



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

**February 23, 2022
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The Town Hall Council Chambers will be open to the public with very limited seating. The public is required to wear masks during the meeting. The meeting may also be accessed via the Zoom platform at the following link:

<https://us02web.zoom.us/j/81478729205?pwd=OTRpNzZ3bUpqMTZyU1ZCS3pHUDQzUT09>

Meeting ID: 814 7872 9205

Passcode: 781949

Or join by phone:

312.626.6799

929.205.6099

2. CONSENT AGENDA

3. NEW BUSINESS

- A. Consideration of Town Manager Contract
- B. Budget Discussions
- C. Consideration of amendment of rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R)) and allow the current City Center (CC) zoning associated with these properties to revert back to PUD.

4. CLOSED SESSION

5. ADJOURNMENT

Town of Harrisburg's Vision Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Town Manager Contract

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the proposed Town Manager contract between the Town of Harrisburg and Robert Donham.

Description/Background:

Town Council and Robert Donham have mutually agreed to a contract to have Mr. Donham become the permanent Town Manager for the Town of Harrisburg. Mr. Donham will be the Town's fourth Manager and 8th Manager/Administrator. This will be effective February 23, 2022.

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Budget Discussions

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of amendment of rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R)) and allow the current City Center (CC) zoning associated with these properties to revert back to PUD.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

Motion to approve the amendment of rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R)) and allow the current City Center (CC) zoning associated with these properties to revert back to PUD, effective immediately.

If denied, the following motion is suggested:

Motion to deny the amendment of rezoning condition #15 for the Harrisburg Town Center project (H 2018-14 (R)) and allow the current City Center (CC) zoning associated with these properties to revert back to PUD, effective immediately.

Description/Background:

Town Council approved the rezoning request H2018-14-(R) at the May 13, 2019 meeting and amended condition #15 at December 9, 2019, October 12, 2020, December 14, 2020, April 12, 2021 and November 8, 2021 meeting. The original approval was to rezone 15.03 acres property in Harrisburg Town Center (PIN #55079703680000 & 55078785890000) from Planned Unit Development (PUD) to Conditional City Center (CZ-CC). The rezoning was approved with following conditions, as amended:

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 not to use vinyl siding and utilize high quality building materials for all buildings. All architectural design and building elevations shall be submitted to the town for review and approval.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.
5. Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development.
6. Applicant agrees to contribute funds for onsite and off-site roadway improvements documented in the Traffic Impact Analysis (TIA) directly related to proposed development.
7. Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure. Any changes will need to be reviewed and approved by the Town.
8. Applicant agrees to build a maximum of 333 residential units and 829,600 square feet of mixed use. Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use. Any changes will need to be reviewed and approved by the Town.

9. Applicant agrees to build approximately 15,000 square feet Public Green Space and 9,000 square feet Central Plaza at no cost to the Town. Applicant will provide approximately 19,500 square feet for the Art Center. The Applicant reserves the right to arrange the program, operate and control the use of these spaces within the limits of Federal, State and Local laws and shall not conflict with Town's Park and Recreation Programs.
10. Applicant agrees that parking for each phase will be reviewed and approved as part of site plan and appropriate temporary surface parking lots in lieu of parking garages to support early phases of development.
11. Applicant agrees that loading/unloading spaces on the street will be serviced at night time off-hours.
12. Applicant shall be permitted to convert Professional Blvd and Physicians Blvd as a pedestrian friendly and a living streets and may be temporarily closed for special events in accordance with Town's Street Closure Guidelines.
13. Applicant shall be permitted to allow retail spaces for Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
14. Applicant shall be permitted for ground floor residential on Building 17 on Parcel 4, where the building is designed to setback from the street and have a central courtyard and the ground floor of building 16 and 18 on Parcel 4 shall be restricted to retail, office and other commercial uses.
15. **Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to submit and secure Council approval on revised Site Plan by June 30, 2021.**

The original applicant is no longer pursuing the Town Center project, the current property owner no longer intends to submit a revision of previously approved rezoning site plan for staff review. **The condition #15 as amended in November 2021 allows the City Center (CC) zoning to continue through June 30, 2022, the property owner is requesting an early termination of the condition to void the previously approved City Center (CC) zoning and revert back the City Center zoning on properties associated with H2018-14-R to it's original PUD zoning, effective immediately.**

Staff consulted legal counsel to discuss the appropriate process to bring forward the applicant's request to Town Council and, as advised, this item is put under "new business" for Town Council's consideration.

Recommendation:

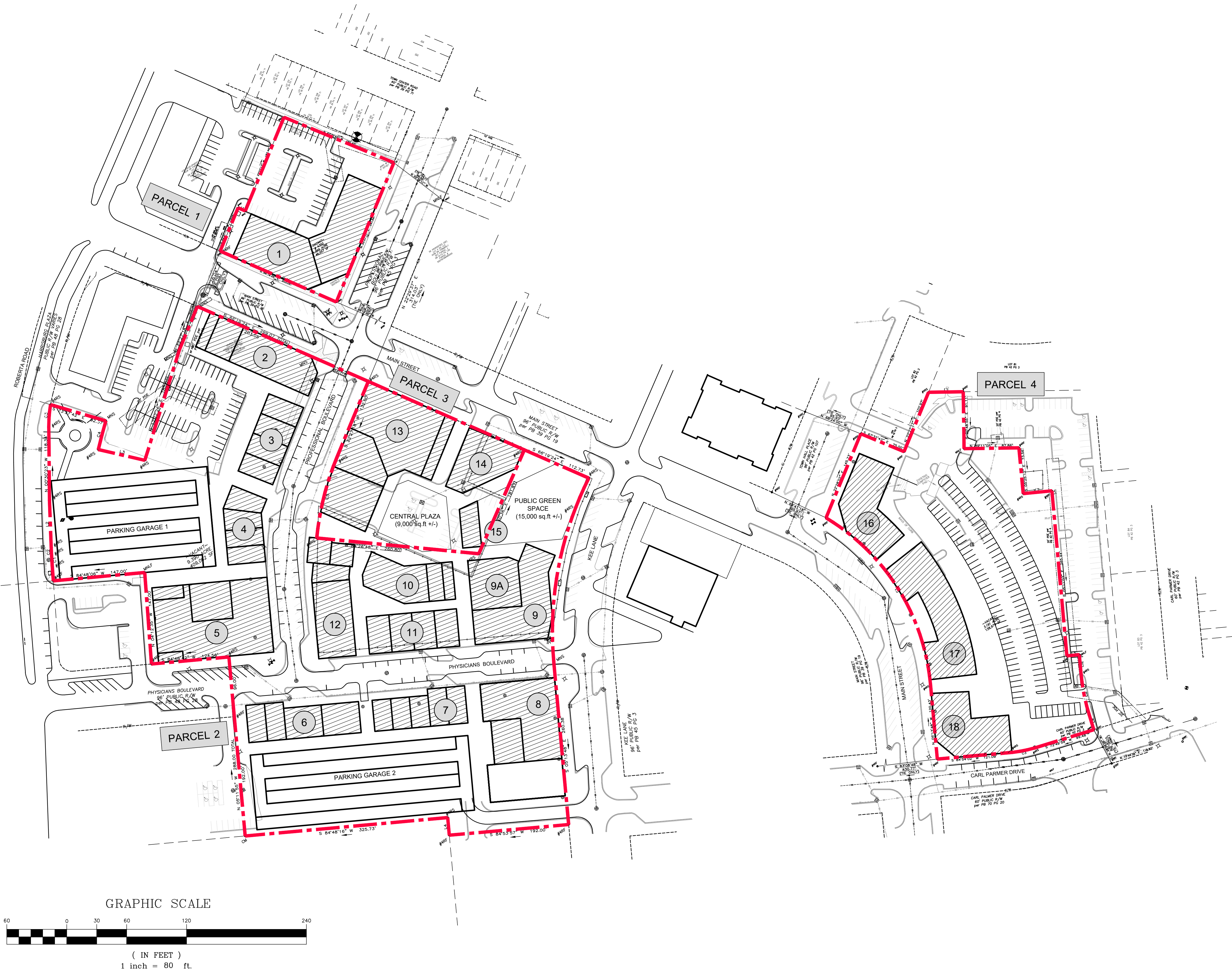
The Planning and Zoning Department staff is not offering any recommendation on this request to revert back the current City Center (CC) zoning to PUD for the Harrisburg Town Center project (H 2018-14-R) and is presenting it for the Council's consideration.

Fiscal Impact:

There is no immediate fiscal impact to the Town. However, the Town will no longer be able to regulate development on these properties under the City Center (CC) zoning as approved under H2018-14-R resulting in limited tax base from Town Center.

