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

November 16, 2021
6:00 PM

AGENDA

1. MEETING INFORMATION

A. Limited capacity is available at Council Chambers to attend the meeting in person and it is on a first come, first served basis, and masks are required to be worn by the public during the meeting.

The public has the option to join the meeting via the Zoom platform at the following link:
https://us02web.zoom.us/j/86354816944?pwd=VWcva2NVNDA4TzNBTWtka0RTYnltQT09

Webinar ID: 863 5481 6944
Passcode: 670587
Or join by phone:
312.626.6799
301.715.8592

2. CALL TO ORDER

A. AGENDA ADOPTION

B. SPECIAL PRESENTATIONS

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

3. CONSENT AGENDA

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

4. OLD BUSINESS

A. Election of Officers for Planning and Zoning Board and the Board of Adjustments for the current annual term ending on June 30, 2022

5. NEW BUSINESS

A. H2021-04-(S) Tramore Subdivision Preliminary Plat

B. H2021-01 (R) – Conditional Rezoning and Zoning Map Amendment for Oakview Residential Subdivision off of Hickory Ridge Rd (behind Blume Phase II)

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, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, JULY 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, Kevin Hutchins

A.
AGENDA ADOPTION
Board decided to move Old Business Agenda item to next meeting due to the number of items under New Business.

MOTION
Rodney Garner made a motion to adopt the agenda with the change and a second was made by Kevin Schaffner. **The motion passed 6-0.**

B.
SPECIAL PRESENTATIONS
Kevin Hutchins was sworn in as the new Planning and Zoning and Board of Adjustment Board member.

C.
PUBLIC COMMENT

2.
CONSENT AGENDA
A. Planning Board meeting minutes of June 15, 2021 Planning and Zoning Board meeting.

MOTION
Kevin Hutchins made a motion to approve the Consent Agenda. Second was made by Rodney Garner. **The motion passed 6-0.**

3.
OLD BUSINESS
A.
Election of Officers for Planning and Zoning Board and the Board of Adjustment for the current annual term ending on June 30, 2022
This item was deferred to next Planning Board Meeting by the board.

4.
NEW BUSINESS
A.
H2020-02 (R) – Conditional Rezoning and Zoning Map Amendment of Properties Off of Blackwelder Rd. Southfork Ventures, on behalf of the property owners of parcels 55184487900000 and 55183432930000 have submitted a request to rezone approximately 39.46 acres of land located off Blackwelder Rd situated between Roberta Rd and Lakeland Rd. The applicant proposes to develop 70 single-family detached residential dwellings, 75 foot wide lots. To achieve this, the applicant is requesting that the property be rezoned from County LDR (Low Density Residential) to CZRV (Conditional Zoning Residential Village). The proposed gross density of the site is 1.79

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. As noted in the staff report, the rezoning request to Residential Village (RV) is not consistent with the recommendation in the HALUP for the Low Density Residential (LDR) areas, Staff is presenting this for Planning and Zoning Board's consideration without staff recommendation as requested by the applicant. 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. The rezoning request is not consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff is presenting this for Planning and Zoning Board's consideration without staff recommendation as requested by the applicant.

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 primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
3. 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. H-2020-02-(R) | Page 8 of 8
4. Applicant agrees to the mitigation/replacement of identified heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. Applicant agrees to provide a minimum 8-foot landscape easement (4 feet on each side of the property line, existing tree save or newly planted) for residential lots sharing a rear property line.
6. Applicant agrees to dedicate a fee-in-lieu of Public Open Space dedication for the 2.00 acres of required Public Open Space, in the amount of $38,065 per acre, for a total of $76,130. All fee-in-lieu of dedications shall be made to the Town prior to final plat approval.
7. Applicant agrees to construct 10’ wide paved greenway and dedicate 25’ greenway easement as shown on the rezoning site plans.
8. 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.
9. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
10. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
11. 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

Public Comment:
Jonathan Murdock- Applicant spoke and answered questions on behalf of the project.

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

MOTION:
Rodney Garner made a motion to deny H2020-02(R) but the motion failed with no second. A second motion was made by Jacob Carpenter to recommend approval of H2020-02 (R) with the following conditions and sent it on to the Town Council for their consideration with a second from Thelma Thorne-Chapman. **The motion passed 5-1 with Rodney Garner voting against.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

1. Based on the staff report, the staff presentation, the application and the applicant’s presentation, with the stated conditions, this rezoning request is not consistency with the land use classification of the Harrisburg Area Land Use Plan, but is nonetheless reasonable and in the public interest.

MOTION:
Kevin Hutchins made a motion to approve the proposed Consistency Statement with a second from Jacob Carpenter. **The motion passed 6-0.**

B.
H2020-07 (R) – Conditional Rezoning and Zoning Map Amendment for McKinley Residential Subdivision off of Lower Rocky River Rd. Timmons Group, on behalf of the the property owners of parcels 5526-14-5424 and 5526-21-2487 has submitted a request to rezone approximately 193.12 acres of land located on the western side of Lower Rocky River Road near the intersection of Pioneer Mill Road. The applicant proposes to develop a single-family subdivision with 162 detached units, with a combination of 80' wide lots (138) and 100' wide lots (24) and minimum lot sizes of 1/3rd acre. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) utilizing Conservation Subdivision guidelines. The proposed gross density of the site is 0.85 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.

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 primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that appropriate cladding must extend to the ground level on all sides of the homes. H-2020-07-(R) | Page 9 of 9
4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
5. Applicant agrees to provide a minimum 8 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
6. Applicant agrees to construct the portion of town adopted Reedy Creek Greenway along the entire northern property line.
7. 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.
8. Applicant agrees to pave the existing gravel driveway on an existing easement that runs parallel along the proposed lots 34 through 53 and provides access to parcel 55262174560000 outside this proposed subdivision. No vehicle parking allowed on the easement.
9. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
11. 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.

Public Comment:
Diane Sell- Concord, NC. Speaking Against. Questioning current drainage problems, the blind intersection that is dangerous, access is already horrible on the road, and this will cause extra traffic problems for schools.
Andrew Allison- Applicant, 310 East Morehead St, Charlotte NC. Speaking and answering questions on behalf of this project.
Tracy Thompson- 9910 Lower Rocky River. Speaking Against. Speaking about the number of accidents that already happen on this road, storm water drainage, which side of the road will be getting the road expansion.

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

MOTION:
Jacob Carpenter made a motion to recommend approval of H2020-07(R) with the following conditions and send it on to the Town Council for their consideration with a second from Kevin Schaffner. **The motion passed 6-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:
Jacob Carpenter made a motion to approve the proposed Consistency Statement with a second from Kevin Hutchins. **The motion passed 6-0.**

C.
H2021-05 (R) – Conditional Rezoning and Zoning Map Amendment of Properties at the Corner of Rocky River Rd and Hickory Ridge, Shoppes at Hickory Ridge (Blume Corner). ESP Associates, on behalf of the property owners and developers of parcel 55164783470000 has submitted a request to rezone approximately 14.281 acres of land located southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (Blume Corner). The applicant proposes to develop a mixed-use development with five commercial/office buildings and 55 attached residential units (town homes). To achieve this, the applicant is requesting that the property be rezoned from RE (Residential Estate) to CZ-B1 (Conditional Zoning Neighborhood Commercial/Office). The proposed gross density of the residential portion of the site is 6.19 dwelling units per acre. The property is in the Town of Harrisburg corporate limits and therefore an Annexation is not required. A Town Council public hearing will be held to take action on the rezoning upon recommendation action by the Planning and Zoning Board. 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.

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 prohibit variety stores on the site, Variety store in this case shall mean any store that sells a combination of retail, grocery and household items and has an area greater than 5,000 sq. feet size.
3. Applicant agrees that all uses are limited to the permitted uses (P) outlined for B-1 zoning in the Harrisburg Unified Development Ordinance with the exception of gas stations, convenience stores and automobile related uses, which are prohibited under this conditional rezoning.
4. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used. Commercial buildings shall meet regulations set forth in Appendix E of the current Harrisburg Unified Development Ordinance (UDO) or equivalent UDO section at the time of Construction Document review/approval.
5. Applicant agrees that there will be no exposed concrete foundations and that cladding material must extend to the ground level on all sides of the homes.
6. Applicant agrees to limit the number of townhome rental units to 10% of allowable number of townhomes.
7. Applicant agrees that all stormwater control measures shall be wet ponds with fountain(s), with minimum depth of 10 feet over 25% of the permanent pool area.
8. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.

Public Comment:
Bridget Grant- 100 N. Graham St Charlotte. Applicant speaking behalf of the project.
Melissa Oliver- Charlotte, NC. Applicant
Matt Levesque- Fort Mill. Applicant

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

MOTION:
Kevin Hutchins made a motion to recommend approval of H2021-05(R) with the following conditions and send it on to the Town Council for their consideration with a second from Rodney Garner. **The motion passed 6-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:
Jacob Carpenter made a motion to approve the proposed Consistency Statement with a second from Kevin Hutchins. **The motion passed 6-0.**

D.
H2021-1-(S) Courtyards on Robinson Church Preliminary Plat. McKim and Creed, on behalf of Epcon Communities has submitted a Preliminary Plat application for 77 age-restricted (55+ only) single family homes, located on the southwest corner of the Tom Query Road and Robinson Church Road intersection. The site pin is 5507-50-8410-0000 and consists of a total area of 32.85 acres. The subject property was rezoned in 2020 (Case #H2019-03-R)) to CZ-RV to allow for77 age-restricted single-family homes. A staff report is attached for more information and a site plan along with development notes is submitted for your consideration. Staff has reviewed the site plan in accordance with the Harrisburg Area Land Use Plan (HALUP) and Unified Development Ordinance (UDO). Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H2019-03-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RV districts. Staff recommends that the Planning and Zoning Board recommend approval of the proposed preliminary plat to the Town Council, with the inclusion of the conditions of the approved conditional rezoning plan.

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 the community will be age-restricted and require 90% of the homeowners will be 55 or older, through deed restrictions.
3. Applicant agrees to restrict exterior cladding materials to non-vinyl products.
4. Applicant agrees to construct a ten (10) foot wide paved greenway trail connection and dedicate a twenty-five (25) foot wide easement to provide access to the greenway connection from the proposed development to Robinson Church Road, and to the Page 5 of 5 adjoining Fenton Dell community (including constructing the paved trail to Tottenham Drive).
5. Applicant agrees to install a pedestrian crosswalk and signal on the greenway crossing at Robinson Church Rd.
6. Applicant agrees to work collaboratively with the Town Staff and the NC Department of Transportation in identifying and participating in the development of right-of-way improvements on perimeter roads, including left and right turn lanes at site entrances, realignment of Tom Query Road at its intersection with Robinson Church Road, and a street lighting plan.
7. Applicant agrees to identify any potential tree save areas (including heritage trees) on the site that might be able to be retained post-development.
8. Applicant agrees that all stormwater control measures shall be wet ponds with fountain(s), with minimum depth of 10 feet over 25% of the permanent pool area.

Public Comment:
Mike Davis- 11020 David Taylor Dr, Charlotte, NC. Applicant speaking and answering questions about this project.

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

MOTION:
Rodney Garner made a motion to recommend approval of H2021-1-(S) with the following conditions and send it on to the Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 6-0.**

5.
STAFF UPDATES/INFORMATION

- Council approved the projects from last meeting, and they will now be presented with the projects that were approved at this meeting tonight.
- We will be taking the UDO for its final consideration to Council at the next meeting.
- There are a lot of projects going up on 49 that you will see, Starbucks, Bank, Pet Suites.
- I would like to welcome our new member Kevin this evening, we look forward to working with him.

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

_____
Andy Rathke, Chairman

_____
Carly Bedgood, Secretary

TOWN OF HARRISBURG

Agenda Item Details

Title:
H2021-04-(S) Tramore Subdivision Preliminary Plat

Presenting Personnel:
Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:
If approved, the following motion is suggested:
To approve the Preliminary Plat application as requested by the applicant for the related property in application H-2021-04 (S).

If denied, the following motion is suggested:
To deny the Preliminary Plat application as requested by the applicant for the related property in application H-2021-04 (S).

Description/Background:
McAdams Company, on behalf of Taylor Morrison has submitted a Preliminary Plat application for 42 single family homes in Tramore Residential Subdivison, located on on the western side of Hickory Ridge Road near Grady Harris Road.. The site PIN numbers are 5516-41-0869, 5516-51-2789 and 5516-42-6187, consisting a total area of 52.17 acres. The subject property was rezoned in July 2021 (Case #H2021-03-R)) to CZ-RM1 to allow for 42 single family homes.

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

Recommendation:
Staff has reviewed the submitted preliminary plat, and has found it to be consistent with the approved conditional zoning site plan (H2021-03-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for CZ-RM1 district.

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

Fiscal Impact:
None.

Attachments:
1. Tramore Preliminary Plat Application
2. Tramore Site Map
3. Tramore Prelim Plat Staff Report_PB
4. Tramore Preliminary Plat
5. Tramore Rezoning Approval Letter
6. Tramore Rezoning Plan
7. Tramore Street Names
8. Tramore Homes Examples

Harrisburg NC
The right side of opportunity

Application for Preliminary Plat Review and Approval

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

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

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

Project Information

1. Name of Subdivision: Tramore Subdivision
2. Location of Subdivision: Located on the western side of Hickory Ridge Rd near Grady Harris Rd
3. Cabarrus County PIN Numbers: 5516-41-0869, 5516-51-2789, & 5516-42-6187
4. Current Zoning: RM-1-CZ
5. Project Classification (Residential, Commercial, etc.): Residential
6. Is this a CU or CZ Project? ■ YES: Case Number: H2021-03-(R) □ NO
7. Date of Rezoning Approval: July 14, 2021 Subdivision Case #:

Owner/Developer Information

1. Property Owner Name: John T Howie Property Owner Phone: 704-305-2834

   Property Owner Email: circlefan7@yahoo.com
2. Agent/Developer Name: Taylor Morrison Agent/Developer Phone: 704-400-5308

   Agent/Developer Email: akerley@taylormorrison.com
3. Contact for Comments Name: Alan Kerley Contact for Comments Phone: 704-400-5308

   Contact for Comments Email: akerley@taylormorrison.com

Utilities

	Water	Sewer
1, Who will provide water and sewer services for this site?	□ Private ■ Public Provider WSAC	□ Private ■ Public Provider WSAC

Overlay District (Article 4)

Is the subject property located in an Overlay Zone? □ YES: ■ NO

If YES, which one(s):_____

_____

Flood Panel and RSOD Information (Article 4)

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

Flood Panel Number(s) 3710551600K Map Date 11/16/2018

Is the subject property in the RSOD? ■ YES: □ NO

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

■ YES: □ NO

Verification of Process

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

Date: 8/11/2021 Signed: Alan Kerley

Title: Vice President

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

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

Hickory Knoll Rd
650 ft
654 ft
Timber Ridge Rd

Town of Harrisburg
Planning and Economic Development Department

DATE:	**November 09, 2021**
SUBJECT:	H2021-04-(S) Tramore Subdivision, Preliminary Plat
Owner/ Developer:	Taylor Morrison represented by McAdams Company (Eddie Moore)
Location:	The subject properties are located on the western side of Hickory Ridge Road near Grady Harris Road. PIN numbers: 5516-41-0869, 5516-51-2789, 5516-42-6187

BACKGROUND:

Area:	Approximately 52.17 acres
Zoning:	CZ-RM-1 Conditional Zoning Residential Medium Density
Staff Report prepared by:	Craig Thomas, Planning and Economic Development Department

GENERAL DISCUSSION:

- The applicant is requesting that the Preliminary Plat be reviewed and approved to allow 42 single family residential lots.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO. Staff has recommended conditions of approval as outlined in this staff report, consistent with the Rezoning approval H2021-03-(R).

