



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

**July 15, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

1. Approval of Minutes from June 17, 2024

B. SPECIAL PRESENTATIONS

1. Harrisburg Arts, Culture and Heritage Committee Update

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. Consider Payment-In Lieu of Open Space Dedication for the Tramore II Conditional Zoning Petition

B. Advisory Board Election of Officers

C. Department Updates:

- 1) Jim Spina - Parks and Recreation Director
- 2) Shawn Marble - Assistant 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, June 17, 2024 at 6:01p.m. in Town Chambers. Meeting called to order in person by Hannah Butler

In Attendance

Present: Cheryl BAKER, Fred BRILLIANTE, Hannah BUTLER, Zach BOWMAN, Brett CROSBY, Courtney HAYNES, Shawn MARBLE

Absent: Chris FAW (TC) Mohammed IDLIBI, Jim SPINA

Board Administrators Present: NONE

Council Member(s) Present: NONE

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 Zach Bowman; Seconded by Cheryl Baker - Motion passed.

Special Presentations/Public Comment

- A. HACH – officially Karen’s last meeting as HACH Rep. for P&RAB
 - 1) 2 reappointment and 2 new members will be starting terms next month - Micah Cash likely new Chair and rep. to P&RAB.
 - 2) July 20th – Discover the Burg – registration will go live this week.
 - 3) Arts & Cultural Festival Sept 21st from– 10-2pm. Planning is ongoing.
- B. Public Comment: Troop 87 from Charlotte here to visit and observe for community merit badge.
 - Cheryl Baker – why was our meeting selected, what are you hoping to learn/experience?
 - T87 response: It was closest and soonest available meeting. We want to observe and select topics to discuss/debate in our next meeting.

Approval of Minutes

- A. Motion was made to adopt minutes from May 2024 by Cheryl Baker, seconded by Zach Bowman. Motion passed unanimously.

Old Business

- A. Shawn Marble: Parks & Recreation Master Plan Update:
 - 1) Jim just received first draft of Master Plan and is undergoing review now. Initial takeaways are comparing to Apex and that Harrisburg will be one of the best places to live not only in North Carolina but in the United States.

- 2) McGill will present at July 8th meeting at 6pm (board encouraged to attend) Board also to receive copies of plan for review.
- 3) Presented in July, August will go to vote.
- 4) *Brett Crosby* – TC recently adopted their budget and there have been continued discussions of budget and money allocation for park acquisition (approx. \$4M) – curious, was this amount a topic of debate and is it outlined in MP draft?
- *Shawn Marble response*: TC in support of securing land for new parks. The MP outline should include park acquisition details (costs, space, etc.) and the final MP should serve as an outline to guide final budget.

New Business

A. P&R Department Updates:

1) SHAWN:

- a) 4 reappointments to open positions. July meeting – vote for board positions.
- b) Fall sports registration just ended – 41 kids in flag football, 580 baseball, 221 softball, 1222 soccer. Pop Warner football/cheerleading registration is still open so final numbers will be confirmed next meeting. Overall, initial review is increasing fees didn't impact enrollment.
- c) Fall start dates: August 1st: Pop Warner / August 19th: all other town sports.
- d) **4th of July Celebration** coming up! Bundles being sold now through customer service – 27 rides, 7 games, more fireworks, performances on stage both days before dark. See flyer/website for schedule details and parking information.
- *Troop 87 Question*: Is there a budget for this event? Did the budget go up or down from last year?
- *Shawn Marble response*: budget for this event is \$350K – covers costs of rides/games, entertainment, etc. We recoup costs through various avenues including sponsors, parade/vendor registration fees, merchandise, etc. This budget is lower compared to last year as last year was a milestone anniversary year. We had larger events/national touring acts, so the budget was larger. TC voted to return budget to lower amount for this year.
- e) Discover the Burg – registration opening now. (see HACH notes).

Advisory Board Updates

- A. Brett Crosby– update on YMCA. Groundbreaking took place last month. Progress being made – can be seen from amphitheater. Building on track for an August 1st start. If anyone wants to see the space, contact Brett.
- B. Cheryl Baker: has the AI technology mentioned last month been used yet to gauge attendance at events?
- *Shawn Marble response* – not yet; working on coordinating a training. Goal to have it up and running by 4th celebration.

