



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

**February 16, 2026
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

1. Approval of Minutes from November 17, 2025

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. Project Updates

B. Farmer's Market Sub-Committee Update

4. NEW BUSINESS

A. H-2026-01-R - Peach Orchard Subdivision and Park Dedication

B. H-2025-12 Blackwelder Subdivision and Payment In Lieu

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, Nov. 17, 2025 at 6:04p.m. in Administrative Conf. Room. Meeting called to order in person by Cheryl Baker

In Attendance

Present: Cheryl BAKER, Zach BOWMAN, Hannah BUTLER, Micah CASH, Brett CROSBY, Courtney HAYNES, Mohammed IDLIBI, Shawn MARBLE, Jim SPINA

Absent: Fred BRILLIANTE, Chris FAW (TC), Dwayne LOTT (HACH)

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: NONE

Agenda Adoption

Motion was made to adopt agenda as prepared by Hannah Butler; Seconded by Mohammed Idlibi – all in favor. Motion passed unanimously.

Special Presentations/Public Comment

A. HACH:

- 1) Fall Open Mic Night – 5 participants, 20 attendees. This event took place behind town hall so there was a lot of foot traffic and interest. Hoping for increased participation next year
- 2) Art in Community engagement
 - i. Young Artist Showcase (Spring) in early planning stages. Hoping to have in auditorium at the high school. Details to come.
 - ii. Traffic Signal Art around community. Needs to meet with Jim to discuss logistics. Will need to draft plan and submit to DOT.
 - iii. Art display wall at town hall to allow local artists to showcase their own art.
- 3) Art Walk Scholarship will go live in February and will be awarded in May.

B. Public Comment: NONE.

Approval of Minutes

A. Motion was made to adopt minutes from October 2025 by Mohammed Idlibi, seconded by Hannah Butler. All in favor. Motion passed unanimously.

Old Business

A. JIM: Parks & Recreation Projects Update:

- 1) Veteran's Park – COMPLETE! Rededication ceremony took place on Veteran's Day. P&R team and Engineering team put on program. 100 attendees. It's beautiful – landscaping, sidewalks, stairs, restamping, etc.

- 2) Harrisburg Park – Turf Project with FieldTurf kicked off. Permits pending. DEQ request may take time but official start will likely be mid-December with a target completion of March 2026 (weather permitting).
- 3) Harrisburg Park – drastic improvements of landscaping/turf. New equipment installed. Hoping to have a ribbon cutting soon – planning ongoing but the project is complete.
- 4) Historic Pharr Mill Project – council decided on simple design – looking glass, canoe entry point with boardwalk and trail access. Will also have new, indoor event space (75-person capacity). The space will be rentable to the community. Waiting on contract to come back from McGill for official approval from TC.
- 5) Log Cabin at Harris Depot – making ADA accessible. Cross bracing needed and updating/adding sidewalks. A company who specializes in historical cleaning will come in and spruce up space.
- 6) Bathrooms at Holcomb Woods – initial draft of design received. Jim requested a larger space so they are updating requests
- 7) Main Street Park design in process – going back to McGill for revision for updated rendering. If everyone is happy with rendering, it will go to the next phase of design. This project will likely be fast-tracked due to community and town desire to develop a main street park area (fountain, landscaping, possible stage, etc.)

B. Farmer’s Market Sub-Committee Update New Business

- 1) Jim spoke with Rob. Rob wants Jim to discuss with subcommittee to come up with an itemized list of what the committees is seeking with the requested 50K beyond marketing, etc. Meeting needs to be scheduled with committee and Jim. (Who, what, when, where, why.)
 - o Mohammed: jumpstart the farmers market. It is a one-time, initial seed request to get a new, improved, central farmers market rolling.

