



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

**August 18, 2020
6:00 PM**

AGENDA

1. THIS WILL BE A TELECONFERENCED MEETING VIA THE ZOOM PLATFORM.

- A. Please click this URL to
join: <https://us02web.zoom.us/j/83530688639?pwd=WjhVeEZlY0FnK1F2SE5pUU14V3YvUT09>
Passcode: 217398

Or join by phone:
Dial: 312 626 6799
929 205 6099

Webinar ID: 835 3068 8639

2. 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.

3. CONSENT AGENDA

- A. Consider the meeting minutes of July 21, 2020 Planning and Zoning Board meeting.

4. OLD BUSINESS

- A. Planning and Zoning Board Sub-Committee Recommendations on New Appointments to the Planning and Zoning Board

5. NEW BUSINESS

- A. H2020-1-(S) Calloway Subdivision Preliminary Plat.
- B. H2020-02-(S) Brookdale Village Town Homes Preliminary Plat.

6. STAFF UPDATES/INFORMATION

7. 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 July 21, 2020 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of July 21, 2020 Planning and Zoning Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ MINS JULY 21 2020

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, JULY 21, 2020
6:00 PM**

MINUTES

**1.
CALL TO ORDER**

Andy Rathke called the meeting to order.

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

**A.
AGENDA ADOPTION**

MOTION:
Rodney Garner made a motion to adopt the agenda as presented. Second was made by Kevin Schaffner. **The motion passed 7-0.**

**B.
SPECIAL PRESENTATIONS**

**C.
PUBLIC COMMENT**

**2.
CONSENT AGENDA**

A. Planning Board meeting minutes from June 16, 2020 Planning and Zoning Board meeting.

MOTION:
Thelma Thorne-Chapman made a motion to approve the Consent Agenda. Second was made by John Overcash. **The motion passed 7-0.**

**3.
OLD BUSINESS**

**4.
NEW BUSINESS**

A
Creation of a Planning and Zoning Board Sub-Committee to Review, Interview and Recommend New Appointments. There are three (3) positions on the Planning and Zoning Board whose appointment terms expired on June 30, 2019, Town Council extended those expiring terms by 60 days (August 31, 2020). The board vacancy application was posted on the Town's website and social media on May 21st and applications were accepted until June 15, 2020. A total of eight (8) applications were received, including the three (3) incumbents who wanted to continue serving on the Planning and Zoning (P&Z) Board. Town Council has given direction that all applicants applying to Town's Boards be interviewed prior to making recommendations to Town Council. Staff is requesting the Planning and Zoning Board appoint a committee of its members to review applications, conduct interviews and make a recommendation to the full Board to send recommended candidates to the Town Council. The subcommittee will interview candidates and make recommendations to the full P&Z Board at their August meeting. The goal is to present recommendations on candidates to the Town Council at their September 14th meeting. New appointee will start their term starting September 15, 2020 Planning and Zoning Board meeting.

After some discussion about the project, they then took the following action:

MOTION:

Kevin Schaffner made a motion to recommend approval of the three members chosen to serve on the Planning and Zoning Sub-Committee (Lloyd Quay, Rodney Garner, and John Overcash) and send it on to Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 7-0.**

B

Revision of Planning and Zoning Board Rules of Procedures to Add New Appointments Procedures. At the July 13, 2020 Town Council meeting, Town Council directed staff to review all the existing Town's Boards Rules of Procedures (By-Laws) to add a section to reflect how the new appointment recommendations are to be made for Town Council's considerations. The Planning and Zoning Board had adopted a process to create sub-committee of its board to review applications and make recommendations to Town Council. Those procedures were not reflected on the Board's Rules of Procedures. The current Rules of Procedures has been revised to add a new section to reflect the procedures for new appointments.

After some discussion about the project, they then took the following action:

MOTION:

Jacob Carpenter made a motion to modify the language with the modifications to the revised Planning and Zoning Board Rules of Procedures with a second from Rodney Garner. The modified language will say "In an event of 10 or more applications for the said vacancy, the Review Committee shall review the applications and make determinations on select candidates for the interviews". **The motion passed 6-1 (Lloyd Quay voting against).**

5.**STAFF UPDATES/INFORMATION**

- Staff continues to receive and review projects as usual. Traffic Impact Assessments (TIAs) were on hold due to school closures and unknown in-person class status. Town Council directed staff to work on alternate methods to collect counts for TIA purposes – such methodology will be documented in TIA reports.
- Staff is currently working on an updated spread sheet with all the current projects that will be sent out to keep everyone up to speed on the projects that are in the pipeline.
- The map on the Town website that shows the current projects has been updated and should reflect projects that are ongoing now.

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:

Planning and Zoning Board Sub-Committee Recommendations on New Appointments to the Planning and Zoning Board

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Motion to approve sub-committee recommendations of new appointments and recommend those appointments be made by the Town Council.

Description/Background:

There are three (3) positions on the Planning and Zoning Board whose appointment terms expired on June 30, 2020, Town Council extended those expiring terms by 60 days (August 31, 2020).

The board vacancy application was posted on the Town's website and social media on May 21st and applications were accepted until June 15, 2020. A total of eight (8) applications were received, including the three (3) incumbents who wanted to continue serving on the Planning and Zoning (P&Z) Board.

The Planning and Zoning Board sub-committee (Lloyd Quay, Rodney Garner and John Overcash) interviewed 7 applicants, one of the applicants (Elizabeth Barber) no longer wanted to be considered for the position. The sub-committee will make their recommendations at the meeting which will then be presented to Town Council at their September meeting.

New appointing will start their term starting September 15, 2020 Planning and Zoning Board meeting.

Recommendation:

Staff is recommending the Planning and Zoning Board provide recommended candidates for appointments to the Town Council.

Fiscal Impact:

None.

Attachments:

1. Hutchins Kevin
2. Blackburn LeDerick
3. Carpenter Jake
4. Fant Wendell
5. Thorne-Chapman Thelma
6. Rathke Andy
7. Lafranque II David

TOWN OF HARRISBURG
PLANNING AND ZONING BOARD APPLICATION



Name: Kevin Hutchins Date of Application: 05 / 21 / 2020
Home Address: 6156 Maple Leaf Harrisburg NC 28075
Phone: 704-562-2053 Email Address: kevinhutchinskh@gmail.com
Fax: 704-253-4829

EMPLOYMENT AND EDUCATION

Employer Eastwood Homes High School RS Central High School, Rutherfordton NC
Address 2857 Westport Road Charlotte NC 28208 College Appalachian State University
Phone: 704-253-4829 Graduate School Appalachian State University
Email: khutchins@eastwoodhomes.com Other _____
Occupation: Chief Financial Officer

Length of residence in the Town of Harrisburg 14 years 11 months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes x No, _____

Current Civic/Community Participation: I currently serve on the board of directors for the YMCA. I have served in that position for three separate terms. Over the years I have served as a youth coach for Harrisburg Youth Association and served as the treasurer for FCCA soccer club.

Are you currently serving or have you ever served on a public board or commission? If so, please list below: No public service experience.

Board _____ Dates _____ Contact _____

Relevant work (or other) experience related to the Planning and Zoning Commission: _____

Working at Eastwood Homes for the past 17 years, I have been in the planning side of many communities from the raw land stage all the way to the close out of the community.

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: _____

Harrisburg is poised to continue substantial growth in the upcoming decade. Being able to grow at a responsible, sustainable rate is the key to maintaining the beauty of Harrisburg. I offer a unique set of skills that I hope would benefit the community because I can see issues as both a resident of Harrisburg but also from a developer/builder of communities.

Applicant's Signature [Signature] Date 6-21-2020

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075

Kevin Hutchins, CPA

Eastwood Homes

Chief Financial Officer July 2010– Present

- Develop all accounting and financing policies
- Secure a \$200M syndication line (first in company's history) with lenders
- Develop and maintain working relationships with outside lenders.
- Develop tax planning strategies
- Manage outside/governmental audits
- Develop and prepare annual budget and projections
- Direct cash management activities
- Serve as financial liaison between multiple divisions and executive management/owners
- Serve as strategic finance leader for the company
- Successfully completed a merger/acquisition of a homebuilding operation

Corporate Controller January 2005 - July 2010

- Train and manage accounting and accounts payable staff.
- Ensure accuracy and timeliness of all reporting for multiple divisions.
- Ensure accuracy and timeliness of all financial statements for multiple entities.
- Coordinate outside audits for multiple entities.
- Prepare land acquisition contracts for multiple divisions.

Assistant Controller June 2003 – January 2005

- Ensure accuracy and timeliness of all reporting for multiple divisions.
- Ensure accuracy and timeliness of all financial statements for multiple entities.
- Coordinate outside audits for multiple entities.
- Prepare all month end journal entries.
- Prepare bank reconciliations
- Develop and maintain working relationships with outside lenders.
- Maintain all IT functions.

CohenReznick

Senior Associate June 2002 – May 2003

Charlotte NC

- Supervise and evaluate audit associates during engagements.
- Plan, manage and complete audits and tax returns.
- Communicate with clients and institutional investors concerning issues and deadlines.
- Train new associates in office procedures and software.

Audit Associate August 2000 – May 2002

- Perform audits and tax returns.
- Assist in audit planning.
- Communicate with management on and issues.

**Appalachian State
University**

Master of Business Administration, Fall 1999 – Summer 2000

BSBA Accounting, Fall 1995-Spring 1999

Computer Skills

Microsoft Office Products
Timberline Accounting
WMS Purchasing Software
Business Process Management Software (BPM)

References available upon request



4100 Main Street, Suite 101, PO Box 100, Harrisburg, NC 28075
t 704-455-5614 f 704-455-1206
harrisburgnc.org facebook.com/harrisburgnc

TOWN OF HARRISBURG PLANNING AND ZONING BOARD APPLICATION

Name: LeDerick Blackburn Date of Application: 05/26/20
Home Address: 4827 Annelise Drive, Harrisburg NC 28075
Phone: 980-258-0817 Email Address: ljblack@gmail.com
Fax: _____

EMPLOYMENT AND EDUCATION

Employer City of Concord High School Franklinton High School
Address P.O. Box 208 College Louisiana State University
Phone: 704-920-5206 Graduate School University of New Orleans
Email: blackl@concordnc.gov Other UNC Chapel Hill Public Executive Leadership
Occupation: Asst. Manager

Length of residence in the Town of Harrisburg 3 years _____ months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: Board Member-Cooperative Christian Ministry
Board of Members -Cabarrus Boys and Girls Club, Past President of Concord
Afton Sunset Rotary Club

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board _____ Dates _____ Contact _____

Relevant work (or other) experience related to the Planning and Zoning Commission: _____
Over 14 years experience as a Community Development Planner and Downtown Development
Director. Knowledgeable about small area plans, downtown masterplans, long range plans,
market studies and federal community development block grant funding.

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: I believe
in strong community involvement. Participating on this board will give me the opportunity to give back to the community.

Secondly, I was a practicing Community Development Planner for many years. I feel I have a good understanding
of the issues that many towns face. Lastly, I want to play an role in shaping how my community grows.

Applicant's Signature LeDerick Blackburn Date 5/26/20

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075

LEDERICK BLACKBURN

4827 Annelise Drive, Harrisburg, NC 28075

Phone: 504.376.4519 • Email: ljblack@gmail.com • [linkedin.com/pub/lederick-blackburn/68/878/bb1](https://www.linkedin.com/pub/lederick-blackburn/68/878/bb1)

PUBLIC ADMINISTRATION/PROJECT MANAGEMENT/COMMUNITY DEVELOPMENT

Public Administration professional with upper level managerial experience and more than 20 years of specialized experience in all facets of long-range planning, project management, personnel management. Goal-oriented, creative, energetic, and effective communicator. Experienced in doing research and working with City /State/Federal government regulations, governmental boards/commissions, and constituent groups. Core competencies include:

- Project Management/Grant Management
 - Human Resources
 - RFQ/RFP Development
 - Public Space/Urban Design
 - Community/Economic Development
 - Intergovernmental Relations
-
-

PROFESSIONAL EXPERIENCE

CITY OF CONCROD, NORTH CAROLINA ASSISTANT CITY MANAGER

2018 - Present

Assist the City Manager with services projects, budget and organizational issues, Council concerns and priorities, and researches issues and makes recommendations for improved service and cost reduction. Monitors and coordinates the activities for Public Works departments by overseeing the development and administration of policies, procedures, programs, goals and objectives, and overseeing the progress of capital improvement projects. Monitors assigned departmental budget development by reviewing and recommending resources and expenditures and guiding the effective and proper use of funds after the budget is adopted. Supervises staff by prioritizing and assigning work, conducting performance evaluations, ensuring staff training and adherence to policies and procedures, making hiring, termination, and disciplinary recommendations, and advising department heads regarding specific functions, activities, or personnel matters. Represents the City in the community including at meetings and public engagements.

CITY OF CONCORD, NORTH CAROLINA PLANNING AND DEVELOPMENT / COMMUNITY DEVELOPMENT MANAGER

2006 to 2018

Manage community development staff (5 employees) and \$1+ million federal program/project budgets for CDBG, HOME, BEDI Grant, 108 Loan, Brownfield Assessment Grant • Lead all aspects of grant management, including compliance budget preparation, project selection, contract management, external agency management, program monitoring, and federal reporting. • Project administrator for long-range planning projects and affordable housing initiatives. Lead all aspects of plan development to include RFP/RFQ development, consultant selection/ management, advisory committee management, public charrettes, public presentations, and final plan design. **Major accomplishments include:** • Successful submission of grant/loan applications to HUD to secure funding (\$3 million) for the development of a \$4+ million athletic facility near downtown. • Serving as team lead for the development of the 2007 Downtown Master Plan that garnered 7 local, state and national awards. • Establishing a major partnership with local Habitat Affiliate to revive the City's affordable housing new construction program. • Successful completion of over \$800k in infrastructure improvements in low-to-moderate income areas.

DOWNTOWN DEVELOPMENT DISTRICT, CITY OF NEW ORLEANS, LA
PUBLIC SPACE OPERATIONS DIRECTOR

1998 to 2005

Directed all aspects of the capital projects department's \$2.2 million budget for the City's Business Improvement District. Managed agency's municipal services agreements, public space maintenance contracts and urban design/capital projects to include: Sanitation, Parks & Parkway enhancement contracts, sidewalk cleaning, landscaping, tree maintenance, banner installation contracts, and Canal Street capital project improvements. • Developed and implemented strategies for special public space projects such as art illumination, wayfinding signage and water fountain restoration. • Established effective social planning/community outreach programs to engage stakeholders (public officials, businesses, residents) in the capital projects/urban design improvement planning processes. **Major accomplishments included:** • Successful completion of a comprehensive urban design "makeover" for downtown to include: \$750k installation of a comprehensive wayfinding signage system, \$250k in new landscaping improvements, \$150k in new tree replacements, \$175k in the new design/installation of new banners to re-brand downtown's new image. • Led all aspects of establishing a comprehensive GIS system for all public space elements to aid in tracking maintenance priorities. • Served as project team leader for the \$15 million revitalization of the City's signature street (Canal Street). • Served as project team leader for new \$80k Christmas holiday lighting design and installation.

DOWNTOWN DEVELOPMENT DISTRICT, CIT OF NEW ORLEANS, LA
INTERIM EXECUTIVE DIRECTOR

2002 to 2003

Provided executive leadership for staff of 30 w/ annual agency budget of \$6 million. • Managed all human resource functions. • Planned monthly board meetings and board sub-committee meetings. • Interacted with local and state elected officials, and community groups. • Provided leadership for the selection of the final design elements for a \$15m Canal Street renovation project. • Created and implemented business mitigation strategy for Canal Street improvement project. • Provided leadership to create an economic development agenda that was utilized to select an economic development consultant to help develop a master plan for the revitalization of Canal Street. • Served as principal media contact for the agency; performed television, radio, and print interviews to help promote the agency's capital projects agenda and inform constituents of the agency's activities.

DOWNTOWN DEVELOPMENT DISTRICT, CITY OF NEW ORLEANS, LA
SERVICES/SPECIAL PROJECTS MANAGER

1993 to 1998

Managed field operations for all public space maintenance contracts and municipal service agreements. • Generated daily reports documenting contractor compliance. • Performed real estate research in preparation for the implementation of the historic "Walk of Jazz" project. • Managed the design and planning process for the annual holiday lighting event. • Supervised over 120 participants in the Downtown Development District's annual summer youth employment program.

EDUCATION

MASTER OF SCIENCE, Urban Studies /Urban Affairs
University of New Orleans -New Orleans, Louisiana

BACHELOR OF SCIENCE, Business Administration/Human Resource Management
Louisiana State University - Baton Rouge, Louisiana

MILITARY

LOUISIANA NATIONAL GUARD (Company B 205th Engineering Battalion)

MOS: *Petroleum Supply Specialist (1987-1995)*

• Provided leadership and training for newly enlisted soldiers in the petroleum supply section. • Developed processes to better monitor fuel consumption patterns of local unit. • Completed Non-Commissioned Officer Training School (NCO), qualified for promotion to rank of sergeant, (PLDC – Primary Leadership Development Course). • Completed Advanced Individual Training in Petroleum Supply (AIT)-Fort Lee Virginia (Quartermaster Battalion)

AFFILIATIONS/CERTIFICATIONS/AWARDS

- *UNC Municipal & County Administration Course Graduate, Class of 2015*
- *International City/ County Management Association*
- *Cooperative Christian Ministries- Board of Directors*
- *Boys and Girls Club -Board of Members*
- *JO Atwater Award Recipient (City of Concord Employee of the year 2017-18)*
- *City of New Orleans City Council Government Role Model Award 2003*
- *Past President - Concord Afton Sunset Rotary Club (2018-2019)*
- *Leadership Cabarrus, Class of 2014*
- *Fellow, Institute of Politics (Loyola University)*

**TOWN OF HARRISBURG
PLANNING AND ZONING BOARD APPLICATION**

Name: Jake Carpenter Date of Application: 06 / 05 / 20
Home Address: 9161 Kensington Forest Drive, Harrisburg NC 28075
Phone: 980-505-3889 Email Address: jakecarpenter@gmail.com
Fax: N/A

EMPLOYMENT AND EDUCATION

Employer SEPI, Inc. High School East Forsyth High School
Address 11020 David Taylor Dr #300, Charlotte, NC 28262 College NC State University
Phone: (704) 714-4880 Graduate School NC State University
Email: jcarpenter@sepiinc.com Other _____
Occupation: Traffic Engineer

Length of residence in the Town of Harrisburg 2 years 0 months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: Currently serving on the Planning and Zoning Board since December of 2018. Prior to COVID-19 have served as a youth soccer coach in the Odell Recreation Soccer league.

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board Harrisburg Planning and Zoning Board Dates 12/18 to current Contact Sushil Nepal

Relevant work (or other) experience related to the Planning and Zoning Commission: I have worked in the transportation engineering industry since 2004 and have significant experience with rezoning hearings, land use plans, and municipal review and approval of developments. I have a deep understanding of traffic analysis and impacts, traffic studies, roadway design, traffic safety, and municipal and NCDOT processes.

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: I wish to continue to bring my expertise in traffic and transportation engineering to the P&Z board in order to help serve the Town when navigating the rezoning and developmental approval process as well as represent the Board on any committees requiring this expertise.

Applicant's Signature Jacob Carpenter Digitally signed by Jacob Carpenter Date 06/05/20

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075



4100 Main Street, Suite 101, PO Box 100, Harrisburg, NC 28075
t 704-455-5614 f 704-455-1206
harrisburgnc.org facebook.com/harrisburgnc

TOWN OF HARRISBURG PLANNING AND ZONING BOARD APPLICATION

Name: Wendell Fant Date of Application: 5 / 31 / 20
Home Address: 4343 Oldstone Dr., Harrisburg, NC. 28075
Phone: 704.575.3812 Email Address: wendellfant@hotmail.com
Fax: _____

EMPLOYMENT AND EDUCATION

Employer <u>Central Cabarrus High School</u>	High School <u>Crescent High School</u>
<u>505 Highway 49 S, Concord, NC. 28075</u>	College <u>Charleston Southern University</u>
Address <u>(704) 786-0125</u>	Graduate School <u>MBA, Webster University</u>
Phone: _____	Other _____
Email: <u>wendell.fant@cabarrus.k12.nc.us</u>	
Occupation: <u>Teacher</u>	

Length of residence in the Town of Harrisburg 1 years 9 months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: -Board Chair - Salisbury Community Action Agency
-Board Member - Logan Day Care

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board _____ Dates _____ Contact _____

Relevant work (or other) experience related to the Planning and Zoning Commission: I don't have
any current zoning experience, but as a retired Marine Corps Logistics Officer my experience has guided me
through many levels of planning that I continue to use while planning small or large scale events.

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: I want
to be a part of the physical growth of the community with due regard to the public's health, safety and welfare. Harrisburg
Is a wonderful place to live and raise a family. This is important work to the community and I want to serve
in this capacity.

Applicant's Signature _____ Date _____

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075

Wendell Fant, MBA

4343 Oldstone Dr.
Harrisburg, NC 28075

Phone: 704-575-3812
Email: wendellfant@hotmail.com

Summary

An accomplished, result-oriented professional with a variety of leadership roles. Solid track record in managing complex, pressurized projects with large, dynamic teams. Demonstrable leadership, interpersonal and change management skills. Keen business insight with the ability to ascertain and analyze needs, streamline operations and envision future goals and processes.

Skills:

Technical: Microsoft Office (Excel, Office, Word and PowerPoint) and AS400, SAP & EDI

Experience

Cabarrus County Schools

Teacher- Career Technical Education

September 2015 - Present

- Personal Finance providing students with the basic of understanding how to write a check, budget planning, buying stock and mutual funds and understanding what they are and the differences.
- Accounting - I provide student general understanding of Income Statements, Balance Sheets and Cash Flow where it's a small, medium or large business.
- Microsoft platform (Excel, Access, word and PowerPoint) I am teaching the benefits each and how these skills can enhance and prepare them for the workforce or college.
- Business Law - This class provides a basic understanding of law in the business sector. This class allows the student to explore law as a career.

Fleetmatics

National Fleet Manager Consultant (Charlotte, NC)

April 2015 - September 2015

- Identify potential clients, identify key decision makers and gather business intelligence (e.g. fleet size, current products used, etc.) by conducting web-based research and other data sources.
- Supplement web-based research by conducting outbound calls to determine a) if the business has a need for Fleetmatics products and b) who is the key decision maker in the company and if said decision maker exhibits interest.
- Generate appointments by means of proactive outbound prospecting and lead activity management in an effort to qualify and market our solutions to potential customers.
- Follow up on active prospects within the database of business leads which will result in an appointment with the Sales Representative and the potential client for a live demonstration of Fleetmatics products.

United Rentals

Inside Sales Representative (Charlotte, NC)

January 2014 - March 2015

- Process rental quotations, reservations, and contracts in compliance with the company policies. Average monthly sales \$125K plus.
- Proficient with United Rentals computer systems including, but not limited to, Reservation, Phone Log, and quote function.
- Identify and qualify an equipment request while maintaining 95% order accuracy as I satisfy the customer's requirements.
- Negotiate rental prices on equipment in accordance with pricing policies and procedures.
- Coordinate with branch staff to ensure customer satisfaction and on time delivery.

WOS/Merck Pharmaceutical

Customer Accounts Representative (Charlotte, NC)

June 2012 - January 2014

- Reviewed e-mails received in the Procure-to-Pay mailbox and responded to inquiries. Maintained 95% Service Level Agreement of 48 hours.
- Ensured the application of guidelines and statutes, as well as best practices in order to protect the integrity of the procurement process while also serving the needs of the customer.
- Managed defect analyst reporting for accounts that are 30 to 90 days past due. Worked to resolve issues and educate the end user about the process, reduced repeat user mistakes by 30%.
- Supported expense management and collaborate with internal partners to successfully submit travel or business expenses the first submission of report.

Wendell Fant, MBA

4343 Oldstone Dr.
Harrisburg, NC 28075

Phone: 704-575-3812
Email: wendellfant@hotmail.com

Premiere Family Health Care/Next Step Family Services

Office Manager (Charlotte, NC)

June 2010 – June 2012

- Successfully managed the practice to record profit status while maintaining the strategic goals and objectives of the organization.
- Provided direction and leadership toward the achievement of the organization's philosophy, mission, strategy, and its annual goals and objectives of serving the community health needs.
- Managed account receivables and payables. Coordinated and managed all fiscal and administrative functions.
- Planned, developed, and provided training and staff development programs, using the following methods: Classroom training, demonstrations, on-the-job training, meetings, conferences, and workshops.

US House of Representatives, NC 8th Congressional District

Deputy District Director (Concord, NC)

January 2009 – May 2010

- Assisted with planning and development of local interest groups and city governments about issues such as transportation, housing, and urban revitalization.
- Successfully assisted small businesses with the registration process to do business with the Federal Government.
- Worked with Chambers of Commerce; Small Business Development Centers to connect Small Business and Women Business Centers to opportunities to help their businesses grow; Served as the Military Liaison.
- Supervised staff of 10 in the district offices.

TIAA-CREF

Individual Retirement Consultant (Charlotte, NC)

November 2007 – January 2009

- Provided high-quality retirement and financial counseling services in an in-bound call center environment.
- Communicated details of TIAA-CREF retirement plans, after tax investments and insurance products payment flexibility, investment choices and overall retirement and financial issues to individual, institutional and prospective participants

Continental Tire NA

Pricing Analyst/Credit Analyst (Charlotte, NC)

August 1999 – November 2006

- Performed market and product comparison research with a \$436 million financial accountability.
- Organized a competitive price intelligence process to monitor and gather relative price information.
- Analyzed competitive price adjustments and maintained the replacement price structure.
- Maintained a \$1.2 million financial accountability.
- Analyzed credit risk, assigned credit limits to provide appropriate recommendations based on risk/security.