APPROVAL CRITERIA:

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

Per the Harrisburg Area Land Use Plan, the subject property is located in an area designated as Low Density Residential. This area is characterized by low- to moderate-density residential development (1 to 2 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.

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.

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

There are no existing or proposed variances for the subject property. The preliminary plat, as presented, is consistent with the approved conditional zoning site plan, which governs the development standards for the site.

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

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

The zoning districts of the surrounding properties are residential in nature, except for the institutional use (Hickory Ridge Elementary School) to the north. The surrounding residential properties are mostly vacant. The closest neighborhood, Blume, is to the north and on the opposite side of Hickory Ridge Road. The lot sizes for Blume and Tramore are very similar in size, so the proposed development is compatible with the surrounding land uses.

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

The proposed project is a single-family residential subdivision and typical for development in this area. The subdivision will be served with a new entrance on Hickory Ridge Road as well as an emergency access drive. A stub connection has also been provided to the vacant parcel to the south. Pedestrian connections have been provided to the adjacent school.

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

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

6. **That any land located within Zone A, as shown on the currently adopted Flood Boundary**

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

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. This property lies completely within Flood Zone X on the latest FEMA FIRM.

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

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

APFO REVIEW:

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

The schools serving this area are Hickory Ridge Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. We would anticipate the new development to generate upon buildout an additional 18 elementary students, 9 middle school students, and 12 high school students. The elementary school is projected to be at 90**%** and the middle school to be 94% upon completion, and the schools could accommodate these students. The high school is projected to increase from 110% to 111% which could continue to cause additional capacity issues for Hickory Ridge High School.

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.

FIRE, POLICE AND SANITATION
Adequate fire, police and sanitation services are available through the Town of Harrisburg.

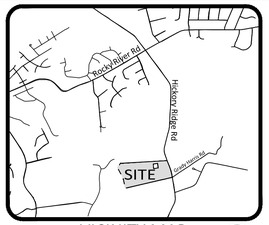
UTILITIES
Utilities are available through the Town of Harrisburg. Applicant will be required to extend the water line and sewer line to their site.

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

Should the Planning and Zoning Board recommend approval of the preliminary plat for the Tramore Subdivision, staff requests that the following conditions (H2021-04-S) become part of the approval, which are inclusive of the conditions agreed to as part of the approval:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. 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 a 5-foot aluminum fence for added security being next to the Harrisburg Elementary School.
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:
The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the approved rezoning (H2021-03-R). Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Tramore Subdivision.



VICINITY MAP
NTS

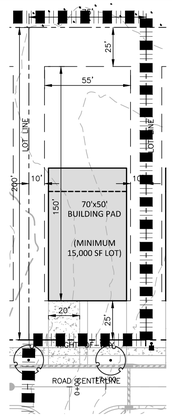
SITE DATA

PREPARED BY:	MCADAMS COMPANY (ROBERT REDDICK) 3430 TORINGDON WAY, SUITE 110 CHARLOTTE, NC 28277 704-527-0800 REDDICK@MCADAMSCO.COM
PARCEL PIN: 5516-41-0869 & 5516-51-2789 & 5516-42-6187	
TOTAL SITE ACREAGE:	±52.17 AC
CURRENT ZONING:	HARRISBURG - RM -1-CZ
UNIT TYPE:	SINGLE-FAMILY
PROPOSED NUMBER OF LOTS:	42 LOTS
LOT SIZE RANGE:	15,000 SF - 44,048 SF
AVERAGE LOT SIZE:	20,323 SF
LOT SETBACKS:	FRONT YARD= 25' CORNER SIDE YARD= 25' SIDE YARD= 10' REAR YARD= 25'
MINIMUM LOT WIDTH:	75'
TOTAL DENSITY:	+/- 0.80 UNITS / AC
RIGHT-OF-WAY WIDTH:	60'
LINKS AND NODES (MIN. = 1.4):	1.5
TREE SAVE AREA PROVIDED:	39.5% OF SITE (±20.23 AC)
REQUIRED OPEN SPACE:	12% OF SITE (± 6.26 AC)
ACTIVE OPEN SPACE (TRAILS):	0.85% OF SITE (±0.43 AC)
TOTAL PROVIDED OPEN SPACE:	24.1% OF SITE (±12.57 AC)
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 42 = 1.2 AC AVERAGE FAIR MARKET VALUE)

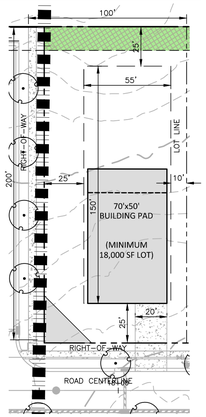
BLOCK LENGTHS:

LOTS 1-4:	409 LF
LOTS 5-12:	653 LF
LOTS 13-18:	589 LF
LOTS 20-23:	339 LF
LOTS 24-26:	240 LF
LOTS 27-31:	367 LF
LOTS 32-42:	927 LF

TYPICAL INTERNAL LOT SIZE

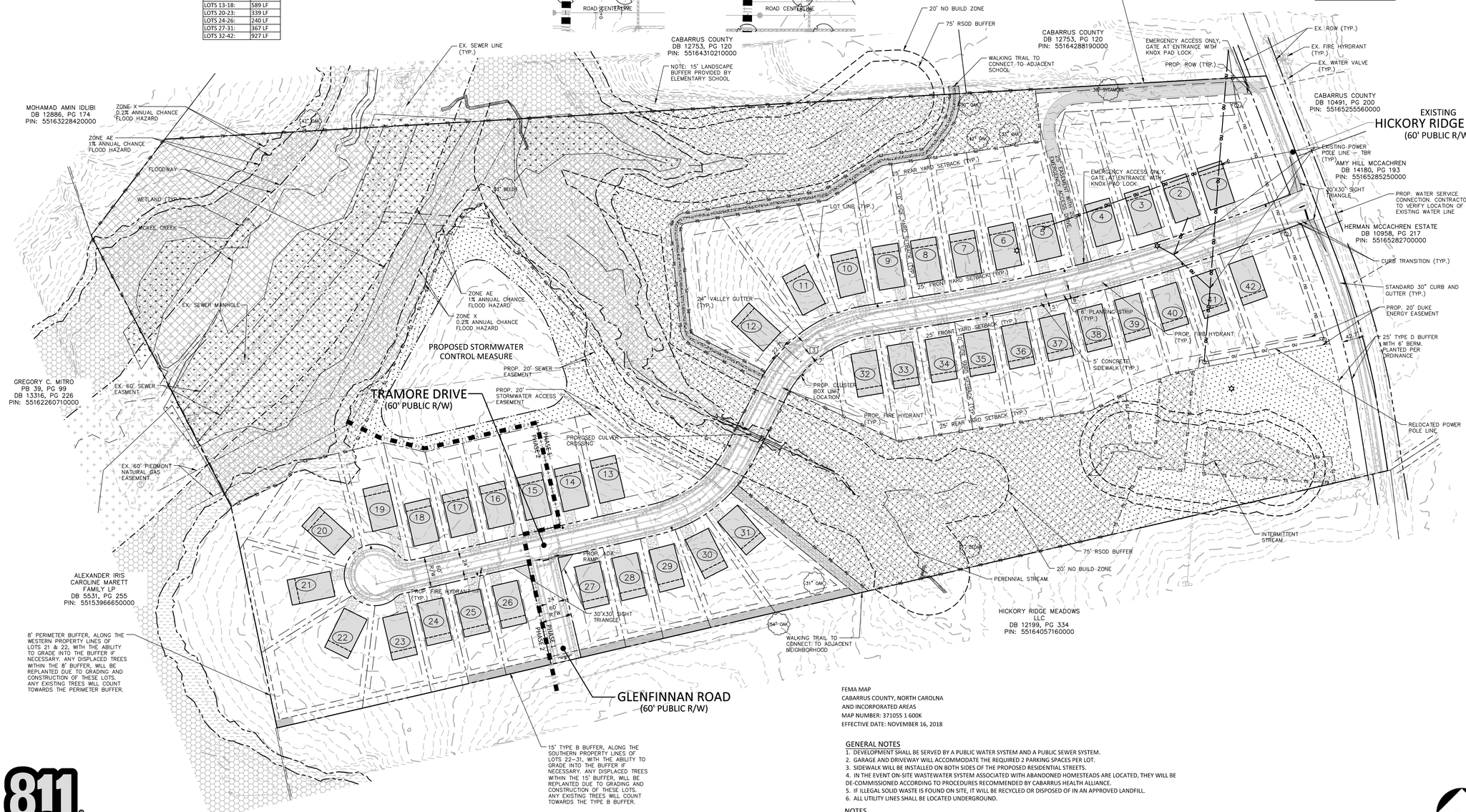


TYPICAL CORNER LOT SIZE



SITE LEGEND

- SIGNAGE
- YARD LIGHTS
- LIGHT POLE
- POWER POLE
- TRAFFIC DIRECTIONAL ARROW
- ACC / VAN — ACCESSIBLE PARKING STALL
- VAN ACCESSIBLE PARKING STALL
- XX — PARKING SPACE COUNT
- TYPE A, TYPE B, TYPE C — ACCESSIBLE RAMPS
- ACCESSIBLE ROUTE
- PHASE LINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- HEAVY DUTY ASPHALT PAVEMENT
- ACTIVE OPEN SPACE
- TREE SAVE AREA
- OPEN SPACE



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FEMA MAP
CABARRUS COUNTY, NORTH CAROLNA
AND INCORPORATED AREAS
MAP NUMBER: 371055 1 600K
EFFECTIVE DATE: NOVEMBER 16, 2018

GENERAL NOTES

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2. GARAGE AND DRIVEWAY WILL ACCOMMODATE THE REQUIRED 2 PARKING SPACES PER LOT.
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5. IF ILLEGAL SOLID WASTE IS FOUND ON SITE, IT WILL BE RECYCLED OR DISPOSED OF IN AN APPROVED LANDFILL.
6. ALL UTILITY LINES SHALL BE LOCATED UNDERGROUND.

NOTES

AS A PRELIMINARY PLAT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

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2. ALL RESIDENTIAL STRUCTURES IN THIS DEVELOPMENT WILL BE REQUIRED TO MEET THE REQUIREMENTS OF APPENDIX F OF THE UNIFIED DEVELOPMENT ORDINANCE. (PLANNING)

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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taylor morrison
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HICKORY RIDGE
PRELIMINARY PLAT
HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

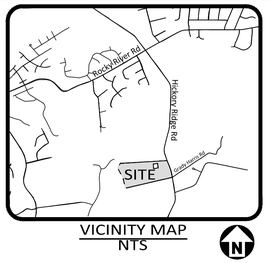
PROJECT NO.	TMH-20100
FILENAME	TMH20100-F1
CHECKED BY	MD
DRAWN BY	JG/RM
SCALE	1"=100'
DATE	08. 06. 2021

SHEET

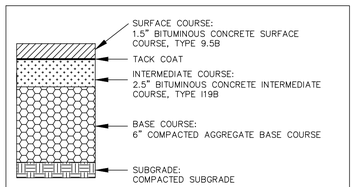
PRELIMINARY PLAT

PL-1

M:\Projects\TaylorMorr\TMH-20100\04-Production\Engineering\Construction Drawings\Current Drawings\TMH20100-F1.dwg, 8/19/2021 2:48:48 PM, Gilkeson, James



VICINITY MAP
NTS

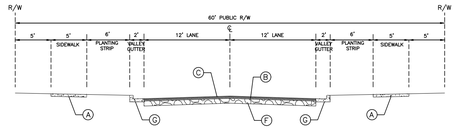


STANDARD-DUTY ASPHALT PAVEMENT SECTION
(TO BE USED ON ALL PROPOSED PUBLIC AND PRIVATE STREETS)

TYPICAL SECTION RESIDENTAL STREET
TRAMORE DRIVE

1"=10'

60' R/W (NO ON-STREET PARKING)



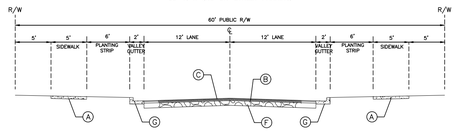
SECTION A

- (A) 5' CONCRETE SIDEWALK (4" THICKNESS)
- (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 9.5B
- (C) 2 1/2" BITUMINOUS CONCRETE BINDER COURSE, TYPE I19B
- (F) 6" COMPACTED AGGREGATE BASE COURSE
- (G) 2'-0" STANDARD CURB AND GUTTER

TYPICAL SECTION RESIDENTAL STREET
GLENFINNAN ROAD

1"=10'

60' R/W (NO ON-STREET PARKING)



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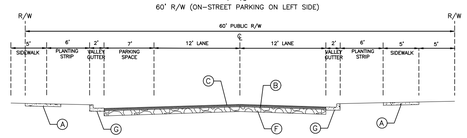
TYPICAL SECTION RESIDENTIAL STREET
TRAMORE DRIVE

1"=10'

60' R/W (ON-STREET PARKING ON LEFT SIDE)



SECTION E

- (A) 5' CONCRETE SIDEWALK (4" THICKNESS)
- (B) 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 9.5B
- (C) 2 1/2" BITUMINOUS CONCRETE BINDER COURSE, TYPE I19B
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PRELIMINARY PLAT
HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TMH-20100
FILENAME	TMH20100-F1
CHECKED BY	MD
DRAWN BY	JG/RM
SCALE	1"=100'
DATE	08. 06. 2021

SHEET

PRELIMINARY PLAT

PL-2

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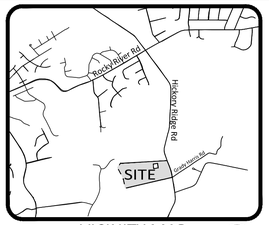

VICINITY MAP
NTS

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 5-foot aluminum fence for security since the site is contiguous to Hickory Ridge Elementary School.
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.

