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

May 18, 2021
6:00 PM

AGENDA

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

A. Please click this URL to join: https://us02web.zoom.us/j/84099151179?pwd=WWROQTRXdDFRaVRFYThQdFIwMGxFdz09
Passcode: 846605

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

Webinar ID: 840 9915 1179

2. CALL TO ORDER

A. AGENDA ADOPTION

B. SPECIAL PRESENTATIONS

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

3. CONSENT AGENDA

A. Consider the meeting minutes of April 20, 2021 Planning and Zoning Board meeting.

4. OLD BUSINESS

5. NEW BUSINESS

A. H2021-02 (R) – Hooks Landing Subdivision Conditional Rezoning and Zoning Map Amendment.

B. H2021-03 (R) – Conditional Rezoning and Zoning Map Amendment of Properties Off of Hickory Ridge Rd.

C. Planning and Zoning Board Sub-Committee Recommendations on New Appointment to the Planning and Zoning Board

6. STAFF UPDATES/INFORMATION

7. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.

TOWN OF HARRISBURG

Agenda Item Details

Title:
Consider the meeting minutes of April 20, 2021 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:
Motion to approve the meeting minutes of April 20, 2021 Planning and Zoning Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:
1. PZ MINS APRIL 20 21

TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, APRIL 20, 2021

MINUTES

1.
CALL TO ORDER
Andy Rathke called the meeting to order.

PRESENT: Andy Rathke, Jacob Carpenter, Rodney Garner, Thelma Thorne-Chapman, Kevin Schaffner

ABSENT: John Overcash, Lloyd Quay

A.
AGENDA ADOPTION

MOTION
Andy Rathke made a motion to adopt the agenda as presented. Second was made by Thelma Thorne-Chapman. **The motion passed 5-0.**

B.
SPECIAL PRESENTATIONS

C.
PUBLIC COMMENT

2.
CONSENT AGENDA
A. Planning Board meeting minutes of March 16, 2021 Planning and Zoning Board meeting.

MOTION
Rodney Garner made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 5-0.**

3.
OLD BUSINESS

4.
NEW BUSINESS
Creation of a Planning and Zoning Board Sub-Committee to Review, Interview and Recommend New Appointments. There are two (2) positions on the Planning and Zoning Board whose appointment terms are set to expire on expired on June 30, 2021, one vacancy is from within the Harrisburg limits and other is from the Extra-Territorial Jurisdiction (ETJ). The board vacancy application was posted on the Town's website and social media on April 13th to solicit applications and applications will be accepted until May 4th, 2021. Staff is requesting the Planning and Zoning Board appoint a 3-member committee of its members to review applications, conduct interviews and make a recommendation to the full Board to send recommended candidates to the Town Council. The subcommittee will interview candidates and make recommendations to the full P&Z Board at their May 18th meeting. The goal is to present recommendations on candidates to the Town Council at their June 14th meeting. New appointee will start their term starting July 1, 2021and serve a 3-year term.

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

MOTION:
Jacob Carpenter made a motion to recommend the following three members: Rodney Garner, Thelma Thorne-Chapman and Andy Rathke to be a part of the Planning and Zoning Sub-Committee Board with a second from Kevin Schaffner. Jacob Carpenter and Kevin Schaffner both agreed to be alternate if needed. **The motion passed 5-0.**

5.
STAFF UPDATES/INFORMATION

- Our computer system was recently down for almost two weeks. During that time it was a little challenging to communicate to others but we did make it work and most all departments have caught back up at this time returning phone calls and emails.
- We will be holding a UDO special meeting in June, be on the lookout for a email coming soon.
- The board has requested several times for Training for new and old members of the Planning Board. We will be looking more into this especially since we will be adding new members soon.

6.
ADJOURNMENT
MOTION:
There being no further business, Andy Rathke made a motion to adjourn, with a second from Thelma Thorne-Chapman. **The motion passed 5-0.**

_____
Andy Rathke, Chairman

_____
Carly Bedgood, Secretary

TOWN OF HARRISBURG

Agenda Item Details

Title:
H2021-02 (R) – Hooks Landing Subdivision Conditional Rezoning and Zoning Map Amendment.

Presenting Personnel:
Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:
If approved, the following motion is suggested:
To approve the conditional rezoning request from Low Density Residential (LDR) in the County to Conditional Residential Village (CZ-RV) as requested by the applicant for the related property in application H2021-02 (R).

If denied, the following motion is suggested:
To deny the conditional rezoning request from Low Density Residential (LDR) in the County to Conditional Residential Village (CZ-RV) as requested by the applicant for the related property in application H2021-02 (R).

Description/Background:
True Homes, Inc. on behalf of the the property owners of parcels 5506-11-3265, 5506-11-4009, 5506-10-4854 has submitted a request to rezone approximately 2.45 acres of land located off Plaza Rd Ext. The applicant proposes to develop 6 single-family attached residential dwellings (townhomes). To achieve this, the applicant is requesting that the property be rezoned from County LDR (Low Density Residential) to CZ-RV (Conditional Zoning Residential Village). The proposed gross density of the site is 2.45 dwelling units per acre. The project is part of larger project that expands into Mecklenburg County.

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. A Town Council public hearing will be held to take action on the rezoning and annexation at the same time.

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 approval of the rezoning request with conditions included in the staff report.

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

Fiscal Impact:
None.

Attachments:
1. H2021-02-R_ Rezoning Application

2. H_2021_02_R Staff Report PB
3. H2021-02-R_Site Location Map
4. H2021-02-R_Elevation Example
5. H2021-02-R_Rezoning Site Plan
6. H2021-02-R_Neighborhood Meeting Summary

Harrisburg NC
The right side of opportunity

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.

6 Single-Family Attached (town-home) units with rear load garages.

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.).

Harrisburg NC
The right side of opportunity

Subject Property Information

1. Street Address: 13224 Plaza Rd Ext, Charlotte, NC 28215; 13250 Plaza Rd Ext, Charlotte, NC 28215; 13280 Plaza Rd Ext, Charlotte, NC 28215
2. PIN(s) (10 digit#): 5506104854 + 5506114009 + 5506113265
3. Deed Reference Book 01967 + 03316 + 00579 Page 0094 + 0084 + 0733
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage): +- 2.45 ac
6. Street Frontage (feet): +-730'
7. Current Land Use: Vacant + Residential
8. Surrounding Land Use and Zoning Classification

   North: Zoning LDR Land Use Residential / Agriculture

   South: Zoning LDR Land Use Residential / Agriculture

   East: Zoning N/A Land Use Charlotte City Limits

   West: Zoning LDR Land Use Residential
9. Request to Change Zoning From LDR to RV (CD)
10. Is this a request for a Conditional Rezoning? X YES NO

    (If YES, you must also submit an application for a Conditional Rezoning)
11. Purpose for Request: 6 Single-Family Attached (townhome) units with rear load garages

Harrisburg NC
The right side of opportunity

Owner Information (5506104854)

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	Clyde Hooks Jr
	Tommy E. Hooks
Address	1560 WOODCROFT DR
	FORT MILL, SC 29708
Phone	803-417-7907
Fax	
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.**

Harrisburg NC
The right side of opportunity

Owner/Agent/Applicant Information (55061048540000)

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: Clyde Hooks Jr & Tommy E. Hooks
    Address: 1560 WOODCROFT DR, FORT MILL, SC 29708
    Phone: 803-417-7200
    Fax:
    Email: CLYDE-HOOKS@COMPORIUM.NET
    Signature: Clyde Hooks Jr. Tommy Hooks Diane H. Rich Ronald Hooks

13. Agent (if any): Eddie Moore - McAdams
    Address: 3430 Toringdon Way, Suite 110, Charlotte, NC 28277
    Phone: 704-724-3594
    Fax:
    Email: emoore@mcadamsco.com
    Signature: Eddie Moore

14. Applicant (if any): Shaun Gasparini - True Homes
    Address: 2649 Breckonridge Centre Dr, Suite 110, Monroe, NC 28110
    Phone: 704-779-4126
    Fax:
    Email: sgasparini@truehomesusa.com
    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.

Harrisburg NC
The right side of opportunity

Owner Information (5506114009)

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	The Estate of Clyde Hooks
Address	C/O CLYDE HOOKS JR FORT MILL, SC 29708
Phone	803-417-7900
Fax	
Signature	Agent for Jerry E. Hooks Diane H. Kelly, Ronald Hooks

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.

Harrisburg NC
The right side of opportunity

Owner/Agent/Applicant Information (55061140090000)

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: The Estate of Clyde Hooks
    Address: C/O CLYDE HOOKS JR, FORT MILL, SC 29708
    Phone:
    Fax:
    Email:
    Signature:

13. Agent (if any): Eddie Moore - McAdams
    Address: 3430 Toringdon Way, Suite 110, Charlotte, NC 28277
    Phone: 704-724-3594
    Fax:
    Email: emoore@mcadamsco.com
    Signature:

14. Applicant (if any): Shaun Gasparini - True Homes
    Address: 2649 Breckonridge Centre Dr, Suite 110, Monroe, NC 28110
    Phone: 704-779-4126
    Fax:
    Email: sgasparini@truehomesusa.com
    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.

Harrisburg NC
The right side of opportunity

Owner Information (5506113265)

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: Nancy N. Hooks

Address: 13280 PLAZA RD EXT
CHARLOTTE, NC 28215

Phone: _____

Fax: _____

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.

Not Our Parcel
Janet H. Hargett

Harrisburg NC
The right side of opportunity

Owner/Agent/Applicant Information (55061132650000)

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: Nancy N. Hooks
    Address: 13280 PLAZA RD EXT, CHARLOTTE, NC 28215
    Phone: 704-436-8302
    Fax: gbrown@stalite.com
    Email:
    Signature: Janet H. Haggett, Carol H Brown, Michael Hook

13. Agent (if any): Eddie Moore - McAdams
    Address: 3430 Toringdon Way, Suite 110, Charlotte, NC 28277
    Phone: 704-724-3594
    Fax:
    Email: emoore@mcadamsco.com
    Signature: Eddie Moore

14. Applicant (if any): Shaun Gasparini - True Homes
    Address: 2649 Breckonridge Centre Dr, Suite 110, Monroe, NC 28110
    Phone: 704-779-4126
    Fax:
    Email: sgasparini@truehomesusa.com
    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.

Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: May 11, 2021

SUBJECT:

Request H-2021-02-(R):	To rezone approximately 2.45 acres from County LDR (Low Density Residential) to CZ-RV (Conditional Zoning Residential Village)
Location:	The subject properties are located on the western side of the intersection of Plaza Road Ext and Vandora Drive (PIN 5506-11-3265, 5506-11-4009, 5506-10-4854)
Applicant:	True Homes, represented by McAdams Company (Eddie Moore)
Staff Report Prepared by:	Craig Thomas, Senior Planner
Neighborhood Meeting:	Held January 21, 2021

BACKGROUND:

Area:	±2.45 acres Total
Existing Land Use:	Vacant/Single-Family Residential
Zoning within 500 feet:	North - Planned Unit Development (PUD), Town South - Low Density Residential (LDR), Cabarrus County East - Low Density Residential (LDR), County West - Residential (R-3), Charlotte/Mecklenburg County
Land Uses within 500 feet:	North - Single-family Residential and Commercial, Town South - Single-family Residential, County East - Single-family Residential, Town West - Single-family Residential, Mecklenburg County

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with attached units (town homes). The majority of the project lies in Mecklenburg County, but there are six units in Cabarrus County. To achieve this, the applicant is requesting that the property be rezoned from County LDR (Low Density Residential) to CZ-RV (Conditional Zoning Residential Village).
- The proposed density of the site is 2.45 dwelling units per acre on the Cabarrus County side. The RV district has a maximum density of 8 dwelling units per acre but upon approval of this rezoning, the density will be capped at 2.45 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 1.03 acres of active open space as part of the development in Harrisburg limits, the overall site (including Charlotte portion) includes 3.58 acres of open space within the subdivision. A fee-in-lieu will be paid towards the Public Open Space requirements.
- 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 2.45 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:

   RV: *The RV district is established to provide areas for detached and attached single family homes, with a maximum of eight (8) dwelling units per acre, in areas where large-lot development is discouraged and adequate public facilities and services are available. RV supports the principles of concentrating urban growth and reinforcing existing community centers. Design controls are required for single-family attached projects as set forth in Article 11.*

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

"This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible."

Based on the description of the Mixed Use land use classification, the proposed density, proximity to commercial development, and sidewalk connections would meet the intent 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 audiences just starting out or looking to downsize with affordable high-quality products not currently available.

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 Mixed Use and a slightly higher density designated by the RV 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 2.45 dwelling units per acre could be achieved under the proposed zoning and annexation allows to tap into town offered services.

   The addition of six single-family attached homes has no detrimental impact to the surrounding community. The homes will be served with an upgraded intersection at Plaza Road Extension and Vandora Drive, which will help with turning movements and traffic flow on Plaza Road Extension.

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 six (6) 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 6 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 (2.45 dwelling units per acre) is compatible with surrounding land uses, particularly the PUD area.

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 to medium density residential use, norther edge property designated for mixed-used already contains mixture of commercial, office and residential use. Existing land use patterns in the area typically consist of low to medium 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 attached homes, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP), particularly the mixed-use areas.

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 RV district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base RV Zoning District in the Unified Development Ordinance and Mixed Use land use classification in the Land Use Plan.

The development proposal accompanying the rezoning request would restrict permitted uses to single family attached 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 Attached Residential; this use is allowed in the RV 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 intersection improvements for the development. Improvements include widening of Plaza Road Extension and turn lanes in both directions.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and active open space is designated as part of the subdivision.

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.

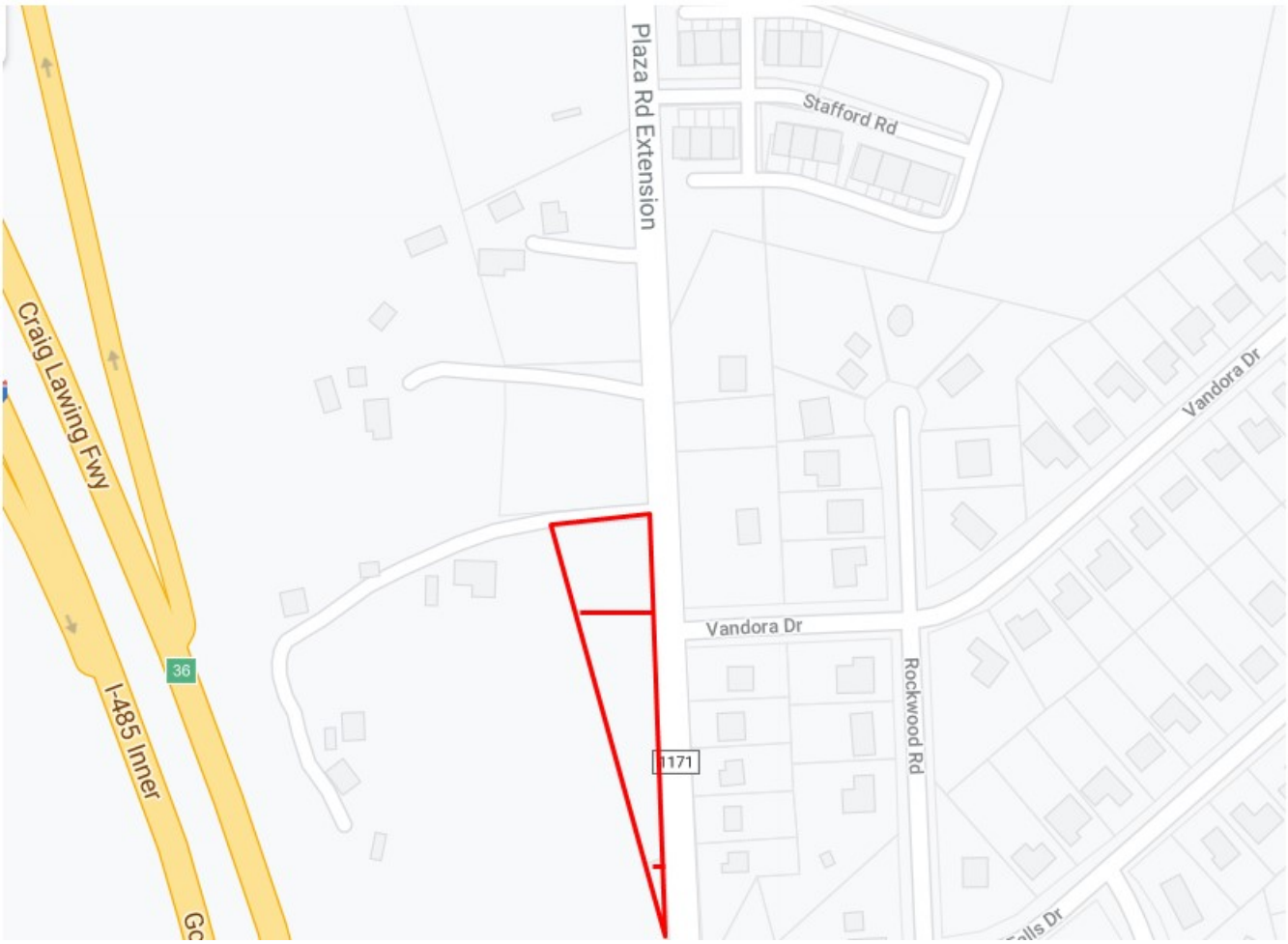
APPROVAL WITH CONDITIONS:

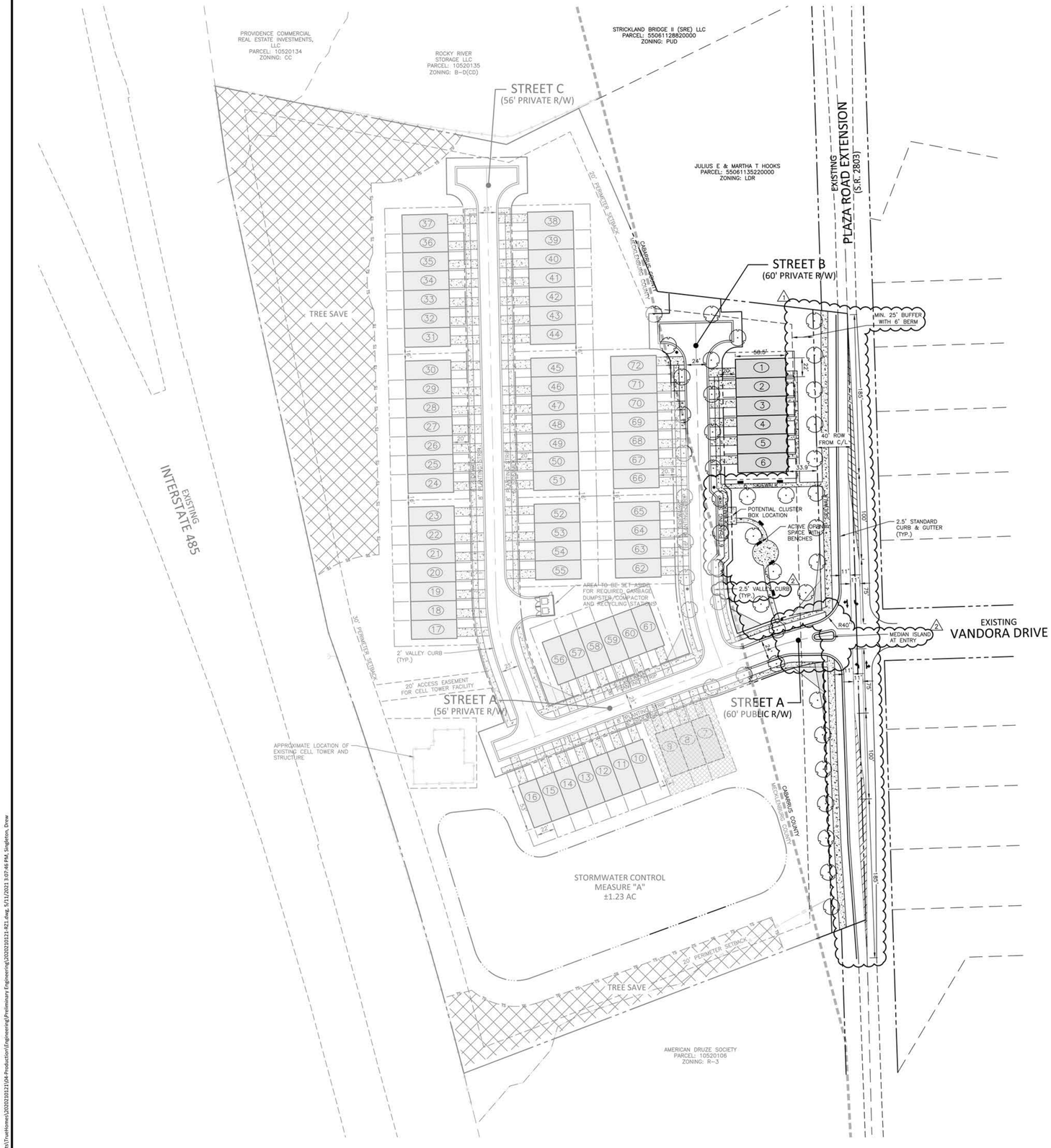
The proposal is a conditional re-zoning request. Conditions *may* be imposed on the zoning action; staff recommends that the following conditions be placed on this project. Applicant agrees to the following:

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 mailbox clusters shall meet ADA Standards at a minimum.
3. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
4. Applicant agrees that there will be no exposed concrete foundations and that siding and/or other material must extend to the ground level on all sides of the homes.

RECOMMENDATION:

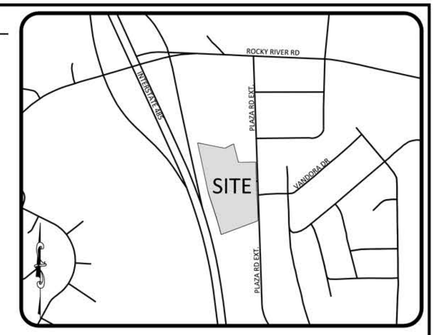
With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request with conditions.


Plaza Rd Extension
Stafford Rd
Craig Lawing Fwy
I-485 Inner
36
Vandora Dr
Vandora Dr
Rockwood Rd
1171



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA
- PEDESTRIAN STREET LIGHTS



VICINITY MAP
NTS

CUMULATIVE SITE DATA

PREPARED BY: MCADAMS COMPANY
3430 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704.527.0800

MECKLENBURG COUNTY PID: 10520130, 10520107, 10520108, 10520117 = +/- 10.69 AC

CABARRUS COUNTY PIN: 5506113265, 5506114009, 5506104854 = +/- 2.45 AC

TOTAL SITE ACREAGE:	± 13.14 AC
EXISTING ZONING:	MECKLENBURG COUNTY: R-3 CABARRUS COUNTY: LDR
PROPOSED ZONING:	CHARLOTTE: R-8MF HARRISBURG: RV (CD)
EXISTING USE:	VACANT, RESIDENTIAL, WIRELESS COMMUNICATIONS TOWER
PROPOSED USE:	UP TO 72 SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS 6 REAR-LOAD UNITS (HARRISBURG) & 66 FRONT-LOAD UNITS (CHARLOTTE)
DENSITY PROPOSED:	5.47 DWELLING UNITS PER ACRE
PROPOSED NUMBER OF UNITS:	72 TOWNHOMES
REQUIRED TREE SAVE AREA (CHARLOTTE):	1.60 AC (15% OF SITE AREA)
PROVIDED TREE SAVE AREA (CHARLOTTE):	2.07 AC (19.31% OF SITE AREA)
HERITAGE TREE PRESERVATION (HARRISBURG):	NONE EXIST
PROVIDED OPEN SPACE AREA:	3.58 AC (27.25% OF SITE AREA (EXCLUDING TREE SAVE))
2 PROVIDED OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 6 = .171 AC AVERAGE FAIR MARKET VALUE)

DENSITY CALCULATION:
TOTAL SITE AREA = 13.14 AC
NUMBER OF DWELLING UNITS: 72

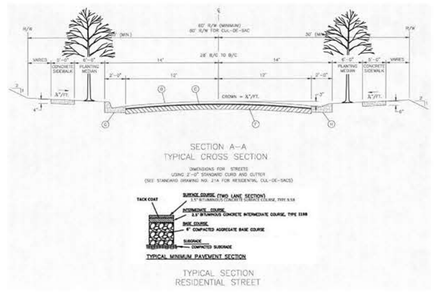
DWELLING UNITS/AC = 72/13.14 = 5.47 DU/AC

LINEAR FEET OF ROADS:
STREET 'A' - 431
STREET 'B' - 404
STREET 'C' - 785

1 IMPERVIOUS CALCULATION:
STRUCTURE = 7,722 SF
ROADWAY = 41,569 SF
SIDEWALKS = 12,122 SF

TOTAL IMPERVIOUS = 61,413 SF

OPEN SPACE CALCULATION:
ACTIVE OPEN SPACE (HARRISBURG) = 1.03 AC
ACTIVE OPEN SPACE (CHARLOTTE) = 2.55 AC
TOTAL SITE AREA OPEN SPACE = 3.58 AC



GRAPHIC SCALE
0 30 60 120
1 inch = 60 ft.

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TRUE HOMES
SHAUN GASPARINI
2649 BRECKONRIDGE CENTRE DRIVE
SUITE 104
MONROE, NORTH CAROLINA 28110

HOOKS LANDING
REZONING CONCEPT PLAN
PLAZA RD EXTENSION
HARRISBURG & CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	PER CITY AND NCDOT COMMENTS
2	05. 11. 2021	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020210121
FILENAME	2020210121-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=60'
DATE	09. 18. 2020

SHEET

REZONING PLAN

RZ-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TrueHomes\2020210121\04-Production\Engineering\Preliminary Engineering\2020210121-RZ1.dwg, 5/11/2021 3:07:46 PM, Singleton, Drew

DEVELOPMENT NOTES

RV Zoning Site Development Standards:

Max Density:	**8 DUA**
Impervious Surface Ratio:	**0.5**
Proposed Impervious Surface Ratio:	**0.24**
Min. Street Frontage:	**15 feet**
Proposed Street Frontage:	**22 feet (units fronting Plaza Rd Ext)**
Min. Building Spacing:	**20 feet**
Proposed Building Spacing:	**N/A – 1 building**
Min. Front Setback:	**20 feet**
Max. Front Setback:	**35 feet**
Proposed Front Setback:	**34 feet along Plaza Rd Ext**
Max. Building Length:	**150 feet**
Proposed Max. Building Length:	**135 feet**

Site Development Data:

Acreage:	**+- 2.45 acres**
Tax Parcels:	**5506113265, 5506114009, 5506104854**
Existing Zoning:	**Cabarrus County – LDR**
Proposed Zoning:	**Harrisburg – RV (CD)**
Existing Uses:	**Vacant**
Proposed Uses:	**Up to 6 single-family attached (Townhome) units**
Proposed Density:	**2.44 DUA**
Required Open Space:	**.294 acres or 12,807 square feet (12% of site)**
Proposed Open Space:	**.635 acres or 27,692 square feet (25.9% of site)**
Required Public Open Space:	**.171 acres or 7,449 square feet (1/35 x 6)**
Proposed Public Open Space:	**.303 acres or 13,235 square feet**

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by True Homes (the "Petitioner") to accommodate the development of a residential townhome community on that approximately 2.45-acre site located on the west side of Plaza Road Extension and across Vandora Drive, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 5506-10-4854, 5506-11-3265, and 5506-11-4009.

Development of the Site shall be governed by the Rezoning Plan, the Site Development Data, and the applicable provisions of the Town of Harrisburg Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RV Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under the Site Development Data and under the Ordinance for the RV District.

1 Petitioner agrees to the following:

a) Obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
b) Mailbox clusters shall meet minimum ADA Standards.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 6 single-family attached dwelling units (townhomes), together with any incidental and accessory uses related thereto that are allowed in the RV zoning district.

3. Transportation:

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public and/or private streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public and private streets throughout the Site.

1 d) Coordination with NCDOT has occurred regarding a left turn lane, along Plaza Rd Ext, as depicted on the Rezoning Plan.

4. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, and cementitious fiber board siding. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile, and/or metal.

b) The Petitioner agrees to restrict cladding materials for all buildings to cladding products other than vinyl siding.

1 c) The façade of the residential uses constructed on the Site will have a minimum 35% brick and/or stone façade as depicted on the elevation drawing. There will be no exposed concrete foundations and that siding and/or other material must extend to the ground level on all sides of the homes.

5. Streetscape and Landscaping, and Environmental Features:

1 a) The Petitioner shall provide a minimum 20 foot and maximum 35 foot front setback along Plaza Rd Ext.. An 8 foot sidewalk, as generally depicted on the Rezoning Plan may encroach into the minimum 20 foot and maximum 35 foot front setback. A 25 foot bufferyard, with a 6 foot berm, will start at the edge of the dedicated right-of-way along Plaza Rd Ext. Said bufferyard will be incorporated into the minimum 20 foot and maximum 35 foot front setback.

b) The Site shall meet the provisions of the Ordinance related to connectivity provided.

c) The Petitioner shall comply with Tree Preservation and Post Construction Stormwater requirements.

6. Amendments to Rezoning Plan:

Future amendments to the Site Development Data may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Site Development Data or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the Ordinance, as applicable.

7. Binding Effect of the Rezoning Documents and Definitions:

a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Site Development Data will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

1

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TRUE HOMES
SHAUN GASPARINI
2649 BRECKONRIDGE CENTRE DRIVE
SUITE 104
MONROE, NORTH CAROLINA 28110

HOOKS LANDING
REZONING CONCEPT PLAN
PLAZA RD EXTENSION
HARRISBURG & CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	PER CITY AND NCDOT COMMENTS
2	05. 11. 2021	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020210121
FILENAME	2020210121-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	11. 05. 2020

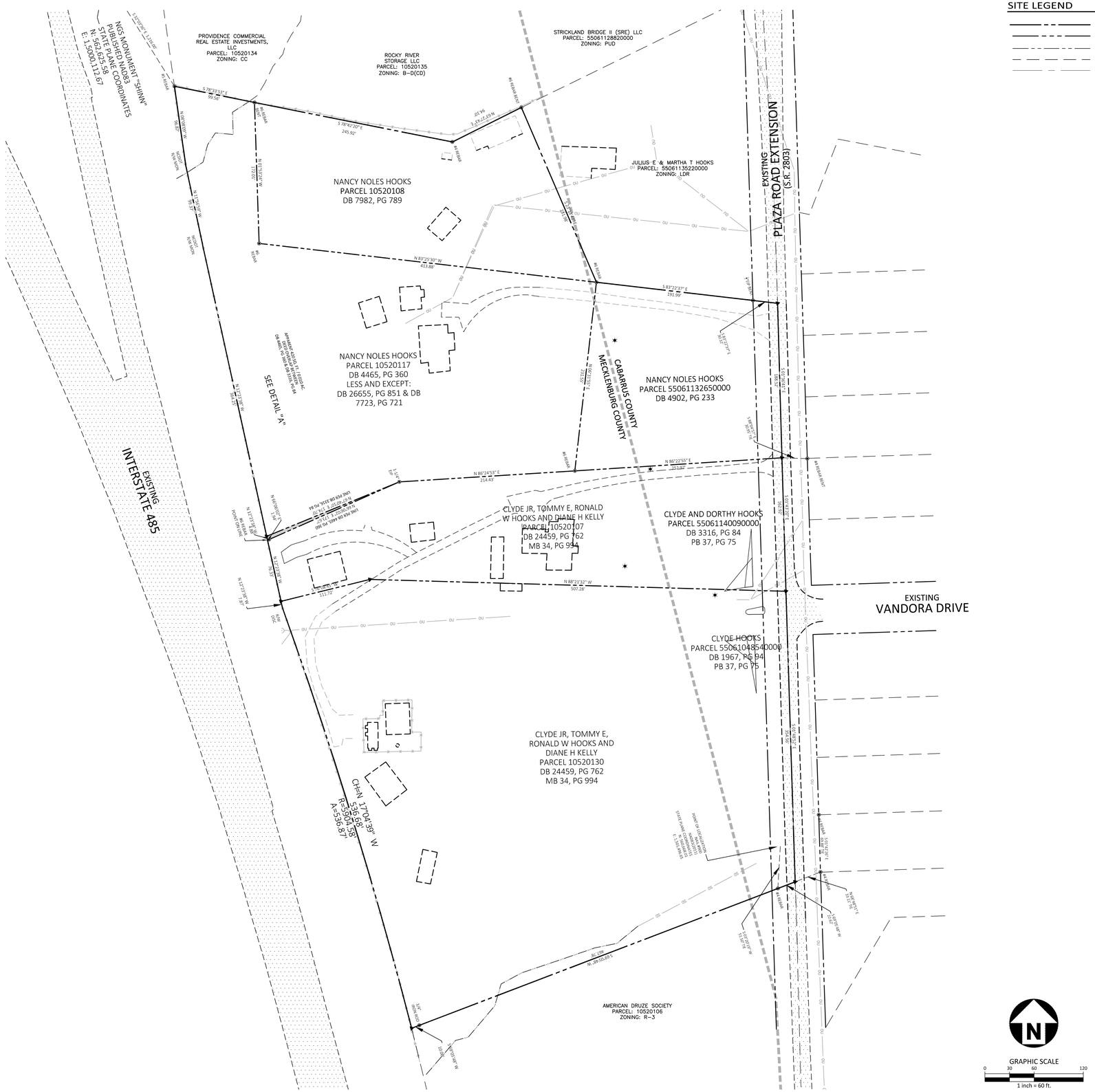
SHEET

REZONING NOTES

RZ-2

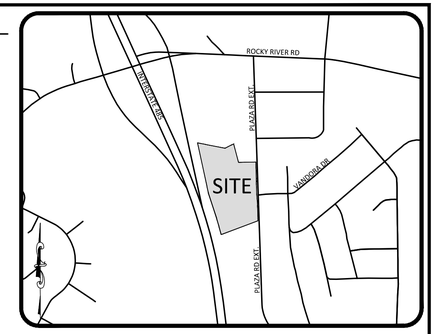
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TrueHomes\2020210121\04-Production\Engineering\Preliminary Engineering\2020210121-RZ1.dwg, 5/11/2021 3:09:44 PM, Singleton, Drew



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE



VICINITY MAP
NTS

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TRUE HOMES
SHAUN GASPARINI
2649 BRECKONRIDGE CENTRE DRIVE
SUITE 104
MONROE, NORTH CAROLINA 28110

HOOKS LANDING
REZONING CONCEPT PLAN
PLAZA RD EXTENSION
HARRISBURG & CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	PER CITY AND NCDOT COMMENTS
2	05. 11. 2021	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	2020210121
FILENAME	2020210121-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=60'
DATE	09. 18. 2020

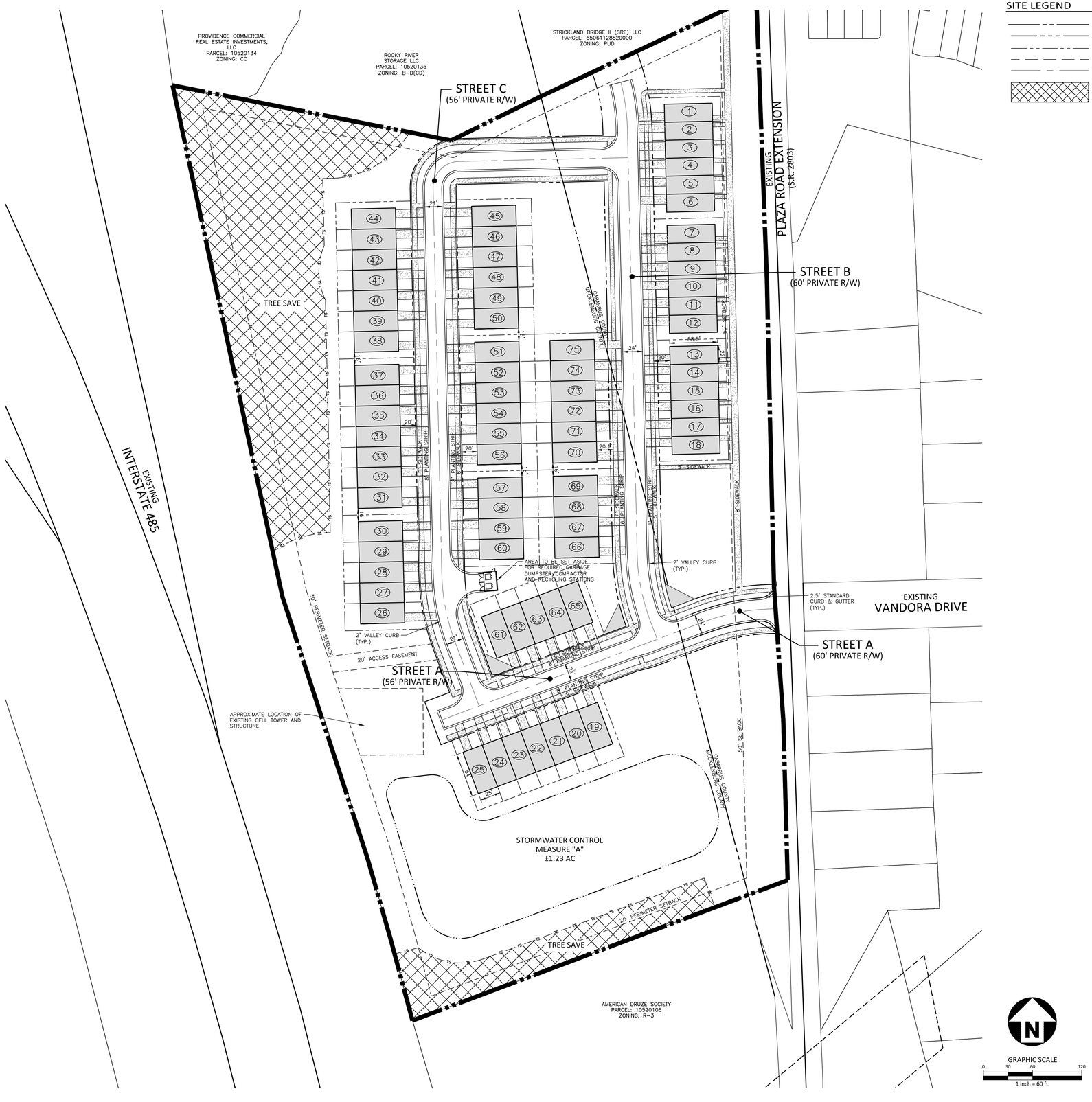
SHEET

EXISTING PROPERTY BOUNDARIES

RZ-3

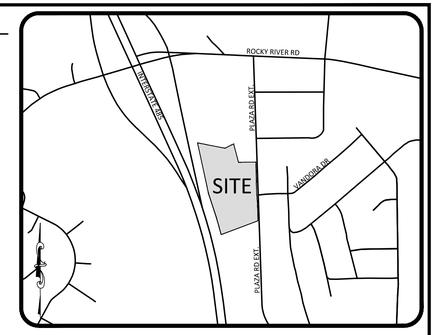
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TrueHomes\2020210121\04-Production\Engineering\Preliminary Engineering\2020210121-RZ1.dwg, 5/11/2021 3:10:25 PM, Singleton, Drew



SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- TREE SAVE AREA



VICINITY MAP
NTS

McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

TRUE HOMES
SHAUN GASPARINI
2649 BRECKONRIDGE CENTRE DRIVE
SUITE 104
MONROE, NORTH CAROLINA 28110

HOOKS LANDING
EXHIBIT
PLAZA RD EXTENSION
HARRISBURG & CHARLOTTE, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	PER CITY AND NCDOT COMMENTS

PLAN INFORMATION

PROJECT NO.	2020210121
FILENAME	2020210121-RZ1-EX
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=60'
DATE	12. 14. 2020

SHEET

POTENTIAL FUTURE BUILD OUT PHASE

EX-1

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TrueHomes\2020210121\04-Production\Engineering\Preliminary Engineering\Exhibit - True Homes 24x54\2020210121-RZ1-EX.dwg, 4/8/2021 8:50:48 AM, Singleton, Drew

MCADAMS

COMMUNITY MEETING REPORT

REZONING PETITION H2021-02-(R)

APPLICANT: **SHAUN GASPARINI, TRUE HOMES**

LAND PLANNING/CIVIL: **EDDIE MOORE, AICP, MCADAMS** EM

PROPERTY: **+- 2.45 ACRES (WEST OF PLAZA ROAD EXT, SOUTH OF ROCKY RIVER ROAD, AND EAST OF I485)**

DATE: **JANUARY 25, 2021**

This Community Meeting Report is being filed with the Town of Harrisburg Planning + Zoning Department and available for review.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on virtually, via Zoom, on Thursday, January 21, 2021 at 6:30 PM. McAdams provided the Town with a mailing list of adjacent property owners and the Town mailed notices of this meeting to those property owners.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Applicant's Presentation

Introduction and Overview of Rezoning + Development Plan:

Sushil Nepal of Harrisburg opened the meeting and introduced the Applicant. Mr. Nepal gave an overview of the site, area zoning, and explained the proposed zoning district that has been requested and described the type of development intended.

The property owner is requesting a rezoning of these parcels, currently located in the County, from LDR (Low Density Residential) to CZ-RV, Conditional Zoning Residential Village. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for up to 6 townhomes.

Shaun Gasparini of True Homes gave an overview of the site plan and explained this rezoning is part of a larger project with a rezoning underway in Charlotte. The overall development will consist of 6 townhomes in Harrisburg and 57 townhomes in Charlotte. Mr. Gasparini committed to meeting the

town's 35% brick or stone veneer requirement along the front façade of the 6 townhomes in Harrisburg.

II. Summary of Questions/Comments and Responses:

Attendees made the following statements and asked the following questions and the Town and development team provided responses to those questions:

1. Is this site on the Harris Teeter side or Brookdale side? – *Site is located 1 parcel south of the Novant facility on the west side of Plaza Road Ext.*

TOWN OF HARRISBURG

Agenda Item Details

Title:
H2021-03 (R) – Conditional Rezoning and Zoning Map Amendment of Properties Off of Hickory Ridge Rd.

Presenting Personnel:
Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:
If approved, the following motion is suggested:
To approve the conditional rezoning request from Countryside Residential (CR) in the County to Conditional Residential Medium Density (CZ-RM1) as requested by the applicant for the related property in application H2021-03 (R).

If denied, the following motion is suggested:
To deny the conditional rezoning request from Countryside Residential (CR) in the County to Conditional Residential Medium Density (CZ-RM1) as requested by the applicant for the related property in application H2021-03 (R).

Description/Background:
Taylor Morrison Homes, on behalf of the the property owners of parcels 5516-41-0869, 5516-51-2789, 5516-42-6187 has submitted a request to rezone approximately 52.17 acres of land located off Hickory Ridge Road next to the Elementary School. The applicant proposes to develop 42 single-family detached residential dwellings, combination of 75 foot wide internal lots and 100 foot wide corner lots. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RM1 (Conditional Zoning Residential Medium Density). The proposed gross density of the site is 0.80 dwelling units per acre.

The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is contiguous to the current Town of Harrisburg corporate limits. A Town Council public hearing will be held to take action on the rezoning and annexation at the same time.

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 approval of the rezoning request with conditions included in the staff report.

Recommendation:
With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff recommends the approval of the rezoning request with conditions.

Fiscal Impact:
None.

Attachments:
1. H2021-03-R_ Rezoning Application

2. H_2021_03_R Staff Report PB
3. H2021-03-R_Site Location Map
4. H2021-03-R__Homes Examples
5. H2021-03-R_Neighborhood Meeting Summary
6. H2021-03-R_Rezoning Site Plan

DigiSign Verified: 3C801211-8D00-45DF-A923-0B8E44D4499F

Harrisburg NC
The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: November 30, 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
John Thomas Howie	9556 Hickory Ridge Rd, Harrisburg, NC 28075
John T Howie	704-305-2834

DigiSign Verified: 3C801211-8D00-45DF-A923-0B8E44D4499F

Harrisburg NC
The right side of opportunity

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: John T Howie
    Address: 9556 Hickory Ridge Rd, Harrisburg, NC 28075
    Phone: 704-305-2834
    Fax:
    Email: circlefan7@yahoo.com
    Signature: John Thomas Howie 12-10-2020

13. Agent (if any): Eddie Moore - McAdams
    Address: 3430 Toringdon Way, Suite 110, Charlotte, NC 28277
    Phone: 704-724-3594
    Fax:
    Email: emoore@mcadamsco.com
    Signature: Digitally signed by Eddie Moore
    DN: cn=Eddie Moore, c=US, email=emoore@mcadamsco.com
    Reason: I am the author of this document
    Date: 2020.07.09 14:16:13 -04'00'

14. Applicant (if any): Alan Kerley - Taylor Morrison
    Address: 11405 N. Community House Rd, Suite 150, Charlotte, NC 28277
    Phone: 704-400-5308
    Fax:
    Email: AKerley@taylormorrison.com
    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.

Harrisburg NC
The right side of opportunity

Subject Property Information

1. Street Address 9556 Hickory Ridge Rd, Harrisburg, NC 28075
2. PIN(s) (10 digit#) 55164108690000 + 55165127890000
7391+ 0313 +
3. Deed Reference Book 3345 Page 0076
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) +- 51.17 ac
6. Street Frontage (feet) +-1,800'
7. Current Land Use Vacant + single-family dwellings
8. Surrounding Land Use and Zoning Classification

North: Zoning OI Land Use Hickory Ridge Elementary School

South: Zoning CR Land Use Residential / Agriculture

East: Zoning CR Land Use Residential / Agriculture

West: Zoning CR Land Use Residential

9. Request to Change Zoning From CR to RM-1-CZ
10. Is this a request for a Conditional Rezoning? X YES NO

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

11. Purpose for Request: 38 lot single-family neighborhood

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.

Up to 38 single-family dwellings
Accessory structures associated with single-family dwellings

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.).

Up to 38 singe-family dwellings
Items outlined on site specific CZ plan and Development Notes

DigiSign Verified: 3C801211-8D00-45DF-A923-0B8E44D4499F

Harrisburg NC
The right side of opportunity

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: John T Howie

Address: 9556 Hickory Ridge Rd, Harrisburg, NC 28075

Phone: 704-305-2834

Fax:

Signature: John Thomas Howie 12-10-2020

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: May 11, 2021

SUBJECT:

Request H-2021-03-(R):	To rezone approximately 52.17 acres from County CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density)
Location:	The subject properties are located on the western side of the Hickory Ridge Road near Grady Harris Road (PIN 5516-41-0869, 5516-51-2789, 5516-42-6187)
Applicant:	Taylor Morrison represented by McAdams Company (Eddie Moore)
Staff Report Prepared by:	Craig Thomas, Senior Planner
Neighborhood Meeting:	Held January 21, 2021

BACKGROUND:

Area:	±52.17 acres Total
Existing Land Use:	Vacant/Single-Family Residential
Zoning within 500 feet:	North - Office and Institutional (O-I), Town South - Countryside Residential (CR), County East - Countryside Residential (CR), County West - Countryside Residential (CR), County
Land Uses within 500 feet:	North - School, Town South - Single-family Residential, County East - Single-family Residential, County West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant proposes to develop a forty-two lot single-family subdivision. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density).
- The proposed density of the site is 0.80 dwelling units per acre. The RM-1 district has a maximum density of 3 dwelling units per acre but upon approval of this rezoning, the density will be capped at 0.80 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 12.57 acres of open space as part of the development. A fee-in-lieu will be paid towards the Public Open Space requirements, the subdivision is exempt from active subdivision open space requirements due to the proximity to the School's recreation facilities per the UDO.
- 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 contiguous to the current Town of Harrisburg corporate limits.

APPROVAL CRITERIA:

1. **The size of the tract in question**;

   The subject property is approximately 52.17 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:

   RM-1: *The RM-1 district is established to provide areas for medium density, single-family residential uses, with a maximum of three (3) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order 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 (up to 3 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 0.80 dwelling units per acre would fall within the threshold of 3 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-3** states that the Town should balance development and conservation interests. The proposed subdivision is mindful of naturally sensitive areas by designing the development pattern around those areas, while incorporating no build areas and walking trails.

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 RM-1 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 0.80 dwelling units per acre could be achieved under the proposed zoning and annexation allows to tap into town offered services.

   The addition of 42 homes has no detrimental impact to the surrounding community. The subdivision will be served with a new entrance on Hickory Ridge Road as well as an emergency access drive. Pedestrian connections have been provided to the adjacent school to the north and a stub drive to the vacant parcel to the south.

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 are located along Reedy Creek and McKee Creek, 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 subdivision with only forty-two (42) proposed 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:

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into and provides future capacity numbers based on the units proposed. For this site, Cabarrus County has provided the following information:

Current Capacity:

Elementary (Hickory Ridge ES) -	88%
Middle (Hickory Ridge MS) -	93%
High (Hickory Ridge HS) -	110%

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Hickory Ridge ES) -	90%
Middle (Hickory Ridge HS) -	94%
High (Hickory Ridge HS) -	111%

As per Cabarrus County School, the Single-family homes in this development will generate upon full buildout an additional 18 elementary students, 9 middle school students, and 12 high school students.

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 (0.80 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 RM-1 district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base

RM-1 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 RM-1 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 entrances, emergency access and a stub to the adjacent property to the south.

   Landscaping buffers shown exceed UDO requirements and are adequate to meet the needs of the adjacent properties, and open space is designated as part of the subdivision.

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.

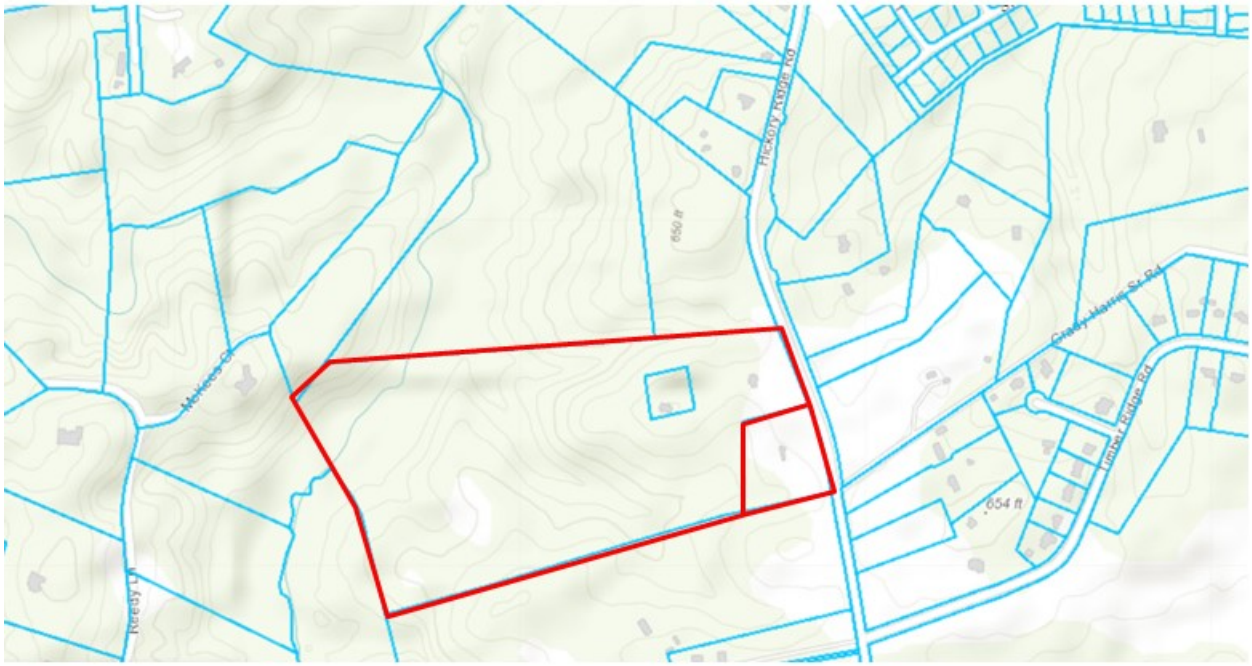
APPROVAL WITH CONDITIONS:

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 and/or appropriate materials must extend to the ground level on all sides of the homes.
4. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
5. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
6. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
7. Applicant agrees the storm water facility shall be surrounded by 4-rail vinyl farm fence.
8. Applicant agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

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.


Hickory Ridge Rd
650 ft
654 ft
Timber Ridge Rd

McADAMS

EXAMPLE RENDERINGS

London
50’ Classics

EXAMPLE RENDERINGS

Whitmore II
50’ Reflections

McADAMS

EXAMPLE RENDERINGS

Kenilworth
50’ Classics

McADAMS

EXAMPLE RENDERINGS

Rochester
50’ Signature

McADAMS

EXAMPLE RENDERINGS

Wembley
50’ Classics

MCADAMS

COMMUNITY MEETING REPORT

REZONING PETITION H2021-03-(R)

APPLICANT: **ALAN KERLEY, TAYLOR MORRISON**

LAND PLANNING/CIVIL: **EDDIE MOORE, AICP, MCADAMS** EM

PROPERTY: **+- 51 ACRES (WEST OF HICKORY RIDGE AND GRADY HARRIS SR ROADS AND SOUTH OF HICKORY RIDGE ELEMENTARY SCHOOL)**
PARCELS 55164108690000 and 55165127890000

DATE: **JANUARY 25, 2021**

This Community Meeting Report is being filed with the Town of Harrisburg Planning + Zoning Department and available for review.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the Ordinance was held on virtually, via Zoom, on Thursday, January 21, 2021 at 7:00 PM. McAdams provided the Town with a mailing list of adjacent property owners and the Town mailed notices of this meeting to those property owners.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Applicant's Presentation.

Introduction and Overview of Rezoning + Development Plan:

Sushil Nepal of Harrisburg opened the meeting and introduced the Applicant. Mr. Nepal gave an overview of the site, area zoning, and explained the proposed zoning district that has been requested and described the type of development intended.

The property owner is requesting a rezoning of these parcels, currently located in the County, from CR (Countryside Residential) to CZ-RM-1, Conditional Zoning Residential Medium Density. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for 38 single-family homes.

Alan Kerley of Taylor Morrison gave on overview of the company and provided information on current and past development projects within Harrisburg. Eddie Moore of McAdams gave an overview of the

site plan and existing site constraints. There is a 1 acre parcel holdout, surrounded by the site, that is not part of this rezoning request.

II. Summary of Questions/Comments and Responses:

Attendees made the following statements and asked the following questions and the Town and development team provided responses to those questions:

1. With sewer existing on the property and water available next door, should this be an easier decision for the Town? – *Proposed rezoning will have to go through the Town's review process and ultimately decided upon by Council.*
2. Statements were made of potential trespassing on neighboring properties. Will any fencing be provided at the proposed stub street?– *Trespassing on neighboring property is an enforcement issue to be handled by the appropriate authority. The proposed stub street will be built to a point and a physical barrier will be provided at the end of the pavement so vehicles cannot drive onto the neighboring property and deter pedestrians walking onto the property.*
3. Any FEMA floodway or floodway encroaching into the intermittent streams? – *There is no floodway within the intermittent streams. Stream buffers are provided since they are identified as intermittent streams.*
4. Have heritage trees been surveyed and taken into consideration with this layout? – *Yes, the heritage trees have been surveyed and accounted for in the layout.*
5. Will these homes be sprinkled since there is no 2nd vehicular access? – *Either the site will have a secondary access point onto Hickory Ridge Road or the homes will be sprinkled. This item is to be addressed during Town review.*
6. Where will the houses be placed on the lots? – *Due to the increased depths of the lots, the dwellings will be placed on the upper third or half of the lots to preserve existing trees in the rear of the lots.*
7. What are the next steps? – *Town staff will continue to review the petition and will be scheduled for Planning Commission and Town Council action when appropriate.*
8. Is Reedy Creek cutting through the rear of some lots or a spring fed branch? Will the road crossing have a culvert or bridge? – *Reedy Creek crosses the site in the upper northwest corner of the site. The proposed road crossing is over an intermittent stream/branch to Reedy Creek. The type of road crossing has not been determined at this point in the process.*
9. Is the final decision on selling the property contingent upon a successful rezoning – *Yes.*
10. The proposed lower density, as part of this rezoning, is more appealing than other recent developments. Like the larger lots.
11. What is the anticipated price point and square feet of homes? – *Price points may start in the mid to upper $400,000 and may average 3,200 square feet in size.*
12. What are the building materials? – *The conditional rezoning limits the use of vinyl and aluminum as primary exterior building materials. These materials may be used for windows, building trim, soffits, etc.*
13. Where is the tie-in gravity sewer location? – *An existing gravity sewer line ls located in the western third of the site.*
14. Where can other questions be addressed and when will the presentation slides be available? – *Town staff may be contacted with other questions and the presentation will be available on the Town's website.*

DEVELOPMENT NOTES

RM-1-CZ Zoning Site Development Standards:

Max Density:	**3 DUA**
Min. Lot Width:	**75 feet**
Proposed Lot Width:	**75 feet**
Min. Lot Size:	**15,000 square feet**
Proposed Typical Lot Size:	**15,000 square feet**
Min. Front Setback:	**25 feet**
Min. Corner Side Setback:	**25 feet**
Min. Internal Side Setback:	**10 feet**
Min. Rear Setback:	**25 feet**
Min. Links + Nodes:	**1.4**
Proposed Links + Nodes:	**1.5**

Site Development Data:

Acreage:	**+- 52.17 acres (located outside right-of-way)**
Tax Parcels:	**5516-41-0869 + 5516-51-2789 + 5516-42-6187**
Existing Zoning:	**Cabarrus County – LDR**
Proposed Zoning:	**Harrisburg – RM-1-CZ**
Existing Uses:	**Vacant + residential**
Proposed Uses:	**Up to 42 single-family detached lots**
Proposed Density:	**0.80 DUA**
Required Open Space:	**6.26 acres (12% of site)**
Proposed Open Space:	**12.57 acres (24.1% of site)**
Required Public Open Space:	**Site is less than less than 50 dwelling units + located within ¼ mile walking distance from Hickory Ridge Elementary School (contiguous), with recreation facilities accessible to the general public + exempt from requirements of Section 6.5.2.1.**

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Taylor Morrison (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 52.17-acre site located on the west side of Hickory Ridge Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Numbers 5516-41-0869, 5516-51-2789 and 5516-42-6187.

Development of the Site shall be governed by the Rezoning Plan, the Site Development Data, and the applicable provisions of the Town of Harrisburg Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RM-1 Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under the Site Development Data and under the Ordinance for the RM-1 District.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 42 single-family detached dwelling units, together with any incidental and accessory uses related thereto that are allowed in the RM-1 zoning district.

3. Open Space:

a) Open spaces are generally depicted on the Rezoning Plan. The placement and configuration on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg.

b) Site is less than 50 dwelling units + located within ¼ mile walking distance from Hickory Ridge Elementary School, with recreation facilities accessible to the general public, is exempt from the requirements of Section 6.5.2.1. School has existing recreational fields and play courts.

4. Transportation:

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public streets.

c) Internal sidewalks and pedestrian connections shall be provided along all public streets throughout the Site.

5. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious fiber board siding, EIFS or wood. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile, and/or metal.

b) The Petitioner agrees to restrict cladding materials for all buildings to cladding products other than vinyl siding.

6. Streetscape and Landscaping, and Environmental Features:

a) The Petitioner shall provide a minimum 50 foot Type D Bufferyard, or reduced to 25 feet with a berm, along Hickory Ridge Road as generally depicted on the Rezoning Plan.

b) The Site shall meet the provisions of the Ordinance related to connectivity provided.

c) The Petitioner shall comply with Tree Preservation and Post Construction Stormwater requirements.

7. Amendments to Rezoning Plan:

Future amendments to the Site Development Data may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Site Development Data or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions:

a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed under the Site Development Data will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

b) Throughout the Site Development Data, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

9. Additional Conditions:

a) Petitioner agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
b) Petitioner agrees to restrict cladding materials for all residential dwellings to masonry products; vinyl siding will not be used.
c) Petitioner agrees that there will be no exposed concrete block foundations and that siding must extend to the ground level on all sides of the residential dwellings.
d) Petitioner agrees mailbox clusters shall meet ADA Standards at a minimum.
e) Petitioner agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg UDO.
f) Petitioner agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10 feet over at least 25% of the permanent pool area.
g) Petitioner agrees the stormwater facility shall be surrounded by a 4-rail vinyl farm style fence.
h) Petitioner agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
i) Petitioner agrees to divide the subdivision into two phases. Phase 1 shall have a maximum of thirty (30) lots, and Phase 2 shall incorporate the remainder, totaling forty-two (42) lots. Petitioner agrees that no more than thirty (30) lots may be platted or developed until a second access is designed, approved and constructed.
j) Proposed walking trail will be constructed or bonded prior to first final plat.
k) All residential lots will meet minimum setback requirements.
l) Stormwater management facility will have a dedicated access easement, adjacent to Lot 13, at no greater than 10% slope.
m) Petitioner acknowledges that overall lot count may be impacted by stormwater control facilities, existing power structures, and other proposed utilities. Lots may be lost during preliminary plat or construction document phase based on the final layout of the existing and proposed utilities and stormwater control measures.

London
50' Classics

Pikewood
50' Reflections

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293
www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE , NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison
Homes Inspired by You

HICKORY RIDGE SINGLE FAMILY
REZONING CONCEPT PLAN
9556 HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	CITY'S 1ST COMMENTS
2	05. 06. 2021	CITY'S 2ND COMMENTS
3	05. 11. 2021	CITY'S 3RD COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-20100
FILENAME	TMH20100-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	12. 08. 2020

SHEET

REZONING NOTES

RZ.02

M:\Projects\TaylorMorr\TMH-20100\04-Production\Engineering\Current Drawings\Rezoning\TMH20100-RZ1.dwg, 5/11/2021 2:59:41 PM, Singleton, Drew

Essex II
50' Classics

Southport
50' Signature

Rochester
50' Signature

McADAMS

The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277

phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE , NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison
Homes Inspired by You

HICKORY RIDGE SINGLE FAMILY
REZONING CONCEPT PLAN
9556 HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO.	DATE	
1	04. 08. 2021	CITY'S 1ST COMMENTS
2	05. 06. 2021	CITY'S 2ND COMMENTS
3	05. 11. 2021	CITY'S 3RD COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-20100
FILENAME	TMH20100-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	12. 08. 2020

SHEET

REZONING NOTES

RZ.03

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TaylorMorr\TMH-20100\04-Production\Engineering\Current Drawings\Rezoning\TMH20100-RZ1.dwg, 5/11/2021 2:58:42 PM, Singleton, Drew

TOWN OF HARRISBURG

Agenda Item Details

Title:
Planning and Zoning Board Sub-Committee Recommendations on New Appointment to the Planning and Zoning Board

Presenting Personnel:
Sushil Nepal, Planning & Economic Development Director

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

Description/Background:
There are two (2) positions on the Planning and Zoning Board whose appointment terms are set to expire on expired on June 30, 2021, one vacancy is from within the Harrisburg limits and other is from the Extra-Territorial Jurisdiction (ETJ).

The board vacancy application was posted on the Town's website and social media on April 13th to solicit applications and applications were accepted until May 4th 2021, three (3) applications were received for the town limits vacancy but none were received for the ETJ.

The Planning and Zoning Board sub-committee (Andy Rathke, Rodney Garner and Thelma Chapman) interviewed 3 applicants on May 10, 2021. The sub-committee will make their recommendations at the meeting which will then be presented to Town Council at their June meeting for appointment of one member to the board. The ETJ position will remain vacant until filled.

New appointee will start their term starting July 1, 2021and serve a 3 year term.

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

Fiscal Impact:
None.

Attachments:
1. Planning Zoning Board Application_Chris S
2. Planning Zoning Board Application_Monica L
3. Planning Zoning Board_Kevin H

Harrisburg NC
PLANNING & ECONOMIC DEVELOPMENT

TOWN OF HARRISBURG PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Application for Town of Harrisburg Planning and Zoning Advisory Board

Town of Harrisburg Planning and Zoning Advisory Board

The Planning and Zoning Board is a volunteer board consisting of seven members. Six members of the Board reside in the Town of Harrisburg, and one member represents the Extra-Territorial Jurisdiction (ETJ) of the Town. The Board makes recommendations to the Town Council on rezoning cases, major subdivisions and text amendments to the Unified Development Ordinance. The Board does not make final decisions; they are an advisory board whose purpose is to make recommendations to the Town Council regarding land use decisions. Terms last for three years. Planning and Zoning Advisory Board Members also serve as members of the Board of Adjustment. The Planning and Zoning Advisory Board typically meets the 3rd Tuesday of every month at 6pm.

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.

APPLICANT INFORMATION				
Name Chris Schearer				Date 5/4/21
Address 5901 Heartwood Court				Apartment/Unit #
City Harrisburg		State NC		Zip 28075
Phone 705-517-9278		Email Address cls71@me.com		
Are you able to attend regularly scheduled meetings once a month?	YES ■	NO ☐		
Are you a resident of Harrisburg?	YES ■	NO ☐	If so, dates?	07/2008 - current
Are you a resident of the Harrisburg ETJ?	YES ☐	NO ☐	If so, dates?	
Have you ever been convicted of a felony?	YES ☐	NO ■	If yes, explain?	

REFERENCES	
Please list three references.	
Name Lenore Loveless	Relationship Family Friend
Company	Phone (704)773-9189
Address	
Name Doug Stafford	Relationship Former Client
Company Giffin Stafford Hospitality	Phone 980)335-0040
Address	
Name Todd McGraw	Relationship Former Employer
Company Wright McGraw Beyer Architects	Phone (704)535-6374
Address	

EMPLOYMENT			
Company 1 C.L.Schearer Architecture		Phone (704)517-9278	
Address 5901 Heartwood Court		City / State Harrisburg, NC	
Job Title Architect/Owner			
Responsibilities			
Dates	From 02/19 To Current		
Company 2 R4 Architecture		Phone ( )	
Address 124 Floyd Smith Dr		City / State Charlotte/NC	
Job Title Architect/Project Manager			
Responsibilities Production and Construction Admnistration			
Dates	From 11/14 To 11/18		

EDUCATION	
School UNC Charlotte College of Architecture	From 05/92 To 05/97
Degree Bachlor of Architeture	Major Architecture
Additional Information	

ADDITIONAL COMMENTS

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

As a resident of Harrisburg for over 12 years I have observed the growth and development with increasing concern for what it means to myself and others. Prior to residing in Harrisburg, I attended UNCC and frequently travelled up and down HWY49. I remember when Hardees and the Food Lion Shopping center on the corner or Roberta were about the only things around. In recent years, we have seen an explosion of growth in residency and business, but infrastructure now seems to be falling behind.

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

As an Architect, I believe I have a certain view point that could make a positive contribution to how our community grows and plans for the future, including an understanding of space and place for our community and heritage.

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

DISCLAIMER AND SIGNATURE	
I certify that my answers are true and complete to the best of my knowledge.	
Signature Christopher L Schearer Digitally signed by Christopher L Schearer DN: cn=Christopher L Schearer, o, ou, email=cls71@me.com, c=US Date: 2021.05.04 11:49:59 -04'00'	Date 5/4/21

Harrisburg NC
PLANNING & ECONOMIC DEVELOPMENT

TOWN OF HARRISBURG PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

Application for Town of Harrisburg Planning and Zoning Advisory Board

Town of Harrisburg Planning and Zoning Advisory Board

The Planning and Zoning Board is a volunteer board consisting of seven members. Six members of the Board reside in the Town of Harrisburg, and one member represents the Extra-Territorial Jurisdiction (ETJ) of the Town. The Board makes recommendations to the Town Council on rezoning cases, major subdivisions and text amendments to the Unified Development Ordinance. The Board does not make final decisions; they are an advisory board whose purpose is to make recommendations to the Town Council regarding land use decisions. Terms last for three years. Planning and Zoning Advisory Board Members also serve as members of the Board of Adjustment. The Planning and Zoning Advisory Board typically meets the 3rd Tuesday of every month at 6pm.

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.

APPLICANT INFORMATION

Name	Monica S. Long		Date May 4, 2021
Address	3714 Ayrshire Court		Apartment/Unit #
City	Harrisburg	State NC	Zip 28075
Phone	704.455.3038	Email Address	s_bells@yahoo.com

Are you able to attend regularly scheduled meetings once a month?	YES ■	NO ☐	
Are you a resident of Harrisburg?	YES ■	NO ☐	If so, dates? Since 2001
Are you a resident of the Harrisburg ETJ?	YES ☐	NO ■	If so, dates?
Have you ever been convicted of a felony?	YES ☐	NO ■	If yes, explain?

REFERENCES

Please list three references.

Name Mr. Clinton Hicks	Relationship Former Cohort
Company Social Security Adminstration	Phone (919 619 3445
Address 3631 Savannah Hills Drive, Matthews NC 28105	
Name Ms. Leanna Rogers	Relationship Former Cohort
Company NC Department of Transportation	Phone 704) 516.4173
Address 3309 Cricketeer Drive, Charlotte NC 28216	
Name Ms. Anita Lee	Relationship Former Cohort
Company NC Department of Transportation	Phone 704)609 1464
Address 5924 Martin Lake Drive, Charlotte NC 28227	

EMPLOYMENT

Company 1 North Carolina Depart. of Transportation | Phone (336) 760 0515

Address 1605 Westbrook Plaza Drive | City / State Winston-Salem NC

Job Title Real Property Appraiser II

Responsibilities Reviewing, evaluating and analyzing real property appraisals for compliance with NC Appraisal Board rules etc.

Dates From 2017 To Present

Company 2 NC Depart. of Transporation | Phone ( )

Address | City / State

Job Title Real Property Appraiser I

Responsibilities Prepared real property appraisals for eminent domain purposes.

Dates From 2010 To 2017

EDUCATION

School North Carolina State Univeristy | From 1987 To 1991

Degree BA | Major Sociology / Education

Additional Information Certified General Appraiser, Real Estate Broker, Former High School Teacher

ADDITIONAL COMMENTS

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

I care deeply about Harrisburg and I would like to serve on the Planning and Zoning Board so as to be instrumental in ushering in continued smart, prudent, near-term and long-term growth. Harrisburg has provided a great quality of life for my family over the last twenty years and in the role of a Planning and Zoning Board member, I would be committed to ensuring that a high quality of life continues.

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

My experience as a dedicated North Carolina public servant will enhance the Planning and Zoning Board in general. In my 27+ years of employment with the NC Department of Transportation, in the eminent domain field, I have interfaced with the public and government officials in a variety of roles including as Relocation Coordinator, Right of Way Negotiator, Appraiser, Review Appraiser; a few of my tasks have included staffing public hearings, relocating individuals and businesses, negotiating the purchase of right of way for projects such as NC Highway 49, Independence Boulevard, the Monroe Bypass, NC 24-27/Albemarle Road etc. The various skills and abilities that I have developed over many years will prove benefical in my role as a member of the Planning and Zoning Board.

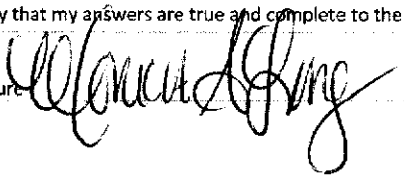
ADDITIONAL COMMENTS (continued)

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

State Employees' Advisory Board Member - Albemarle +/-2007-2009
Cabarrus County Foster Parents +/-2004-2006
Second Harvest Food Bank - Current
CommPeer - Mecklenburg County Mental Health - Current
Oak Grove Baptist Church Women's Ministry - Current
Oak Grove Baptist Church Building Fund Committee +/-2015
Oak Grove Nursery - Current
Cabarrus County Victim's Assistance Ministry - Child Care / Store / Donor
Big Brother Big Sister of Mecklenburg County

DISCLAIMER AND SIGNATURE

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

Signature  Date May 4, 2021

TOWN OF HARRISBURG PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
Application for Town of Harrisburg Planning and Zoning Advisory Board

Town of Harrisburg Planning and Zoning Advisory Board

The Planning and Zoning Board is a volunteer board consisting of seven members. Six members of the Board reside in the Town of Harrisburg, and one member represents the Extra-Territorial Jurisdiction (ETJ) of the Town. The Board makes recommendations to the Town Council on rezoning cases, major subdivisions and text amendments to the Unified Development Ordinance. The Board does not make final decisions; they are an advisory board whose purpose is to make recommendations to the Town Council regarding land use decisions. Terms last for three years. Planning and Zoning Advisory Board Members also serve as members of the Board of Adjustment. The Planning and Zoning Advisory Board typically meets the 3rd Tuesday of every month at 6pm.

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.

APPLICANT INFORMATION				
Name Kevin Hutchins				Date 05/04/2021
Address 6156 Maple Leaf Ave.				Apartment/Unit #
City Harrisburg		State NC		Zip 28075
Phone 704-562-2053		Email Address kevinhutchinskh@gmail.com		
Are you able to attend regularly scheduled meetings once a month?	YES ■	NO ☐		
Are you a resident of Harrisburg?	YES ■	NO ☐	If so, dates?	June 2005 to present
Are you a resident of the Harrisburg ETJ?	YES ☐	NO ■	If so, dates?	
Have you ever been convicted of a felony?	YES ☐	NO ■	If yes, explain?	

REFERENCES	
Please list three references.	
Name Micheal Conley	Relationship Coworker
Company Eastwood Homes	Phone (704)399-4663
Address 2857 Westport Road Charlotte NC 28208	
Name Scott Cruce	Relationship Neighbor
Company American Airline	Phone (704)796-0496
Address 6159 Maple Leaf Ave. Harrisburg NC 28075	
Name Brett Crosby	Relationship YMCA Executive
Company Harrisburg YMCA	Phone (704)454-7800
Address	

EMPLOYMENT			
Company 1	Eastwood Homes	Phone	(704) 399-4663
Address	2857 Westport Road	City / State	Charlotte NC 28208
Job Title	CFO		
Responsibilities	Manage all accounting and finance		
Dates	From June 200 To Present		
Company 2		Phone	( )
Address		City / State	
Job Title			
Responsibilities			
Dates	From To		

EDUCATION			
School	Appalachian State University	From 1995 To	2000
Degree	MBA and BS in Accounting	Major	Accounting
Additional Information			

ADDITIONAL COMMENTS

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

I enjoy serving the community in numerous capacities. The opportunity to match my day job in housing with molding growth in my community is a situation where adding my time is important and fulfilling.

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

As a resident of Harrisburg for 16 years I have been around long enough to watch the explosive growth that Harrisburg has experienced. Due to my position with a homebuilder, I study the economics of housing and understand that the growth trend we are experiencing will not end soon so managing growth appropriately from a town's perspective is key. I feel I have a unique skill set when it comes to brainstorming ideas around the method of sustainable growth.

ADDITIONAL COMMENTS (continued)

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

Harrisburg YMCA Board Member
Hickory Ridge High School Booster Board Member
North Carolina Homebuilders Association
Former North Carolina Build PAC Chairman
Former HYSA Coach (Basketball, T Ball and Soccer)

DISCLAIMER AND SIGNATURE

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

Signature DocuSigned by: Kevin Hutchins CDE8287D4D45415... Date 5/4/2021