



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
PLANNING AND ZONING BOARD MEETING**

**September 17, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
- 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. Consider the meeting minutes of August 20, 2019 Planning and Zoning Board meeting.

3. OLD BUSINESS

4. NEW BUSINESS

- A. H2019-02-(S) Stallings Road Subdivision (Harmony Acres) Preliminary Plat.

5. STAFF UPDATES/INFORMATION

6. 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:

Consider the meeting minutes of August 20, 2019 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of August 20, 2019 Planning and Zoning Board meeting

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. Meeting Minutes Aug 20, 2019

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, AUGUST 20, 2019
6:00 PM**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

PRESENT: Andy Rathke, Lloyd Quay, John Overcash, Thelma Thorne-Chapman, Jacob Carpenter, Rodney Garner, Kevin Schaffner

A.

AGENDA ADOPTION

MOTION:

Andy Rathke made a motion to adopt the agenda as presented. Second was made by Lloyd Quay. **The motion passed 5-0.**

B.

SPECIAL PRESENTATIONS

- A. Swearing in of Rodney Garner to the Planning and Zoning Board and Board of Adjustment.
- B. Swearing in of Kevin Schaffner to the Planning and Zoning Board and Board of Adjustment.

C.

PUBLIC COMMENT

None.

2.

CONSENT AGENDA

- A. Planning Board meeting minutes from August 5th, 2019 Special Planning and Zoning Board meeting.

MOTION:

Thelma Thorne-Chapman made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 7-0.**

3.

OLD BUSINESS

4.

NEW BUSINESS

H2019-02-(R) Farmington Planned Unit Development-Site Plan Amendment (PUD-SPA) Jim Merrifield, on behalf of MVP Properties has submitted a request to amend the site plan and development notes for the previously approved Planned Unit Development (PUD). The PUD-Site Plan Amendment is not a typical rezoning request, however a rezoning process is followed for transparency and to ensure public has opportunity to review and comment on the proposed changes included in this amendment. Upon approval, zoning map will be amended to reflect the PUD-Site Plan Amendment (PUD-SPA). A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with our Unified Development Ordinance (UDO) and is recommending approval of the PUD-Site Plan Amendment with conditions and development notes included on the site plan:

- 1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
- 2. Applicant agrees to dedicate a 25 ft greenway easement (except for portions of multiuse path along Streets) and construct a 10 ft wide asphalt greenway as shown on plan, to meet requirements of article 6.5.5

of the UDO. The greenway shall be constructed prior to 50% completion of each residential pod (areas C-1 and C-2).

3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees to install all required phased improvements as required by the final approved traffic analysis and at the direction of NCDOT.
5. Applicant agrees to the final design of Farmington Ridge Parkway and other streets within the development as depicted in sheets RZ-3 and RZ-4 of the Site Plan.
6. Applicant agrees to assess the pavement structure for the existing portions of Farmington Ridge Parkway and bring this portion of street up to current town standards as needed to accommodate the increased traffic this proposed development will place on this structure.
7. Applicant agrees to construct Farmington Ridge Parkway in its entirety throughout the site as part of phase I of the development.
8. Applicant agrees that there will be no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.
9. The applicant agrees to install greenway and amenities such as trash receptacles and benches along the greenway during greenway construction.
10. Applicant agrees to remove animal shelters as an allowed use in this PUD district.

Public Comment:

- Jim Merrifield- 2400 S Blvd, Charlotte, NC
- Steve Vermillion- 2400 S Blvd, Charlotte, NC
- Alan Kerley- 11405 N Community House Rd, Charlotte, NC
- Margaret Puckett- 3435 Torrington Way, Charlotte, NC
- Rodney Dellinger- 3713 Ayrshire Ct, Harrisburg, NC

After some discussion about the project, reviewing the conditions of this current project and clarifying condition number 6, they then took the following action:

MOTION:

Andy Rathke made a motion to recommend approval of H-2019-02-R with the following conditions and updates that were discussed on condition number 6 and send it on to Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

1. Based on the staff report, staff presentation and with the conditions proposed, this rezoning request is consistent with the Harrisburg Area Land Use plan and with the conditions it is reasonable and in the public interest.

MOTION:

Lloyd Quay made a motion to approve the proposed Consistency Statement with a second from John Overcash. **The motion passed 7-0.**

5.

STAFF UPDATES/INFORMATION

- Relating to Farmington, staff is working on the preliminary plat in finer detail to make sure all the staff comments are addressed. They will come in front of the planning board in the next couple of months.
- Council approved Camellia Gardens at the last Council meeting and the vote was 5-2.
- Council also approved the name changing of Forest Street to Gamble McClure Lane.
- The Train station was approved to be built off of HWY 49, they closed on this property August 16th so we are now officially the land owners. They will be working close with us during site planning/design and construction and once it is built the Town will gain the ownership and we will maintain the building.

- The construction budget for renovation of Harrisburg Park was also approved by Council which will be a great addition to our community.
- You might notice that outside Town hall we have removed along with added some stop signs so please pay attention to make sure you do not miss the new changes that have been made.
- We currently do not have any new rezoning's that we will be bringing to you as of now, several in initial discussions.

6.

ADJOURNMENT

MOTION:

There being no further business, Andy Rathke made a motion to adjourn, with a second from Thelma Thorne-Chapman. **The motion passed 7-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-02-(S) Stallings Road Subdivision (Harmony Acres) Preliminary Plat.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2019-02 (S).

If denied, the following motion is suggested:

To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2019-02 (S).

Description/Background:

Robert W. Nixon has submitted a Preliminary Plat application for 182 homes, located on the north side of Stallings Road at the intersection of Raging Ridge Road. The site address is 3550 Stallings Road (Pin #5517347132) and consists a total area of 82.05 acres. The subject property was rezoned (Case #H-2018-06-(R)) in August of 2018 to CZ-RM-1 Residential Medium Density Conditional District and CZ-RV, Residential Village Conditional District, in order to develop a single family residential community consisting of 182 lots. Approximately 87 single family homes will be age restricted and the remaining 95 single family homes will be non-age restricted.

A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO).

Recommendation:

Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2018-06-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV and CZ-RM-1 districts.

Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

Fiscal Impact:

Attachments:

1. Staff Report H2019-02-(S) Harmony Acres
2. Harmony Acres Site Map
3. Preliminary Plat Application_HarmonyAcres
4. Harmony Acres Preliminary Plat - Site Plan

5. Stallings Rd. Parks Requirement Letter



Town of Harrisburg
Planning and Economic Development Department

DATE: September 09th, 2019

SUBJECT: H2019-02-(S) Harmony Acres Subdivision Preliminary Plat

Owner/ Developer: Robert W. Nixon

Location: The subject property is located on the north side of Stallings Road at the intersection of Raging Ridge Road. The site address is 3550 Stallings Road. Parcel Identification Number: 5517 34 7132

Area: Approximately 82.05 acres

Zoning: CZ-RM-1 and CZ-RV (Case #: H-2018-06-R)

Staff Report prepared by: Sushil Nepal, AICP, Planning and Economic Development Director

GENERAL DISCUSSION:

- The subject property was rezoned in August 2018 to CZ-RM-1 Residential Medium Density Conditional District and CZ-RV, Residential Village Conditional District, in order to develop a single family residential community consisting of 182 lots. Approximately 87 single family homes will be age restricted and the remaining 95 single family homes will be non-age restricted.
- The applicant is seeking preliminary plat approval consistent with the underlying CZ-RM-1 and CZ-RV zoning, including the approved conditional rezoning site plan.
- Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO.

APPROVAL CRITERIA:

1. The proposed land uses are in accord with the adopted *Comprehensive Plan* and the *Official Zoning Map*, or that the means for reconciling any differences have been addressed. A Preliminary Plat may be processed concurrently with a rezoning request.

At the time of the approval of the conditional zoning map amendment for the subject property, the Harrisburg Area Plan was in place, and the staff report for the rezoning noted that the proposed rezoning and associated site plan were consistent with the *Medium Residential Density* land use designation effective for the subject property at that time. The approved conditional RM-1 and RV zoning and site plan remain consistent with the Harrisburg Area Land Use Plan (HALUP) for the site.

2. **The proposed subdivision conforms to all relevant requirements of this ordinance and to any variances that have been granted to permit any nonconformance. The plat shall meet all requirements of this Ordinance with respect to lot size and area, and in no way create a violation of any applicable current ordinances, statutes or regulations.**

The preliminary plat, as presented, is consistent with the approved conditional zoning site plan, which governs the development standards for the site.

3. **The proposed development, including its lot sizes, density, access and circulation, are compatible with the existing and/or permissible future use of adjacent property.**

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area.

4. **That the proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.**

The proposed project is a single-family residential detached subdivision with age-restricted homes in RV district. Nothing has been identified by staff that would indicate that the proposed subdivision would detrimentally impact the ability of the surrounding property to be used in a safe or viable manner.