United States Marine Corps. Ready Reserves (Chief Warrant Officer 04-2010)

Officer in Charge Peacetime / Wartime Support Team (Columbia, SC)

December 2007 – August 2010

- Responsible for all administrative and operational aspects of the Reserve Detachment to include accountability, welfare, training and morale of Marines
- Maintained Inactive Ready Reserve Marines status for potential mobilization
- Enhanced image of Marine Corps through active participation in community outreach programs

Platoon Commander- Communications Company (Greensboro, NC)

October 2006 – December 2007

- Established plans for rapid deployment to ensure mobilization readiness. Managed 75 Marines.
- Established system to measure Marine's skill set to meet requirements for the assigned duty and task.
- Served as Officer in Charge of Physical Fitness to ensure Marines met yearly physical requirements and established remedial program for corrective action.

Logistics/Embarkation Officer (Jacksonville, NC)

December 2004 – October 2006

- Collaborated with other departments as necessary to meet customer requirements, to take advantage of sales opportunities or, in the case of shortages, to minimize negative impacts on a business
- Reviewed logistics performance with customers against targets, benchmarks and service agreements.
- Developed and implemented technical project management tools such as plans, schedules, and responsibility and compliance matrices. Ensured all exports are managed so that export compliance regulations were met while also meeting all customer requirements
- 10 plus years of experience in business, logistics and/or freight forwarding

Multi National Force -West Coordinator, Kuwait Air Embarkation Officer. (Kuwait)

August 2005 - March 2006

- Operations Center in support of intra theater Airlift Command.

Wendell Fant, MBA

4343 Oldstone Dr.
Harrisburg, NC 28075

Phone: 704-575-3812
Email: wendellfant@hotmail.com

- Coordinated and provided technical expertise during strategic air planning for all Multi National Force
- West deployments and redeployments in support of Operation Iraqi Freedom.
- Provided liaison between Multi National Force-West and subordinate units transportation for all Joint

Education, Training & Certifications & Professional Licenses

Syracuse University (Syracuse, NY)

Entrepreneurship Boot camp for Veterans with Disabilities

July 2011

Webster University (Columbia, SC)

Master of Business Administration

Charleston Southern University (Charleston, SC)

Bachelor of Science in Business

Certification: Six Sigma Yellow Belt

Series 6 & 63 Securities License

North Carolina Life & Health Insurance Licenses



4100 Main Street, Suite 101, PO Box 100, Harrisburg, NC 28075
t 704-455-5614 f 704-455-1206
harrisburgnc.org facebook.com/harrisburgnc

TOWN OF HARRISBURG PLANNING AND ZONING BOARD APPLICATION

Name: Thelma Thorne-Chapman Date of Application: 06 / 08 / 2020
Home Address: 4852 Sherborne Dr., Harrisburg, NC
Phone: 704-941-9911 Email Address: thelmachapman1@gmail.com
Fax: _____

EMPLOYMENT AND EDUCATION

Employer Retired High School Spring Valley Senior High
Address _____ College Rockland College, Suffern, NY
Phone: _____ Graduate School _____
Email: _____ Other _____
Occupation: _____

Length of residence in the Town of Harrisburg 14 years 6 months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: Harrisburg P&Z Board, Harrisburg, NC, 2009-
President, Clare Haven Homeowners Assn, Harrisburg, NC, 2007-2008
President, Apple Grove Homeowners Assn, Ft. Washington, MD, 1999-2005

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board Planning & Zoning Dates 2009-Present Contact Sushil Nepal

Relevant work (or other) experience related to the Planning and Zoning Commission: _____
President, Diversity Council of the Carolinas, Charlotte, NC, 2014 - 2016
President, Clare Haven Homeowner's Association, Harrisburg, NC
President, Apple Grove Homeowner's Association, Ft. Washington MD

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: _____
It is my personal goal and my committed to be involved and work in my community.
I enjoy working with others to develop and maintain the best and most diverse community
in which we live.

Applicant's Signature Thelma Thorne-Chapman Digitally signed by Thelma Thorne-Chapman
Date: 2020.06.05 16:39:29 -04'00' Date 6/8/2020

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075

THELMA THORNE-CHAPMAN

4852 Sherborne Drive
Harrisburg, NC 28075
thelmachapman@ctc.net

301.455.6207 (H)

704.941.9911 (M)

SUMMARY OF QUALIFICATIONS:

Innovative, results oriented professional with experience leading in diversity, human resources and administrative management. Experience managing internal and external operations and communications for government, small nonprofit and large organizations. Broad-based experience in the design, development, and management of strategic programs focused on organizational change and employee work/life enrichment. A consensus builder with a team focus, delivering excellent results, and maintaining effective partner and client relationships.

CAREER ACCOMPLISHMENTS AND AWARDS

- Directed day-to-day operations at all levels for public, private and non-profit organizations
- Recognized as a visionary for the development and implementation of the first multicultural philanthropic Diversity and Work-Life Initiatives for Maryland state government
- Diversity consultant, subject matter expert to Maryland state agencies and other local governments
- 1999 Recipient of the Chesapeake Human Resources Association, James W. Rouse Diversity Award
- Produced numerous annual conferences and events, 1990-2005
- Managed a \$2M+ budget with Board of Director level reporting responsibilities
- Responsible for the development of Personnel Policies and Procedures
- Developed the framework for an internal training, talent and leadership University model

PROFESSIONAL EXPERIENCE

ELECTRIC POWER RESEARCH INSTITUTE (EPRI), Charlotte, NC

2009

Manager, Meetings & Conferences Clearinghouse, 2006 - 2009

Established the meetings and conferences department to execute planning of 400+ internal and external meetings and conferences. Led and managed all related business operations and six full-time staff, 31 administrative planning coordinators, and six external planning contractors.

- Responsible for implementing new online registrations systems
- Developed Standard Operating Procedures (SOPs) to supports the various meetings and conferences
- Negotiated and signed all hotel contracts
- Managed event assignments and employee deployment
- Responsible for maintaining a liaison with external clients and partners
- Developed programs, and processes to support the events and meetings
- Responsible for quality control, client satisfaction and service delivery, and tracking consumption
- Developed and produced staff training involved in planning events

MARYLAND STATE HIGHWAY ADMINISTRATION (SHA), Baltimore, MD

2005

Deputy Manager, Organizational Development & Manager, Diversity Initiatives, 2003 - 2005

Manager, Diversity and Special Initiatives, 1995 - 2003

- Managed the development and implementation of an internal University model for training and development for employees
- Developed and monitored training initiative to address talent management; recruitment, retention and work-life goals
- Managed a \$1.2M training, talent and leadership development budget
- Responsible for the development of core competencies for each employee classification
- Developed a Succession Planning model and Mentors Program
- Provided guidance and advice to internal clients at all levels to ensure programs, policies and practices were accomplished

- Served as principal public information officer promoting organizational initiatives
- Designed, developed, and managed strategic programs and special emphasis events to achieve organizational goals
- Directed annual conferences with 300 – 500 attendees
- Responsible for producing related promotional materials in all media forms
- Responsible for advising and directing an agency-wide Advisory Council
- Liaison for agency-wide employee Affinity Groups

ACADEMY OF STATE & LOCAL GOVERNMENT (ASLG), Washington, DC

1994

Director of Administration/Treasurer, 1982-1994

Manager of Operations/Treasurer, 1981-1982

A non-profit public policy association providing research, management services and programs to the seven national organizations representing government at the state, county and municipal levels.

- Managed day-to-day administrative and human resource operations
- Managed and administered two investment portfolio funds totaling \$5.3M
- Managed the fundraising and marketing efforts for a \$2M+ endowment
- Developed and managed an annual operating budget of \$2M with reporting responsibility to the Board of Directors and Finance Committee, federal contractors, foundation grantors
- Created and maintained employee personnel policies and procedures manual
- Hired, trained and supervised administrative and technical personnel
- Negotiated and managed employee medical and pension benefits programs, and corporate insurance's
- Developed and produced annual conferences for attorneys nationwide
- Served as program manager for several foundation grants and federal contracts

CBS NEWS, INC., New York, NY

1980

Manager, Election Operations, 1977-1980

Manager, Clerical and IT Operations, 1976-1977

Supervisor, Election Operations, 1975-1976

Assistant Supervisor, Election Operations, 1973-1975

Managed the research, data collection, analysis, and election coverage of Presidential, Gubernatorial and Senatorial races for 15,000 sample precincts across the country.

- Managed nationwide field research activities, data collection and IT operations
- Responsible for updating field research manuals
- Hired, trained and supervised in-house staff of data coordinators, researchers, IT Technicians, administrative personnel, and over 3,500 external election night reporters

EDUCATION

Rockland College, Suffern, NY

Executive Management Training Program, MD State Highway Administration

PROFESSIONAL DEVELOPMENT

- Member, Meeting Planners International,
- Former member, Board of Directors, Chesapeake Human Resources Association, MD
- Former member, Board of Directors, Washington Financial Management Roundtable
- Former member, Board of Directors, State Services Organization

PROFESSIONAL AFFILIATION AND ACTIVITIES

- Member, Meeting Planners International,
- Member, Society for Human Resources Management
- Member, American Society of Association Executives

MAJOR WORKS PUBLISHED

Maryland State Highway Administration – Eldercare Handbook, 2003

Maryland State Highway Administration - Mentors Program Booklet, 1998

Maryland State Highway Administration - Diversity Brochure, 1996

Video Production:

Diversity Thrives at Maryland State Highway Administration, 1997 – 2003

REFERENCES AVAILABLE UPON REQUEST



4100 Main Street, Suite 101, PO Box 100, Harrisburg, NC 28075
t 704-455-5614 f 704-455-1206
harrisburgnc.org facebook.com/harrisburgnc

TOWN OF HARRISBURG PLANNING AND ZONING BOARD APPLICATION

Name: Andy Rathke Date of Application: 05 / 26 / 20
Home Address: 7739 Woodmere Dr, Harrisburg NC 28075
Phone: 704-773-8920 Email Address: amrathke@gmail.com
Fax: _____

EMPLOYMENT AND EDUCATION

Employer McFarland Construction High School Charlotte Country Day
Address 831 W Morehead St, Charlotte College East Carolina Univ
Phone: _____ Graduate School Pfeiffer Univ
Email: _____ Other NCGC License
Occupation: Sr Project Manager

Length of residence in the Town of Harrisburg 12 years 5 months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: _____
Harrisburg Planning & Zoning and Board of Adjustment
Harrisburg Business Alliance

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board HB P&Z Dates 2008 Contact _____

Relevant work (or other) experience related to the Planning and Zoning Commission: _____
30 years in Commercial Construction, 15 years in Residential and Commercial land developer.
15 years presenting to the P&Z Board in Indian Trail, Concord, Mt Holly, Lancaster and Rock Hill on behalf of various clients.

Provide a brief statement outlining why you wish to serve on the Planning and Zoning Board: _____
As a long standing member of our community and past Chair of Planning & Zoning Board, I
have the best interest in mind to ensure the Board adheres to the Hallup and UDO units current
and future layout so that Harrisburg will grow in a sustainable manner.

Applicant's Signature _____ Date 05/26/2020

Please attach a resume to provide any additional relevant information.

Please return form to:
Janet Rackley
Harrisburg Town Hall
PO Box 100
Harrisburg, NC 28075



4100 Main Street, Suite 101, PO Box 100, Harrisburg, NC 28075
t 704-455-5614 f 704-455-1206
harrisburgnc.org facebook.com/harrisburgnc

TOWN OF HARRISBURG PLANNING AND ZONING BOARD APPLICATION

Name: DAVID TRAVIS LAFRANQUE II Date of Application: 06/05/2020
Home Address: 3852 French Fields Lane, Harrisburg, NC 28075
Phone: 704-272-9076 Email Address: crusion@hotmail.com
Fax: N/A DAVID.LAFRANQUE@I9sports.com

EMPLOYMENT AND EDUCATION

Employer CITY OF CHARLOTTE (CMPD) High School CENTRAL HIGH SCHOOL
Address 601 E. TRADE STREET College UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE
CHARLOTTE, NC 28202
Phone: 980-521-6877 Graduate School UNIVERSITY OF PHOENIX
Email: DLAFRANQUE@CMPD.ORG Other CENTRAL PIEDMONT COMMUNITY COLLEGE
Occupation: GANG DETECTIVE /
HOMELAND SECURITY FEDERAL
TASK FORCE OFFICER

Length of residence in the Town of Harrisburg 7 years _____ months

Are you available to attend meetings at least once a month? (Planning and Zoning Board Meetings are normally conducted on the third Tuesday of the month at 6:00 PM) Yes ☒ No ☐

Current Civic/Community Participation: "THE QUEEN CITY TEAM" - EMPLOYEE RELATIONS TEAM (SERVE AS A VOICE FOR CITY EMPLOYEES FOR THE CHARLOTTE-MECKLENBURG POLICE DEPT.) ENGAGE WITH CITY LEADERS (MAYOR, CITY COUNCIL, ETC.).

Are you currently serving or have you ever served on a public board or commission? If so, please list below:

Board CHARLOTTE METRO CREDIT UNION BOARD Dates MAY 2013 TO PRESENT Contact ERIN LANEY
OF DIRECTORS (CMCU) 704-375-0183
EXT 342

Relevant work (or other) experience related to the Planning and Zoning Commission: OWNER / CEO - I9SPORTS SOUTH MECKLENBURG / CHAIRMAN OF FINANCE COMMITTEE, CHAIRMAN OF BOARD DEVELOPMENT COMMITTEE / BOARD TREASURER OF CMCU

David Travis La Franque II

3852 French Fields Lane ▪ Harrisburg, NC 28075

▪ Mobile: (704) 222-9076

Email: crusion@hotmail.com

SUMMARY OF QUALIFICATIONS

- Over 20 years of professional experience in law enforcement including; investigations, community-based policing and specialized training.
- Professional background in narcotics, gang enforcement, and providing community service.
- Collaboratively work efficiently with State, Federal, and local agencies.
- Develop community-based projects through the use of community-based policing.
- Prepare lesson plans and lecture to students on topics relating to the field of criminal justice.

EDUCATION

03/2008- 08/31/2009	University of Phoenix	Phoenix,
AZ		
<i>Master's degree</i>		
Concentration: Administration of Justice and Securities		
08/2004- 06/2007	University of North Carolina at Charlotte	
Charlotte, NC	<i>Bachelor of Arts</i>	
Major: Criminal Justice		
01/2003- 08/2004	Central Piedmont Community College	Charlotte,
NC		
<i>Associate of Arts</i>		
Major: General Education		

PROFILE

- Driven to learn and apply new ideas and skills
- Enthusiastic, creative, and willing to assume increased responsibilities
- Able to use critical thinking and judgment with strong problem-solving skills
- Successful in coordinating multiple projects and meeting deadlines under pressure
- Highly competitive, a self starter who is organized disciplined, and goal orientated.

AREAS OF EXPERTISE AND INTEREST

- Vice and Narcotics investigations
- Gang and Firearm investigations
- Interrogation and Interviewing Export
- Testifying in Federal, Superior, and District Court Cases

PROFESSIONAL HONORS

- 2004-2005
Volunteer of the Year for Right Moves for Youth

PROFESSIONAL TRAININGS

- Rhodes Interviewing School
- Vice Operations
- Investigations
- Advanced Gang Investigations
- North Carolina Gang Investigations Conference
- Highway Drug Interdiction
- Search warrant tactical school
- Racist Skinhead and organized crime Investigations
- Blood and Crips gang Investigations
- Homeland Security Investigations Task Force Officer Course

COMPUTER SKILLS

Proficient with Windows 07(NT), 2007, XP, Microsoft Office, PowerPoint, and Excel.

PROFESSIONAL EXPERIENCE

*Board of Director/Treasurer
May 2013 to Present*

Charlotte Metro Credit Union
Charlotte, North Carolina

- Responsible for credit union policy
- Planning
- Finance service delivery.
- Chairman of Board Development Committee
- Chairman of the Nominating Committee
- Charmain of the Finance Committee
- Former member of Board Governance Committee

2000 to Present

Charlotte Mecklenburg Police Department
Charlotte, North Carolina

Gang Detective/Homeland Security Federal Task Force Officer:
March 2010 to Present

- Gang Intelligence Unit (GIU) collects intelligence on area gangs, and uses this information to coordinate gang-related enforcement efforts among the various divisions of the Department.
- As a detective, I gather local and national data on gangs, and this data is kept in the fully searchable GangNet Computer database. Using Gang Net, I have the ability to track down a gang member using almost any characteristic -- address, car, friends etc.
- CMPD also combats gang-related crime through membership in the FBI's Gang Task Force and partnerships with the Bureau

Of Alcohol, Tobacco and Firearms (ATF) and U.S. Immigration and Customs Enforcement. I am responsible for assisting in

the effort to break up the area's Bloods, Crips, MS-13, and Sur 13 gangs throughout the city and county.

Owner/CEO - i9sports South Mecklenburg Franchise

January 30th, 2019 to Present

- Our franchise owners build market share and a loyal following by offering multiple sports, at multiple locations, four seasons a year.
- In addition to registration fees, our youth sports franchise owners generate supplemental revenue from local sponsor advertisements, concessions, merchandise and partnership fees.

Employee Relations team (The Queen's Team)

March 26, 2018 to Present

- Serve as a voice for city employees for the Charlotte Mecklenburg Police Department.
- Engage with city leaders (Mayor, City Council, etc) on key issues such as compensation, benefits, working conditions and efficiency.
- Represent the Charlotte Mecklenburg Police Department and industry to share ideas and make recommendations that could impact colleagues and citizens.

North Tryon Focus Mission Team:

September 2009 to March 2010

- Member of an organized team designed to reduce violent crime in hotspot crime neighborhoods.
- Developed probable cause for narcotics search warrants.
- Conduct undercover narcotics and stolen property purchases.

*Criminal Justice Professor
November 2011 to 2017*

Kaplan College/ Brightwood College
Charlotte, North Carolina

- Lecture on topics relating to the field of criminal justice to students.
- Prepare lesson plans and structure assignments for students and staff.
- Organize and facilitate new trends on the ever-changing criminal justice system.

Street Crimes Task Force:

December 2006 to September 2009

- Member of a strategized team composed with Local, State and Federal Agents designed to impact crime trends in crime ridden neighborhoods and target violent offenders.
- Utilized information through the use of informants and drug purchases to execute search warrants.
- Interviewing and sharing information between law enforcement agencies.
- Conducted numerous narcotics investigations that lead to prosecution of violent offenders.

References are available upon request



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2020-1-(S) Calloway Subdivision 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-2020-1(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-2020-1(S).

Description/Background:

Stanley Martin Homes has submitted a Preliminary Plat application for 73 age-restricted (55+ only) single family homes, located on the Southeast corner of Robinson Church Road and Rocky River Road.. The site pin is 5506-84-1758-0000 and 5506-84-9524-0000 and consists a total area of 30.21 acres. The subject property was rezoned in 2018 (Case #H-2017-11-(R)) to CZ-RC to allow for 81 age-restricted single family homes.

A rezoning condition #7, originally approved a part of the rezoning has been modified to read as noted below:

7. Applicant agrees to dedicate a fee-in-lieu of pedestrian access easement rights originally intended in the rezoning condition, in the amount of \$40,236.30. All fee-in-lieu dedications shall be made to the Town prior to final plat approval.

(Original: Applicant agrees that easements obtained for the sewer line connection to Reedy Creek will include pedestrian access rights to accommodate a future pedestrian access to Reedy Creek Greenway)

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:

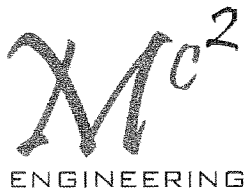
Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H-2017-11-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RC districts.

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. Application and Pre-submittal document
2. Callaway Site Map
3. Calloway PB Prelim Plat Staff Report
4. Calloway Preliminary Plat 8-11-20-REV
5. Calloway_Easement Letter 2020.01.08
6. Calloway Home Photos
7. Rezoning Approval Letter Signed
8. Signed Approved Rezoning Site Plan



Transmittal

Mc² Engineering, Inc.
2110 Ben Craig Dr., Ste. 400
Charlotte, NC 28262
Phone 704.510.9797
Fax 704.510.9787
Jeff@Mc2eng.com

Project #: 17-017

Date: 07-29-19

To: Harrisburg – Planning Dept. ☐ For Your Information
4100 Main Street, Ste. 102 ☐ As Requested
Harrisburg, NC 28075 ☐ For Your Approval
Attention: Sushil Nepal ☒ For Your Review
704-455-0709

Project: Calloway (by Essex Homes, formerly Rocky River)

Copies	Dated	Description
5	07/26/19	Preliminary Plat Drawings
1	07/29/19	Preliminary Plat Application
1	06/19/19	Pre-Application Meeting Summary
1	06/26/19	Approved Street/Project Name Reservation Form

Comments: The following is what was submitted to your office
electronically as requested. We hope these items
allow us to continue towards permitting for preliminary
plat approval.

Tom A. Platt, EI
Project Engineer

CC: _____



PRE-APPLICATION MEETING SUMMARY

A pre-application meeting is required prior to submitting certain land development applications to the Town of Harrisburg. This pre-application meeting summary will be filled out at the pre-application meeting, and will be used as a cover sheet for your development application.

General Information

1. Project Name: Rocky River Subdivision
2. Development Request Type:
☐ REZONING ☒ RESIDENTIAL ☐ NON-RESIDENTIAL
☐ OTHER _____
3. Property Location: Robinson Church Rd & Rocky River Rd
4. PIN(s): 550 -- 684 -- 1758 ; 550 -- 684 -- 9524 ; _____
5. Size of Parcel (square feet or acreage): 30.21 ac
6. Street Frontage (feet): (7,670 LF) = EXISTING = 713 LF
PROP = 6957 LF
7. Current Land Use: vacant / wooded
8. Flood Zone: N/A

Type of Application Required (Check all that apply)

Rezoning

- ☐ Rezoning
- ☐ Conditional Rezoning

Residential (If no rezoning)

- ☒ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat
- ☐ Site Plan

Non-Residential (If no rezoning)

- ☐ Site Plan Review

Miscellaneous

- ☐ Conditional Use Permit
- ☐ Improvement Guarantee
- ☐ Performance Bond
- ☐ Sign Permit
- ☐ Zoning Clearance
- ☐ Variance
- ☐ Annexation
- ☐ Other _____



Site Plan Requirements

1. Will this request require a site plan? ☒ YES ☐ NO
2. Type of Plan (check all that apply):

Residential

- ☒ Preliminary Plat
- ☐ Subdivision Construction Drawings
- ☐ Minor Plat
- ☐ Final Plat
- ☐ Site Plan

Miscellaneous

- ☐ Architectural Elevations
- ☐ Landscaping Plan
- ☐ Lighting Plan
- ☐ Flood Prevention Plan
- ☒ Tree Survey

Non-Residential

- ☐ Major Site Plan
- ☐ Minor Site Plan

3. Has a copy of Appendix B been provided to the applicant, and have the requirements of Appendix B been reviewed by staff with the Applicant? ☒ YES ☐ NO ☐ N/A
4. Will this request require a Traffic Impact Analysis? ☐ YES ☐ NO ☒ N/A
5. Has a copy of Appendix F been provided to the applicant, and have the requirements of Appendix F been reviewed by staff with the Applicant? ☐ YES ☐ NO ☒ N/A
6. Has the applicant been made aware that a Scoping Meeting will need to take place between the applicant, the Town, NCDOT, and the Consultant, and that a Scoping Agreement will need to be signed prior to submitting an application? ☐ YES ☐ NO ☒ N/A
7. If elevations are required, has a copy of Appendix E been provided to the applicant, and have the requirements of Appendix E been reviewed by staff with the applicant?
☐ YES ☐ NO ☒ N/A

Storm Water Requirements

1. Will the site have more than 10,000 square feet of disturbed area, thereby initiating the need to abide by the Phase II Storm Water Ordinance Requirements? ☒ YES ☐ NO
2. Has a copy of the Storm Water Phase II Ordinance and Drainage Manual been made available to the applicant, and has staff explained the need for a Storm Water Concept Meeting?
☒ YES ☐ NO ☐ N/A



Review Fees

1. Planning/Zoning Required Review Fees (Check all that apply):

☒ Preliminary Plat	\$1000.00 plus \$25.00 per lot	\$ 2,025
☐ Recombination Plat	\$50.00 per map sheet	
☐ Sketch Plat Review	\$100.00	
☐ Subdivision Construction Drawings	\$2000.00 plus \$50.00 per acre	
☐ Minor Site Plan Review	\$500.00 plus \$5.00 per acre	
☐ Vested Rights	\$400.00	
☐ Vested Rights Extension	\$150.00	
☐ Minor Site Plan Final Inspection and COC Letter	\$75.00	
☐ Rezoning Amendment – Residential (<10 acres)	\$400.00 plus \$5.00 per acre	
☐ Rezoning Amendment - Nonresidential/Mixed Use	\$1000.00 plus \$25.00 per acre	
☐ Rezoning Amendment – Residential (>10 acres)	\$2500.00 plus \$25.00 per acre	
☐ Conditional District Rezoning	\$2500.00 plus \$25.00 per acre	
☐ Combined Residential Rezoning & Preliminary Plat	\$4000.00 plus \$25.00 per lot	
☐ Conditional Use Permit	\$1000.00 plus \$5.00 per acre	
☐ Re-advertising cost (due to applicant action)	Greater of \$200 or actual cost	
☐ Architectural Review	\$150.00	
☐ Appeal of Planning Board Decision on Arch. Review	\$250.00	
☐ Rezoning Protest Petition	\$250.00	
☐ Street Name Change Petition	\$500.00 plus street sign costs	
☐ Variance Application - Residential	\$500.00	
☐ Variance Application - Nonresidential	\$600.00	
☐ Appeal of Administrator/Interpretation Request	\$300.00	
	TOTAL	\$ 2,025



3. Fire Review Fees (Check all that apply):

Commercial Plans or Commercial Upfit Fees Based on SF		
☐ Less than 4,999	\$200.00	
☐ 5,000 to 9,999	\$250.00	
☐ 10,000 to 24,999	\$350.00	
☐ 25,000 to 49,999	\$500.00	
☐ 50,000 or greater	\$.02 per sq. ft.	
☒ Site Review for Commercial / Subdivisions	\$200.00	\$200
☐ Site Review for Rezoning Commercial/Subdivisions	\$200.00	
☐ Subdivision Plat/Site Plan Review	\$200.00	
	TOTAL	\$200

Additional Requirements

provide 3 separate checks made payable to Harrisburg
 Town of
 Tott (Planning Fire Engineering) on 6/14/19
 applicant submitted plans and application
 Resubmitted preliminary plat application and plat
 along with correct address form.