Attachments:

1. Town Center Site Plan_AllCombined
2. Rezoning Approval Letter- TownCenter Rezoning 11.08.21 Rev



PROGRAM:

Land Information			
Parcel Number	Acreage	Sq.F	Building Area(sf)
1	1.069	46,557	76,000
2	9.390	409,062	514,100
3	1.380	60,113	88,200
4	3.191	138,979	151,300
Total	15.03	654,711	829,600

Land Use Information	
Site area	15.03 Acres
Gross Building Area	829,600 Sq Feet
Total dwelling units	333 Units
Total Parking Spaces:	1,155 Spaces

Overall (Parcel 1-4)						
Uses	Building Areas(sf)	Percentage (%)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	176,300	21%	333	15.03	1.27	22.2
Office	148,000	18%				
Art Center	19,500	2%				
Residential	485,800	59%				
Total Mixed-use Areas	829,600	100%				
Open Space	196,200					
Percentage of Open Space	30.0%					
Parking Space	1,155 Spaces, including 635 off-street Parking and 520 On-street Parking					
Loading Space	24					

SURVEY:

LEGEND

- PARCEL BOUNDARY
- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FS FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
- MNLF MAG NAIL FOUND
- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X- CHAINLINK FENCE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ LIGHT POLE
- ⊕ SS SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ CLEAN OUT
- ⊕ HANDICAPPED PARKING
- ⊕ DROP INLET
- ⊕ STORM DRAIN MANHOLE

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AN RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF HARRISBURG. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

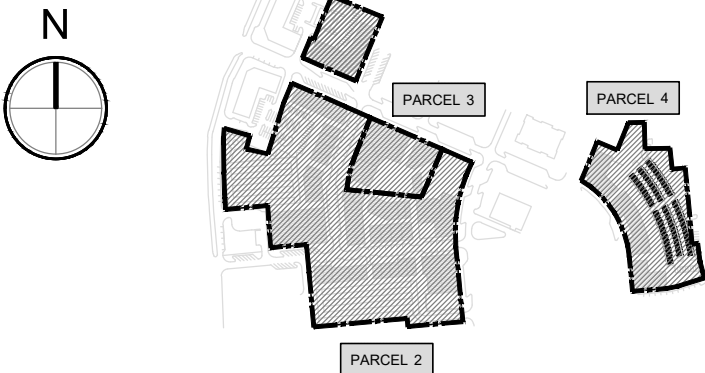
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP: COMMUNITY PANEL 37105507000, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
3318 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying FIELD WORK: JLR-M-W-MPHS # 02
Land Planning PROJ # 688-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :

REZONING
OVERALL SITE PLAN

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

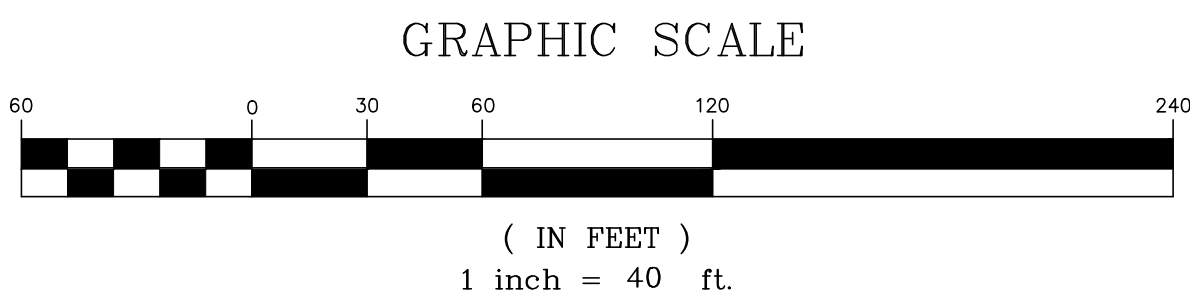
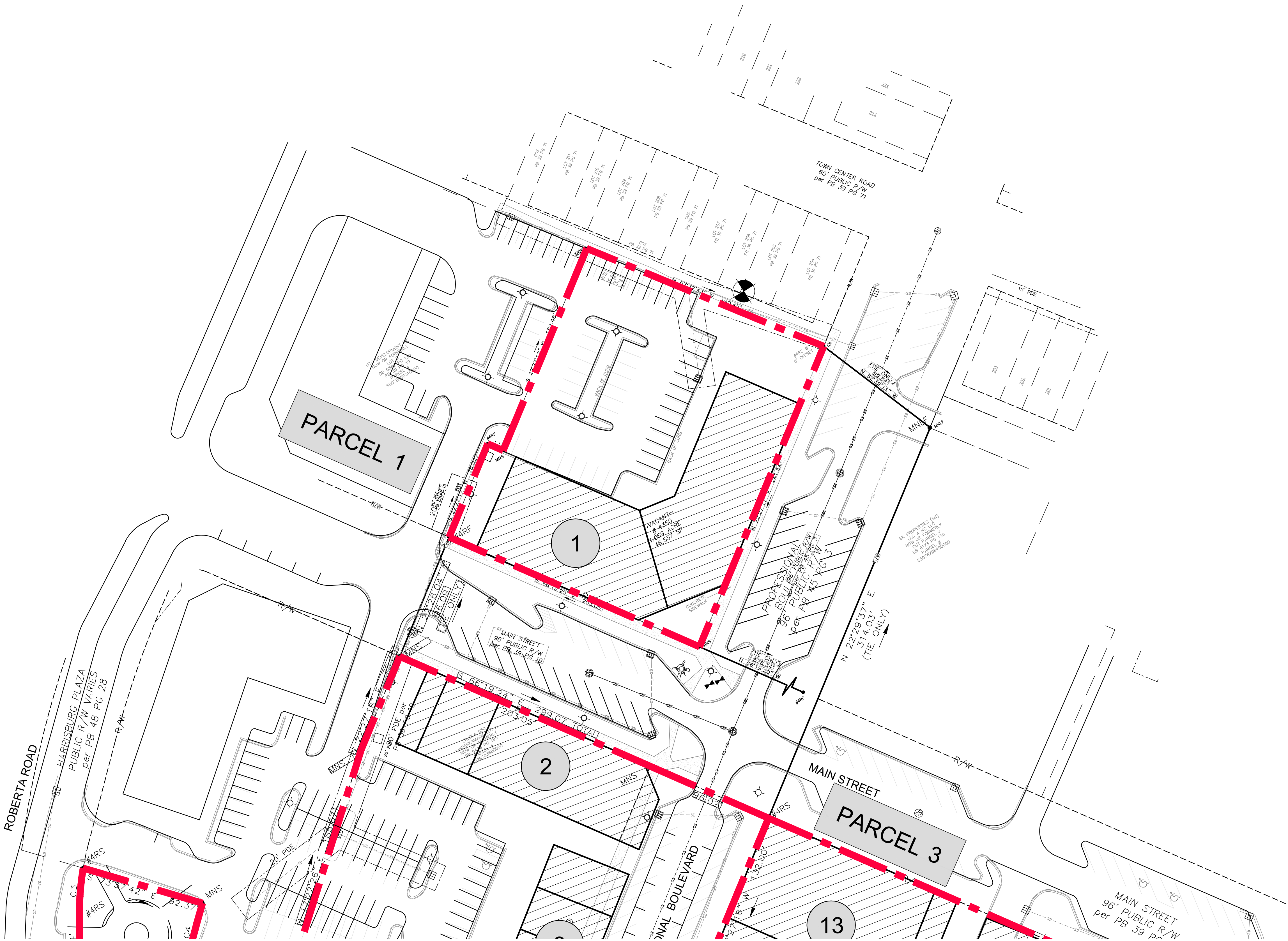
APPROVED BY

NOTE:

DRAWING No.

FIG.1

TOTAL :



PROGRAM:
PARCEL 1 PROGRAM:

Parcel 1					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	19,000	39	1.069	1.63	36.5
Residential	57,000				
Total Mixed-use Areas	76,000				
Open Space	8,700				
Percentage of Open Space	18.7%				
Parking Space (Off-street)	44				
Loading Space	2				

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
PDE	PUBLIC DRAINAGE EASEMENT
SDE	STORM DRAIN EASEMENT
MNLF	MAG NAIL FOUND
CM	CONCRETE MONUMENT
CP	COMPUTED POINT
MNS	MAG NAIL SET
-X-	CHAINLINK FENCE
	FIRE HYDRANT
	WATER VALVE
	LIGHT POLE
	SANITARY SEWER MANHOLE
	CATCH BASIN
	CLEAN OUT
	HANDICAPPED PARKING
	DROP INLET
	STORM DRAIN MANHOLE

NOTES

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2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 66°19'25" W	12.55'

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

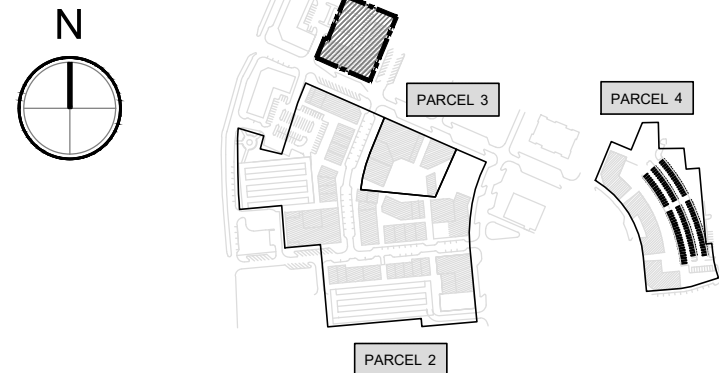
FLOOD NOTE:

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
1.069 ACRES
4350 MAIN STREET
PARCEL # 55079703680000
BEING THE REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC.
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying Field Work: ALRM, MAPPING, IF, DZ
Land Planning PROJ. # 628-3701 1.06 ACRE HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 1 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

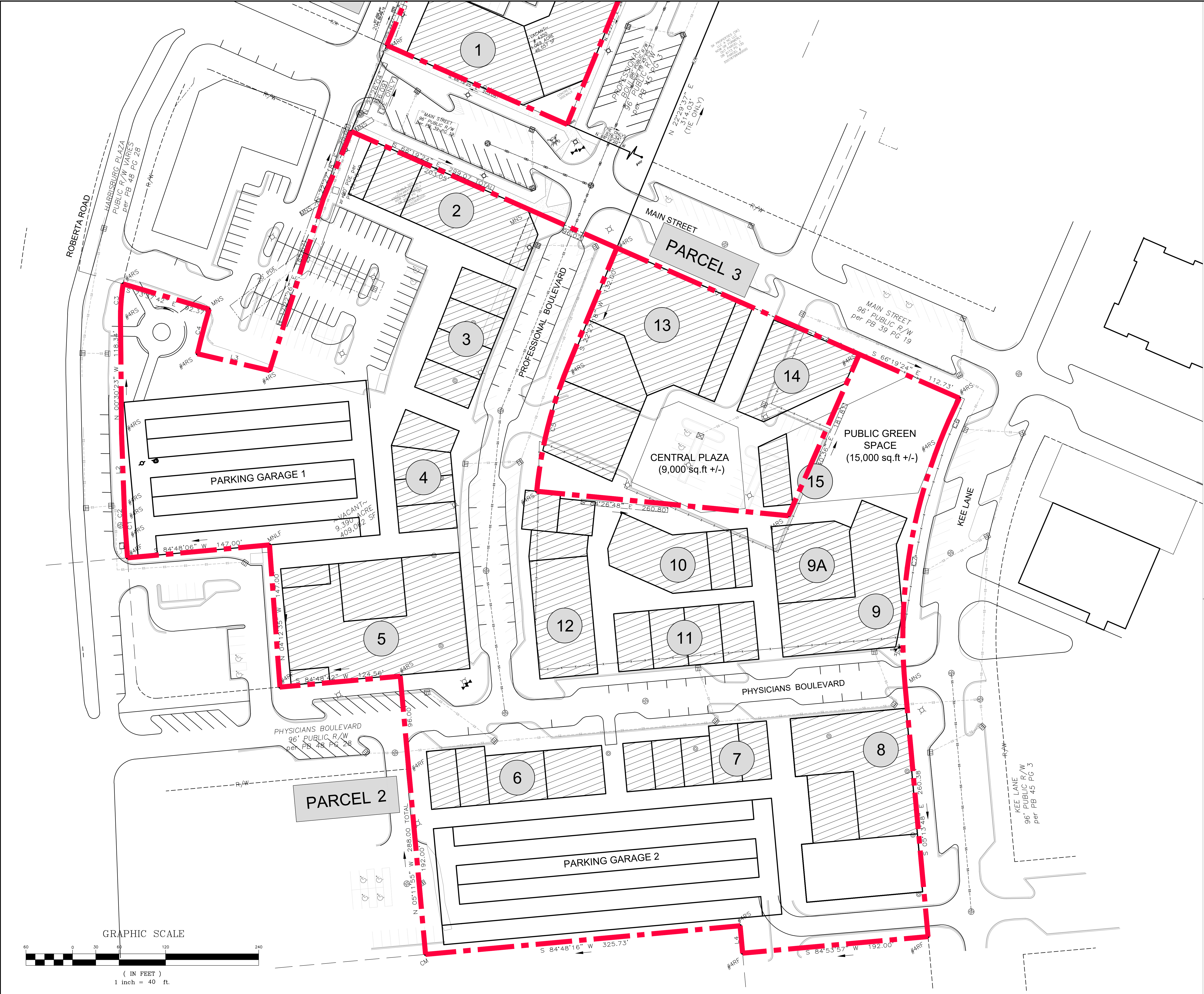
DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.2

TOTAL :



PROGRAM:

PARCEL 2 PROGRAM:

Parcel 2	Uses	Building Area(sqf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
	Retail/Commercial	116,300	199	9.390	1.26	21.2
	Office	91,800				
	Art Center	19,500				
	Residential	286,500				
	Total Mixed-use Areas	514,100				
	Open Space	117,000				
	Percentage of Open Space	28.6%				
	Parking Space (Off-street)	446				
	Loading Space	15				

PARCEL 3 PROGRAM:

Parcel 3						
Uses	Building Areas(sqf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)	
Retail/Commercial	32,000	0	1.380	1.47	0.0	
Office	56,200					
Total Mixed-use Areas	88,200					
Open Space						
		22,000				
Percentage of Open Space		36.6%				
Parking Space (Off-street)		0				
Loading Space		3				

SURVEY:

LEGEND

- RF REBAR FOUND
- RS REBAR SET
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- MB MAP BOOK
- DB DEED BOOK
- PG PAGE
- FC FRONT SETBACK
- RY REAR YARD
- SY SIDE YARD
- PDE PUBLIC DRAINAGE EASEMENT
- SDE STORM DRAIN EASEMENT
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- CM CONCRETE MONUMENT
- CP COMPUTED POINT
- MNS MAG NAIL SET
- X CHAINLINK FENCE
- FIRE HYDRANT
- WATER VALVE
- LIGHT POLE
- SANITARY SEWER MANHOLE
- CATCH BASIN
- CLEAN OUT
- HANDICAPPED PARKING
- DROP INLET
- STORM DRAIN MANHOLE

NOTES

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3. IRON RODS AT ALL CORNERS UNLESS NOTED.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCCS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

SITE NOTES:

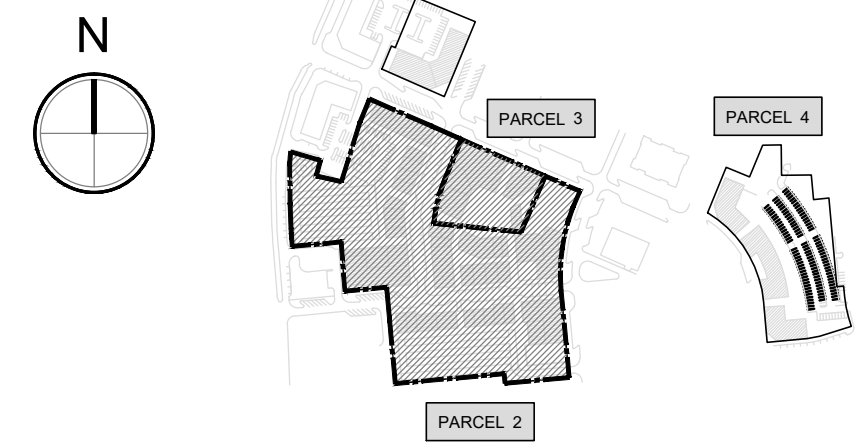
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
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PHYSICAL SURVEY
AT PROPERTY KNOWN AS
9.391 ACRES
6447 KEE LANE
PARCEL # 5507970369000
BEING A REMAINING PORTION OF DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
DATE: OCTOBER 9, 2016

PHOENIX LAND SURVEYING, INC.
1316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
TEL: (704) 335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3512
Land Surveying FIELD WORK: SURVEY, MAPPING, & DZ
Land Planning PROJ # 198-369-2731 ACRES: 1.0

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING PARCEL
2 & 3 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