5. **That the soils and topography have been adequately studied to ensure that all lots are developable for their designated purposes.**

The subject property will be served by public utilities (water and sewer) therefore; soil suitability is not a primary concern. Regarding the topography, the applicant will be required to submit a Soil and Erosion Control Plan to NCDEQ for review and approval. In addition, the applicant will also be required to submit construction drawings to the Town of Harrisburg for review and approval regarding utility placement and lot design standards.

6. **That any land located within Zone AE, as shown on the currently adopted Flood Insurance Rate Maps of the Flood Insurance Study, is determined to be suitable for its intended use and that the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety or welfare of the future residents of the proposed subdivision in a manner consistent with this ordinance, as described in § 4.14 of this Ordinance.**

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. Since the conditional zoning site plan was approved at the time of the rezoning, the official floodplain areas that were originally indicated on the site plan have been greatly reduced in terms of the extent of their impact on the property due to changes associated with the new FIRMs that became effective on November 16, 2018. Any fill within a floodplain area to prepare it for development will be required to be coordinated with FEMA and the town's flood damage prevention regulations.

APFO REVIEW:

SCHOOLS:

This part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools provided the following data on school capacity was provided by Cabarrus County Schools at the time of the rezoning:

The schools serving this area are Harrisburg Elementary, Hickory Ridge Middle School, and Hickory Ridge High School. Cabarrus County Schools expects this subdivision to add 73 elementary students, 37 middle school students, and 49 high school students. Cabarrus County Schools indicated at the time of rezoning that the future capacity, based on unbuilt lots and including this request, would be as follows:

Elementary (Harrisburg) -	<u>131.33%</u>
Middle (Hickory Ridge) -	<u>135.40%</u>
High (Hickory Ridge) -	<u>130.86%</u>

TRANSPORTATION

A Traffic Impact Analysis was required for the proposed development when the rezoning was approved and it does warrant mitigation improvements. NCDOT reviewed the preliminary plat, and provided comments to the Town. The improvements are subject to approval by NCDOT and the Town of Harrisburg. All additions and attachments to the State and Town roadway system shall be properly permitted, designed and constructed in conformance to standards maintained by the agencies. Based on the capacity analyses performed at each of the identified study intersections, along the review of the auxiliary turn-lane warrants, the following improvements are identified to mitigate the impact of the proposed development on the adjacent street network:

- Stallings Road and Raging Ridge Road/Site Access
 - Installation of a roundabout.
- Stallings Road and Rocky River Road
 - Installation of a traffic signal.

FIRE, POLICE, SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

PARKS AND RECREATION

A condition of approval of the rezoning for this project is that the developer is required to provide a fee-in-lieu of public open space to the Town in the amount of \$164,394.00.

UTILITIES

Utilities are available through the Town of Harrisburg. The applicant will be required to extend water and sewer lines to their site.

CONDITIONS:

In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

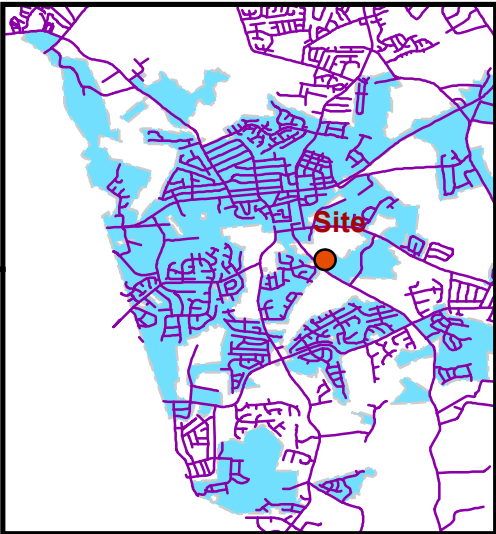
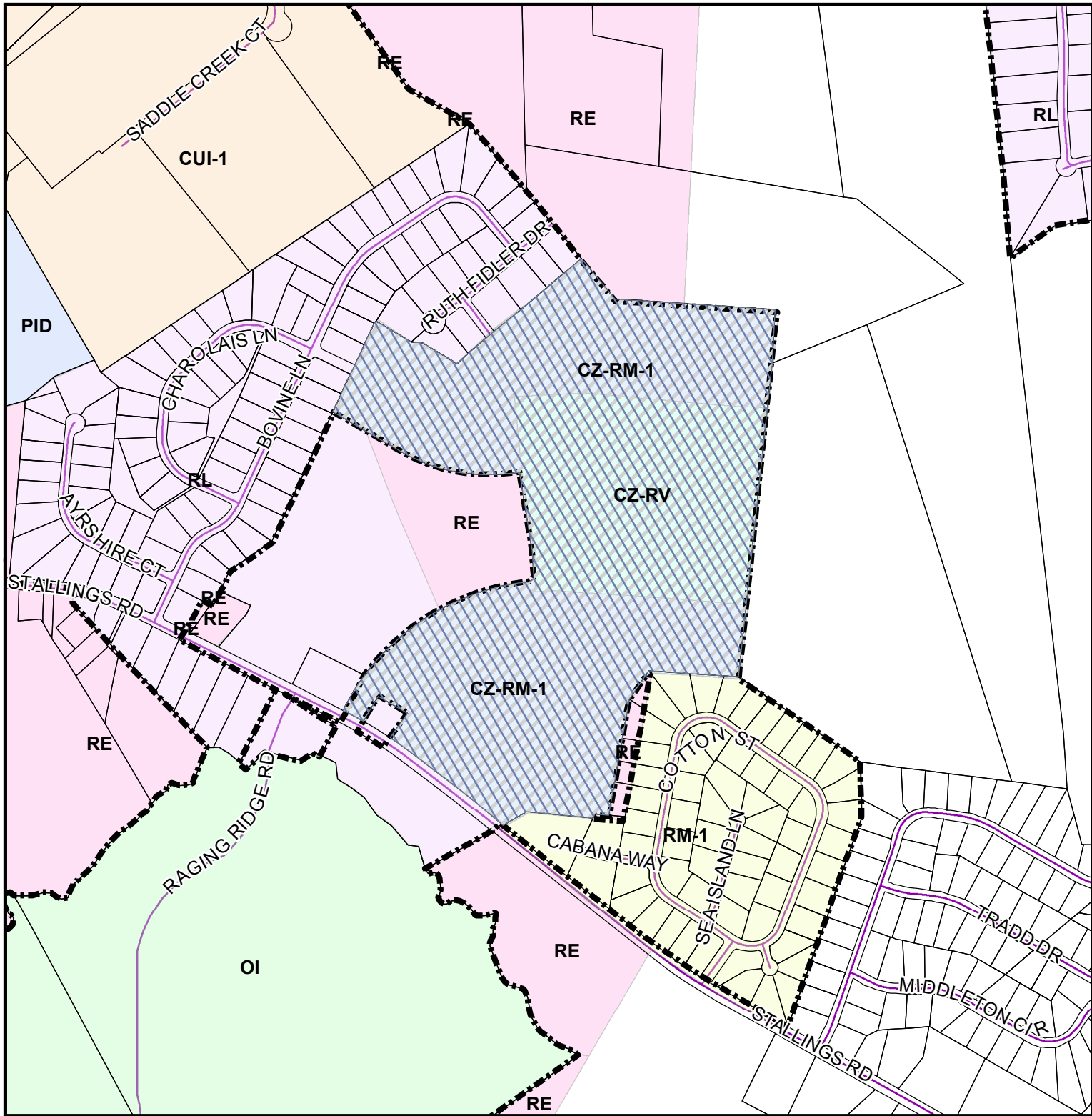
Should the Planning Board recommend approval of the preliminary plat for the Harmony Acres Subdivision, staff requests that the following conditions become part of the approval, which are inclusive

of the conditions agreed to as part of the approval of the conditional zoning map amendment for the project (H-2018-06-R):

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict cladding materials for all buildings to masonry products; vinyl siding will not be used.
3. Applicant will impose age restrictions (55+) on the proposed lots that are designated as RV and meet the requirements of the district.
4. Applicant will pay a fee in lieu of the dedication of active open space in the amount of \$164,394.00.
5. Applicant agrees to install all roadway improvements as identified in the Traffic Impact Analysis.
6. Applicant agrees to complete a LOMR-F prior to any fill activity taking place within the floodplain.
7. The rental of homes in the subdivision will be limited to 10% of the total number of homes.
8. Side-loaded or decorative garages will be provided for the lots in the RM-1 district, and optional "third-car" garages will be set behind the rear building line.
9. The lots designated as RV will have landscaping services provided by the HOA.
10. The site plan will be revised to add a stub street to the northern adjacent property from the northernmost cul-de-sac street to meet the requirements of Section C.4.2.3 of the UDO.
11. Wet detention stormwater BMPs will be surrounded by black vinyl coated chain-link fencing and include fountains, and all stormwater BMPs will be surrounded by landscaping.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the CZ-RV and CZ RM-1 zoning standards, and approved conditional zoning site plan. Therefore, the Planning and Economic Development Department recommends approval of this preliminary plat application for the Harmony Acres Subdivision.