Participant Information and Acceptance of Requirements

4. Applicant Essex Land Entitlement
Address 13000 S. Tryon St.
Address Line 2 F-205
Phone 704.423.8988
Email jsmith@essexhomes.net
Signature 
5. Planning Staff Math Ward
Signature Math Ward
6. Engineering Staff Robert Donham
Signature R. Donham
7. Fire Staff Jeff Williams
Signature Jeff Williams
8. NCDOT Staff
Signature
- ~~9. Public Works~~
~~Signature~~
10. Other
Signature
11. Date



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)

Project Information	
1. Name of Subdivision:	Calloway (formerly known as 'Rocky River')
2. Location of Subdivision:	Robinson Church Rd. and Rocky River Rd.
3. Cabarrus County PIN Numbers:	55068417580000 & 55068495240000
4. Current Zoning:	CR
5. Project Classification (Residential, Commercial, etc.):	Residential
6. Is this a CU or CZ Project?	☒ YES: Case Number: H2017-11-(R) ☐ NO
7. Date of Rezoning Approval:	02/12/18 Subdivision Case #: H2017-11-(R)
Owner/Developer Information	
1. Property Owner Name:	Essex Homes Property Owner Phone: (704)423-8988
Property Owner Email: jsmith@essexhomes.net	
2. Agent/Developer Name:	Essex Homes Agent/Developer Phone: (704)423-8988
Agent/Developer Email: jsmith@essexhomes.net	
3. Contact for Comments Name:	Tom Platt Contact for Comments Phone: (704)510-9797
Contact for Comments Email: tplatt@mc2eng.com	
Utilities	
	Water Sewer
1, Who will provide water and sewer services for this site?	☐ Private ☒ Public ☐ Private ☒ Public
	Provider <u>WSACC</u> Provider <u>WSACC</u>
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone? ☐ YES: ☒ NO	
If YES, which one(s): _____	

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) _____ Map Date _____

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, Jeremy Smith, 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: 7/29/19

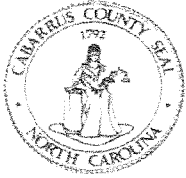
Signed: _____

Title: Land Manager, Agent
(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: 05/30/19	Parcel Identification Number(s) (PINs): 55068417580000 & 55068495240000			
Existing Road Providing Access to Project Area:	Robinson Church Road & Baintree Lane			
Type of Zoning District (circle one):	Residential ☒	Commercial	Industrial	Other (briefly explain)
Developer/Owner: Essex Homes				
Primary Contact: Jeremy Smith				
Telephone Number: 704-423-8988				
Primary Contact Email address: JKristopher@ESSEXHOMES.NET				

EXISTING PROJECT NAME: Rocky River

PROPOSED PROJECT NAME(S):

Project Name:	Calloway	☒ Approved / ☐ Denied
Alternate Project Name:		Approved / ☐ Denied
Alternate Project Name:		Approved / ☐ Denied

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

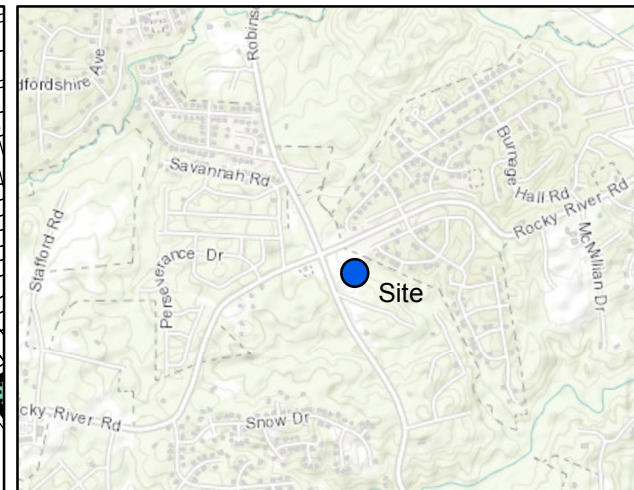
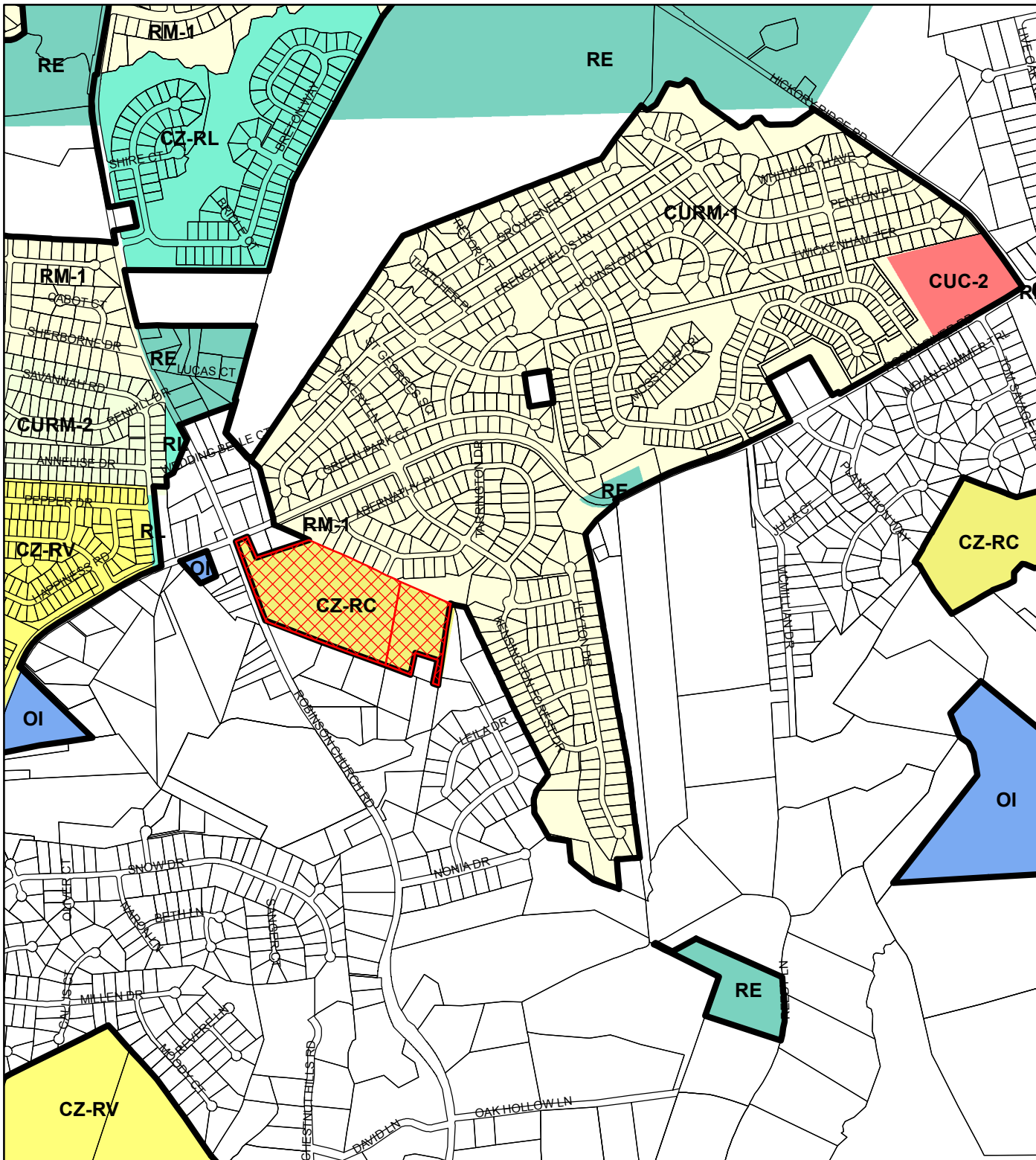
Street Name:	Clarendon	☒ Approved / ☐ Denied
Street Name:	Stallwood	☒ Approved / ☐ Denied
Street Name:	Emerson	Approved / ☒ Denied
Street Name:	Stratford	Approved / ☒ Denied
Street Name:	Wakefield	Approved / ☒ Denied
Street Name:	Woodlawn	Approved / ☒ Denied
Street Name:	Summerlin	Approved / ☒ Denied
Street Name:	Granger	☒ Approved / ☐ Denied
Street Name:	Bexley	Approved / ☒ Denied
Street Name:	Andover	Approved / ☒ Denied

NUMBER OF STREETS TO BE NAMED: 3

PLEASE EMAIL COMPLETED FORM TO: Cabarrus County E911 Addressing Services at bwebster@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: B Webster DATE: 6/26/19



H 2020-01- (S) Calloway Subdivision

Applicant: Stanley Martin Homes

Zoning: CZ-RC (Conditional Residential Compact)

Calloway Subdivision - Age Restricted (55+) Homes
Preliminary Plat Request

-  Parcels
-  Site
-  Town Limits



0 850 1,700 3,400 Feet



Town of Harrisburg
Planning and Economic Development Department

DATE: August 18, 2020

SUBJECT: H2020-01-(S) **Calloway**, Preliminary Plat

Owner/ Developer: Stanley Martin Homes; Contact: Jeremy Smith

Location: The subject property is located on the Southeast corner of Robinson Church Road and Rocky River Road.
PIN Number: 5506-84-1758-0000 and 5506-84-9524-0000
Address: 8969 and 9089 Robinson Church Road

BACKGROUND:

Area: Approximately 30.21 acres

Zoning: CZ-RC Residential Compact – Conditional Zoning District (Case # H2017-11-R)

Staff Report prepared by: Craig Thomas, Planning and Economic Development Department

GENERAL DISCUSSION:

- The entire 30.21 acres was rezoned on January 8, 2018 to CZ-RC, Conditional Residential Compact, for approval of 81 lots that will be age-restricted to 55 years of age and older on the aforementioned two parcels. The preliminary plat includes 73 lots.
- The applicant is seeking preliminary plat approval of Calloway consistent with the underlying CZ-RC zoning, including the approved conditional rezoning site plan.
- Off-site transportation improvements and the agreement with the developer have been incorporated as Development Notes on the preliminary plat.
- 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.**

Per the Harrisburg Area Plan, the subject property is in an area designated as Low Density Residential. Uses envisioned for this area include low to moderate density residential,

typically three (3) dwelling units per acre or less. The proposed development is 2.51 dwelling units per acre and thus falls below the recommended threshold. The rezoning which was approved to accommodate this development was found to be consistent with the Harrisburg Area Land Use Plan and the Unified Development Ordinance and therefore conforms to the goals and policies of the HALUP and UDO.

With regard to the overall goals of the plan, recommendation LU-5 states that the Town should "Expand Housing Options" to appeal to a broad range of audiences. A "Focus on Quality" is explained with recommendation LU-6. The developer has agreed to ensure a higher level of quality by using masonry products for construction in an effort to help fulfill this goal. Recommendation LU-7 of the plan recommends consistency between the Town's zoning regulations and the adopted future land use map. A table included as part of this goal establishes the "appropriate" districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Medium Density Residential. The table indicates that the RV district is appropriate for this land use classification.

- 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.**

There are no existing or proposed variances for the subject property. 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 community consistent with the existing single-family neighborhoods nearby. No uses or designs proposed in this development 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 Boundary and Floodway 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. 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.

- 7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.**

The proposed name of the subdivision is Calloway. This name has been approved for use by the Cabarrus County E-911 Coordinator. All street names have been reviewed and approved by Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

The development is age-restricted, meaning that this development should have minimal effect on the school system. No school impact numbers were provided by Cabarrus County Schools.

TRANSPORTATION

The developer has been working with the Town to plan, design, and eventually construct some road improvements. These improvements include widening of Robinson Church Road for a left turn lane into the development and the addition of a left turn lane at the intersection of Robinson Church Road and Rocky River Road.

The following notes have been added to the preliminary plat to satisfy this requirement:

Development Note #2

Developer agrees to work with the Town of Harrisburg so that road improvements can be designed, permitted and constructed at the same time pending a formal agreement between both parties. The Town of Harrisburg shall reimburse Stanley Martin for all costs associated with the intersection improvements including, but not limited to survey, design, right of way acquisition, utility relocation and construction for Robinson Church Road North of the intersection and for any required improvements along Rocky River Road up to an amount not exceed \$100,000.

Development Note #3

Based on the extensive amount of off-site improvements required with this project including the installation of gravity sanitary sewer to the property, removing an existing Town of Harrisburg pump station and installing a new gravity sanitary sewer from the pump station to the existing WSACC interceptor and road improvements along Robinson Church Road the developer shall phase the improvements so that Phase 1 can be platted and sold with only the sanitary sewer improvements being completed and that Phase 2 cannot be platted until all road improvements within Robinson Church Road and Rocky River Road are completed per the agreement between Stanley Martin Homes and the Town of Harrisburg.

FIRE, POLICE SANITATION

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

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

CONDITIONS:

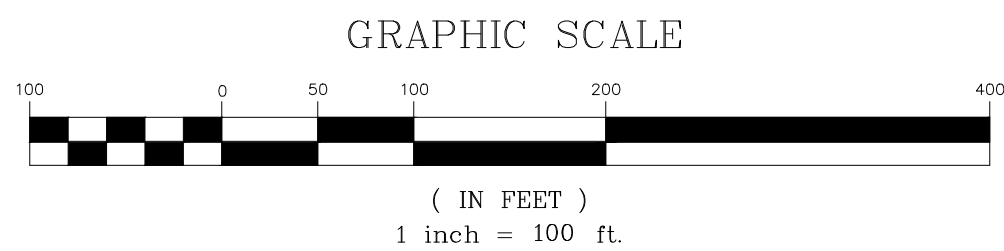
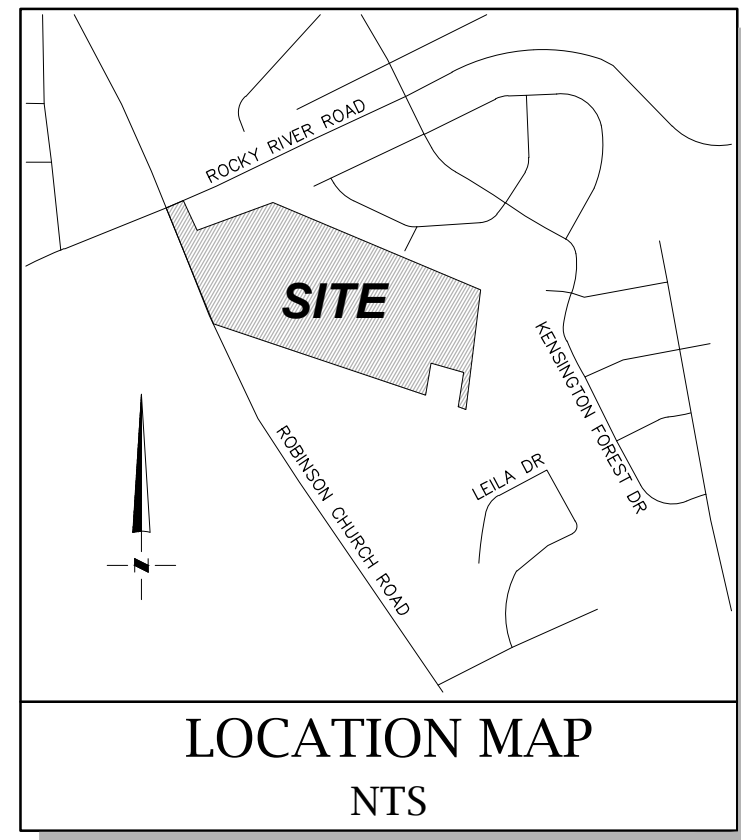
In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Section 6.2 of the UDO.

Should the Planning and Zoning Board recommend approval of the preliminary plat for the Calloway 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 (H2017-11-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 dedicate a fee-in-lieu of Public Open Space dedication for the 2.4 acres of required Public Open Space, in the amount of \$34,390 per acre, for a total of \$83,857. All fee-in-lieu of dedications shall be made to the Town prior to final plat approval.
3. Applicant agrees to restrict cladding materials for all buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees that during the preliminary plat process, if the RSOD buffers are revised to reflect the slope of the land adjacent to the stream bisecting the property, that any lots containing RSOD buffers be revised, removed, or redesigned so that no lots contain any RSOD buffer.
5. Applicant agrees that the area labeled as "Proposed Future Roadway Connection to the East" on the site plan will be dedicated as street ROW during final platting.
6. Applicant agrees to obtain a Driveway Permit from NCDOT subdivision access road providing access to Robinson Church Road. Furthermore, the applicant agrees to revise the site plan to show the future ROW dedication area on both sides of the subdivision access road, and to dimension the future ROW from the current road.
7. Applicant agrees to dedicate a fee-in-lieu of pedestrian access easement rights originally intended in the rezoning condition, in the amount of \$40,236.30. All fee-in-lieu dedications shall be made to the Town prior to final plat approval. (Original condition was revised and approved by Parks and Recreation Advisory Board)

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-RC zoning designation and approved Conditional Rezoning Site Plan. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Calloway.



CALLOWAY SUBDIVISION

ROBINSON CHURCH ROAD

HARRISBURG, NC



Know what's below.
Call before you dig.



LINKS AND NODES

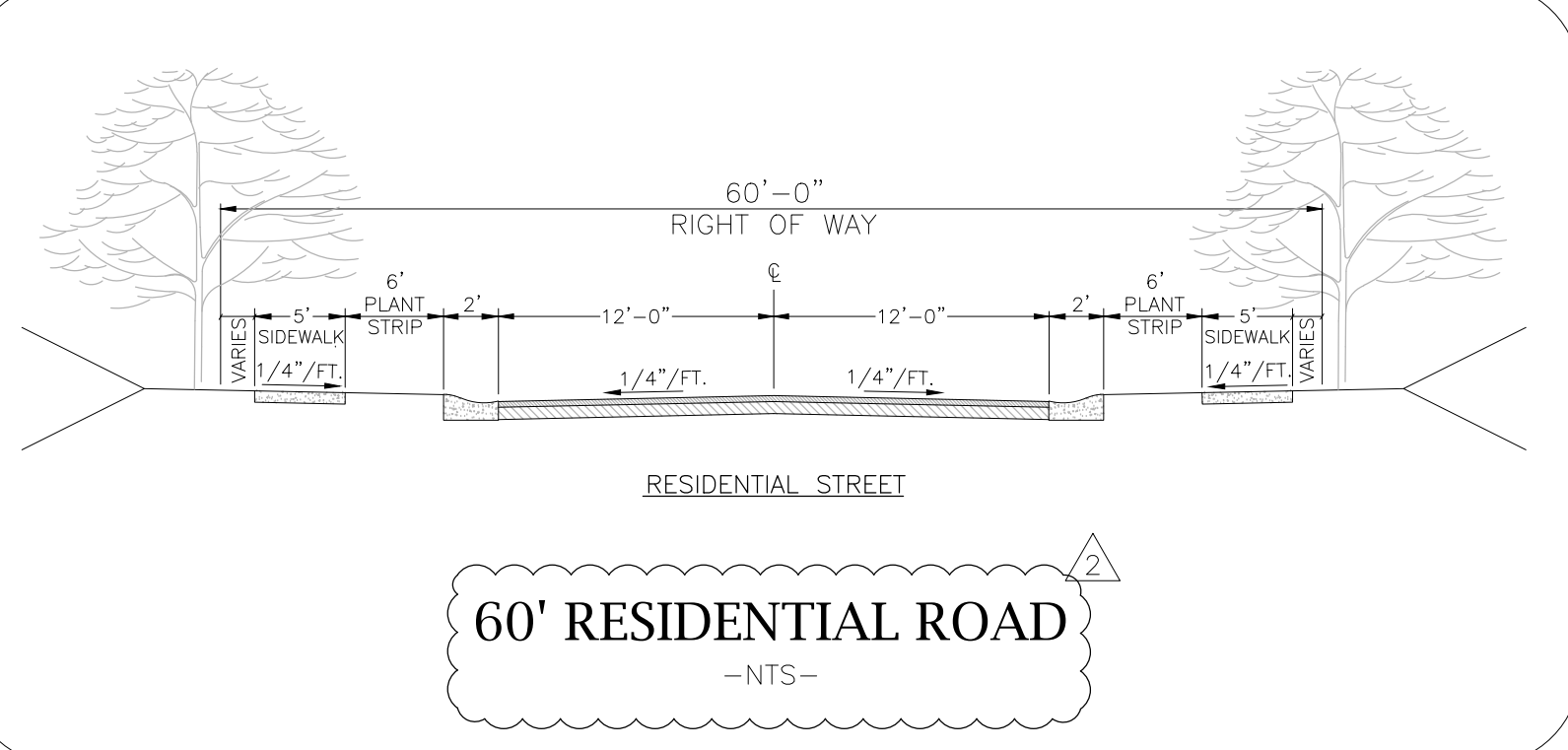
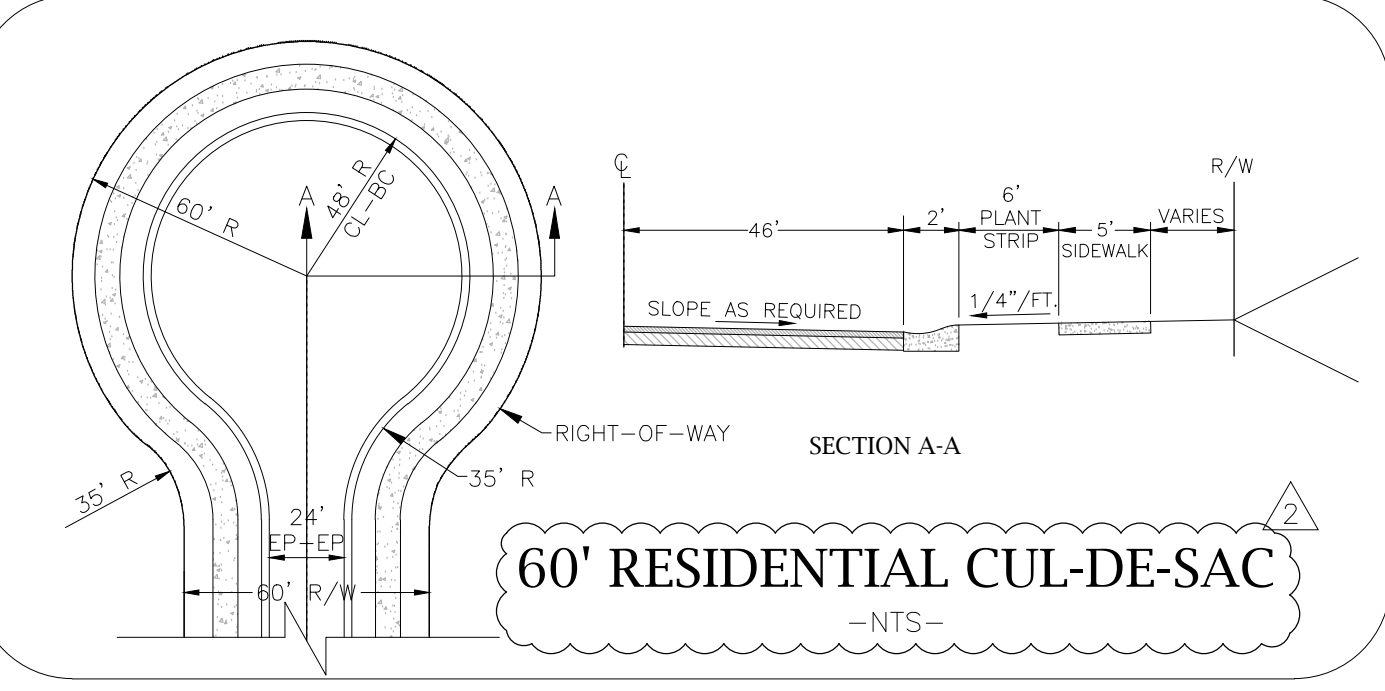
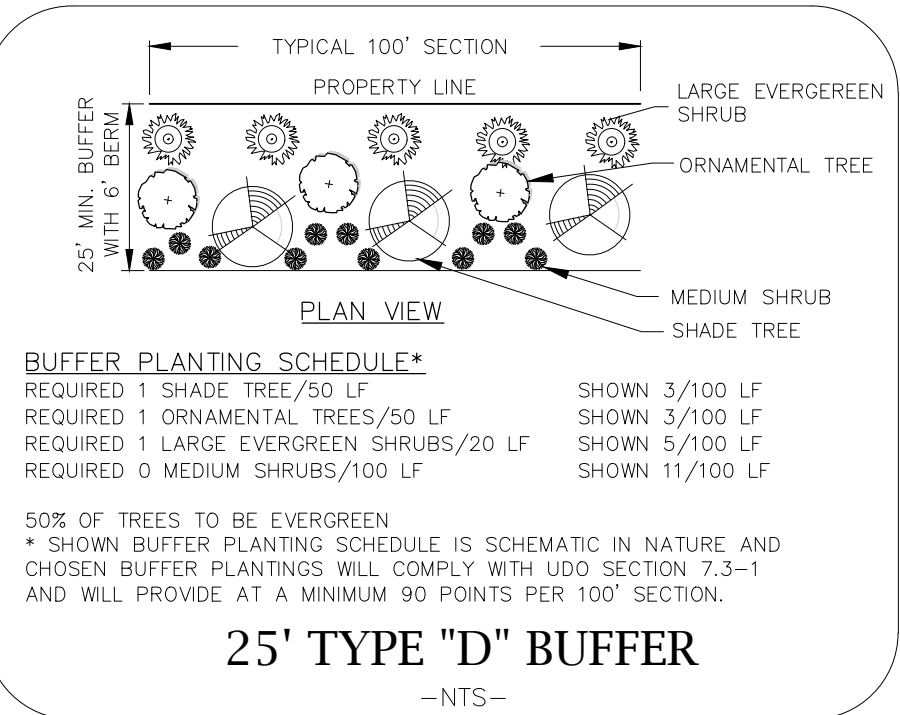
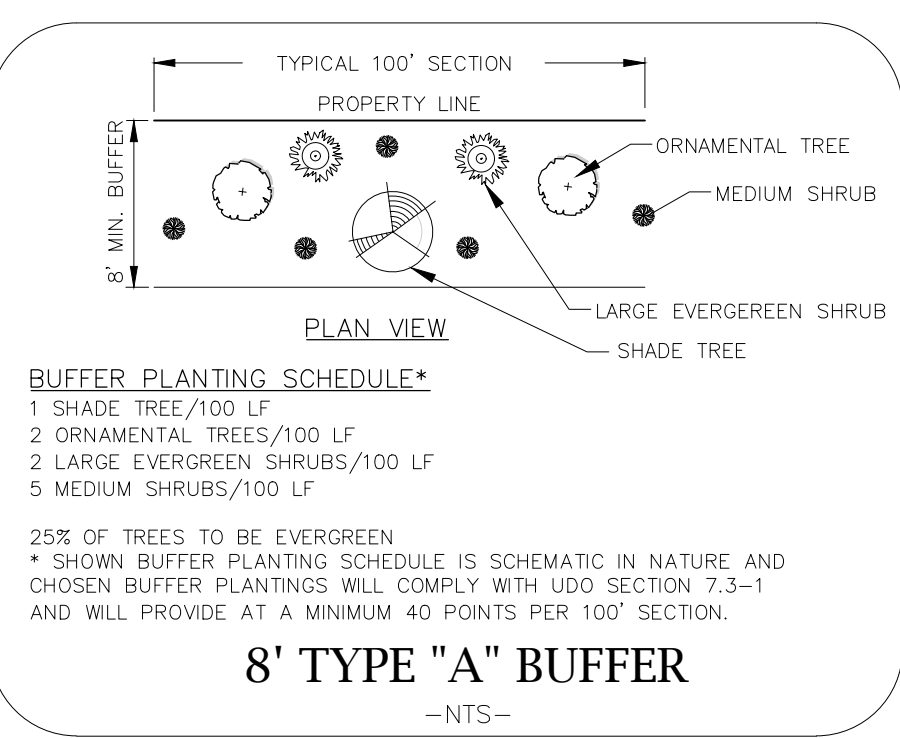
LINKS:	7
NODES:	4
LINK/NODE RATIO:	1.75