Council Updates

A. NONE

Adjournment

Motion made to go into closed session by Fred Brillante and seconded by Zack Bowman.

Meeting was adjourned at 6:35pm, Monday, June 17, 2024

Next Meeting: meeting on Monday, July 15, 2024 at 6pm 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:

Consider Payment-In Lieu of Open Space Dedication for the Tramore II Conditional Zoning Petition

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Recommend approval of payment-in-lieu of open space dedication to the Town Council.

Description/Background:

The Town is currently processing an annexation and a conditional zoning petition - H-2023-04 Tramore II - proposing to rezone a 25+ acre property for the purpose of developing a 23-lot single-family residential community. Based on the formula outlined in the Unified Development Ordinance, the development would include 0.657 acre publicly dedicated open space area. The applicant is offering payment in lieu of public dedication of the open space area. The proposed payment is \$8,212.00.

Recommendation:

Approve a recommendation to Town Council to accept the payment-in-lieu offer.

Fiscal Impact:

Attachments:

1. 2024-06-18 Tramore II Open Space Fee In Lieu Letter
2. 2024-06-25 Tramore II.3RD RESUB



June 18, 2024

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

**RE: Tramore II 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 Tramore II single-family subdivision.

The proposed development will include 23 lots which would require .657 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 \$12,499.00.

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

TOTAL FEE TO BE PAID = \$12,499.00/ACRE X .657 ACRES = \$8,212.00.

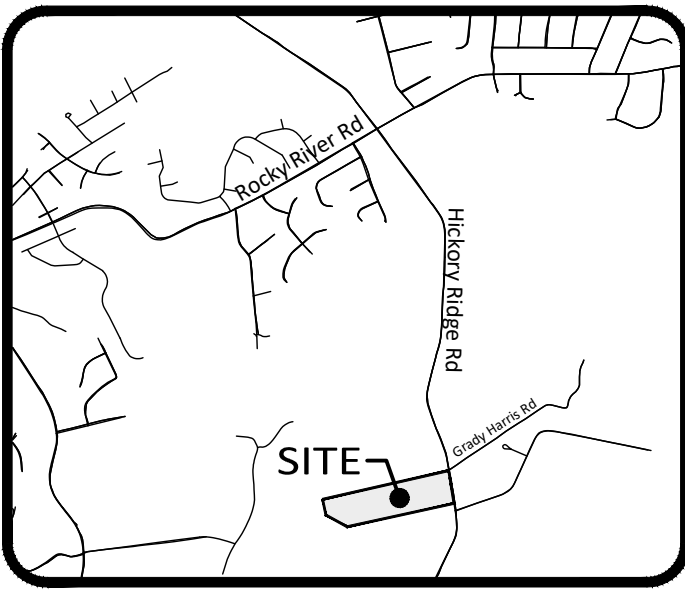
If you should have any questions or require any additional information, please feel free to contact us.

