



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
TOWN COUNCIL MEETING**

**March 8, 2021
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. This will be a teleconferenced meeting via the Zoom platform. The public may join the meeting at the following link:

<https://us02web.zoom.us/j/86506117927?pwd=U1FVTzJyNIJEWfFpZV1BRQ3dzaDhaZz09>

Meeting ID# 865 0611 7927

Passcode 650639

Or join by phone:

929 205 6099

or

301 715 8592

- B. AGENDA ADOPTION
C. INVOCATION
D. PLEDGE OF ALLEGIANCE
E. SPECIAL PRESENTATIONS

1. Youth Council Update

- F. PUBLIC COMMENT - Anyone wishing to address the Town Council may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the minutes of the February 8, 2021 Town Council meeting.
B. Consideration of One Year Extension of Auditing Services with Elliott Davis
C. Consideration of FY2021 Budget Ordinance Amendment for Deputy Insurance Proceeds

- D. To set a public hearing for April 12, 2021 to consider the annexation of parcels associated with Orchid Ridge Rezoning (H2020-03-R).
- E. Consideration of FY2021 Budget Ordinance Amendment for increased TIA activity
- F. To Set a Public Hearing for April 12, 2021 to Consider Updates to the Council Code of Conduct.
- G. Consider update to the Sustainability Advisory Board By-Laws.

3. COMMUNICATIONS

- A. TOWN MANAGER/FINANCE MONTHLY REPORT
- B. MAYOR'S COMMENTS
- C. COUNCIL COMMENTS

4. PUBLIC HEARINGS

- A. Public Hearing to consider the Conditional Rezoning and Zoning Map Amendment for Kelly Woods Subdivision H-2020-08 (R).
- B. Public Hearing to consider the annexation of parcel 55061061470000 off of Plaza Rd Ext associated with Kelly Woods Rezoning (H2020-08-R).

5. OLD BUSINESS

- A. Consideration of Extension of New TIA Process through July 31, 2021
- B. Consider the annexation of six (6) parcels off of Rocky River Crossing Road associated with Shelby Woods Residential Subdivision

6. NEW BUSINESS

- A. Consideration of Parks & Recreation Advisory Board member

7. ACTION ITEMS

8. CLOSED SESSION

9. 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 minutes of the February 8, 2021 Town Council meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the February 8, 2021 Town Council meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. February 8 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, FEBRUARY 8, 2021
6:00 PM**

MINUTES

This meeting was held virtually via the Zoom platform due to current COVID-19 restrictions.

Mayor Steve Sciascia called the meeting to order.

PRESENT: Mayor Steve Sciascia; Mayor Pro-Tem Ron Smith, Councilmembers Diamond Staton-Williams, Ian Patrick, Rick Russo, Rodney Dellinger, Troy Selberg, John Booth

1A.

ZOOM NOTIFICATION

The Zoom meeting link and details were published and advertised before the meeting took place and were shown on the agenda.

1B.

AGENDA ADOPTION

One agenda change was proposed: Add Item 6D – Code of Conduct Discussion.

MOTION:

Councilmember Selberg made a motion to adopt the agenda with the change as proposed. Second was made by Councilmember Booth. **The motion passed 7-0.**

1B.

INVOCATION

Pastor Nathan King conducted the invocation.

1C.

PLEDGE OF ALLEGIANCE

1D.

SPECIAL PRESENTATIONS

- Black History Month Proclamation
- Harrisburg Discrimination Protection Proposal – Mary E. Perez, President, Encompassing Margins Corporation

1E.

PUBLIC COMMENT

- Emailed in – read by Town Clerk – Rebecca Herrick, 8212 Deer Drive – complaint against a councilmember for bullying
- Emailed in – read by Town Clerk – Brittany Evans – commented concerning support for the proposed discrimination protection ordinance
- Emailed in – read by Town Clerk – Todd Lankford – had some questions concerning a retention pond, roundabout construction, and traffic signals
- Mallory Caudle, Morgan Realtors – spoke against the proposed discrimination protection ordinance
- Artie Hartsell, 148 Wilkinson Pass Lane, Waynesville, NC – spoke in support of the proposed discrimination protection ordinance
- G. Palmer, Parallel Drive, Harrisburg – spoke against the proposed discrimination protection ordinance
- Layla Saliba – spoke in support of the proposed discrimination protection ordinance
- Janice Horne, 3723 Ayrshire, Harrisburg – spoke against the proposed discrimination protection ordinance
- Deborah Efird – Harrisburg resident – spoke in support of the proposed discrimination protection ordinance

- Cedric Williams, Arborview Drive, Harrisburg – spoke against the proposed discrimination protection ordinance
- David Henderson, 7944 Woodmere Drive, Harrisburg – spoke against the proposed discrimination protection ordinance

2.

CONSENT AGENDA

- A. Consider the minutes of the January 11, 2021 Town Council Meeting
- B. Consider the minutes of the December 14, 2020 Closed Session
- C. Consider the minutes of the January 11, 2021 Closed Session
- D. Set a public hearing for March 8, 2021 to consider the annexation of parcel 55061061470000 off of Plaza Road Ext. associated with Kelly Woods rezoning (H2020-08 R)

MOTION:

Councilmember Selberg made a motion to approve the Consent Agenda. Second was made by Councilmember Booth. **The motion passed 7-0.**

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

- Presented the list of goals and priorities developed at the January 30, 2021 Town Council Retreat. Consensus of Council is to move forward with this list, and it will be posted on the Town's website.

Finance Report:

- Finance Director Brian Lee presented the Finance report.

Law Enforcement Update:

- Sgt. Chad Sloop presented the Law enforcement report.

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- The Racial Equity Taskforce has put out the police survey and we are receiving good response to that so far. It will be in the water bills this month also. We hope to put out the other two surveys, one on health and one on education, together in March. The police subcommittee will present things we have learned at the March Council meeting, and the other subcommittees will follow later.
- The Sustainability Advisory Board met and hope to restart the Green Leaf Program for businesses and residents this year.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

Councilmember Dellinger

- Reminder that all budget meetings, neighborhood meetings and advisory board meetings are open to the public.

Councilmember Staton-Williams

- The next Community Chat will be held on April 29, 2021 at 6pm.

4A.

PUBLIC HEARING

Public Hearing to consider the annexation of six (6) parcels off of Rocky River Crossing Road associated with Shelby Woods residential subdivision. The request is to consider the annexation of six parcels off Rocky River Crossing Rd, parcels 5507396578, 5507397641, 5507398753, 5507399893, 5507492809 and 5508403172. These properties are currently in the Town's Extra-Territorial Jurisdiction (ETJ) and are subdivided by right under the current zoning. No rezoning is required. The annexation request is associated with Shelby Woods Subdivision. The

Construction Documents (CDs) for 13 single-family homes on these lots are currently under staff review. The annexation of these parcels is required to be able to connect to town provided utilities (water and sewer). These properties are contiguous to Harrisburg's corporate boundary.

The public hearing for the annexation of these properties will be held and closed tonight, and the annexation decision (Town Council action) will be made at the March 8th Town Council meeting.

The public hearing was then opened.

Speaking:

- Leslie Bobbitt, 5908 Maplevue Drive, Harrisburg – questions/concerns
- Laura Moore, 5139 Rocky River Crossing Road, Harrisburg – questions/concerns
- Toni Jenschke, Roseway Court, Harrisburg – questions/concerns

The public hearing was then closed.

Sushil Nepal, Planning and Economic Development Director, addressed some of the questions from residents.

MOTION:

Councilmember Selberg made a motion to defer consideration of this annexation request until the March 8, 2021 Town Council meeting. Second was made by Mayor Pro-Tem Smith. **The motion passed 7-0.**

5A.

OLD BUSINESS

Consideration of Winning Bid on Old Fire Station #2 Property and related FY2021 Budget Ordinance

Amendment. At the September 14, 2020 Town Council meeting, a resolution authorizing the surplus of Old Fire Station #2 was passed. The Town engaged One Alliance Companies as the seller's agent and placed the property for sale using the Upset Bid Sales Method under NC G.S. 160A-269.

The first offer of \$300,000 was received on October 13, 2020. The Town received nine subsequent qualifying upset bids from five different parties over the following ten weeks, concluding with a qualifying bid of \$506,150. The offer to purchase is from Starnes Commercial Properties, LLC and a deposit of \$25,307.50 has been received by the Town.

The offer includes closing the transaction by March 11, 2021.

The associated FY2021 Budget Ordinance Amendments recognize \$507,000 in new revenues, \$2,500 in Advertising expenses for public ads, \$31,000 in professional services fees for 6% agents' commission, and \$7,500 in legal and closing costs. As a result of this sale, Appropriated Fund Balance is decreased with the net proceeds from the sale of approximately \$466,000.

The attached offer to purchase won the upset bid process, but Town Council is not obligated to accept the offer and ultimately sell the property. If this offer is declined, the process would either start over or could be canceled by Council.

The winning offer has no contingencies, zoning requests, or other conditions as a part of the offer. The successful sale of this property does not obligate the Town to attach any future zoning conditions or make any other guarantees.

MOTION:

Councilmember Russo made a motion to accept the \$506,150 offer to purchase from Starnes Commercial Properties, LLC as the winning bid in the upset-bid process for the sale of Old Fire Station #2 and authorize the Town Manager and Town Attorney to close the transaction within 45 days. Second was made by Councilmember Selberg. **The motion passed 7-0.**

MOTION #2:

Councilmember Russo made a motion to approve the FY2021 Budget Ordinance Amendments as presented to recognize the revenues and expenditures from the Sale of Old Fire Station #2. Second was made by Councilmember Booth. **The motion passed 7-0.**

5B.

OLD BUSINESS

Consideration of Project Ordinance Amendment and FY2021 Budget Ordinance Amendment for Harrisburg Park Redevelopment Project - Phase I. Over the last several weeks, Public Works & Engineering Department, Parks & Recreation Department, Finance Department, and Management staff have been working with the Construction Manager at Risk to determine items that need to be addressed as the construction project nears completion. The collective feedback from these individuals, a third-party land development consultant, and Town Council have been taken into consideration to develop the provided list of items.

The total estimated amount for everything on this list is **\$260,000** and each has been labeled as either required, needed, or Council Consideration.

This list contains only those items which we have received a top line construction estimate from the Contractors. Each item will still need to go through our engineering department's change order negotiation process to ensure the best price possible, however, these amounts should be considered a "not to exceed" amount that is authorized by Council. This is the final list of recommended improvements to finalize the park with the only exceptions being 1) the widening and repair of the track, which is still in dispute, and 2) other contractual dispute items such as excess inspection cost, storm bedding material, liquidated damage charges, etc. Those costs cannot be determined at this time and are being negotiated as quickly as possible.

Staff will continue to inspect and audit the project to determine if any of the identified expenses are the responsibility of the contractor or architect to address. In these instances, staff will ensure that the improvements are made to meet our expectations and that the financial liability is mitigated for the Town.

The funding for these improvements is proposed to come from the Capital Reserve Fund - General Fund, a specialized fund used for large capital project expenses. Last year, the Town transferred roughly \$1 million more than anticipated to the Capital Reserve Fund due to expenditures of the Town coming in lower, and revenues higher, than anticipated. In our current budget, we also expect to have significantly lower expenses due to the impacts of COVID-19, so additional funding may be available in our Capital Reserve Fund. Specifically, in the Parks & Recreation budget, we cancelled several events this year, including the July 4th festival. As a result, over \$150,000 will not be spent on special events alone, which at the end of the fiscal year will be transferred to our Capital Reserve Fund. We previously consumed \$563,000 of this surplus with park additions approved in January, which means the allocation of the additional Capital Reserve funds does not impact any current or future identified Capital Improvement Plans for the Town and does not take away any identified funding from any department; it merely utilizes unexpected capital funding now available to the Town. If actual expenses associated with the improvements are less than estimated, those funds will transfer back to the Capital Reserve Fund at the end of the project.

The overall goal is to complete the Harrisburg Park Project at a high level and open the park fully without any deficiencies or areas that would need future improvement.

Engineering and Public Works Director, Rob Donham and Interim Parks and Recreation Director, Shawn Marble, presented detailed information concerning all of the items included in the \$260,000 budget amendment request.

Staff recommends approving the necessary budget amendment of **\$260,000** to complete the Harrisburg Park project. The items in the provided spreadsheet are intended to be completed by Town staff or subcontractors outside of the GMP.

After some discussion, the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the Project Ordinance Amendment as presented and FY2021 Budget Ordinance Amendment for the Harrisburg Park Redevelopment Project - Phase I. Second was made by Mayor Pro-Tem Smith. **The motion passed 7-0.**

5C.

OLD BUSINESS

Consideration of FY2021 Budget Ordinance Amendment for additional AMI water meters. These budget line items have stayed consistent for new meters and meter replacements for 3 years. In the 2018-2019 budget year we did a trial run of Kamstrup AMI meters, so we supplemented our budget with several hundred meters. In the 2019-2020 budget, we decided to implement all Kamstrup AMI meters and had an existing stockpile of several hundred non-Kamstrup meters that our supplier traded out for new Kamstrup AMI meters, covering much of the cost of the meters for a second year.

In the 2020-2021 budget we originally had an additional \$500,000 in the CIP that would supplement our operations budget, so we did not increase it again. This \$500,000 included replacing all 1,000 meters in the Mueller system so we would not have to read those meters and we could cancel our software and hardware fees. In October we brought this to Council for consideration, knowing we may need up to \$250,000 to meet our needs for the year.

Council approved approximately \$112,000.00 with the understanding we would monitor the need through Covid-19 and request the additional amount in February 2021. We originally anticipated a need to continue our repairs at 75 repairs per month (900 meters/year) and to install new services in our existing subdivisions that are under construction which amounts to approximately 400 meters. Repairs have been slightly lower at 64 per month, but new meters are on pace for 689 (more than double a typical year).

The cost of the meters and accessories required to install new meters is approximately \$260 per meter, and for replacement meters, approximately \$320. There is currently a projected shortfall in the respective accounts, as projected earlier in the year.

Given the pace of repairs and new services, staff is recommending the addition of \$99,000, which would complete all new services and repairs for the current budget year and is less than the \$128,000 we projected to need in October 2020. In addition, 100% of the requested costs herein are covered in new revenue from new meter fee of \$520.

In the FY2022 budget cycle, the full costs will be recommended to be included in the operations to cover minimum needs, and a separate request for upgrades rather than a CIP request. This approach is particularly conservative given the relative tightness of the Water and Sewer Fund's 10-year financial model.

MOTION:

Councilmember Selberg made a motion to approve the proposed FY2021 Budget Ordinance Amendment in the gross amount of \$99,000 to purchase meters for new builds and repairs. Second was made by Councilmember Booth. **The motion passed 7-0.**

5D.

OLD BUSINESS

Update of new TIA process and consideration of extension of new TIA process through March 8, 2021. In the December 2020 Council Meeting, Town Council directed staff to provide an update with how the new TIA process is going. This new TIA process was set to expire on January 31, 2021. At the January 2021 Council Meeting, Council approved extending this until February 28, 2021 so staff could continue to gather necessary information to present to Council.

Staff is requesting an additional extension of this new process until March 8, 2021, which will allow staff time to obtain the remaining data and finish their analysis to present the requested information to Council at the March Council meeting. At that time, Council may decide to continue with the new TIA process or revert to the old method. There are no anticipated TIAs to be completed before the March Council meeting, so this will not impact any active or pending proposal or project. This request is merely a formality to extend the period until staff can adequately present comparison information to Council.

MOTION:

Councilmember Russo made a motion to extend the new TIA process through March 8, 2021. Second was made by Councilmember Staton-Williams. **The motion passed 7-0.**

6A.

NEW BUSINESS

Consideration of contract with Black and Veatch Engineering for the FY2021 Waterline Design Project and related Project Ordinance Amendment. The subdivision north of NC Highway 49 between Morehead Road and Roberta Road has two streets with existing 2-inch and 3-inch waterlines that were originally installed in the 1960s and 1970s. The Town desires to replace the existing water infrastructure on Woodside Drive, School Avenue, and Autumn Drive between Woodside Drive and Parallel Drive with 6-inch waterlines (totaling approximately 4,600 LF), incorporate fire protection, and add mainline valves for future maintenance and operation.

Black and Veatch was selected by Town staff due to their commitment to delivering high-quality projects, including the Morehead West Phase 1 Sewer Design, which was completed earlier this year and is currently in permitting phases. Staff has been impressed with their knowledge and experience with water and wastewater projects and management and their high level of communication. Black and Veatch was previously selected as part of a request for qualifications process Town staff performed in 2019.

Black & Veatch will provide engineering services for this project including engineering design, permitting, and bidding. Construction phase services will be limited, with a majority of the work being self-performed by Town of Harrisburg staff. Black & Veatch will utilize a subconsultant to provide surveying services to support the engineering design, included in the contract.

MOTION:

Councilmember Russo made a motion to approve a contract with Black and Veatch for \$120,000 for the design of the Fiscal Year 2021 Waterline Project and the related Project Ordinance Amendment. Second was made by Councilmember Booth. **The motion passed 7-0.**

6B.

NEW BUSINESS

Consideration of FY2021 Budget Ordinance Amendments for Public Works Capital Purchase and to Surplus Existing Item. During our FY2021 Budget process, two pieces of equipment were requested to be approved; a replacement of our Kubota Tractor and a replacement for our 2013 F550 Dump truck. Ultimately, the budget was passed with the dump truck approved in FY2021 and the tractor postponed until FY2024 due to funding constraints. In evaluating capital needs of the Department, it has been determined that the tractor is in more of a need to be replaced than the dump truck. We are asking to swap these two pieces of equipment and allow us to replace the tractor in FY2021 and the dump truck during a future budget year.