LOT MATRIX

Lot #	Phase #	Front Yard	Rear Yard	Side Yard
1	1	20	5	7
2	1	20	5	7
3	1	20	5	7
4	1	20	5	7
5	1	20	5	7
6	1	20	5	7
7	1	20	5	7
8	1	20	5	7
9	1	20	5	7
10	1	20	5	7
11	1	20	5	7
12	1	20	5	7
13	1	20	5	7
14	1	20	5	7
15	1	20	5	7
16	1	20	5	7
17	1	20	5	7
18	1	20	5	7
19	1	20	5	7
20	1	20	5	7
21	1	20	5	7
22	2	20	5	7
23	2	20	5	7
24	2	20	5	7
25	2	20	5	7
26	2	20	5	7
27	2	20	5	7
28	2	20	5	7
29	2	24	5	7
30	2	20	5	7
31	2	20	5	7
32	2	20	5	7
33	2	20	5	7
34	2	20	5	7
35	2	20	5	7
36	2	20	5	7

LOT MATRIX

Lot #	Phase #	Front Yard	Rear Yard	Side Yard
37	1	20	5	7
38	1	20	5	7
39	1	20	5	7
40	1	20	5	7
41	1	20	5	7
42	1	20	5	7
43	1	20	5	7
44	1	20	5	7
45	1	20	5	7
46	1	20	5	7
47	1	20	5	7
48	1	20	5	7
49	1	20	5	7
50	1	20	5	7
51	1	20	5	7
52	1	20	5	7
53	1	20	5	7
54	1	20	5	7
55	1	20	5	7
56	1	20	5	7
57	2	20	5	7
58	2	20	5	7
59	2	20	5	7
60	2	20	5	7
61	2	20	5	7
62	2	20	5	7
63	2	20	5	7
64	2	20	5	7
65	2	20	5	7
66	2	20	5	7
67	2	20	5	7
68	2	20	5	7
69	2	20	5	7
70	2	20	5	7
71	2	20	5	7
72	2	20	5	7
73	2	20	5	7



Town of Harrisburg Conditional Zoning Notes:

- Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
- Applicant agrees to dedicate a fee in lieu of Public Open Space dedication for the 2.4 acres of required Public Open Space, in the amount of \$34,390 per acre, for a total of \$83,857. All fee in lieu of dedications shall be made to the Town prior to final plat approval.
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- Applicant agrees to dedicate a fee-in-lieu of pedestrian access easement rights originally intended in the rezoning condition, in the amount of \$40,236.30. All fee-in-lieu dedications shall be made to the Town prior to final plat approval.

DEVELOPMENT NOTES:

- Per the approved conditional rezoning application the proposed development will be an Age-Restricted 55+ community in compliance with the Federal HOPA Act (The Housing for Older Persons Act).
- Developer agrees to work with the Town of Harrisburg so that road improvements can be designed, permitted and constructed at the same time pending a formal agreement between both parties. The Town of Harrisburg shall reimburse Stanley Martin for all costs associated with the intersection improvements for Robinson Church Road North of the intersection and for any required improvements along Rocky River Road up to an amount not to exceed \$100,000.
- Based on the extensive amount of off-site improvements required with this project including the installation of gravity sanitary sewer to the property, removing an existing Town of Harrisburg pump station and installing a new gravity sanitary sewer from the pump station to the existing WSACC interceptor and road improvements along Robinson Church Road the developer shall phase the improvements so that Phase 1 can be platted and sold with only the sanitary sewer improvements being completed and that Phase 2 can not be platted until all roadway improvements within Robinson Church Road and Rocky River Road are completed per the agreement between Stanley Martin Homes and Town of Harrisburg.

DEVELOPMENT SUMMARY

LAND OWNER:	ESSEX HOMES 13310 SOUTH RIDGE DRIVE, STE. A CHARLOTTE, NC 28273
PID#:	10240023 & 1024033
DEED BOOK & PAGE:	55068417580000 & 55068495240000
TOTAL SITE ACREAGE:	515.7735
-EXIS. AREA WITHIN ROBINSON & ROCKY RIVER R/W:	26,011 SF
-EXIS. NET SITE AREA:	2,190,119 SF
-PROP. DEDICATED AREA WITHIN ROBINSON & ROCKY:	20,864 SF
-PROP. NET SITE AREA:	1,268,255 SF
JURISDICTION:	CABARRUS COUNTY
TOWNSHIP:	TOWN OF HARRISBURG
CURRENT ZONING:	CZ-RC
ALLOWABLE DENSITY:	15.00 DU/AC
PROPOSED DENSITY:	2.51 DU/AC
TOTAL LOTS:	73
DEVELOPMENT TYPE:	TRADITIONAL (SINGLE-FAMILY)
ESTIMATED FINAL PLATTING:	FALL 2020
MIN. REQUIRED LOT WIDTH:	50'
MIN. REQUIRED LOT DEPTH:	100'
MIN. REQUIRED LOT AREA:	5,000 SF
MIN. FRONT YARD SETBACK:	20'
MAX. FRONT YARD SETBACK:	30'
REAR YARD:	5'
SIDE YARD:	7'
MINIMUM ROAD FRONTAGE:	15'
CORNER/SIDE STREET SETBACK:	7'
AREA WITHIN LOTS:	556,612 SF (12.78 AC)
COMMON OPEN SPACE (COS):	
TOTAL REQUIRED COS:	10.0% (2,962 AC)
INACCESSIBLE COS:	0.741 AC (25% OF 2,962)
INACCESSIBLE COS PROVIDED:	0.741 AC (25% MAX ALLOWED)
ACTIVE COS REQUIRED:	1.825 AC (0.025 AC/LOTS)
ACTIVE COS PROVIDED:	1.825 AC
PASSIVE COS PROVIDED:	0.396
PROVIDED COS:	10.0% (2,962 AC)
-ALL COS TO BE MAINTAINED BY THE HOA	
STREET LINEAR FEET:	
2,403.43' (BAINTREE LANE)	
428.80' ("D" PLACE)	
641.86' ("B" COURT)	
219.82' (ROAD "C")	
ON-SITE DEDICATED R/W AREA:	5.27 AC
STREET CONNECTIVITY:	1.75
EXISTING STREAM ON-SITE:	1,432.96 LF
REFER TO LANDSCAPE PLAN FOR ALL PLANTING REQUIREMENTS AND CALCULATIONS:	
RSOD:	
WEST SIDE OF STREAM:	MAX. DISTANCE = 75'
EAST SIDE OF STREAM:	MAX. DISTANCE = 72'
-LEVEL "2" INTERMITTENT STREAM	
WATERSHED BUFFERS:	N/A
FLOOD NOTE:	
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710550600K, DATED: NOV. 16, 2018.	
GARAGE AND DRIVEWAY TO ACCOMMODATE 2 CARS.	
PROPOSED BUILT UPON AREA:	148,978 SF
PROPOSED ROADWAY:	
-ASPHALT, CURB GUTTER, AND SIDEWALK	

STREET TREES

BAINTREE LANE:	
TOTAL STREET FRONTAGE:	4392 LF
REQUIRED STREET TREES:	110 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	110 EA
STALLWOOD COURT:	
TOTAL STREET FRONTAGE:	1396 LF
REQUIRED STREET TREES:	35 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	35 EA
GRANGER PLACE:	
TOTAL STREET FRONTAGE:	953 LF
REQUIRED STREET TREES:	24 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	24 EA
CLARENDON ROAD:	
TOTAL STREET FRONTAGE:	240 LF
REQUIRED STREET TREES:	6 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	6 EA

25' TYPE "D" BUFFER WITH 6' BERM:

TOTAL BUFFER LENGTH:	676 LF
REQUIRED POINTS (MIN. 90 PER 100' SECTION):	608 PTS
PROVIDED TOTAL POINTS:	613 PTS
REQUIRED 1 SHADE TREE/50 LF:	14 EA
PROVIDED SHADE TREES:	15 EA
REQUIRED 1 ORNAMENTAL TREE/50 LF:	14 EA
PROVIDED ORNAMENTAL TREES:	15 EA
REQUIRED 1 LARGE EVERGREEN SHRUB/20 LF:	34 EA
PROVIDED LARGE EVERGREEN SHRUBS:	75 EA
REQUIRED 0 MEDIUM SHRUBS/100 LF:	0 EA
PROVIDED MEDIUM SHRUBS:	35 EA
8' TYPE "A" PERIMETER BUFFER:	
TOTAL BUFFER LENGTH:	4,250 LF
REQUIRED POINTS (MIN. 90 PER 100' SECTION):	1,701 PTS
PROVIDED TOTAL POINTS:	1,707 PTS
REQUIRED 1 SHADE TREE/100 LF:	43 EA
PROVIDED SHADE TREES:	43 EA
REQUIRED 0 ORNAMENTAL TREES/100 LF:	0 EA
PROVIDED 0 ORNAMENTAL TREES/100 LF:	0 EA
REQUIRED 2 LARGE EVERGREEN SHRUBS/100 LF:	85 EA
PROVIDED LARGE EVERGREEN SHRUBS:	85 EA
REQUIRED 0 MEDIUM SHRUBS/100 LF:	0 EA
PROVIDED 0 MEDIUM SHRUBS/100 LF:	0 EA
TREE SAVE:	
TWO HERITAGE TREES ON-SITE TO REMAIN AS AGREED WITH TOWN OF HARRISBURG	
30" OAK, 42" OAK	
HERITAGE TREE MITIGATION PLAN CONSISTS OF REMOVING 11 TREES FOR A TOTAL OF 413":	
30" OAK, 30" OAK, 30" OAK, 36" OAK, 36" OAK, 36" OAK	
36" OAK, 40" OAK, 40" OAK, 45" OAK, 54" OAK	
MITIGATION INCLUDES INSTALLING A TOTAL OF 138 RED MAPLES WITH A MINIMUM CALIPER OF 3".	
-28 TREES INSTALLED WITHIN ABUTTING REAR YARD BUFFER	
-31 TREES INSTALLED IN COMMON OPEN SPACE	
-79 TREES INSTALLED IN FRONT YARDS OF LOTS	

LANDSCAPE SUMMARY

Mc² ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

Professional Engineer Seal
Seal 29606
Professional Engineer
Mc² ENGINEERING, INC.
8/7/20

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CALLOWAY
ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD
HARRISBURG, NC

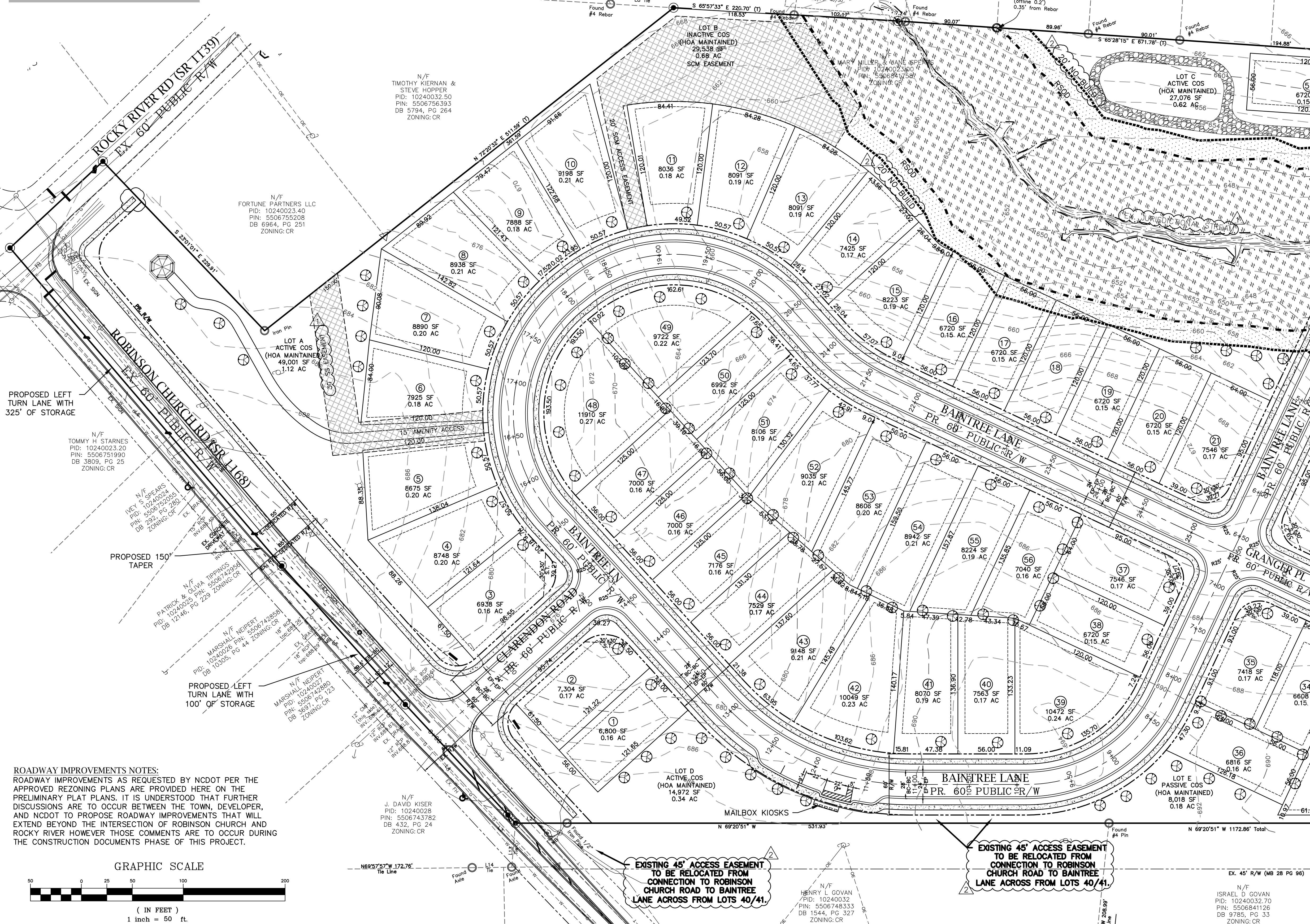
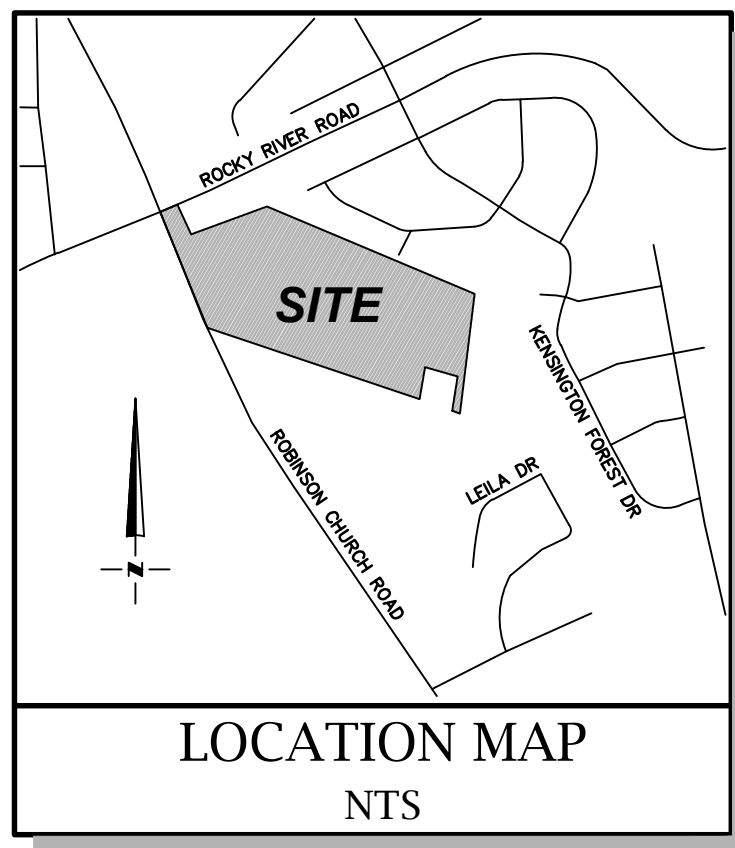
STANLEY MARTIN HOMES
13310 SOUTH RIDGE DR. SUITE A
CHARLOTTE, NC 28273

OVERALL SITE PLAN

REVISIONS		
1	8/21/19	HARRISBURG COMMENTS
2	9/24/19	HARRISBURG COMMENTS
3	4/6/20	HARRISBURG COMMENTS
4	8/7/20	HARRISBURG COMMENTS

PRELIMINARY PLAT

CAD FILE: 17-017 BASE.DWG
PROJECT NO.: 17-017
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JULY 26, 2019



LAND OWNER(S): MARY MILLER & JANE SPEARS
5920 PECAN VALLEY CT
HARRISBURG, NC 28075

PID# 10240023 & 10240033
PIN: 5506841758000 & 55068495240000
DEED BOOK & PAGE: 515 / 735
TOTAL SITE ACREAGE: 30.21 AC (1,316,130 SF)
-EXIS. AREA WITHIN ROBINSON & ROCKY RIVER R/W: 26,011 SF
-EXIS. NET SITE AREA: 1,290,119 SF
-PROP. DEDICATED AREA WITHIN ROBINSON & ROCKY: 20,864 SF
-PROP. NET SITE AREA: 1,269,255 SF

JURISDICTION: CABARRUS COUNTY
TOWNSHIP: TOWN OF HARRISBURG

CURRENT ZONING: C2-RC
ALLOWABLE DENSITY: 15.00 DU/AC
PROPOSED DENSITY: 2.51 DU/AC
TOTAL LOTS: 73
DEVELOPMENT TYPE: TRADITIONAL (SINGLE-FAMILY)
ESTIMATED FINAL PLATTING: FALL 2020

MIN. REQUIRED LOT WIDTH: 50'
MIN. REQUIRED LOT DEPTH: 100'
MIN. REQUIRED LOT AREA: 5,000 SF
MIN. FRONT YARD SETBACK: 20'
MAX. FRONT YARD SETBACK: 30'
REAR YARD: 5'
SIDE YARD: 7'
MINIMUM ROAD FRONTAGE: 15'
CORNER/SIDE STREET SETBACK: 7'
AREA WITHIN LOTS: 556,612 SF (12.78 AC)

COMMON OPEN SPACE (COS)
TOTAL REQUIRED COS: 10.0% (2.962 AC)
INACCESSIBLE COS: 0.741 AC (25% OF 2.962)
INACCESSIBLE COS PROVIDED: 0.741 AC (25% MAX ALLOWED)
ACTIVE COS REQUIRED: 1.825 AC (0.025 AC/LOTS)
ACTIVE COS PROVIDED: 1.825 AC
PASSIVE COS PROVIDED: 0.396
PROVIDED PROVIDED COS: 10.0% (2.962 AC)
-ALL COS TO BE MAINTAINED BY THE HOA

STREET LINEAR FEET: 2,403.43' (BAINTREE LANE)
428.80' (GRANGER PLACE)
541.86' (STALLWOOD COURT)
219.82' (CLARENDON ROAD)

ON-SITE DEDICATED R/W AREA: 5.27 AC
STREET CONNECTIVITY: 1.75

EXISTING STREAM ON-SITE: 1,432.96 LF

REFER TO LANDSCAPE PLAN FOR ALL PLANTING REQUIREMENTS AND CALCULATIONS.

RSDO:
WEST SIDE OF STREAM: MAX. DISTANCE = 75'
EAST SIDE OF STREAM: MAX. DISTANCE = 72'
-LEVEL "2" INTERMITTENT STREAM

WATERSHED BUFFERS: N/A

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 3710550600K, DATED: NOV. 16, 2018.

GARAGE AND DRIVEWAY TO ACCOMMODATE 2 CARS.