H2019-02-(S)
Harmony Acres-
Preliminary Plat

Applicant: Robert W. Nixon

Current Zoning: CZ-RM1 and CZ-RV

Address: 3550 Stallings Road

PIN: 5517347132

 Subject Property

 Town Limits

ZONINGCODE

 CUI-1

 CZ-RM-1

 CZ-RV

 OI

 PID

 RE

 RL

 RM-1

 RV



0 165 330 660 Feet



HarrisburgNC
The right side of opportunity

Application for Preliminary Plat Review and Approval

For an application to be considered complete, you must submit the following information to the Town of Harrisburg Planning Department:

1. One (1) copy of the signed Pre-submittal Meeting Checklist completed at the required pre-submittal meeting.
2. One (1) complete Town of Harrisburg Preliminary Plat Application
3. Five (5) FOLDED copies of the final plat (blue/black lines), and One (1) digital version (PDF)
4. Plat review fee (\$1000.00 + \$25 per lot)
5. One (1) completed Street Name Review and Confirmation Form
6. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)

NOTE: Incomplete Applications will not be processed by the Planning and Zoning Department, and will be returned to the Applicant.

Project Information	
1. Name of Subdivision:	Harmony Acres
2. Location of Subdivision:	Stallings Rd. and Raging Ridge Rd. (3550 Stallings Rd. Harrisburg, NC 28075)
3. Cabarrus County PIN Numbers:	5517 34 7132
4. Current Zoning:	CZ RM-1, CZ RV
5. Project Classification (Residential, Commercial, etc.):	Residential
6. Is this a CU or CZ Project?	☒ YES: Case Number: H2018-06-(R) ☐ NO
7. Date of Rezoning Approval:	9/10/2018 Subdivision Case #: H2018-06-(R)
Owner/Developer Information	
1. Property Owner Name:	Farmingdale, LLC
Property Owner Phone:	704-701-1071
Property Owner Email:	robertwnixon@yahoo.com
2. Agent/Developer Name:	Bob Nixon
Agent/Developer Phone:	704-701-1071
Agent/Developer Email:	robertwnixon@yahoo.com
3. Contact for Comments Name:	Rick Burrage
Contact for Comments Phone:	704-791-6898
Contact for Comments Email:	rburrage@rbinc.us
Utilities	
Water Sewer	
1, Who will provide water and sewer services for this site?	☐ Private ☒ Public ☐ Private ☒ Public
Provider	Provider
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone?	☒ YES: ☐ NO
If YES, which one(s):	Floodplain Protection Overlay District

Flood Panel and RSOD Information (Article 4)

Is the subject property located in an area regulated by the Floodplain Overlay District? ☒ YES: ☐ NO

Flood Panel Number(s) 5517 Map Date 11/16/2018

Is the subject property in the RSOD? ☐ YES: ☒ NO

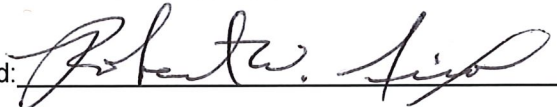
If YES, has the RSOD been shown on the plan and have the calculations been submitted with the plan?

☐ YES: ☐ NO

Verification of Process

I, Robert W. Nixon, submit that all of the information contained in this application is true and correct and also understand that incomplete applications will not be processed by the Town of Harrisburg Planning Department.

Date: 8/9/19

Signed: 

Title: Owner / Developer

(Owner, Agent, Developer, LLC Member, etc.)

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____



CABARRUS COUNTY E911 ADDRESSING PROPOSED STREET/PROJECT NAME RESERVATION AND APPROVAL FORM

To expedite emergency response and provide for public safety, the name of a subdivision, project or any new roads shall not duplicate nor closely approximate, phonetically or by spelling, the name of an existing subdivision, project or road within the County or within any municipality within the County.

Date: 8/7/2019	Parcel Identification Number(s) (PINs): 5517 34 7132			
Existing Road Providing Access to Project Area:	Stallings Rd.			
Type of Zoning District (circle one):	Residential ✓	Commercial	Industrial	Other (briefly explain)

Developer/Owner: Farmingdale, LLC
Primary Contact : Robert W. Nixon
Telephone Number: 704-701-1071
Primary Contact Email address: robertwnixon@yahoo.com

EXISTING PROJECT NAME: Stallings Subdivision

PROPOSED PROJECT NAME(S):

Project Name:	Harmony Acres	Approved / Denied
Alternate Project Name:	Meadowbrook	Approved / Denied
Alternate Project Name:		Approved / Denied

PROPOSED STREET(S) NAME(S)- LIST IN ORDER OF PREFERENCE:

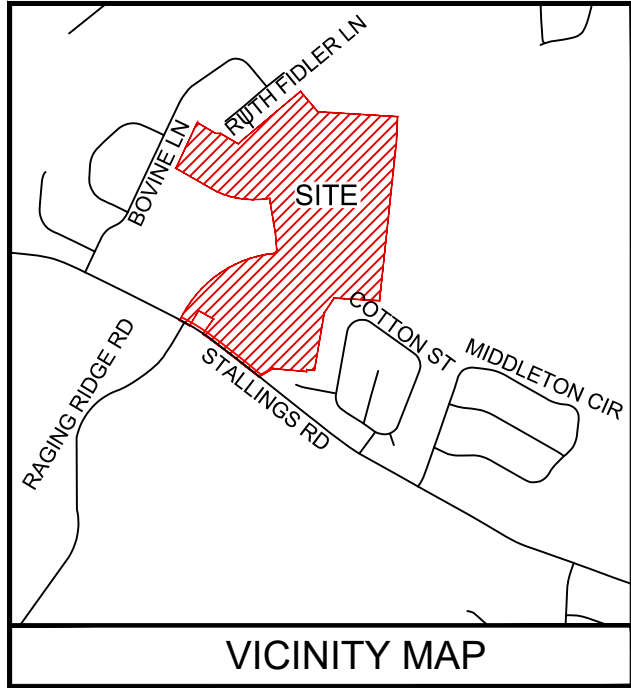
Street Name:	Farmingdale Ln.	Approved / Denied
Street Name:	Irvin Ct.	Approved / Denied
Street Name:	McHarney Dr.	Approved / Denied
Street Name:	Gavin Ln.	Approved / Denied
Street Name:	Chamberlain Way	Approved / Denied
Street Name:	Harvest Ct.	Approved / Denied
Street Name:	Pleasant View Dr.	Approved / Denied
Street Name:	Homestead Ct.	Approved / Denied
Street Name:	Arbor Rd.	Approved / Denied
Street Name:	Meadow Ln.	Approved / Denied

NUMBER OF STREETS TO BE NAMED: 9

PLEASE EMAIL COMPLETED FORM TO: Cabarrus County E911 Addressing Services at bewebster@cabarruscounty.us.
Questions should be directed to Addressing Coordinator at 704-920-2141.

NOTE: All proposed street names and project names must be approved by Cabarrus County E-911 Addressing. Street names on preliminary and final plats must match "Approved" names exactly as submitted.

CABARRUS COUNTY E911 REVIEWER: _____ **DATE:** _____



OPEN SPACE COMPLIANCE NOTE:

ACTIVE OPEN SPACE IMPROVEMENTS AS DEFINED IN § 6.5.3.6.4 OF THE UDO SHALL BE REQUIRED FOR THIS PLAT AND SHALL EQUAL A TOTAL MINIMUM FINANCIAL INVESTMENT OF 200% OF THE PRE-DEVELOPMENT TAX VALUE FOR THE AMOUNT OF DEDICATED LAND FROM THE PARCEL FROM WHICH THE OPEN SPACE IS BEING DEDICATED AS REQUIRED.

LANDSCAPE COMPLIANCE NOTE:

ALL SITE LANDSCAPING / BUFFERING TO BE IN COMPLIANCE WITH ARTICLE 7 OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE. TREE PROTECTION STANDARDS FOR EXISTING HERITAGE TREES WILL BE FOLLOWED BASED ON ARTICLE 9 OF THE HARRISBURG UDO.