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REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TMH-20100
FILENAME	TMH20100-F1
CHECKED BY	MD
DRAWN BY	JG/RM
SCALE	1"=100'
DATE	08. 06. 2021

SHEET

PRELIMINARY PLAT

PL-3

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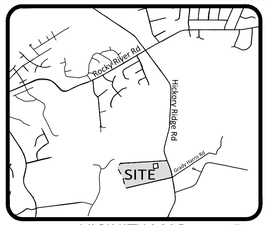

VICINITY MAP
NTS

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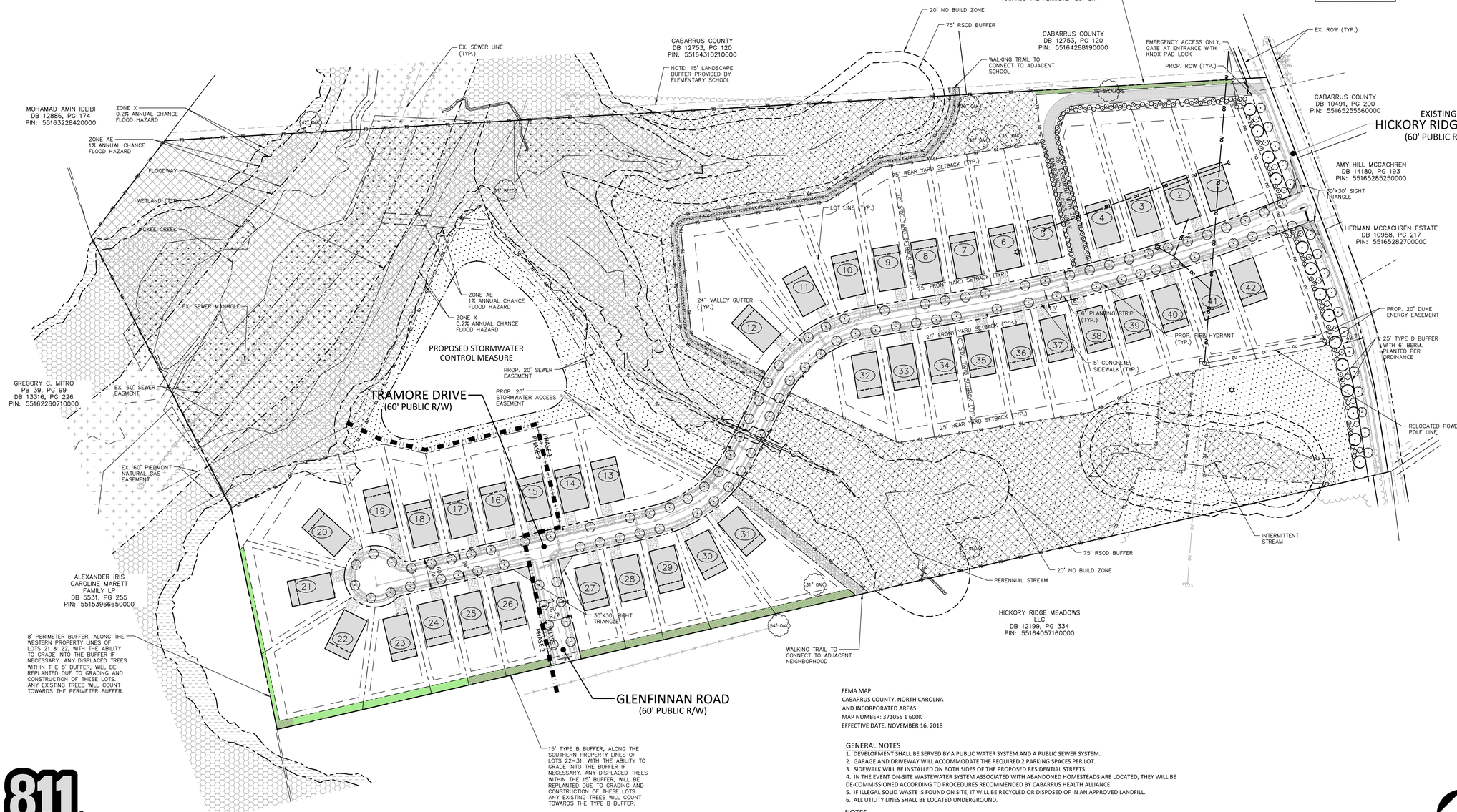

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CABARRUS COUNTY, NORTH CAROLNA
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MAP NUMBER: 371055 1 600K
EFFECTIVE DATE: NOVEMBER 16, 2018

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PRELIMINARY PLAT
HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO.	TMH-20100
FILENAME	TMH20100-F1
CHECKED BY	MD
DRAWN BY	JG/RM
SCALE	1"=100'
DATE	08. 06. 2021

SHEET

PRELIMINARY PLAT

PL-4

M:\Projects\TaylorMorr\TMH-20100\04-Production\Engineering\Construction Drawings\Current Drawings\TMH20100-F1.dwg, 8/19/2021 2:48:53 PM, Gilkeson, James

July 14, 2021

Taylor Morrison
Attn: Alan Kerley
[Via email]

Mr. Kerley,

This letter is to inform you that the rezoning request H2021-03-(R) and related annexation was **approved** by the Town Council on Monday, July 12th, 2021 meeting.

This property includes parcels PIN# 55164108690000, 55165127890000, and 55164261870000, located on the western side of Hickory Ridge Road near Grady Harris Road. The rezoning request H2021-03-(R) was to rezone approximately 52.17 acres from County CR, Countryside Residential to CZ-RM-1, Conditional Zoning Residential Medium Density. The parcel may be subdivided provided minimum standards of the CZ-RM-1 zoning are met. The rezoning was approved for a maximum of forty-two (42) single family lots. The rezoning was approved with the following conditions:

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 a 5-foot aluminum fence for added security being next to the Harrisburg Elementary School.
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.

The annexation of property within town limits was approved along with the rezoning. The annexation plat needs to be recorded at Cabarrus County Register of Deeds, and a copy of the plat provided to the Town within 30 days. The next steps are to submit a Preliminary Plat for review that meets the above conditions, and once approved, submittal of construction plans. If you have any questions or concerns, please let me know.

Sincerely,

Sushil Nepal

Sushil Nepal, AICP
Planning & Economic Development Director
Town of Harrisburg

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 5-foot aluminum fence for security since the site is contiguous to Hickory Ridge Elementary School.
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

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
4	06. 15. 2021	CITY'S 4TH 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

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

M:\Projects\TaylorMorr\TMH-20100\04-Production\Engineering\Current Drawings\Rezoning\TMH20100-RZ1.dwg, 6/15/2021 1:49:06 PM, Singleton, Drew

Essex II
50' Classics

Southport
50' Signature

Rochester
50' Signature

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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, 6/15/2021 1:49:28 PM, Singleton, Drew

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STREET NAME REVIEW AND CONFIRMATION

Cabarrus County Code
Section 66-69. Name of subdivision and its roads.
The name of a subdivision or its roads shall not duplicate nor closely approximate, either phonetically or by spelling, the name of an existing subdivision or roads within the County, within any municipality within the County, or in an adjacent county or municipality (if the development is in close proximity to another jurisdiction). All names must be approved by the County planning division.
(Ord. Of 7-22-91, 4.4)
Cross reference – Road names and address display, 62-36 et seq.

RESPONSE WILL BE BY FAX
PLEASE FAX TO: 704-920-2019

AREA:

Date:	**Parcel Identification Number (PIN):** 55164108690000, 55164261870000, 55165127890000			
Existing Road Providing Access to Area:	Hickory Ridge Road			
Zoning District*:	(Residential)	Commercial	Industrial	Manufactured Home

(*Circle One)

APPLICANT:

Developer/Owner:	Taylor Morrison of Carolinas, Inc.
Contact Name:	Alan Kerley
Telephone Number:	704-400-5308
Fax Number:	

PRPOSED PROJECT:

Project Name:	Newcastle,	**Approved / Denied**
Alternate Project Name:	Ashbourne, (Tramore), Wexford, (Glenfinnan), Chartwell	**Approved / Denied**

PROPOSED STREET(S):

Street Name:	Newcastle	**Approved / (Denied)**
Street Name:	Ashbourne	**Approved / (Denied)**
Street Name:	Tramore	**(Approved) / Denied**
Street Name:	Wexford	**Approved / (Denied)**
Street Name:	Glenfinnan (not Dr)	**(Approved) / Denied**
Street Name:	Chartwell	**Approved / (Denied)**
Street Name:		**Approved / Denied**
Street Name:		**Approved / Denied**

Glenfinnan

EMS 911 COUNTY CORRDINATOR: BWebster **DATE:** 8/18/21

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

TOWN OF HARRISBURG

Agenda Item Details

Title:
H2021-01 (R) – Conditional Rezoning and Zoning Map Amendment for Oakview Residential Subdivision off of Hickory Ridge Rd (behind Blume Phase II)

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 Rural Estate (RE) in the Town to Conditional Residential Low Density (CZ-RL), as requested by the applicant for the related property in application H2021-01 (R).

If denied, the following motion is suggested:
To deny the conditional rezoning request from Rural Estate (RE) in the Town to Conditional Residential Low Density (CZ-RL), as requested by the applicant for the related property in application H2021-01 (R).

Description/Background:
Oakvu LLC, on behalf of the the property owners of parcel 55167593100000 has submitted a request to rezone approximately 65.01 acres of land located on the eastern side of Hickory Ridge Road south of Rocky River Road and connecting to Cornflower Drive (behind Blume Phase II). The applicant proposes to develop a single-family subdivision with 30 detached units with a minimum lot size of 20,000 sq. ft.. To achieve this, the applicant is requesting that the property be rezoned from Rural Estate (RE) to CZ-RL (Conditional Zoning Residential Low Density). The proposed gross density of the site is 0.46 dwelling units per acre.

The property is in the Town limits and does not require annexation. A Town Council public hearing will be held to take action on the rezoning upon the recommendation of the Planning and Zoning Board.

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 and the Unified Development Ordinance. Planning and Zoning Department staff recommends the approval of the rezoning request with conditions.

Fiscal Impact:
None.

Attachments:
1. Oakview Rezoning Application
2. Oakview Site Map
3. Oakview Staff Report PB

4. Oakview Rezoning Plan
5. Oakview Neighborhood Report
6. Oakview Home Elevation Examples

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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.

RL-CZ:SINGLE-FAMILY,DETACHED.

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.).

1) 20' Greenway easement dedication along the existing sewer easement.

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Owner Information

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

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

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

Property Owner	OAKVU, LLC.
Address	SUBJECT PROPERTY: 2718 GRADY HARRIS SR. RD. MAILING ADDRESS: 399 SUTRO FOREST DR. CONCORD, NC. 28027
Phone	704-699-5218
Fax	
Signature	V. ARR DATE: 01-12-2021

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

OFFICIAL USE ONLY:
Petition Number: _____
Date Filed: _____
Received By: _____

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APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.
Incomplete applications will be returned to the applicant and will not be processed.

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

Overview of the Rezoning Process:

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

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

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Subject Property Information

1. Street Address 2718 GRADY HARRIS SR. RD.
2. PIN(s) (10 digit#) 55167 -- 59310 -- 0000 ; ____ -- ____ -- ____
3. Deed Reference Book 14150 Page 0333
4. Township #____

Description of Subject Property

5. Size (square feet or acreage) 65.0 AC.
6. Street Frontage (feet) 60' R/W (CORNFLOWER DR.)
7. Current Land Use VACANT - WOODED
8. Surrounding Land Use and Zoning Classification

   North: Zoning CX-RL, RE Land Use C.O.S., SINGLE-FAMILY

   South: Zoning CR Land Use SINGLE-FAMILY

   East: Zoning CR Land Use VACANT - WOODED

   West: Zoning RL-CZ Land Use SINGLE-FAMILY, C.O.S.

9. Request to Change Zoning From RE to RL - RESIDENTIAL LOW DENSITY
10. Is this a request for a Conditional Rezoning? (YES) -~~NO~~

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

11. Purpose for Request:

The Petitioner is seeking to rezone the current "RE" zoning classification to "RL-CZ" (Residential Low Density) zoning classification.

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Owner/Agent/Applicant Information

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

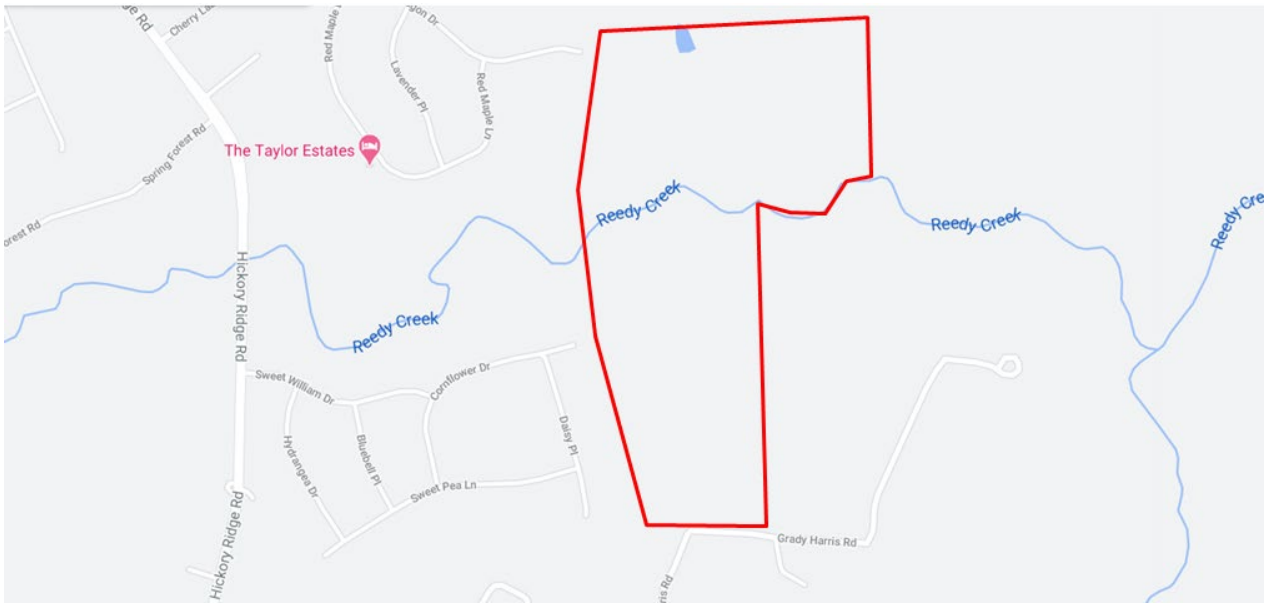
I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner OAKVU, LLC.
    Address 399 SUTRO FOREST DR., CONCORD, NC 28027
    Phone 704-699-5218, HARI VUPPALA
    Fax _____
    Email: hv399s@gmail.com
    Signature _____

13. Agent (if any) _____
    Address _____
    Phone _____
    Fax _____
    Email _____
    Signature _____

14. Applicant (if any) Same as Owner.
    Address _____
    Phone _____
    Fax _____
    Email _____
    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.