Capital Item Request:

Replacement of Equipment #74 2014 Kubota M108SHDC w/KB2200 Boom S/N 1409106 & SH88 Rear Mower S/N 02966 (asset #072).

The Public Works' existing ROW mowing tractor no longer fits the needs for the work to be done. We currently have a tractor with side mounted bush hog boom system and offset rear flail. The boom system is designed to be used on heavy growth behind guardrails and knocking back small tree limbs inside outfalls. This is more of a specialized attachment needed for a small percentile of whole mowing area. We now have the same attachment for a mini-excavator and no longer need it on the tractor.

Our previous ROW mowing tractor was equipped with a side flail along with the offset rear flail. This setup can cover more ground more efficiently and with a better finished product. The mowing surface area covered will be doubled and can be operated at over twice the speed.

MOTION:

Councilmember Selberg made a motion to approve the Public Works capital purchase and FY2021 Budget Ordinance Amendments as presented and approve the existing equipment as surplus. Second was made by Councilmember Russo. **The motion passed 7-0.**

6C.

NEW BUSINESS

Consideration of Parks and Recreation Advisory Board Appointments. The Parks and Recreation Advisory Board has three (3) appointments for the upcoming term. The Town received two applications for the three vacancies. Per the By-Laws of the board, the vacancies were advertised for 60 days via the Town's website and social media. The board members terms who are expiring are: Michael Gallagher, Arica Rucker and George Wise. None of the current board members whose terms are expiring are seeking re-appointment.

Per the By-Laws, an interview panel consisting of three members was created at the November Advisory Board meeting: Linda Thurman (chair), Brantlee Drake and Carl Westine. The sub-committee created a list of criteria and interviewed each candidate. The candidates attended the January 25th advisory board meeting to meet the rest of the board for any additional questions.

The Advisory Board made a motion to recommend the following applicants be appointed: Delroy Ross and Tim Morris. The motion was made by Michael Gallagher and seconded by Brantlee Drake. The motion passed 6-0. A summary of the applicants is provided below, and their applications have been submitted for consideration:

Delroy Ross: Delroy is a new applicant and has not previously served on the board. Delroy is an active member in our community - serving as a volunteer coach and coordinator in our youth athletic program and has children involved in our programs. Delroy has a professional background in risk management.

Tim Morris: Tim applied to be on the Advisory Board last year and was not selected. Tim has not previously served on the board. Tim has served as a volunteer coach in our youth athletic program and has children involved in our programs. Tim has a professional background in contract negotiation and project management.

Both applicants reside within Town limits.

One vacancy remains on the board. That vacancy will continue to be advertised and applications will be accepted until February 18, 2021. The sub-committee will review any additional applications submitted and make a recommendation to fill the vacancy at their February 22nd Advisory Board Meeting. A recommendation will come to the March Town Council meeting.

After some discussion, the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the appointments of Delroy Ross and Tim Morris to the Parks and Recreation Advisory Board. Second was made by Mayor Pro-Tem Smith. **The motion passed 7-0.**

6D.

NEW BUSINESS

Code of Conduct Discussion. Councilmember Staton-Williams proposed the following amendment to the Code of Conduct (highlighted):

Under “In Unofficial Setting” Item 5:

The community is constantly observing elected officials every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the Town. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by elected officials, twenty-four (24) hours a day, seven (7) days a week **in-person, virtually, and on social media platforms**. It is a serious and continuous responsibility.

After some discussion, the following action was taken:

MOTION:

Councilmember Dellinger made a motion to defer consideration on this proposed amendment until the Town’s attorney has a chance to review it. Second was made by Councilmember Selberg. **The motion passed 7-0.**

7.

ACTION ITEMS

From the January meeting:

- Schedule a Community Chat – was held on January 28th and we have a second one scheduled for April 29th now
- Sponsorship updates for Harrisburg Park – that was emailed out to Council and staff is actively pursuing those
- HCYA and dollars for potential park projects – that number was also provided at the meeting
- Request to communicate out to the public the recent savings the Town experienced by refinancing some of the water and sewer debt – that has taken place on the Town’s website and social media platforms
- Complaint from resident about the lack of lighting at the Harris Depot and Hwy 49 intersection – staff determined that there are no existing street lights there. NCDOT has no interest in adding street lights at this time, but the Town can look into doing that ourselves if we choose to do so. We can have those conversations as we move into our budget meetings.

New Action Items from tonight:

- Look into auditing the sponsorships through the Parks and Recreation Department – looking at our policies and existing and future partnerships to protect any risk to the Town. Will monitor going forward and bring updates to Council.
- Code of Conduct proposed amendment – we will work with the Town attorney to add some language proposed tonight.

Mr. Brigman also stated that there is a meeting conflict that has come up. There is a budget workshop scheduled for February 17th, but there is also a Hwy 49 Corridor meeting scheduled for the same day. After some discussion it was determined that the Hwy 49 Corridor meeting will need to be rescheduled. We will push out the change on social media and with mailings as well to make sure everyone is aware of this change.

8.

CLOSED SESSION

None

9.

ADJOURNMENT:

MOTION:

There being no further business, Councilmember Russo made a motion to adjourn the meeting. Second was made by Councilmember Selberg. **The motion passed 7-0.**

ATTEST:

Steve Sciascia, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of One Year Extension of Auditing Services with Elliott Davis

Presenting Personnel:

Brian Lee, Finance Director, `

Suggested Motion or Action:

Motion to extend the financial audit services with Elliott Davis for the FY2021 audit year.

Description/Background:

Elliott Davis has performed the Town's financial audit along with audits and/or tax returns for HCYA and HBA for the past three fiscal years (FY2018, FY2019 and FY2020) per the original agreement approved by Town Council.

With a negotiated return to FY2018's pricing (plus State Single Audit adjustment), staff recommends extending the contract for one additional year before evaluating if an RFQ is desired for services provided in future years.

If approved tonight, Council will be provided a new contract for approval for the FY2021 financial audit services in a future council meeting.

Recommendation:

Staff recommends approval of the attached letter of extension.

Fiscal Impact:

The fiscal impact to the Town is an audit fee of \$28,500 in FY2022. This is less than FY2021's rate and resets the contract to FY2018 pricing with an adjustment of \$1,500 for the addition of a State Single Audit for the amount of State funding received by grant.

Attachments:

1. Town of Harrisburg Proposal Letter 2021



March 1, 2021

Town of Harrisburg
Mr. Brian Lee, CPA, CLGFO
Finance Director
4100 Main Street
Suite 101
Harrisburg, NC 28075

Dear Mr. Lee,

We are pleased to submit our proposal for extension to serve as independent auditors for the Town of Harrisburg, (the "Town"). We are confident that, in addition to providing technical expertise from a prominent public accounting firm, we also offer the highest level of personal attention and service. We look forward to the opportunity to continue working with the Town.

Our proposed fees to audit the Town's financial statements for fiscal year ending June 30, 2021 are not-to-exceed \$28,500.

Many factors affect the overall fee structure for professional services in an engagement of this kind. Among these factors are the knowledge, experience and capabilities of our professional staff; the effectiveness of planning and coordination with your staff; the complexity of the work; the degree of efficiency attained from utilizing technology; and the overall approach to service. Our commitment is to provide the highest quality professional services in the most effective and efficient manner possible and to deliver value for a fair and reasonable fee.

Our fees and timely completion of our audit work assumes the following:

- 1) Cooperation from Town personnel
- 2) Timely responses to our inquiries
- 3) Timely completion and delivery of client assistance requests and information to be prepared by the Town as described in items 6, and 7 below.
- 4) Timely communication of all significant accounting and financial reporting matters
- 5) Unexpected circumstances will not be encountered during the engagement
- 6) The Town will prepare, in accordance with generally accepted accounting principles, the Town's financial statements and related footnote disclosures of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, the aggregate remaining fund information, and all required supplementary information.

- 7) The Town will prepare all other supplementary information, and the introductory and statistical sections required for presentation in the Comprehensive Annual Financial Report.
- 8) The Town will not meet the threshold of federal or state expenditures for single audit under Title 2 U.S. Code of Federal Regulations Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) and the State Single Audit Implementation Act.

If any of the aforementioned criteria are not met, we will discuss a revised fee estimate with you before we incur additional costs.

If the Town requires additional services or deliverables beyond the scope of the audit including significant assistance implementing accounting standards or addressing internal control or compliance issues, we will not perform such additional work until any additional fees have been discussed and approved with you.

Please contact me to discuss any questions or concerns regarding this proposal. We value our relationship with the Town of Harrisburg, and look forward to continuing to serve you.

Very truly yours,
Elliott Davis, PLLC

A handwritten signature in black ink, appearing to read 'T. McNeish', with a stylized flourish at the end.

Thomas J. McNeish, CPA
Shareholder



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2021 Budget Ordinance Amendment for Deputy Insurance Proceeds

Presenting Personnel:

Bryan Dunn, Fire Chief, Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the FY2021 Budget Ordinance Amendment for Deputy Insurance Proceeds.

Description/Background:

On February 9, 2021, a Harrisburg Deputy vehicle struck a deer, causing \$1,117 of damage. The deductible for a vehicle claim is \$500.

Recommendation:

Staff recommends approval of the attached FY2021 Budget Ordinance Amendment.

Fiscal Impact:

The fiscal impact to the Town for FY2021 is additional revenue of \$617. This will be utilized toward the total cost to repair the vehicle, resulting in a net cost to the Town of \$500, or the Town's insurance deductible on vehicle claims.

Attachments:

1. Amendment - GF - Deputy Insurance Proceeds 03082021



AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1. Amend the General Fund to account for Deputy insurance proceeds received.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-2000-54303	\$ 700
M/R – Vehicles	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-49121	\$ 700
Insurance Proceeds	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 8th day of March, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

To set a public hearing for April 12, 2021 to consider the annexation of parcels associated with Orchid Ridge Rezoning (H2020-03-R).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Motion to set a public hearing for April 12, 2021 to consider the annexation of parcels located off of Hickory Ridge and Lower Rocky River Rd associated with Orchid Ridge Rezoning (H2020-03-R).

Description/Background:

A Public Hearing is requested for April 12, 2021 to consider the annexation of parcels located off of Hickory Ridge and Lower Rocky River Rd (PIN# 5515-6839-76; 5515-7755-96; 5515-6789-55; 5515-7825-98; 5515-8952-26; 5515-8850-53 and 5525-0761-70). The property owner is requesting a rezoning of these parcels (352.11 acres), currently located in the County, from Country Residential (CR) to CZ-RL, Conditional Residential Low-Density. The purpose of the rezoning is to enable the property owner to develop a Conservation Subdivision and subdivide the property for single family homes (planned 460 lots). The parcel is not contiguous to Harrisburg's corporate boundary.

A public hearing for the annexation and rezoning of this parcel will be held on April 12, 2021.

Recommendation:

Staff recommends setting the public hearing to consider annexation of the parcels, currently in the County.

Fiscal Impact:

The annexation has no direct fiscal impact as a result of the annexation itself, however, the result of the development on the annexed properties will both generate additional property tax revenue for the Town and add to the costs associated with providing the additional homes with Town services.

Attachments:

1. Orchid Ridge Annexation Application
2. Orchid Ridge Annexation Plat
3. Certificate of Sufficiency
4. Resolution Fixing Date of Public Hearing - Orchid Ridge



PETITION REQUESTING ANNEXATION

DATE: February 7, 2020

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.

2. The area to be annexed is:

☐ CONTIGUOUS

☒ NON-CONTIGUOUS

to the Town of Harrisburg and the boundaries of such territory are:

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

4. SIGNATURE OF OWNERS

NAME	ADDRESS	SIGNATURE
James Ray Flowers Jr.	7029 Kitty Hawk Lane, Fort Mill, SC 29707	
Virginia Kale Flowers	7029 Kitty Hawk Lane, Fort Mill, SC 29707	
Theodore Franklin Suggs	10563 Hickory Ridge Road, Harrisburg, NC 28075	
Ann Folsom Suggs	10563 Hickory Ridge Road, Harrisburg, NC 28075	
Cedar Cove LLC a NC LLC	2536 Cedar Cove Drive, Harrisburg, NC 28075	
John Lentz	2530 Cedar Cove Drive, Harrisburg, NC 28075	
Jeffrey T. Fisher	2500 Cedar Cove Drive, Harrisburg, NC 28075	
Lower Rocky River Road LLC	2820 Selwyn Avenue, Ste 500, Charlotte, NC 28209	
Inglefield Enterprises LTD	2820 Selwyn Avenue, Ste 500, Charlotte, NC 28209	
AMELIA F. TURNER	2900 STRONG RD, HARRISBURG N.C.	



HarrisburgNC

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Ann Folsom Suggs	10563 Hickory Ridge Road, Harrisburg, NC 28075	
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Lower Rocky River Road LLC	2820 Selwyn Avenue, Ste 500, Charlotte, NC 28209	
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PETITION REQUESTING ANNEXATION

DATE: 2/9/20

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Theodore Franklin Suggs	10563 Hickory Ridge Road, Harrisburg, NC 28075	
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Ann Folsom Suggs	10563 Hickory Ridge Road, Harrisburg, NC 28075	Ann Folsom Suggs 2/9/20
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Cedar Cove LLC a NC LLC	2536 Cedar Cove Drive, Harrisburg, NC 28075	
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John Lentz	2530 Cedar Cove Drive, Harrisburg, NC 28075	
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Jeffrey T. Fisher	2500 Cedar Cove Drive, Harrisburg, NC 28075	
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Lower Rocky River Road LLC	2820 Selwyn Avenue, Ste 500, Charlotte, NC 28209	
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HarrisburgNC

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: February 7, 2020

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David B. Hefner / owner manager



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Linda H. Lentz	2530 Cedar Cove Drive Harrisburg NC 28075	Linda H. Lentz
John Lentz	2530 Cedar Cove Drive, Harrisburg, NC 28075	John Lentz
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Harrisburg NC

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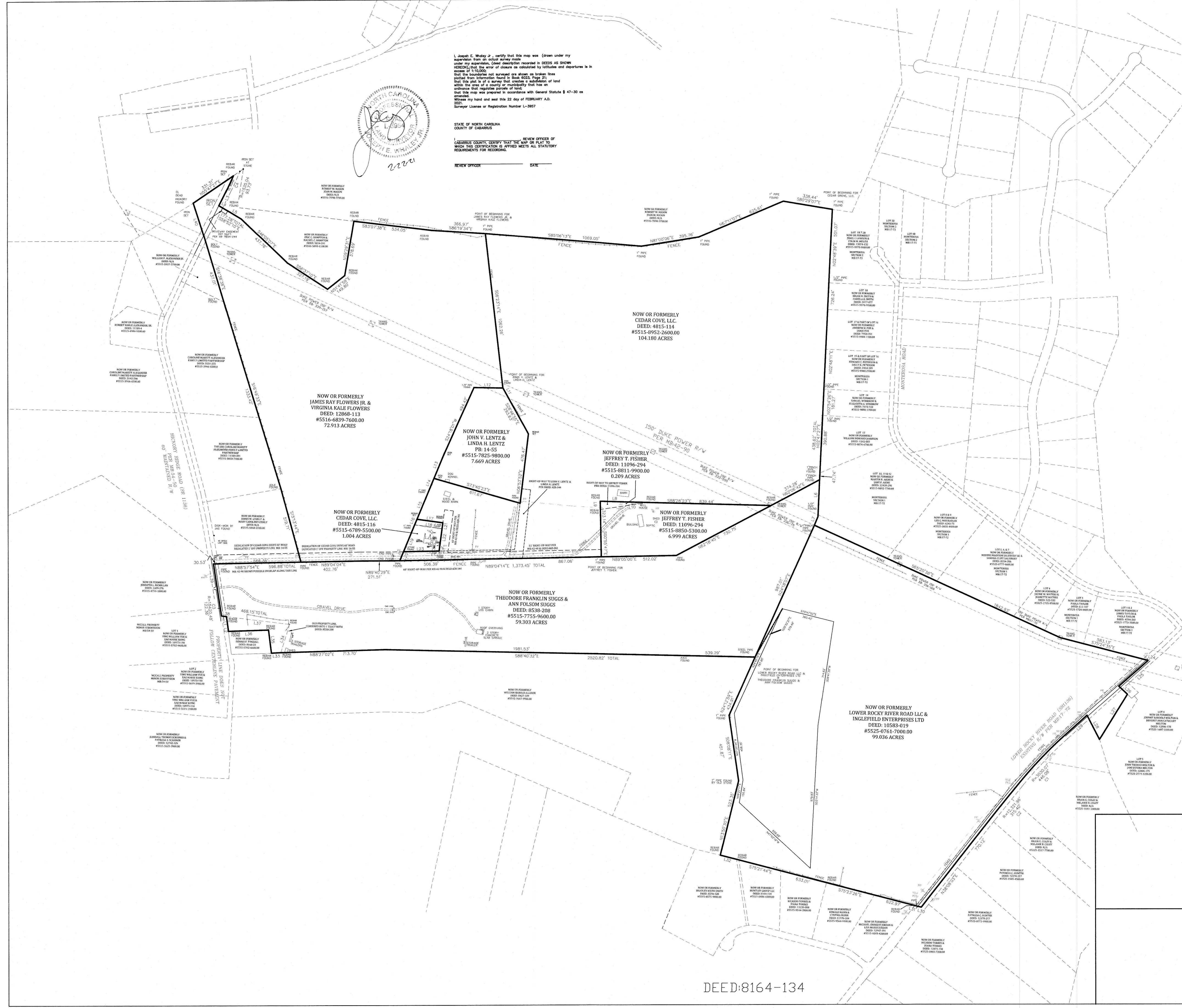
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[Handwritten signatures]