LANDSCAPE CALCULATIONS:

TOTAL LENGTH OF STREETS RM-1: 7.071FT
TOTAL LENGTH OF BUFFER YARD: 2052FT
TOTAL SHADE TREES REQUIRED: 141
TOTAL ORNAMENTAL TREES REQUIRED: 123
TOTAL SHADE TREES PROVIDED: 141
TOTAL ORNAMENTAL TREES PROVIDED: 123

BUFFER YARD REQUIREMENT (RV TO RM-1): CLASS A
TOTAL LENGTH OF BUFFER YARD: 2052FT
TOTAL WIDTH OF BUFFER YARD: 8FT
TOTAL SHADE TREES REQUIRED: 21 (>25% EVERGREEN)
TOTAL LARGE EVERGREEN SHRUBS REQUIRED: 41
TOTAL SHADE TREES PROVIDED: 21
TOTAL EVERGREEN SHRUBS PROVIDED: 41

LEGEND

- R/W - RIGHT OF WAY
OHE - OVERHEAD ELECTRIC
EOP - EDGE OF PAVEMENT
○ - CALCULATED POINT
○ - POWER POLE
- GUYWIRE
- WATER METER
- FIRE HYDRANT
- FIBER OPTIC BOX
- FIBER OPTIC MARKER
- TELEPHONE PEDESTAL
- SANITARY SEWER MANHOLE

SITE INFORMATION:

TYPE OF DEVELOPMENT: RESIDENTIAL
TOTAL ACREAGE: 82.05 ACRE
ADJACENT PROPERTY IS ZONED RM-1, RL, LDR
PARENT TRACK INFORMATION:
PARCEL #1: 5517 34 7132, DB 13530, PG 113
ZONED: CZ RM-1, CZ RV (82.05 AC)

SITE CALCULATIONS:

TOTAL ACREAGE = 82.05 ACRES
TOTAL SINGLE FAMILY LOTS = 182
64X120FT LOTS = 87
75X200FT LOTS = 95 (MIN 1/3 ACRE)
TOTAL RESIDENTIAL UNITS = 182
RESIDENTIAL DENSITY = 2.22 UNITS/ACRE

ACREAGE IN LOTS = 51.98 ACRES
ACREAGE IN STREET ROW = 17.25 ACRES
TOTAL LINEAR FEET OF ROADS = 12,348.86 FT
CONNECTIVITY RATIO REQUIRED = 1.40
LINKS = 31
NODES = 21
CONNECTIVITY RATIO = 1.48

OPEN SPACE REQUIRED (10%) = 8.21 ACRES
MAXIMUM INACCESSIBLE (25%) = 2.05 ACRES
ACCESSIBLE REQUIRED = 6.16 ACRES
ACTIVE REQUIRED = 182' 025 = 4.55 ACRES
ACTIVE ALLOWED IN FLOODPLAIN = 0.45 AC

OPEN SPACE PROVIDED = 9.05 ACRES
TOTAL INACCESSIBLE = 2.05 ACRES
TOTAL ACCESSIBLE = 7.00 ACRES
ACTIVE OPEN SPACE = 4.63 ACRES
AMENITY = 1.73 ACRES

REQUIRED SETBACKS:

SINGLE FAMILY 75FT (RM-1):
FRONT / STREET - 25FT
SIDE - 10FT
REAR - 25FT

SINGLE FAMILY 64FT (RV):
FRONT / STREET - 20FT
SIDE - 7FT
REAR - 5FT

PHASING SUMMARY:

PHASE 1A: 32 LOTS TOTAL (RM-1)
PHASE 1B: 11 LOTS TOTAL (RM-1)
PHASE 2A: 25 LOTS TOTAL (RV)
PHASE 2B: 18 LOTS TOTAL (RV)
PHASE 2C: 14 LOTS TOTAL (RV)
PHASE 2D: 14 LOTS TOTAL (RV)
PHASE 2E: 16 LOTS TOTAL (RV)
PHASE 3A: 21 LOTS TOTAL (RM-1)
PHASE 3B: 31 LOTS TOTAL (RM-1)

**ANTICIPATED DATE OF FINAL
PLATTING: JANUARY 2022

DEVELOPER CONTACT:

ROBERT W. NIXON
19 FRANKLIN AVE.
CONCORD, NC 28025
(704) 701-1071

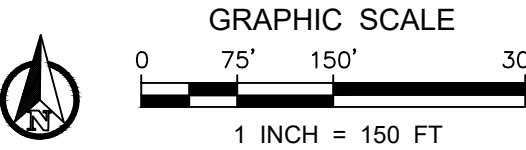
STREET LENGTHS:

RAGING RIDGE RD - 2,210.32 FT
CHAROLAIS LN - 2,314.36 FT
FARMINGDALE LN - 950.87 FT
IRVIN CT - 412.84 FT
MCHARNEY DR 784.13 FT
GAVIN LN - 887.29 FT
HARVEST CT - 600.00 FT
PLEASANT VIEW DR - 967.51 FT
CHAMBERLAIN WAY - 810.47 FT
HOMESTEAD CT - 2,184.08 FT
ARBOR RD - 226.99 FT

TOTAL = 12,348.86 FT

OPEN SPACE CALCULATIONS:

DESCRIPTION	TOTAL AREA (ACRE)	ACCESSIBLE (ACRE)	ACTIVE (ACRE)	INACCESSIBLE (ACRE)	INACCESSIBLE DESCRIPTION
STALLINGS RD FRONTAGE	3.91	2.48	0.00	1.43	SCM
SCM #2 Area	2.55	0.73	0.00	1.82	SCM
AMENITY #1	1.21	1.21	1.21	0.00	--
AMENITY #2	0.52	0.52	0.52	0.00	--
LOT 1-5	0.10	0.10	0.00	0.00	<25' WIDTH
LOT 6-7	0.18	0.18	0.00	0.00	--
LOT 7-8	0.22	0.17	0.17	0.05	EASEMENT
LOT 22-28	0.19	0.00	0.00	0.19	ACCESS
LOT 34	0.21	0.21	0.21	0.00	--
LOT 43	0.12	0.12	0.12	0.00	--
LOT 44-55	0.54	-1.13	0.00	1.67	--
LOT 64	0.07	0.04	0.04	0.03	<25' WIDTH
LOT 77, 89	0.29	0.29	0.29	0.00	--
LOT 102, 102-112	0.17	0.00	0.00	0.17	<25' WIDTH
LOT 129-130	0.20	0.00	0.00	0.20	ACCESS
LOT 141	0.16	0.16	0.16	0.00	--
LOT 142-151, 182	0.76	0.71	0.71	0.05	<25' WIDTH
LOT 152	0.33	0.33	0.33	0.00	--
LOT 167-168	0.21	0.00	0.00	0.21	ACCESS
LOT 175-179	0.87	0.87	0.87	0.00	--
TOTAL (ACRE) :	12.82	7.00	4.63	5.82	

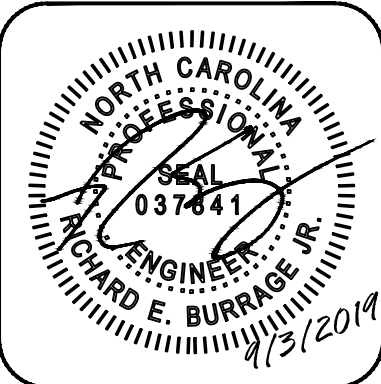


OFF-SITE DEVELOPMENT PHASING:

ACCESS MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE ROAD IMPROVEMENTS SO THAT EMERGENCY ACCESS REQUIREMENTS ARE MET, AND CONSTRUCTION TRAFFIC DOES NOT ENTER THROUGH STALLINGS FARM SUBDIVISION. TEMPORARY ACCESS MAY BE NEEDED TO ENSURE AT A MINIMUM RIGHT IN, RIGHT OUT ACCESS THROUGH THE SUBDIVISION MAIN ENTRANCE. IN ADDITION, ROAD CLOSURES ARE TO BE COORDINATED WITH THE CABARRUS COUNTY SCHOOLS SCHEDULE TO ENSURE SCHOOL TRAFFIC IS NOT ADVERSELY IMPACTED.