The Taylor Estates
Spring Forest Rd
Hickory Ridge Rd
Hickory Ridge Rd
Red Maple Ln
Lavender Pl
Reedy Creek
Reedy Creek
Reedy Creek
Reedy Cre
Sweet William Dr
Cornflower Dr
Daisy Pl
Hydrangea Dr
Bluebell Pl
Sweet Pea Ln
Grady Harris Rd

Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: November 9, 2021

SUBJECT:

Request H-2021-01-(R):	To rezone approximately 65.01 acres from RE (Rural Estate) to CZ-RL (Conditional Zoning Low Density Residential)
Location:	The subject property is located on the eastern side of Hickory Ridge Road south of Rocky River Road and connecting to Cornflower Drive (PIN 5516-75-9310).
Applicant:	OakVu LLC
Staff Report Prepared by:	Craig Thomas, Senior Planner
Neighborhood Meeting:	Held January 21, 2021

BACKGROUND:

Area:	±65.01 acres Total
Existing Land Use:	Vacant/Single-Family Residential
Zoning within 500 feet:	North - Rural Estate (RE) and Residential Low Density (RL), Town South - Countryside Residential (CR), Cabarrus County East - Countryside Residential (CR), County West - Residential Low Density (RL), Town
Land Uses within 500 feet:	North - Single-family Residential, Town South - Single-family Residential, County East - Single-family Residential, County West - Single-family Residential, Town

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 30 detached units. To achieve this, the applicant is requesting that the property be rezoned from RE (Rural Estate) to CZ-RL (Conditional Zoning Low Density Residential).
- The proposed density of the site is 0.46 dwelling units per acre. The RL district has a maximum density of 1 dwelling units per acre for Conventional Subdivision and up to 2 acres for Conservation Subdivision but upon approval of this rezoning, the density will be capped at 0.46 units/acre and the site plan will be attached with the land.
- Per the Town subdivision regulations, the applicant is providing dedicated public open space. The applicant proposes the development of 0.86 acres of active open space as part of the development. The Public Open Space requirement is met with the dedication of 1.67 acres towards greenway easement on Reedy Creek, project will build deliver the greenway along with pedestrian bridge connecting the Oakview Community.
- 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 currently within the town limits of the Town of Harrisburg.

APPROVAL CRITERIA:

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

   The subject property is approximately 65.01 acres in size.

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

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

   RL: *The RL district is established to provide areas for low density single family uses, with a maximum of two dwelling units per acre, which may provide buffers between the agricultural and RC classifications and the higher density areas of the Town. It includes flexible density and minimum lot size 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 area designated on the future land use map as **Low Density Residential**. The description of Low Density Residential is as follows:

"This area is characterized by low- to moderate-density residential development (1 to 2 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources."

Based on the description of the Low Density Residential land use classification, the proposed density and dedicated open space 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 audience and create value for property owners with smaller lots in exchange for preservation of open space.

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 and the RL district is appropriate for this land use classification.

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

   The benefits to the owner of the property would be that single-family residential development at the proposed density of 0.46 dwelling units per acre could be achieved under the proposed zoning. Benefits to the neighbors and the surrounding community include the preservation of open space areas, securing greenway easements and a new greenway with pedestrian bridge built, and a compatible connection to an existing neighborhood.

   The addition of thirty (30) single-family attached homes has no detrimental impact to the surrounding community. The homes will connect with the existing Blume South subdivision and provide future connections to the vacant parcels to the east and 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 access are located along Cornflower Drive. 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 thirty (30) homes. Access will be reviewed and permitted by the Town and 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) -	109%
Middle (Hickory Ridge MS) -	93%
High (Hickory Ridge HS) -	112%

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Hickory Ridge ES) -	110%
Middle (Hickory Ridge HS) -	93%
High (Hickory Ridge HS) -	113%

As per Cabarrus County Schools, the Single-family homes in this development will generate upon full buildout an additional 12 elementary students, 6 middle school students, and 8 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 (0.46 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 as required by the UDO.

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. 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 detached homes, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP), particularly the single family residential.

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

This property has been vacant.

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

Land supply is not a direct issue in this area.

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

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

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

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

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

The development proposal accompanying the rezoning request would restrict permitted uses to single family 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 Detached Residential; this use is allowed in the RL District.

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

   The applicant intends to work with Harrisburg town staff in establishing appropriate improvements for the development. Improvements include greenway construction along with pedestrian bridge over Reedy Creek and connecting to internal sidewalks to promote pedestrian access.

   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.

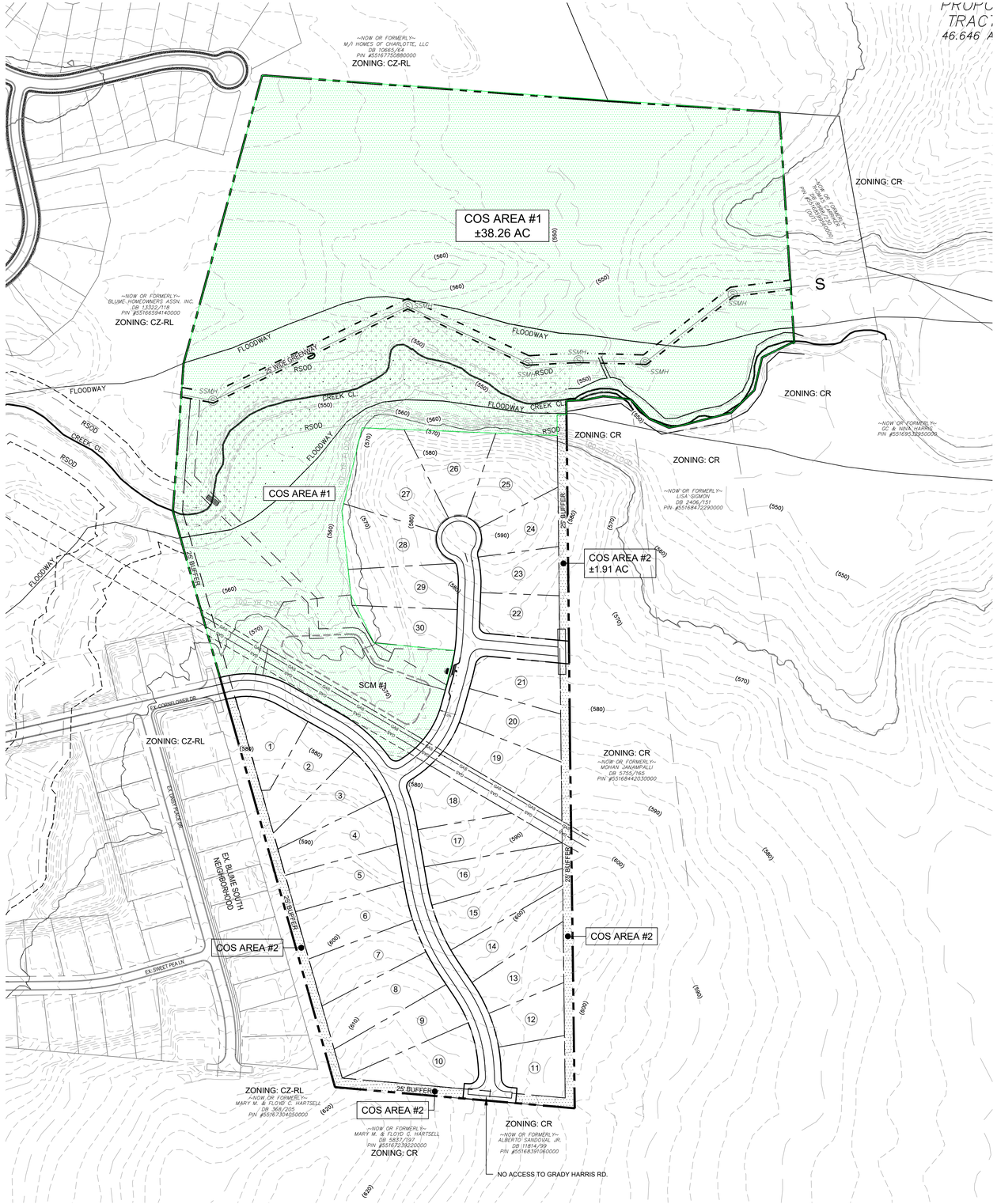
APPROVAL WITH CONDITIONS:

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 to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.
4. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. 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.
6. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
7. Applicant agrees to construct greenway along Reedy Creek and provide pedestrian connection via pedestrian bridge to the proposed neighborhood.
8. Applicant agrees to bond the subdivision streets in the existing Blume Subdivision and perform any required maintenance due to construction access and heavy vehicle and equipment traffic on the Blume Subdivision streets.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. 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.



DEVELOPMENT NOTES

I. SPECIAL REZONING CONDITIONS

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE.
2. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCTS; VINYL SIDING WILL NOT BE USED.
3. APPLICANT AGREES THAT THERE WILL BE NO EXPOSED CONCRETE FOUNDATIONS AND THAT SIDING MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES.
4. APPLICANT AGREES TO THE MITIGATION OR REPLACEMENT OF HERITAGE TREES IF DAMAGED DURING CONSTRUCTION, IN ACCORDANCE WITH THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
5. 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.
6. APPLICANT AGREES TO SURROUND THE WET POND WITH WHITE VINYL 4-RAIL FARM FENCE.
7. APPLICANT AGREES TO CONSTRUCT GREENWAY ALONG REEDY CREEK AND PROVIDE PEDESTRIAN CONNECTION VIA BRIDGE TO THE PROPOSED NEIGHBORHOOD. ALL GREENWAYS TO HAVE 10' PUBLIC PATH.
8. APPLICANT AGREES TO BOND THE SUBDIVISION STREETS IN THE EXISTING BLUME SUBDIVISION AND PERFORM ANY REQUIRED MAINTENANCE DUE TO CONSTRUCTION ACCESS AND HEAVY VEHICLE AND EQUIPMENT TRAFFIC ON THE BLUME SUBDIVISION STREETS.
9. APPLICANT AGREES MAILBOX CLUSTERS SHALL MEET ADA STANDARDS AT A MINIMUM.
10. ALL STREETS SHOULD BE TO THE TOWN OF HARRISBURG ENGINEERING DESIGN STANDARDS, ALTERNATE PAVEMENT SCHEDULE IS NOT ALLOWED. ROADWAYS CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE.

II. GENERAL PROVISIONS

4. ALL STREETS SHOULD MEET THE TOWN OF HARRISBURG ENGINEERING DESIGN STANDARDS, ALTERNATE PAVEMENT SCHEDULE IS NOT ALLOWED. ROADWAY CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE.
5. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY OAKVU (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A FOR SALE SINGLE-FAMILY RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 65 ACRE SITE, MORE PARTICULARLY DEPICTED ON THE REZOING PLAN (THE "SITE").
6. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE").
7. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RL ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
8. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
9. ALL LOTS SHALL MEET MINIMUM APPLICABLE STANDARDS.
10. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

III. PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF THIRTY (30) FOR-SALE SINGLE-FAMILY RESIDENTIAL DWELLING UNITS AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE RL ZONING DISTRICT.

IV. TRANSPORTATION

1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATIONS OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
2. PETITIONER SHALL PROVIDE A BOND COVERING SWEET WILLIAM DRIVE AND THE PORTION OF CORNFLOWER DRIVE EXTENDING FROM SWEET WILLIAM DRIVE TO THE SITE AND PERFORM REPAIRS NECESSARY TO ADDRESS DAMAGE TO THOSE STREETS RESULTING FROM CONSTRUCTION TRAFFIC RELATED TO DEVELOPMENT OF THE SITE.

V. ARCHITECTURAL STANDARDS

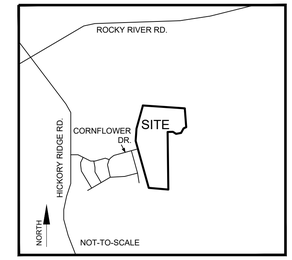
1. FAÇADE MATERIALS FOR PRINCIPAL STRUCTURES AND ACCESSORY BUILDINGS LARGER THAN 300 S.F. SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTOUS PRODUCTS (SUCH AS HARDIPLANK, PANEL, OR SHINGLES), AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.
2. PROHIBITED EXTERIOR BUILDING MATERIALS: (A) VINYL SIDING (BUT NOT VINYL HANDRAILS, WINDOWS OR DOOR TRIM); AND (B) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.
3. THE PETITIONER WILL MINIMIZE THE VISUAL IMPACT OF GARAGE DOORS VISIBLE STREETS BY ADDING ADDITIONAL ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS, DECORATIVE HANDLES/STRAPS, OR PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.
4. ROOF OVERHANGS, EAVES, CORNICES, CHIMNEYS, GUTTERS, VENTS, BAY WINDOWS, PILASTERS, PILLARS, OPEN PORCHES (IF PROVIDED) AND OTHER ARCHITECTURAL ELEMENTS MAY PROJECT UP TO TWENTY-FOUR (24) INCHES INTO THE REQUIRED SETBACKS.
5. ROOF OVERHANGS AND EAVES SHALL BE AT LEAST TEN (10) INCHES IN WIDTH. WINDOW TRIM SHALL BE AT LEAST FOUR (4) INCHES WIDE.
6. EXPOSED CONCRETE FOUNDATIONS SHALL NOT BE PERMITTED.
7. MAILBOX CLUSTERS (IF PROVIDED) SHALL MEET ADA STANDARDS.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL PRESERVE A SIGNIFICANT PORTION OF THE SITE AS COMMON OPEN SPACE, IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN.
2. ANY BMPS FUNCTIONING AS WET PONDS SHALL INCLUDE A FOUNTAIN AND BE DESIGNED SUCH THAT THERE IS A MINIMUM DEPTH OF TEN (10) INCHES OVER AT LEAST 25% OF THE PERMANENT POOL AREA.
3. PETITIONER SHALL CONSTRUCT A PEDESTRIAN TRAIL CONNECTING THE SITE'S INTERNAL STREET NETWORK TO THE NORTHERN BOUNDARY OF THE PROPERTY AS GENERALLY DEPICTED ON THE REZONING PLAN. THE LOCATION OF THIS TRAIL MAY DEVIATE FROM THE LOCATION SHOWN ON THE REZONING PLAN, BUT A PEDESTRIAN BRIDGE ACROSS REEDY CREEK SHALL BE PROVIDED.
4. PETITIONER SHALL COMPLY WITH THE REQUIREMENTS OF ORDINANCE WITH REGARD TO HERITAGE TREES.

