

PARKS AND RECREATION ADVISORY BOARD MEETING

June 22, 2015

7:00 PM

Harrisburg Town Hall

Harrisburg, NC 28075

Minutes

MEMBERS PRESENT:

Linda Thurman – Secretary
Van Jaynes
Bob Yates
Michael Gallagher
Jensen Caudle

OTHERS PRESENT:

Eric Smallwood-Manager
Shawn Marble – Assistant Manager
Josh Watkins – Planning & Zoning Director

MEMBERS ABSENT: Antonio Porretta, Marcus King

Linda Thurman called the meeting to order at 7:04 PM

CONSENT AGENDA

Approval of Minutes from April 27, 2015 Parks and Recreation Advisory Board Meeting. Motion made by Van Jaynes, seconded by Michael Gallagher. Motion passed unanimously.

Approval of Minutes from May 12, 2015 Parks and Recreation Advisory Board Joint Meeting with the Planning and Zoning Board. Motion made by Michael Gallagher, seconded by Van Jaynes. Motion passed unanimously.

OLD BUSINESS (provided by Eric Smallwood)

Youth Co-Sponsorship Agreement Update

- Eric updated the board about the status of the Youth Co-Sponsorship Agreement: An addendum has been created that our Parks and Recreation Department feels very positive about. It states items such as only 6 teams will be required to play “in house”; if you have the registration numbers to support single sex or different age groups then the co-sponsorship agreement, you are free to make changes to your league
- Overall the department is very happy with what has been proposed. It still has to go in front of the Cabarrus County Board of Commissioners for approval. Our Parks and Recreation department still plans to be a part of the county agreement and is pleased with the compromise

Pedestrian Master Plan:

- On May 12, 2015 there was a joint meeting between the Planning and Zoning Board and the Parks and Recreation Advisory Board. Both boards recommended approval of the Pedestrian Master Plan to the Town Council
- The Pedestrian Master Plan was accepted and adopted by the Harrisburg Town Council
- Eric hopes that after July 1st we can go after some grant opportunities for trail easements, bike trails, etc.

- Eric thanked the board for their input and help.
- The Town's participation input was the highest percentage they had ever seen, according to Stewart, Inc.

PUBLIC COMMENT

- Russ Singer, 312 Henderson Circle, Harrisburg, NC
 - Mr. Singer expressed his concerns about the potential Epcon purchase of property of land adjacent to Harrisburg Park
 - Mr. Singer referenced the Parks and Recreation Master Plan, which showed that 95% of people wanted more walking trails; Mr. Singer also referenced the Master Plan in regards to Community Parks – a park you can walk to. He felt that Harrisburg Park would be the perfect park for that and couldn't understand why we would want to sell land that could potentially provide additional trails and access.
 - Mr. Singer expressed that he feels the P&R Advisory Board has more power than they think they have
- Christopher Barco, 224 Hudson Drive, Harrisburg, NC
 - Mr. Barco is against selling any property at Harrisburg Park
 - He has been told that this property is not part of the park, but feels that a lot could be done with this land to benefit the Park (Harrisburg Park)
 - Mr. Barco expressed that he was displeased with only three minutes of Public Comment time.
- Rick Hoffarth, 600 Creekview Ct. Harrisburg, NC
 - Mr. Hoffarth is a member of the Tarheel Trailblazers as a project leader for building new trails
 - Mr. Hoffarth gave some background information on the development of the bike trails at Harrisburg Park; Benita Conrad approached the Tarheel Trailblazers many years ago to let them know of some money they had in the budget to build trails. The trail was built with many hours of volunteer work.
 - Mr. Hoffarth expressed his concern with losing the trail to Epcon if they purchased the property adjacent to the Park. He feels that the Trailblazers would never build another trail in Harrisburg if this trail was destroyed.

NEW BUSINESS (provided by Eric Smallwood)

Epcon Communities – Public Open Space Dedication; Fee in Lieu of:

- Epcon Communities Staff Report presented by Eric Smallwood
 - Rezoning Request H2015-02- (R); Must follow article six (6) of the UDO – fee in lieu of or land; this is a request to rezone RM-1 Medium Density Residential to CZ-RC Residential Compact, Conditional Zoning to develop as a subdivision – Phase 2 of the Courtyards at Harrisburg – roughly 7.3 acres. This addition to the current Courtyards at Harrisburg is a proposed 24 age restricted units.
 - The public open space requirement is currently 1/35 of an acre per unit which is approximately .69 acres

- New Styles Community is seeking rezoning of this parcel; the developer has decided to do the fee in lieu of instead of the land donation because there is no land to donate
- This is the 3rd developer who has come the Parks and Recreation Advisory Board. The developer will pay fair market price to the Town of Harrisburg (final fee TBD).
- Eric presented the site plan and showed the current mountain bike trails. The maps presented reflected the changes that were made after Josh Watkins and Eric contacted New Styles (the developer) about the current bike trails. The agreement that was made would allow the current bike trails to remain as is. The trail is accessed via Harrisburg Park
- Eric presented the Staff Recommendation: Approval of the rezoning to the Town Council in regards to the Public Land Donation or Fee in Lieu of – per section 6.5.5.4.1.2 of the UDO, with the condition the deposit of the Fee in Lieu of must be deposited to the Town prior to any final plat approval.
- Questions/ concerns from the Board: Jensen – House much is left? It would bring the property that Epcon is purchasing down to 6 acres. What would the fee be? Josh Watkins estimated it would be around \$30,000 - \$32,000 for the fee in lieu of. Linda – Who owns the property outside of the red line on the map? The Town owns it. Currently the land is used to store storage buildings and equipment. The remainder of the property is forest. If this goes through, will the Trailblazers still maintain it? Eric explained that it is a joint effort between the Town’s park staff and the Trailblazers to maintain the trails.
- A motion was made by Mike Gallagher to approve the recommendation presented by Eric Smallwood. Seconded by Van Jaynes. Two no votes by Bob Yates and Jensen Caudle. Three yes votes by Mike Gallagher, Linda Thurman and Van Jaynes. Motion passed.

Board Member Updates

- There were no board member updates

Department Updates (provided by Shawn Marble)

- Shawn discussed the upcoming Harrisburg July 4th Celebration – a three day event to start July 2nd with the Miss 4th of July Pageant at Hickory Ridge Middle School; July 3rd and 4th the festival at Harrisburg Park with amusements, vendors, music and fireworks and the July 4th parade at 9am on July 4th
- Shawn told the board of some changes to this year’s event to better the event and to increase safety, including additional shuttles, additional event parking lots and the closing of Sims Parkway and Oakley Drive to pedestrian parking only at 6pm on July 3rd and 4th
- The meeting was interrupted by an attendee at the meeting who yelled a profanity at Eric Smallwood before leaving the room

Manager Updates (provided by Eric Smallwood)

- The tennis courts at Stallings Road Park have been resurfaced and painted and also have Pickleball court lines painted on them
- Fall athletics – currently there are 599 participants signed up for Fall 2015 youth athletics and 45-50 registered for Pop Warner football and cheer. Currently registration is open online only.
- Eric presented a Grant Proposal at the Cabarrus County Active Living and Parks Commission meeting in June. The grant proposal is for three sets of permanent cornhole boards for the area at the Farmer’s Market in Harrisburg. The boards are 560 pounds of polished, cast and waxed concrete. No word yet on if the proposal has been accepted.
- The walking path around the Farmer’s Market area is complete. It is a six foot wide paved walking path, approximately .2 miles long.

ADJOURNMENT

Motion to adjourn by Michael Gallagher, seconded Van Jaynes. Carried unanimously. Meeting ended at 8:20pm.

Marcus King, Chair

Linda A. Thurman, Secretary