Sincerely,

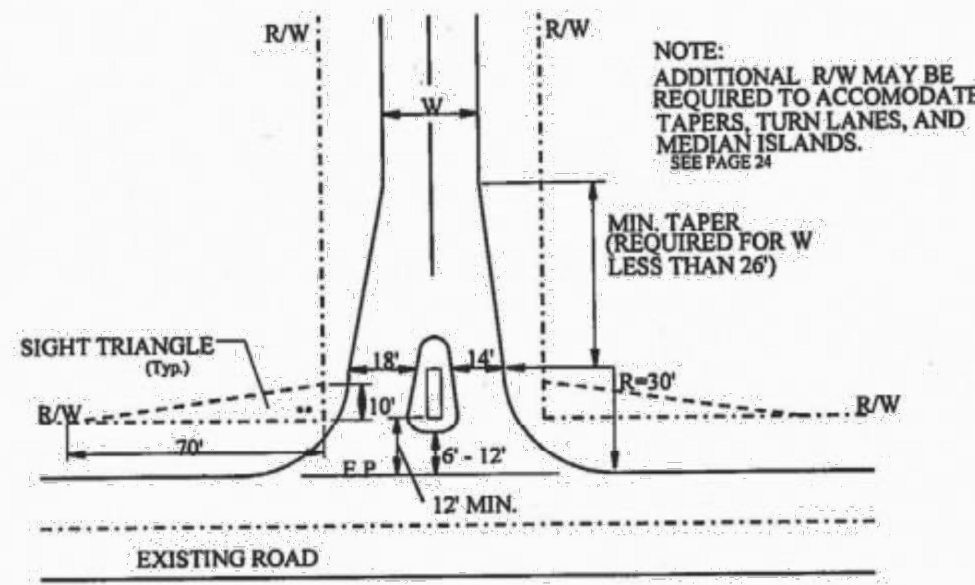
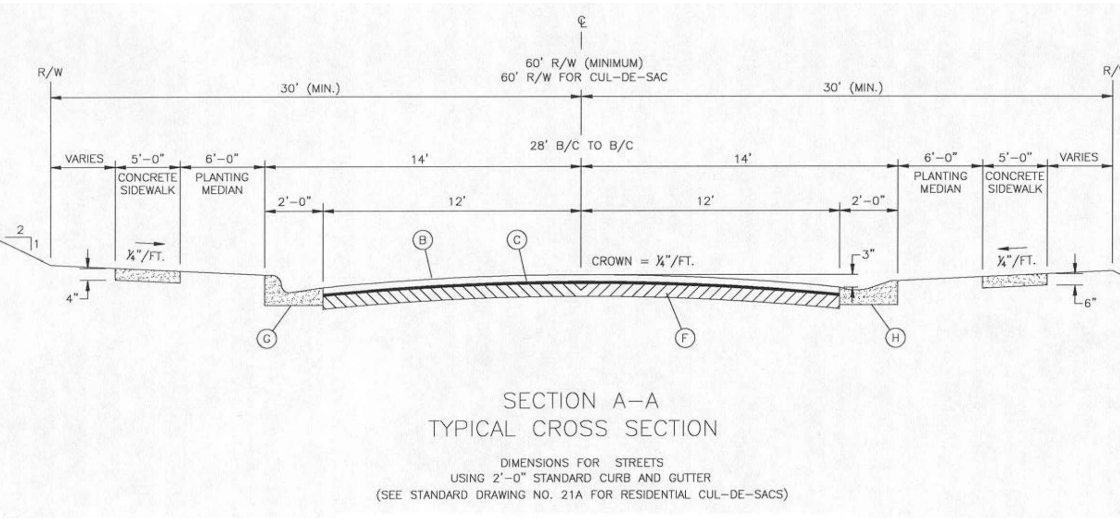
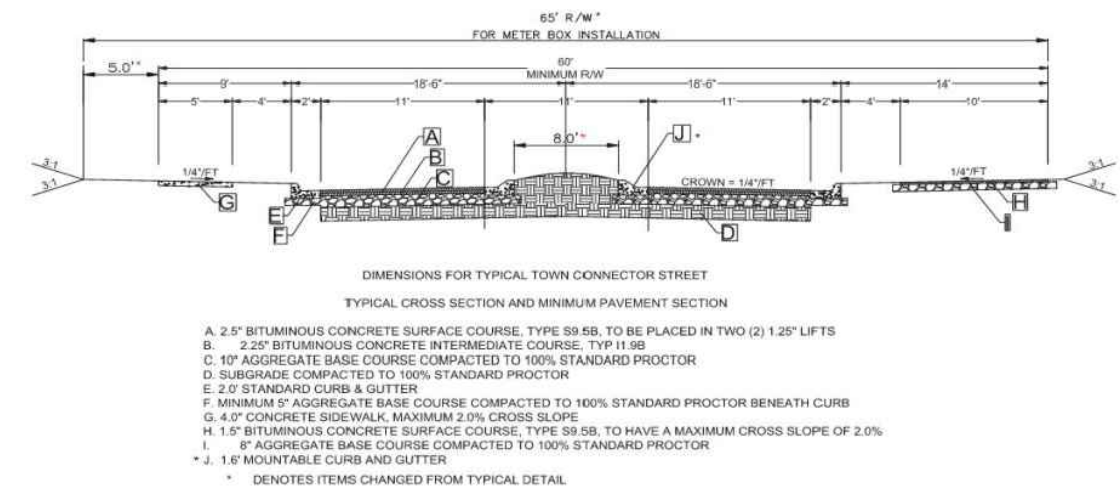
MCADAMS