VII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF



VICINITY MAP

EXISTING SITE DATA

TAX PARCEL NO.:	55167-59310-0000
TOTAL SITE AREA:	65.014 ACRES
EXIST. ZONING:	RE

DEVELOPMENT DATA

DEVELOP AS:	RL
PROPOSED # OF LOTS:	30
PROPOSED DENSITY:	0.46 DU/AC.
REQUIRED COMMON OPEN SPACE:	8% = 5.20 AC.
PROPOSED COMMON OPEN SPACE:	8%* = 5.20 AC. MIN.

*FOR ACTUAL VALUES AND FOR ACTIVE COS DETAILS REFER TO SHEET RZ-3.

DEVELOPMENT STANDARDS

RL - DISTRICT STANDARDS

MIN. LOT SIZE:	20,000 S.F.
MIN. LOT WIDTH:	100 FT.
MIN. LOT DEPTH:	125 FT.
MIN. FRONT SETBACK:	35 FT.
MIN. SIDE YARD:	15 FT.
MIN. REAR YARD	30 FT.

NOTE: ALL LOTS MEET MINIMUM STANDARDS.

MAX. BUILDING HEIGHT	45 FT.
MAX. CUL-DE-SAC LENGTH	1000 FT.
MIN. LENGTH/NODE RATIO	1.4
PROP. LENGTH/NODE RATIO	10 LENGTHS/5 NODES = 2

RIVERSTREAM OVERLAY CALCULATION NOTE

CLASS 1 STREAM BUFFER SHALL BE MEASURED FROM THE AVERAGE ANNUAL STREAM BANK PERPENDICULARY FOR A DISTANCE OF 50 FEET PLUS (4) TIMES THE AVERAGE PERCENT OF SLOPE OF AREA ADJACENT TO THE STREAM, SLOPE CALCULATED BY MEASUREING A DISTANCE OF 250 FEET FROM THE CENTER OF THE STREAM. MAXIMUM DISTANCE SHALL NOT EXCEED 120 FROM THE EDGE OF THE STREAM.

MAX. AVE. EXISTING SLOPE FOR 250' DISTANCE FROM CREEK = 3.2% - 5.2%
RSOD = MIN. 50' + (4) X (AVE SLOPE)
RSOD PROVIDED BEHIND LOTS = 72' FROM TOP OF BANK

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED BUFFER
- EXISTING RSOD BUFFER
- EXISTING HERITAGE TREE
- PROPOSED RIGHT OF WAY
- PROPOSED SETBACK LINE

SCALE: 1" = 150'
0 75' 150' 300'

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704-699-5218 HARI VUPPALA

SURVEYOR
MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-0800

KEY MAP

PROJECT
OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

ISSUED FOR
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JM/HN
2	07/19/2021	2ND CITY COMMENTS	JM/HN
3	09/07/2021	3RD CITY COMMENTS	JM/HN
4	09/29/2021	4TH CITY COMMENTS	JM/HN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
REZONING SITE PLAN OVERAL

RZ-1

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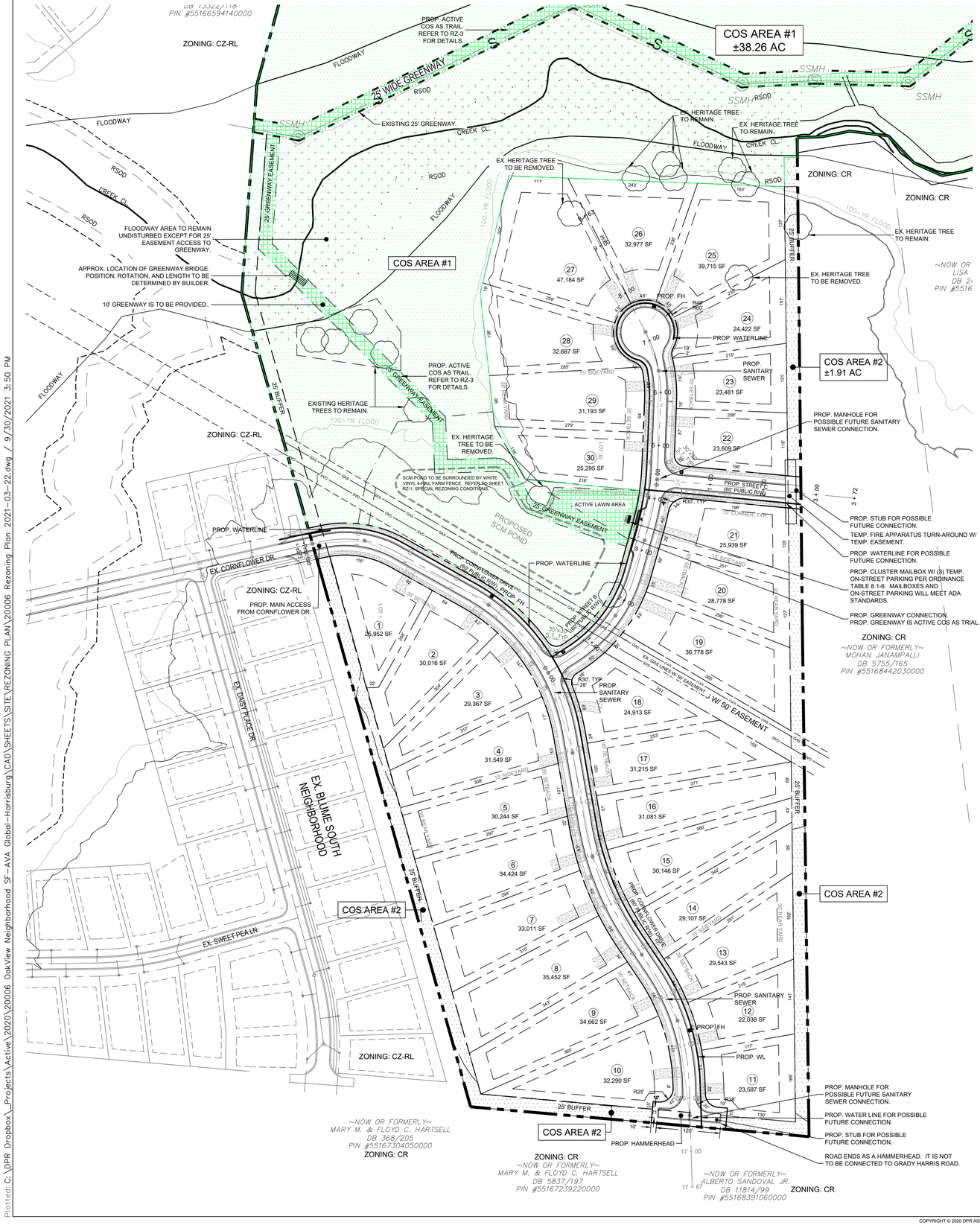
ORIGINAL SHEET SIZE: 24" X 36"

Plotted: C:\DPR Dropbox_Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN\20006 Rezoning Plan 2021-03-22.dwg / 9/30/2021 3:43 PM

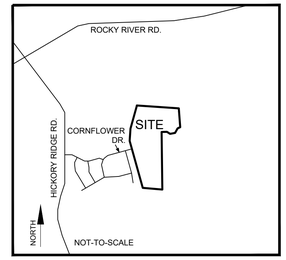


Plotted: C:\DPR Dropbox_Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN\20006 REZONING PLAN 2021-03-22.dwg / 9/30/2021 3:50 PM

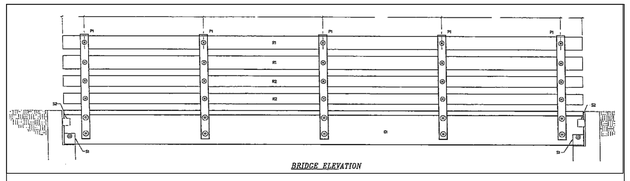
LEGEND

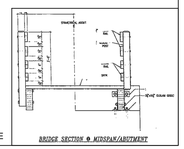
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- 10 PROPOSED LOT NUMBER
- BMP PROPOSED BMP POND OUTLINE
- COS PROPOSED COMMON OPEN SPACE
- PROPOSED ACTIVE COS AS TRAIL
- PROPOSED BUFFER
- EXISTING RSOD BUFFER
- EXISTING HERITAGE TREE
- PROPOSED COMMUNITY MAILBOX
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN

NOTE :
SEE SHEET RZ-1 FOR SITE PLAN NOTES



VICINITY MAP

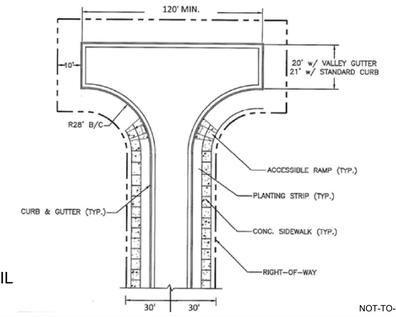




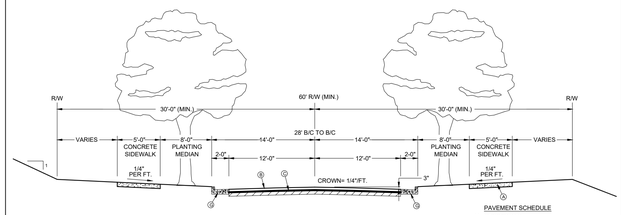
PEDESTRIAN BRIDGE ELEVATION & SECTION
(STYLE, PLACEMENT, DIMENSIONS, & MATERIALS TO BE DETERMINED BY BUILDER.)
NOT-TO-SCALE

NOTE:
VARIATIONS ON THIS DESIGN CAN BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL ON A CASE BY CASE BASIS.

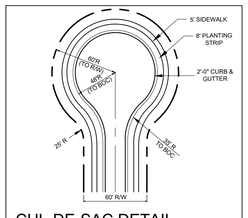
SIDEWALK MAY BE REQUIRED TO EXTEND AROUND WHERE THE HAMMERHEAD WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE HAMMERHEAD.



HAMMERHEAD DETAIL
NOT-TO-SCALE



TYPICAL STREET SECTION
NOT-TO-SCALE



CUL-DE-SAC DETAIL
NOT-TO-SCALE

SCALE: 1" = 100'
0 50' 100' 200'

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3	09/07/2021	3RD CITY COMMENTS	JM/HN
4	09/29/2021	4TH CITY COMMENTS	JM/HN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 030523 ENGINEER HY N. NGUYEN 09-29-2021

SCALE
AS INDICATED

DRAWING
REZONING SITE PLAN

RZ-2

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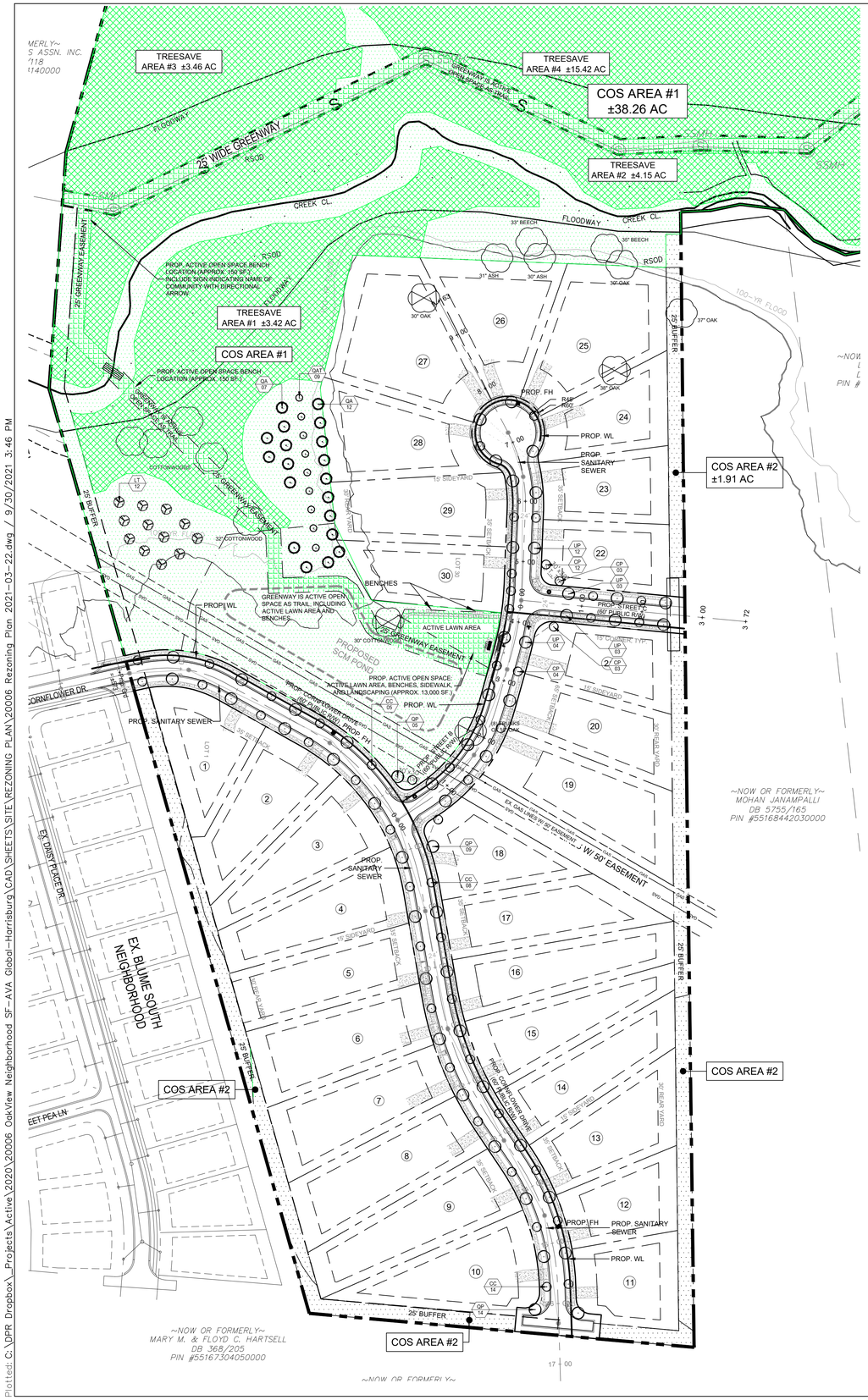
ORIGINAL SHEET SIZE: 24" X 36"



BUFFER PLANTING DETAIL

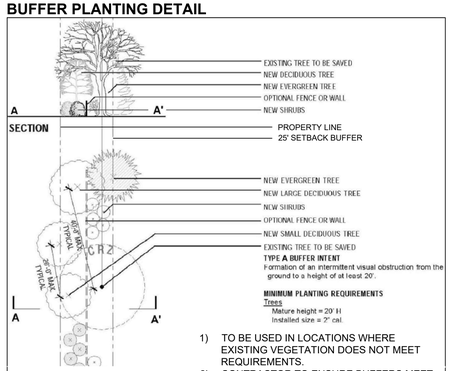


TABLE 6.3-1

TYPE OF PLANT	POINTS
SHADE TREE	12
ORNAMENTAL TREE	6
LARGE SHRUB	3
MEDIUM SHRUB	2
SMALL SHRUB	1

1) TO BE USED IN LOCATIONS WHERE EXISTING VEGETATION DOES NOT MEET REQUIREMENTS.
2) CONTRACTOR TO ENSURE BUFFERS MEET A POINT VALUE OF 0.4 POINTS PER LINEAR FOOT BY SUPPLEMENTING EXISTING VEGETATION AS NECESSARY USING THE BUFFER SPECIES SPECIFIED THIS SHEET.