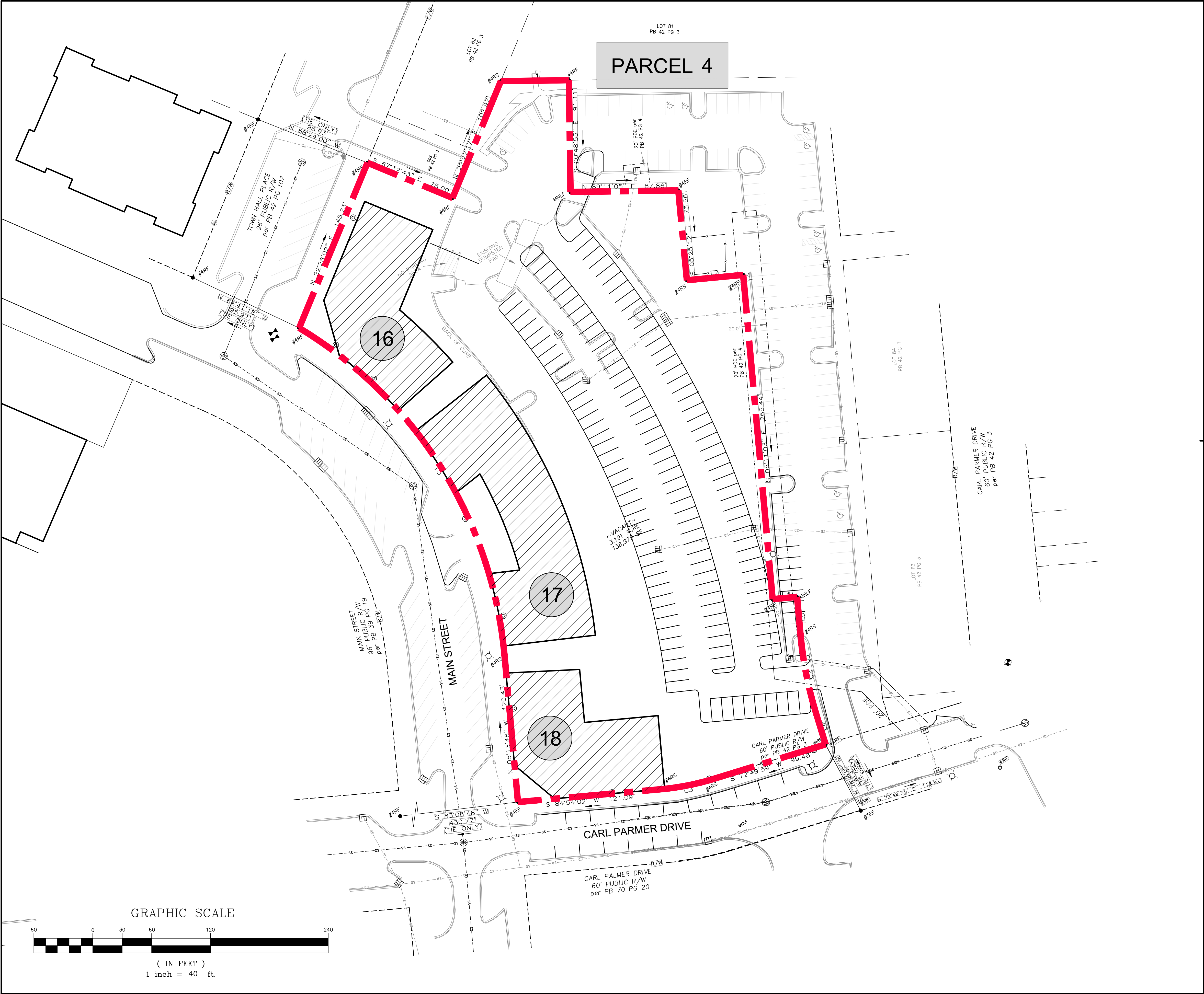
APPROVED BY

NOTE:

DRAWING No.

FIG.3

TOTAL :



PROGRAM:
PARCEL 4 PROGRAM:

Parcel 4					
Uses	Building Areas(sf)	Housing Units	Parcel Area (acres)	FAR	Residential Density (Units/Acre)
Retail/Commercial	9,000	95	3.191	1.09	29.8
Residential	142,300				
Total Mixed-use Areas	151,300				
Open Space		48,500			
Percentage of Open Space		34.9%			
Parking Space (Off-street)		145			
Loading Space		4			

SURVEY:

LEGEND

---	PARCEL BOUNDARY
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
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-X-	CHAINLINK FENCE
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	CATCH BASIN
	CLEAN OUT
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	DROP INLET
	STORM DRAIN MANHOLE

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2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OF FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
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7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED PUD.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 89°11'05" E	55.53'
L2	N 84°34'48" E	46.12'
L3	N 84°48'57" E	20.00'
L4	S 17°10'25" E	25.95'
L5	S 05°11'03" E	30.47'

SITE NOTES:

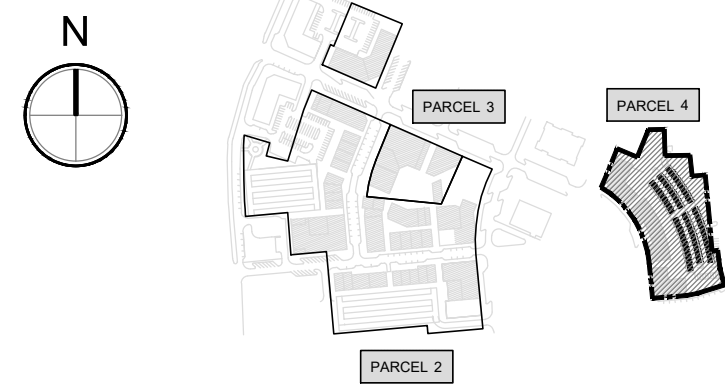
BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED PUD
FRONT: 0 FEET
SIDE YARD: 10 FEET
REAR YARD: 0 FEET

FLOOD NOTE:
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710550700J, DATED: NOVEMBER 5, 2008.

PHYSICAL SURVEY
AT PROPERTY KNOWN AS
3.191 ACRES
MAIN STREET
PARCEL # 55079703680000 DB 9479 PG 195
TOWN OF HARRISBURG, CABARRUS COUNTY, NC
FOR: HARRISBURG TOWN CENTER
DATE: OCTOBER 9, 2018

PHOENIX LAND SURVEYING, INC
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912
Land Surveying FIELD WORK: JLRM- MAPPIING: JF, DZ
Land Planning PROJ # 698-03-01 HARRISBURG TOWN CENTER

KEY PLAN



SITE PLANNER :

International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**REZONING
PARCEL 4 SITE PLAN**

SCALE : 1" = 40'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.4

TOTAL :

General Description:

Given its decade-long stagnation in development, the Harrisburg Town Center will be filed by CapitalNexus LLC and Redtown Investment LLC for rezoning from Planned Unit Development (PUD) to a City Center (CC) to complete the town center capability.

The goal of this rezoning plan is to complete the vision of the Harrisburg Town Center, by introducing 829,600 square feet of new mixed-use program, including retail/commercial, residential and offices, along with art center and educational uses. The new program is arranged to create a core attraction of exciting architecture, pedestrian-friendly streets and green spaces that can draw residents and visitors alike. The ultimate goal is to make Harrisburg a regional attraction and a great place to live, work and play in this area of metropolitan Charlotte.

Land Uses:

The development shall follow the uses permitted in the City Center Zoning, as well as comply with the supplemental design regulations in Article 4, Article 5 and /or Article 11 of UDO. The principle uses in the rezoning districts are retail/commercial, residential, office and an art center for exhibitions, events and activities.

Urban Design and Open Space:

1. Urban Design:
--Establish a mixed-use project core with an attractive pedestrian network of plazas, greens, arcades, colonnades and pedestrian-scaled streets;
--Establish a variety of small spaces between buildings to provide settings for outdoor dining and social gatherings; utilize changing geometries in the layout of walks, plazas and buildings to create variety;
--Where highly-visible building corners and façade elements exist in the building fabric, use these to create iconic, attractive architectural features.

2. Public Open Space:
--Create an overall network of pedestrian-friendly streets, passages, a central plaza, and green spaces to establish connectivity throughout the plan and easy pedestrian links to all attractions;
--Create a layout of major open space elements - a central plaza and a green space - that link the core of the new project to the existing Town Center Building and to new residences on the east side of the plan;
--Create a public green space in the core of the project for town events like performances, exhibitions, markets, and other social gatherings;
--Create a central plaza with an interactive children's playground to bring animation and family fun into the core; buildings surrounding the entire plaza shall add vibrant retail, art and entertainment, in attractive store-fronts and colonnaded edges;

3. Public Open Space include a Public Green Space (15,000 SF +/-), a Central Plaza (9,000 SF +/-) and Continuous Landscape.

Dimensional and Density Standards:

Buildings constructed within the development shall satisfy the City Center requirements of UDO.

