



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

**May 20, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

1. Approval of Minutes from April 15, 2024

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

3. OLD BUSINESS

A. Parks and Recreation Master Plan Update

4. NEW BUSINESS

A. H-2024-02-R Shamrock Subdivision Payment-In-Lieu of Dedication

**B. Department Updates:
1) Jim Spina - Parks and Recreation Director**

5. ADVISORY BOARD UPDATES

6. COUNCIL UPDATES

7. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.

MINUTES

Harrisburg Parks & Recreation Advisory Board Meeting

Monday, April 15, 2024 at 6:00p.m. in Town Chambers. Meeting called to order in person by Mohammed Idlibi

In Attendance

Present: Cheryl BAKER, Courtney HAYNES, Hannah BUTLER, Mohammed IDLIBI, Zach BOWMAN, Fred BRILLIANT

Absent: Brett CROSBY, Shawn MARBLE

Board Administrators Present: Jim SPINA

Council Member(s) Present: Chris FAW

Planning and Zoning Member(s) Present: NONE.

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

Agenda Adoption

Motion was made to adopt agenda by Hannah Butler, seconded by Zach Bowman. Motion passed unanimously.

Special Presentations/Public Comment

A. HACH -

- 1) Open mic night last week – 4 performers (singers, instruments) 20+ people in attendance, food truck
- 2) Deadline for art scholarship: Sat 4/20
- 3) April 27th – Art Walk

B. Asst. Planning Director Shelley Dehart– MCKINLEY SUBDIVISION (see attached presentation)

- 1) Off lower Rocky River Road
- 2) Conditional Zoning request being processed now. Modify plan from 162 to 60 (the 160 is approved) (eventual tie to geenway)
- 3) Community feedback – why drop? Developer feedback – 84 acre - open to dedicating the land to the town for park development/maintaining greenery (town would maintain right to sell if use is not feasible)
- 4) Step one – PRAB consider accepting donated before going though formal approval processes (P/Z, TC) Board feedback:
 - MI – how can we use this donated land to our benefit? Access? (via Burlwood) / mindful of how people access these amenities.
 - JS – recommendation is ‘yes’: fold into masterplan (perfect timing!) really a question of determining what we could use the space for (active/passive park., etc.) Worst case scenario: it stays green yet not developed.
 - MOTION to recommend the acceptance of the donated land and if we want to develop it, we could but not with obligation by Mohamed Idlibi and seconded by Cheryl Baker
 - Vote – ALL IN FAVOR.

C. Public Comment

1) MARK MONROE – River Hills Dr., Harrisburg

- McKinley Comment: suggestion would be a mountain bike trail (be open to diversifying the type of park the lot can be developed into (not necessarily softball) free land!
- Has attended budget meetings – town is going to be making difficult decisions re: tax/reevaluation, increase in taxes. Areas need help (ex. Sheriff/traffic) concern presented to HPRAB: participation fees in events. Presentation showed # of participants – did not differentiate between residents and nonresidents. Surprised by it since fees are similar – is Harrisburg subsidizing recreation for nonresidents? Let's spend money on things that makes thing better for our residents and make us better – not those who visit. *we need to be mindful of this when we're making the budget – tighten up*
- JS response: events are free. Impossible to know where they're coming from. Programs are charged. Ex. 2600 kids in spring sports with about 50/50 resident vs. nonresident with costs @ \$85 resident & \$115 nonresident. Costs have changed in last few years and believe it is going up again (approx. \$90/\$140). This has a dual impact: Increase revenue AND lighten numbers (facilities are stretched, capacity of staff) difficult to determine hours of maintenance, time of projects, etc. costs cover supplies (materials/refs/etc) but we are actively working toward addressing your concerns raised today.

Approval of Minutes

- A. Motion was made to adopt minutes from March 2024 by Hannah Butler, seconded by Zach Bowman. Motion passed unanimously.

Old Business

A. Parks & Recreation Master Plan Update:

- 1) JIM:
 - Nate @ McGill - Council was briefed on status last week – (see attached update) confirmed - we're growing and there will be a need for park space/facilities. Maintain small town feel despite the continued growth & increased capacities. Highlighted areas where parks are going to be necessary going forward – where communities are going in. *decisions need to be made now because the land wont be available for long – again, stressing the demand/growth.* Personnel component should be determined/issued within next month (need the people to maintain the parks) Final report: July. Draft target – mid-May/Memorial Day
 - CB: recreation center/nature center part of the plan? JS – yes, we don't have anything like that ('4 season indoor' space). Need a space for basketball, events.

New Business

A. P&R Department Updates:

- 1) JIM:
 - a) Applications are due in two weeks for those reapplying for PRAB application process between April 1 and 30. May to make decision, June will have appointments to council and new terms will begin in July.
 - b) TC has another budget meeting this week (Thurs 4/18).
 - c) April 20th – 5K this weekend. Volunteers still needed.

- d) April 27th – Art Walk.
- e) Rockin the Burg starts next month! Bon Jovi cover band: Shot Through the Heart
- f) Spring sports are underway! Weather has made practices difficult. Application for rec coordinator out – 100+ applicants, 4 solid candidates.
- g) Jeff Boyer – rec'd town Good Samaritan award. (photos on Facebook)

Advisory Board Updates

A. NONE.

Council Updates

A. COUNCILMAN FAW:

- BUDGET –workshops/discussions continue – tough decisions are being made – likely seeing increase in costs for program involvement (as Jim said earlier)

Adjournment

Motion made to go into closed session by Hannah Butler and seconded by Fred Brillante.

Meeting was adjourned at 7:12pm., Monday, April 15, 2024

Next Meeting: meeting on Monday, May 20, 2024 in Town Chambers

Chair

Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Parks and Recreation Master Plan Update

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-02-R Shamrock Subdivision Payment-In-Lieu of Dedication

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion: Recommend approval of the Payment of Fee in Lieu of Public Dedication for the proposed Shamrock Development (H-2024-02-R).

Description/Background:

The property owners, in partnership with Taylor Morrison, are proposing to annex and rezone a 199-acre site to accommodate a future 307-lot, single-family residential development. The subject site is located south of Shamrock Road, west of Pharr Mill Road, and extends in a southern direction to Raging Ridge Road within the Harmony Subdivision. This project has been under review by the Town for over a year and is now being prepared to move forward to the appointed boards and ultimately to the Town Council for a decision.

Pursuant to Section 142.02.11 of the Unified Development Ordinance (UDO), all major residential subdivisions shall dedicate a portion of the subdivision for the purpose of public parks, recreation, greenways, and open space sites to serve the residents of the neighborhood. The area to be dedicated (in acres) equals 1/35th of an acre times the number of dwelling units, or lots. Based on the proposed subdivision, a dedication area of 8.77 acres would be required. The UDO also allows for a Fee In Lieu of Dedication where it is determined by the Town Council that dedication of land is not feasible or incompatible with the Harrisburg Area Land Use Plan (HALUP).

A review of the project location, the HALUP, and the Park & Recreation Master Plan, reveals that two parks exist in the vicinity just over one-mile from the development site. To the east, Pharr Mill Road Park, and to the southwest, Stallings Park. The developer is requesting to offer a fee in lieu of dedication in the amount of \$226,850. The computation of fees payable in lieu of dedication was calculated per the UDO, and requires a recommendation by the Park and Recreation Advisory Board and the Planning and Zoning Board.

Recommendation:

Consider the proposed Fee In Lieu of Dedication and make a recommendation to the

Fiscal Impact:

\$226,850 Fee In Lieu of Park Dedication

Attachments:

1. 2024-04-26 Shamrock Open Space Fee In Lieu Letter
2. Shamrock Development



April 26, 2024

Ms. Shelley DeHart
Town of Harrisburg
Planning Department
4100 Main Street
Harrisburg, North Carolina 28075

**RE: Shamrock Subdivision
Public Open Space Dedication Fee In Lieu Letter**

Dear Ms. DeHart:

On behalf of the developer (Taylor Morrison, LLC), we would like to present payment in lieu of dedication of public open space for the proposed Shamrock single-family subdivision.