HERITAGE TREES REQUIRED TO BE REMOVED

30" TOTAL COTTONWOOD DIAMETER

30" OAK + 38" OAK = 68" TOTAL OAK DIAMETER

HERITAGE TREE REPLACEMENT

COTTON WOOD USING TULIP POPLAR
(12) x 2.5" MINIMUM DIA. = 30.0" TOTAL

OAK USING WHITE OAK
(19) x 2.5" MINIMUM DIA. = 47.5"
& USING SAWTOOTH OAK
(09) x 2.5" MINIMUM DIA. = 22.5"
TOTAL: 47.5" + 22.5" = 70" TOTAL

COMMON OPEN SPACE

COS, SUBDIVISION REQUIRED	05.22 AC (8%)
COS, SUBDIVISION PROVIDED	40.17 AC (61%)
ACCESSIBLE COS AREA 1 38.26 AC	
IN-ACCESSIBLE COS AREA 2 1.91 AC	
ACTIVE COS, PER LOT REQUIRED	0.86 AC
(30) LOTS x 1/30 AC/LOT	
ACTIVE COS, PER LOT PROVIDED,	1.67 AC.
GREENWAY AS ACTIVE TRAIL 1.37 AC	
BENCH AREAS ALONG TRAILS, ACTIVE LAWN AREA WITH SIDEWALK, BENCHES, & LANDSCAPE 0.30 AC	

TREESAVE PROVIDED

TREESAVE AREA #1	±3.42 AC.
TREESAVE AREA #2	±4.15 AC.
TREESAVE AREA #3	±3.46 AC.
TREESAVE AREA #4	±15.42 AC.
	±26.45 AC.

STREET TREES PLANT SCHEDULE OVERALL

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
QP	28	QUERCUS PHELLOS	WILLOW OAK	B&B	2"-2.5"	10-12`	
CC	28	CERCIS CANADENSIS	EASTERN RED BUD	B&B	1.5"-2"	6-8`	
UP	22	ULMUS PARVIFOLIA	LACE BARK ELM	B&B	2"-2.5"	10-12`	
CP	22	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	B&B	1.5"-2"	6-8`	

HERITAGE TREE REPLACEMENT PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	HEIGHT	REMARKS
LT	12	LIRIODENDRON TULIPIFER	TULIP POPLAR	B&B	2.5"	8-10`	
QA	19	QUERCUS ALBA	WHITE OAK	B&B	2.5"	8`-10'	
QAT	09	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B&B	2.5"	8-10`	

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- 10 — PROPOSED LOT NUMBER
- BMP — PROPOSED BMP POND OUTLINE
- PROPOSED TREESAVE
- PROPOSED ACTIVE COS AS TRIAL
- PROPOSED BUFFER
- EX. TREES TO BE REMOVED.

SCALE: 1" = 100'
0 50' 100' 200'

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919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dprassociates.net
NC Firm License # C-0560

CLIENT / OWNER
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399 SUTRO FOREST DR. NW
CONCORD, NC 28027
704-699-5218 HARI VUPPALA

SURVEYOR
MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-0800

KEY MAP

PROJECT
OAKVIEW ESTATES
2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

ISSUED FOR
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JM/HN
2	07/19/2021	2ND CITY COMMENTS	JM/HN
3	09/07/2021	3RD CITY COMMENTS	JM/HN
4	09/29/2021	4TH CITY COMMENTS	JM/HN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 030523 ENGINEER HY K NGUYEN 09-29-2021

SCALE
AS INDICATED

DRAWING
REZONING PLANTING PLAN

RZ-3

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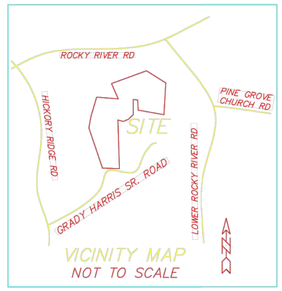
ORIGINAL SHEET SIZE: 24" X 36"

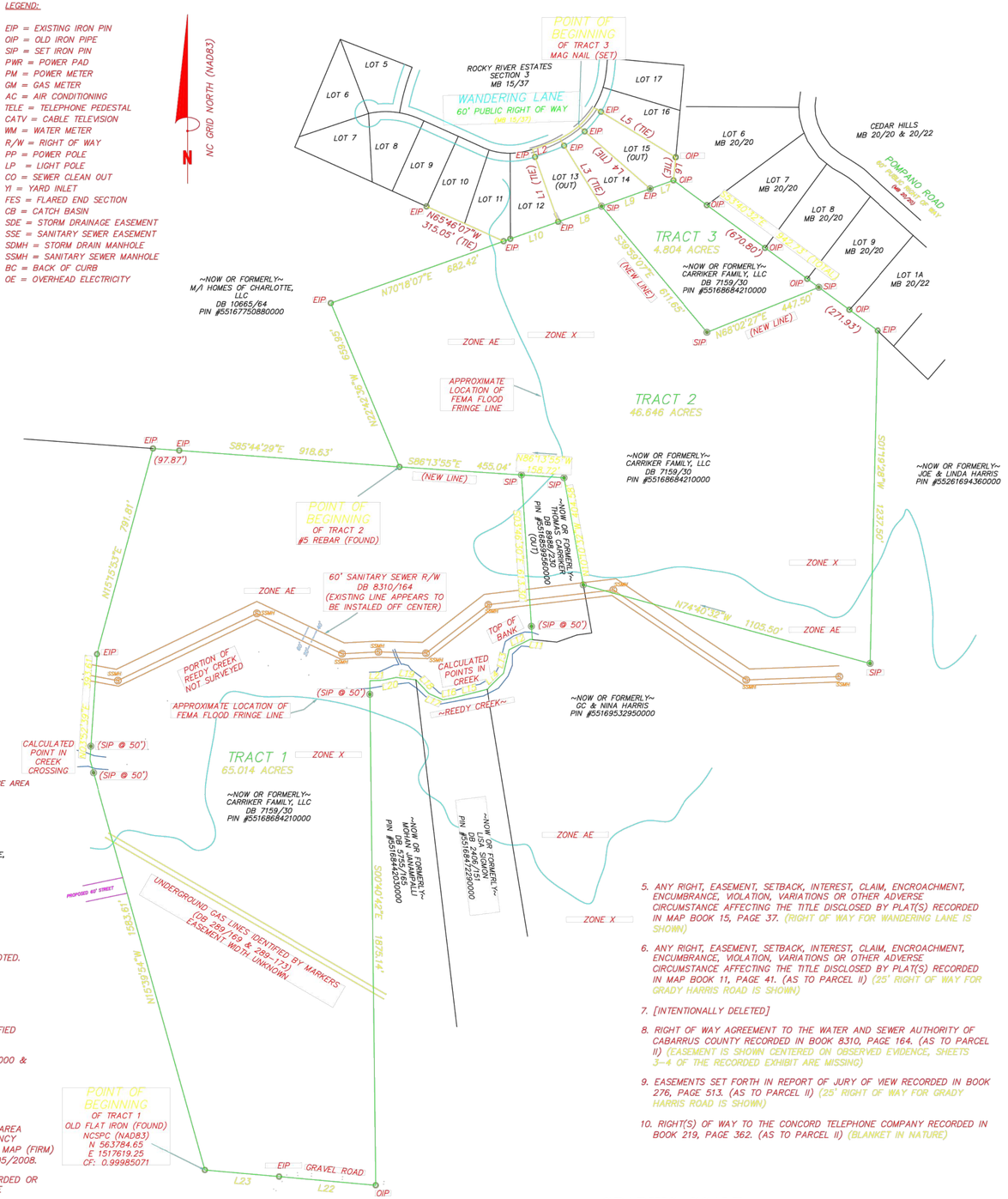
Plotted: C:\DPR Dropbox_Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN 20006 Rezoning Plan 2021-03-22.dwg / 9/30/2021 3:46 PM



LEGEND:

EIP = EXISTING IRON PIN
OIP = OLD IRON PIPE
SIP = SET IRON PIN
PWR = POWER PAD
PM = POWER METER
GM = GAS METER
AC = AIR CONDITIONING
TELE = TELEPHONE PEDESTAL
CATV = CABLE TELEVISION
WM = WATER METER
R/W = RIGHT OF WAY
PP = POWER POLE
LP = LIGHT POLE
CO = SEWER CLEAN OUT
YI = YARD INLET
FES = FLARED END SECTION
CB = CATCH BASIN
SDE = STORM DRAINAGE EASEMENT
SSE = SANITARY SEWER EASEMENT
SDMH = STORM DRAIN MANHOLE
SSMH = SANITARY SEWER MANHOLE
BC = BACK OF CURB
OE = OVERHEAD ELECTRICITY

SIP = SET IRON PIN
EIP = EXISTING IRON PIN
CP = CALCULATED POINT
GV = GAS VALVE
WV = WATER VALVE
MB = MAIL BOX
WM = WATER METER
FH = FIRE HYDRANT
SSMH = SANITARY SEWER MANHOLE
SDMH = STORM DRAIN MANHOLE
LOCATED TREE/SHRUB
LP = LIGHT POLE
TP = TELECOMMUNICATION BOX
TP = TELECOMMUNICATIONS PEDESTAL
PP = POWER POLE
BFP = BACK FLOW PREVENTOR
GW = GUY WIRE
CB = CATCH BASIN
DI = DROP INLET
FENCE
OVERHEAD ELECTRIC
SANITARY SEWER PIPE
STORM DRAIN PIPE
BOUNDARY LINE
TIE LINE
RIGHT OF WAY
ADJOINING LINE (NOT SURVEYED)
FEMA FLOODWAY
COMMUNITY ENCROACHMENT LINE
FEMA FLOOD FRINGE AREA
FUTURE CONDITIONS FLOOD FRINGE AREA



GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

NOTES:

1. IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: RE
   1 DWELLING PER ACRE
   FRONT YARD SETBACK: 45'
   SIDE YARD SETBACK: 20'
   REAR YARD SETBACK: 30'
   (PER TABLE 4.7-1 OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE)
3. TAX PARCEL NUMBERS 55168684210000; 55168794440000 & 55169715950000.
4. DEED REFERENCES: 7159/30; 3850/281 & 532/83
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710551600J, WITH A DATE OF IDENTIFICATION OF 11/05/2008.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
8. AREA COMPUTED BY COORDINATED METHOD.
9. NO NCGS MONUMENT FOUND WITHIN 2000'.
10. UTILITY LOCATIONS SHOWN ARE LOCATED BASED ON SITE CONDITIONS AT THE TIME OF SURVEY. CONTRACTORS ARE TO HAVE ALL UTILITIES ACCURATELY MARKED PRIOR TO CONSTRUCTION.
11. NOT ALL IMPROVEMENTS ARE SHOWN.

5. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 15, PAGE 37. (RIGHT OF WAY FOR WANDERING LANE IS SHOWN)
6. ANY RIGHT, EASEMENT, SETBACK, INTEREST, CLAIM, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATIONS OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE DISCLOSED BY PLAT(S) RECORDED IN MAP BOOK 11, PAGE 41. (AS TO PARCEL II) (25' RIGHT OF WAY FOR GRADY HARRIS ROAD IS SHOWN)
7. [INTENTIONALLY DELETED]
8. RIGHT OF WAY AGREEMENT TO THE WATER AND SEWER AUTHORITY OF CABARRUS COUNTY RECORDED IN BOOK 8310, PAGE 164. (AS TO PARCEL II) (EASEMENT IS SHOWN CENTERED ON OBSERVED EVIDENCE, SHEETS 3-4 OF THE RECORDED EXHIBIT ARE MISSING)
9. EASEMENTS SET FORTH IN REPORT OF JURY OF VIEW RECORDED IN BOOK 276, PAGE 513. (AS TO PARCEL II) (25' RIGHT OF WAY FOR GRADY HARRIS ROAD IS SHOWN)
10. RIGHT(S) OF WAY TO THE CONCORD TELEPHONE COMPANY RECORDED IN BOOK 219, PAGE 362. (AS TO PARCEL II) (BLANKET IN NATURE)

OWNERS INFORMATION:

CARRIKER FAMILY, LLC
#1179 RIDING TRAIL LANE
CONCORD, NC 28027

LINE TABLE

LINE	BEARING	LENGTH
L1	N19°37'46"W	285.83
L2	N70°15'02"E	72.80
L3	S31°42'10"E	294.38
L4	N48°51'19"W	353.08
L5	S58°43'26"E	354.91
L6	S05°24'19"W	86.47
L7	N70°15'37"E	92.00
L8	N70°15'37"E	171.00
L9	N70°15'37"E	192.34
L10	N70°23'14"E	215.37
L11	N84°06'04"W	8.33
L12	S63°51'19"W	86.88
L13	S13°22'14"W	89.67
L14	S45°54'57"W	86.00
L15	S75°37'48"W	129.70
L16	S79°25'19"W	39.36
L17	N65°48'02"W	57.19
L18	N43°27'32"W	70.44
L19	N83°05'27"W	73.21
L20	S78°25'27"W	50.39
L21	S87°21'36"W	49.22
L22	N84°51'30"W	361.26
L23	N84°58'07"W	276.53

I, THOMAS E. WHITE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 7159 PAGE 30, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_____, PAGE_____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS _____ DAY OF _____, 20_____.

THIS IS TO CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITH IN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

_____
NCPLS #L-4689

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, _____, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

_____ _____
REVIEW OFFICER DATE

I HEREBY CERTIFY THAT I AM OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF HARRISBURG, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND ESTABLISH MINIMUM BUILDING SETBACK LINES.

_____ _____
OWNER DATE

BY AUTHORITY OF THE TOWN OF HARRISBURG SUBDIVISION REGULATIONS, THIS FINAL PLAT FOR THE GRADY HARRIS SR. ROAD SUBDIVISION IS HEREBY APPROVED.