New Business

A. Department Updates – SHAWN –

- 1) Trick or Treat in the Park – approx. 8K people. 40-50 businesses and games. Parking lot was filled by 7pm. Really fun event but parking, year after year, has been an issue for this event. Sherriff’s department stepped in to direct traffic.
- 2) Christmas Tree Lighting: Friday, December 6th from 6-8:30pm. Tree in Harrisburg Park is up, Veterans Park is coming this week.
- 3) McKenzie is using a new program called EventMe to streamline vendor signups.
- 4) Two pop-warner teams (football and cheer) made it to playoffs. National championship will be in Charlotte this year.
- 5) Budget Season!
- 6) Basketball starts Wednesday (11/19) School gyms and new YMCA for games this year.
- 7) **BIG NEWS** – on Thursday, 11/20, the town is receiving an award for the tourism we bring into the county with our annual events. Not typically given to municipalities (usually individual businesses) – awarded by Cabarrus Business Bureau.

Advisory Board Updates

- A. Brett CROSBY – YMCA is open and BUSY. Membership has nearly doubled since start of year. Everything is going well – usage, lessons, classes, swim meets start tomorrow, etc. Community has really embraced the space. Apart from two Sundays, the new Harrisburg has held the highest number of daily check-ins consistently since opening day (of all Y locations in Cab-Ro).

- B. Shawn – community input meetings for comprehensive plan will be wrapping up this week. A great opportunity to voice

Council Updates

- A. Chris FAW – Absent from meeting, but comments provided prior to meeting.
 - i. Land Banking opportunities – TC needs to make decisions now – what they want, when, how much they want to allocate, etc. JIM – anticipate movement early next year. (4M to use with another 4M in upcoming budget.)
 - 1. CHERYL – do we have specific pieces of land that we’re looking at? JIM – Yes, currently McKinnley (donation piece), plot off Rocky River, Divine farm plot. We’ll likely see a natural progression of planning once new TC is seated early next year and they start the overall budgeting process for next year.
 - 2. JIM – also in the process of acquiring the fields at Rocky River Elementary so that P&R would be responsible for taking care of fields and storage (remedy the leaking issues, etc.) Working on agreement financials now but would be a great opportunity for the department.

Adjournment

Motion made to adjourn meeting by Hannah Butler and seconded by Mohammed Idlibi.

Meeting was adjourned Monday, November 17, 2025.

Next Meeting: meeting on Monday, December 15, 2025 at 6pm in Town Chambers

Chair

Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Project Updates

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Farmer's Market Sub-Committee Update

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2026-01-R - Peach Orchard Subdivision and Park Dedication

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to support the offer of dedication to the Town.

Description/Background:

The Pulte Group is requesting an annexation and rezone of a 175-acre site for the purpose of developing a 149-lot, single-family residential community located on Peach Orchard Road. Based on Town regulations, the applicant is required to provide for a minimum of 4.26 acres of public open space. The applicant is proposing to dedicate approximately 20 acres to the Town for the purpose of a future public park (see attachments).

Staff is looking for the Board's endorsement for this dedication associated with the development.

Recommendation:

Endorse the proposed 20 acre park dedication area associated with the proposed subdivision development.

Fiscal Impact:

Attachments:

1. 25-01456 - Peach Orchard Road Site (Pulte) - Preliminary Concept Plan H
2. 25-01456 - Peach Orchard Road Site (Pulte) - Park Preliminary Concept Plan C



Existing 100 Year FEMA Floodplain (per Survey)

Prop. 60' Public ROW (typ.)

Existing Tree Canopy

Prop. Soccer Field (55 yds x 110 yds)

Prop. Soccer Field (55 yds x 110 yds)

Prop. Water Quality Area (typ.)

Prop. Playground

Potential Building Pad for Future Restroom/Storage - Building to be Designed and Constructed by Others

Existing Perennial Stream (per Report)

Existing Conservation Easement (per Survey)

Peach Orchard Road

Property Line (typ.)