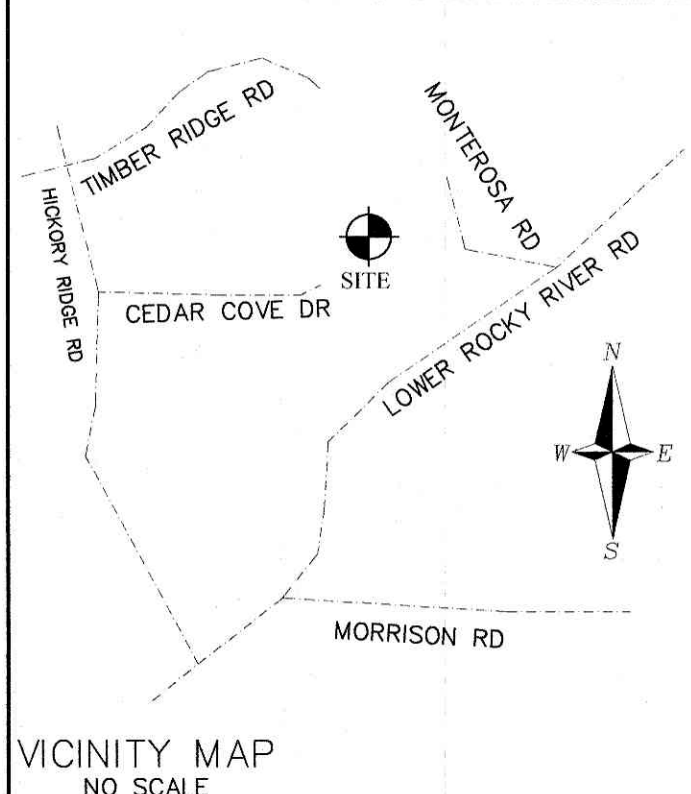


I, Joseph E. Whaley Jr., certify that this map was (drawn under my supervision from an actual survey made under my supervision. (Each description recorded in DEEDS AS SHOWN HEREON) that the error of closure as calculated by latitude and departure is in excess of 1:10,000.
That the boundaries and surveys are drawn as shown that plotted from information found in Book 8023, Page 20, that this plat is a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that requires platting of lots.
That this map was prepared in accordance with General Statute § 47-30 as amended.
Surveyed by hand and set the 22 day of FEBRUARY A.D. 2021
Surveyor License or Registration Number L-3807

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
REVIEW OFFICE OF
CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
REVIEW OFFICER: _____ DATE: _____

LINE	LENGTH	BEARING
L1	91.33	S27°49'16"E
L2	10.27	S05°59'02"E
L3	133.10	N26°3'18"E
L4	30.09	S88°59'10"E
L5	147.19	S88°52'10"E
L6	252.11	N02°30'19"E
L7	83.63	N22°40'40"E
L8	328.19	S88°25'17"E
L9	55.99	S00°54'46"E
L10	328.52	N01°45'09"E
L11	65.18	S28°46'09"E
L12	167.78	S88°59'38"E
L13	182.52	N22°38'00"E
L14	98.47	N22°38'08"E
L15	204.44	N22°39'39"E
L16	41.14	N22°38'13"E
L17	178.24	S82°06'54"E
L18	188.81	S01°40'04"E
L19	197.91	N22°38'13"E
L20	86.38	N22°38'13"E
L21	40.76	N07°44'47"E
L22	152.71	N07°44'05"E
L23	242.58	N08°01'53"E
L24	36.02	S75°24'35"E
L25	268.78	N48°44'27"E
L26	80.83	S46°36'05"E
L27	363.09	N31°48'55"E
L28	185.46	S27°06'48"E
L29	203.85	N48°02'09"E
L30	32.78	S75°39'04"E
L31	11.85	S75°52'09"E
L32	13.85	S72°29'18"E
L33	64.50	N86°20'50"E
L34	202.48	N17°21'07"E
L35	160.06	S08°33'21"E
L36	273.02	N88°21'05"E
L37	434.39	S82°47'48"E
L38	33.76	S82°47'48"E
L39	236.98	S08°43'26"E
L40	371.42	S17°43'43"E

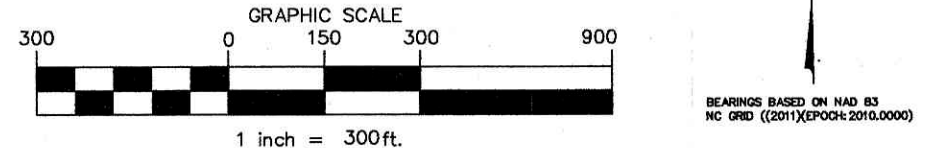
CURVE	LENGTH	RADIUS	CHORD	BEARING	DELTA
C1	445.08	3030.77	445.68	S43°49'56"W	87°06'04"
C2	315.49	15383.96	315.39	S38°00'33"W	1°08'00"
C3	125.26	15449.88	125.36	N89°29'54"E	0°07'37"
C4	93.73	15395.04	93.72	N84°48'41"E	3°29'35"



NOTES:
NO NOIS TRANSVERSE STATION WAS FOUND TO BE WITHIN 2000'
ERROR OF CLOSURE 1:10,000
AREA CALCULATED BY COORDINATE METHOD
IRON PINS ON ALL CORNERS UNLESS OTHERWISE NOTED
THIS PROPERTY SUBJECT TO ALL OTHER RIGHTS-OF-WAY AND EASEMENTS
WETLAND AREAS SHOWN HAVE BEEN DELINEATED BY OTHERS ON THIS SITE
NO OBSERVABLE EVIDENCE OF THIS AREA BEING USED AS A SOLID WASTE DUMP
SUMP OR SANITARY LANDFILL
THIS PROPERTY DOES NOT LIE WITHIN A FEMA FLOODPLAIN PER FEMA
FIRM PANEL 37025C01400 & 37025C01450
PROPERTY ZONED OR
TITLE COMMITMENT INFORMATION: SEE PAGE II

- LEGEND
- AC - ACRE
 - CCM - CONCRETE CONTROL MONUMENT
 - COS - COMMON OPEN SPACE
 - CM - CONTROL MONUMENT
 - FH - FIRE HYDRANT
 - PLAT CAB. - PLAT CABINET
 - PP W/GUY - POWER POLE WITH GUY WIRE
 - R/W - RIGHT-OF-WAY
 - SAN, SEW, R/W - SANITARY SEWER RIGHT-OF-WAY
 - SDE - STORM DRAINAGE EASEMENT
 - SF - SQUARE FEET
 - ST - 10'X70' SIGHT TRIANGLE
 - TYP - TYPICAL
 - YW&H - YARBROUGH-WILLIAMS AND HOULE
 - BOC - BACK OF CURB
 - CO - CLEAN OUT
 - CP - CABLE PEDESTAL
 - CONC. - CONCRETE
 - ELEV - ELEVATION
 - EOP - EDGE OF PAVEMENT
 - EX - EXISTING
 - LP - LIGHT POLE
 - LSE - LANDSCAPE EASEMENT
 - MB - MAP BOOK
 - PSE - PUBLIC STORM DRAINAGE EASEMENT
 - PUE - PUBLIC UTILITIES EASEMENT
 - OPUS - ONLINE POSITIONING USER SERVICE
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - TP - TELEPHONE PEDESTAL
 - WM - WATER METER
 - TRANS. - TRANSMISSION TOWER

- PROJECT INFORMATION
- PARCELS: 10
5515-8850-5300.00
5515-7755-9600.00
5515-6788-5200.00
5515-7825-9800.00
5515-8811-9900.00
5525-0781-7000.00
5515-8952-2800.00
5515-6839-7600.00



DEED:8164-134

NO.	DATE	REVISION	BY
SHEET TITLE			PROJECT NO.
ANNEXATION PLAT			SCALE
PROJECT			DATE
ORCHID RIDGE PROJECT			DRAWN BY
CABARRUS COUNTY, N.C.			CHECKED BY
FOR: DR HORTON INC.			DRAWING NO.
YARBROUGH-WILLIAMS & HOULE, INC.			SHT 1 OF 2 SHTS
Planning & Surveying & Engineering			
P.O. Box 1198			
Charlotte, North Carolina, 28273			
704.556.1990			
704.556.0505(fax)			



HarrisburgNC

The right side of opportunity

To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 22nd day of February, 2021.




Janet Rackley, Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Harrisburg, North Carolina that:

Section 1. A public hearing on the question of annexation of the area described herein will be held (virtually) at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on April 12, 2021.

Section 2. The area proposed for annexation is described as follows:

All that certain parcel of land, situated, lying and being in Township #1, Cabarrus County, State of North Carolina, and more particularly described as follows:

Beginning at a found steel pipe (POINT OF BEGINNING), being further located as the South-Eastern corner of land owned Now or Formerly by Theodore Franklin Suggs & Ann Folsom Suggs as recorded in Deed Book 8538, page 208 of the Cabarrus County Register of Deeds, also being the North-Eastern Corner of land owned Now or Formerly by William Harold Allison as recorded in Deed Book 8427, page 109 of the Cabarrus County Register of Deeds, thence with the dividing line of the Suggs land and Allison land N88-40-32W 2,520.82' (passing through a found axle at 5+39.29 of this line) to a point, thence S88-27-02W 713.70' to a found rebar, thence S86-25-59W 64.50' to a found rebar being the South-Eastern corner of land owned Now or Formerly by Dennis F. Tyndall as recorded in Deed Book 8168, page 23 of the Cabarrus County Register of Deeds, thence with the Tyndall line N06-55-21W 160.06' to a found rebar, thence S88-21-05W 273.59' to a found rebar, thence leaving the Tyndall property N05-39-02W 10.27' to a point, thence N07-49-16W 91.33' to a found rebar, thence N82-47-48W 33.76' to a point in Hickory Ridge Road (Existing 60' Public Right-of-Way per Map Book 54, page 50 of the Cabarrus County Register of Deeds), thence within Hickory Ridge Road with the arc of a curve to the left having a radius of 15,420.48' an arc length of 122.36' (subtended by chord N08-30-04W 122.36') to a point, thence N08-43-26W 236.96' to a point, thence leaving Hickory Ridge Road N88-57-54E 596.88' (passing through a found pipe at 0+30.53 of this line) to a found pipe being the South-Western corner of land owned Now or Formerly by James Ray Flowers Jr. & Virginia Kale Flowers as recorded in Deed Book 12868, page 113 of the Cabarrus County Register of Deeds, thence leaving the Suggs line and with the Eastern line of land owned Now or Formerly by James W. & Mary Caroline Lyerly as recorded in Deed Book (Not Found) N15-13-44W 519.71' to a found axle, thence with the Eastern line of land owned Now or Formerly by The Iris Caroline Marett Alexander Family Limited Partnership as recorded in Deed Book 11189, page 1 of the Cabarrus County Register of Deeds N16-49-33W 1,333.42' to a found bolt, thence with the Eastern line of land owned Now or Formerly William F. Alexander as recorded in Deed Book (Not Found) N16-38-38W 437.01' to a found bolt, thence crossing Hickory Ridge Road N17-43-40W 271.42' to a set iron, thence N55-47-27E 331.31' to a set iron, thence with Hickory Ridge Road in a Southerly Direction with the arc of

curve to the right having a radius of 1,535.04' an arc length of 93.73' (subtended by chord S24-48-41W 93.72') to a point, thence S26-37-18W 133.10' to a point, thence leaving Rocky River Road and with the Southerly line of land owned Now or Formerly Eric C. Hampton & Rachel C. Hampton as recorded in Deed Book 9834, page 241 of the Cabarrus County Register of Deeds S58-52-10E 30.09' to a found rebar, thence S58-52-10E 147.19' to a found rebar, thence S46-05-07E 437.76' to a found rebar, thence S56-37-10E 327.19' to a found rebar, thence N51-41-59E 149.80' to a found rebar, N09-29-31E 378.69' to a found rebar, thence S83-07-38E 534.05' to a found rebar, thence S86-19-34E 366.97' to a found 1" pipe on the Southern Line of land owned Now or Formerly Robert W. Mason & Joan M. Mason as recorded in Deed Book (Not Found), thence with the Mason line S85-06-13E 1,069.05' to a found 1" pipe, thence N81-00-06E 395.76' to a found 1" pipe, thence N67-11-07E 625.61' to a found 1" pipe, thence S80-29-07E 338.44' to a found 1" pipe, being further described as the North-Eastern corner of land owned by Cedar Cove, LLC. as recorded in Deed Book 4815, page 114 of the Cabarrus County Register of Deeds & a North-Western corner of land owned Now or Formerly by Jenel I. Lawson & Colin M. Meath as recorded in Deed Book 13074, page 132 of the Cabarrus County Register of Deeds, thence with the line of Lawson/Meath S02-48-39W 501.07' to a found 1 / 2" rebar being the North-Western corner of lot 18 of Monterosa Section 1 as recorded in Map Book 17, page 72 of the Cabarrus County Register of Deeds, thence with the line of lots 18 through a portion of 12 of Monterosa Section 1 for 3 calls and distances to points, 1) S02-48-11W 726.24' to a found 1 / 2" pipe, 2) S02-54-26W 181.27' to a found 1 / 2" pipe, thence S02-47-27W 438.62' (passing through a found pinched 1" pipe at 3+90.88 of this line) to a found 1" pinched pipe, thence S02-39-19W 252.11' to a found half inch pipe, thence S22-40-40W 63.63' to a found 1" pinched top pipe lying in a 150' Duke Power Right-of-Way as shown in Map Book 42, page 90 & Deed Book 336, page 75 & Deed Book 336, page 168 & Map Book 17, page 72 all of the Cabarrus County Register of Deeds, thence S65-20-38E 1,842.93' to a point on the rear line of Lot 3 of Section 1 of Monterosa as recorded in Map Book 17, page 72 of the Cabarrus County Register of Deeds, thence with the rear line of Lots 3 through 1 of Section 1 of Monterosa S75-24-35E 583.13' to a point on the Right-of-Way of Lower Rocky River Road (Existing Right-of-Way per Map Book 72, page 72) thence S75-24-35E 36.02' to a point inside of Lower Rocky River Road, thence with Lower Rocky River Road S48-44-27W 266.78' to a point, thence leaving Lower Rocky River Road S46-56-05E 80.83' to a point on the property line of land owned Now or Formerly by John Thomas Melton & Jami Dusina Melton as recorded in Deed Book 12806, page 175 of the Cabarrus County Register of Deeds, thence with the Melton line S31-48-55W 363.00' to a point, thence N27-06-48W 185.46' to a point inside of Lower Rocky River Road, thence with Lower Rocky River Road S48-02-09W 203.85' to a point, thence with the arc of a curve to the left having a radius of 3,030.07' an arc length of 446.08' (subtended by chord S43-49-06W 445.68') to a point, thence with the arc of curve to the left having a radius of 12,321.96' an arc length of 315.40' (subtended by chord S38-52-03W 315.39') to a point, thence S38-08-03W 770.12' to a point, thence leaving Lower Rocky River Road N75-39-04W 32.78' to a found pipe, thence N75-53-09W 11.95' to a found rebar being the North-Eastern corner of land owned Now or Formerly by Michael Enrique Jordan & Lisa Maria Jordan as recorded in Deed Book 12947, page 191 of the Cabarrus County Register of Deeds, thence with the rear line of the Jordan property and land owned Now or Formerly by Ronald & Cynthia Mann as recorded in Deed Book 11576, page 304 of the Cabarrus County Register of Deeds N75-23-26W 622.97' to a found rebar, thence with the rear lines of land owned Now or Formerly by Ricardo & Juana Torres as recorded in Deed Book 13239, page 8 & Huntley Group LLC as recorded in Deed Book 8164, page 134 all of the Cabarrus County Register of Deeds N75-21-44W 633.01' to a found rebar, thence with the line of Bradley Keith Smith as recorded in Deed Book 8298, page 328 of the Cabarrus County Register of Deeds N75-25-18W 113.95' to a found rebar, on the Eastern Line of William Harold Allison as recorded in Deed Book 8427, page 109 of the Cabarrus County Register of Deeds, thence with the William Harold Allison line N13-50-30E 523.35' to a found 1" pipe in a stone, thence N08-08-11W 451.87' to a found 1" pipe, thence N24-12-59E 434.91' to the POINT AND PLACE OF BEGINNING.

Containing 352.111 acres +/-.

Heritage Tract

All that certain parcel of land, situated, lying and being in Township #1, Cabarrus County, State of North Carolina, and more particularly described as follows:

Being a portion of the Orchid Ridge Tract:

Beginning at a point, (POINT OF BEGINNING), being further located N29-32-21E 379.48' distant of a found steel pipe being the South-Eastern corner of land owned Now or Formerly by Theodore Franklin Suggs & Ann Folsom Suggs as recorded in Deed Book 8538, page 208 of the Cabarrus County Register of Deeds, also being the North -Eastern Corner of land owned Now or Formerly by William Harold Allison as recorded in Deed Book 8427, page 109 of the Cabarrus County Register of Deeds, thence S-75-47-02E 360.43' to a point, thence S08-41-30W 714.62' to a point, thence S03-14-33W 979.83' to a point, thence N47-03-19W 659.68' to a point, thence N09-27-11E 155.84' to a point, thence N07-20-34W 458.55' to a point, thence N24-45-15E 787.85' to the POINT AND PLACE OF BEGINNING.
Containing 17.367 acres +/-.

Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2021 Budget Ordinance Amendment for increased TIA activity

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Motion to approve the attached FY2021 Budget Ordinance Amendment for increased TIA activity.

Description/Background:

The number of Traffic Impact Assessment (TIA) associated with development projects were higher than anticipated in Fiscal Year 2021 which is requiring this budget amendment to correctly reflect the revenues and expenses associated with TIAs.

With the pending studies and additional anticipated studies between now and the end of the fiscal year ending June 30, 2021, a budget amendment of \$70,000 is requested. The TIA expenses are fully paid by the applicant and there is no cost to the Town other than staff time. The transactions have no impact to the Town's overall budget, other than to accurately reflect the revenues and expenses associated with TIAs.

Recommendation:

Staff recommends approval of the attached budget amendment.

Fiscal Impact:

There is no net fiscal impact to the Town.

TIA studies are paid for in advance by the customer (developer) to the Town, and the Town then pays the consultant to perform the study. This budget amendment in the net amount of \$-0- and gross amount of \$70,000 creates enough budgetary room for the two pending studies and approximately three more in FY2021.

Attachments:

1. Amendment - GF - TIA Studies 03082021



AN ORDINANCE AMENDING THE 2020-2021 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2021:

Section 1. Amend the General Fund to account for additional Traffic Impact Analyses expected to be performed within the fiscal year.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-1400-56310	\$ 70,000
Professional Services	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-49564	\$ 70,000
Traffic Review Fees	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 8th day of March, 2021.

Steve Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

To Set a Public Hearing for April 12, 2021 to Consider Updates to the Council Code of Conduct.

Presenting Personnel:

Suggested Motion or Action:

Motion to set a public hearing for April 12, 2021 to consider Updates to the Council Code of Conduct.

Description/Background:

In the February 8, 2021 Council meeting, Town Council discussed a potential update to the Council Code of Conduct. Specifically, the section in question is Section F, Item 5, under Unofficial Setting.

Currently, this item reads:

The community is constantly observing elected officials every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the Town. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by elected officials, twenty-four (24) hours a day, seven (7) days a week. It is a serious and continuous responsibility.

The revised language includes those words highlighted below:

The community is constantly observing elected officials every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the Town. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by elected officials, twenty-four (24) hours a day, seven (7) days a week **in-person, virtually, and on social media platforms**. It is a serious and continuous responsibility.

Because this is included in the Town Code of Ordinances, a public hearing is required to modify this section. If the above motion is approved, the public hearing will be held on April 12, 2021 but the vote would not be considered until the May 10, 2021 Town Council Meeting.

Recommendation:

None

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider update to the Sustainability Advisory Board By-Laws.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the updated Sustainability Advisory Board By-Laws as presented.

Description/Background:

Attached are the revised SAB bylaws for Town Council to review and vote on in their February meeting. There are minor edits and clean ups to the Purpose and Objectives section, plus, further clarity added to the membership section – including capping the number of members to 9 (down from 15).

These proposed revisions were approved unanimously by the 5 SAB members in attendance at our January 13, 2021 SAB meeting (Noel, Crew, Huster, Allen, Morris).

Recommendation:

Fiscal Impact:

Attachments:

1. Sustainability Advisory Board By-Laws

Town of Harrisburg, NC Sustainability Advisory Board Bylaws

PROPOSED REVISIONS: January 13, 2021

Article I. Name

The name of this organization shall be the Town of Harrisburg Sustainability Advisory Board

Article II. Creation

The Town of Harrisburg Sustainability Advisory Board (hereinafter referred to as “Board” or “the Board”) is created by the action of the Town of Harrisburg Council.

Article III. Purpose and Objectives

The mission of the Board is to coordinate, to initiate, and to promote sustainability within the Town of Harrisburg and its surrounding areas. The Board’s purpose is to:

- Advance and encourage environmentally sustainable practices and ideas within the Town, including but not limited to town operations and facilities, new development, town ordinances governing construction and development, local businesses, local homeowner’s associations and neighborhoods, and individual citizens.
- Collaborate with town planners to create a long-term sustainability plan for the Town.
- Work cooperatively with the Town of Harrisburg and all Harrisburg advisory boards and committees to promote sustainability practices.
- Provide ~~informationsuggestions~~ and recommendations to Town Council, other Town Boards, and Town staff regarding laws, ordinances and rules which promote sustainability – including ones related to new and existing developments, for example, water treatment and green building design.
- Assist to identify and reduce ~~issues~~ of air, land, and water pollution, as well as waste management and recycling issues.
- Explore~~Looking at~~ technologies and innovations regarding energy and fuel savings and efficiency in order to reduce the Town’s operating costs and carbon footprint.
- Improve the natural environment through the incorporation of sustainable best practices for the Town’s land use and management, storm water infrastructure, and tree canopy.
- Strengthen the Town’s economy through initiatives that foster sustainable business practices, reinvestment in vacant storefronts, and green purchasing policies.
- Encourage healthy living through the expansion of parks, walking trails, bicycle lanes, and wellness programs and preservation and development of open space.
- ~~Reduce the Town’s carbon footprint through energy-saving practices~~
- ~~Ordinances for development that would promote water conservation, green building design.~~
- Provide ~~Community~~ education and engagement.
- The Sustainability Advisory Board, in development of its recommendations, shall consider all best practices and lessons learned from all other sources including cities, towns and villages, in addition to financial sustainability and cost effectiveness.

Article IV. Board Membership, Appointment and Terms

Section 1. The Board shall be composed of a maximum of ~~15~~9 members.

Section 2. Any resident of the Town or its surrounding area, who is 18 years or older, is eligible for appointment to the Board.

Section 3. Assuming there are less than 159 members on the Board, any person wishing to join the Board shall submit an application to the current Board for review and consideration. The Board will invite Candidate(s) to a short interview with the members of the Board – outside of the monthly Board meetings. The Board members who interviewed the Candidate(s) will provide their consolidated recommendation to the full Board at the next monthly meeting for discussion and for the ~~The Board to~~ will vote on approving or denying the applicant for appointment during that same meeting ~~and will approve or deny the appointment. If approved, the Candidate(s)' recommendation for appointment will then be sent to the Town Council to be reviewed and voted on during their next monthly meeting.~~

Section 4. Board members shall have two- (2) year staggered terms ending on December 31. If a member is appointed to fill out a vacant member's term, the newly appointed member will serve the remainder of the vacated member's term and then must reapply to be reappointed to a new two- (2) year term. ~~Terms will begin when members are appointed to the Board.~~

Section 5. Board members may serve four (4) consecutive two (2) year terms (eight (8) years total), and then may be reappointed after an absence of one (1) year. For current members to be reappointed, they must follow the same application process stated in Article IV – Section 3. Two members serving the initial one (1) year terms may serve three (3) consecutive terms, (seven (7) years total), and then may be reappointed after an absence of one (1) year.

Section 6. Members will not receive a stipend from the Town for attending monthly Board meetings. Members shall be reimbursed for pre-approved travel and subsistence to professional environmental sustainability meetings, conferences and workshops, with such reimbursement being made in compliance with the general policies of the Board.

Section 7. Any member may resign from the Board by submitting a written resignation to the Chair of the Board.

Article V. Meetings

Section 1. Special meetings of the Board as needed shall be determined by the Chair, Mayor or Town Council. Regular meetings of the Board will be held monthly on the 2nd Wednesday of the month at 6:03 PM at Town Hall, unless otherwise stated. Such meetings shall be advertised and conducted in accordance with the State of North Carolina's Open Meetings Law.

Section 2. The Chair of the Board will create the suggested agenda with input from the Board members. The agenda shall include the time, date and location of the meeting and shall include a time for public comments, if there are any.

Section 3. An organizational meeting shall be held during the month of January for the purpose of organizing the Board for the coming year and the purpose of electing officers.

Section 4. A quorum of the Board, which is 35% of voting members, must be in attendance before any official action can take place. If there is no quorum at the opening of the meeting, the meeting may still take place but official action cannot take place.

Section 5. All meetings of the Board shall be open to the public, and notices to the media and the public shall be given in accordance with the Open Meetings Law of the State of North Carolina.

Section 6. It is the duty of each member to vote, unless excused by a majority vote of the Board as in the instance of conflict of interest or other legitimate reason. A member wishing to be excused from voting shall so inform the Chair who shall take a vote of the remaining members. A member who fails to vote, not having been excused, shall be recorded as having voted in the affirmative. This section in no way mitigates the quorum requirement for any official action.

Section 7. Attendance is mandatory and each member should make every effort to attend all meetings. In the event a member is unable to attend, prior notice should be provided to the Board Chair. Unexcused absences will be counted as part of the three (3) allotted absences per year. Members should attend meetings and be active and engaged. In addition to attending regularly scheduled meetings.

Article VI. Officers

Section 1. Officers of the Board shall consist of a Chair, Vice-Chair and a Secretary.

Section 2. The officers shall be elected at the February meeting. At that time the Board shall elect a candidate for each of the three positions. For each position, the person receiving the highest number of votes shall be declared elected. In the event of a tie, for whatever reason, the tying candidates shall flip a coin (in the event of a two-way tie) or draw straws (in the event of a tie with more than two persons) to determine the particular position.

Section 3. Officers shall serve for a term of one (1) year beginning at the close of the meeting at which they were elected.

Section 4. The Chair shall fill an officer vacancy, or, if the Chair is vacant, the Vice-Chair will fill the vacancy for a time period not to exceed the original term of office.

Section 5. The Chair shall preside over all meetings of the Board and shall sign all official papers or documents relative to action taken by the Board as well as oversee the officer selection process and any other functional internal activities of the Board.

Section 6. The Vice-Chair shall assume all duties of the Chair in the absence of the Chair.

Section 7. The Secretary of the Board shall keep the official records of all meetings and shall notify members of their appointments and conduct such correspondence as the Board designates.

Article VII. Vacancy and Removal

Section 1. In the event a vacancy occurs in the membership of the Board, the remaining Board members shall review, consider and appoint a new candidate to fill the vacant position.

Section 2. The Board may formally recommend that a Board member be removed for either of the reasons that follow. The Board member may request to be heard in a session at which a quorum is present concerning the reasons.

- a. Upon the third absence from regular meetings that occurs without prior notification to the Chair.

b. Acts which are, in the opinion of the Board, detrimental or a disservice to the best interests of the Board, the Community or Town facilities.

Article VIII. Ethics and Behavior

a. All members are duty bound to:

- i. Uphold the by-laws of the Board, Ordinances and Policies of the Town of Harrisburg
- ii. Fully comply with all applicable local, state, federal statutes regarding disclosure of assets, open meeting practices, and other ethics-based requirements.
- iii. Act in good faith and conscience using professional expertise, personal experience and common sense based upon the best available information, observation, and testimony and within established legal limits and authority.

b. Ex-parte communications are discouraged and if such communications occur, the communication must be disclosed by the Board member(s).

c. Sidebar, banter and other relative types of conversations between individuals are deemed disruptive and should be avoided. All communication should include all members and be consistent with these bylaws and meeting agendas.

d. All members shall act respectful of and be courteous to all other members and guests, following the Golden Rule; treat others the same as you would like to be treated.

e. All members shall refrain from using any personal electronic devices during any public meeting of the Board, except those devices utilized for the express purpose of being used during such public meetings.

Article IX. Miscellaneous

All versions of and amendments to these Bylaws must be kept and dated with signatures of the Chair and Secretary as part of the official Board record. These Bylaws may be amended or repealed by an act of the Board providing that: a. A majority vote of four (4) Board members at the duly constituted meeting approves the amendment. b. All versions of and amendments to the Bylaws must be kept and dated with signatures as part of the official Board record.

Chair: E. Scott Noel Date: 12/9/20

Secretary: Virginia Halter Date: 12/9/20



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Hearing to consider the Conditional Rezoning and Zoning Map Amendment for Kelly Woods Subdivision H-2020-08 (R).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Hold Public Hearing on the conditional rezoning request from Low Density Residential (LDR) in the County to Conditional Residential Low Density (CZ-RL) as requested by the applicant for the related property in application H-2020-08 (R). Town Council will NOT vote on this rezoning at this meeting.

Description/Background:

Harrisburg Real Estate Investments, LCC, the property owner for parcel 55061061470000 has submitted a request to rezone approximately 2.46 acres located off of Plaza Rd Ext. The applicant proposes to develop 4 single-family detached residential dwellings. To achieve this, the applicant is requesting that the property be rezoned from the current Low Density Residential (LDR) in the County to Conditional Residential Low Density (CZ-RL) in accordance with the site plan submitted with the application.

A staff report is attached for more information and a site plan is submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews.

Staff is recommending holding a Public Hearing on the rezoning request, Action will be taken at the April 12th meeting

Recommendation:

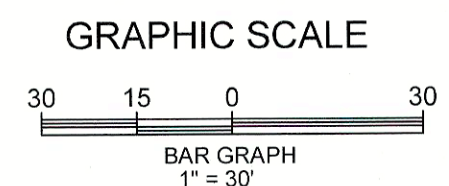
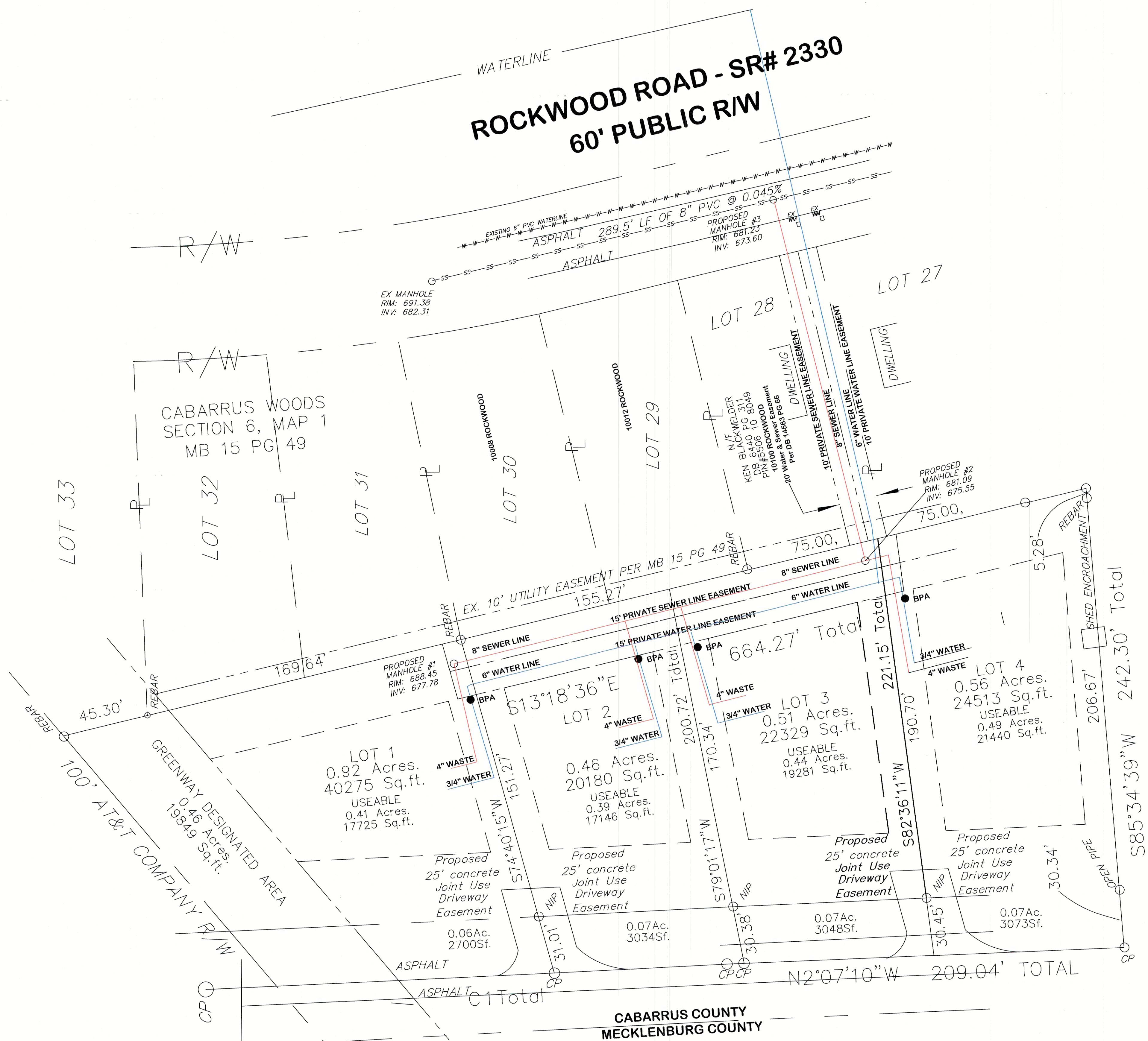
With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Plan and the UDO. Planning and Zoning Department staff recommends holding a Public Hearing on this rezoning request H2020-08-R.

Fiscal Impact:

None.