_____ _____
DIRECTOR OF PLANNING DATE

_____ _____
DIRECTOR OF ENGINEERING DATE

DATE	REVISIONS:	SCALE: 1" = 300'
	2016\BAT\GRADY HARRIS SR.	
	2016\G\GRADY HARRIS SR.	
	DRAWN BY: TW	
	CHECKED BY: HW	
	FIELD WORK:	
NOVEMBER 14, 2016		

CAROLINA SURVEYORS, INC.
P.O. BOX 267 PINEVILLE, N.C. 28134 - 0267
HUGH E. WHITE, Jr., NCRLS & SCRLS 889-7601
CERTIFICATE OF AUTHORIZATION NC(C-1242 SC:886

A MINOR SUBDIVISION PLAT FOR PROPERTY ON
GRADY HARRIS SR. ROAD
(NEAR THE INTERSECTION OF HICKORY RIDGE ROAD)
OWNER: CARRIKER FAMILY, LLC
TOTAL AREA: 116.464 ACRES
TOWN OF HARRISBURG, TOWNSHIP #1, CABARRUS COUNTY, NORTH CAROLINA

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designing places for generations
master planning . civil engineering
urban design . landscape architecture
919 berryhill rd. ste 101 . charlotte, nc 28208
704.332.1204 . www.dprassociates.net
NC Firm License # C-0560

CLIENT / OWNER
OAKVU, LLC.
399 SUTRO FOREST DR. NW
CONCORD, NC 28027
704-699-5218 HARI VUPPALA

SURVEYOR
MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-0800

KEY MAP

PROJECT
OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

ISSUED FOR
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JM/HN
2	07/19/2021	2ND CITY COMMENTS	JM/HN
3	09/07/2021	3RD CITY COMMENTS	JM/HN
4	09/29/2021	4TH CITY COMMENTS	JM/HN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
REZONING SURVEY

RZ-5

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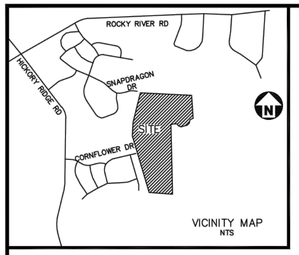
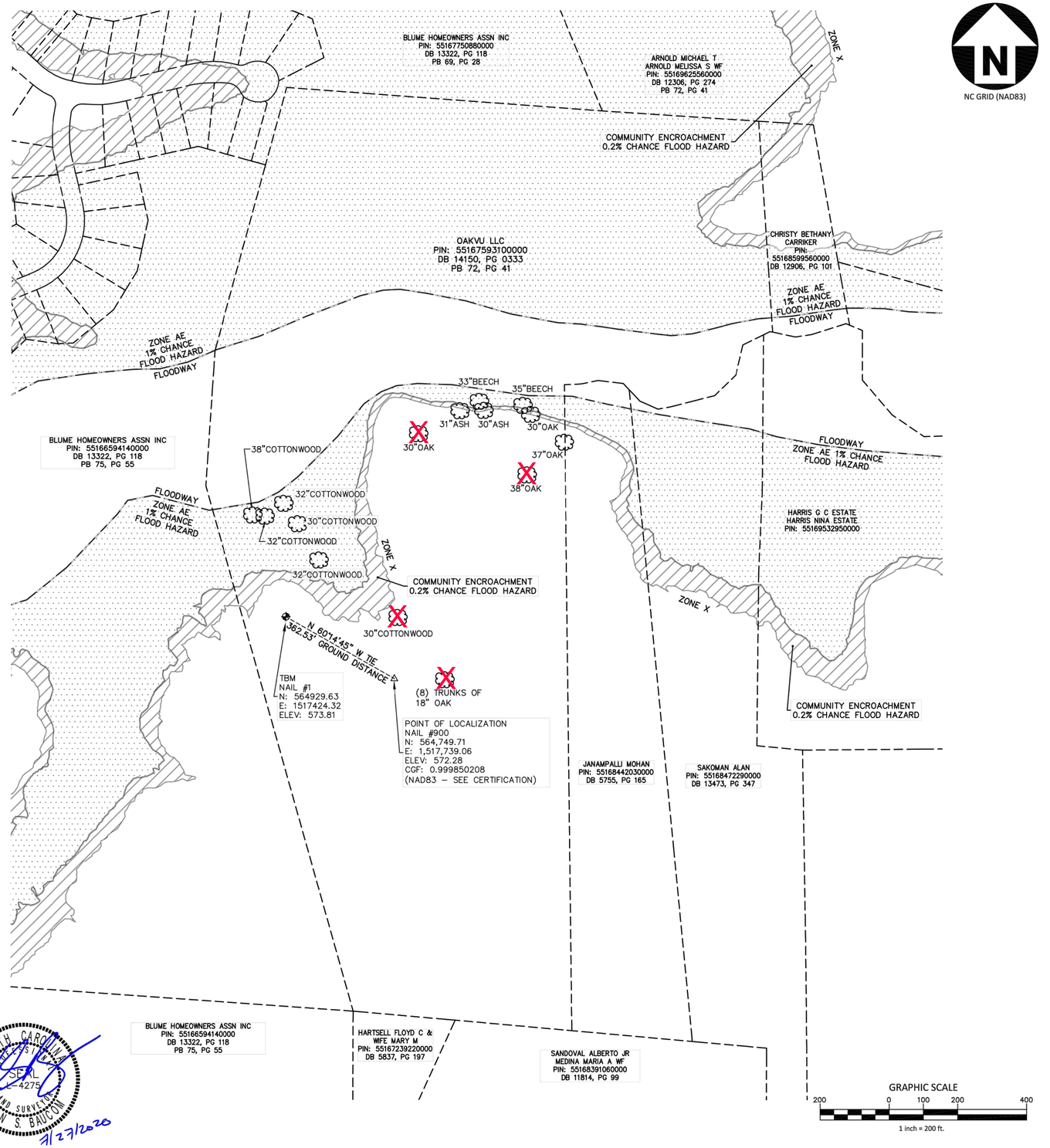
ORIGINAL SHEET SIZE: 24" X 36"

Plotted: C:\DPR Dropbox_Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN_20006 Rezoning Plan 2021-03-22.dwg / 9/30/2021 3:47 PM



GENERAL NOTES

1.) THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TREE SURVEY. NO BOUNDARY SURVEY HAS BEEN PERFORMED. ALL DATA EXCEPT FOR TREE LOCATIONS, POINT OF LOCALIZATION AND TBM ARE PROVIDED ARE SHOWN PER GIS.
2.) BASIS OF HORIZONTAL DATUM IS NAD83(2011) AND VERTICAL DATUM IS NAVD88.
3.) ZONING: "RE" PER CABARRUS COUNTY GIS
4.) FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE FLOODWAY" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 37105516OOK DATED NOVEMBER 16, 2018.
5.) REFERENCES: DEED BOOK 14150, PAGE 333; PLAT BOOK 72, PAGE 41 OF THE CABARRUS COUNTY REGISTRY PIN 55167593100000
6.) NO GRID MONUMENTS WERE FOUND WITHIN 2000' OF SITE.



NC GRID (NAD83)

LEGEND

- TEMPORARY BENCHMARK
- POINT OF LOCALIZATION
- TREE
- TIE LINE
- FEMA FLOODWAY
- PROPERTY LINE NOT SURVEYED

I, KEVIN S, BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: 07-17-2020
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED: NC49
(7)GEOID MODEL: GEOID12A
(8)COMBINED GRID FACTOR(S): 0.999850219
(9)UNITS: METERS CONVERTED TO US SURVEY FEET

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4275 KEVIN S. BAUCOM
11/27/2020

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

OWNER

HARI VUPPALA
OAKVU LLC
399 SUTRO FOREST DRIVE NW
CONCORD, NC 28027

GRADY HARRIS
TREE SURVEY
PROJECT ADDRESS
CITY, CABARRUS COUNTY, NORTH CAROLINA

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	SURS-20001
FILENAME	SURS20001-T1.dwg
CHECKED BY	KSB
DRAWN BY	CCG
SCALE	1"=200'
DATE	7. 27. 2020

SHEET

TREE SURVEY

1-1

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KEY MAP

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OAKVIEW ESTATES
2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

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PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING
TREE SURVEY

RZ-6

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NEIGHBORHOOD MEETING REPORT

Petitioner: OAKVU, LLC

Rezoning Petition No. H2021-01-R

This Neighborhood Meeting Report is being filed with the Town of Harrisburg Planning and Zoning Staff pursuant to the provisions of the Town's Unified Development Ordinance (the "**UDO**").

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

Town Staff mailed written notice of the date, time and location of the Neighborhood Meeting in accordance with the UDO.

DATE, TIME AND FORMAT OF MEETING:

The Virtual Neighborhood Meeting was hosted by Mr. Sushil Nepal, the Town's Planning Director, on Thursday, January 21, 2021 at 6:00 p.m. via the Zoom platform.

MEETING PARTICIPATION:

The Virtual Community Meeting had twenty-seven (27) attendees, including eighteen (18) members of the community in attendance, as listed in Exhibit A. The Petitioner was represented at the Neighborhood Meeting by Hari Vuppala, as well as by Petitioner's agents, Hy Nguyen and James McGivern with DPR Associates, and Collin Brown and Sarah Beason with Alexander Ricks PLLC.

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Nepal welcomed the attendees and provided an overview of the agenda and process for the Neighborhood Meeting and the Town's rezoning process in general.

Mr. Collin Brown introduced the Petitioner's team, using a PowerPoint presentation, attached hereto as Exhibit B. Mr. Brown showed aerials of the approximately 65.014-acre property located at 2718 Grady Harris Sr. Road (the "**Property**").

Mr. Brown gave a general overview of the existing zoning and the Harrisburg Area Land Use Plan (the "**Land Use Plan**") recommendation for the Property and surrounding area. Mr. Brown explained that the Petitioner is requesting a conditional rezoning to RL(CZ) (rural low-density district) to accommodate a single-family development with 30 lots. The rezoning plan commits to significant open space. He stated that this project is in line with the adjacent Blume development zoning, which he assisted with during its entitlement process.

He then opened the virtual meeting up for discussion and questions by community attendees. Questions were presented in both the chat box feature and live with an attendee unmuted.

In response to a question about the anticipated size of the homes, Petitioner's team noted that the proposed project sets out 30 large estate lots, on average 29,000 sq. ft., which is well below the permitted density on the Property and significantly larger lots than nearby developments.

Several neighbors of the Blume development asked about trails and the potential to connect the different portions of the Blume community. Petitioner's team responded that the Property is uniquely situated to provide such connection and would be willing to discuss ways to provide the same if the Blume community so desires. Mr. Nepal also stated that the Town would be requesting a condition requiring dedication of greenway on the Property in accordance with the Land Use Plan, which could also provide such connection.

One attendee asked whether a traffic impact analysis ("**TIA**") would be prepared for the project. Mr. Nepal stated that the project does not meet the necessary threshold to require a TIA, which is generally about 70 single-family homes.

In response to questions related to Grady Harris Sr. Road, the Petitioner's team and Mr. Nepal responded that emergency access would be provided only to emergency service vehicles via a secured access gate to the community.

One attendee inquired whether the public roads and water and sewer infrastructure for the proposed project would run to the eastern property line to accommodate future development. Mr. Nepal indicated that these services would run along the proposed stub road to the east of the property, to which any future development to the east could connect.

An attendee asked about whether a buffer would be required for the proposed project. Mr. Nepal informed attendees that the UDO does not require a buffer between residential projects, but the Town would likely request a buffer as a condition to the rezoning. Petitioner's team noted that the proposed site plan already shows a voluntary twenty-five (25) foot buffer along the perimeter of the project. Given the large estate lots, the open space, and the goal of preserving significant trees within the project, Petitioner anticipates natural buffer zones with existing trees as well as planting additional trees as necessary.

The formal meeting concluded at approximately 6:35 p.m. with no additional questions or discussion topics from community members.

Respectfully submitted this 28th day of January 2021.

cc: Sushil Nepal, Town of Harrisburg, Planning Director

Craig Thomas, Town of Harrisburg, Senior Planner

Exhibit A

Attendees

1. John Howie
2. Alan Kerley
3. Douglas Donia
4. Gary Osterhout
5. Kathy Lancaster
6. Lloyd Quay
7. Mohan Janampalli
8. Rodney Dellinger
9. Roxie
10. Dianne
11. Christian Hall
12. Shaun Gaspanni
13. Thelma Chapman
14. Lamonte Pennington
15. Vickie Wallis
16. W. Oliver
17. JL
18. 980-565-7798
19. Eddie Moore
20. Srini Amara
21. Sushil Nepal
22. Craig Thomas
23. Hy Nguyen
24. James McGivern
25. Hari Vuppala
26. Collin Brown
27. Sarah Beason

Exhibit B

Petitioner's Presentation

REZONING PETITION H2021-01-R

OAKVIEW ESTATES

OAKVU, LLC

Official Neighborhood Meeting

January 21, 2021

Alexander Ricks PLLC

MEETING AGENDA

- Introductions
- Property Location
- Current Zoning & Land Use Plan Recommendation
- Proposed Rezoning
- Conceptual Renderings
- Potential Rezoning Timeline
- Questions/Discussion