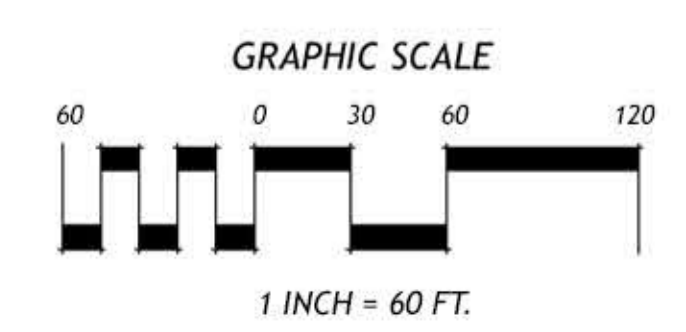
Existing Overhead Power Easement w/ Wooden Poles (per Survey)

Prop. Parking (+/- 150 Spaces)

Prop. 50' Class D Bufferyard (typ.)

Existing Gas Easement (per Survey)

Peach Orchard Road Site Park Preliminary Concept Plan C





TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-12 Blackwelder Subdivision and Payment In Lieu

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Recommend the Town approve the offer of Payment In Lieu of Open Space Dedication with the dedicated public greenway area.

Description/Background:

Southern Development Homes is proposing a 66-lot single-family residential neighborhood located on Lakeland Road. This is a by-right development and the applicant will be processing the preliminary plat with the Planning & Zoning Board and Town Council. Per the Town's regulations, all residential subdivisions are to provide public open space by dedicating land to the Town or provide payment in lieu of property dedication. The applicant is required to provide approximately 1.89 acres of open space.

The proposed development includes a public greenway. This greenway will consist of a 10-ft wide multi-use path within a 25-wide easement area located in the southern portion of the property. This area is proposed to be dedicated to the Town and equates to .40-acres. The developer is offering payment in lieu of public open space dedication for the remaining 1.49 acre area.

Based on Tax value (Cabarrus County) - this property is valued at \$26,393.57 per acre. $1.49 * \$26,393.57/\text{acre} = \$39,326.42$.

Recommendation:

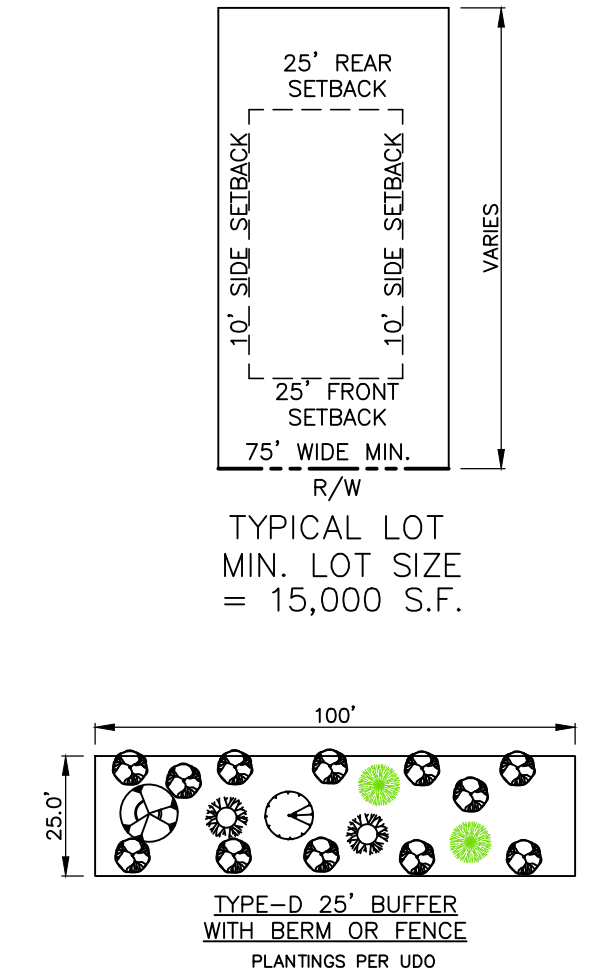
Staff is seeking endorsement of the payment in lieu offer in addition to the greenway dedicated area.

Fiscal Impact:

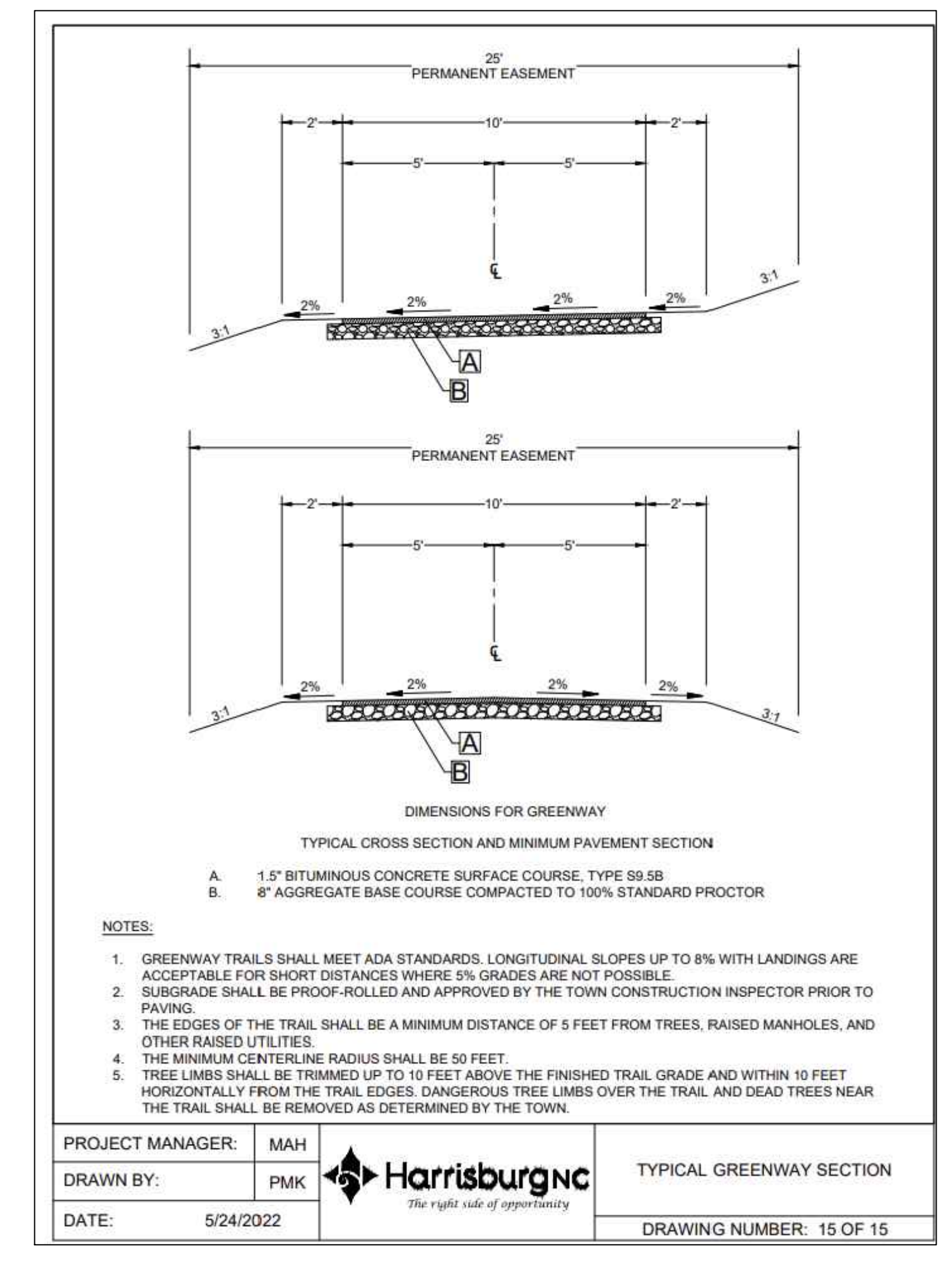
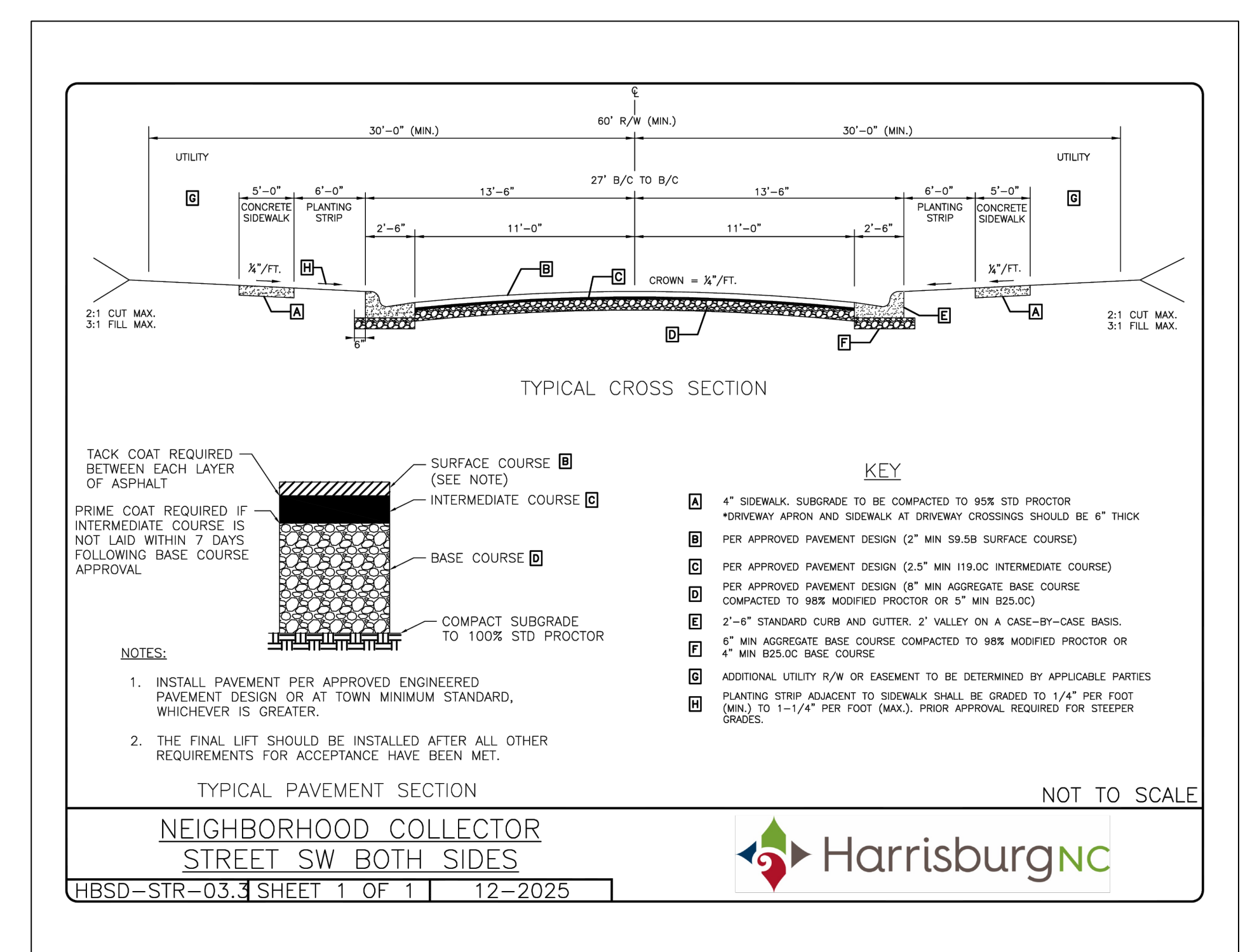
Attachments:

1. Blackwelder 020326

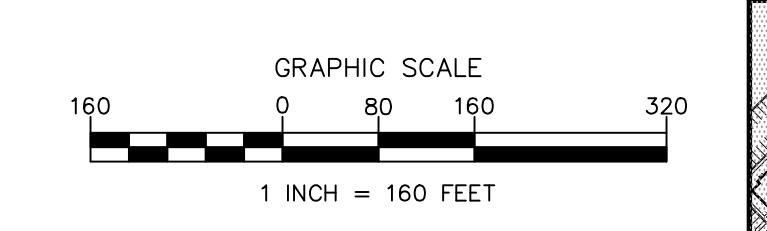
DEVELOPMENT DATA:
 PROJECT NAME: BLACKWELDER
 OWNER/AGENT: WRIGHT SOUTHERN DEVELOPMENT
 PLANS PREPARED BY: THE SAACS GROUP, PC PHONE # 704-527-3440
 EXIST. ZONING: RM-CONVENTIONAL JURISDICTION: HARRISBURG
 SETBACKS: FRONT=25', SIDE STREET=20', SIDE=10', REAR=25'
 MINIMUM LOT WIDTH: 55' WIDE (MEASURE AT FRONT SETBACK (20' FROM R/W))
 TAX PARCEL #: 55182128750000
 PROPOSED USE: RESIDENTIAL
 TOTAL SITE AREA: 56.61 ACRES
 PROPOSED SINGLE FAMILY: 66 LOTS
 PROPOSED DENSITY: 1.17 UNITS/ACRE
 MIN. LOT SIZE: 15,000 S.F.
 OPEN SPACE REQUIRED: 6.80 ACRES (12%)
 ACTIVE OPEN SPACE REQUIRED: 0.025 AC. * 66 = 1.65 AC.
 PUBLIC OPEN SPACE REQUIRED: 0.0288 AC. * 66 = 1.89 AC.
 ACTIVE OPEN SPACE APPROX. 3.40 ACROSS DISTRIBUTED BETWEEN FOUR AREAS
 PASSIVE OPEN SPACE TOTAL OF 7.50 ACRES
 PROPOSED 25' PERIMETER BUFFER IN HOA COMMON OPEN SPACE TOTAL OF 1.20 ACRES ONLY 20% OF OPEN SPACE CAN BE BUFFER = 0.24 ACRES
 DEVELOPER TO DEDICATE GREENWAY AREA FOR PUBLIC OPEN SPACE TOTAL OF 0.40 ACRES PROVIDED IF THE TOWN DOES NOT APPROVE OTHER DEDICATED LANDS FOR PUBLIC OPEN SPACE. THE DEVELOPER WILL PAY A FEE IN LIEU 1.89 ACRES REQUIRED = 0.40 ACRES DEDICATED FOR GREENWAY = 1.49 ACRES
 TAX VALUE PER CABARRUS COUNTY: LAND VALUE = 1,494,140/56.61 ACRES = \$26,393.57/ACRE
 FEE REQUIRED = 1.49 ACRES * \$26,393.57/ACRE = \$39,526.42



LIGHTING NOTE
 STREET LIGHTING IS REQUIRED THROUGHOUT DEVELOPMENT IN COMPLIANCE WITH THE UDO AND STREET LIGHT POLICY



PRELIMINARY FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION

Project: BLACKWELDER
 HARRISBURG, NORTH CAROLINA
 Title: OVERALL SKETCH PLAN

File # HARRISBURG-TRADITIONAL-03.4 SHEET 1 OF 1 12-2025
 Date: 1/11/26
 Project Egr: FBL
 Design By: FBL
 Drawn By: FBL
 Scale: 1"=160'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

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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