1. Building Setback requirements:

Front: 0 Feet, Side Yard: 10 Feet, Rear Yard: 0 Feet

2. Maximum Building Height: 72 Feet

3. Overall Program Summary

	Footprint (Sq. feet)	Floors	Units	Total (Sq. feet)	Percentage (%)
Retail/Commercial 1 in Parcel 1	19,000	1.0		19,000	
Retail /Commercial 2 in Parcel 2	116,300	1.0		116,300	
Retail /Commercial 3 in Parcel 3	32,000	1.0		32,000	
Retail /Commercial 4 in Parcel 4	9,000	1.0		9,000	
Retail /Commercial Total				176,300	21%
Residential in Parcel 1	19,000	3.0	39	57,000	
Residential in Parcel 2	80,900	3.0 / 4.0	199	286,500	
Residential in Parcel 3	0	0	0	0	
Residential in Parcel 4	34,150	4.0/5.0	95	142,300	
Residential Total			333	485,800	59%
Office in Parcel 2	45,900	2.0		91,800	
Office in Parcel 3	28,100	2.0		56 ,200	
Office				148,000	18%
Art Center in Parcel 2	6,500	3.0		19,500	
Core Space Total				19,500	2%
Total Development Areas (Square feet)				829,600	100.0%
Total Site (Acres)	15.03				
FAR	1.27				
Total Parking Numbers on Site	1,155				
Total Loading Spaces on Site	24				
Open Space	Central Plaza	Green Space	Others	Total (Acres)	
Open Space Area (Acres)	0.207	0.528	3.770	4.505	30.0%

4. Development Phases:

Development Phase 1	Retail	Residential	Office	Art Center
Parcel 3: Building 13,14,15	32,000 SF		56,200 SF	
Green Space	15,000 SF +/-			
Central Plaza	9,000 SF +/-			
Parcel 4: Building 16,17,18	9,000 SF	142,300 SF		
Total Areas	299,500 SF			
Development Phase 2	Retail	Residential	Office	Art Center
Parcel 2: Building 9, 10, 11, 12			91,800 SF	19,500 SF
Garage 3, 100 Parking Spaces	28,400 SF			
Total Areas	139,700 SF			
Development Phase 3	Retail	Residential	Office	Art Center
Parcel 1: Building 1	19,000 SF	57,000 SF		
Parcel 2: Building 2,3,4,5,6,7,8	87,900 SF	286,500 SF		
Garage 1,2,340 Parking Spaces				
Total Areas	450,400 SF			

Parking Space:

1. The Parking Space is suggested and calculated as follows:

--Existing on-street parking spaces are 462, which could be shared by new development in the plan;

--Existing surface parking spaces in parcel 1 (44 spaces) and Parcel 2 (46 spaces) will be utilized or redesigned in the plan;

--Existing parking spaces along Professional Blvd and Physician Blvd (110 total) will be redesigned in the plan;

--Parking Structures will be developed in the plan to meet with the Parking Space requirements of the plan.

Land Use	Vehicle Spaces
Parking Space	
Residential	1.5/Unit
Retail	1 per 300 sf GFA
Office	1 per 200-1000 sf GFA
Dine-in restaurants	1 per 50-150 sf GFA
Health Club and Arts Space	1 per 500-650 sf GFA
Loading/unloading Space	
Retail and service establishments	1 loading space (12feet * 25 feet) per 20,000 GFA
Office buildings and lodging establishments	1 loading space (12feet * 25 feet) per 50,000 GFA

2. Parking Space and Loading/unloading Space Calculation:

Land Use	Total Area (Sq. feet)	Parking Spaces Required	Loading Spaces Required
Retail/Commercial	176,300	588	9
Residential	485,800 (333 Units)	500	
Office	148,000	148	3
Art Center	19,500	30	
Total	829,600	1,265	

3. Table 8.1.-5 Shared Parking Allowance by Land Use is used to calculate the amount of required parking in the mixed-use plan. The result of this calculation is that 1,074 parking spaces are required for a mixed-use development plan.

Type	Weekday			Weekend			Nighttime	
	Daytime	Evening		Daytime	Evening			
Retails	60%	353	90%	529	100%	588	70%	412
Residential	75%	375	100%	500	75%	375	100%	500
Office	100%	148	10%	15	10%	15	5%	7
Art Center	40%	12	100%	30	80%	24	100%	30
	888	1,074		1,002	949			415

4. Parking Spaces Plan and Breakdown:

--Utilize garages along with off-street surface parking lots and on-street parking, at locations around the core to support program growth and enable easy pedestrian movement between parking and central activities;
--Provide a total of 1,155 parking spaces, including 635 off-street and 520 on-street parking spaces;
--Provide 24 loading/servicing spaces, sited to minimize negative visual impacts and interruptions to building functions.

Garage Parking 1 (Label F)	140
Garage Parking 2 (Label G)	160
Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building)	100
Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcel 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physician's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces (including 14 on-street loading and 9 back-street loading)	24

Pedestrian and Vehicular Access:

1. Vehicular Circulation:

--Utilize and reinforce the established Regional, Primary and Secondary road network in the layout of the new development;
--Make modifications and extensions to certain Tertiary Roads (such as the new connection between professional Boulevard and Harrisburg Plaza) to enhance access to surface parking lots and to provide new parking garages with two routes of access;
--To improve pedestrian streetscape quality, modify portions of Professional Boulevard and Physicians Boulevard by changing parking to parallel, and by narrowing the rights-of-way.

2. Pedestrian Circulation:

--Create a comprehensive pedestrian circulation network that effectively links site attractions and gathering places, to where users live, work and park;
--Make the pedestrian ways to main attractions as convenient and direct as possible;
--Make the pedestrian circulation experience the primary mode of movement within Harrisburg Town Center.

Architectural Standards:

The architectural design shall meet with the expectation and regulations of UDO. Illustrations of the architecture attached to this plan provide a preliminary design concept which will be developed in the next steps.

Lighting:

All the lighting of the development shall meet with the regulations of UDO. Lighting located on the side of Main Street, Kee Ln and Carl Parmer Dr. will be preserved. Lighting located on the side of Professional Blvd and Physician's Blvd shall be proposed in the next steps.

Signage:

All the signage of the development shall be proposed in the next steps and meet with the regulations of UDO.

Public Infrastructure Improvements:

In the next steps the Developer will work with the administrator to carry-out Traffic Impact Analysis and Adequate Public Facilities (APF) review to satisfy needed public infrastructure improvements.

Storm Water Management :

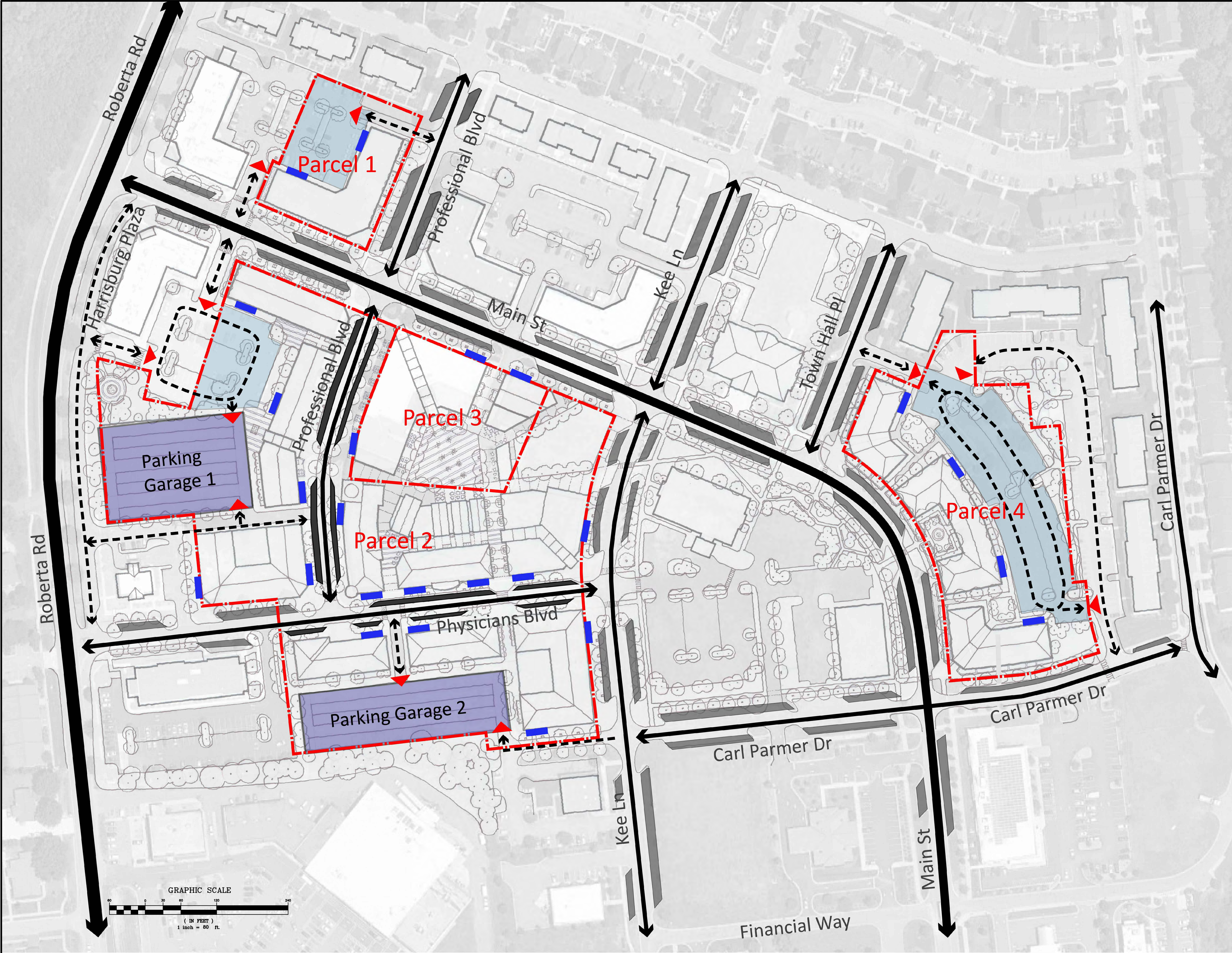
No portion of the rezoning districts shown in the plan lies within a special flood hazard area per F.E.M.A Flood insurance rate mapping.