PROPOSED BUILT UPON AREA
PROPOSED ROADWAY: 148,978 SF
-ASPHALT, CURB GUTTER, AND SIDEWALK

LOT MATRIX					LOT MATRIX				
Lot #	Phase	Front Yard	Rear Yard	Side Yard	Lot #	Phase	Front Yard	Rear Yard	Side Yard
1	1	20	5	7	37	1	20	5	7
2	1	20	5	7	38	1	20	5	7
3	1	20	5	7	39	1	20	5	7
4	1	20	5	7	40	1	20	5	7
5	1	20	5	7	41	1	20	5	7
6	1	20	5	7	42	1	20	5	7
7	1	20	5	7	43	1	20	5	7
8	1	20	5	7	44	1	20	5	7
9	1	20	5	7	45	1	20	5	7
10	1	20	5	7	46	1	20	5	7
11	1	20	5	7	47	1	20	5	7
12	1	20	5	7	48	1	20	5	7
13	1	20	5	7	49	1	20	5	7
14	1	20	5	7	50	1	20	5	7
15	1	20	5	7	51	1	20	5	7
16	1	20	5	7	52	1	20	5	7
17	1	20	5	7	53	1	20	5	7
18	1	20	5	7	54	1	20	5	7
19	1	20	5	7	55	1	20	5	7
20	1	20	5	7	56	1	20	5	7
21	1	20	5	7	57	2	20	5	7
22	2	20	5	7	58	2	20	5	7
23	2	20	5	7	59	2	20	5	7
24	2	20	5	7	60	2	20	5	7
25	2	20	5	7	61	2	20	5	7
26	2	20	5	7	62	2	20	5	7
27	2	20	5	7	63	2	20	5	7
28	2	20	5	7	64	2	20	5	7
29	2	24	5	7	65	2	20	5	7
30	2	20	5	7	66	2	20	5	7
31	2	20	5	7	67	2	20	5	7
32	2	20	5	7	68	2	20	5	7
33	2	20	5	7	69	2	20	5	7
34	2	20	5	7	70	2	20	5	7
35	2	20	5	7	71	2	20	5	7
36	2	20	5	7	72	2	20	5	7
					73	2	20	5	7

ENGINEERING

MC² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

8/7/20

8/7/20

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CALLOWAY

ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD
HARRISBURG, NC

STANLEY MARTIN HOMES

13310 SOUTH RIDGE DR. SUITE A
CHARLOTTE, NC 28273

SITE PLAN - WEST

REVISIONS		
1	8/21/19	HARRISBURG COMMENTS
2	9/24/19	HARRISBURG COMMENTS
3	4/6/20	HARRISBURG COMMENTS
4	8/7/20	HARRISBURG COMMENTS

PRELIMINARY PLAT

CAD FILE: 17-017 BASE.DWG
PROJECT NO.: 17-017
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JULY 26, 2019

C2.0





LAND OWNER: ESSEX HOMES
13310 SOUTH RIDGE DRIVE, STE A
CHARLOTTE, NC 28273

PID#: 10240023 & 1024033
PIN: 55068417580000 & 55068495240000
DEED BOOK & PAGE: 515 / 735
TOTAL SITE ACREAGE: 30.22 AC (1,316.130 SF)
-EXIS. AREA WITHIN ROBINSON & ROCKY RIVER R/W: 26,011 SF
-EXIS. NET SITE AREA: 1,290,119 SF
-PROP. DEDICATED AREA WITHIN ROBINSON & ROCKY: 20,864 SF
-PROP. NET SITE AREA: 1,269,255 SF

JURISDICTION: CABARRUS COUNTY
TOWNSHIP: TOWN OF HARRISBURG

CURRENT ZONING: CZ-RC
ALLOWABLE DENSITY: 15.00 DU/AC
PROPOSED DENSITY: 25.00 DU/AC
TOTAL LOTS: 73
DEVELOPMENT TYPE: TRADITIONAL (SINGLE-FAMILY)
ESTIMATED FINAL PLATTING: FALL 2020

MIN. REQUIRED LOT WIDTH: 50'
MIN. REQUIRED LOT DEPTH: 100'
MIN. REQUIRED LOT AREA: 5,000 SF
MIN. FRONT YARD SETBACK: 20'
MAX. FRONT YARD SETBACK: 30'
REAR YARD: 7'
SIDE YARD: 7'
MINIMUM ROAD FRONTAGE: 15'
CORNER/SIDE STREET SETBACK: 7'
AREA WITHIN LOTS: 556,612 SF (12.78 AC)

COMMON OPEN SPACE (COS)
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INACCESSIBLE COS: 0.741 AC (25% OF 2,962)
INACCESSIBLE COS PROVIDED: 0.741 AC (25% MAX ALLOWED)
ACTIVE COS REQUIRED: 1.825 AC (0.025 AC/LOTS)
ACTIVE COS PROVIDED: 1.825 AC
PASSIVE COS PROVIDED: 0.536 AC
PROVIDED PROVIDED COS: 10.0% (2,962 AC)
-ALL COS TO BE MAINTAINED BY THE HOA

STREET LINEAR FEET: 2,403.43' (BAINTREE LANE)
428.80' (GRANGER PLACE)
641.86' (STALLWOOD COURT)
219.82' (CLARENDON ROAD)

ON-SITE DEDICATED R/W AREA: 5.27 AC
STREET CONNECTIVITY: 1.75
EXISTING STREAM ON-SITE: 1,432.96 LF

REFER TO LANDSCAPE PLAN FOR ALL PLANTING REQUIREMENTS AND CALCULATIONS.

RSOD:
WEST SIDE OF STREAM: MAX. DISTANCE = 75'
EAST SIDE OF STREAM: MAX. DISTANCE = 72'
-LEVEL "2" INTERMITTENT STREAM

WATERSHED BUFFERS: N/A

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP. COMMUNITY PANEL 37105508002, DATED: MARCH 2, 2009.

GARAGE AND DRIVEWAY TO ACCOMMODATE 2 CARS.

PROPOSED BUILT UPON AREA
PROPOSED ROADWAY: 148,978 SF
-ASPHALT, CURB GUTTER, AND SIDEWALK

DEVELOPMENT SUMMARY

LOT MATRIX					LOT MATRIX				
Lot #	Phase #	Front Yard	Rear Yard	Side Yard	Lot #	Phase #	Front Yard	Rear Yard	Side Yard
1	1	20	5	7	37	1	20	5	
2	1	20	5	7	38	1	20	5	
3	1	20	5	7	39	1	20	5	
4	1	20	5	7	40	1	20	5	
5	1	20	5	7	41	1	20	5	
6	1	20	5	7	42	1	20	5	
7	1	20	5	7	43	1	20	5	
8	1	20	5	7	44	1	20	5	
9	1	20	5	7	45	1	20	5	
10	1	20	5	7	46	1	20	5	
11	1	20	5	7	47	1	20	5	
12	1	20	5	7	48	1	20	5	
13	1	20	5	7	49	1	20	5	
14	1	20	5	7	50	1	20	5	
15	1	20	5	7	51	1	20	5	
16	1	20	5	7	52	1	20	5	
17	1	20	5	7	53	1	20	5	
18	1	20	5	7	54	1	20	5	
19	1	20	5	7	55	1	20	5	
20	1	20	5	7	56	1	20	5	
21	1	20	5	7	57	2	20	5	
22	2	20	5	7	58	2	20	5	
23	2	20	5	7	59	2	20	5	
24	2	20	5	7	60	2	20	5	
25	2	20	5	7	61	2	20	5	
26	2	20	5	7	62	2	20	5	
27	2	20	5	7	63	2	20	5	
28	2	20	5	7	64	2	20	5	
29	2	24	5	7	65	2	20	5	
30	2	20	5	7	66	2	20	5	
31	2	20	5	7	67	2	20	5	
32	2	20	5	7	68	2	20	5	
33	2	20	5	7	69	2	20	5	
34	2	20	5	7	70	2	20	5	
35	2	20	5	7	71	2	20	5	
36	2	20	5	7	72	2	20	5	
					73	2	20	5	

CALLOWAY
ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD
HARRISBURG, NC

STANLEY MARTIN HOMES
13310 SOUTH RIDGE DR. SUITE A
CHARLOTTE, NC 28273

SITE PLAN - EAST

REVISIONS		
1	8/21/19	HARRISBURG COMMENTS
2	9/24/19	HARRISBURG COMMENTS
3	4/6/20	HARRISBURG COMMENTS
4	8/7/20	HARRISBURG COMMENTS

PRELIMINARY
PLAT

CAD FILE: 17-017 BASE.DWG
PROJECT NO.: 17-017
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JULY 26, 2019

C2.1




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PURPOSE OTHER THAN THAT AUTHORIZED BY Mc2
ENGINEERING, INC. IS PROHIBITED. 2019 ©



SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	MIN. HEIGHT
	17	BLACK GUM	<i>Nyssa sylvatica</i>	2-2 1/2"	10-12'
	173	SOUTHERN RED OAK	<i>Quercus falcata</i>	2-2 1/2"	10-12'
	18	VIRGINIA PINE	<i>Pinus virginiana</i>	2-2 1/2"	10-12'
	14	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>	2-2 1/2"	10-12'
	138	RED MAPLE	<i>Acer rubrum</i>	3"	10-12'
	23	FLOWERING DOGWOOD	<i>Cornus florida</i>	1 1/2-2"	6-8'
	17	SAVANNAH HOLLY	<i>Ilex x 'Savannah'</i>	1 1/2-2"	6-8'
	44	APALACHEE CRAPE MYRTLE	<i>Lagerstroemia india</i>	1-1 1/2"	6-8'
	22	AMERICAN HOLLY	<i>Ilex paco</i>	1 1/2-2"	6-8'
	160	CONVEX JAPANESE HOLLY	<i>Ilex crenata 'convexa'</i>	3-3 1/2"	
	302	DWARFBURFORD HOLLY	<i>Ilex cornuta burfordi nana</i>	3'	

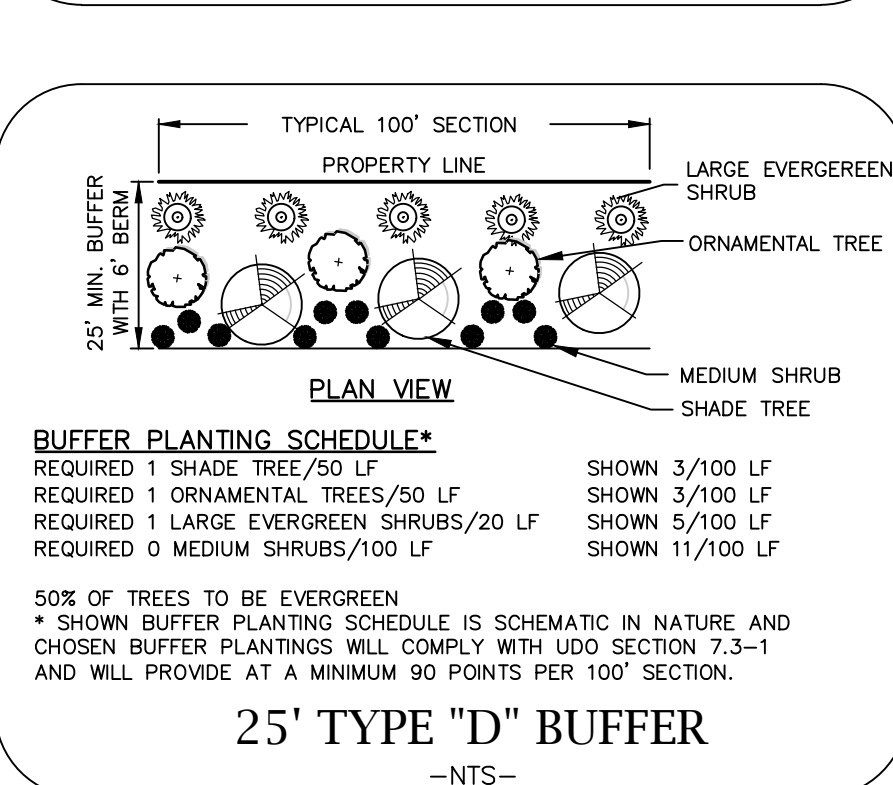
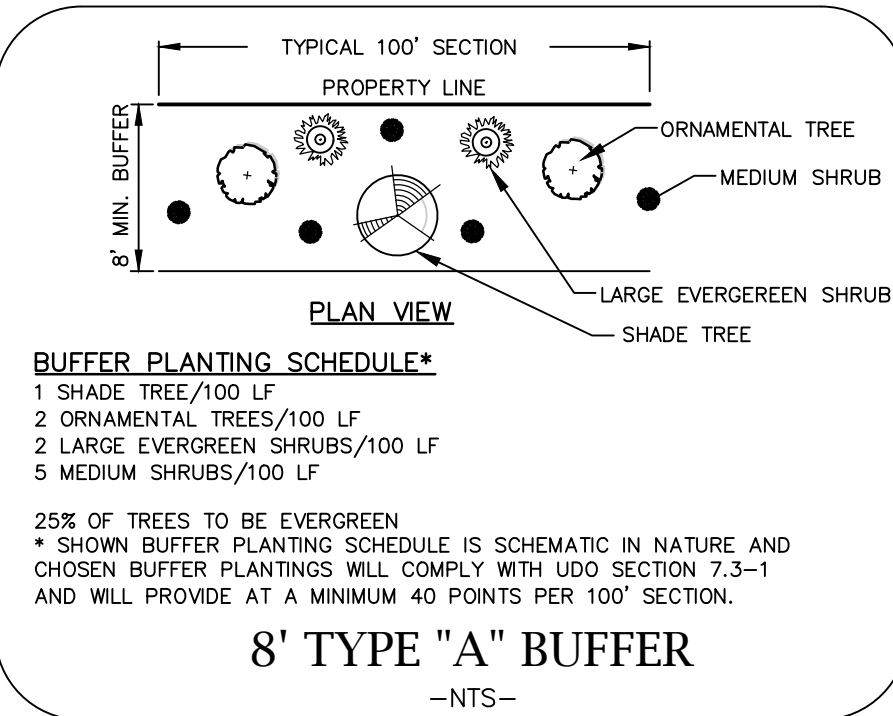
NOTE:
1. CONTRACTOR SHALL REMOVE LIMBS BELOW 6 FEET OF ALL TREES LOCATED WITHIN SITE TRIANGLES.

PLANT MATERIALS LIST



STREET TREES	
BAINTREE LANE:	
TOTAL STREET FRONTAGE:	4392 LF
REQUIRED STREET TREES:	110 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	110 EA
STALLWOOD COURT:	
TOTAL STREET FRONTAGE:	1396 LF
REQUIRED STREET TREES:	35 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	35 EA
GRANGER PLACE:	
TOTAL STREET FRONTAGE:	953 LF
REQUIRED STREET TREES:	24 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	24 EA
CLARENDON ROAD:	
TOTAL STREET FRONTAGE:	240 LF
REQUIRED STREET TREES:	6 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	6 EA
25' TYPE "D" BUFFER WITH 6' BERM:	
TOTAL BUFFER LENGTH:	676 LF
REQUIRED POINTS (MIN. 90 PER 100' SECTION):	608 PTS
PROVIDED TOTAL POINTS:	613 PTS
REQUIRED 1 SHADE TREE/50 LF:	14 EA
PROVIDED SHADE TREES:	15 EA
REQUIRED 1 ORNAMENTAL TREE/50 LF:	14 EA
PROVIDED ORNAMENTAL TREES:	15 EA
REQUIRED 1 LARGE EVERGREEN SHRUB/20 LF:	34 EA
PROVIDED LARGE EVERGREEN SHRUBS:	75 EA
REQUIRED 0 MEDIUM SHRUBS/100 LF:	0 EA
PROVIDED MEDIUM SHRUBS:	35 EA
8' TYPE "A" PERIMETER BUFFER:	
TOTAL BUFFER LENGTH:	4,250 LF
REQUIRED POINTS (MIN. 90 PER 100' SECTION):	1,701 PTS
PROVIDED TOTAL POINTS:	1,707 PTS
REQUIRED 1 SHADE TREE/100 LF:	43 EA
PROVIDED SHADE TREES:	43 EA
REQUIRED 0 ORNAMENTAL TREES/100 LF:	0 EA
PROVIDED 2 ORNAMENTAL TREES/100 LF:	85 EA
REQUIRED 2 LARGE EVERGREEN SHRUBS/100 LF:	85 EA
PROVIDED LARGE EVERGREEN SHRUBS:	85 EA
REQUIRED 0 MEDIUM SHRUBS/100 LF:	0 EA
PROVIDED 5 MEDIUM SHRUBS/100 LF:	213 EA
TREE SAVE	
TWO HERITAGE TREES ON-SITE TO REMAIN AS AGREED WITH	
TOWN OF HARRISBURG	
30" OAK, 42" OAK	
HERITAGE TREE MITIGATION PLAN CONSISTS OF REMOVING 11	
TREES FOR A TOTAL OF 413'	
30" OAK, 30" OAK, 30" OAK, 36" OAK, 36" OAK, 36" OAK	
36" OAK, 40" OAK, 40" OAK, 45" OAK, 54" OAK	
MITIGATION INCLUDES INSTALLING A TOTAL OF 138 RED	
MAPLES WITH A MINIMUM CALIPER OF 3"	
-28 TREES INSTALLED WITHIN ABUTTING REAR YARD BUFFER	
-31 TREES INSTALLED IN COMMON OPEN SPACE	
-79 TREES INSTALLED IN FRONT YARDS OF LOTS	

LANDSCAPE SUMMARY



Mc² ENGINEERING
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

Professional Engineer
Seal: 29606
North Carolina Professional Engineer
Seal: C-2630

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CALLOWAY
ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD
HARRISBURG, NC

STANLEY MARTIN HOMES
13310 SOUTH RIDGE DR. SUITE A
CHARLOTTE, NC 28273

REVISIONS	
1	8/21/19 HARRISBURG COMMENTS
2	9/24/19 HARRISBURG COMMENTS
3	4/6/20 HARRISBURG COMMENTS
4	8/7/20 HARRISBURG COMMENTS

PRELIMINARY PLAT

CAD FILE: 17-017 BASE.DWG
PROJECT NO.: 17-017
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JULY 26, 2019

811
Know what's below.
Call before you dig.

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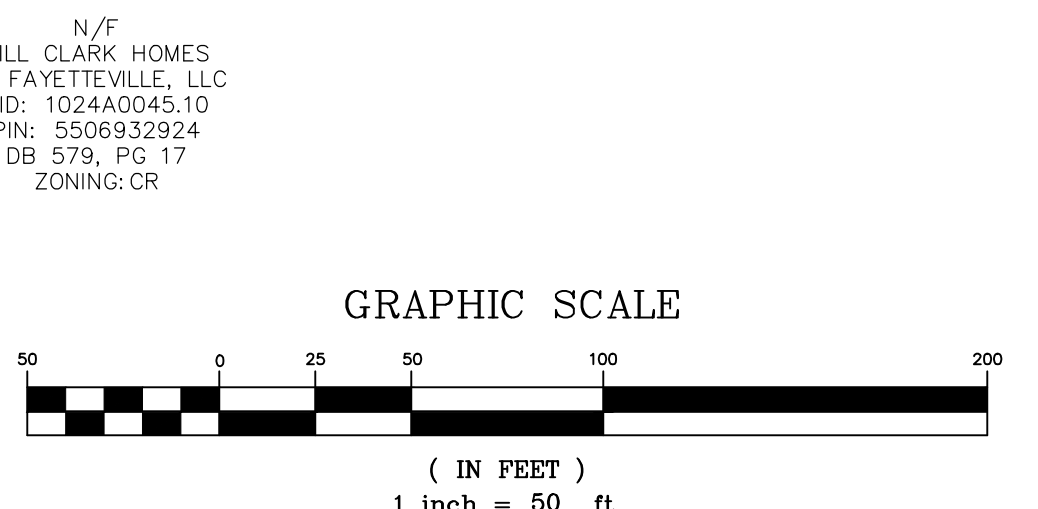
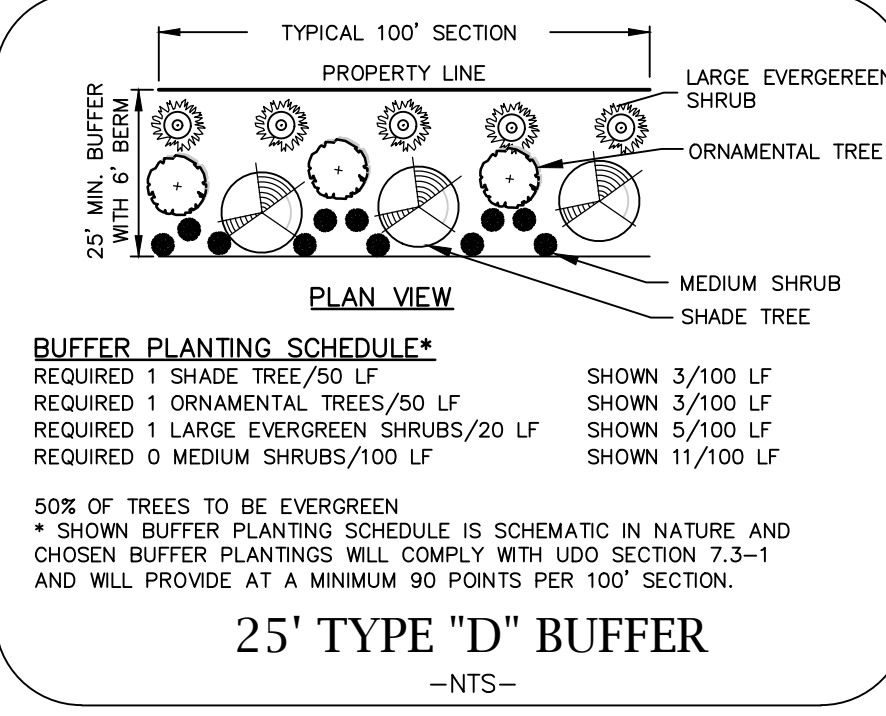
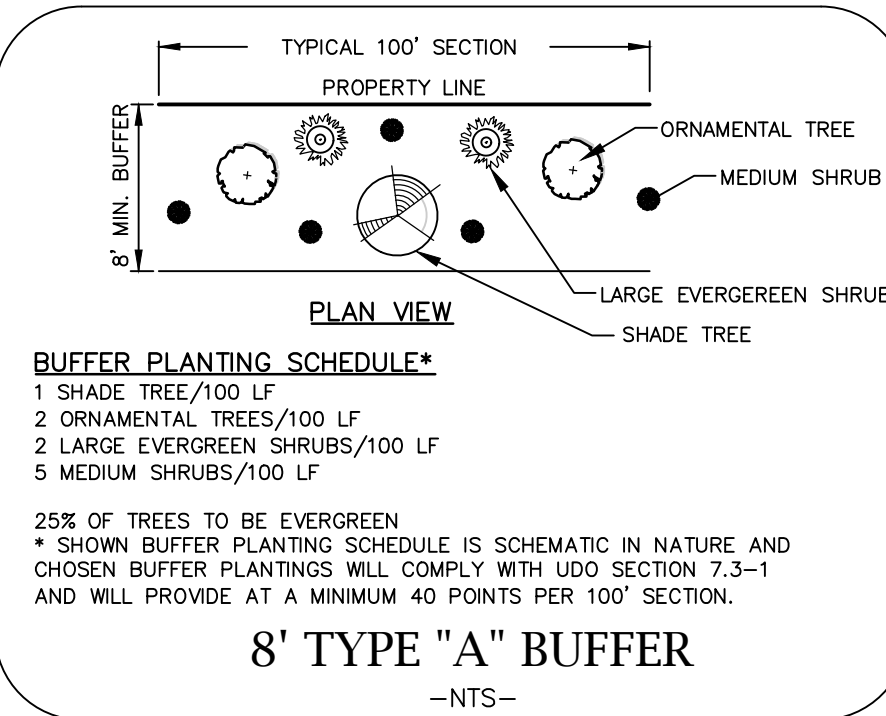
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	CALIPER	MIN. HEIGHT
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	14	SOUTHERN MAGNOLIA	<i>Magnolia grandiflora</i>	2-2 1/2"	10-12'
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	17	SAVANNAH HOLLY	<i>Ilex x 'Savannah'</i>	1 1/2-2"	6-8'
	44	APALACHEE CRAPE MYRTLE	<i>Lagerstroemia india</i>	1-1 1/2"	6-8'
	22	AMERICAN HOLLY	<i>Ilex paca</i>	1 1/2-2"	6-8'
	160	CONVEX JAPANESE HOLLY	<i>Ilex crenata 'convexa'</i>		3-3 1/2'
	302	DWARFBURFORD HOLLY	<i>Ilex cornuta burfordi nana</i>		3'

NOTE: CONTRACTOR SHALL REMOVE LIMBS BELOW 6 FEET OF ALL TREES LOCATED WITHIN SITE TRIANGLES.

PLANT MATERIALS LIST

STREET TREES	
BAINTREE LANE:	
TOTAL STREET FRONTAGE:	4392 LF
REQUIRED STREET TREES:	110 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	110 EA
STALLWOOD COURT:	
TOTAL STREET FRONTAGE:	1396 LF
REQUIRED STREET TREES:	35 EA
- BASED ON TREES BEING 40' O.C.	
PROPOSED STREET TREES:	35 EA
GRANGER PLACE:	
TOTAL STREET FRONTAGE:	953 LF
REQUIRED STREET TREES:	24 EA
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PROPOSED STREET TREES:	24 EA
CLARENDON ROAD:	
TOTAL STREET FRONTAGE:	240 LF
REQUIRED STREET TREES:	6 EA
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PROPOSED STREET TREES:	6 EA
25' TYPE "D" BUFFER WITH 6' BERM:	
TOTAL BUFFER LENGTH:	676 LF
REQUIRED POINTS (MIN. 90 PER 100' SECTION):	608 PTS
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REQUIRED 1 SHADE TREE/50 LF:	14 EA
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PROVIDED LARGE EVERGREEN SHRUBS:	75 EA
REQUIRED 0 MEDIUM SHRUBS/100 LF:	0 EA
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TREE SAVE	
TWO HERITAGE TREES ON-SITE TO REMAIN AS AGREED WITH TOWN OF HARRISBURG	
30" OAK, 42" OAK	
HERITAGE TREE MITIGATION PLAN CONSISTS OF REMOVING 11 TREES FOR A TOTAL OF 413'	
30" OAK, 30" OAK, 30" OAK, 36" OAK, 36" OAK, 36" OAK, 36" OAK, 40" OAK, 40" OAK, 45" OAK, 54" OAK	
MITIGATION INCLUDES INSTALLING A TOTAL OF 138 RED MAPLES WITH A MINIMUM CALIPER OF 3"	
-28 TREES INSTALLED WITHIN ABUTTING REAR YARD BUFFER	
-31 TREES INSTALLED IN COMMON OPEN SPACE	
-79 TREES INSTALLED IN FRONT YARDS OF LOTS	

LANDSCAPE SUMMARY



Mc² ENGINEERING
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

Professional Engineer Seal for Jeffrey D. McCarty, No. 29606, State of North Carolina.

CALLOWAY
ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD
HARRISBURG, NC

STANLEY MARTIN HOMES
13310 SOUTH RIDGE DR. SUITE A
CHARLOTTE, NC 28273

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2	9/24/19	HARRISBURG COMMENTS
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4	8/7/20	HARRISBURG COMMENTS

PRELIMINARY PLAT

CAD FILE: 17-017 BASE.DWG
PROJECT NO.: 17-017
DESIGNED BY: JDM
REVIEWED BY: JDM
DATE: JULY 26, 2019

C5.1

811
Know what's below.
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VIA E-MAIL

January 8, 2020

Sushil Nepal, AICP
Planning Director
4100 Main Street
Suite 102
Harrisburg, NC 28075

RE: Calloway Sewer and Greenway Easement

Mr. Nepal,

Please allow this letter to serve as notice of Essex's intent to satisfy Item 7 of the conditions of approval for the proposed Calloway subdivision as approved on February 13, 2018 under rezoning request H2017-11-(R). The aforementioned condition states that the easements obtained for the sewer line connection to Reedy Creek will include pedestrian access rights to accommodate a future pedestrian access to Reedy Creek Greenway. As of the date of the conditional approval, Essex and its assigns had not yet confirmed the exact location of the sewer easement. Due to topography and existing conditions, the sewer line and associated easement must run in close proximity to the homes of the property owners being sought after for easements. Said property owners have very clearly and firmly stated they will not grant any such easement for a greenway due to the proximity to their home. Thus, we would like to propose that in lieu of pedestrian access being included within the sewer line easement, Essex make a monetary dedication to the Town of Harrisburg Parks and Recreation Department. Such contribution or fee would be calculated using the same formula as the fee in lieu of Public Open Space dedication as outlined in Item 2 of the conditions of approval.

$1,707' \text{ length} \times 30' \text{ width} = 51,210\text{sf} (1.17\text{AC})$

$1.17 \times \$34,390.00 = \mathbf{\$40,236.30}$

It is our hope that this request to dedicate a fee in lieu of Item 7 in the amount of \$40,236.30 will be accepted as satisfactory to the Town Planning Department and Parks and Recreation Advisory Board.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jeremy Smith', is written over a blue circular stamp or seal.

Jeremy Smith, Land Manager
Essex Land Entitlement, LLC



CALLOWAY



February 13, 2018

Robert Bennett
Essex Land Entitlement, LLC
13000 S. Tryon St. Ste F-205
Charlotte, NC 28278

Mr. Bennett,

This letter is to inform you that the conditional rezoning request H2017-11-(R) was approved by the Town Council on Monday, February 12th, 2018, subject to completing the conditions outlined below.

This property is located at 8969 and 9089 Robinson Church Road (PIN#s 55068417580000, 55068495240000). Request H2017-11-(R) was a request rezone 28.65 acres from CR, Cabarrus County Countryside Residential District, to CZ-RC, Residential Compact – Conditional Zoning District. The request was for 81 single-family detached residential units that will be age-restricted to 55 years of age and older per the HUD definition of age-restricted.

As a Conditional Zoning District, this project is subject to the following conditions of approval:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place. (Planning)
2. Applicant agrees to dedicate a fee in lieu of Public Open Space dedication for the 2.4 acres of required Public Open Space, in the amount of \$34,390 per acre, for a total of \$83,857. All fee in lieu of dedications shall be made to the Town prior to final plat approval. (Parks and Recreation)
3. Applicant agrees to restrict cladding materials for all buildings to masonry products; vinyl siding will not be used. (Applicant)
4. Applicant agrees that during the preliminary plat process, if the RSOD buffers are revised to reflect the slope of the land adjacent to the stream bisecting the property, that any lots containing RSOD buffers be revised, removed, or redesigned so that no lots contain any RSOD buffer. (Planning)
5. Applicant agrees that the area labeled as "Proposed Future Roadway Connection To The East" on the site plan will be dedicated as street ROW during final platting. (Planning)
6. Applicant agrees to obtain a Driveway Permit from NCDOT subdivision access road providing access to Robinson Church Road. Furthermore, the applicant agrees to revise the site plan to show the future ROW dedication area on both sides of the subdivision access road, and to dimension the future ROW from the current road centerline. (NCDOT)

7. Applicant agrees that easements obtained for the sewer line connection to Reedy Creek will include pedestrian access rights to accommodate a future pedestrian access to Reedy Creek Greenway. (Parks and Recreation Advisory Board)

The final approval in the rezoning process is to submit a revised Conditional Zoning site plan containing all conditions of approval. Once this has been completed, you may submit for Site Plan approval through the Town of Harrisburg Planning and Zoning Department.

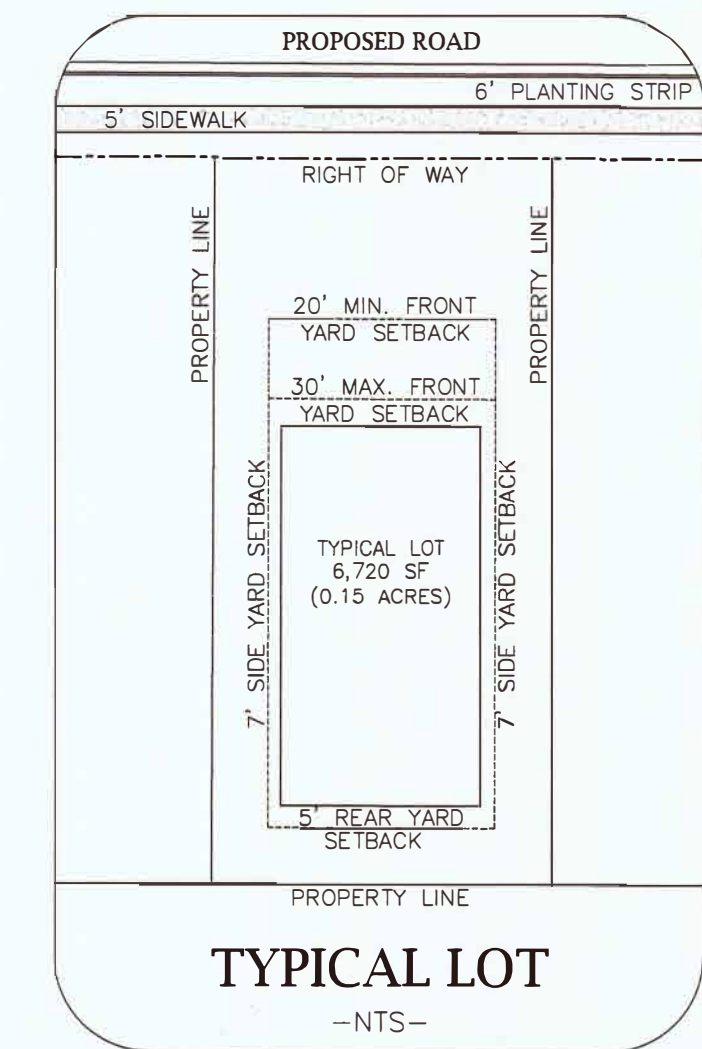
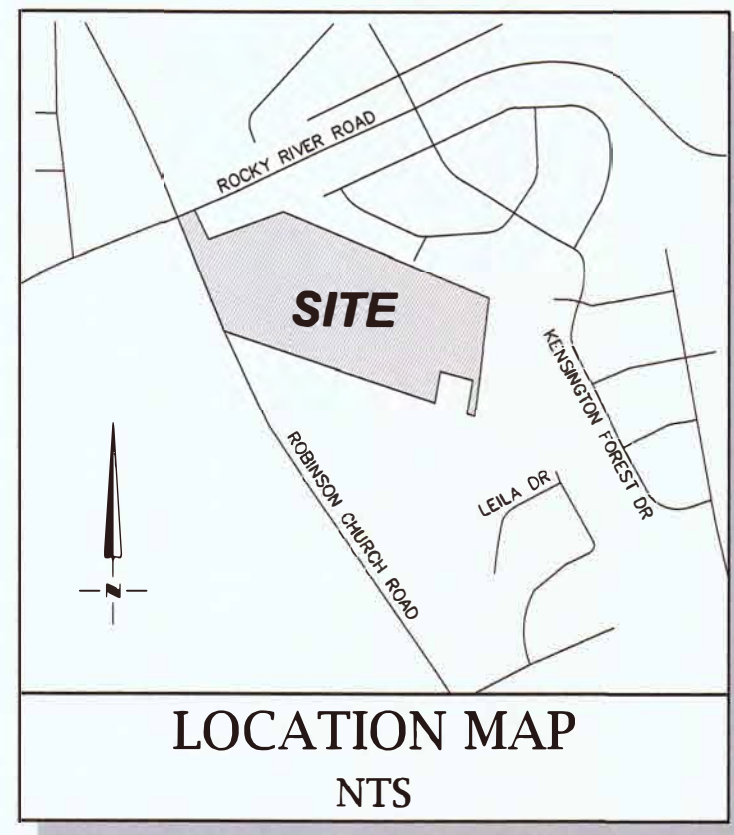
If you have any questions or concerns, please let me know.

Sincerely,

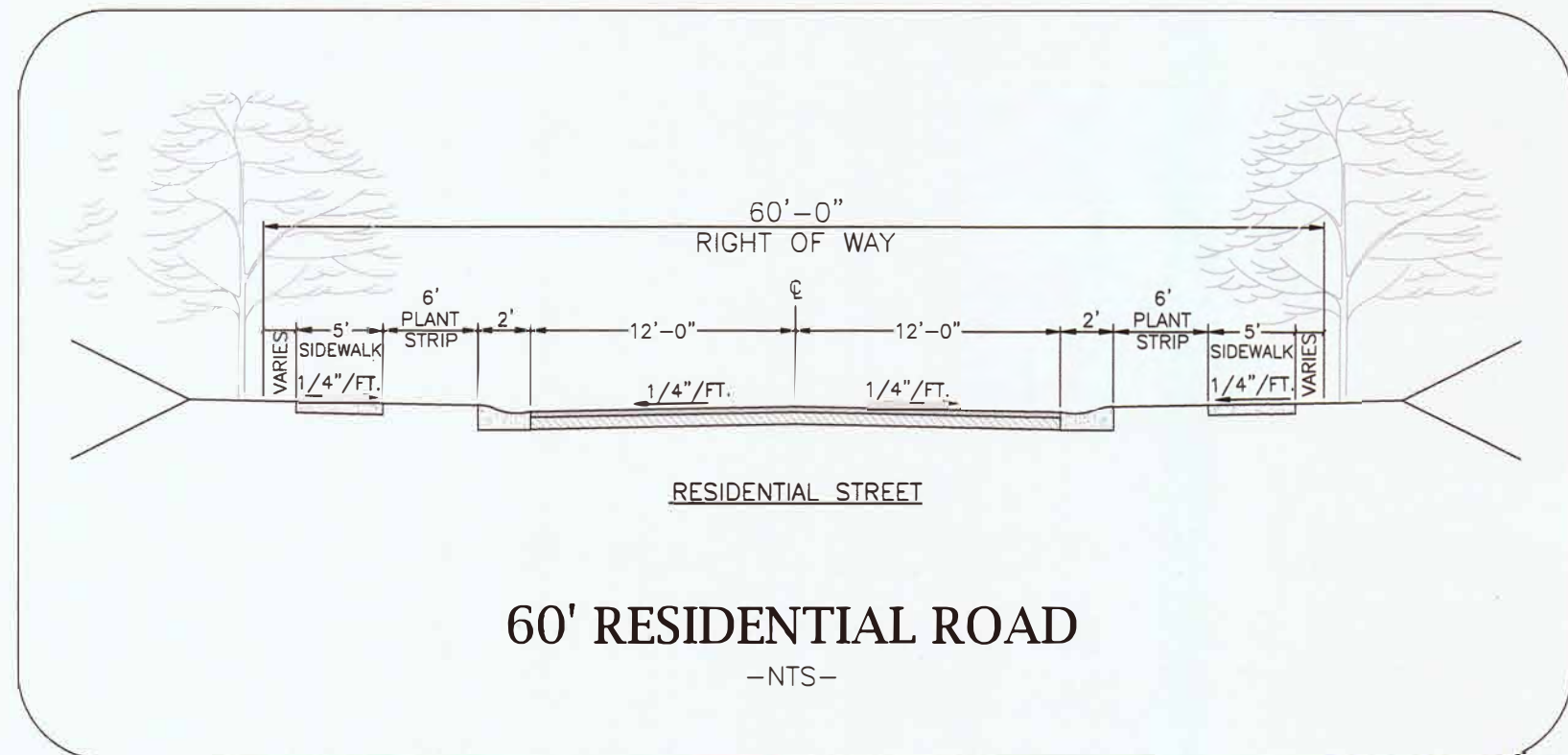
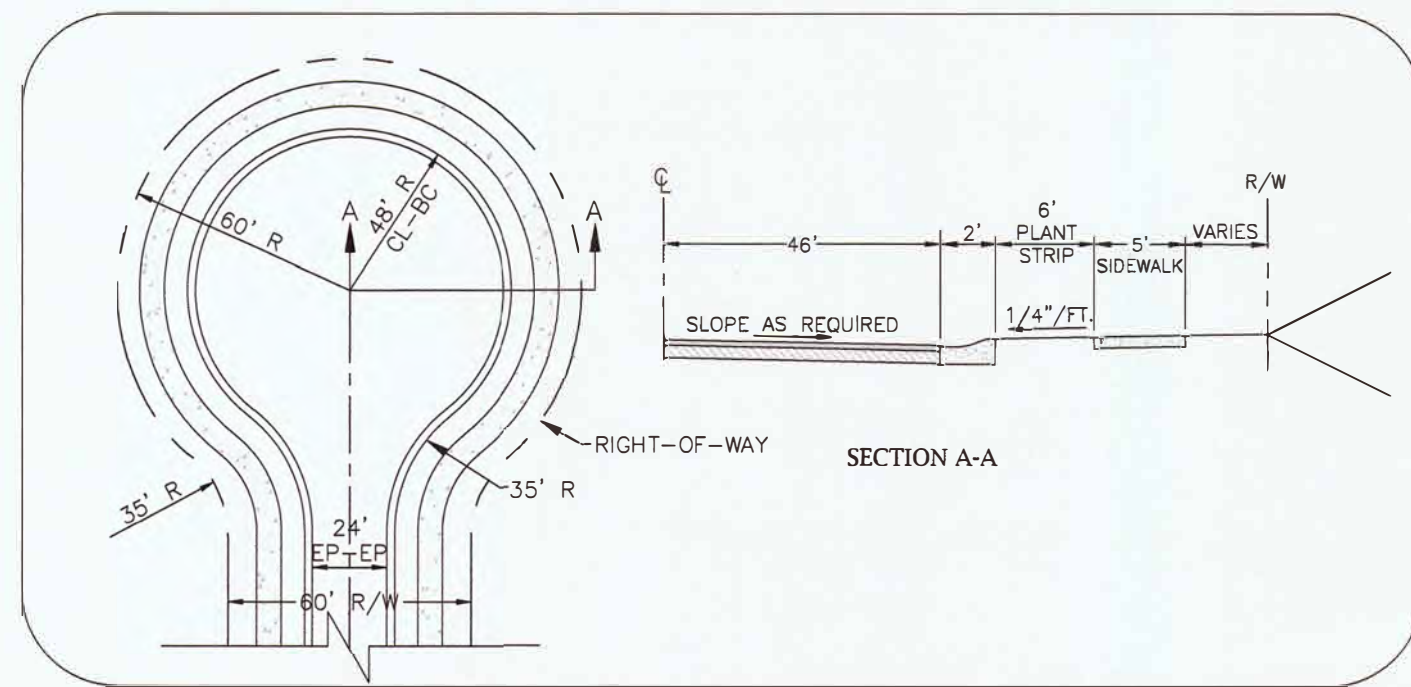


Joshua R. Watkins
Planning Director

Cc: File
Jeff McCluskey, MC² Engineering



GENERAL SANITARY SEWER NOTE:
EASEMENTS OBTAINED FOR SANITARY SEWER CONNECTION TO REEDY CREEK TRUNK LINE WILL INCLUDE PEDESTRIAN ACCESS RIGHT TO ACCOMMODATE A FUTURE PEDESTRIAN ACCESS TO REEDY CREEK GREENWAY.



ROBINSON CHURCH ROAD AND ROCKY RIVER ROAD HARRISBURG, NC

Town of Harrisburg Conditional Zoning Notes:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place. (Planning)
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TOWN OF HARRISBURG
PLANNING AND ZONING DEPARTMENT

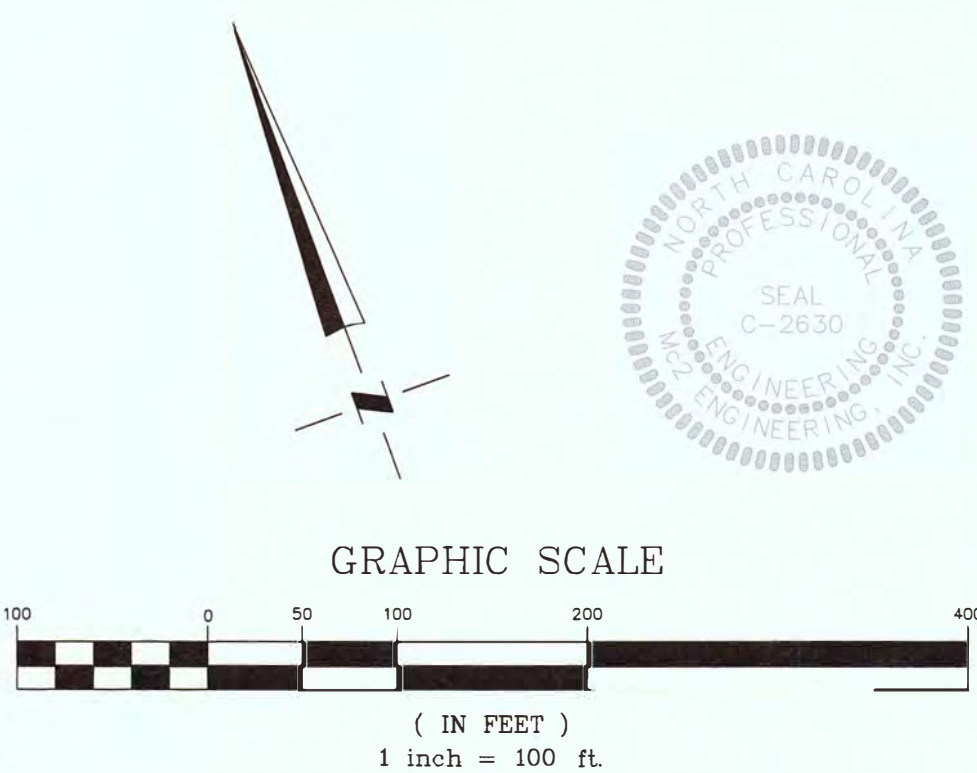
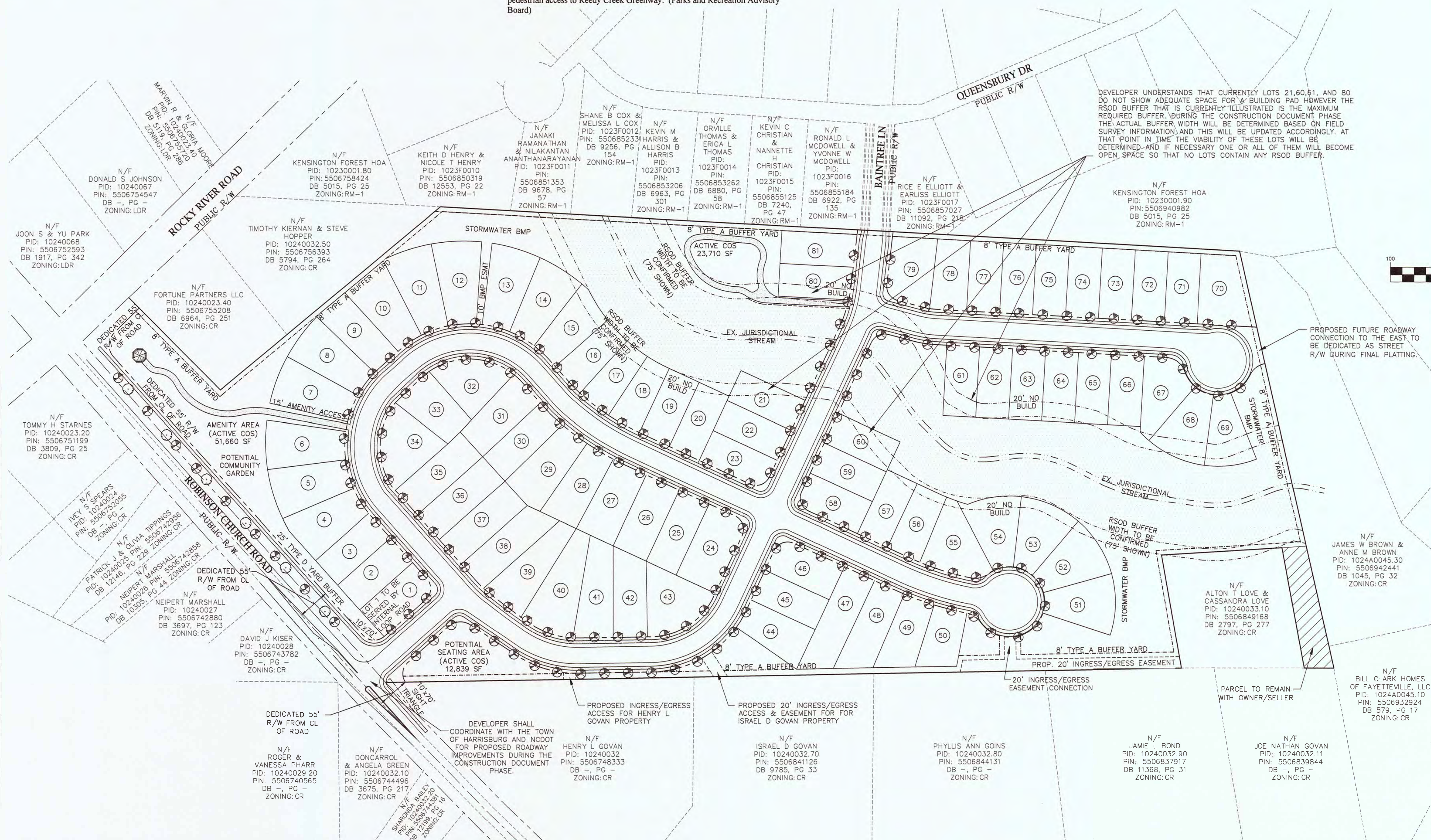
APPROVED

Conditional Rezoning
Site Plan
2-12-2018

John K. Watters

LAND OWNER:	ESSEX HOMES 13310 SOUTH RIDGE DRIVE, STE A CHARLOTTE, NC 28273
PID#:	10240023 & 1024033
PIN:	55068417580000 & 55068495240000
JURISDICTION:	CABARRUS COUNTY
TOWNSHIP:	TOWN OF HARRISBURG
DEED BOOK & PAGE:	515 / 735
TOTAL SITE ACREAGE:	28.65 AC (1,247,994 SF)
CURRENT ZONING:	CR
PROPOSED ZONING:	CZ-RC
EXISTING USE:	WOODED AREA
PROPOSED USE:	SINGLE FAMILY
TOTAL LOTS:	81
DENSITY:	2.83 DU/AC
MIN. FRONT YARD SETBACK:	20'
MAX. FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	7'
REAR YARD SETBACK:	5'
TYPICAL LOT:	56'X120' (6,720 SF)
COMMON OPEN SPACE (COS)	
TOTAL COS REQUIRED:	2.865 AC (10% OF 2.865)
INACCESSIBLE COS:	0.716 AC (25% OF 2.865)
INACCESSIBLE COS PROVIDED:	0.716 AC (25% MAX ALLOWED)
ACTIVE COS REQUIRED:	2.025 AC (0.025 AC/LOTS)
ACTIVE COS PROVIDED:	2.025 AC
PROPOSED DEVELOPMENT WILL BE ATTACHED TO PUBLIC WATER AND SANITARY SEWER.	

DEVELOPMENT SUMMARY



REVISIONS	
CAD FILE:	17-017 SKETCH.DWG
PROJECT NO.:	17-017
DESIGNED BY:	JDM
SUBMITTAL DATE:	OCTOBER 16, 2017
SECOND REVISION:	DECEMBER 19, 2017

DEVELOPED BY:
ESSEX HOMES
13310 SOUTH RIDGE DR.
SUITE A
CHARLOTTE, NC 28273

Mc² ENGINEERING
Mc² ENGINEERING, INC.
2110 BEN CRAIG DR.
SUITE 400
CHARLOTTE, NC 28262
PHONE 704.510.9797



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2020-02-(S) Brookdale Village Town Homes 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 H2020-02-(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 H2020-02-(S).

Description/Background:

Brookdale Partners LLC, on behalf of the Property Owner and Developer, has submitted a Preliminary Plat application for 50 town homes on Section 3 & 4 of the original plat, located east side of Plaza Road Extension, at the Stafford Road intersection. The site pin is 5506-21-2703-0000 and consists a total area of 5.58 acres. The Preliminary Plat for these 50 town homes was previously approved in 2016 (Case #H-2016-01-(S)).

As stated in Article 6 - Subdivision Regulations of the Harrisburg Unified Development Ordinance (UDO), the Subdivision Final Plat is to be recorded within two (2) years of Preliminary Plat approval. As such, the previously approved Preliminary Plat is expired and need to be reviewed and re-approved to allow for Construction of these town homes.

The revised Preliminary Plat is enhanced to include required buffer areas and added amenities to the common area - both of these elements were missing from previous approval.

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 previously approved Preliminary Plat (H-2016-01-S), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for PUD 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. Brookdale Prelim Plat App.Signed.7.14.2020
2. Brookdale Townhomes Map
3. 2020.07.16-Brookdale Townhomes Preliminary Plat
4. Brookdale Town Homes PB Prelim Plat Staff Report
5. Brookdale Village Townhomes_Elevations
6. Preliminary Plat Approval Letter Signed
7. Stamped Approved Preliminary Plat



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:	Brookdale Village
2. Location of Subdivision:	The intersection of Plaza Rd Extension and Stafford Road in Harrisburg NC
3. Cabarrus County PIN Numbers:	5506212703
4. Current Zoning:	PUD
5. Project Classification (Residential, Commercial, etc.):	Residential
6. Is this a CU or CZ Project?	☐ YES: Case Number: ☒ NO
7. Date of Rezoning Approval:	Subdivision Case #:
Owner/Developer Information	
1. Property Owner Name:	MTS CLT, LLC
Property Owner Phone:	980-721-0919
Property Owner Email:	bdyer@eastwoodhomes.com
2. Agent/Developer Name:	MTS CLT, LLC
Agent/Developer Phone:	980-721-0919
Agent/Developer Email:	bdyer@eastwoodhomes.com
3. Contact for Comments Name:	Brad Dyer
Contact for Comments Phone:	980-721-0919
Contact for Comments Email:	bdyer@eastwoodhomes.com
Utilities	
Water	Sewer
1, Who will provide water and sewer services for this site?	☐ Private ☒ Public
Provider	Cabarrus County (WSACC)
	Provider: Cabarrus County (WSACC)
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone?	☐ YES: ☒ NO
If YES, which one(s): _____	

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) 3710550600J Map Date 03.02.2009

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, Brad Dyer, 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: 07.14.2020

Signed: 

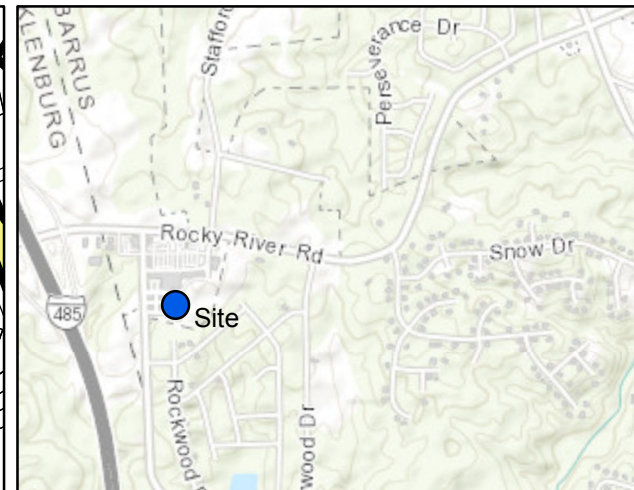
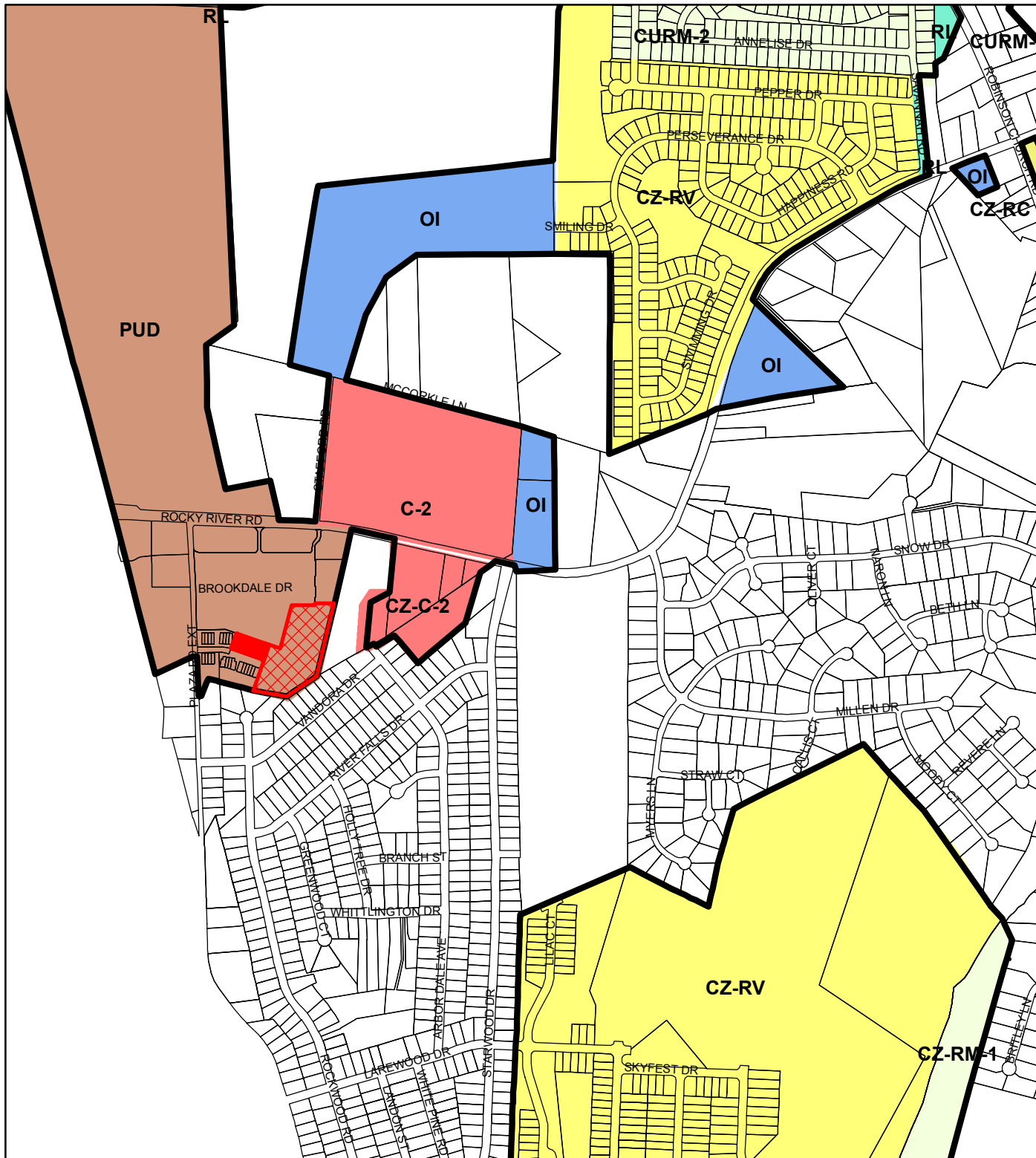
Title: Owner

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

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____



H 2020-02- (S)
Brookdale Village Townhomes

Applicant: Brookdale Partners, LLC

Zoning: PUD (Planned Unit Development)

Brookdale Village Townhomes
Preliminary Plat Request

- Parcels
- Site
- Town Limits

0 650 1,300 2,600 Feet

L:\Projects\2019\CD\19040 - Brookdale Townhomes\DWGS\CD\3-Sheets\CD\19040-Preliminary Plat.dwg Aug 05, 2020 - 9:54am

PARCEL TIN# 5506-11-8513 - SECTION 3

ZONING	PUD
TOTAL ACREAGE	28456.81 S/F (0.65 ACRES)
TOTAL NUMBER OF LOTS IN SUBDIVISION	10
ACREAGE IN LOTS	17018.65 S/F (0.39 ACRES)
COMMON OPEN SPACE	6727.21 S/F (0.15 ACRES)
PRIVATE DRIVE AREA	N/A
PRIVATE ALLEYWAY AREA	4710.95 S/F (0.11 ACRES)
LENGTH OF PRIVATE DRIVE	N/A
FLOODWAY BOUNDARIES	SEE NOTE THIS SHEET
BUILDING SETBACKS	25' PERIMETER / 10' PLAZA RD.

PARCEL TIN# 5506-21-1602 - SECTION 4

ZONING	PUD
TOTAL ACREAGE	214745.48 S/F (4.93 ACRES)
TOTAL NUMBER OF LOTS IN SUBDIVISION	40
ACREAGE IN LOTS	76492.82 S/F (1.75 ACRES)
COMMON OPENSACE	82084.35 S/F (1.88 ACRES)
PRIVATE DRIVE AREA	25104.63 S/F (0.58 ACRES)
PRIVATE ALLEYWAY AREA	31063.68 S/F (0.71 ACRES)
LENGTH OF PRIVATE DRIVE	667.89'
FLOODWAY BOUNDARIES	SEE NOTE THIS SHEET
BUILDING SETBACKS	25' PERIMETER / 10' PLAZA RD.



FLOODWAY NOTE:
PARCELS ARE NOT LOCATED IN A REGULATED
FLOODWAY

FIRM PANEL NUMBER: 3710550600J
PANEL EFFECTIVE DATE: 03.02.2009

SITE LEGEND

— PUBLIC COMBINED EASEMENT



STEWART

200 SOUTH COLLEGE ST. STE 720
CHARLOTTE, NC 28202
T 704.334.7965

FIRM LICENSE # C-1051
www.stewartinc.com
PROJECT # X18040.00

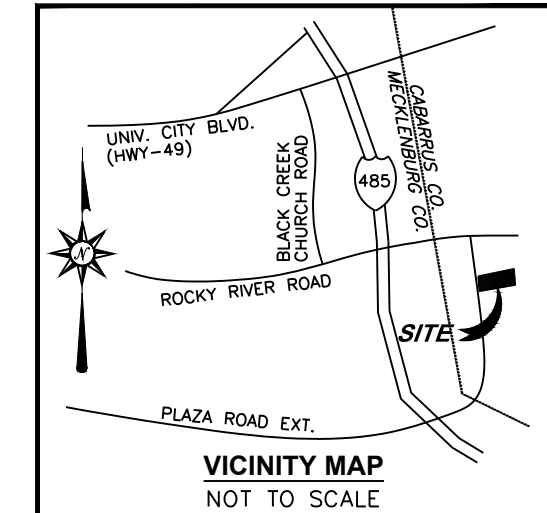
Client:

BROOKDALE PARTNERS, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408
T: 336.544.6205

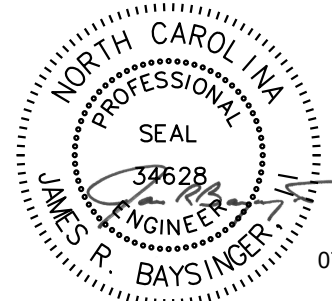
Project:

BROOKDALE
VILLAGE

Vicinity map:

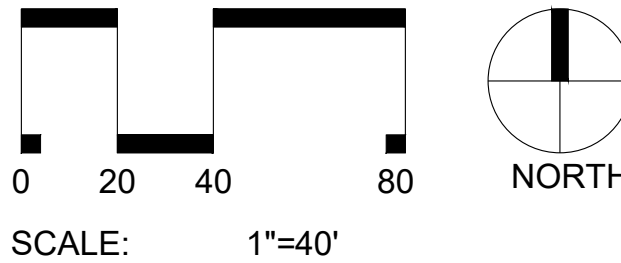


Seal:



Issued for:

No. Date Description



Title:

PRELIMINARY
SUBDIVISION PLAT
BROOKDALE VILLAGE
SECTIONS 3 & 4

Project number: C19040 Sheet:

Date: 07.10.2020

Drawn by: JOT

Approved by: JRB

SECTION 2 - PRIVATE ALLEYWAY
N.T.S.



Town of Harrisburg
Planning and Economic Development Department

DATE: August 18, 2020

SUBJECT: H2020-02-(S) **Brookdale Village Townhomes**, Preliminary Plat

Owner/ Developer: Brookdale Partners, LLC; Contact: Brad Dyer

Location: The subject property is located on the east side of Plaza Road Extension, at the Stafford Road intersection.
PIN number: 5506-21-2703-0000

BACKGROUND:

Area: Approximately 5.58 acres

Zoning: Planned Unit Development (PUD)

Staff Report prepared by: Craig Thomas, Planning and Economic Development Department

GENERAL DISCUSSION:

- The original preliminary plat for Brookdale Village Town Homes Section 3 & 4 was reviewed and approved by Town Council on September 12, 2016 for 50 townhomes (Case H2016-01-S).
- As stated in Article 6 - Subdivision Regulations of the Harrisburg Unified Development Ordinance (UDO), the Subdivision Final Plat is to be recorded within two (2) years of Preliminary Plat approval. As such, the previously approved Preliminary Plat is expired.
- The applicant is requesting that the previously approved Preliminary Plat be reviewed to allow them to complete the construction documents and record the subdivision plat for the remaining 50 lots.
- The revised Preliminary Plat is enhanced to include required buffer areas and added amenities to the common area - both of these elements were missing from previous approval.
- 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. Staff has recommended conditions of approval as outlined in this staff report.

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.**

Per the Harrisburg Area Plan, the subject property is located in an area designated as Mixed Use. This area is characterized by seamlessly integrated uses and structures, with the architecture being enhanced by landscaping to soften the hard edges. Uses should not be separated by buffers, and infrastructure is in place to handle the development of the area. Specifically, the Rocky River/I-485 area lays out the potential uses of medium density single family residential (both attached and detached), specialty housing supported by an institution, neighborhood retail, multi-tenant office, including medical uses, and a hospital or similar institution. The intent of this plat is to continue an already underway attached single family development. Therefore, the request conforms to the goals and policies of the Harrisburg Area Plan and the Unified Development Ordinance.

With regard to the overall goals of the plan, recommendation LU-5 states that the Town should "Expand Housing Options" to appeal to a broad range of audiences. A "Focus on Quality" is explained with recommendation LU-6. The developer has agreed to ensure a higher level of quality by using masonry products for construction in an effort to help fulfill this goal. Recommendation LU-7 of the plan recommends consistency between the Town's zoning regulations and the adopted future land use map. A table included as part of this goal establishes the "appropriate" districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Medium Density Residential. The table indicates that the PUD district is appropriate for this land use classification.

- 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.**

There are no existing or proposed variances for the subject property. 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.

The zoning districts of the surrounding properties are residential in nature to the south, and commercial to the west and north. The property to the east is vacant, but expected to develop commercially in the future. The Cabarrus Woods subdivision to the south is single family detached units, typically 1/3 of an acre in size. This proposed development provides an appropriate transition between the single family detached to the south, and the commercial shopping center to the north.

- 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 residential attached subdivision. The project is partially developed with 22 units. An approval of this preliminary plat would allow the development to complete building the

remaining townhomes and prevent a potential negative impact to the surrounding area.

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 A, as shown on the currently adopted Flood Boundary and Floodway 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. This property lies completely within Flood Zone X on the latest FEMA FIRM.

7. The proposed name of a subdivision shall be approved by the Cabarrus County E-911 Coordinator(s) and shall not use a word, or phrase, which is the same as, similar to, or pronounced the same as a word or phrase in the name of any other subdivision in Cabarrus County or any municipality or jurisdiction in the County. Proposed subdivisions may only use a duplicate subdivision name in the event that the Administrator requires the use of the same name for purposes of clear identification.

The proposed name of the subdivision is Brookdale Village Townhomes. This name has been approved for use by the Cabarrus County E-911 Coordinator. All street names have been reviewed and approved by Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

This part of the Unified Development Ordinance is no longer enforceable as determined by the NC Supreme Court. However, the schools have provided the following data on school capacity:

The schools serving this area are Harrisburg Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. We would anticipate these townhomes to generate upon buildout an additional 8 students, 3 middle school students, and 4 high school students. While these students are relatively small the elementary school is over program capacity at **103.72%** and could not accommodate these students, however when you add the additional students expected to be generated from approved lots and those pending in the Adequate Public Facilities Schools Inventory maintained by the county the elementary school would be at **113.75 %** capacity. This becomes extremely critical at both the middle and high school. Hickory Ridge Middle School (99.83 % capacity) and Hickory Ridge High School (98.99 % capacity) are both at capacity at this time. When we add in the projected growth from the county inventory of already approved lots and those currently pending the middle school capacity is greatly increased to **130.86 %** of program capacity. The high school would also be impacted as it would reach **118.57 %** program capacity. As the lots in the inventory continue to be permitted, the number of potential students generated is expected to cause additional capacity issues for the schools in the Harrisburg area.

The approved percentages are based on our 9th month enrollment data from the June 8, 2016 report and the APFSchools Inventory from Cabarrus County dated July 27, 2016.

TRANSPORTATION

NCDOT has reviewed the preliminary plat and approved the existing driveway entrance of Stafford Road onto Plaza Road. There are no other impacts to the transportation system.

FIRE, POLICE SANITATION

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

UTILITIES

Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line 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 and Zoning Board recommend approval of the preliminary plat for the Brookdale Village Subdivision, staff requests that the following original conditions (H2016-01-S) become part of the approval, which are inclusive of the conditions agreed to as part of the approval:

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. Stormwater Phase II requirements will be required in Section 4 of the development.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing PUD zoning designation and previously approved Preliminary Plat (H2016-01-S). Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Brookdale Village Townhomes Section 3 & 4.



Alston "E" Elev.

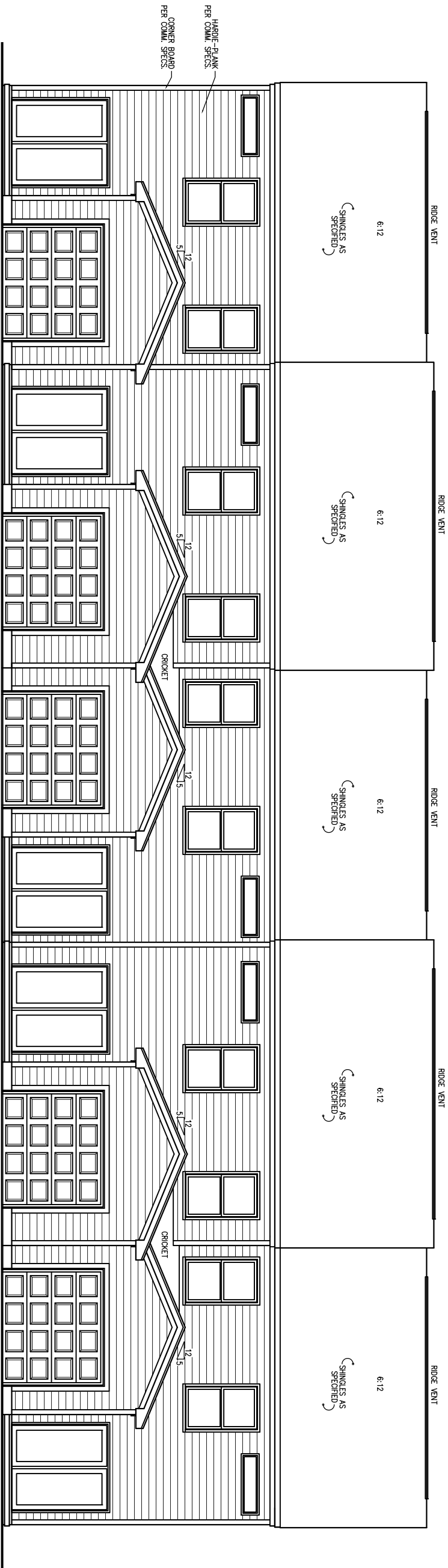
Alston "F" Elev.

Alston "E" Elev.

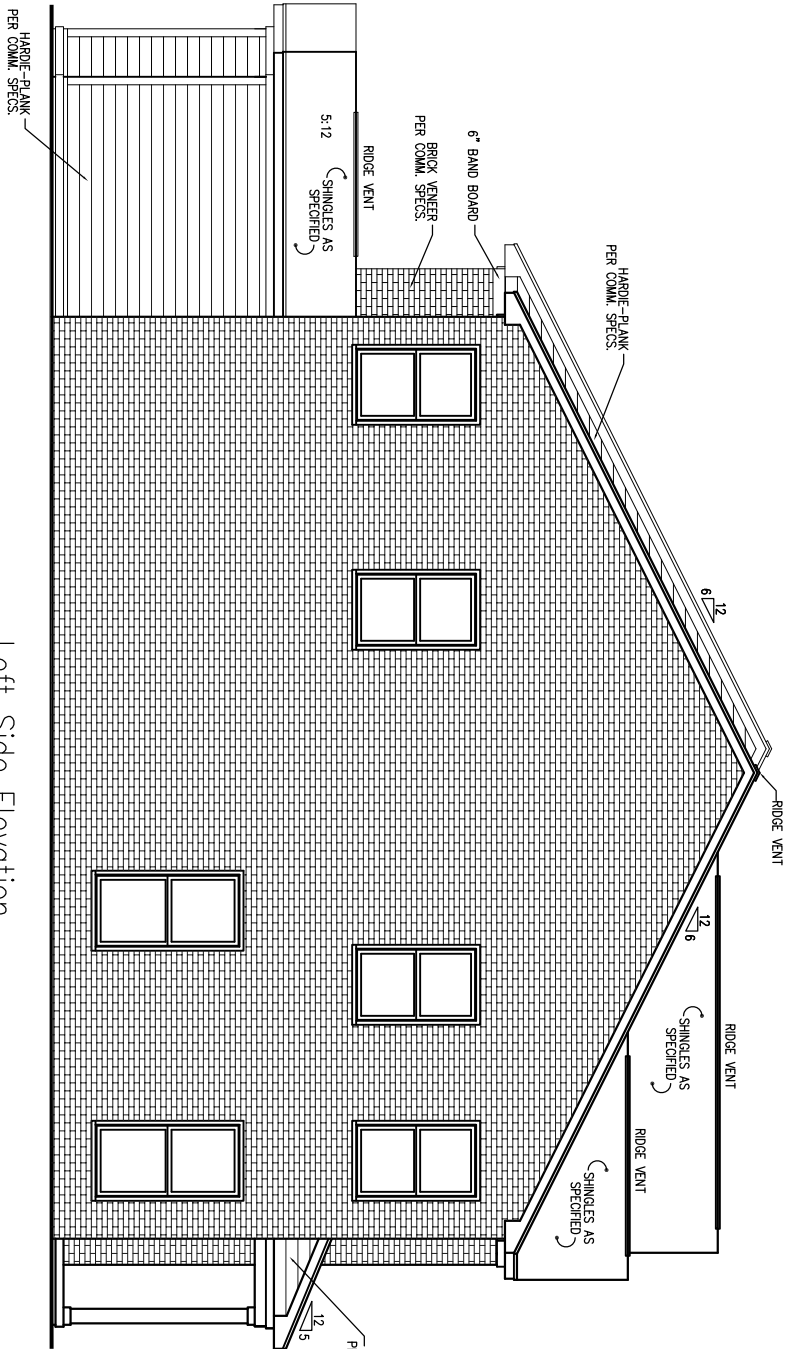
Alston "F" Elev.

Alston "E" Elev.