Control Pt. HV-7
N 573829.357
E 1510963.610
El. 576.62

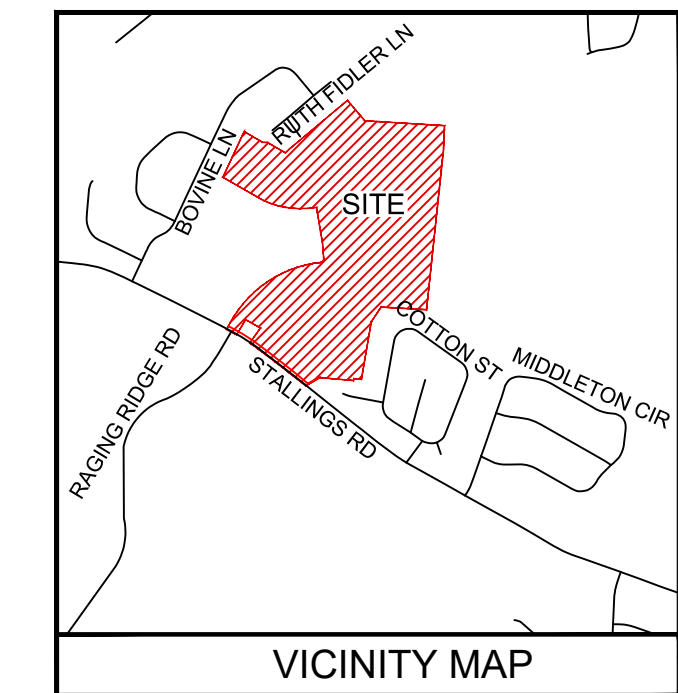
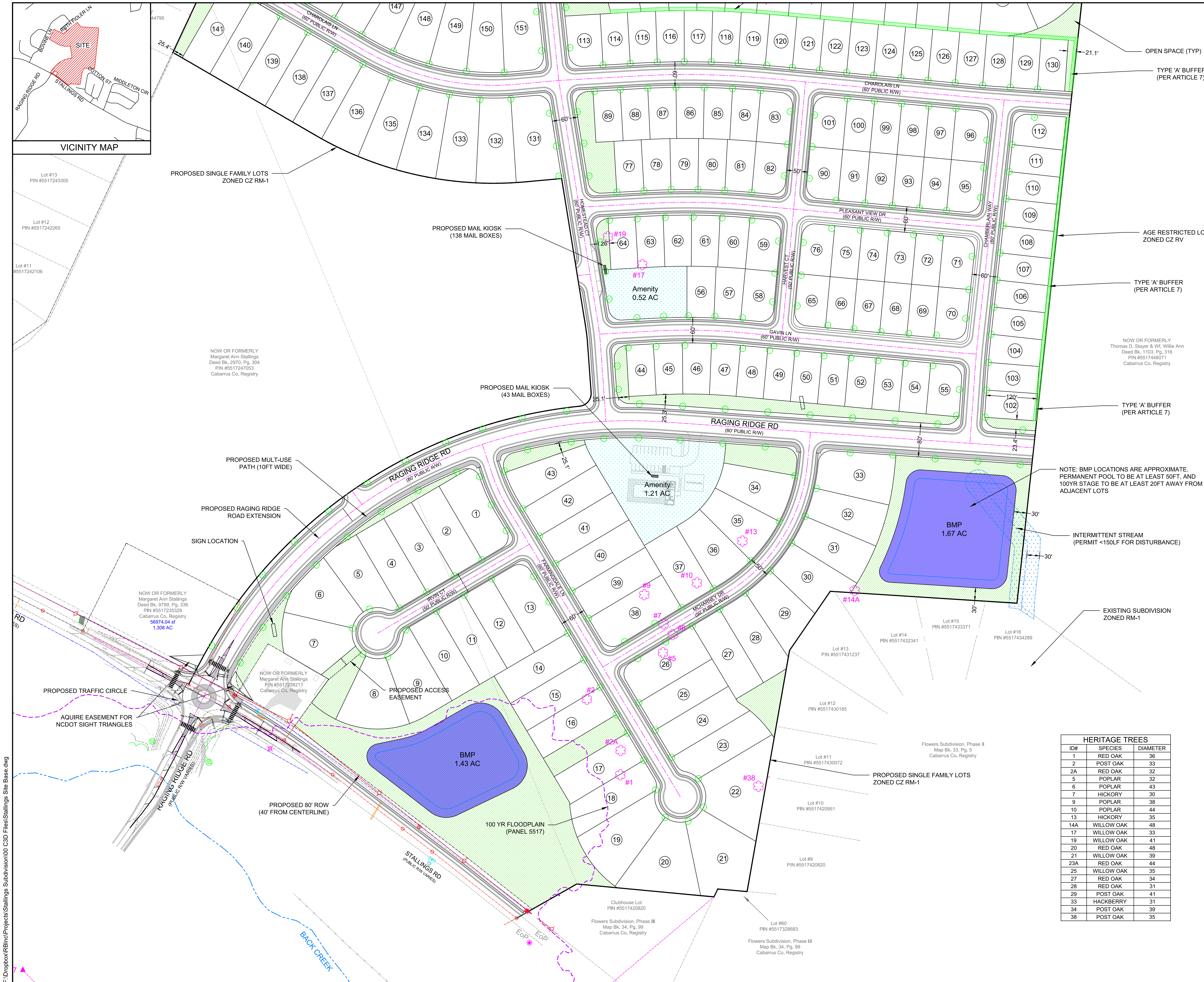
TRAFFIC SIGNAL TO BE
INSTALLED AT STALLINGS /
ROCKY RIVER INTERSECTION



#	Date	Revision	PER HARRISBURG COMMENTS
1	9/3/2019		

PROJECT: **HARMONY ACRES SUBDIVISION**
RESIDENTIAL SUBDIVISION
3550 Stallings Rd, Harrisburg, NC 28075
PRELIMINARY PLAT - OVERALL SITE / PHASING
SHEET TITLE:
Cabarrus County

Project #2018-06
DATE: 8/7/2019
SHEET NO.:
DRAWN BY: REB
C001



SITE INFORMATION:

TYPE OF DEVELOPMENT: RESIDENTIAL
TOTAL ACREAGE: 82.05 ACRE
ADJACENT PROPERTY IS ZONED RM-1, RL, LDR

PARENT TRACK INFORMATION:
PARCEL #1: 5517 34 7132, DB 13530, PG 113
ZONED: CZ RM-1, CZ RV (82.05 AC)

SITE CALCULATIONS:

TOTAL ACREAGE = 82.05 ACRES
TOTAL SINGLE FAMILY LOTS = 182
64X120FT LOTS = 87
75X200FT LOTS = 95 (MIN 1/3 ACRE)
TOTAL RESIDENTIAL UNITS = 182
RESIDENTIAL DENSITY = 2.22 UNITS/ACRE
ACREAGE IN LOTS = 51.98 ACRES
ACREAGE IN STREET ROW = 17.25 ACRES
TOTAL LINEAR FEET OF ROADS = 12,348.86 FT
CONNECTIVITY RATIO REQUIRED = 1.40
LINKS = 31
NODES = 21
CONNECTIVITY RATIO = 1.48
OPEN SPACE REQUIRED (10%) = 8.21 ACRES
MAXIMUM INACCESSIBLE (25%) = 2.05 ACRES
ACCESSIBLE REQUIRED = 6.16 ACRES
ACTIVE REQUIRED = 182' .025 = 4.55 ACRES
ACTIVE ALLOWED IN FLOODPLAIN = 0.45 AC
OPEN SPACE PROVIDED = 9.05 ACRES
TOTAL INACCESSIBLE = 2.05 ACRES
TOTAL ACCESSIBLE = 7.00 ACRES
ACTIVE OPEN SPACE = 4.63 ACRES
AMENITY = 1.73 ACRES

REQUIRED SETBACKS:

SINGLE FAMILY 75FT (RM-1):
FRONT / STREET - 25FT
SIDE - 10FT
REAR - 25FT

SINGLE FAMILY 64FT (RV):
FRONT / STREET - 20FT
SIDE - 7FT
REAR - 5FT

PHASING SUMMARY:

PHASE 1A: 32 LOTS TOTAL (RM-1)
PHASE 1B: 11 LOTS TOTAL (RM-1)
PHASE 2A: 25 LOTS TOTAL (RV)
PHASE 2B: 18 LOTS TOTAL (RV)
PHASE 2C: 14 LOTS TOTAL (RV)
PHASE 2D: 14 LOTS TOTAL (RV)
PHASE 2E: 16 LOTS TOTAL (RV)
PHASE 3A: 21 LOTS TOTAL (RM-1)
PHASE 3B: 31 LOTS TOTAL (RM-1)

****ANTICIPATED DATE OF FINAL PLATTING: JANUARY 2022**

DEVELOPER CONTACT:

ROBERT W. NIXON
19 FRANKLIN AVE.
CONCORD, NC 28025
(704) 701-1071

STREET LENGTHS:

RAGING RIDGE RD - 2,210.32 FT
CHAROLAIS LN - 2,314.36 FT
FARMINGDALE LN - 950.87 FT
IRVIN CT - 412.84 FT
MCHARNEY DR 784.13 FT
GAVIN LN - 887.29 FT
HARVEST CT - 600.00 FT
PLEASANT VIEW DR - 967.51 FT
CHAMBERLAIN WAY - 810.47 FT
HOMESTEAD CT - 2,184.08 FT
ARBOR RD - 226.99 FT
TOTAL = 12,348.86 FT

LANDSCAPE CALCULATIONS:

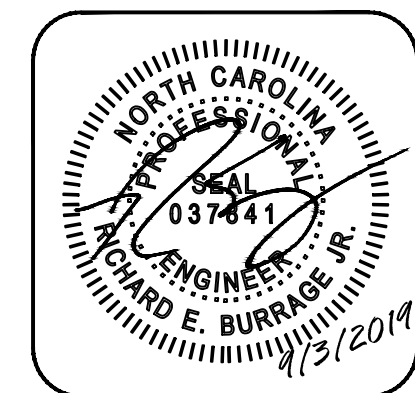
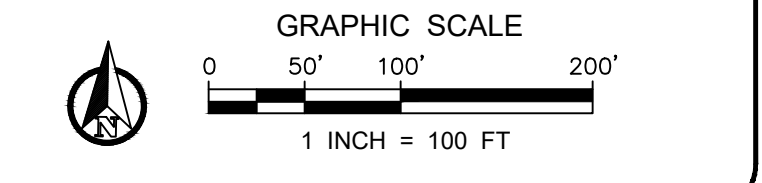
TOTAL LENGTH OF STREETS RM-1: 7,071FT
TOTAL LENGTH OF STREETS RV: 5,278FT
TOTAL SHADE TREES REQUIRED: 141
TOTAL ORNAMENTAL TREES REQUIRED: 123
TOTAL SHADE TREES PROVIDED: 141
TOTAL ORNAMENTAL TREES PROVIDED: 123

BUFFER YARD REQUIREMENT (RV TO RM-1): CLASS A
TOTAL LENGTH OF BUFFER YARD: 2052FT
TOTAL WIDTH OF BUFFER YARD: 8FT
TOTAL SHADE TREES REQUIRED: 21 (>25% EVERGREEN)
TOTAL LARGE EVERGREEN SHRUBS REQUIRED: 41
TOTAL SHADE TREES PROVIDED: 21
TOTAL EVERGREEN SHRUBS PROVIDED: 41

LEGEND

R/W - RIGHT OF WAY
OHE - OVERHEAD ELECTRIC
EoP - EDGE OF PAVEMENT
o - CALCULATED POINT
P - POWER POLE
G - GUYWIRE
W - WATER METER
V - WATER VALVE
F - FIRE HYDRANT
F - FIBER OPTIC BOX
M - FIBER OPTIC MARKER
T - TELEPHONE PEDESTAL
S - SANITARY SEWER MANHOLE

ID#	SPECIES	DIAMETER
1	RED OAK	36
2	POST OAK	33
2A	RED OAK	32
5	POPLAR	32
6	POPLAR	43
7	HICKORY	30
9	POPLAR	38
10	POPLAR	44
13	HICKORY	35
14A	WILLOW OAK	48
17	WILLOW OAK	33
19	WILLOW OAK	41
20	RED OAK	48
21	WILLOW OAK	39
23A	RED OAK	44
25	WILLOW OAK	35
27	RED OAK	34
28	RED OAK	31
29	POST OAK	41
33	HACKBERRY	31
34	POST OAK	39
38	POST OAK	35



ANDERSON BURRAGE CONSULTING, INC.

454 Burrage Rd. NE
Concord, NC 28025
(704) 701-6888
NC Lic. No. C-3704

#	Date	Revision	PER HARRISBURG COMMENTS
1	9/3/2019		

HARMONY ACRES SUBDIVISION
RESIDENTIAL SUBDIVISION

3550 Stallings Rd, Harrisburg, NC 28075

PRELIMINARY PLAT - SITE ENLARGEMENT

SHEET TITLE:

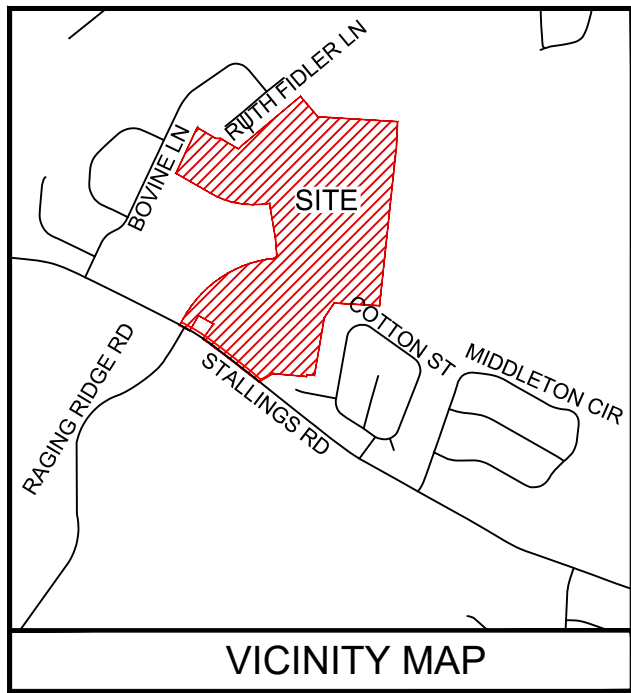
Project #2018-06

DATE: 8/7/2019
SHEET NO.

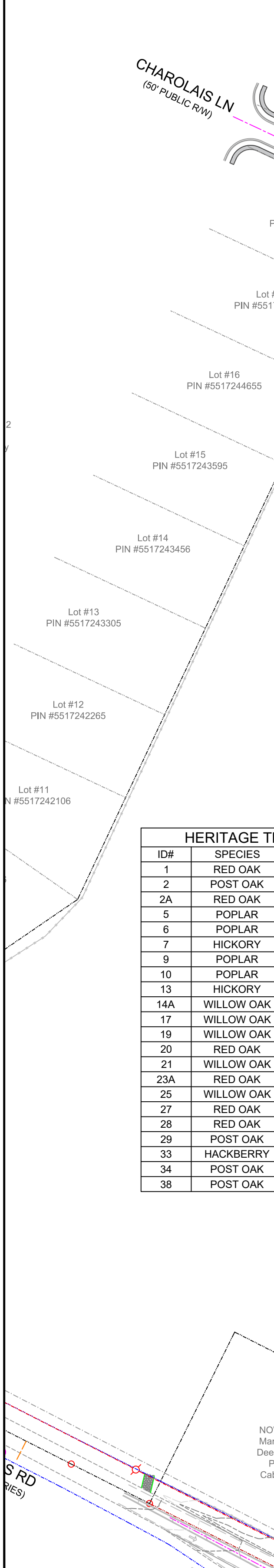
DRAWN BY: REB

C002

F:\Dropbox\RB\Projects\Stallings Subdivision\00 C3d Files\Stallings Site Base.dwg



VICINITY MAP



HERITAGE TREES		
ID#	SPECIES	DIAMETER
1	RED OAK	36
2	POST OAK	33
2A	RED OAK	32
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28	RED OAK	31
29	POST OAK	41
33	HACKBERRY	31
34	POST OAK	39
38	POST OAK	35

NOW OR FORMERLY
Margaret Ann Stallings
Deed Bk. 2970, Pg. 304
PIN #5517247053
Cabarrus Co. Registry

NOW OR FORMERLY
Margaret Ann Stallings
Deed Bk. 2979, Pg. 336
PIN #5517235329
Cabarrus Co. Registry

Stallings Farm Phase 5
Map Bk. 48, Pg. 50
Cabarrus Co. Registry

NOW OR FORMERLY
Willie Ann T. Stallings & Husband Thomas D.
Deed Bk. 409, Pg. 578
PIN #5517453569
Cabarrus Co. Registry

- LEGEND**
- R/W - RIGHT OF WAY
 - OHE - OVERHEAD ELECTRIC
 - EoP - EDGE OF PAVEMENT
 - - CALCULATED POINT
 - ⌵ - POWER POLE
 - - GUYWIRE
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 - ⌵ - WATER VALVE
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SITE INFORMATION:

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**ANTICIPATED DATE OF FINAL
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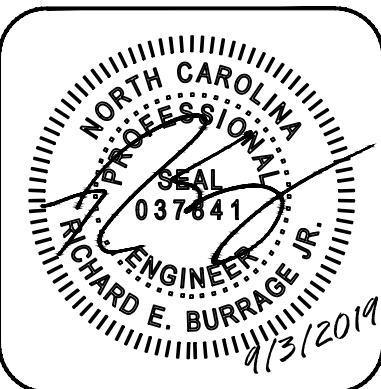
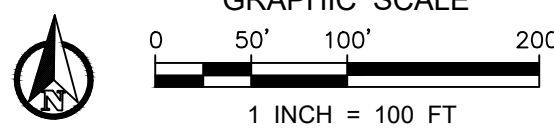
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TOTAL LARGE EVERGREEN SHRUBS REQUIRED: 41
TOTAL SHADE TREES PROVIDED: 21
TOTAL EVERGREEN SHRUBS PROVIDED: 41

NOTE: BMP LOCATIONS ARE APPROXIMATE.
PERMANENT POOL TO BE AT LEAST 50 FT, AND
100YR STAGE TO BE AT LEAST 20 FT AWAY FROM
ADJACENT LOTS

INTERMITTENT STREAM
(PERMIT <150LF FOR DISTURBANCE)