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

Eddie Moore, AICP
Director, Planning + Entitlement



VICINITY MAP
NTS



STOP CONDITION RECOMMENDED ROAD CONNECTION WITH INTERIOR ISLAND

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

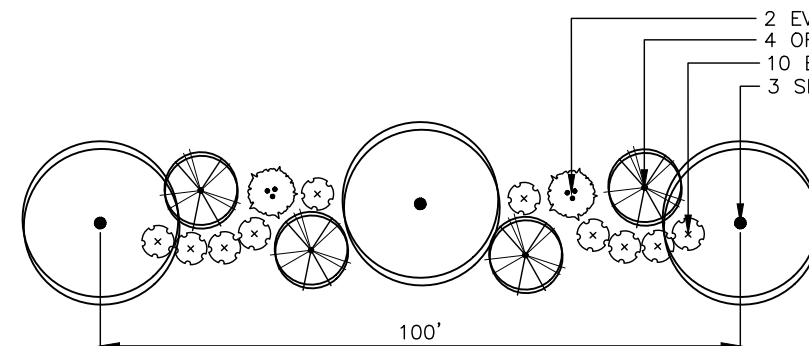
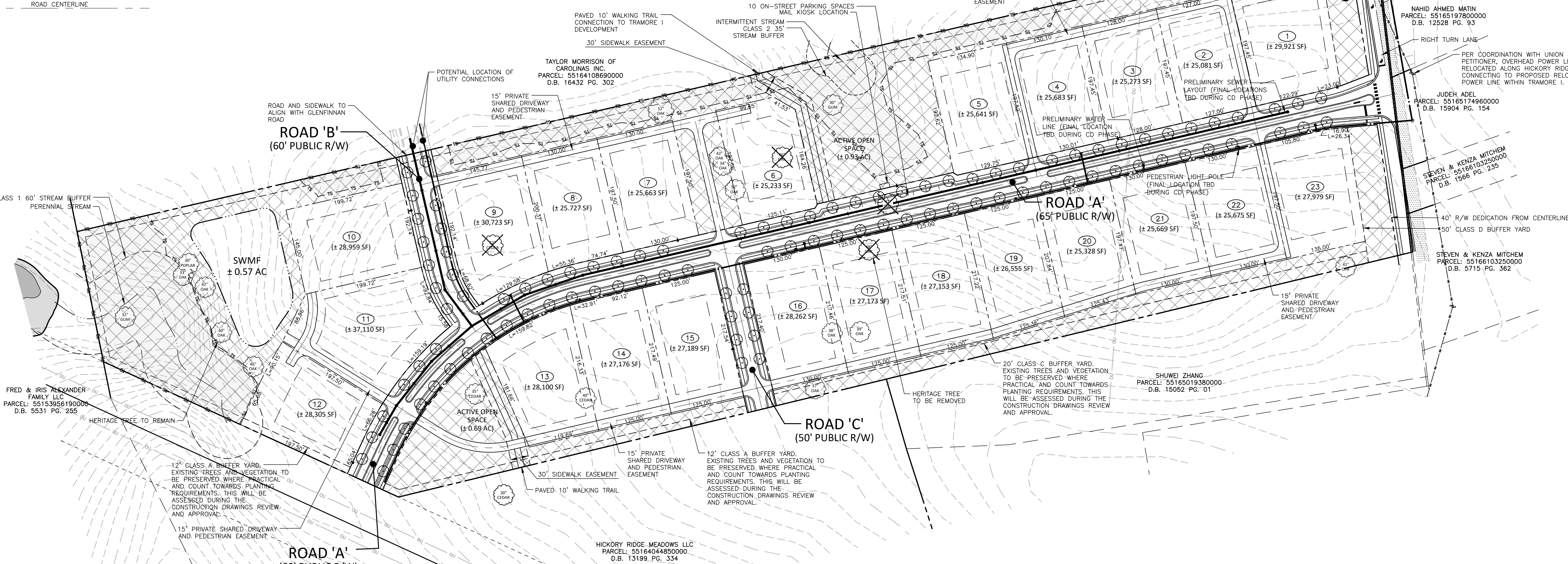
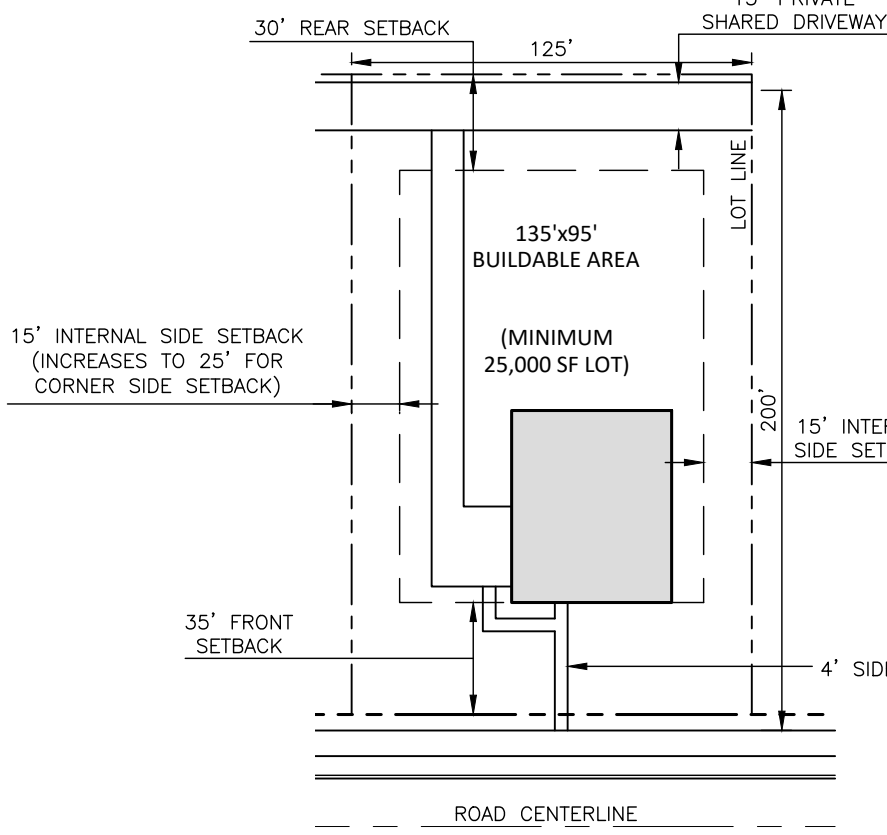
SITE DATA