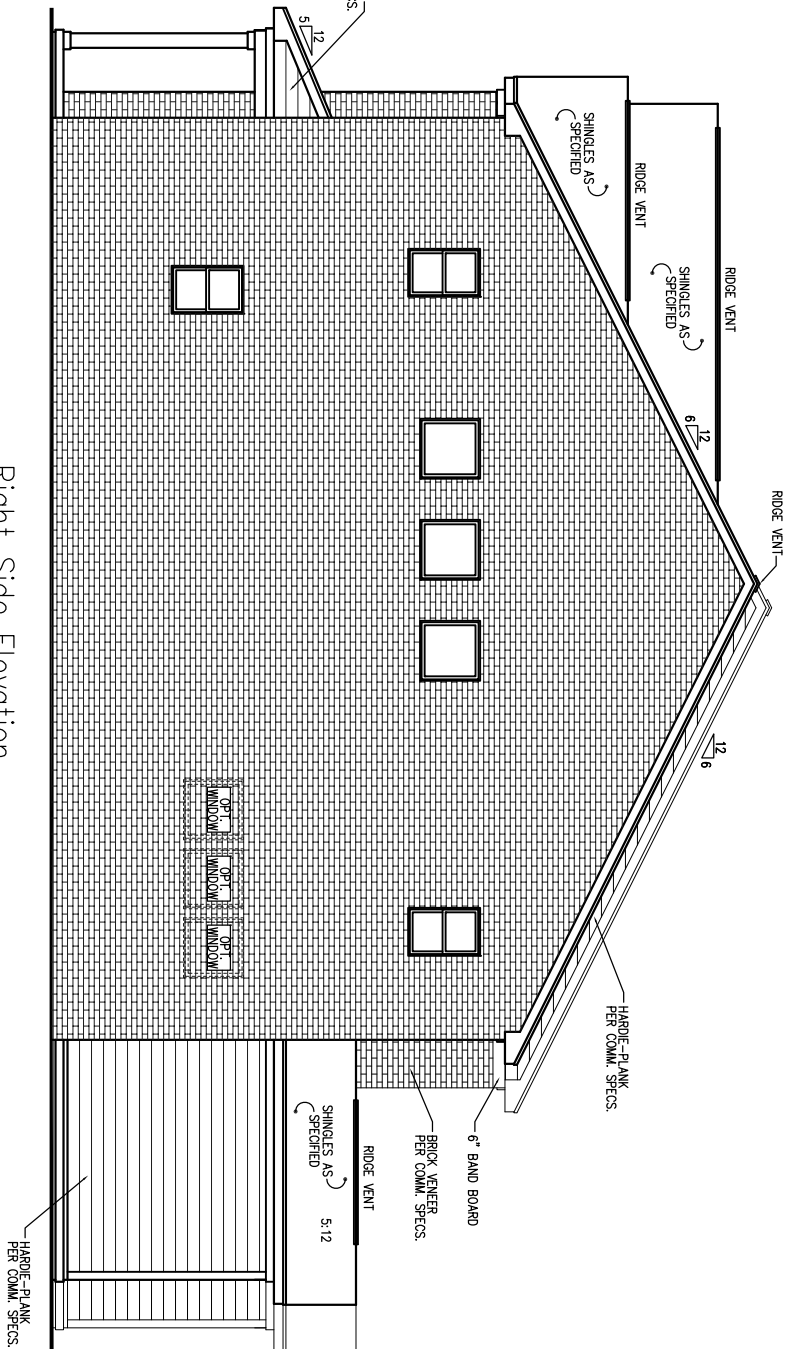
8032 ALSTON 5-UNIT BUILDING GROUP – FRONT ELEVATION



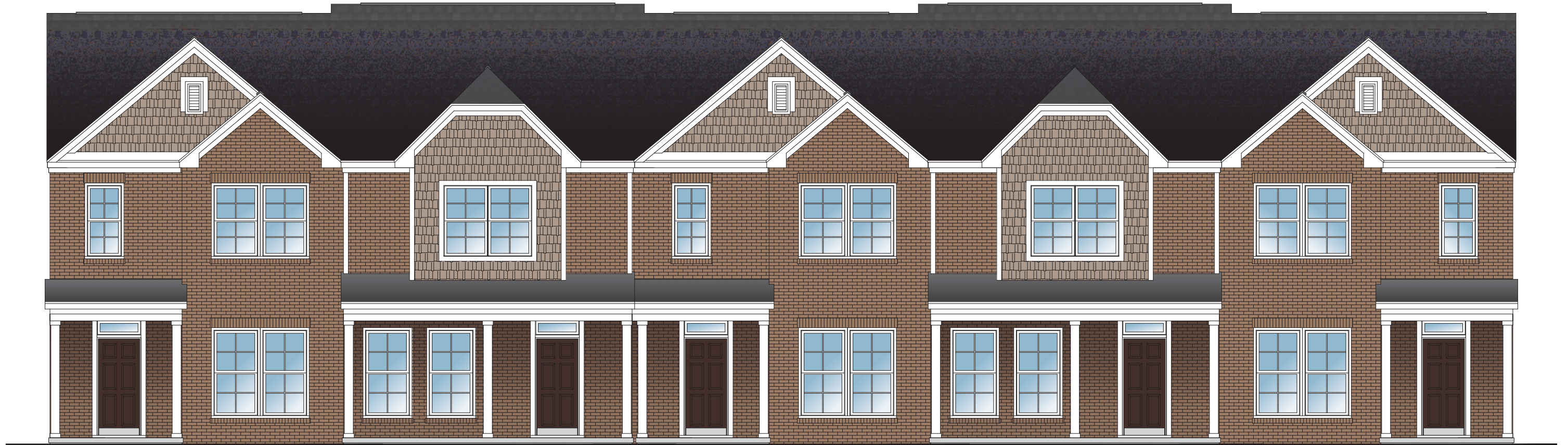
8032 ALSTON 5-UNIT BUILDING GROUP – REAR ELEVATION



Left Side Elevation



Right Side Elevation



ALSTON "E"

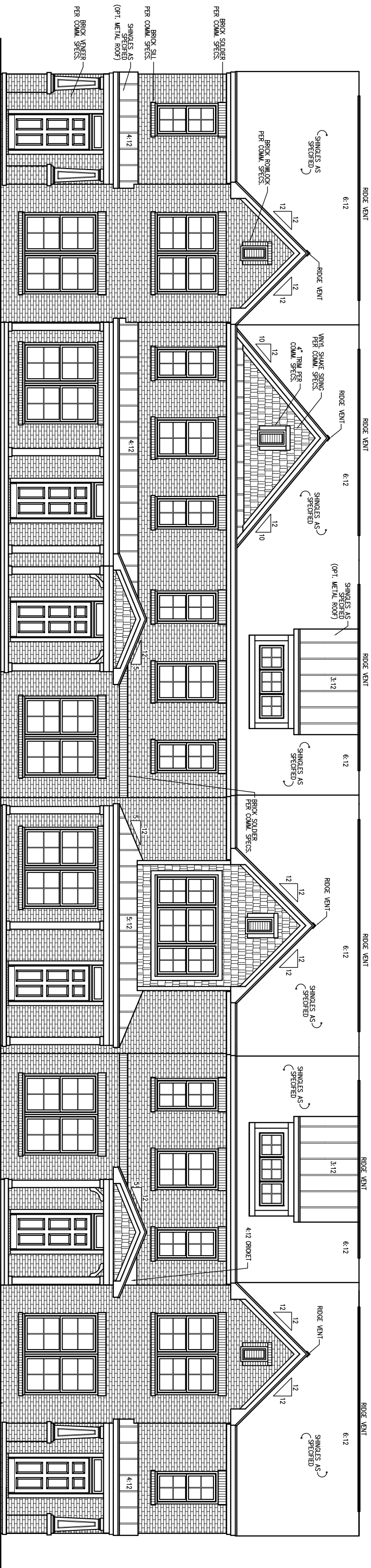
ALSTON "F"

ALSTON "E"

ALSTON "F"

ALSTON "E"

8032 ALSTON 5-UNIT BUILDING



Alston "A" Elev.
Lot #13

Alston "B" Elev.
Lot #14

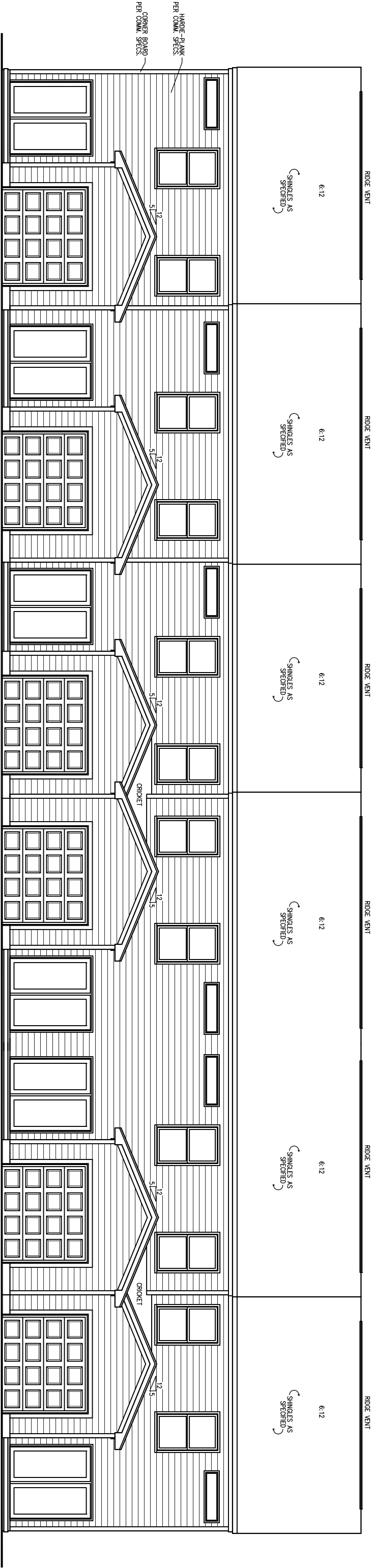
Alston "C" Elev.
Lot #15

Alston "D" Elev.
Lot #16

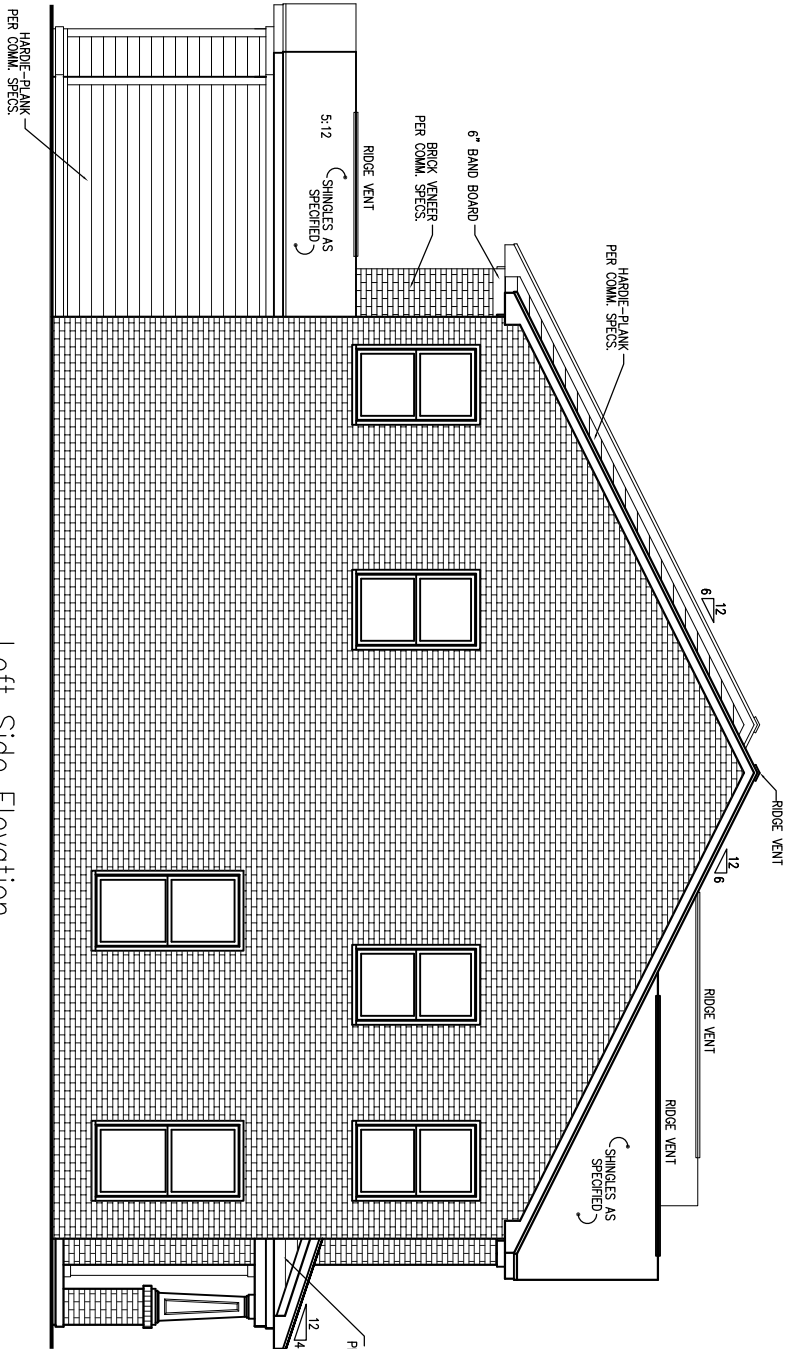
Alston "E" Elev.
Lot #17

Alston "F" Elev.
Lot #18

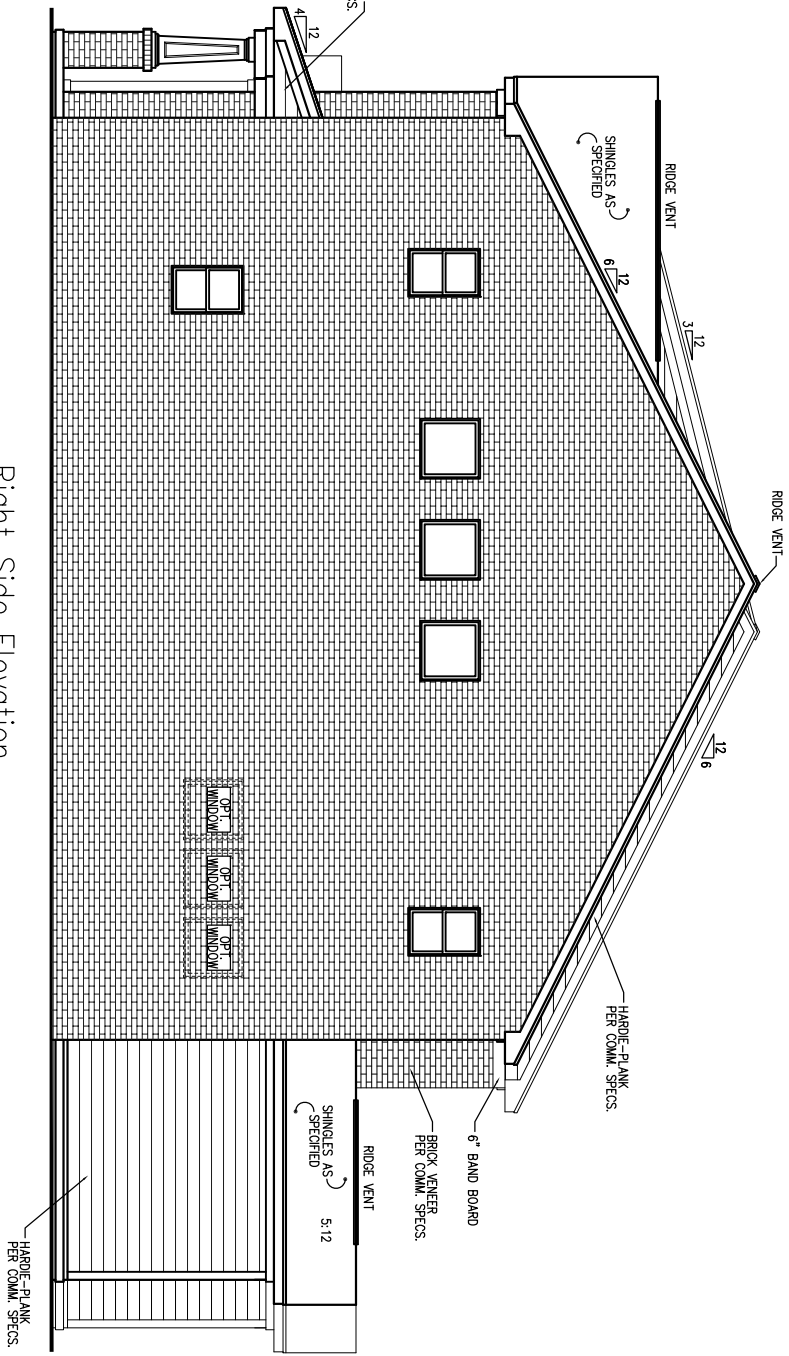
BROOKDALE TOWNS – LOTS 13–18
8032 ALSTON 6-UNIT BUILDING GROUP – FRONT ELEVATION



BROOKDALE TOWNS – LOTS 13–18
8032 ALSTON 6-UNIT BUILDING GROUP – REAR ELEVATION



Left Side Elevation



Right Side Elevation

BROOKDALE TOWNS – LOTS 13–18
8032 ALSTON 6–UNIT BUILDING GROUP – SIDE ELEVATIONS



ALSTON'A'
LOT#13

ALSTON'B''
LOT#14

ALSTON'C'
LOT#15

ALSTON'D'
LOT#16

ALSTON'C'
LOT#17

ALSTON'A'
LOT#18

BROOKDALETOWNS - LOTS 13-18
BLDGFRONTELEVATION-6UNITBLDG.



September 13th, 2016

F.X. Forde, Jr.
Evolve Construction, LLC
2918-A Martinsville Road
Greensboro, NC 27408

Mr. Forde,

This letter is to inform you that the Preliminary Plat request H2016-01-(S) Brookdale Village Townhomes Subdivision was approved by the Town Council on Monday, September 12th, 2016.

This property is located on the east side of Plaza Road Extension, at the Stafford Road intersection (PIN 55062116020000). Request H2016-01-(S) was a request to subdivide approximately 5.58 acres zoned PUD, Planned Unit Development District to allow for the subdivision and development of the remaining 50 townhomes in the Brookdale Village Townhomes subdivision.

As a Preliminary Subdivision Plat request, this project is subject to the following conditions of approval:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place. (Planning)
2. Stormwater Phase II requirements will be required in Section 4 of the development. (Planning Staff/Engineering)

The next step in the approval process is to submit a revised Preliminary Plat to the Town of Harrisburg Planning Department with the conditions of approval stated above listed on the plat. Once this has been done, Construction Drawings can be accepted for review and approval.

If you have any questions or concerns, please let me know.

Sincerely,

Joshua R. Watkins
Planning Director

Cc: File
Jeff D. Oden, Stewart

PARCEL TIN# 5506-11-8513 - SECTION 3

ZONING	PUD
TOTAL ACREAGE	28456.81 S/F (0.65 ACRES)
TOTAL NUMBER OF LOTS IN SUBDIVISION	10
ACREAGE IN LOTS	17018.65 S/F (0.39 ACRES)
COMMON OPEN SPACE	6727.21 S/F (0.15 ACRES)
PRIVATE DRIVE AREA	N/A
PRIVATE ALLEYWAY AREA	4710.95 S/F (0.11 ACRES)
LENGTH OF PRIVATE DRIVE	N/A
FLOODWAY BOUNDARIES	SEE NOTE THIS SHEET
BUILDING SETBACKS	25' PERIMETER / 10' PLAZA RD.

PARCEL TIN# 5506-21-1602 - SECTION 4

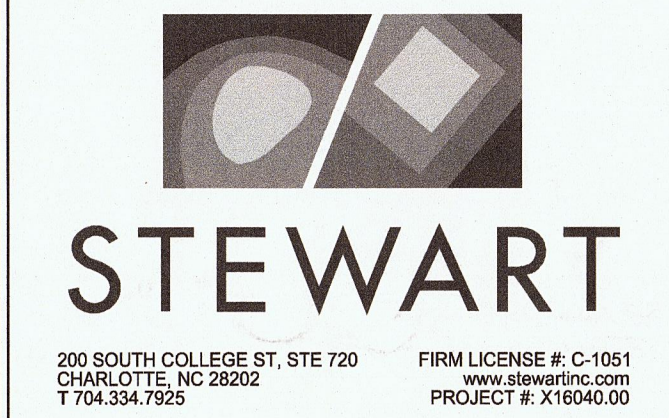
ZONING	PUD
TOTAL ACREAGE	214745.48 S/F (4.93 ACRES)
TOTAL NUMBER OF LOTS IN SUBDIVISION	40
ACREAGE IN LOTS	76492.82 S/F (1.75 ACRES)
COMMON OPENSACE	82084.35 S/F (1.88 ACRES)
PRIVATE DRIVE AREA	25104.63 S/F (0.58 ACRES)
PRIVATE ALLEYWAY AREA	31063.68 S/F (0.71 ACRES)
LENGTH OF PRIVATE DRIVE	667.89'
FLOODWAY BOUNDARIES	SEE NOTE THIS SHEET
BUILDING SETBACKS	25' PERIMETER / 10' PLAZA RD.

FLOODWAY NOTE:
PARCELS ARE NOT LOCATED IN A REGULATED FLOODWAY

FIRM PANEL NUMBER: 3710550600J
PANEL EFFECTIVE DATE: 03.02.2009

SITE LEGEND

- 20' PUBLIC W.L. EASEMENT
- 20' PUBLIC SANITARY SEWER EASEMENT



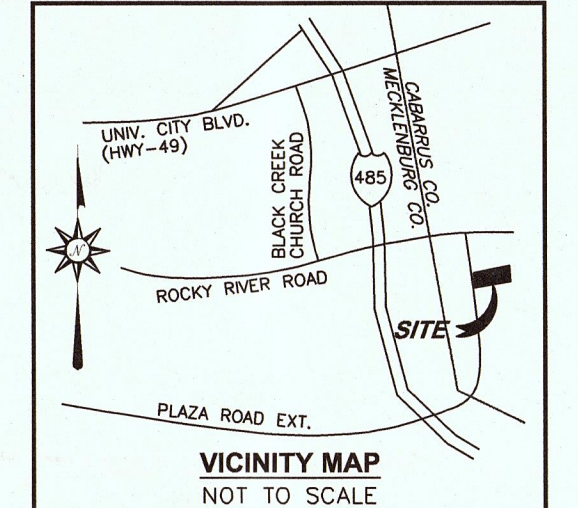
Client:

BROOKDALE PARTNERS, LLC
2918-A MARTINSVILLE ROAD
GREENSBORO, NC 27408
T: 336.544.6205

Project:

BROOKDALE VILLAGE

Vicinity map:

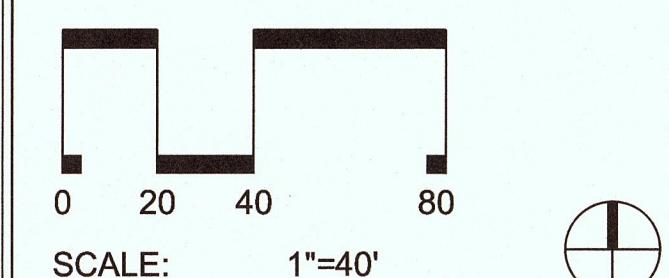


Seal:



Issued for:

No.	Date	Description
1	9-20-2016	CONDITIONS OF APPROVAL



Title:

PRELIMINARY SUBDIVISION PLAT BROOKDALE VILLAGE SECTIONS 3 & 4

Project number: X16040 Sheet:
Date: 09.20.2016
Drawn by: ORR
Approved by: JDO

TOWN OF HARRISBURG
PLANNING AND ZONING DEPARTMENT

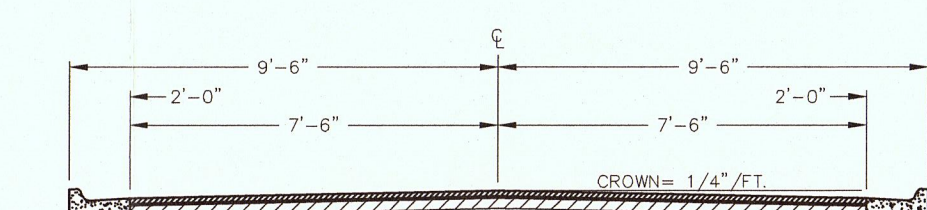
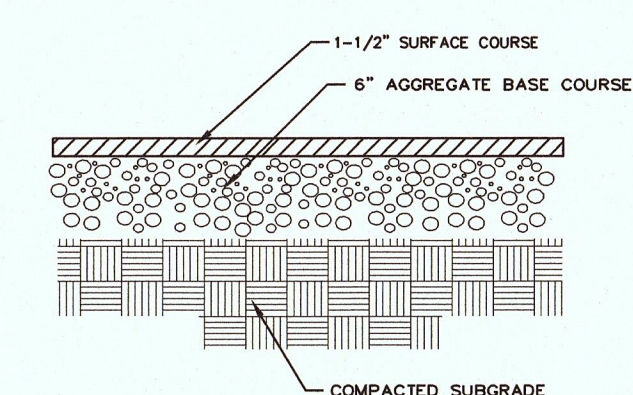
APPROVED

Preliminary Subdivision Plat

9-12-16

John A. Watten

PAVEMENT SCHEDULE



TYPICAL CROSS SECTION
(PRIVATE)

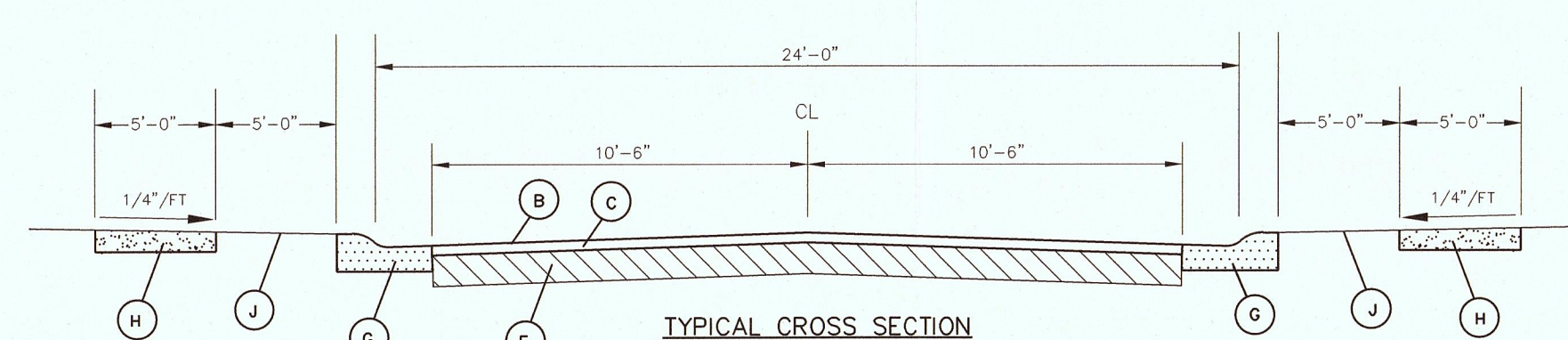
SECTION 2 - PRIVATE ALLEYWAY N.T.S.

1

CONDITIONS OF APPROVAL:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place. (Planning)
2. Stormwater Phase II requirements will be required in Section 4 of the development. (Planning Staff/Engineering)

SECTION 1 - PRIVATE DRIVE N.T.S.



PAVEMENT SCHEDULE

- (B) 1.5" BITUMINOUS CONCRETE SURFACE COURSE
- (C) 2.5" BITUMINOUS CONCRETE BINDER COURSE
- (F) 6" COMPACTED AGGREGATE BASE COURSE
- (G) 2'-0" CURB AND GUTTER
- (H) 5'-0" SIDEWALK
- (J) 5'-0" PLANTING STRIP