TEAM INTRODUCTIONS

Property Owner/ Developer: **OakVu, LLC**
Hari Vuppala

Alexander Ricks PLLC

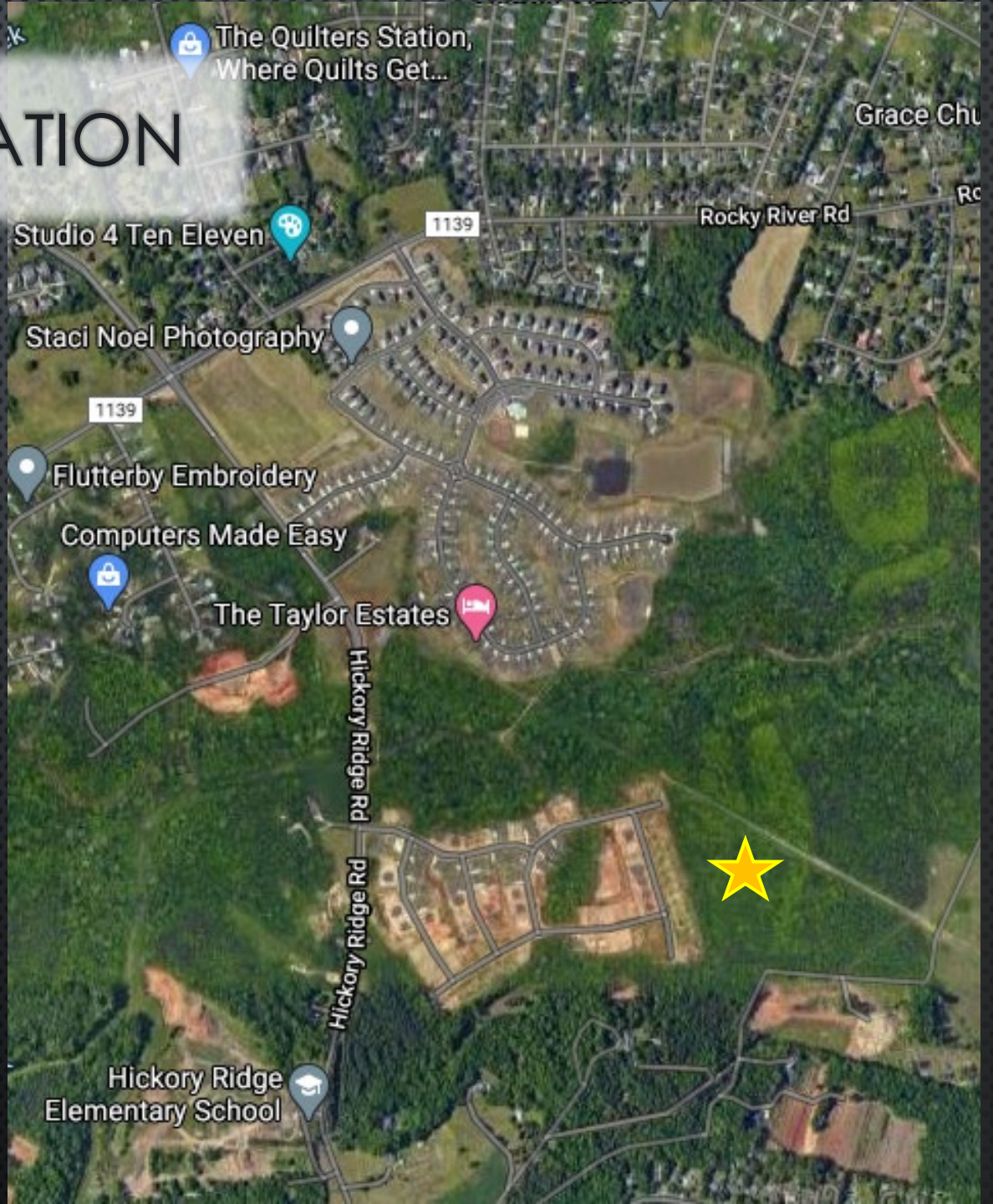
Collin Brown &
Sarah Beason

dpr associates

Hy Nguyen &
James McGivern

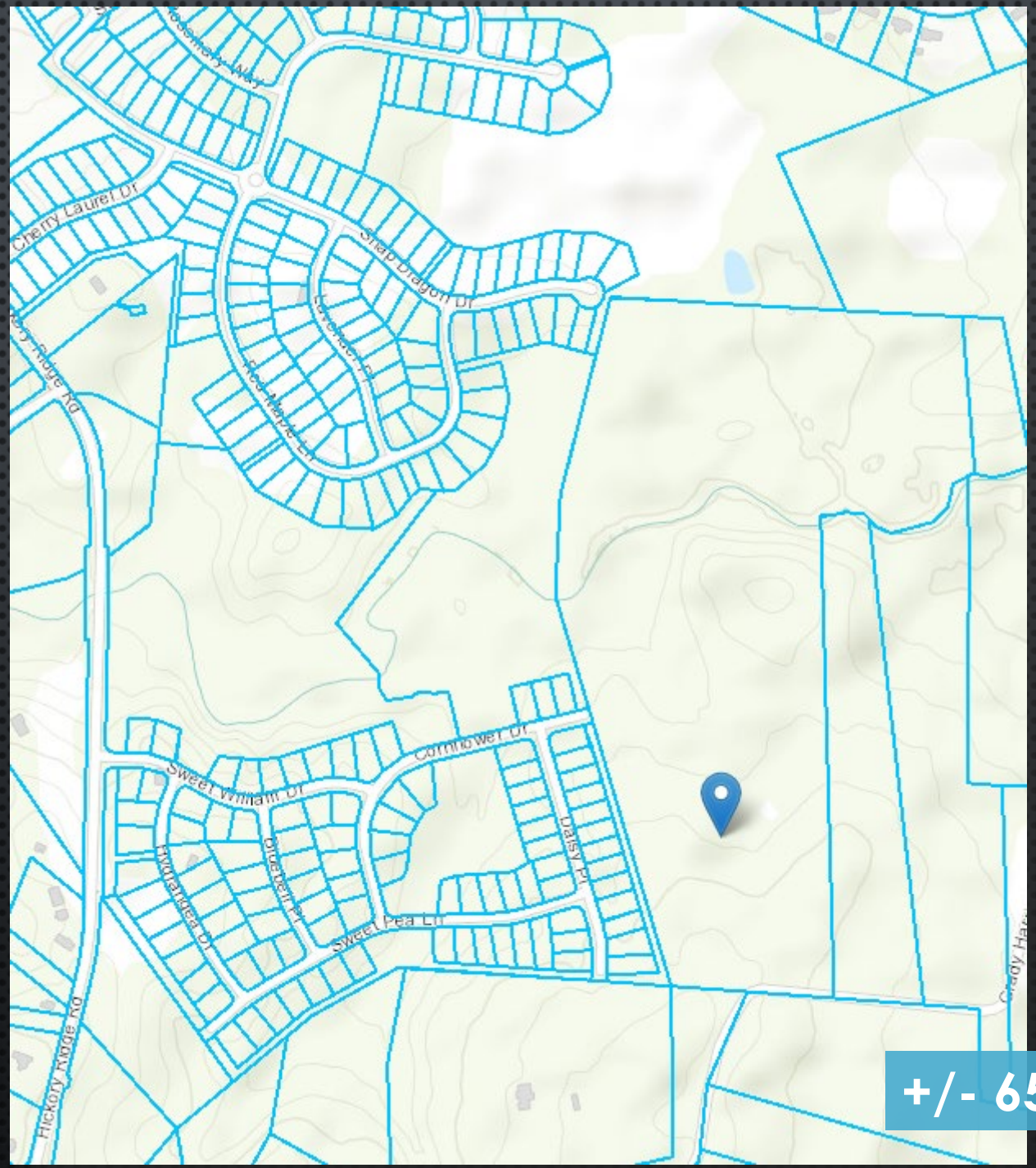
PROPERTY LOCATION

PROPERTY LOCATION



PROPERTY LOCATION

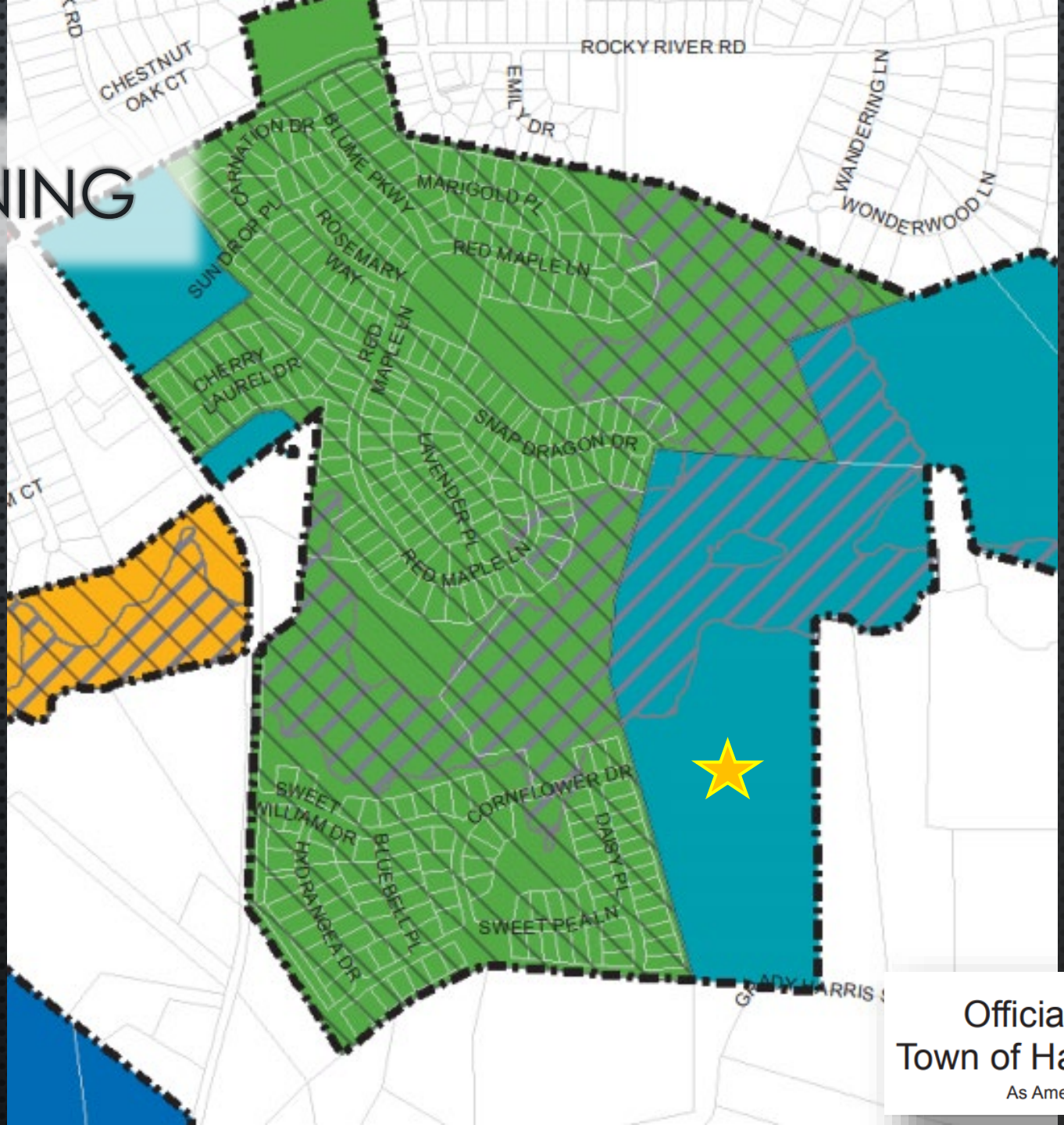
+/- 65.014 acres


Cherry Laurel Dr
Sharp Dragon Dr
Red Maple Ct
Hickory Ridge Rd
Cornflower Dr
Sweet William Dr
Marigold Dr
Bluebell Pl
Sweet Pea Ln
Daisy Pl
Hickory Ridge Rd

+/- 65.014 acres

EXISTING ZONING

CURRENT ZONING

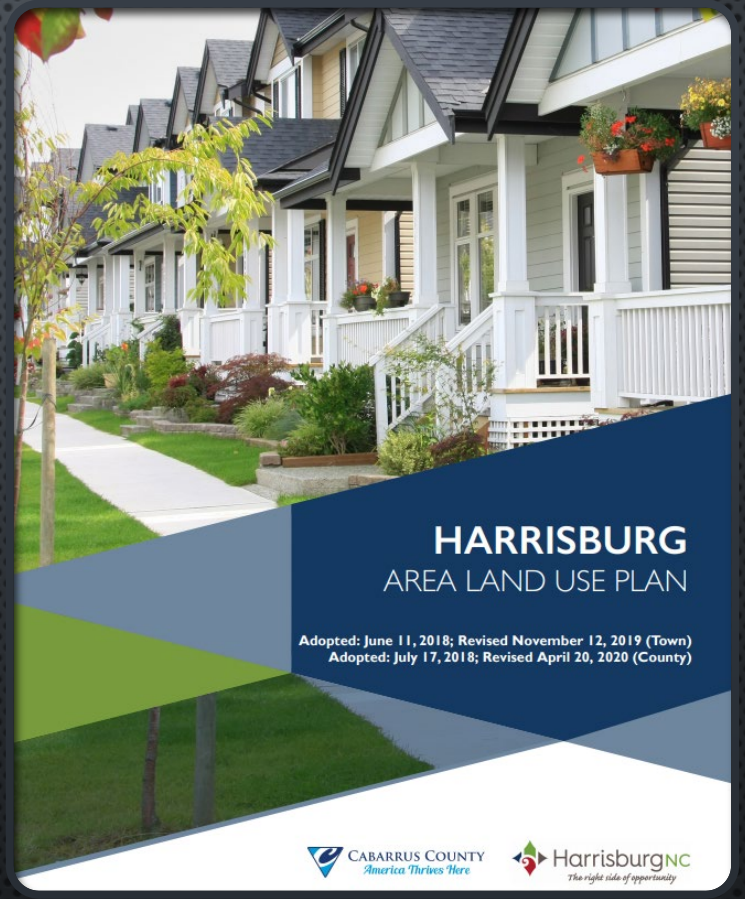


- RE
- RL
- RC
- FDPO
- Conditional Districts

Official Zoning Map of the
Town of Harrisburg, North Carolina

As Amended Through: October 8, 2018

AREA LAND USE PLAN RECOMMENDATION



Low Density Residential
No more than 2 dwelling Units per acre

REZONING PROPOSAL

RL(CZ) Zoning District

30 Single-family Residences

CONCEPTUAL RENDERINGS (*EXAMPLE ONLY)

THANK YOU!

HOUSE EXAMPLES FOR OAKVIEW ESTATES

NOTE:
THE ABOVE IMAGES ARE CONCEPTUAL IMAGES FOR THE PROPOSED HOMES AND ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND THE QUALITY OF HOMES TO BE CONSTRUCTED ON THE SITE. THE ACTUAL HOMES CONSTRUCTED ON THE SITE MAY VARY FROM THESE CONCEPTUAL IMAGES PROVIDED THAT THE DESIGN INTENT IS PRESERVED.

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master planning . civil engineering
urban design . landscape architecture

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CLIENT / OWNER

OAKVU, LLC.
399 SUTRO FOREST DR. NW
CONCORD, NC 28027
704-699-5218 HARI VUPPALA

SURVEYOR

MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-0800

KEY MAP

PROJECT

OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

ISSUED FOR
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JM/HN
2	07/19/2021	2ND CITY COMMENTS	JM/HN
3	09/07/2021	3RD CITY COMMENTS	JM/HN
4	09/29/2021	4TH CITY COMMENTS	JM/HN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

NORTH CAROLINA PROFESSIONAL SEAL 030523 ENGINEER HAI K. NGUYEN 09-29-2021

SCALE
AS INDICATED

DRAWING
REZONING ELEVATIONS

RZ-4

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ORIGINAL SHEET SIZE: 24" X 36"

Plotted: C:\DPR Dropbox_Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN\20006 Rezoning Plan 2021-03-22.dwg / 9/30/2021 3:47 PM