KEY PLAN	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC	ARCHITECTS :	REVISION			NOTE :	DATE : March 12, 2019	DRAWING No. FIG.5
		PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina	CIVIL ENGINEERS :	No. 1	DATE	DESCRIPTION	DRAWING TITLE : DESCRIPTION	DESIGN BY	
				2				DRAWN BY	
				3				CHECKED BY	
		REZONING		TRAFFIC ENGINEERS :	4			SCALE :	NOTE:



- LABELS:**
- 1. Mixed Use Building
 - 2. Mixed Use Building
 - 3. Mixed Use Building
 - 4. Mixed Use Building
 - 5. Mixed Use Building
 - 6. Mixed Use Building
 - 7. Mixed Use Building
 - 8. Mixed Use Building
 - 9. Mixed Use Building
 - 9A. Art Center
 - 10. Mixed Use Building
 - 11. Mixed Use Building
 - 12. Mixed Use Building
 - 13. Mixed Use Building
 - 14. Mixed Use Building
 - 15. Retail/Commercial
 - 16. Mixed Use Building
 - 17. Residential Building
 - 18. Mixed Use Building
-
- A. Main Street Entry
 - B. Public Green Space (15,000 sq.ft +/-)
 - C. Central Plaza (9,000 sq.ft +/-)
 - D. Pedestrian Street
 - E. Pedestrian Friendly Street
 - F. Off-street Parking 1
 - G. Off-street Parking 2

KEY PLAN	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina REZONING	ARCHITECTS : CIVIL ENGINEERS : TRAFFIC ENGINEERS :	REVISION		NOTE : DRAWING TITLE : OVERALL LANDSCAPE PLAN SCALE : 1" = 80'	DATE : March 12, 2019 DESIGN BY DRAWN BY CHECKED BY APPROVED BY NOTE:	DRAWING No. FIG.6 TOTAL :
				No.	DATE			
				1				
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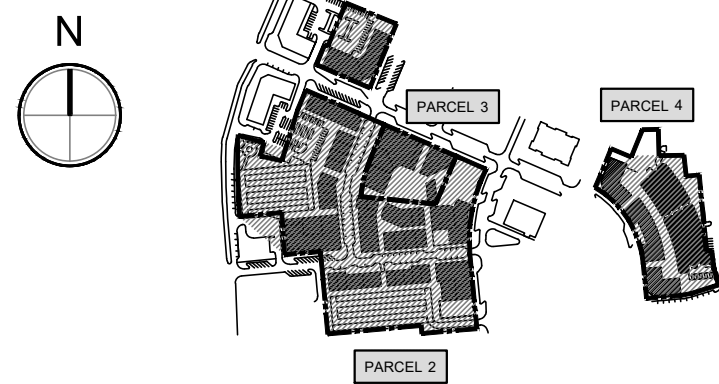
PARKING PROGRAM:

Garage Parking 1 (Label F)	140
Garage Parking 2 (Label G)	160
Garage Parking 3 (Proposed to be integrated with Art Center/Mixed Use Building)	100
Surface Parking in Parcel 1 (Existing Off-Street Parking)	44
Surface Parking in Parcel 2 (Modified Parking)	46
Surface Parking in Parcle 4 (Modified Parking)	145
On-Street Parking (Existing Diagonal Parking)	462
On-Street Parking (Modified Parallel Parking on Professional and Physican's Blvd)	58
Total Parking Numbers on Site	1,155
Loading Spaces	24

LEGEND

- Parcel Property Line
- Regional Road
- Primary Road
- Secondary Road
- Tertiary Road
- Parking Access
- Garage Parking
- Surface Parking
- On-Street Existing Diagonal Parking
- Modified Parallel Parking on Professional and Physican's Blvd
- Loading Spaces
(Loading Spaces on the main streets should be serviced at night time off-hours.)

KEY PLAN



SITE PLANNER :

Place International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
4		

NOTE :

DRAWING TITLE :
**VEHICULAR
CIRCULATION &
PARKING PLAN**

SCALE : 1" = 80'

DATE : March 12, 2019

DESIGN BY
DRAWN BY
CHECKED BY
APPROVED BY

NOTE:

DRAWING No.

FIG.7

TOTAL :



Woonerf Street Plan

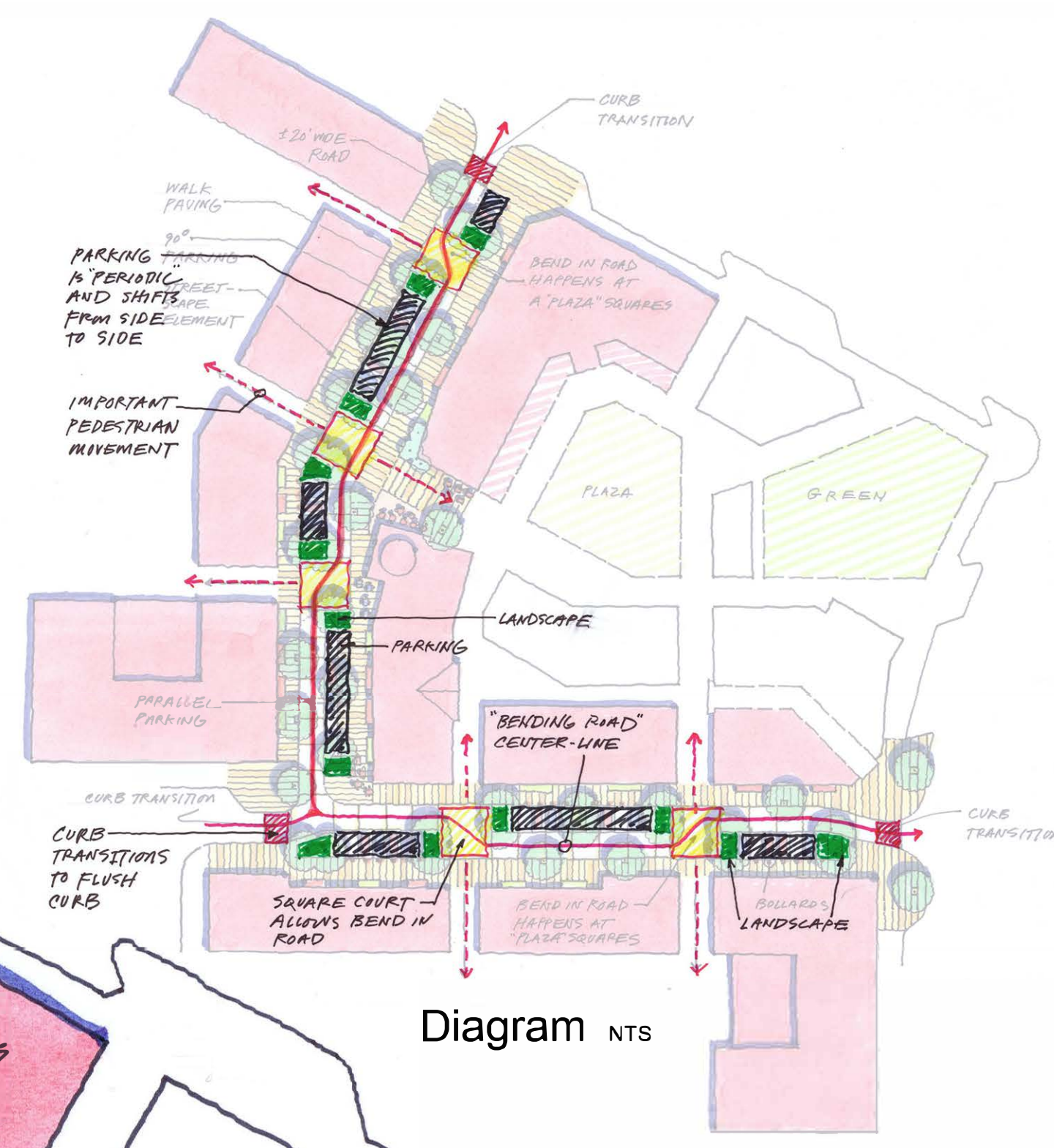
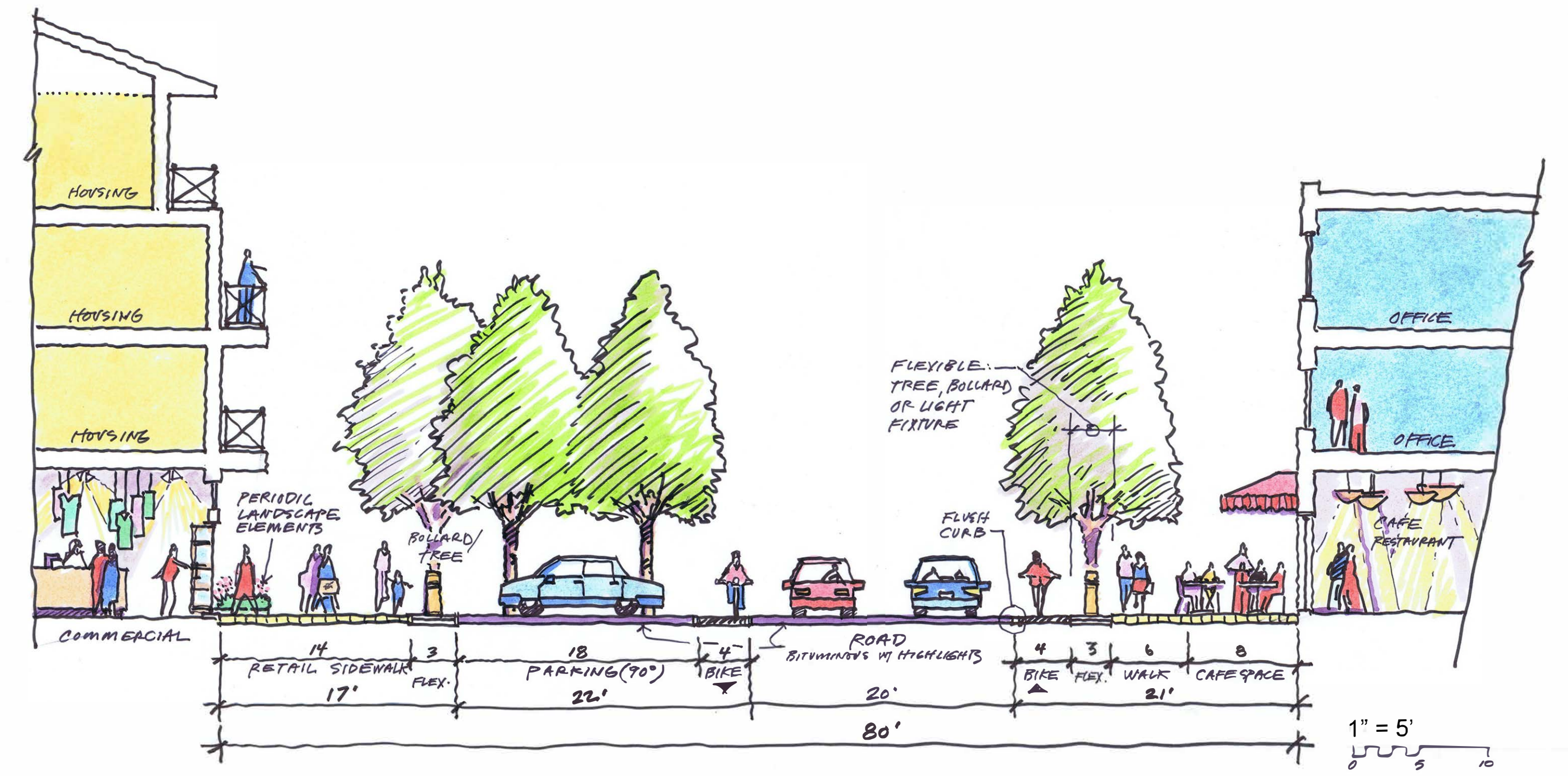