The proposed development will include 307 lots which would require 8.77 acres of public open space based on 1/35 acre per lot. The current assessed value of land (per acre) as taken from sales price is \$25,866.60.

On behalf of Taylor Morrison, LLC, we request to provide mitigation payment at the time of platting:

TOTAL FEE TO BE PAID = \$25,866.60/ACRE X 8.77 ACRES = \$226,850.08

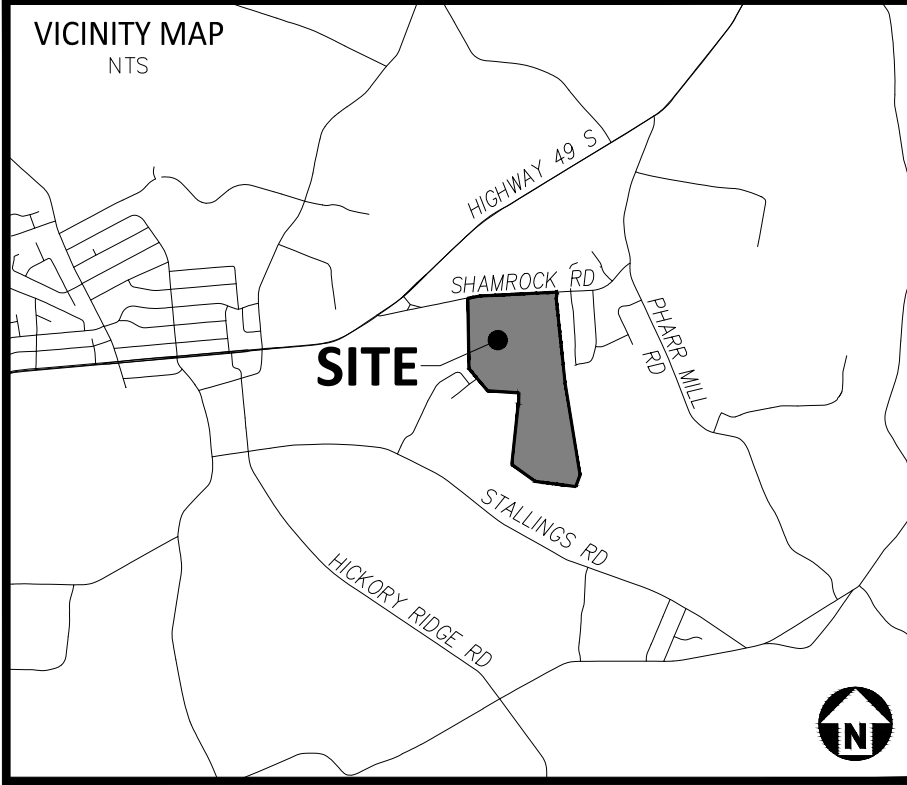
If you should have any questions or require any additional information, please feel free to contact us.

Sincerely,

MCADAMS

A handwritten signature in blue ink that reads 'Eddie Moore'.

Eddie Moore, AICP
Director, Planning + Entitlement



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- FLOODPLAIN BOUNDARY
- OPEN SPACE
- TREE SAVE AREA
- HERITAGE TREES PICKED UP AS PART OF REQUIRED TREE SURVEY
- PEDESTRIAN LIGHT POLE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- SANITARY SEWER

SITE DATA

PREPARED BY:	MCADAMS COMPANY (EDDIE MOORE) 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704-527-0800 EMOORE@MCADAMSCO.COM
PARCEL PIN:	5517-36-2848, 5517-46-5645, 5517-55-5855, 5517-45-3569 and 5517-44-8071
TOTAL SITE ACREAGE:	±199.89 AC
CURRENT ZONING:	CABARRUS COUNTY - CR
PROPOSED ZONING:	HARRISBURG - RM CONSERVATION
UNIT TYPE:	SINGLE-FAMILY
PROPOSED NUMBER OF LOTS:	307 LOTS
MINIMUM LOT SIZE:	9,500 SF
LOT SIZE RANGE:	10,500 SF - 32,920 SF
AVERAGE LOT SIZE:	12,891 SF
LOT SETBACKS:	FRONT YARD= 20' CORNER SIDE YARD= 20' SIDE YARD= 10' REAR YARD= 25'
MINIMUM LOT WIDTH:	55'
PROPOSED LOT WIDTHS:	60', 70' AND 100'
TOTAL DENSITY:	+/- 1.53 LOTS / AC
RIGHT-OF-WAY WIDTH:	80' COLLECTOR & 60' RESIDENTIAL
LINKS AND NODES (MIN. = 1.0 CONSERVATION):	1.72
TREE SAVE AREA PROVIDED:	11.1% OF SITE (±22.25 AC)
REQUIRED COMMON OPEN SPACE:	30% OF SITE (±59.96 AC)
PROPOSED ACTIVE OPEN SPACE:	±6.37 AC
PROPOSED PASSIVE OPEN SPACE:	±53.59 AC
PROPOSED TOTAL OPEN SPACE:	±59.96 AC
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 307 = 8.77AC AVERAGE FAIR MARKET VALUE)

ADJACENT PROPERTY OWNERS

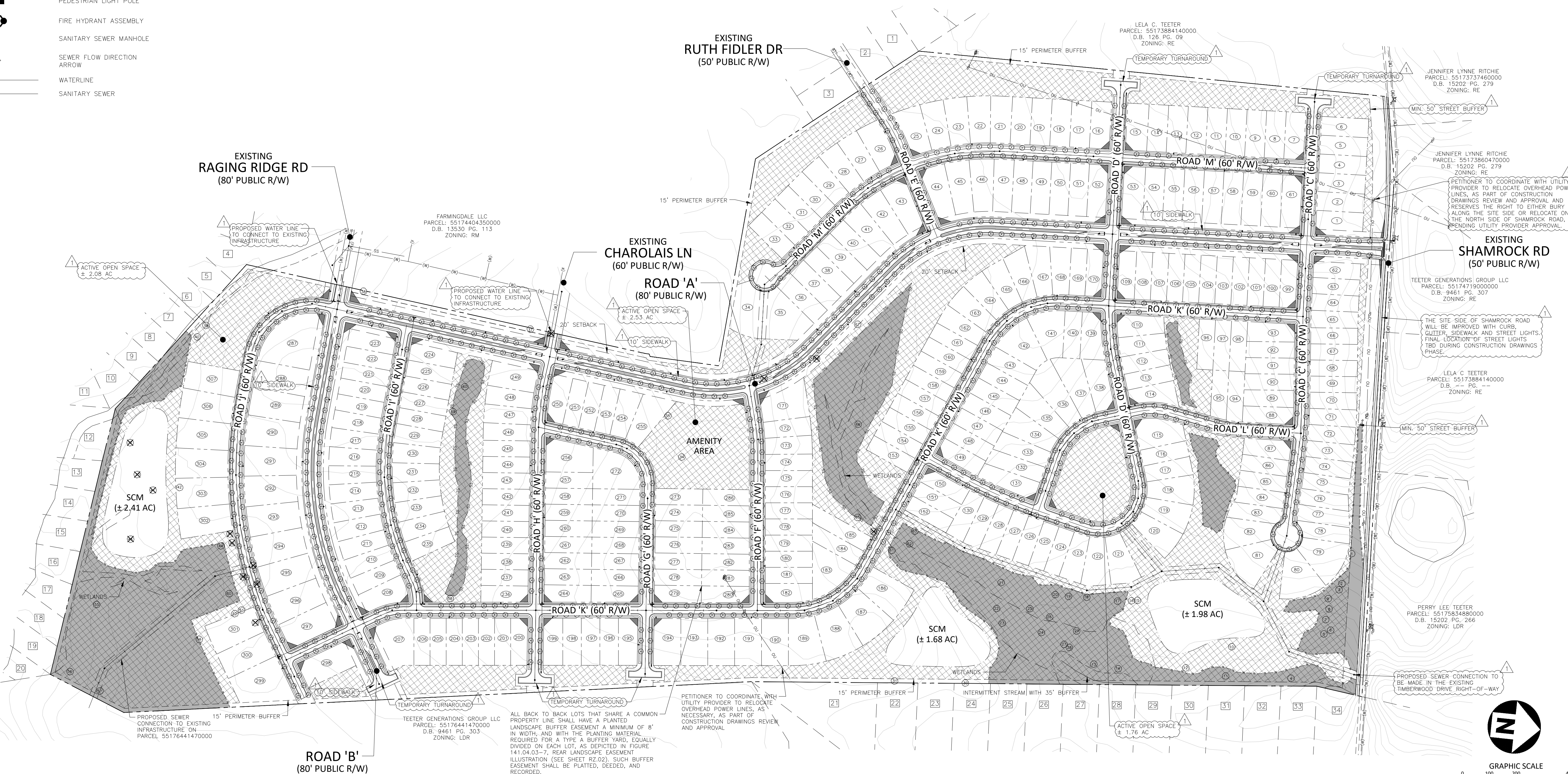
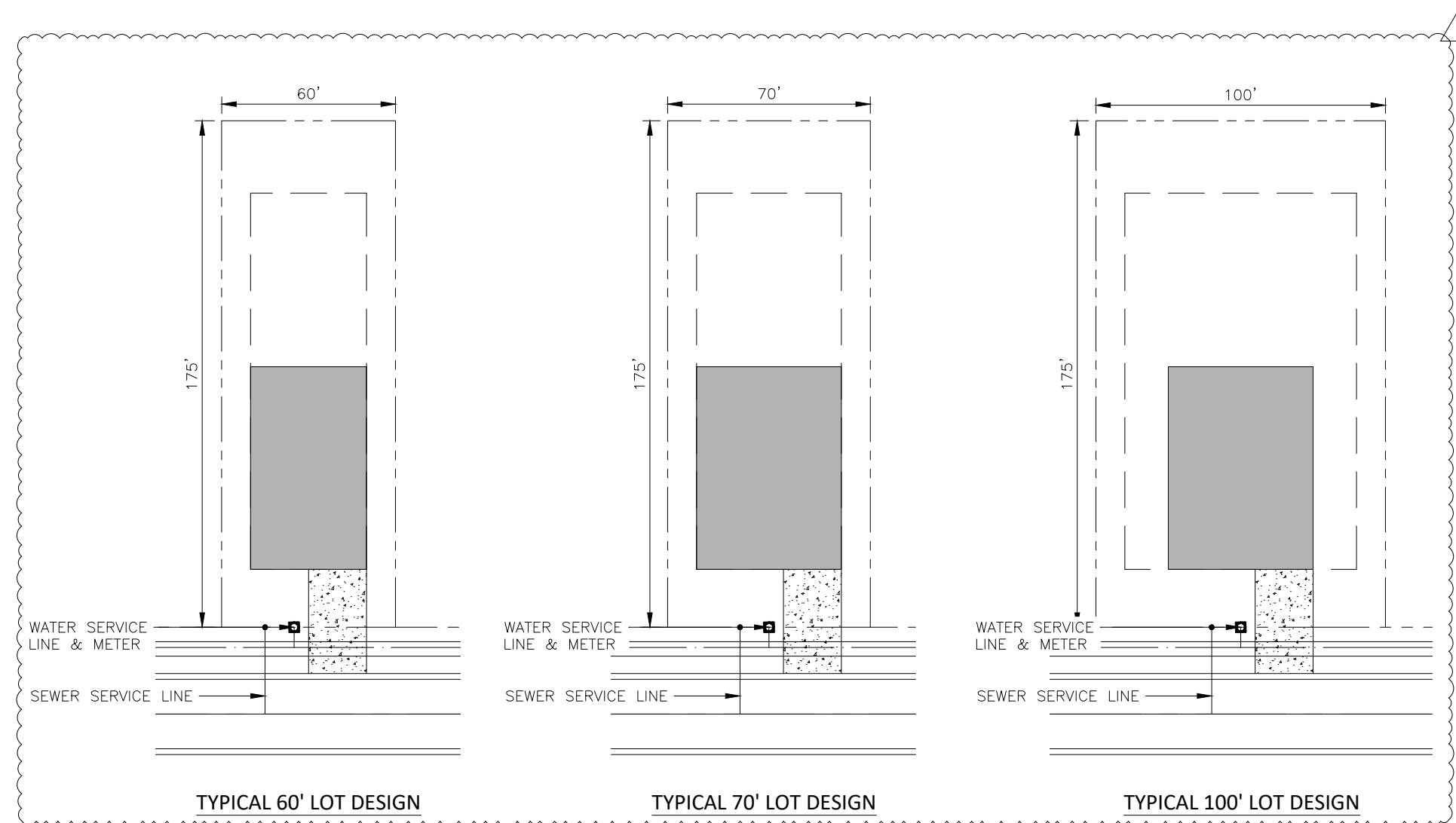
PARCEL	DEED	OWNER	ZONING
1	5517354661	7315-203 ALAN E SOUTHWICK & YVONNE O SOUTHWICK	RL
2	5517355533	7765-260 WILLIAM PESCE & JESSICA K PESCE	RL
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NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS

HERITAGE TREE INDEX

Point	Description	Point	Description
1	40" WILLOW OAK	36*	48" HACKBERRY
2	32" WILLOW OAK	37	31" DECIDUOUS
3	32" WILLOW OAK	38	30" DECIDUOUS
4	52" OAK	39	30" WILLOW OAK
5	40" WILLOW OAK	40	30" WILLOW OAK
6	30" OAK	41*	30" OAK
7	40" WILLOW OAK	42	30" OAK
8	30" WILLOW OAK	43*	35" OAK
9	32" WILLOW OAK	44	30" WILLOW OAK
10	36" DECIDUOUS	45*	48" OAK
11	31" SYCAMORE	46*	34" WILLOW OAK
12	36" DECIDUOUS	47*	30" OAK
13	38" WILLOW OAK	48*	36" OAK
14	40" WILLOW OAK	49*	34" OAK
15	35" WILLOW OAK	50	30" OAK
16	36" OAK	51	32" OAK
17	40" WILLOW OAK	52	30" OAK
18	40" OAK	53*	34" OAK
19	33" OAK	54	30" OAK
20	34" WILLOW OAK	55	30" OAK
21	48" DECIDUOUS	56	30" OAK
22	32" WILLOW OAK	57	33" OAK
23	32" GUM	58	54" HACKBERRY
24	30" WILLOW OAK	59	38" OAK
25	40" WILLOW OAK	60	36" OAK
26	32" WILLOW OAK	61	35" OAK
27	32" WILLOW OAK	62	42" OAK
28	36" WILLOW OAK	63	34" OAK
29	40" OAK	64*	36" OAK
30	48" OAK	65	30" OAK
31	40" OAK	66	32" DECIDUOUS
32*	30" OAK	67	34" OAK
33*	31" OAK	68*	36" OAK
34	32" DECIDUOUS	69*	48" OAK
35	36" DECIDUOUS		

NOTE: * INDICATES HERITAGE TREES TO BE REMOVED



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison
Homes Inspired by You

SHAMROCK SINGLE FAMILY REZONING CONCEPT PLAN BETWEEN SHAMROCK ROAD AND TIMBERWOOD DRIVE HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE
1	04.17.2024 PER CITY COMMENTS

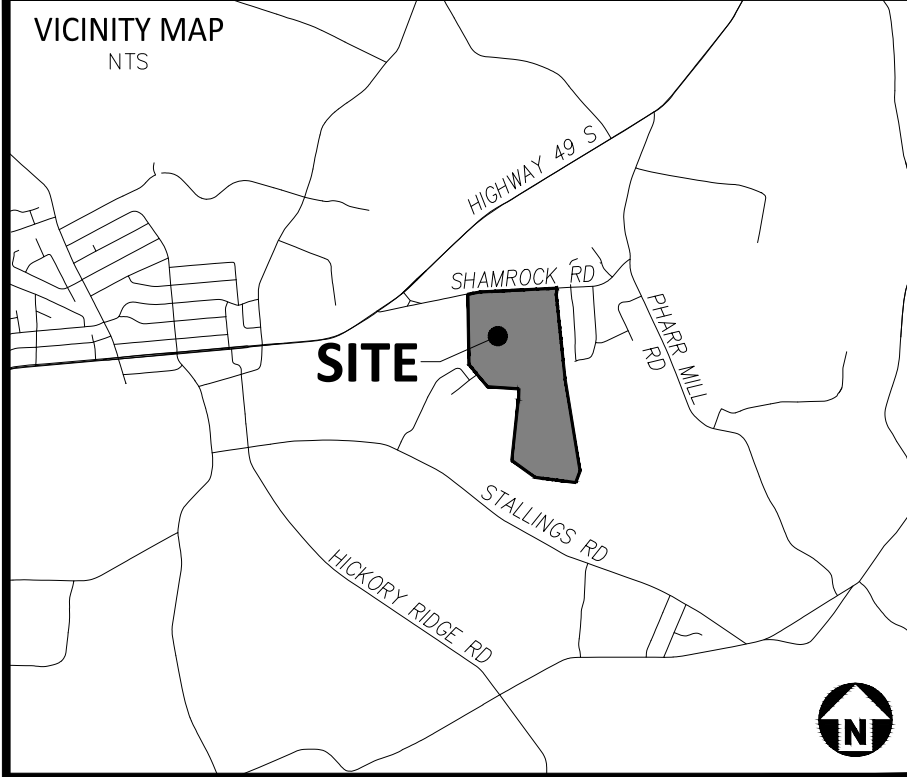
PLAN INFORMATION

PROJECT NO.	TMH-22016
FILENAME	TMH22016-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=200'
DATE	02.20.2024

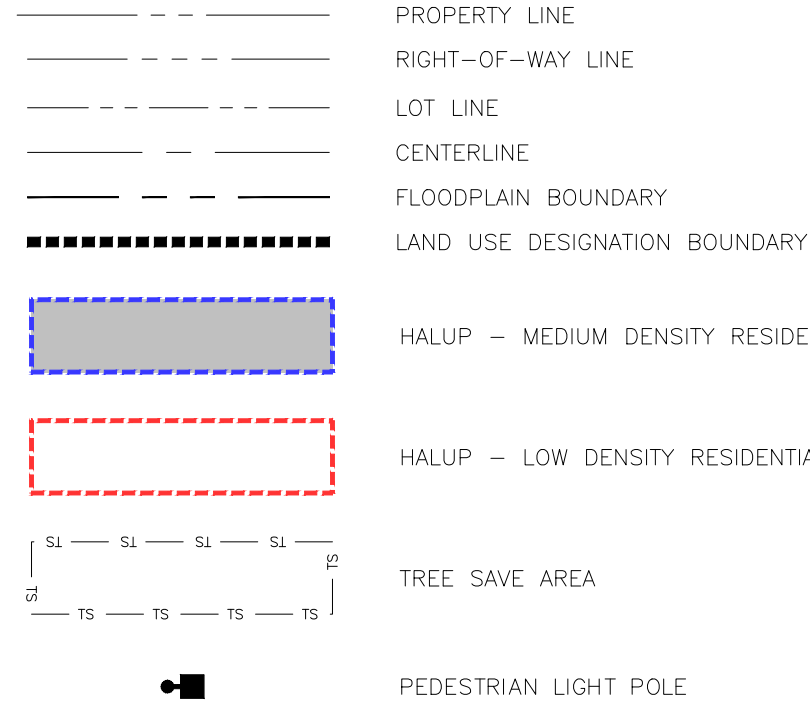
SHEET

REZONING PLAN

RZ.01



SITE LEGEND



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NOTE: PROPERTY INFORMATION BASED ON CABARRUS COUNTY GIS

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The site falls within the "Focus Area 3: Shamrock" of the HALUP. This area is identified as a mixed-residential development area where new homes, varying in size and appealing to diverse age groups, can coexist. Complemented by a variety of open spaces, the neighborhoods within this area have access to passive and active recreation, including a greenway planned for the Back Creek corridor. Densities transition to match adjacent neighborhoods. Natural resources, such as the mature forest near Back Creek and steep slopes along Pharr Mill Road, and pastoral features, such as existing fences, are preserved.

Recommended features of this focus area include the following:

1. Single-family homes and lots are comparable to adjoining neighborhoods.
2. Compact residential mix can accommodate senior living community or simply create a multi-generational neighborhood.
3. Attached units near Pharr Mill Park help increase safety.
4. Open space is integrated.
5. Greenway connections are possible.

The proposed layout of this neighborhood, meets the intent of the HALUP by providing the following design elements:

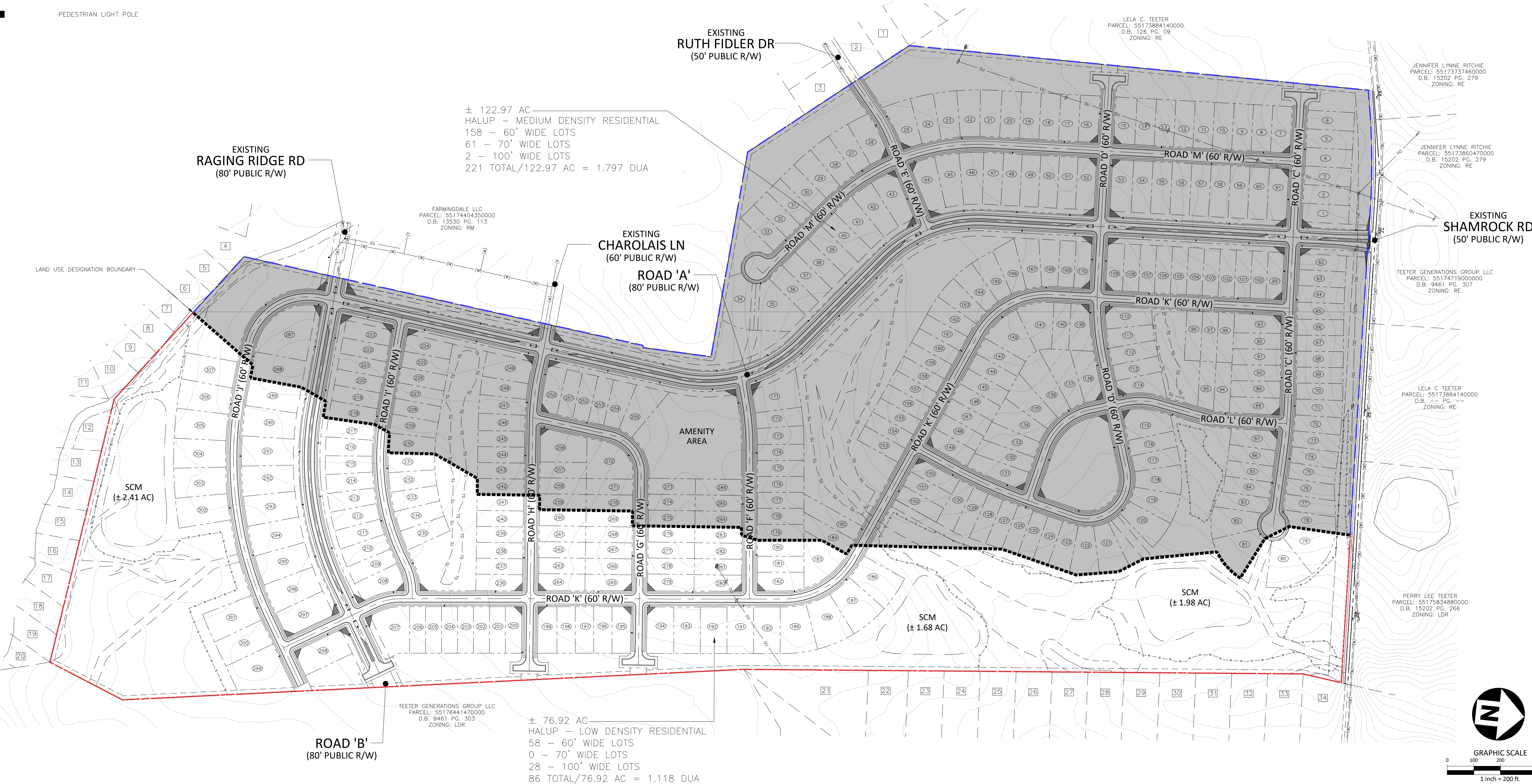
1. Petitioner aims to provide dwellings within the northeast quadrant of the proposed neighborhood that are 1 to 1.5-story in height to appeal to the aging population.
2. Buffers and open spaces are proposed in areas where there are existing neighboring dwellings. In addition, increased lot sizes and widths are proposed next to existing neighboring dwellings.
3. Minimum lot sizes and widths are grouped internal to the proposed neighborhood and away from existing neighboring dwellings.
4. Three active open spaces are proposed that are centrally located within the proposed neighborhood with supplemental passive open space areas throughout.

5. The neighborhood provides a density gradation to neighboring developments at 1.53 homes per acre.

- a. River Hills - 0.93 homes per acre
- b. Stallings Farm - 1.53 homes per acre
- c. Flowers Farm - 1.67 homes per acre
- d. Middleton 1.74 homes per acre
- e. Harmony - 2.22 homes per acre

6. In comparing the layout of the neighborhood to the HALUP map, approximately 76.92 acres is recommended for Low Density Residential (east side of neighborhood). Based on the lot matrix for this area, there are 86 proposed dwellings that has a density of approximately 1.11 homes per acre. Approximately 122.97 acres is recommended for Medium Density Residential (west side of the neighborhood). Based on the lot matrix for this area, there are 221 proposed dwellings that has a density of approximately 1.79 homes per acre. These densities are comparable to the adjacent existing neighborhoods.

7. The site has been utilized for agricultural purposes and existing tree canopy is sporadically saved throughout. The existing tree canopy that comprises of approximately 22.25% of the site has been carefully considered as part of the design and layout of the neighborhood. Approximately 50% of the existing tree canopy will be preserved.



McADAMS

The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
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license number: C-0293, C-187

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison

Homes Inspired by You

SHAMROCK SINGLE FAMILY
REZONING CONCEPT PLAN
BETWEEN SHAMROCK ROAD AND TIMBERWOOD DRIVE
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE
1	04.17.2024

PLAN INFORMATION

PROJECT NO.	TMH-22016
FILENAME	TMH22016-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=200'
DATE	02.20.2024

SHEET

LAND USE
DESIGNATION MAP

RZ.02

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DEVELOPMENT NOTES

RM Conservation - CZ Zoning Site Development Standards:

Max Density:	2-3 DUA
Min. Lot Width:	55 feet
Proposed Lot Widths:	60, 70, and 100 feet
Min. Lot Size:	9,500 square feet
Proposed Typical Lot Sizes:	60 foot wide lots - 10,500 square feet 70 foot wide lots - 12,250 square feet 100 foot wide lots - 17,500 square feet to 21,500 square feet
Proposed Lot Size Range:	10,500 square feet - 32,920 square feet
Average Lot Size:	+~ 12,891 square feet
Min. Front Setback:	20 feet
Min. Corner Side Setback:	20 feet
Min. Internal Side Setback:	10 feet
Min. Rear Setback:	25 feet
Min. Links + Nodes:	1.0 - Conservation
Proposed Links + Nodes:	1.72

Site Development Data:

Acreage:	+~ 199.89 acres
Tax Parcels:	5517-36-2848, 5517-46-5645, 5517-55-5855, 5517-45-3569, + 5517-44-8071
Existing Zoning:	Harrisburg - RE + Cabarrus County - LDR
Proposed Zoning:	Harrisburg - RM Conservation - CZ
Existing Uses:	Vacant/Agricultural
Proposed Uses:	Up to 307 single-family detached lots
Proposed Density:	1.53 DUA
Required Common Open Space:	+~ 59.96 acres (30% of site)
Proposed Common Open Space:	+~ 59.96 acres (30% of site)
• Proposed Active Open Space:	+~ 6.37 acres (3% of site)
• Proposed Passive Open Space:	+~ 53.59 acres (27% of site)
Proposed Public Open Space:	Fee-in-lieu dedication (1/35 acres x 307 lots = 8.77 acres average fair market value)

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Taylor Morrison (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 199.89-acre site located south of Shamrock Road and north of the Ruth Fidler Drive stub street, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 5517-36-2848, 5517-46-5645, 5517-55-5855, 5517-45-3569, and 5517-44-8071.

Development of the Site shall be governed by the Rezoning Plan, the Site Development Data, and the applicable provisions of the Town of Harrisburg Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RM Conservation Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under the Site Development Data and under the Ordinance for the RM Conservation zoning district.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 307 single-family detached dwelling units, together with any incidental and accessory uses related thereto that are allowed in the RM Conservation zoning district.

3. Open Space:

a) Open spaces are generally depicted on the Rezoning Plan. The placement and configuration on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg.

b) Amenities include but not limited to swimming pool and cabana or similar structure, walking trails, and tot lot. Locations to be determined during construction drawing phase.

4. Transportation:

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public streets throughout the Site.

d) The site side of Shamrock Road will be improved with curb, gutter, sidewalk, and street lights as depicted on Sheet RZ.01.

e) Site construction traffic will not be allowed to enter/exit from Ruth Fidler connection and that all site traffic shall utilize Shamrock Road and Pharr Mill Road for construction traffic, not neighborhood streets.

f) Petitioner shall install signs at all proposed stub streets stating, "Future Development Shall Extend This Street."

g) Mid-block raided crosswalks shall be installed along roads with long, straight stretches to deter speeding (such as Roads F, H, I, J, and K) and final locations shall be determined during the construction document review phase.

h) Petitioner shall provide the following off-site transportation improvements per the traffic study, to be coordinated with the Town and/or NCDOT during the permitting phase of development to determine the timing of such improvements. All proposed off-site improvements are subject to existing ROW widths and Petitioner will make a good faith effort to secure ROW where necessary for proposed improvements.

A. Shamrock Road and Access 1

- Construction of the northbound approach of Access 1 with one ingress lane, one egress lane, stop-control, and an IPS of 100 feet.
- Connection will be made as part of initial development.

II. Pharr Mill Road and Shamrock Road

- Construction of a northbound left-turn lane along Phar Mill Road with 100 feet of storage.
- Construction of a southbound right-turn lane along Phar Mill Road with 100 feet of storage.

- Improvements to be made at the 30th Certificate of Occupancy.

III. Stallings Road and Raging Ridge Road

- Construction of a westbound left-turn lane along Stallings Road with 100 feet of storage.

- Improvements to be made at the 100th Certificate of Occupancy.

IV. Pharr Mill Road and NC 49 Ramp

- Construction of a northbound right-turn lane along Pharr Mill Road onto the NC 49 Ramp with a minimum of 100 feet of storage.
- Coordination with the Town and NCDOT should occur to determine if additional mitigation will be required at this intersection.
- Petitioner shall provide a \$200,000 fee in lieu of full roundabout construction. The Town will utilize this fee toward roundabout construction at a later date.

- Improvements and fee in lieu to be made at the 150th Certificate of Occupancy.

V. Stallings Road and Harrisburg Veterans Road

- Optimization of the offsets/signal timing splits at the existing traffic signal by NCDOT.

- Coordination with the Town and NCDOT should occur to determine if this optimization will be required of the Applicant or if will be handled within routine signal maintenance.

- Improvements to be made as determined by NCDOT.

i) Timing of above improvements installation will be coordinated with NCDOT and Town staff during construction dwelling phase and may change if warranted.

5. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious fiber board siding, EIFS or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile, and/or metal.

b) The Petitioner agrees to restrict cladding materials for all buildings to cladding products other than vinyl siding.

6. Streetscape and Landscaping, and Environmental Features:

a) The Petitioner shall provide a minimum 50-foot landscape bufferyard along Shamrock Road as generally depicted on the Rezoning Plan.

b) The Site shall meet the provisions of the Ordinance related to connectivity provided.

c) The Petitioner shall comply with Tree Preservation and Post Construction Stormwater requirements.

d) Approximately 14 heritage trees (510 caliper inches) are proposed to be removed from the site. Heritage trees mitigation may consist of 340 trees (planted at 3" caliper). Mitigation trees may be planted in common open space areas and/or perimeter buffers. The Petitioner shall replace such heritage trees on-site, except as allowed in paragraph e., below, with trees of similar type planted at least 30 feet from any other tree such that the total caliper inches of trees planted is no less two times the diameter of the tree removed. The Director may offer flexibility with the required spacing of the trees depending on the type of tree removed and the type of tree being used as a replacement.

e) If the Director determines that it is impossible or impractical, the remaining balance of required replacement trees shall be planted on the nearest site owned by Town or other public entity (for example, a park, school, or similar property) where the Director determines there is sufficient capacity to accommodate this option. The Director may allow tree replacement on an adjacent privately-owned site where the tree replanting area will be permanently preserved via covenant or easement. Planting shall be carried out directly by the Petitioner with direction and inspection of the Director or other appropriate Town staff.

f) A 15 foot Type A Landscape Buffer will be provided as generally depicted on the Rezoning Plan.

7. Amendments to Rezoning Plan:

Future amendments to the Site Development Data may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Site Development Data or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions:

a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Site Development Data will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

b) Throughout the Site Development Data, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

9. Additional Conditions:

a) Petitioner agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.

b) Petitioner agrees that there will be no exposed concrete block foundations and that siding must extend to the ground level on all sides of the residential dwellings.

c) Petitioner agrees mailbox clusters shall meet ADA Standards at a minimum and have a covered roof.

d) Petitioner agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg UDO.

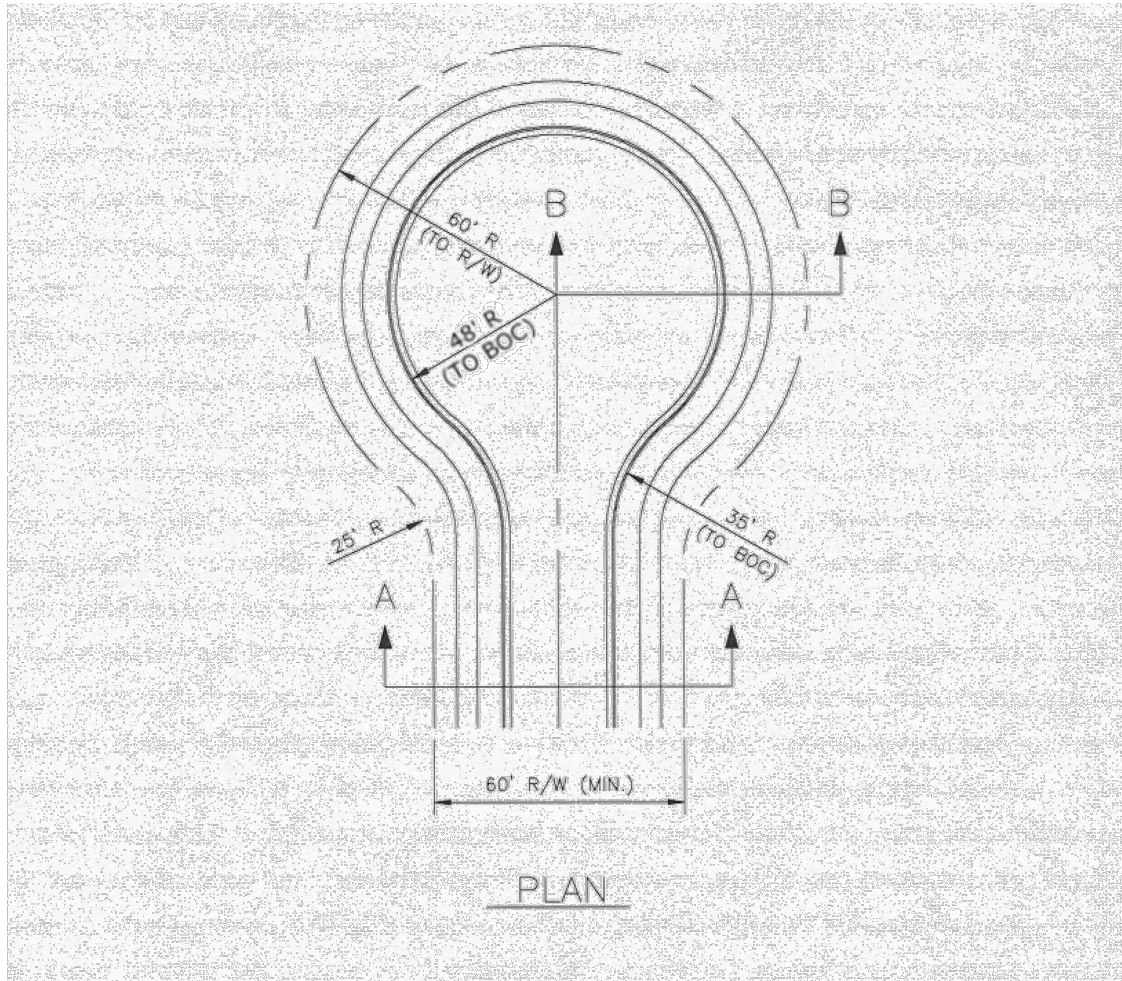
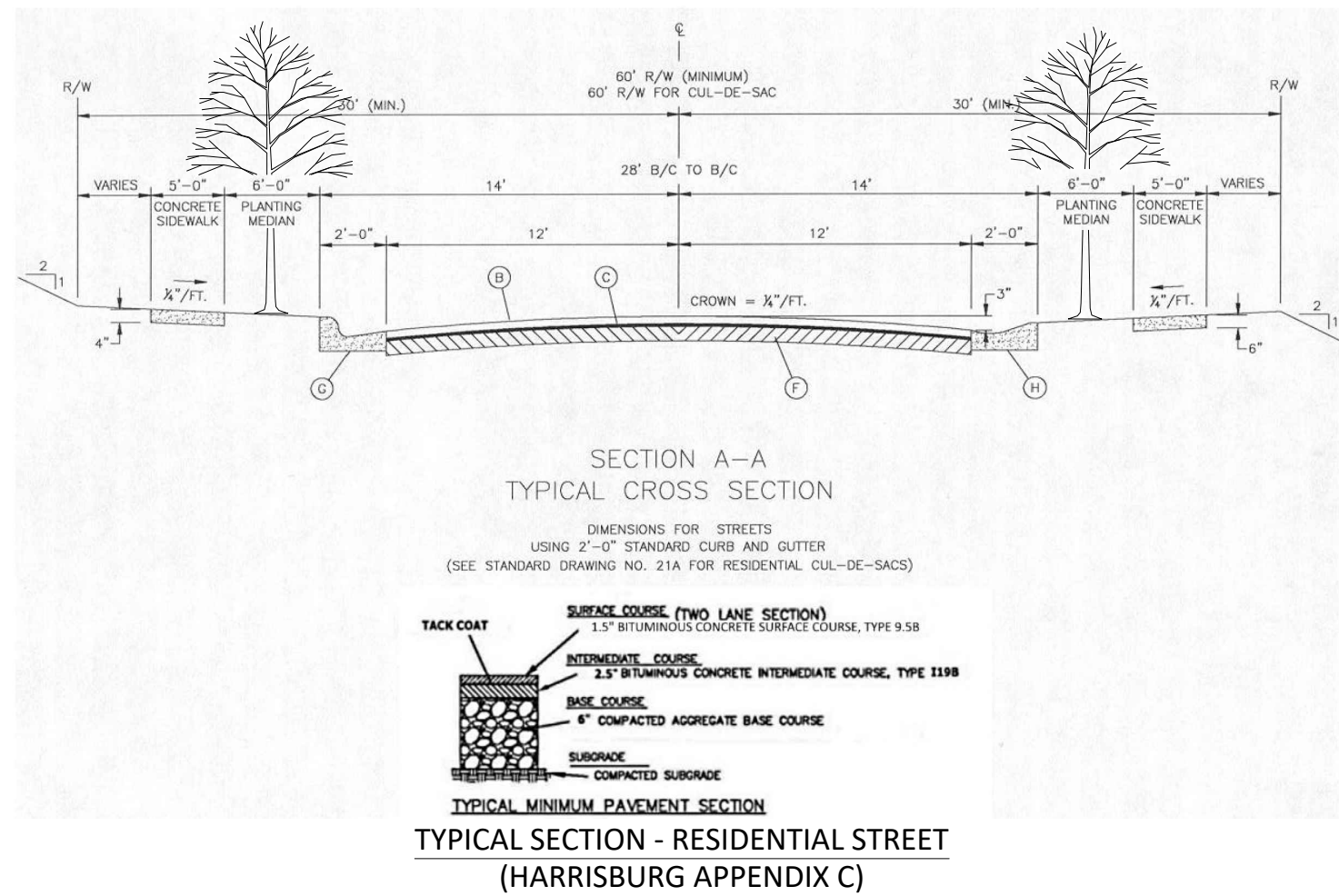
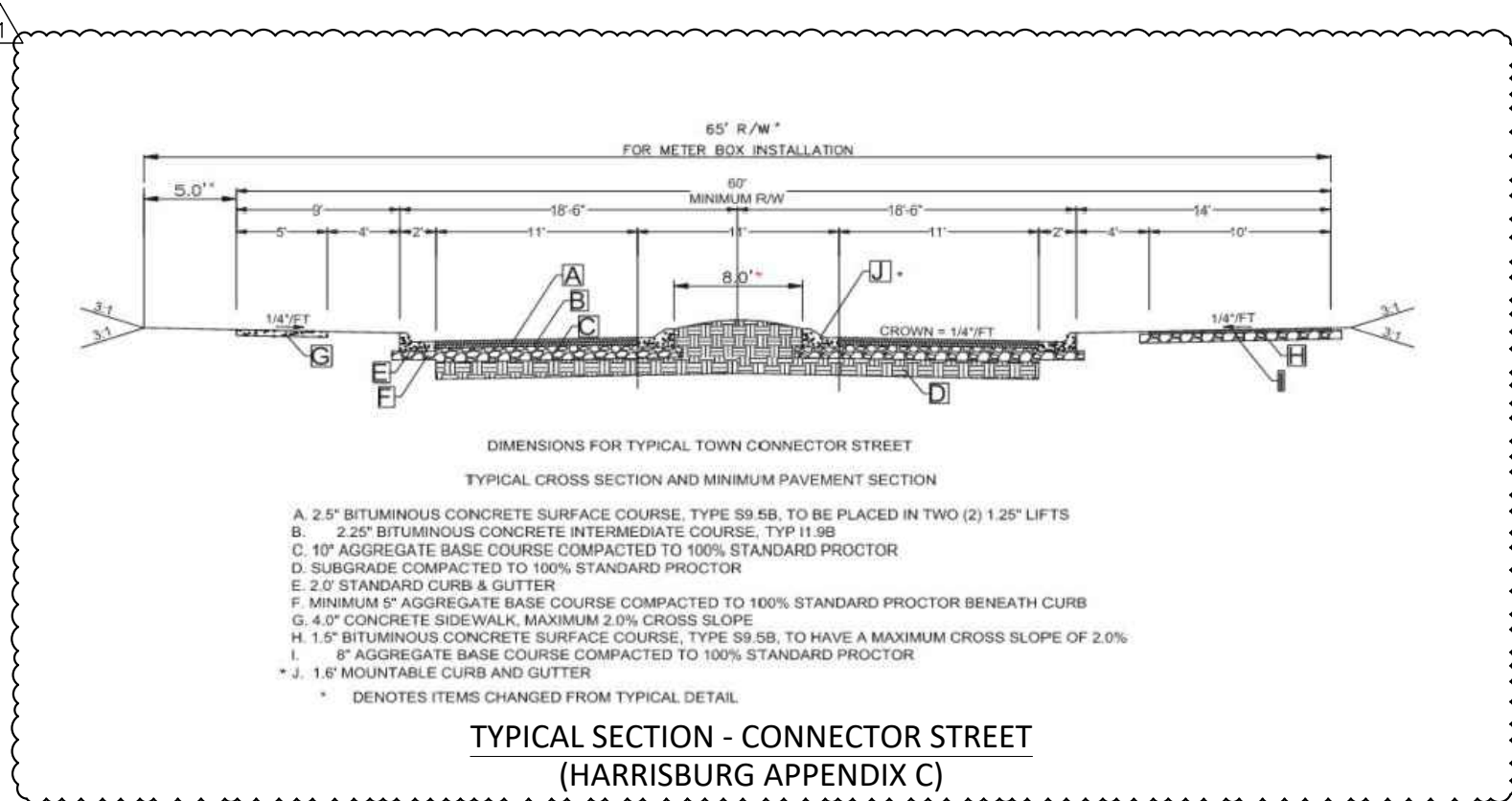
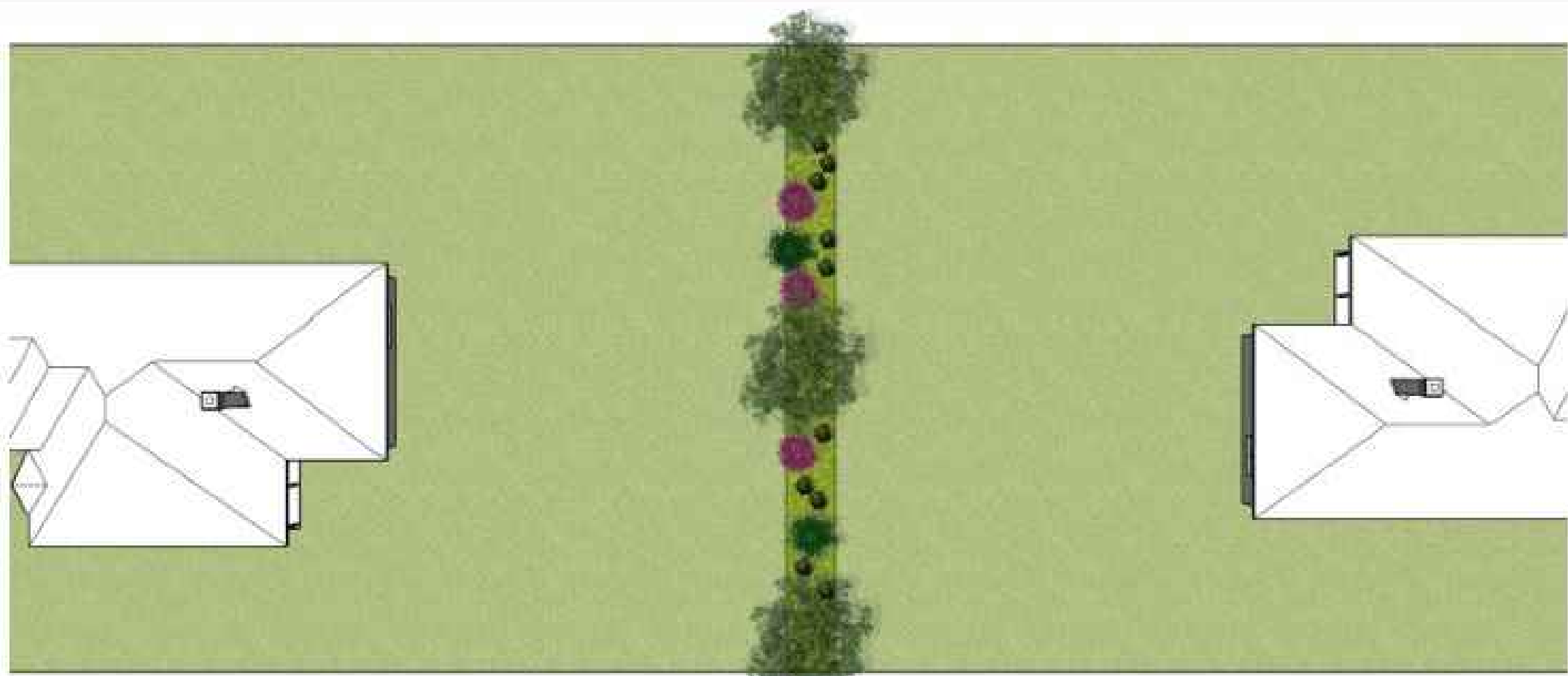
e) Petitioner agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10 feet over at least 25% of the permanent pool area.

f) Petitioner agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

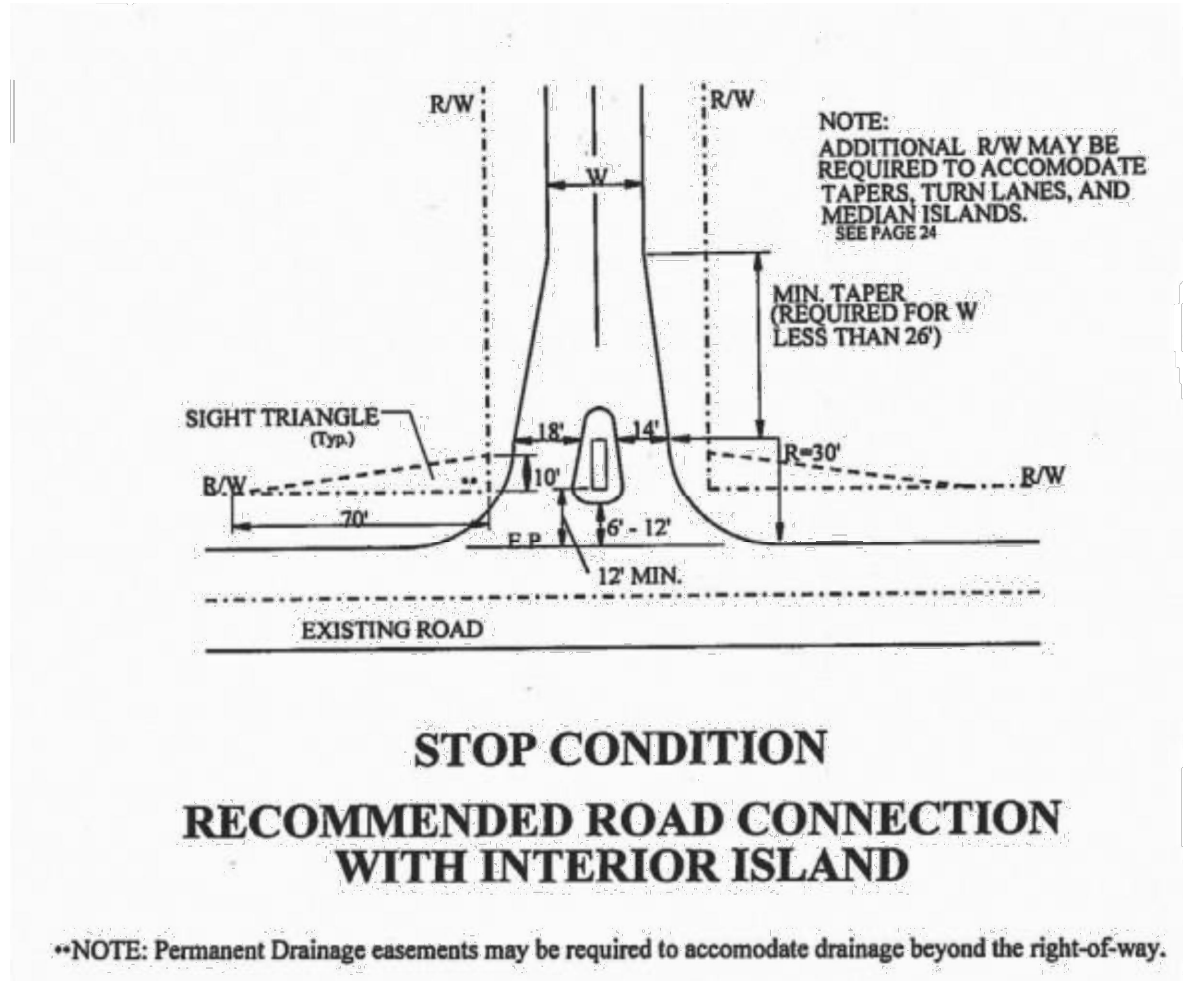
g) Petitioner acknowledges that overall lot count may be impacted by stormwater control facilities, existing power structures, and other proposed utilities. Lots may be lost during preliminary plat or construction document phase based on the final layout of the existing and proposed utilities and stormwater control measures.

h) Along Shamrock Road, Petitioner to coordinate with utility provider to relocate overhead power lines, as part of construction drawings review and approval and reserves the right to either bury along the site side or relocate on the north side of Shamrock Road, pending utility provider approval.

Figure 141.04.03-7
Rear Landscape Easement Illustration



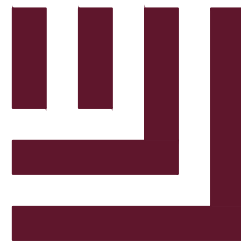
TYPICAL PLAN VIEW - RESIDENTIAL CUL-DE-SAC
(HARRISBURG APPENDIX C)



TYPICAL PLAN VIEW - ROAD CONNECTION WITH INTERIOR ISLAND
(HARRISBURG APPENDIX C)

NOTE: Permanent Drainage easements may be required to accommodate drainage beyond the right-of-way.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



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SHEET

REZONING NOTES

RZ.03

ILLUSTRATIVE BUILDING EVELATIONS



ILLUSTRATIVE BUILDING EVELATIONS



ILLUSTRATIVE BUILDING EVELATIONS



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REZONING NOTES

RZ.04



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