Attachments:

1. KellyWoods_Rezoning and Utility Plan
2. Site Location Map_KellyWoods
3. Conditional Zoning Application_Kelly Woods
4. H_2020_08_R Staff Report PB
5. Kelly Woods_Home Elevations Example
6. Neighborhood Meeting Notes 12-17-20



PLAZA ROAD EXTENTION - SR#1176
60' PUBLIC R/W

UTILITY PLAN
SCALE: 1" = 30'

LEGEND:			
ESP - Existing Iron Pipe / Pipe	B/C - Back of Curb	R/W - Right of Way	ESP - Existing Iron Pipe / Pipe
NIP - New Iron Pipe (12" Iron Rod/Rebar)	Tele - Telephone	ESMT - Easement	ESMT - Easement
CP - Computed Point	ELC - Power	PROPERTY LINE	PROPERTY LINE
PP - Power Pole	HVAC - Heating Ventilation and Cooling	FENCE	FENCE
R/W Mark - Right-of-Way Monument	UL - Utilities	FILE LINE (PWR TELE, ETC.)	FILE LINE (PWR TELE, ETC.)
R/W - Right of Way	UL - Utilities	APRX LOCATION OF SANITARY SEWER	APRX LOCATION OF SANITARY SEWER
Asph - Asphalt	ESMT - Easement	APRX LOCATION OF WATERLINE	APRX LOCATION OF WATERLINE
Conc - Concrete	CL - Center Line		
CB - Catch Basin			

ALL MATERIALS, EQUIPMENT, LABOR, AND WORKMANSHIP IS TO BE IN ACCORDANCE WITH AND SUBJECT TO THE TOWN OF HARRISBURG STANDARD SPECIFICATIONS, ORDINANCES, POLICIES, AND STANDARD SPECIFICATIONS, AND THE NORTH CAROLINA ADMINISTRATIVE CODE FOR WASTEWATER COLLECTION AND WATER DISTRIBUTION SYSTEMS. IN THE EVENT OF CONFLICT BETWEEN THE TOWN OF HARRISBURG'S STANDARD SPECIFICATIONS, POLICIES, AND STANDARD SPECIFICATIONS, OR THE NORTH CAROLINA ADMINISTRATIVE CODE, THE MORE RESTRICTIVE REQUIREMENTS SHALL APPLY.

A FULL STORMWATER AND UTILITY REVIEW WILL BE CONDUCTED FURING CONSTRUCTION DOCUMENT PHASE.

OWNER
HARRISBURG REAL ESTATE INVESTMENTS, LLC
5640 ROCKY RIVER RD
CHARLOTTE, NC 28215
704-651-2002

DESIGNER:
RAYMOND H. CATHEY, PE
P.O. BOX 23569
CHARLOTTE, N.C. 28227
704-201-8873

RAYMOND H. CATHEY, PE
PROFESSIONAL ENGINEER

13121 GRAYMIST DR.
CHARLOTTE, N.C. 28215
raycatheyeng@aol.com

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LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

SEAL
RAYMOND H. CATHEY
2/9/21

2/9/21

HARRISBURG REAL ESTATE INVESTMENTS, LLC
5640 ROCKY RIVER RD - CHARLOTTE, NC 28215

UTILITY PLAN
LOTS 1,2,3&4

AUGUST 2020

DRAWN BY: RHC
DATE:

CHECKED BY: RHC

REVISIONS:

SHEET

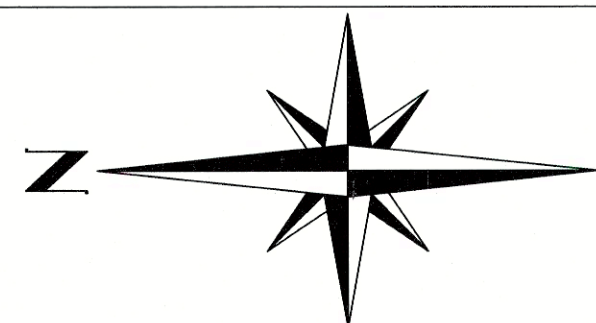
LD-2

- (FOR SEEDING JAN 1 – MAY 1)**
- 1. ALL OPEN AREAS SHALL BE SEEDDED WITH 5 GRAMS.
 - 2. LIME SHALL BE APPLIED AT 2000/LB PER ACRE.
 - 3. FERTILIZER SHALL BE APPLIED AS FOLLOWS: 10-10-10 AT 750 LB. PER ACRE.
 - 4. SEED SHALL BE APPLIED AT 12 LB. PER ACRE (400 SEED PER SQA.)
 - 5. STRAW SHALL BE APPLIED TO 4000 LB. PER ACRE AND ASPHALT TACKED AT 250 GAL. PER ACRE.
- (FOR SEEDING MAY 1 – AUG. 15)**
- 1. ALL OPEN AREAS SHALL BE SEEDDED WITH GERMAN MILLET
 - 2. LIME SHALL BE APPLIED AT 2000/LB PER ACRE.
 - 3. FERTILIZER SHALL BE APPLIED AS FOLLOWS: 10-10-10 AT 750 LB. PER ACRE
 - 4. SEED SHALL BE APPLIED AT 12 LB. PER ACRE
 - 5. STRAW SHALL BE APPLIED AT 4000 LB. PER ACRE AND ASPHALT TACKED AT 250 GAL. PER ACRE
- SEEDING SPECIFICATIONS (TEMPOR.)**
(FOR SEEDING AUG. 15 – DEC. 30)
- 1. ALL OPEN AREAS SHALL BE SEEDDED WITH GERMAN MILLET
 - 2. LIME SHALL BE APPLIED AT 2000/LB PER ACRE.
 - 3. FERTILIZER SHALL BE APPLIED AS FOLLOWS: 10-10-10 AT 1000 LB. PER ACRE
 - 4. SEED SHALL BE APPLIED AT 10 LB. PER ACRE
 - 5. STRAW SHALL BE APPLIED AT 4000 LB. PER ACRE AND ASPHALT TACKED AT 250 GAL. PER ACRE

BOUNDARY SURVEY INFORMATION GENERATED FROM SURVEY
PREPARED BY HARRISBURG SURVEYING DATED NOVEMBER 2020. SEE SITE
PLAN SHEET LD-1.

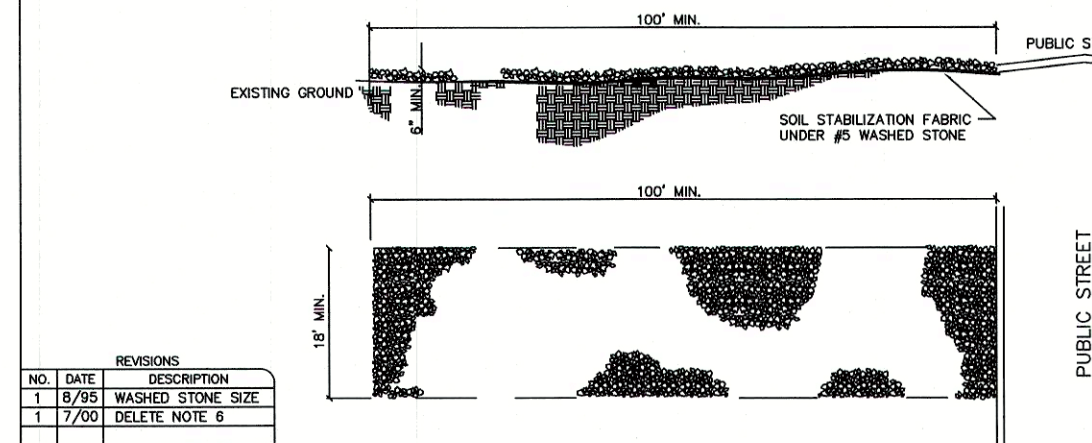
NOTE: THIS SITE IS NOT IN
A 100 YEAR FLOOD ZONE AS SHOWN.
FEMA PANEL #3710550600K
NOVEMBER 16, 2018

DRIVEWAY PERMIT
NCDOT DRIVEWAY PERMIT
REQUIRED DURING CONSTRUCTION
DOCUMENT PHASE



NCGS GRID NORTH
NAD 83 (2011)

3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANSUP OF ANY MEASURES USED TO TRAP SEDIMENT.
4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, WHEELS MUST BE CLEANED WITH A FORCE STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO A TRAP AND SEDIMENT BASIN SEE STD. NO. 30118.
6. COOT MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



LAND DEVELOPMENT STANDARDS

STABILIZED CONSTRUCTION ENTRANCE

STD. NO.	REV.
30.11A	

LAND DEVELOPMENT STANDARDS

TEMPORARY SILT FENCE

GENERAL GRADING & SITE NOTES

- (1) THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE PLANS, REPRESENT THE DESIGNERS' UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES (ELECTRICAL, MECHANICAL, GAS, WATER, TELEPHONE, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OR, OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
CONTACT U-LOCO (800-832-4949).
- (2) EXISTING UTILITY LOCATIONS, EXISTING TREE LOCATIONS, EXISTING BOUNDARY, SITE DESIGN AND PROPOSED GRADING ARE BASED UPON INFORMATION OBTAINED FROM SURVEY PERFORMED BY HARRISBURG SURVEYING DATED MAY 2, 2022 AND WHICH ARE A PART OF THESE PLANS AND SPECIFICATIONS.
- (3) ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- (4) APPROVAL OF THIS PLAN IS NOT AN AUTHORIZED TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT. THE SITE GRADING CONTRACTOR MUST HAVE WRITTEN PERMISSION FROM THE OWNER(S) BEFORE PROCEEDING.
- (5) ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN GASTON COUNTY RIGHT-OF-WAY AND NCODOT RIGHT-OF-WAY SHALL CONFORM TO THEIR STANDARD SPECIFICATIONS.
- (6) CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY LOCAL AND STATE REGULATIONS.
- (7) ALL HANDICAPPED RAMPS, PARKING SPACES, ETC. TO MEET ALL APPLICABLE ACCESSIBILITY CODES.
- (8) THE CONTRACTOR SHALL REFER TO ARCHITECTURAL / CIVIL DRAWINGS FOR THE LOCATION AND DIMENSIONS OF BUILDING AND SURROUNDING AREA.
- (9) USE YES, BENDS, TEES, ETC. AS NECESSARY FOR ALL DRAINING PIPES, ROOF LEADERS, DOWNSPOUTS, ETC..
- (10) CONTRACTOR TO SUBMIT ALL SITE CONSTRUCTION SHOP DRAWINGS TO ENGINEER FOR APPROVAL. ANY SUBSTITUTIONS OR REVISIONS TO MATERIALS OR CONSTRUCTION SHALL BE APPROVED BY ENGINEER PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES.
- (11) ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL CONFORM TO GASTON COUNTY LAND DEVELOPMENT STANDARDS.
- (12) TOPSOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY ENGINEER.
- (13) ANY UNSUITABLE MATERIALS ARE TO BE QUALIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO REMOVAL. CONTRACTOR MUST NOTIFY OWNER OR OWNER'S REPRESENTATIVE IF UNSUITABLE MATERIAL IS UNCOVERED.
- (14) ANY EXCESS SOIL SHALL BE WASTED ON-SITE IN AREA DESIGNATED BY ENGINEER. WASTE AREAS SHALL BE STABILIZED TO ENSURE EROSION CONTROL OF SLOPED AREAS.
- (15) CONTRACTOR TO COORDINATE WITH GEOTECHNICAL ENGINEER IF SUBSURFACE DRAINAGE SYSTEMS ARE REQUIRED. ANY UTILITIES HEREIN ARE RECOMMENDED FOR INSTALLATION OF SUBSURFACE DRAINAGE SYSTEMS BENEATH FOOTING AND BUILDING AREAS. CONNECTIONS ARE TO BE FIELD COORDINATED.
- (16) ANY GRADING BEYOND THE SPECIFIED DENuded LIMITS IS A VIOLATION OF THE EROSION CONTROL ORDINANCE AND SUBJECT TO A FINE.
- (17) GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE EROSION CONTROL ORDINANCE AND SUBJECT TO A FINE.
- (18) STABILIZATION IS THE BEST FORM OF EROSION CONTROL. TEMPORARY SEEDING IS NECESSARY TO ACHIEVE EROSION CONTROL ON LARGE DENuded AREAS AND ESPECIALLY WHEN SPECIFICALLY REQUIRED AS PART OF THE CONSTRUCTION SEQUENCE SHOWN ON THIS PLAN. ALL GRADED SLOPES MUST BE SEEDED AND MULCHED WITHIN 30 DAYS OF COMPLETION OF GRADING ACTIVITIES. ALL REMAINING AREAS ARE TO BE SEEDED AND MULCHED WITHIN 120 DAYS.

GRADING AND EROSION CONTROL SHALL MEET THE REQUIREMENTS OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.

THE STORMWATER PLAN SHALL MEET THE REQUIREMENTS OF
THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE

LOT #	AREA	USABLE	IMPERVIOUS	COMMENTS
1	0.92 AC	0.41 AC	3250 SF	LESS THAN ONE(1) ACRE - ECP DESIGNED FOR 1 ACRE LOT Full stormwater review will be conducted during construction document phase.
2	0.46 AC	0.39 AC	3250 SF	LESS THAN ONE(1) ACRE - ECP DESIGNED FOR 1 ACRE LOT Full stormwater review will be conducted during construction document phase.
3	0.51 AC	0.44 AC	3250 SF	LESS THAN ONE(1) ACRE - ECP DESIGNED FOR 1 ACRE LOT Full stormwater review will be conducted during construction document phase.
4	0.56 AC	0.49 AC	3250 SF	LESS THAN ONE(1) ACRE - ECP DESIGNED FOR 1 ACRE LOT Full stormwater review will be conducted during construction document phase.

A FULL STORM WATER AND UTILITY REVIEW WILL BE CONDUCTED DURING THE CONSTRUCTION DOCUMENTS PHASE.

OWNER
HARRISBURG REAL ESTATE INVESTMENTS, LLC
5640 ROCKY RIVER RD
CHARLOTTE, NC 28215
704-651-2002

DESIGNER:
RAYMOND H. CATHEY, PE
P.O. BOX 23569
CHARLOTTE, N.C. 28227
704-201-8873

THIS DRAWING AND THE DESIGN SHOWN ARE THE PROPERTY OF CATHEY & ASSOCIATES, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT THE WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

LICENSED CONTRACTORS, IN THEIR RESPECTIVE TRADES, SHALL FOLLOW ALL OSHA SAFETY GUIDELINES.

P.O. BOX 23569
CHARLOTTE, N.C. 28227
(704) 201-8873

HARRISBURG REAL ESTATE
INVESTMENTS, LLC
5640 ROCKY RIVER RD
CHARLOTTE, NC 28215

SHEET TITLE: GRADING PLAN
SHEET TITLE: STORMWATER PLAN

GRADING PLAN STORMWATER PLAN

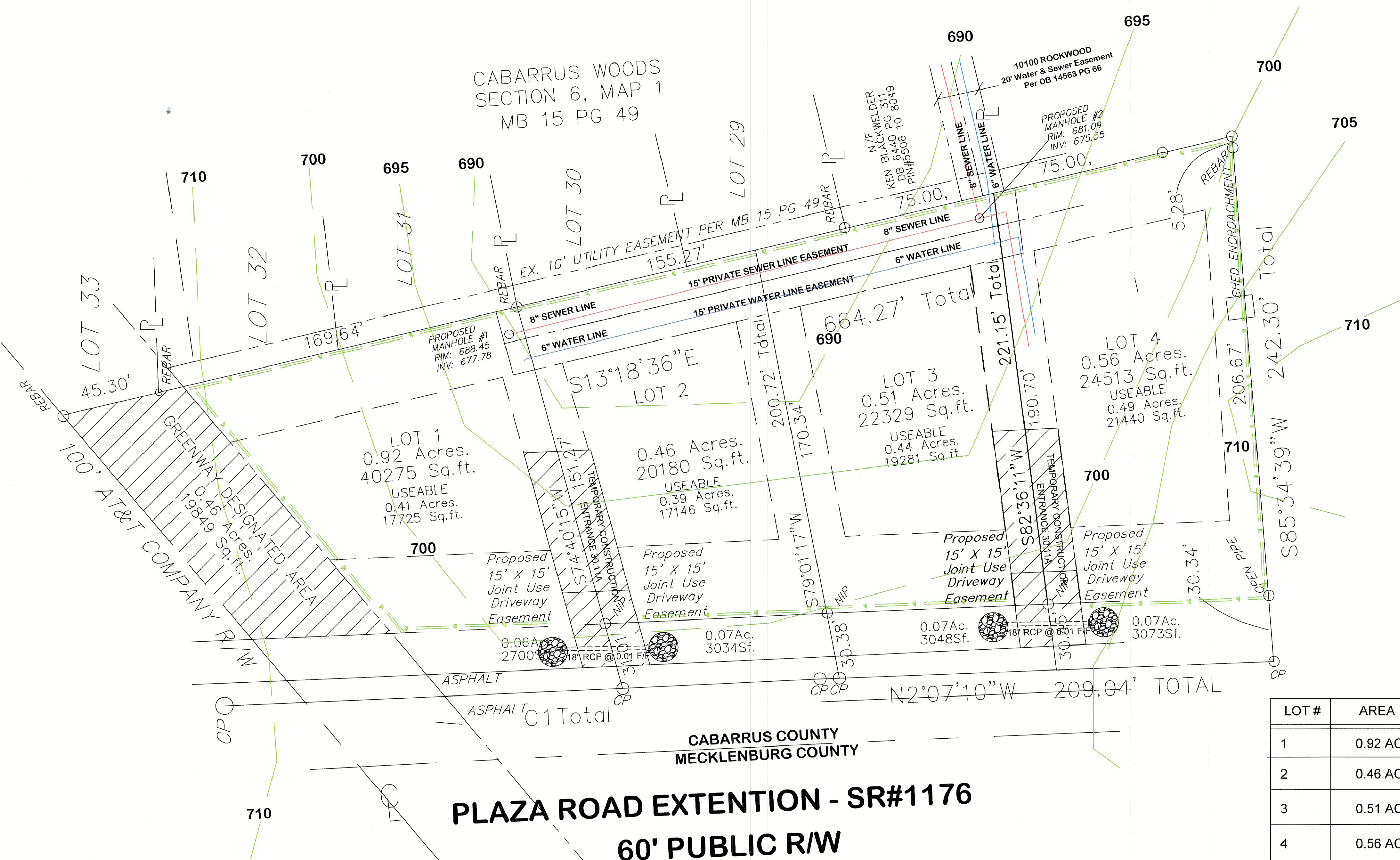
DECEMBER 2020

DRAWN BY: RHC
DATE: 11/1/00
CHECKED BY: RHC

REVISIONS:

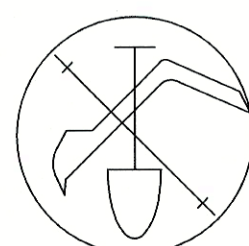
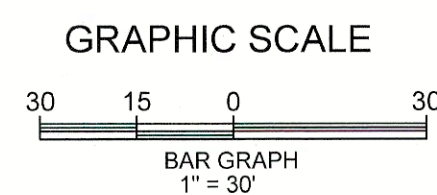
SHEET

LD-3



GRADING & STORMWATER PLANS

SCALE: 1" = 30'

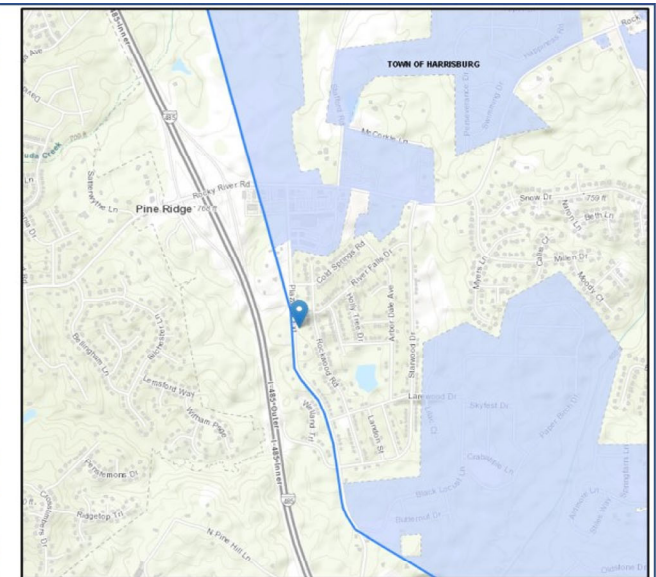
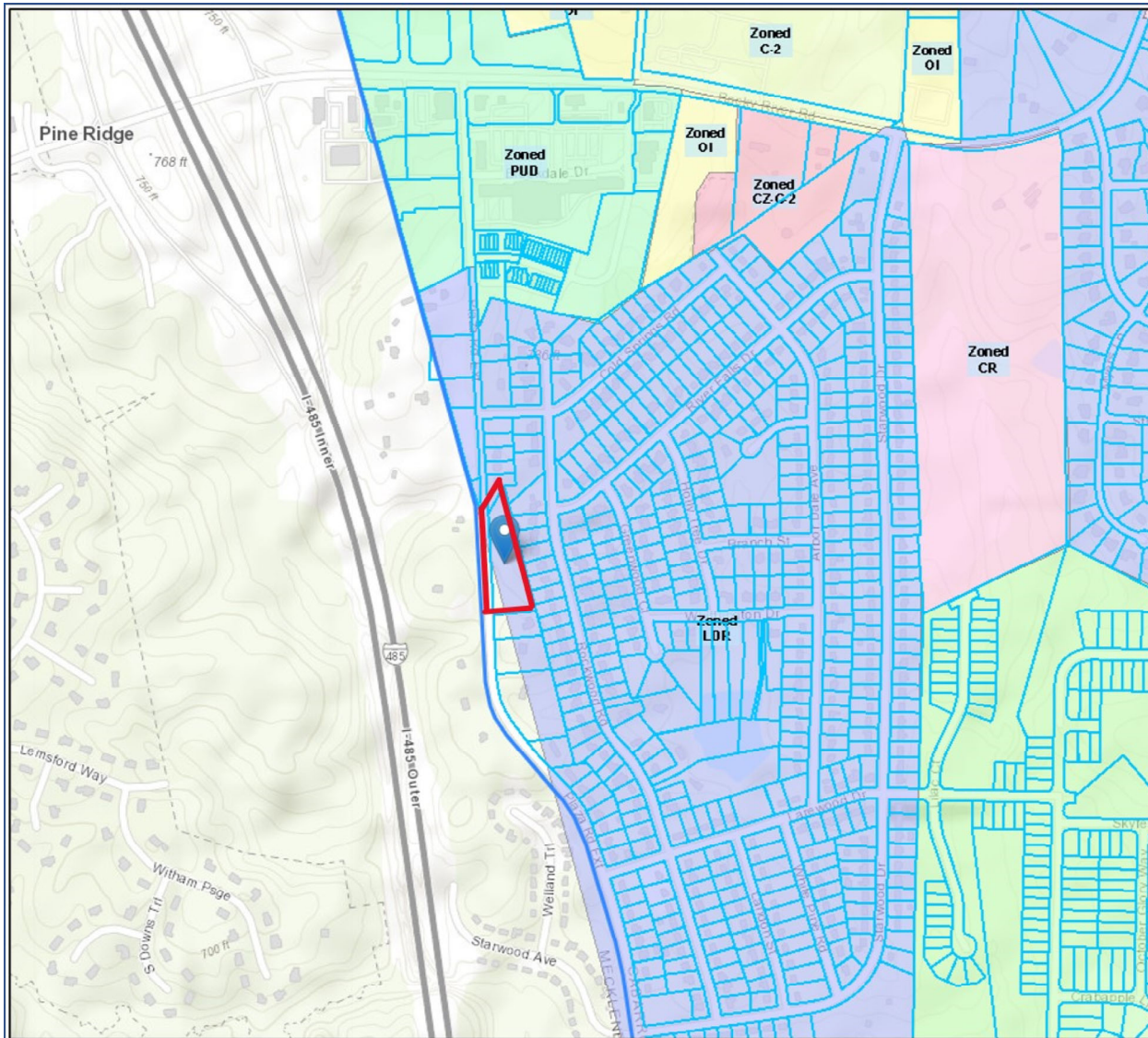


**BEFORE YOU DIG !
CALL 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW !**

LEGEND

EIP - Existing Iron Pin / Pipe	B/C - Back of Curb	R/W	R/W
NIP - New Iron Pin (1/2" Iron Rod/Rebar)	Tele - Telephone		EMT
CP - Compacted Point	ELEC - Power		PROPERTY LINE
PP - Power Pole	HVAC - Heating Ventilation		SETBACK
R/W-M - Right-of-Way Monument	and Cooling		FENCE
R/W - Right of Way	UTI - Utilities		= UTILITY LINE (PWR, TELE, ETC.)
Asph - Asphalt	East - Eastment	SS	APX. LOCATION OF SANITARY SEWER
Conc - Concrete		WL	APX. LOCATION OF WATERLINE
CB - Catch Basin	CL - Center Line		

SILT FENCE EXISTING CONTOUR 580 PROPOSED CONTOUR 580



H2020-08(R) Rezoning and Annexation Request

Parcel Identification Number:
55061061470000

Applicant: Harrisburg Real Estate Investments, LLC
Current Zoning: Low Density Residential (LDR), County
Requested Rezoning: Conditional Residential Low Density (CR-ZL)

Map Created: February 2021





APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled "Site Plan Requirements".
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled "Use Regulations" and shall correspond to the Zoning District requested.

Current: LDR → To: RL (Harrisburg Zoning)

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

** We are willing to impose any specific conditions needed or recommended by Harrisburg. Thank You **



HarrisburgNC

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Owner Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner. In addition, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the development plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval substantial construction has not begun, the property in question may revert to its prior zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

Property Owner

Harrisburg Real Estate Investments, LLC

Address

5640 Rocky River Rd.
Charlotte, NC 28215

Phone

704-651-2002

Fax

Signature

[Signature]

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

OFFICIAL USE ONLY:

Petition Number: _____

Date Filed: _____

Received By: _____



APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.

Incomplete applications will be returned to the applicant and will not be processed.

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
 - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
 - b. A recent survey or legal description of the property or area to be rezoned
 - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting
 - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff)
3. Submit cash, checks, or money orders made payable to the Town of Harrisburg for all fees listed in the pre-application checklist.

Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



HarrisburgNC

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Subject Property Information

1. Street Address 13075 PLAZA RD. EXT.
2. PIN(s) (10 digit#) 5506-- 10 -- 6147. 0000--
3. Deed Reference Book 14447 Page 0321
4. Township # 1 HARRISBURG

Description of Subject Property

5. Size (square feet or acreage) 2.46 Acres
6. Street Frontage (feet) 483.39
7. Current Land Use LDR Residential Vacant Land (Cabarrus County)
8. Surrounding Land Use and Zoning Classification

North: Zoning <u>LDR</u>	Land Use <u>Residential</u>	} <u>CABARRUS County</u> <u>Cabarrus Woods</u> <u>(3 houses per acre)</u>
South: Zoning <u>LDR</u>	Land Use <u>Residential</u>	
East: Zoning <u>LDR</u>	Land Use <u>Residential</u>	
West: Zoning <u>R-8</u>	Land Use <u>Residential</u>	→ <u>Mecklenburg County</u> <u>(Up to 8 houses acre)</u>
9. Request to Change Zoning From LDR to RL
(Cabarrus County) (Harrisburg Zoning)
10. Is this a request for a Conditional Rezoning? YES (NO)

(If YES, you must also submit an application for a Conditional Rezoning)

11. Purpose for Request: * 2.46 Acres of Vacant Land to be Re-Zoned to RL.
This property is designated for low-density residential growth in
Harrisburg Land Use Plan, which allows 1-2 units/acre Residential
homes (single family only). We want to improve this parcel
to allow 4 buildable Residential lots for 4 new homes.
We are requesting the 2.46 acre parcel to be rezoned to Harrisburg
zoning classification RL and Annexed when Rezoning Approved.*



HarrisburgNC

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Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner

Address

Phone

Fax

Email:

Signature

Harrisburg Real Estate Investments, LLC
5640 Rocky River Rd. - Charlotte, NC 28215
(704) 651-2002
N/A
Harrisburg RE Investments@gmail.com
CEO: KR Chalman

13. Agent (if any)

Address

Phone

Fax

Email

Signature

SAME AS ABOVE

14. Applicant (if any)

Address

Phone

Fax

Email

Signature

SAME AS ABOVE

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: February 9, 2021

SUBJECT:

Request H-2020-08-(R): To rezone approximately 2.46 acres from County LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density)

Location: The subject property is located at the southeast corner of Plaza Road Ext near Vandora Drive (PIN 5506106147)

Applicant: Harrisburg Real Estate Investments (Kelli Chapman)

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held December 17, 2020

BACKGROUND:

Area: ±2.46 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Low Density Residential (LDR), County
South - Low Density Residential (LDR), County
East - Low Density Residential (LDR), County
West - Low Density Residential (LDR), County

Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential, County
East - Single-family Residential, County
West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant proposes to develop a four lot single-family subdivision. To achieve this, the applicant is requesting that the property be rezoned from County LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density).
- The proposed density of the site is 1.62 dwelling units per acre. The RL district has a maximum density of 2 dwelling units per acre but upon approval of this rezoning, the density will be capped at 1.62 units/acre and the site plan will be attached with the land.
- Per the Town subdivision regulations, the applicant is providing dedicated public open space. The applicant proposes the development of 0.46 acres of open space as part of the development.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is non-contiguous to the current Town of Harrisburg corporate limits.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 2.46 acres in size.

2. Whether the proposal conforms with and is in furtherance of the implementation of the goals and policies of the Comprehensive Plan, other adopted plans, and the goals, objectives and policies of the Ordinance;

Per the Unified Development Ordinance, the intent of the proposed district depicted on the submitted site plan is as follows:

***RL:** The RL district is established to provide areas for low density single family uses, with a maximum of two (2) dwelling units per acre, which may provide buffers between the agricultural and RE classifications and the higher density areas of the Town. It includes flexible density and minimum lot size requirements to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.*

Per the Harrisburg Area Land Use Plan, the subject property is located in an area designated on the future land use map as **Low Density Residential**. The description of Low Density Residential is as follows:

“This area is characterized by low- to moderate-density residential development (1 to 2 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which

includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.”

Based on the description of the Low Density Residential land use classification, the proposed development, at 1.62 dwelling units per acre would fall within the threshold of 1 to 2 dwelling units per acre that has been set for this area in the Land Use Plan.

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should “Expand Housing Options” to appeal to a broad range of audience, additional of these lots offer that options to future residents.

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” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Low Density Residential. The table indicates that the RL district is appropriate for this land use classification.

3. The benefits or detriments for the owner, neighbors and surrounding community;

The benefits to the owner of the property would be that single-family residential development at the proposed density of 1.62 dwelling units per acre could be achieved under the proposed zoning and annexation allows to tap into town offered services.

The addition of 4 homes has no detrimental impact to the surrounding community. The 4 homes will be served with 2 shared driveways from Plaza Rd extension, which will reduce the traffic conflicts on to the Road.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Utilities are available in this area, and are sufficient to meet the needs of this property. Water and sewer access are located along Rockwood Road in Cabarrus Woods Subdivision, and will be available to the development upon annexation. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was not required based on the lower amount of traffic generated by this minor subdivision with only four (4) homes. Driveway access will be reviewed and permitted by NCDOT during the Construction Documents (CDs) review.

c. Safety and Sanitation Services:

Adequate police, fire, and sanitation services are available for the proposed use, and will be provided upon annexation.

d. Schools:

The proposed development would generate less than 4 students across all levels. Cabarrus County School did not offer an impact statement for this rezoning and single family development as the impact is so minimal.

5. The relationship of the uses envisioned under the new zoning and the uses currently present in adjacent tracts. The Commission shall consider the following:

- a. Whether the proposed zoning is compatible with the surrounding area or whether there will be adverse impacts on the capacity or safety of the portion of street network influenced by the rezoning, parking problems, or environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting or other nuisances;**

The proposed single-family development and density of the proposed development (1.62 dwelling units per acre) is compatible with surrounding land uses.

- b. Any change of character in the area due to installation of public facilities, other zoning changes, new growth changes, deterioration, and development;**

Like all other development activity in this area, the development of this land would convert former vacant land into residential neighborhoods, while preserving appropriate area for open space.

- c. The zoning districts and existing land uses of the surrounding properties;**

The areas around this property are generally zoned for low density residential use. Existing land use patterns in the area typically consist of low density residential neighborhoods and vacant forested land and land previously used for agricultural purposes.

- d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;**

The property is suitable for the uses which it has been restricted to under the existing zoning classification.

- e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;**

As previously mentioned, the specific use of the property, single family residential, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP).

- f. The length of time the subject property has remained vacant as zoned (if applicable);**

This property has been vacant.

- g. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs;**

Land supply is not a direct issue in this area.

- 6. Whether the existing zoning was in error at the time of adoption.**

The existing zoning was not in error at the time of adoption.

Furthermore, as a Conditional Zoning request, the Board must consider the following criteria:

- 7. The proposed Conditional Zoning (CZ) District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the current Land Use Plan.**

The rezoning application to RL district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base RL Zoning District in the Unified Development Ordinance and Low Density Residential land use classification in the Land Use Plan.

The development proposal accompanying the rezoning request would restrict permitted uses to single family residences, which are appropriate in this area.

- 8. The use(s) requested are among those listed as an eligible permitted or conditional use in the general use district as included in the rezoning request.**

The applicant is seeking for the following uses to be allowed in this Conditional Zoning District:

- Single-Family Detached Residential; this use is allowed in the RL District.

- 9. The design of the proposed Conditional Zoning (CZ) District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.**

The applicant intends to work collaboratively with both Harrisburg town staff and the NC Department of Transportation in establishing appropriate shared driveways for these homes, the proposed homes will be served with 2 shared driveways.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and open space is designated as part of the subdivision, details will be reviewed at a later stage of approval.

10. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.

The conditions proposed and imposed for this district can be reasonably implemented on this site.

11. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

All proposed conditions recommended by staff are to bring the site into conformance with applicable local and state regulations.

12. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

The applicant will need to agree to all conditions listed in this staff report. Any additional conditions placed on this property will need the acceptance of the applicant before a decision can be made on this application.

13. For an approval, the Board must adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the adopted land use plan and that the Board considers the action to be reasonable and in the public interest.

The Planning and Zoning Board will need to adopt a consistency statement when a recommendation or decision is made on this item.

APPROVAL WITH CONDITIONS:

The proposal is a conditional re-zoning request. Conditions may be imposed on the zoning action; staff recommends that the following conditions be placed on this project. Applicant agrees to the following:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.

RECOMMENDATION:

With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request with conditions.







December 7, 2020

Neighborhood Meeting Notice

To Whom It May Concern;

Our records indicate that you own property in close proximity to the property located at parcel PIN 5506106147, located near the southeast corner of Plaza Road Ext and Vandora Drive. The property owner is requesting a rezoning and annexation of the parcel, currently located in the County, from LDR (Low Density Residential) to CZ-RL, Conditional Zoning Residential Low Density. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for four (4) single family homes.