Diagram NTS

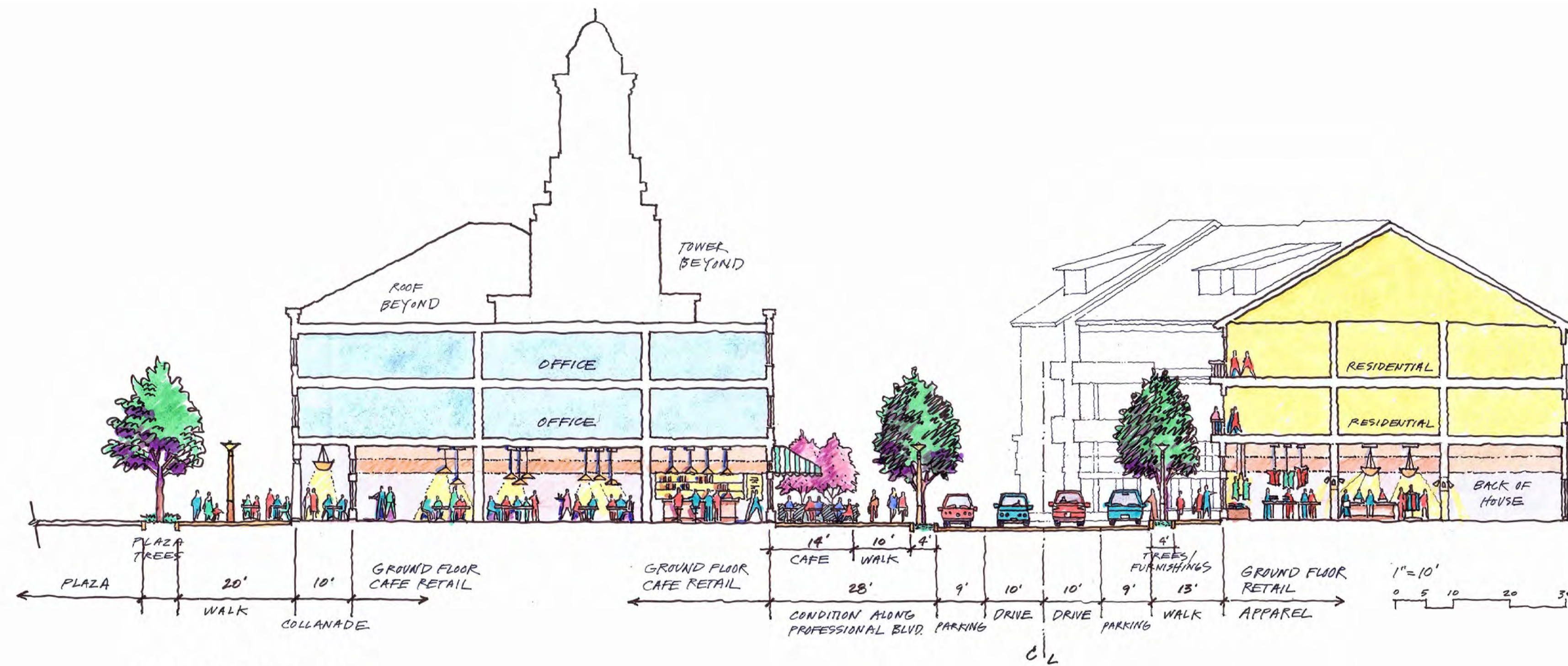


Woonerf Street Typical Section

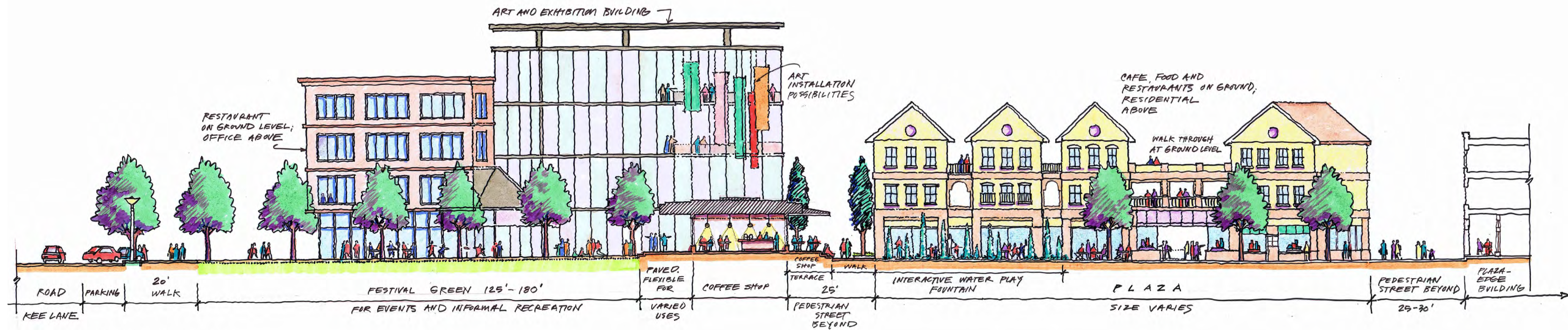
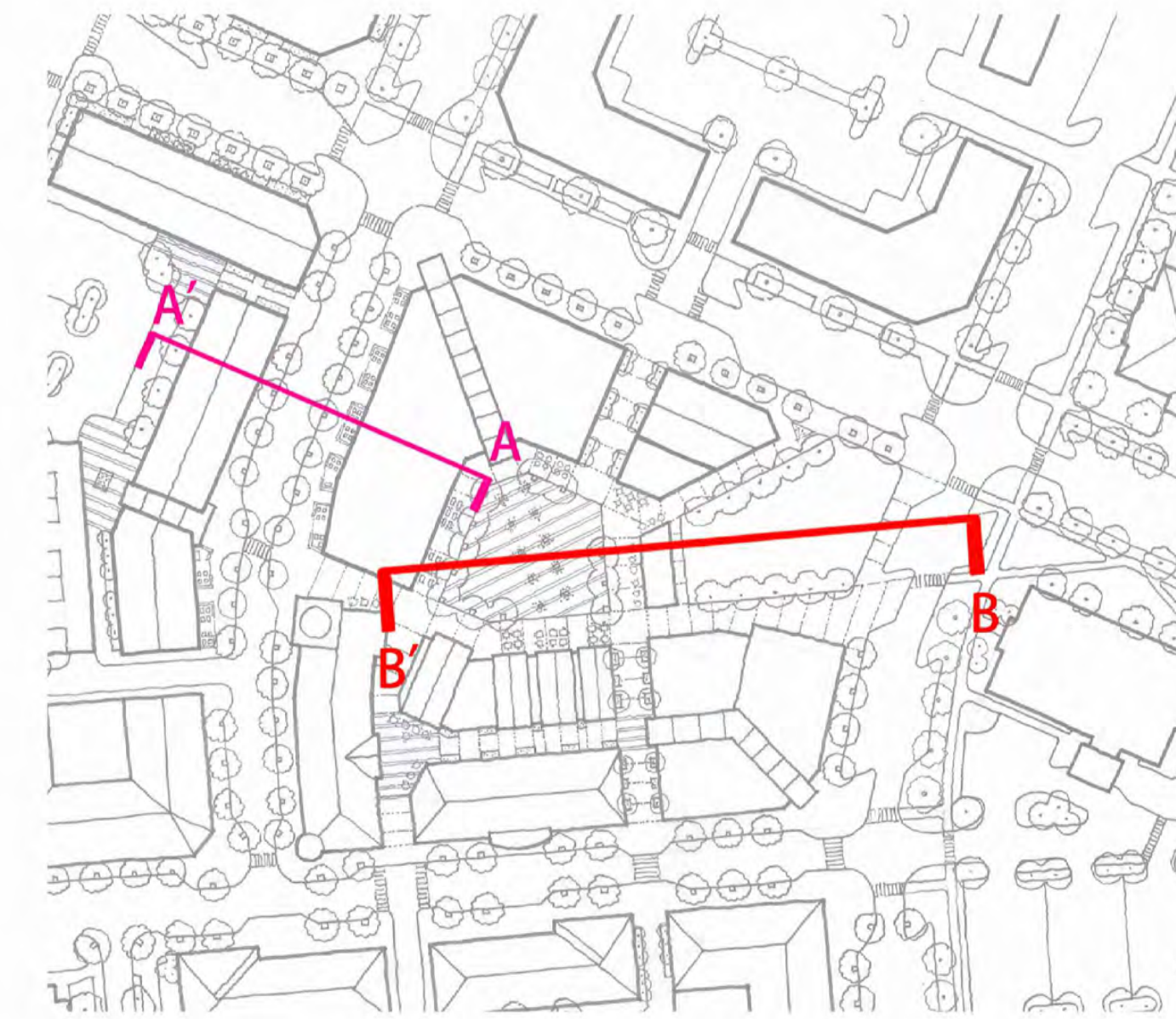


Woonerf Street Image

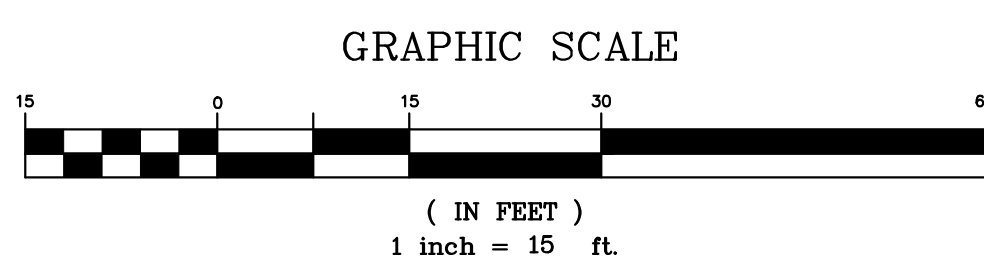
KEY PLAN 	SITE PLANNER : International Place Design, LLC Land Planning and Landscape Architecture 50 Beharrell Street, Concord, MA 01742, USA Tel: 1-978-287-0900 Cell: 1-617-281-9445 Fax: 1-978-369-2731	CLIENT : CapitalNexus LLC, Redtown Investment LLC PROJECT : HARRISBURG TOWN CENTER Harrisburg, North Carolina REZONING	ARCHITECTS : CIVIL ENGINEERS : TRAFFIC ENGINEERS :	REVISION			NOTE : DRAWING TITLE : Conceptual Woonerf Street SCALE : 1" = 50'	DATE : March 12, 2019 DESIGN BY DRAWN BY CHECKED BY APPROVED BY NOTE:	DRAWING No. FIG.9 TOTAL :
				No.	DATE	DESCRIPTION			
				1					
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				4					



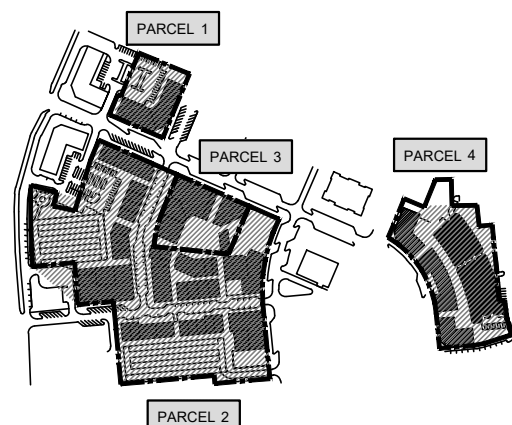
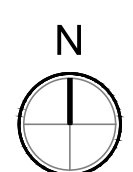
SECTION A-A'



SECTION B-B'



KEY PLAN



SITE PLANNER :



International Place Design, LLC
Land Planning and Landscape Architecture
50 Beharrell Street, Concord, MA 01742, USA
Tel: 1-978-287-0900
Cell: 1-617-281-9445
Fax: 1-978-369-2731

CLIENT :

CapitalNexus LLC, Redtown Investment LLC

PROJECT :

HARRISBURG TOWN CENTER
Harrisburg, North Carolina

REZONING

ARCHITECTS :

CIVIL ENGINEERS :

TRAFFIC ENGINEERS :

REVISION

No.	DATE	DESCRIPTION
1		
2		
3		
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NOTE :

DRAWING TITLE :

**ILLUSTRATIVE
SITE SECTIONS**

SCALE : 1" = 15'

DATE : March 12, 2019

DESIGN BY

DRAWN BY

CHECKED BY

APPROVED BY

NOTE:

DRAWING No.

FIG.8

TOTAL :



May 14, 2019 / Rev. Condition #15 Dec 9, 2019; October 12, 2020; December 14, 2020; April 12, 2021; Nov 08, 2021

Mark Swartz
Charlotte Real Estate Services
4350 Main St, Suite 220
Harrisburg, NC 28075

Mr. Swartz,

This letter is to inform you that the rezoning request H2018-14-(R) was **approved** by the Town Council on Monday, May 13th, 2019 meeting.