EXISTING SUBDIVISION
ZONED RM-1



#	Date	Revision	PER HARRISBURG COMMENTS
1	9/3/2019		

PROJECT: **HARMONY ACRES SUBDIVISION**
RESIDENTIAL SUBDIVISION

Cabarrus County

3550 Stallings Rd, Harrisburg, NC 28075

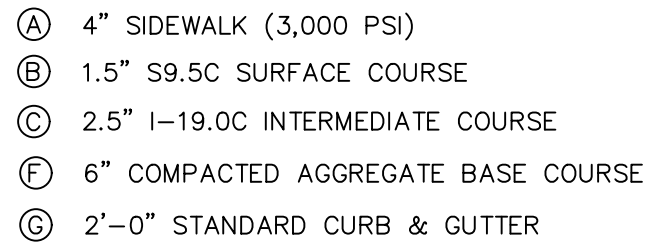
PRELIMINARY PLAT - SITE ENLARGEMENT

SHEET TITLE:

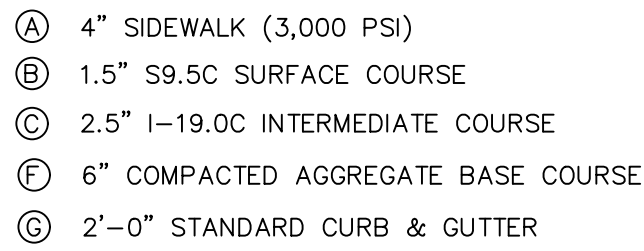
Project #2018-06

DATE: 8/7/2019 DRAWN BY: REB

SHEET NO. **C003**



RESIDENTIAL STREET
TYPICAL SECTION

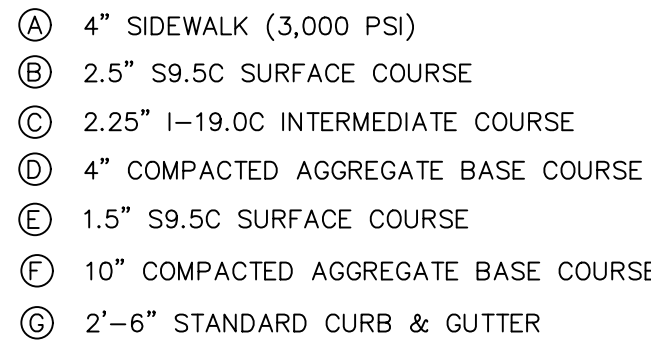


RESIDENTIAL LANE
TYPICAL SECTION



RESIDENTIAL CUL-DE-SAC
TYPICAL SECTION

* DIMENSIONS FOR RESIDENTIAL CUL-DE-SACS USING 2'-6" STD. CURB & GUTTER



RAGING RIDGE (80' ROW)
TYPICAL SECTION



4 TYPICAL LOT DETAIL (RM-1)

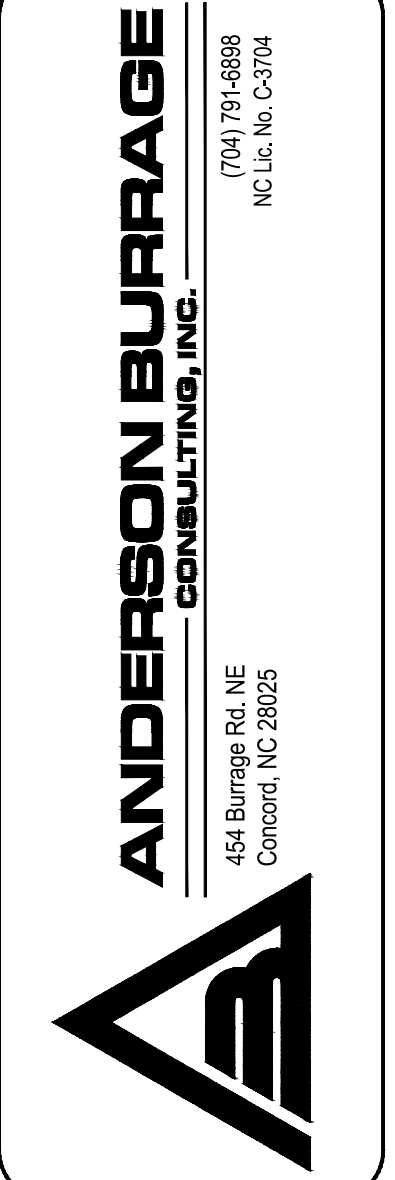
REQUIRED SETBACKS:

SINGLE FAMILY 75FT (RM-1):
FRONT / STREET - 25FT
SIDE - 10FT
REAR - 25FT

SINGLE FAMILY 64FT (RV):
FRONT / STREET - 20FT
SIDE - 7FT
REAR - 5FT



5 TYPICAL LOT DETAIL (RV)

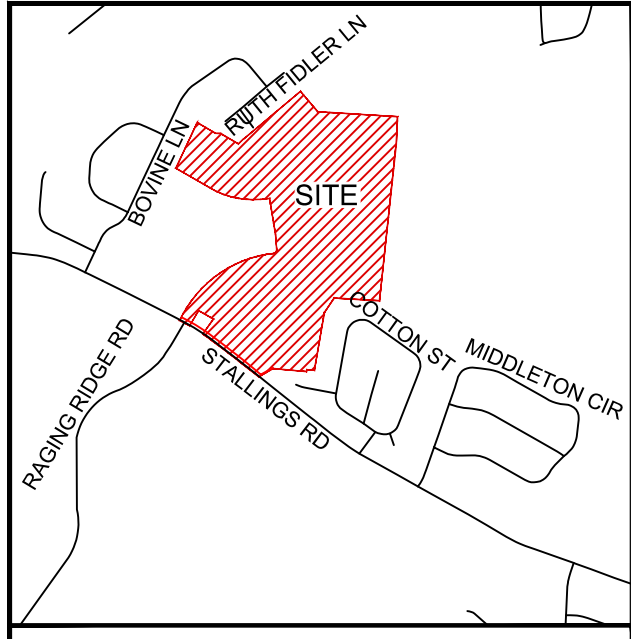


#	Date	Revision
1	9/3/2019	PER HARRISBURG COMMENTS

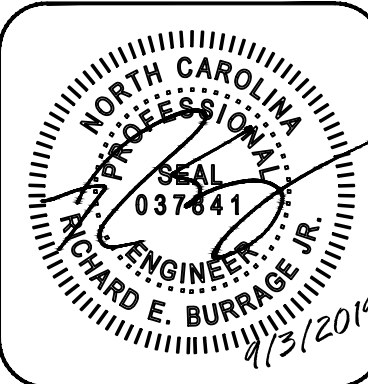
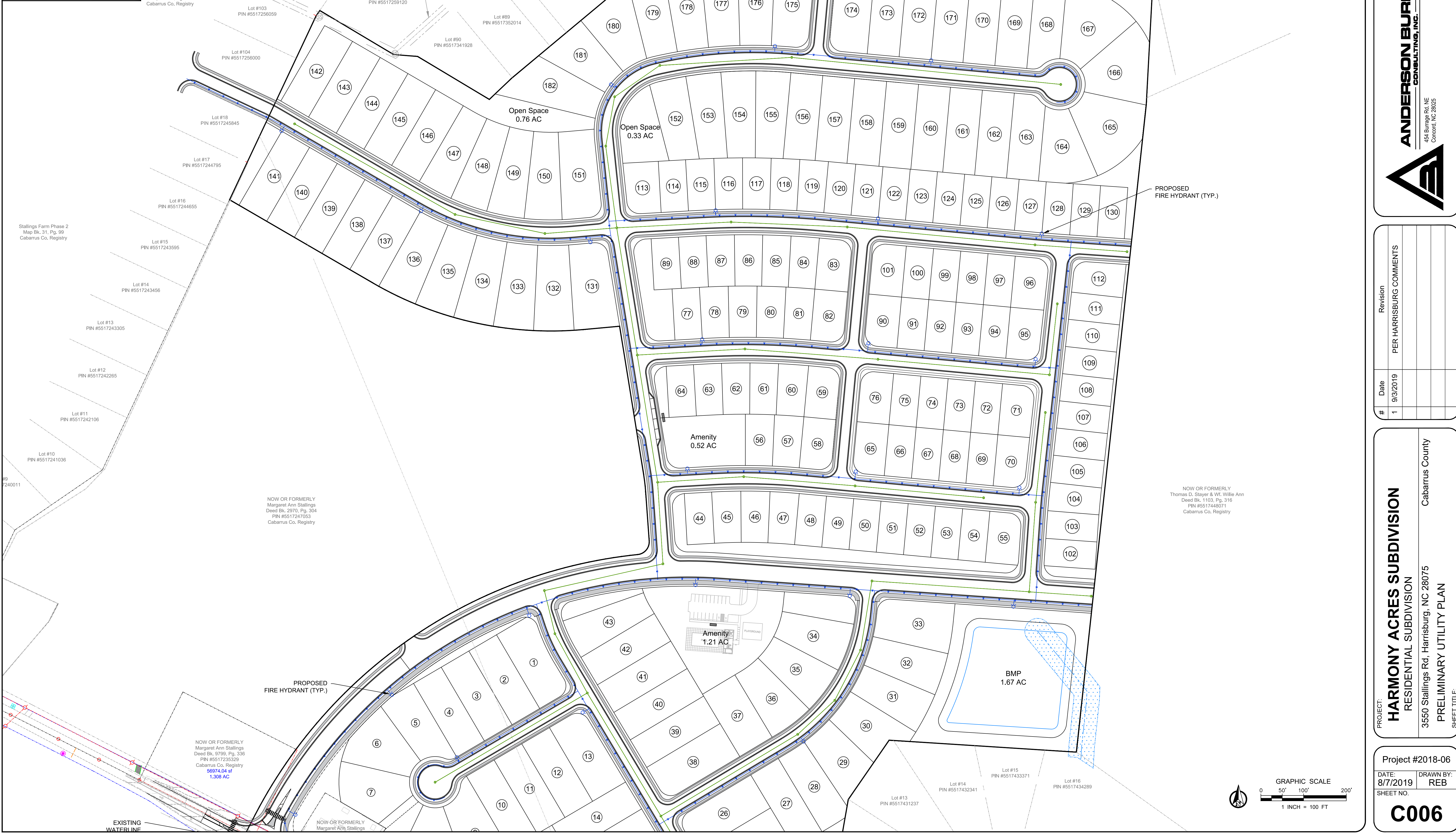
PROJECT: **HARMONY ACRES SUBDIVISION**
RESIDENTIAL SUBDIVISION
3550 Stallings Rd, Harrisburg, NC 28075 Cabarrus County
PRELIMINARY PLAT - SITE DETAILS
SHEET TITLE:

Project #2018-06	
DATE: 8/7/2019	DRAWN BY: REB
SHEET NO.	

C004



VICINITY MAP



ANDERSON BURRAGE
CONSULTING, INC.

454 Burrage Rd. NE
Concord, NC 28025

(704) 791-8888
NC Lic. No. C-3704

#	Date	Revision	Comments
1	9/3/2019		PER HARRISBURG COMMENTS

PROJECT: HARMONY ACRES SUBDIVISION
RESIDENTIAL SUBDIVISION

3550 Stallings Rd, Harrisburg, NC 28075

PRELIMINARY UTILITY PLAN

SHEET TITLE:

Cabarrus County

Project #2018-06

DATE: 8/7/2019 **DRAWN BY:** REB

SHEET NO.

C006

June 19th, 2018

Town of Harrisburg
Planning Department
4100 Main Street, Suite 101
Harrisburg, NC 28075

Reference: Stallings Rd. Subdivision
Public Parks and Recreation Open Space Requirement

Dear Sir or Madam,

In order to fulfill the requirement of the Town of Harrisburg UDO, Article 6.5.5 for public parks and recreation open space, we propose to dedicate two adjoining parcels of land (total 3.44 acres) located at 3657, and 3541 Stallings Rd (see attached property reports). These parcels of land are adjacent to the head of the proposed greenway along Back Creek. The value of the land is calculated as follows: \$2,550,000 (total land purchase price) / 85.49 acres = \$29,827 per acre x 3.44 acres = \$102,605 total land value. The balance of the requirement is proposed to be paid in fee-in-lieu-of or work-in-kind for a project approved by the Town of Harrisburg. An example project may be a community dog park with parking on this property located at the head of the proposed greenway.

Sincerely,

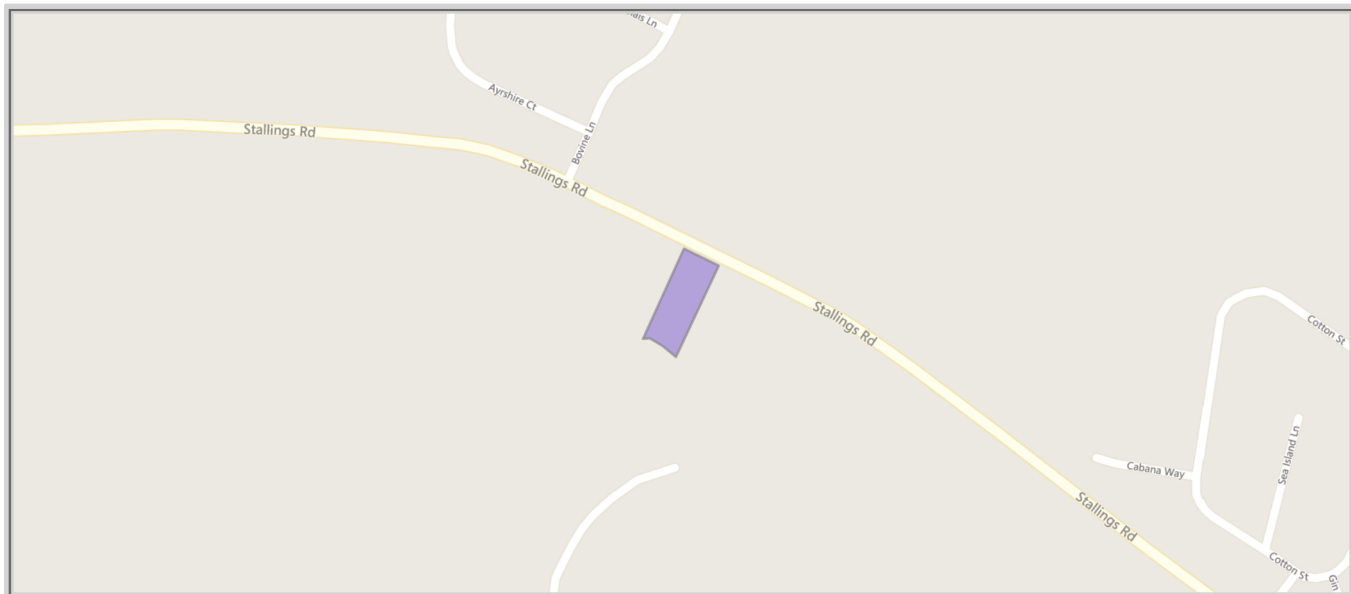
A handwritten signature in black ink, appearing to read "Robert W. Nixon". The signature is fluid and cursive, with the first name "Robert" being the most prominent part.

Robert W. Nixon

Attachment(s): GIS Property Report PIN# 5517 23 1220
GIS Property Report PIN# 5517 23 3134

Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
55172312200000	01-017 -0006.13	LT 1 MARGARET ANN STALLINGS S/S STALLINGS ROAD
Land Units	Land Units Type	
1.31000000	AC	



First Owner Name	Second Owner Name
STALLINGS MARGARET ANN	

Mailing Address	Physical Address(es)
3550 STALLINGS RD HARRISBURG NC 28075	3657 STALLINGS RD HARRISBURG NC 28075

Land Value	Building Value	Assessed Value	Market Value
33630	0	520	33630

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page
2011	12	0.00000000	09799	0332

Elementary School	Middle School	High School
Harrisburg ES	Hickory Ridge MS	Hickory Ridge HS

Voter Precinct	Zoning	Municipal District	Township
01-07	RL	TOWN OF HARRISBURG	Township 1, Harrisburg

Soil Report for Parcel			Floodplain Report for Parcel		
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year
ChA	0.34	25.82			
EnB	0.07	5.19			
IdA	0.92	68.99			
			FIRM Panel Number		
			5517		

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information represented on this map document.

Report Created By Cabarrus County IT Department. 6/19/2018 8:09:02 AM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps



Cabarrus County Property Report

Parcel Information Number	Property Real ID	Legal Description
55172331340000	01-017 -0006.16	LT 2 MARGARET ANN STALLINGS S/S STALLINGS ROAD
Land Units	Land Units Type	
2.13000000	AC	



First Owner Name	Second Owner Name
STALLINGS MARGARET ANN	

Mailing Address	Physical Address(es)
3550 STALLINGS RD HARRISBURG NC 28075	3541 STALLINGS RD HARRISBURG NC 28075

Land Value	Building Value	Assessed Value	Market Value
25200	0	730	25200

Sale Year	Sale Month	Sale Price	Deed Book	Deed Page

Elementary School	Middle School	High School
Harrisburg ES	Hickory Ridge MS	Hickory Ridge HS

Voter Precinct	Zoning	Municipal District	Township
01-07	RL	CABARRUS COUNTY	Township 1, Harrisburg

Soil Report for Parcel			Floodplain Report for Parcel		
Soil Type	Acreage	Percentage	Floodway	100 Year	500 Year
ChA	1.00	47.24			
IdA	1.12	52.76			
			FIRM Panel Number		
			5517		

Permits Issued on Parcel			
Permit Number	Permit Type	Status	Issue Date

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Report Created By Cabarrus County IT Department. 6/19/2018 8:09:39 AM
Data Sources: Cabarrus County Land Records, Microsoft Bing Maps