PREPARED BY:	MCADAMS COMPANY (EDDIE MOORE) 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800 EMOORE@MCADAMSCO.COM
PARCEL PIN: 5516-41-5119	
TOTAL SITE ACREAGE:	±25.20 AC
CURRENT ZONING:	CABARRUS COUNTY - CR
PROPOSED ZONING:	HARRISBURG - RUCZ (CONVENTIONAL DESIGN)
UNIT TYPE:	SINGLE FAMILY
PROPOSED NUMBER OF LOTS:	23 LOTS
LOT SIZE RANGE:	25,081 SF - 37,110 SF
AVERAGE LOT SIZE:	27,435 SF
LOT SETBACKS:	FRONT YARD= 35' CORNER SIDE YARD= 25' SIDE YARD= 15' REAR YARD= 30'
MINIMUM LOT WIDTH:	125'
TOTAL DENSITY:	+/- 0.91 LOTS / AC
RIGHT-OF-WAY WIDTH:	60'
LINKS AND NODES (MIN. = 1.4):	2.5
TREE SAVE AREA PROVIDED:	11.5% OF SITE (±2.91 AC)
REQUIRED COMMON OPEN SPACE:	20% OF SITE (±5.24 AC)
PROPOSED ACTIVE OPEN SPACE:	6.4% OF SITE (±1.62 AC)
PROPOSED PASSIVE OPEN SPACE:	20.3% OF SITE (±5.12 AC)
PROPOSED OVERALL OPEN SPACE:	26.7% OF SITE (±6.74 AC)
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 23 = 0.65 AC AVERAGE FAIR MARKET VALUE)

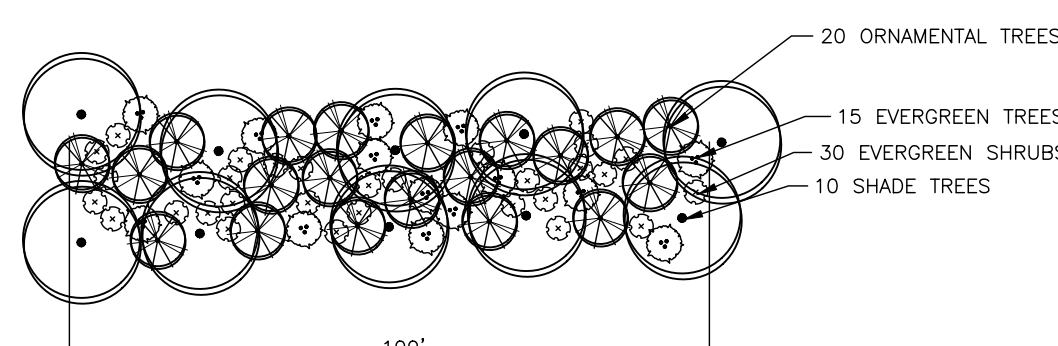
BLOCK LENGTHS:	
LOTS 1-5:	753 LF
LOTS 6-9:	521 LF
LOTS 10-11:	266 LF
LOTS 11-12:	318 LF
LOTS 13-16:	500 LF
LOTS 17-23:	1,156 LF

SITE LEGEND

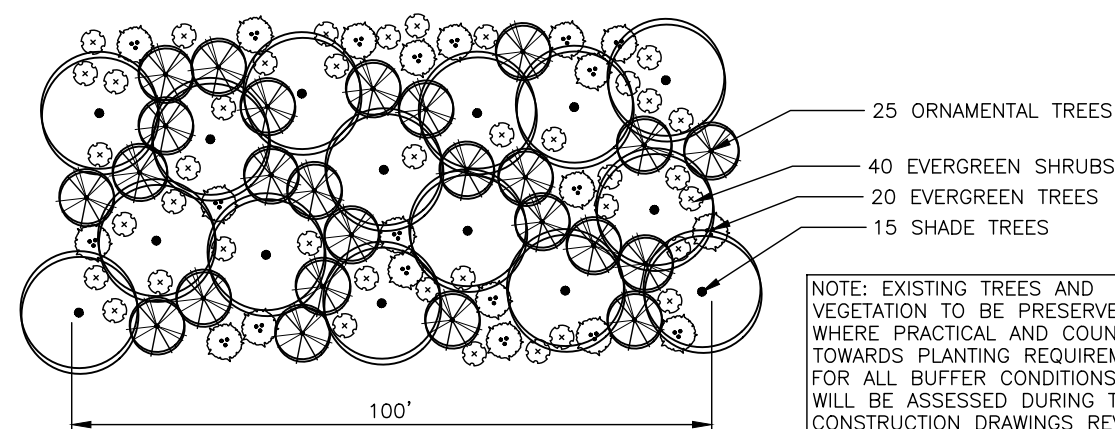
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	CENTERLINE
---	FLOODPLAIN BOUNDARY
---	OPEN SPACE
---	TREE SAVE AREA
---	HERITAGE TREES TO REMAIN
---	PEDESTRIAN LIGHT POLE
---	FIRE HYDRANT ASSEMBLY
---	SANITARY SEWER MANHOLE
---	SEWER FLOW DIRECTION ARROW
---	WATERLINE
---	SANITARY SEWER



CLASS A BUFFER YARD SECTION

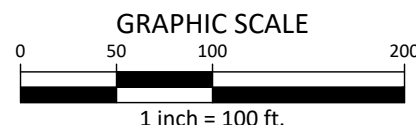
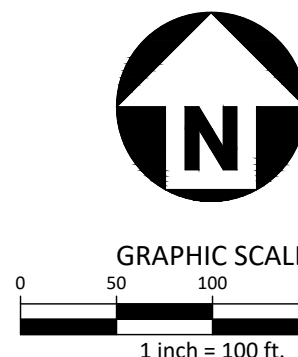


CLASS C BUFFER YARD SECTION



CLASS D BUFFER YARD SECTION - HICKORY RIDGE ROAD

NOTE: EXISTING TREES AND VEGETATION TO BE PRESERVED WHERE PRACTICAL AND COUNT TOWARDS PLANTING REQUIREMENTS. THIS WILL BE ASSESSED DURING THE CONSTRUCTION DRAWINGS REVIEW AND APPROVAL.



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

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
www.mcadamsco.com

CLIENT

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



TRAMORE II SINGLE FAMILY REZONING CONCEPT PLAN

9664 HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA 28075

REVISIONS

NO.	DATE	
1	03.22.2024	PER CITY COMMENTS
2	04.29.2024	PER CITY COMMENTS
3	06.21.2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=100'
DATE	01.23.2024

SHEET

REZONING PLAN

RZ.01

I:\Projects\TMH\TMH22018\04-Production\Engineering\Rezoning\TMH22018-RZ1.dwg, 6/27/2024 11:59:16 AM, Drew, English

DEVELOPMENT NOTES

RL-CZ (Conventional Design) Zoning Site Development Standards:

Max Density:	1-2 DUA
Min. Lot Width:	125 feet
Proposed Lot Width:	125 feet
Min. Lot Size:	25,000 square feet
Proposed Typical Lot Size:	25,000 square feet
Min. Front Setback:	35 feet
Min. Corner Side Setback:	25 feet
Min. Internal Side Setback:	15 feet
Min. Rear Setback:	30 feet
Min. Links + Nodes:	1.4
Proposed Links + Nodes:	2.5

Site Development Data:

Acreage:	+~ 25.2 acres
Tax Parcels:	5516-41-5119
Existing Zoning:	Cabarrus County - CR
Proposed Zoning:	Harrisburg - RL-CZ
Existing Uses:	Vacant
Proposed Uses:	Up to 23 single-family detached lots
Proposed Density:	0.91 DUA
Required Common Open Space:	5.24 acres (20% of site)
Proposed Common Open Space:	6.74 acres (26.7% of site)
Proposed Public Open Space:	Fee-in lieu dedication

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 25.2-acre site located on the west side of Hickory Ridge Road, which is more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 5516-41-5119.

Development of the Site shall be governed by the Rezoning Plan, the Site Development Data, Development Notes, 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 RL Conventional 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 RL Conventional zoning district.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 23 single-family detached dwelling units, together with any incidental and accessory uses related thereto that are allowed in the RL Conventional 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.

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 and private shared driveways.

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

d) As depicted on the Rezoning Plan, a deceleration right turn lane into the Site is provided along Hickory Ridge Road.

e) Existing fire truck turnaround from Tramore I will be required to be demolished and constructed as a connecting street. Existing ROW for the hammerhead may be abandoned to the existing property owners.

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, or cementitious fiber board siding. 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 Type D landscape bufferyard along Hickory Ridge 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) Up to 3 heritage trees (126 caliper inches) are proposed to be removed from the site. Heritage trees mitigation may consist of 84 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 12 foot Type A Landscape Buffer and 20' Type C Landscape Buffer will be provided as generally depicted on the Rezoning Plan. Existing healthy trees and vegetation within the Buffers to be preserved where practical and count towards planting requirements. This will be assessed during the construction drawings review and approval.

g) The Petitioner is requesting relief from the maximum block length for Road A based on the location of the existing stub street for Road B and need to extend Road A to the western property line.

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 within the Site Data and Development Notes, 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 roof covering.

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) Proposed walking trail will be constructed or bonded prior to first final plat.

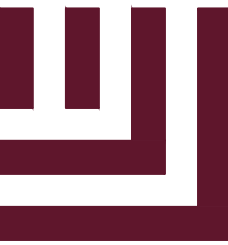
h) Petitioner acknowledges that overall lot count may be impacted by stormwater control facilities, existing power structures, and other proposed utilities. Lots may be lost during preliminary plat or construction document phase based on the final layout of the existing and proposed utilities and stormwater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

i) Garbage collection will be at the public street.

j) A maximum of 10% of the dwellings may be available for rent at any given time.

POTENTIAL/ILLUSTRATIVE BUILDING ELEVATIONS





McADAMS

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Suite 400
Charlotte, NC 28203
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fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

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TAYLOR MORRISON
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CHARLOTTE, NORTH CAROLINA 28208
PHONE: 704.357.6632



TRAMORE II SINGLE FAMILY
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PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	01. 23. 2024

SHEET

**REZONING NOTES
& ELEVATIONS**

RZ.02



TOWN OF HARRISBURG

Agenda Item Details

Title:

Advisory Board Election of Officers

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Department Updates:

- 1) Jim Spina - Parks and Recreation Director
- 2) Shawn Marble - Assistant Parks and Recreation Director

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None