This property is located at parcel PIN# 55079703680000 & 55078785890000, generally on the northeast and southeast corner of the intersection of Roberta Drive and Main Street, centered in town center. The rezoning request H2018-14-(R) was to rezone 15.03 acres from PUD, Planned Unit Development to CZ-CC, Conditional City Center. 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 not to use vinyl siding and utilize high quality building materials for all buildings. All architectural design and building elevations shall be submitted to the town for review and approval.
3. Applicant agrees to restrict outside storage.
4. Applicant agrees to continued maintenance of buildings and grounds in the form of deed restrictions, establishment of HOA or restrictive covenants recorded and will run with the land.
5. Applicant agrees to contribute proportionate funds to the Towns' regional storm water management system servicing the proposed Town Center Development.
6. Applicant agrees to contribute funds for onsite and off-site roadway improvements documented in the Traffic Impact Analysis (TIA) directly related to proposed development.
7. Applicant reserves the right to combine Buildings 10 and 11 contingent on future market demand. Additionally, the Applicant reserves the right to renovate or demolish and rebuild in place Building 13 dependent upon future structural investigations of the existing structure. Any changes will need to be reviewed and approved by the Town.
8. Applicant agrees to build a maximum of 333 residential units and 829,600 square feet of mixed use. Applicant reserves the right to trade up to 10% of the gross floor area of proposed office use to retail use and/or trade up to 20% of the gross floor area of proposed retail use to office use. Any changes will need to be reviewed and approved by the Town.
9. Applicant agrees to build approximately 15,000 square feet Public Green Space and 9,000 square feet Central Plaza at no cost to the Town. Applicant will provide approximately 19,500 square feet for the Art Center. The Applicant reserves the right to arrange the program, operate and control the



use of these spaces within the limits of Federal, State and Local laws and shall not conflict with Town's Park and Recreation Programs.

10. