culture and Heritage (HACH) Member(s) Present: Karen Andrade

Agenda Adoption/Approval of Minutes

Motion was made to adopt agenda by Hannah Butler and seconded by Tim Morris. Motion passed unanimously.

Motion was made to adopt minutes from November 21, 2022 by Mohammed Idlibi and seconded by Tim Morris. Motion passed unanimously.

Special Presentations/Public Comment

A. HACH

- a. New board candidates have been appointed and they will be settling their roles in the next meeting.
- b. Multicultural Festival Date set for September 16 from 10-2pm.

B. Public Comment

- a. There were no public residents in attendance

Old Business

- a. Advisory board vacancies and appointments – candidates in attendance are: Courtney Haynes, Cheryl Baker, Jarrod Venzian, Linda Thurman.

New Business

A. Parks and Recreational Department Updates

- a. Administration and Projects

- i. Budget season – done with budget presentation to the Town and now they are waiting on Council approval. One project for improvement is Pharr Mill Park’s playground needs an upgrade and potentially add pickleball courts at Pharr Mill Park.
 - ii. Harrisburg Elementary - Londa Strong (Director of Cabarrus County Active Living) reached out and is looking to potentially change the lease for Harrisburg Elementary Fields. Also looking at The Town of Harrisburg taking over Pharr Mill Park – purchasing this from Cabarrus County for \$1.
 - iii. Projects coming up – Harrisburg Park Pond development. Should be done by July 4th
 - iv. Green room project – upgrade at Harrisburg Park.
 - v. July 4th and 50th Anniversary Planning.
 - vi. Master Plan – should be ready to go and out for bid.
- b. Programs & Events presented by Shawn Marble
- i. 50th Anniversary Committee – presented to Town Council a few weeks ago. Celebration on going all year. Big celebration on October 14th to start earlier in the day at the last Rocking the Burg with a national act. Selling merchandise, having a luncheon for dignitaries, documented history pamphlet, creating a video.
 - ii. April 1st – Art Walk during the day and at Harris Depot from 10-2pm
 - iii. April 1st - Easter Movie at the park with crafts and the Easter Bunny 5:30-8pm at Harrisburg Park
 - iv. Athletics – ½ through Basketball season and it’s going well. Baseball, softball and Soccer registration is going well. Spring season will start March 13th.
- c. Brett Crosby – 5k in the Park on April 29th, Couch to I Can – 6 week run clinic at Harris Depot is being promoted. Had just under 400 runners last year.
- YMCA updates – hired Edifest Construction in the fall, weekly meetings to keep progress moving forward. Site clearing should start May/June.

Advisory Board Updates

A. None.

Council Updates

- A. Councilwoman Cotell was present as she has been appointed the liaison.
- a. Mike Thevenin appointment to Town Council.
 - b. 50th celebration planning was well received.
 - c. Budget season has begun. Grants were presented – continuation of Carolina Thread Trail via Grant with Cabarrus County and Towns in County. Erin presented a grant on adult exercise equipment and that was well received by Council.
 - d. Sewer allocation was discussed for new building/approvals with some limits through 2024.

Adjournment

Motion made to go into closed session by Mohammed Idlibi and seconded by Tim Morris.

Motion made to come out of closed session by Tim Morris and seconded by Mohammed Idlibi.

Motion of recommendation made by Mohammed Idlibi for Brett Crosby, Cheryl Baker and Courtney Haynes to join as members to the advisory board.

Meeting was adjourned at 7:33 p.m.

Next Meeting: tentative meeting on 2/20 in Town Chambers.

Chair

Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Advisory Board Vacancy and Appointment

Presenting Personnel:

Suggested Motion or Action:

If approved: Motion to recommend _____, to be appointed to the Parks and Recreation Advisory Board for a one year term, set to expire in 2024.

Description/Background:

There is currently still one vacancy on the Parks and Recreation Advisory Board. Mike Thevenin, who served on the Advisory Board, was appointed to Harrisburg Town Council in January 2023. This position on the advisory board still had one more year to serve. The term for the vacancy retires in January 2024.

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Election of Officers

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

The board should discuss who would like to serve in the position of: Chair, Vice Chair and Secretary. The board should make a motion and vote to appoint one member to serve in each of those roles for 2023.

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Fee if Lieu of - Blackwelder Subdivision

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

Motion to Approve Blackwelder Subdivision Fee-in-Lieu of for the amount of \$36,162.00

Description/Background:

Blackwelder Residential Subdivision Fee-in-Lieu Acceptance

This is a request for a fee-in-lieu payment for public open space for the 51 lot Blackwelder Subdivision on Blackwelder Road. The Advisory Board reviewed a similar request last year for the same site for a 70 lot subdivision but the rezoning was denied. Attached is the current request, along with a site plan of the subdivision. The Planning and Zoning Board reviewed the plans for Blackwelder, along with the request for a Fee-in-Lieu payment, and recommended Town Council approval. This rezoning went before the Harrisburg Town Council on February 13th and was approved with the contingency that the Parks and Recreation Advisory Board approval be granted before the applicants can submit preliminary plans for the Town's review.

Recommendation:

Fiscal Impact:

Attachments:

1. H-2022-07 R Public Open Space Payment Letter
2. H-2022-07 R Blackwelder Rezoning Plan-Overview Plan
3. H-2022-07 R Site Map



R. Joe Harris & Associates, Inc.

1186 Stonecrest Blvd., Tega Cay, S.C. 29708
(803) 802-1799

November 10, 2022

Craig Thomas, Sr. Planner
Town of Harrisburg
Planning & Zoning Department
4100 Main Street, Suite 102
Harrisburg, NC 28075

**RE: BLACKWELDER SUBDIVISION
Public Open Space Fee-in-Lieu Estimation**

RJH Project #3329

Dear Mr. Thomas:

On behalf of South Fork Ventures, LLC (Developer), we would like to request approval for a fee-in-lieu payment for a portion of the required public open space for the above referenced Blackwelder Subdivision.

The proposed development will include 51 lots which would require 1.46 acres of public open space based on 1/35 acre per lot. The developer is proposing to provide 0.51 acres within the property and providing fee-in-lieu payment for the remaining 0.95 required acres. The current assessed land value (per acre) as taken from GIS is \$38,065.00. This value will be used to calculate the fees unless the sale price of the land yields a larger price per acre, in which case, the fee will be adjusted to reflect the sales price.

The Developer is requesting to provide a fee-in-lieu mitigation payment at the time of final plat as follows:

Total fee to be paid = \$38,065.00/acre x 0.95 acres = \$36,162.00

Additionally, the Developer has committed to building a 10' wide paved greenway trail within a 25' permanent easement (0.51 acres of public open space within the property).

If you should have any questions or require any additional information, please feel free to contact us.

Sincerely,

R. JOE HARRIS & ASSOCIATES, INC.

Brandon S. Pridemore
Vice President
Lead Development Consultant

cc-email: Rick Walliser – South Fork Ventures

DEVELOPMENT INFORMATION:

DEVELOPER: SOUTHFORK VENTURES, LLC
PO BOX 178
WADMALAW ISLAND, SC 29487
PHONE: (704) 254-3137

LAND OWNER: JENOAL G & ROBIN ANNE BLACKWELDER
5127 BLACKWELDER ROAD
CONCORD, NC 28027

TAX PARCEL NO.: 02-040-0006.15, 02-040-0006.20

BOOK & PAGE: DB 8890 DP 0159

SITE ACREAGE: 39.32± ACRES (TOTAL SITE)
0.29± ACRES (LESS DOT R/W)
39.03± ACRES (NET)

CURRENT ZONING: LDR (LOW DENSITY RESIDENTIAL)

PROPOSED ZONING: CZ-RM: RESIDENTIAL MEDIUM
CONDITIONAL USE DISTRICT

LAND USE: EXISTING: FARMLAND (VACANT)
PROPOSED: SINGLE FAMILY RESIDENTIAL

BUFFER YARD: REQUIRED: TYPE 'A' (12')

SETBACKS
FRONT: 30 FT (25 FT IF SIDE ENTRY)
CORNER: 20 FT
SIDE: 10 FT
REAR: 25 FT

LOTS/UNITS: 51 UNITS

LOT WIDTH (MIN.): 75 FT

LOT AREA (MIN.): 15,000 SF

DENSITY: 1.31 UNITS/ACRE

OPEN SPACE: REQUIRED: 4.68 AC. (12.00% <2.0 DUA)
PROVIDED: 14.82 AC. (38.02%)

ACTIVE OPEN SPACE: REQUIRED: 1.275 AC. (0.25 AC. PER LOT, TABLE 6.5.3.7.2)
PROVIDED: 1.93 AC.

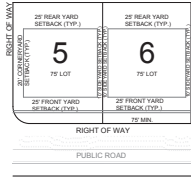
PASSIVE OPEN SPACE: PROVIDED: 7.41 AC.

PUBLIC OPEN SPACE: REQUIRED: 1.46 AC. (1/2 AC. PER LOT)
PROVIDED: 0.51 AC.
MITIGATION AREA = 0.95 AC.*

* REQUIRED DIFFERENCE TO BE PAYMENT IN LIEU OF OR DEDICATION OF
ADDITIONAL SPACE (AS AGREED UPON BY ALL PARTIES)

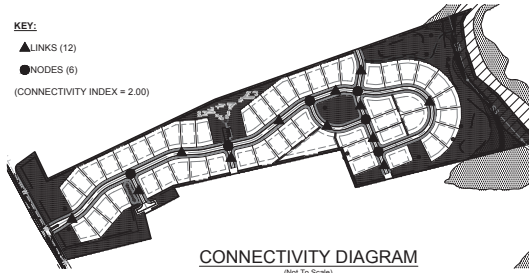
Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	43.61	30.00	39.87	N12°16'16"E	83°17'24"

Line Table		
Line #	Length	Direction
L1	177.88	S29°21'30"E
L2	89.89	N64°39'25"E
L3	74.31	N64°37'47"E
L4	49.41	N70°53'30"E
L5	48.72	S38°45'59"W
L6	48.82	S23°38'20"W
L7	76.71	S6°42'45"E
L8	82.68	S91°9'33"E
L9	23.83	S25°15'30"E
L10	143.62	S18°10'46"E
L11	170.83	S50°35'33"E
L12	152.95	S39°24'44"E
L13	218.99	S41°20'03"E
L14	40.03	S75°57'54"W
L15	59.98	S27°35'33"E
L16	90.03	S14°15'23"E
L17	60.10	S14°02'07"E
L18	38.53	S75°55'27"W
L19	31.28	S76°56'14"W
L20	30.04	N64°38'22"E

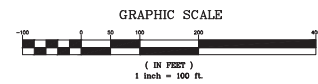
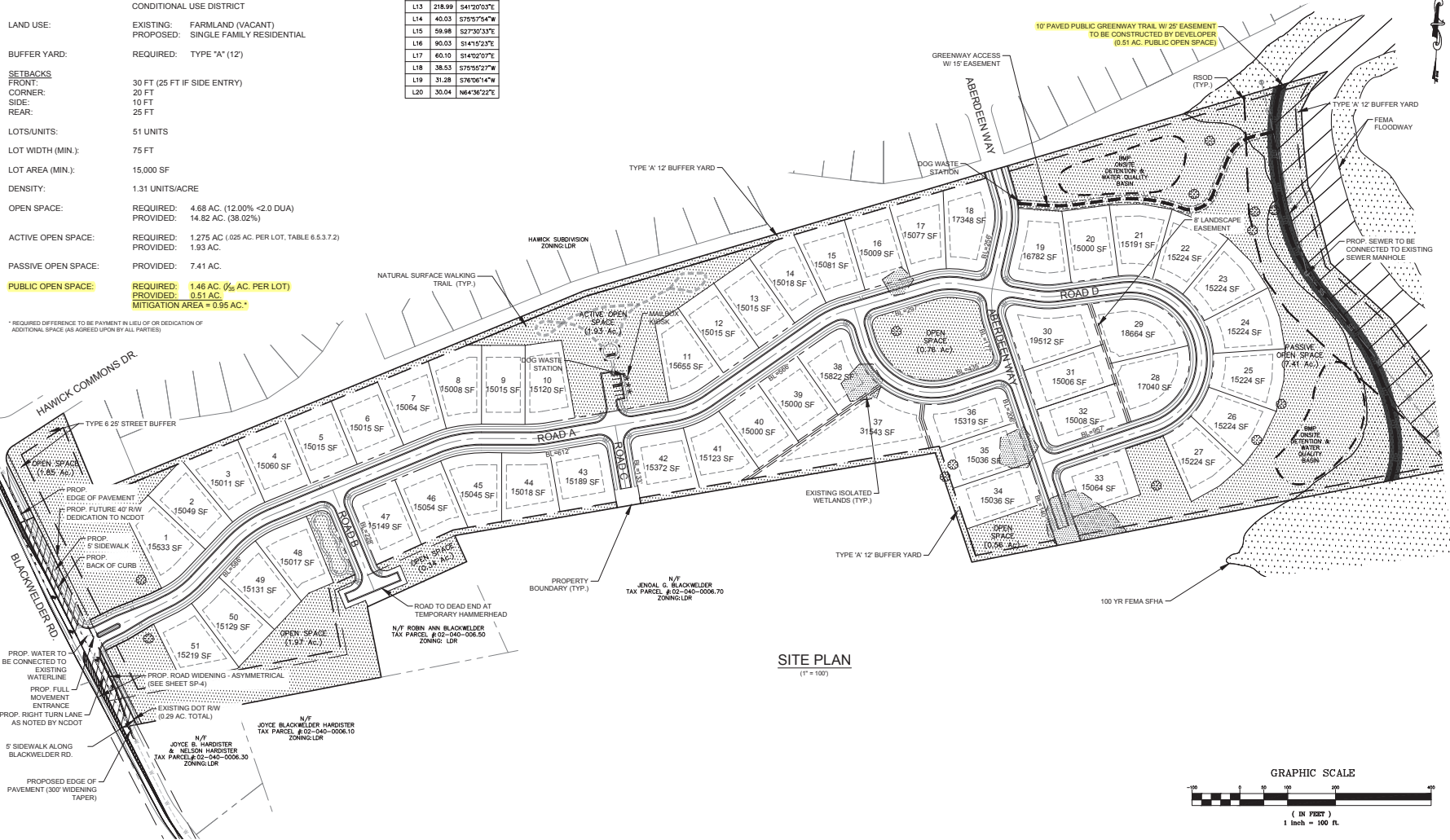


TYPICAL LOT
SETBACK
(Not To Scale)

KEY:
▲ LINKS (12)
● NODES (6)
(CONNECTIVITY INDEX = 2.00)



VICINITY MAP - N.T.S.



DATE	ISSUED FOR	REV
07/09/2022	Initial Submittal to Town of Harrisburg	0
09/07/2022	Second Submittal to Town of Harrisburg	1
10/17/2022	Third Submittal to Town of Harrisburg	2



Engineering:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

100 Harrisburg Hwy, Suite 101, Harrisburg, NC 28104
P: 704.254.3137

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the
seal and signature of the responsible registered engineer on the
drawing, and proper permit forms and related fees are transmitted
by the Owner, Owner's Agent or Contractor to the Authority
having jurisdiction.

FOR
INFORMATION
ONLY

Project Manager	Drawn
P. Murphy	J. Murdock
Checklist Manager	Checked
P. Murphy	B. Pridemore
Print/Plot Date	As-built Date
October 17, 2022	-

Client

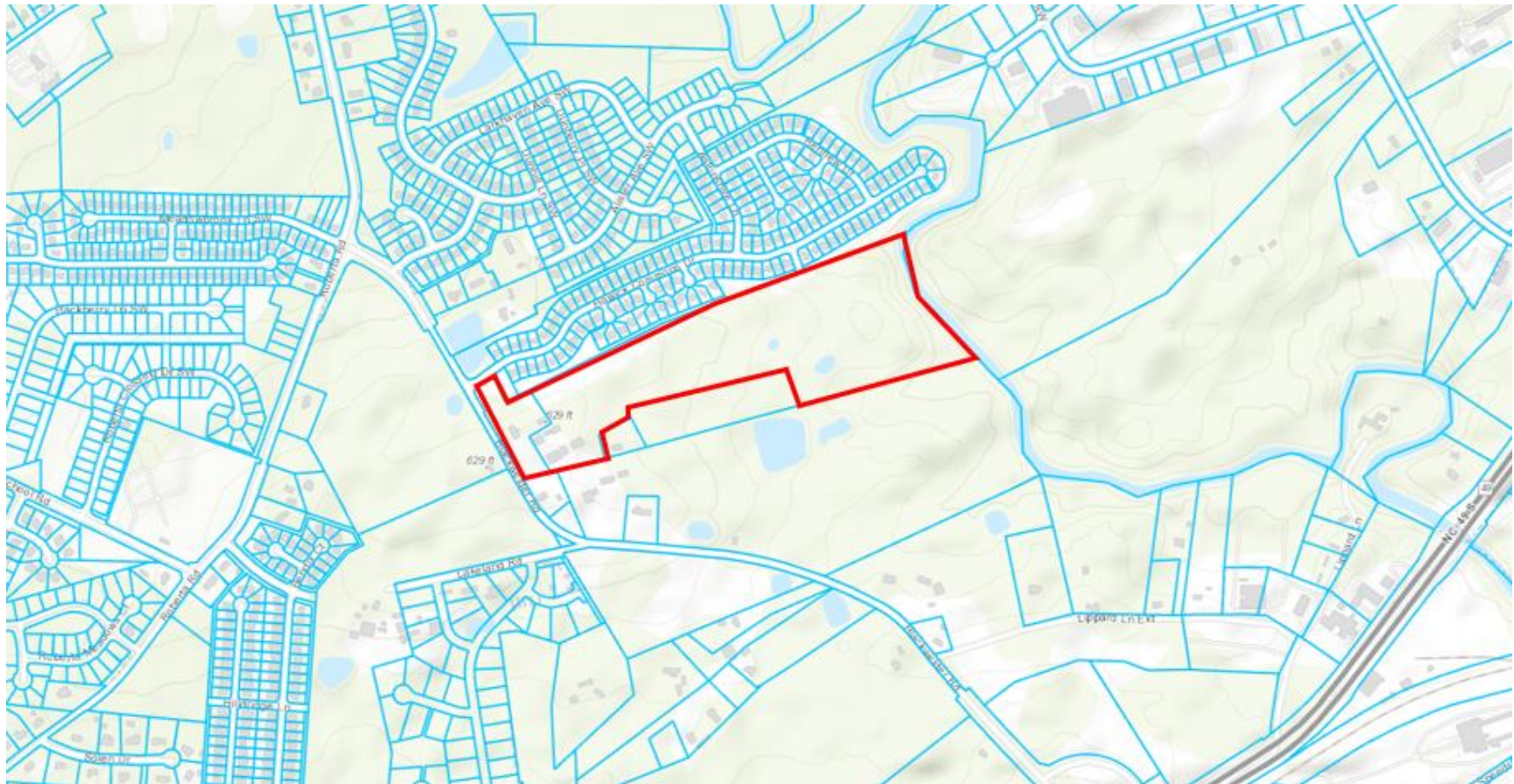
Southfork Ventures, LLC
PO BOX 178
WADMALAW ISLAND, SC 29487
P: (704) 254-3137

Project:
Blackwelder Subdivision

Drawing Title:
Rezoning

Project No.	Drawing No.
5118	SP-1
Draw File Name:	
5118-Blackwelder-rezoning	

H2022-07-R Blackwelder Rezoning Site Map





TOWN OF HARRISBURG

Agenda Item Details

Title:

Department Updates:

1) Jim Spina - Parks and Recreation Director

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None