The Town of Harrisburg will facilitate a Neighborhood Meeting to allow the applicant to present their proposal to neighboring property owners, and to receive feedback from the neighbors at the date and time below.

Virtual Meeting Information:

Please click this URL to join.

<https://us02web.zoom.us/j/84209211711?pwd=SFQeE43MHJtQkhVNkRiMzBtcURUQT09>

Passcode: 772157

Or join by phone: (929) 205 6099

Dial: (929) 205 6099

Webinar ID: 842 0921 1711

Send comments or sign up to speak by emailing at planning@harrisburgnc.org

The number at Town Hall is 704-455-5614 if you have any questions prior to the meeting.

Kelly Woods Rezoning

Date: Thursday, December 17, 2020

Time: 6:30 PM

Location: Virtual Meeting (see meeting information above)

Sincerely,

Sushil Nepal

Sushil Nepal, AICP

Planning and Economic Development Director

Town of Harrisburg

Site Location Map (Properties highlighted below)



MEETING MINUTES

Date: 17 December 2020

Project: **Kelly Woods H2020-08-(R)**

Re: (Virtual) Neighborhood Meeting on 13075 Plaza Rd Ext

PRESENTATION:

Power Point Presentation (with Plans & Photos)

Request rezoning and annexation of parcel 5506106147, currently located in the County, from LDR (Low Density Residential) to CZ-RL, Conditional Zoning Residential Low Density. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for four (4) single family homes. Facilitated by Town of Harrisburg with property owner presenting.

QUESTION & ANSWERS:

Q: The owner of the property is rezoning/annexing and developing the property to allow a builder to build 4 residential homes. Do you have a builder you can share at this point or is that still undecided?

A: The builder has not been decided at this time.

Q: What is the plan for the private sewer line easement along the back of the property?

A: The private water & sewer line easement will be developed to run along the back of the property and between lots 27 & 28 to Rockwood Rd to connect to the City of Harrisburg

Q: Property owners along the back have struggled with water drainage over the years. What is the plan for water run off & buffer between properties along the back?

A: When Cabarrus Woods was originally built, they installed a 10' drainage easement along the back on the neighboring properties as shown on the old Cabarrus Woods surveys. This drainage ditch was never maintained by the Cabarrus Woods property owners over the years causing water drainage to build up in those areas. Even though this area is not our responsibility, we plan to clean out the underbrush and debris along this area that has piled up over the years to significantly improve it for the adjoining homeowners. This will allow the current 10' Cabarrus Woods drainage easement to work effectively as designed. We also plan to landscape the area along the back when the water & sewer lines are installed to resolve any additional storm water drainage issues to the benefit of the adjoining property owners.

ADJOURNMENT:

This is a straight forward project in subdividing lots for 4 homes. We made the decision early on to cut the number of driveways and requested the plans to show shared driveways access that has already been previewed by NCDOT. We will be taking this through the review process at the staff level, planning board, and to the Town Council for rezoning and annexation approval.

IN ATTENDANCE:

Sushil Nepal

Harrisburg Real Estate Investments (KC)

Duane Scaggs

Joey Crocker

704-910-9769

Thelma Chapman

Diamond Staton-Williams

Rodney Dillinger

Stephanie Luther

Laurie Piurkowsky



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Hearing to consider the annexation of parcel 55061061470000 off of Plaza Rd Ext associated with Kelly Woods Rezoning (H2020-08-R).

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Hold Public Hearing to consider the annexation of 55061061470000 off of Plaza Rd Ext associated with Kelly Woods Rezoning (H2020-08-R). Town Council will NOT vote on this annexation at this meeting.

Description/Background:

A Public Hearing is requested for March 08, 2021 to consider the annexation of parcel 55061061470000 off of Plaza Rd Ext. The parcel is currently in the County and is associated with Rezoning request H2020-08-R to rezone from Low Density Residential (LDR) to Conditional Residential Low Density (CZ-RL). The purpose of annexation and rezoning is to subdivide the parcel into four lots for single family homes. The parcel is not contiguous to Harrisburg's corporate boundary.

A public hearing for the Annexation and Rezoning (separate Public Hearing) of this parcel will be held and closed on March 08, 2021. Action on Annexation and Rezoning request will be taken at the April 12th meeting.

Recommendation:

Staff recommends holding public hearing to consider annexation of the parcel, currently in the County.

Fiscal Impact:

The annexation has no direct fiscal impact as a result of the annexation itself, however, the result of the development on the annexed properties will both generate additional property tax revenue for the Town and add to the costs associated with providing the additional homes with Town services.

Attachments:

1. Kelly Woods Annexation Application
2. Kelly Woods Survey
3. Certificate of Sufficiency
4. Resolution Fixing Date of Public Hearing (2)



Harrisburg NC

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: 9-12-2020

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.
2. The area to be annexed is:

☐ CONTIGUOUS

☒ NON-CONTIGUOUS

to the Town of Harrisburg and the boundaries of such territory are:

☒ ATTACHED

AND

☒ DESCRIBED AS FOLLOWS:

13075 PLAZA RD EXTENTION (CABARRUS COUNTY)

* THIS 2.46 ACRE parcel is within walking distance of Brookdale Harris Teeter Shopping Center, NOVANT Health, and the New 2020 Farmington master-planned development off Exit 36 on I-485 and Rocky River Rd, Harrisburg, NC *

* This 2.46 Acre parcel is also in the Harrisburg Area Land Use Plan to be Low Density Residential (p. 25) UDO defines future RL district. *

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

4. SIGNATURE OF OWNERS

NAME

ADDRESS

HARRISBURG Real Estate Investments, LLC

5640 Rocky River Rd.

CHARLOTTE, NC 28215

(704) 651-2002

401 CEO KR CHATMAN

[Signature]

9-12-2020

NOTE:
THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.

NCGS "SHINN"
N: 562,625.58 FT
E: 1,500,112.67 FT
NAD 83 (2011)
CSF: 0.99984136

NCGS GRID NORTH
NAD 83 (2011)



The state of North Carolina
I, James T. West, certify that this map was drawn by me or under my supervision from an actual survey made by me or under my supervision; deed description recorded in book 12710 page 34, that the error of closure as calculated by Latitudes and departures is 1:23,000+/-; That boundaries not surveyed shown as broken lines drawn from information found as noted.
Witness my hand and seal this 30th day of APRIL 2019

James T. West

L-3392
REG. NO.



DEUT. V: 27-17/PROV. V: 22-28
115 Plaza Dr Harrisburg, N.C.
(704)-455-9553 PHONE
(704)-455-9008 FAX
<http://www.harrisburgsurveying.com>

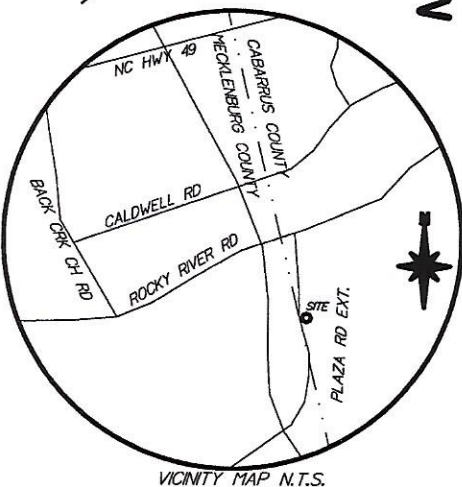
This property is subject to any and all R/W's or easements of record not uncovered by this survey

This survey was performed without the benefit of a Title Report.

Zoned: LDR
Setbacks:
Front: 75'
Side: 20'
Rear: 30'

NOTES:

1. PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED R/W OR EASEMENTS NOT OBSERVED.
2. PROPERTY ZONED: "LDR" SETBACKS ARE AS FOLLOWS: FRONT: 75' / SIDE: 20' / REAR: 30'
3. IRON PINS ARE AT ALL CORNERS UNLESS OTHERWISE NOTED
4. BOUNDARY PREDICATED BY MONUMENTS FOUND AND RECORD INFORMATION AS SHOWN.
5. AREAS DETERMINED BY THE COGO CALCULATION METHOD.
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT THEREFORE OTHER EASEMENTS OR ENCUMBRANCES MAY EXIST THAT WERE NOT OBSERVED BY THIS SURVEYOR.
7. THE BEARING AND DISTANCES SHOWN HEREON ARE GROUND, NAD 83 (2011 ADJUSTMENT) BASED UPON THE NORTH CAROLINA GEODETIC STATE PLANE COORDINATE SYSTEM. THIS INFORMATION WAS TAKEN FROM A GPS OBSERVATION ON APRIL 25, 2019 USING A SP 90 IN CONJUNCTION WITH THE N.C.G.S., V.R.S. AND BASED ON THE C.O.R.S.



PLAZA ROAD EXTENSION
60' PUBLIC R/W
CABARRUS COUNTY
MECKLENBURG COUNTY

2.46 Acres.
107297 Sq.ft.
PIN# 5506 10 6147
VACANT

SHED ENCROACHMENT

OPEN PIPE

OPEN PIPE

OPEN PIPE

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N/F
FRANK JARO
DB 11597 PG 89
PIN#5505 19 6886

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	0°23'47"	274.35'	39654.35'	S2°28'43"E	274.35'

EIP - Existing Iron Pin / Pipe
NIP - New Iron Pin (1/2" Iron Rod/Rebar)
CP - Computed Point
P/P - Power Pole
R/W Mon. - Right-of-Way Monument
Asph. - Asphalt
Conc. - Concrete
B/C - Back of Curb
Tele - Telephone
PWR - Power
H/VAC - Heating Vent & Cooling
O/VHD - Overhead Utility
Util - Utilities
Esmt. - Easement
C - Center Line

R/W
ESMT.
PROPERTY LINE
SETBACK
FENCE
UTIL LINE (PWR, TELE, ETC.)
APPX. LOCATION OF PROP. LINE

This property is not in a 100 & 500 year flood hazard area. Reference FIRM map #3710550600K
Effective date NOV. 16, 2018

Survey of 2.46 Ac. Remaining land of DB 12710 PG 34 Tract 1, PIN# 5506 10 6147

Owned by: Larry W. Pigg et. al.

Survey for: Meant2B, LLC

NO. 1 TOWNSHIP

CABARRUS COUNTY

North Carolina

Scale: 1" = 100'

Date: APRIL 26, 2019



Revision

References: DB 12710 PG 34, ALL DEEDS AS SHOWN

Drawn By: SDG

Checked By: JTW

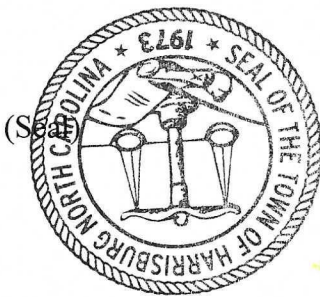
MSCAD- 190216 Cab



To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-58.1.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 1st day of February, 2021.



Janet Rackley
Janet Rackley, Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Harrisburg, North Carolina that:

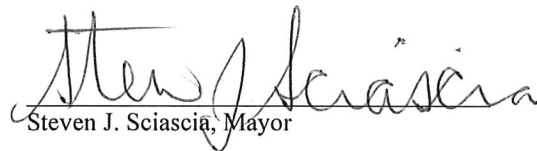
Section 1. A public hearing on the question of annexation of the area described herein will be held (virtually) at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on March 8, 2021.

Section 2. The area proposed for annexation is described as follows:

Lying and being in Number One (1) Township, Cabarrus County, North Carolina on the Eastern side of Plaza Road Extension and being more particularly described as follows:

BEGINNING at rebar on the Eastern edge of the right of way of Plaza Road Extension, said rebar being a corner of Lot 41 of Cabarrus Woods Subdivision (Map Book 1 5 Page 5 1) and having NC Grid Coordinates N: 560.447.19 E: 1.501.552.08 (NAD 83 (201 1)) and running thence from the point of Beginning with the line of Lot 4 1 Cabarrus Woods Subdivision North 30-43-32 East 155.94 feet to an open pipe, corner of Lot 34 Cabarrus Woods: thence with the lot lines of Lots 34, 33, 32, 3 1, 30, 29, 28, 27 and 26 of Cabarrus Woods Subdivision South 13-28-36 East 664.27 feet to a rebar, corner of Frank Jaro (now or formerly, Book 1 1597 Page 89): thence with the line of Jaro South 85-34-39 West (passing a rebar at 5.28 feet and an open pipe at 21 1 .95 feet) for a total distance of 242.30 feet to a computed point in Plaza Road Extension, thence with Plaza Road Extension North 02-07-10 West 209.04 feet to a computed point, thence continuing with Plaza Road Extension a curve to the northwest having a radius of 39654.35 and chord bearing and distance of North 02-28-43 West 274.35 feet and an arc length of 274.35 feet to a computed point, thence North 30-43-32 East 55.91 feet to the point and place of BEGINNING, containing 2.46 acres, more or less: as surveyed by James T. West, P.L.S., dated April 30, 2019

Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.


Steven J. Sciascia, Mayor

ATTEST:


Janet Rackley, Clerk





TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Extension of New TIA Process through July 31, 2021

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

Motion to extend the new TIA process through July 31, 2021.

Description/Background:

In the December 2020 Council Meeting, Town Council directed staff to provide an update with how the new TIA process is going. This new TIA process expired on February 28, 2021. Staff has gathered the necessary information by analyzing previous TIA's and traffic counts to compare and contrast the current TIA process with our pre-Covid process, as well as reviewed some new TIA's that are preliminary.

The information reviewed shows that the traffic growth extrapolation process we are using is consistent, and produces traffic counts that are equal to or higher than actual counts. This determination was made through analyzing our most recent counts prior to Covid.

We did an analysis to see what would have been the outcome if we used this method in February 2020 prior to the Covid restrictions instead of physical counts. We found that our annual growth method produces traffic counts that are consistently equal to or higher than if we did actual counts. In addition to the count analysis, our staff has implemented a factor of safety on improvement triggers by requiring improvements that do not change the Level of Service but are getting close.

Staff has concluded that there is very little risk to the Town by utilizing the new Traffic Analysis method; and staff recommends this process should continue as needed until mid 2021, when Covid impacts are projected to be minimal to traffic counts.

This determination was made analyzing traffic counts only, which are used by our traffic engineer to produce the necessary improvements. Due to the added expense of having Kimley Horne produce a TIA comparison, we are unable to show a side by side comparison of a past TIA analysis using the new formula; however, we are confident the improvements would be equal to or greater than the improvements triggered under the old methodology based on the traffic count figures.

Recommendation:

Staff recommends extending the existing TIA process until July 31, 2021.

Fiscal Impact:

none

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the annexation of six (6) parcels off of Rocky River Crossing Road associated with Shelby Woods Residential Subdivision

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the annexation of six (6) parcels off of Rocky River Crossing Road associated with Shelby Woods Residential Subdivision.

If denied, the following motion is suggested:

To deny the annexation of six (6) parcels off of Rocky River Crossing Road associated with Shelby Woods Residential Subdivision.

Description/Background:

A Public Hearing was held on February 08, 2021 to consider the annexation of six parcels off of Rocky River Crossing Rd, parcels 5507396578, 5507397641, 5507398753, 5507399893, 5507492809 and 5508403172. These properties are currently in the Town's Extra-Territorial Jurisdiction (ETJ) and are subdivided by right under the current zoning, no rezoning is required. The annexation request is associated with Shelby Woods Subdivision, the Construction Documents (CDs) for 13 single-family homes on these lots are currently under staff review. The annexation of these parcels is required to be able to connect to town provided utilities (water and sewer). These properties are contiguous to Harrisburg's corporate boundary.

A public hearing for the annexation of these properties was held and closed on February 08, 2021, Annexation decision (Town Council action) will be made at the March 8th Town Council meeting.

Recommendation:

Staff recommends approval of annexation of these properties, currently in the Town's ETJ.

Fiscal Impact:

The annexation has no direct fiscal impact as a result of the annexation itself, however, the result of the development on the annexed properties will both generate additional property tax revenue for the Town and add to the costs associated with providing the additional homes with Town services.

Attachments:

1. Harrisburg Annexation Application_ShelbyWoods
2. ShelbyWoods Annexation Map
3. Certificate of Sufficiency

4. Resolution Fixing Date of Public Hearing
5. Annexation Ordinance 7015 (2)



Harrisburg NC

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: 7-15-2020

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.
2. The area to be annexed is:

☒ CONTIGUOUS

☐ NON-CONTIGUOUS

to the Town of Harrisburg and the boundaries of such territory are:

☐ ATTACHED

☐ DESCRIBED AS FOLLOWS:

PIN 5507396578 (Brookwood) IF Not Currently

PIN 5507397641 (Brookwood) "

PIN 5507399893 (Brookwood)

PIN 5507398753 (RL Childers) IF Not Currently

PIN 5507492809 (RL Childers)

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

4. SIGNATURE OF OWNERS

NAME

ADDRESS

Brookwood By: [Signature] PIN 01 NASSAK
2208 Duxhak Lane Waxhaw NC 28173

RL Childers By: [Signature] Rudy Childers
5316 Teakwood Dr Kannapolis NC 28083

[Signature] Randy Childers



PETITION REQUESTING ANNEXATION

DATE: 9-11-2020

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

1. We the undersigned owners of real property respectfully request that the area described in paragraph 2 below be annexed to the Town of Harrisburg.
2. The area to be annexed is:

☒ CONTIGUOUS

☐ NON-CONTIGUOUS

to the Town of Harrisburg and the boundaries of such territory are:

☐ ATTACHED

☐ DESCRIBED AS FOLLOWS:

PIN 5508403172 Jeffrey P McMenus

3. A sealed survey is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.
4. SIGNATURE OF OWNERS

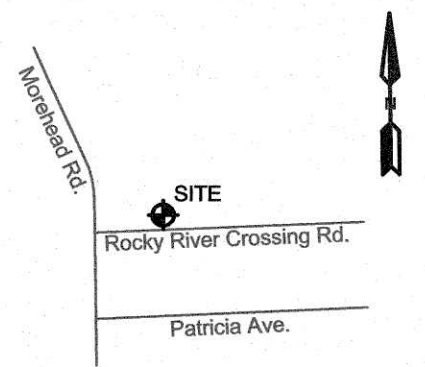
NAME

ADDRESS

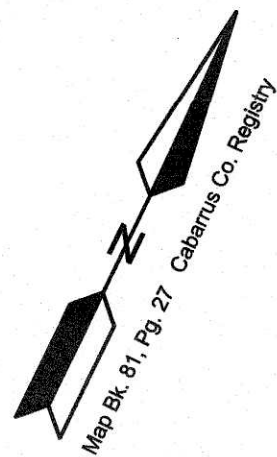
Jeffrey P McMenus

41644 Snow Dr

Harrisburg IN 47603



VICINITY MAP
(Not to Scale)



Total Area
398589.07 sf
9.150 AC

No improvements shown per client request.
This map is a boundary survey for annexation only.

Line	Bearing	Distance	Tie Line
L1	N 24°10'04" E	19.85'	



NorStar Land Surveying, Inc.
552-B Newell Street NW
Concord, NC 28025
Ph 704 721 6651
Fax 704 721 6653
Firm Lic. # C-2294

Prepared for: Brookwood Home Building & Remodeling, Inc.
9.150 AC - Rocky River Crossing Road
Township No. 1
ANNEXATION BOUNDARY SURVEY

DATE
December 23, 2020

SCALE
1" = 60'

NLS NO.
18201

DRAWN BY
S. Kimrey

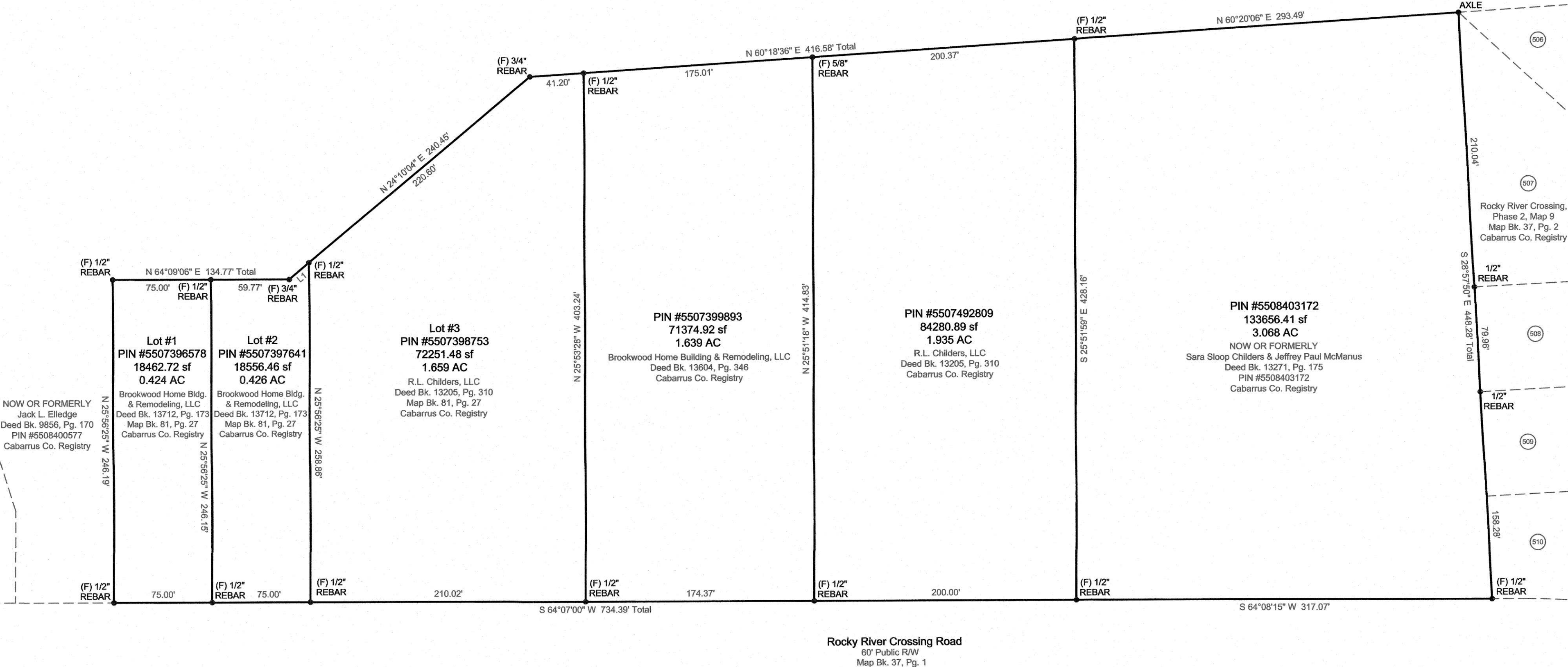
CHECKED BY
S. Dyer

BY	REVISION	DATE

SHEET
1 OF 1

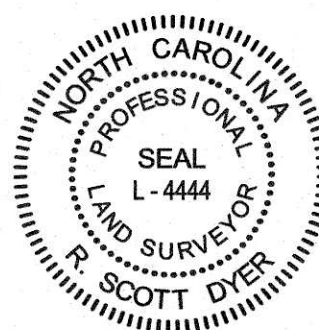
LEGEND
R/W - RIGHT OF WAY
(F) - FOUND
(B) - BENT
a/s - AS SHOWN

NOW OR FORMERLY
Jack L. Elledge
Deed Bk. 9856, Pg. 170
PIN #5508400577
Cabarrus Co. Registry



I, R. Scott Dyer, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book 13205, page 310, etc.); that the boundaries not surveyed are clearly indicated as drawn from information found in Book a/s, page a/s; that the ratio of precision as calculated is 1:16,425; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600). Witness my original signature, registration number and seal this 28th day of December, A.D., 2020.

R. Scott Dyer, PLS #4444



NOTES:

- * Map Reference - Shelby Woods, Lots #1-3 Dated January 18, 2019
Map Bk. 81, Pg. 27 Recorded in Cabarrus Co. Registry
Performed by R. Scott Dyer, PLS
- * 1/2" rebar found at all corners unless otherwise noted.
- * Property subject to recorded and unrecorded rights of way, easements and agreements as may appear.



CERTIFICATE OF SUFFICIENCY

To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

I, Janet Rackley, Clerk, do hereby certify that I have investigated the petitions attached hereto and have found as a fact that said petition is signed by all owners of real property lying in the area described therein, in accordance with G.S. 160A-31.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 29th day of December 2020.




Janet Rackley, Clerk



**RESOLUTION FIXING DATE OF PUBLIC HEARING ON QUESTION
OF ANNEXATION PURSUANT TO G.S. 160A-31**

WHEREAS, a petition requesting annexation of the area described herein has been received; and

WHEREAS, the Town Council has by resolution directed the Town of Harrisburg Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Harrisburg, North Carolina that:

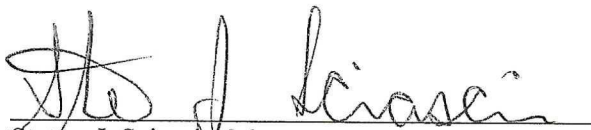
Section 1. A public hearing on the question of annexation of the area described herein will be held (virtually) at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on February 8, 2021.

Section 2. The area proposed for annexation is described as follows:

Being located in Number 1 Township, Town of Harrisburg, Cabarrus County, North Carolina and being more particularly described as follows:

Beginning at a ½" rebar, said rebar being located on the northern right-of-way of Rocky River Crossing Road (60' Public R/W), thence with the property of now or formerly Jack L. Elledge (Deed Bk. 9856, Pg. 170) the following five (5) calls: (1) N 25°56'25" W 246.19 feet to a ½" rebar; (2) N 64°09'06" E 134.77 feet to a ¾" rebar; (3) N 24°10'04" E 240.45 feet to a ¾" rebar; (4) N 60°18'36" E 416.58 feet to a ½"; (5) N 60°20'06" E 293.49 feet to an axle, said axle being a common corner with now or formerly Lots #506 & 507, Rocky River Crossing, Phase 2, Map 9 Subdivision; thence with the property of Rocky River Crossing, Phase 2, Map 9, S 28°57'50" E 448.28 feet to a ½" rebar, said rebar being located on the northern right-of-way of Rocky River Crossing Road (60' Public R/W); thence with the northern right-of-way of Rocky River Crossing Road (60' Public R/W), the following two (2) calls: (1) S 64°08'15" W 317.07 feet to a ½" rebar, said rebar being a common corner with now or formerly R.L Childers, LLC (Deed Bk. 13205, Pg. 310); (2) S 64°07'00" W 734.39 feet to the POINT AND PLACE OF BEGINNING and containing 9.150 AC.

Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.


Steven J. Sciascia, Mayor

ATTEST:


Janet Rackley, Town Clerk



ORDINANCE #7015
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

WHEREAS, the Town Council has adopted a resolution under G. S. 160A-31 stating its intent to annex the area described below; and

WHEREAS, a public hearing on the question of annexation was held (virtually) at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on February 8th, 2021 after due notice; and

WHEREAS, the Town Council finds that the proposed annexation meets the requirements of G. S. 160A-31;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg, North Carolina that:

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of March 8th, 2021:

Being located in Number 1 Township, Town of Harrisburg, Cabarrus County, North Carolina and being more particularly described as follows:

Beginning at a ½" rebar, said rebar being located on the northern right-of-way of Rocky River Crossing Road (60' Public R/W), thence with the property of now or formerly Jack L. Elledge (Deed Bk. 9856, Pg. 170) the following five (5) calls: (1) N 25°56'25" W 246.19 feet to a ½" rebar; (2) N 64°09'06" E 134.77 feet to a ¾" rebar; (3) N 24°10'04" E 240.45 feet to a ¾" rebar; (4) N 60°18'36" E 416.58 feet to a ½"; (5) N 60°20'06" E 293.49 feet to an axle, said axle being a common corner with now or formerly Lots #506 & 507, Rocky River Crossing, Phase 2, Map 9 Subdivision; thence with the property of Rocky River Crossing, Phase 2, Map 9, S 28°57'50" E 448.28 feet to a ½" rebar, said rebar being located on the northern right-of-way of Rocky River Crossing Road (60' Public R/W); thence with the northern right-of-way of Rocky River Crossing Road (60' Public R/W), the following two (2) calls: (1) S 64°08'15" W 317.07 feet to a ½" rebar, said rebar being a common corner with now or formerly R.L Childers, LLC (Deed Bk. 13205, Pg. 310); (2) S 64°07'00" W 734.39 feet to the POINT AND PLACE OF BEGINNING and containing 9.150 AC.

Map recorded at Cabarrus County Register of Deeds, Book _____ Page _____

Section 2. Upon and after 8th day of March, 2021 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3: The Mayor the Town of Harrisburg shall cause to be recorded in the office of Register of Deeds Cabarrus County, and in the Office of Secretary of the State in Raleigh, North Carolina, an accurate map of the annexed property, along with a certified copy of the ordinance. Such a map shall also be delivered to the County Board of Elections, as required by G. S. 163-288.1.

Adopted this the 8th day of March 2021.

Steven J. Sciascia, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Parks & Recreation Advisory Board member

Presenting Personnel:

Shawn Marble, Assistant Parks and Recreation Director

Suggested Motion or Action:

If approved:

Motion to approve the appointment of Brett Crosby to the Parks and Recreation Advisory Board for a two year term ending in January 2023.

Description/Background:

The Parks and Recreation Advisory Board has one remaining appointment for the upcoming term. The Town received one application for the vacancy. Per the By-Laws of the board, the vacancies were advertised for 60 days via the Town's website and social media. The board members terms who expired were: Michael Gallagher, Arica Rucker and George Wise. None of the current board members whose terms expired sought re-appointment.

Per the By-Laws, an interview panel consisting of three members was created at the November Advisory Board meeting: Linda Thurman (chair), Brantlee Drake and Carl Westine. The sub-committee created a list of criteria and interviewed the candidate. The candidate attended the February 22, 2021 advisory board meeting to meet the rest of the board for any additional questions.

The Advisory Board made a motion to recommend the following applicant be appointed: Brett Crosby. The motion was made by Tim Morris and seconded by Carl Westine. The motion passed 5-0.

A summary of the applicant is provided below and his application has been submitted for consideration:

Brett Crosby: Brett Crosby is a resident of Harrisburg. He is active in the community and has children who participate in our youth athletic program. Brett also serves as the Executive Director of the Harrisburg YMCA.

Harrisburg Parks & Recreation and the Harrisburg YMCA partner often for events and programs throughout the year.

Recommendation:

Staff and the Parks and Recreation Advisory Board recommend appointing Brett Crosby to the Parks and Recreation Advisory Board.

Fiscal Impact:

None.

Attachments:

1. Brett Crosby



TOWN OF HARRISBURG PARKS AND RECREATION

Application for Town of Harrisburg Parks and Recreation Advisory Board

Town of Harrisburg Parks and Recreation Advisory Board

The Town of Harrisburg Parks and Recreation Advisory Board provides a voice for the community. The Board consists of individuals who live in the local community and have interest in supporting programs and facilities for recreation and social activities for all age groups. Through monthly meetings, information obtained from the Parks and Recreation Advisory Board is provided to Harrisburg Town Council to help make informed decisions that support the community. The Advisory Board typically meets the 4th Monday of each month at 6pm at Harrisburg Town Hall.

If you are interested please complete the form below and return to Town Clerk, Town of Harrisburg, PO Box 100, Harrisburg, NC 28075, or submit via email to jrackley@harrisburgnc.org.

Town of Harrisburg Parks and Recreation Mission

It is the mission of the Harrisburg Parks and Recreation Department to provide a localized system of parks and recreation resources and services to enhance the quality of life of Harrisburg residents. The Department strives to develop and maintain safe and attractive parks and recreation areas; to partner and cooperate with other Town departments, area agencies, sponsors and organizations to address the leisure needs of residents in the most cost-effective manner, and to support the physical, mental, moral and economic health of our community through provision and promotion of special events as well as traditional recreational programs and opportunities.

APPLICANT INFORMATION			
Name Brett Crosby		Date 2-22-2021	
Address 224 Ridge Dr		Apartment/Unit #	
City Harrisburg	State NC	Zip 28075	
Phone 980-521-7884		Email Address bcrosby@rocabymca.org	
Are you able to attend regularly scheduled meetings once a month?		YES ☒ NO ☐	
Are you a resident of Cabarrus County?		YES ☒ NO ☐ If so, dates? 2003-present (minus a 6 month stint)	
Are you a resident of Harrisburg?		YES ☒ NO ☐ If so, dates? 2017-2021	
Have you ever been convicted of a felony?		YES ☐ NO ☐ If yes, explain?	

REFERENCES	
<i>Please list three references.</i>	
Name Haynes Brigman	Relationship Business
Company Town of Harrisburg	Phone (704)455-5614
Address 4100 Main St Suite 100, Harrisburg, NC 28075	
Name Jamie Morgan	Relationship Supervisor
Company Rowan-Cabarrus YMCA	Phone (704)216.9622
Address 215 Guffy St, Salisbury, NC 28147	

REFERENCES (continued)	
Name Susan Thomas	Relationship CO-worker/CFO
Company Rowan-Cabarrus YMCA	Phone 704/216-9622
Address 215 Guffy St, Salisbury, NC 28147	

EMPLOYMENT	
Company 1 Rowan-Cabarrus YMCA	Phone 704) 216-9622
Address 215 Guffy St	City / State Salisbury
Job Title Executive Director- Harrisburg Branch	
Responsibilities Manage the Harrisburg YMCA	
Dates	From 3-2017 To present
Company 2	Phone ()
Address	City / State
Job Title	
Responsibilities	
Dates	From To

EDUCATION	
School Appalachian State	From 1998 To 2001
Degree Bachelor of Science	Major Recreation Management
Additional Information Concentration in Community Recreation	

ADDITIONAL INFORMATION
Provide a brief statement outlining why you wish to serve on the Parks and Recreation Advisory Board.
I believe that Parks and Recreation are critical for a community to thrive. I also know the YMCA/Town Partnership is huge in this community moving forward. Serving on this committee will help bridge the gap between town and YMCA services and help have a stronger relationship in the future.

ADDITIONAL INFORMATION (continued)

Based on what you know about the Town of Harrisburg Parks and Recreation Advisory Board, what skills and abilities can you provide that will make the Town of Harrisburg Parks and Recreation Advisory Board able serve the community better?

I have 18 years of experience in sports, special events, programs and partnerships. I believe I can bring lots of experience to the table. Helping partner with the YMCA and town also makes us both stronger.

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions you may have served on.

Southwest Cabarrus Rotary Club
Harrisburg Business Alliance
Harrisburg Business Alliance past board member
Harrisburg Business Network
Longtime youth sports coach- YMCA, Kannapolis Parks and Rec, Harrisburg Pop Warner

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature **Brett Crosby**

 Digitally signed by Brett Crosby
Date: 2021.02.22 12:49:08 -05'00'

Date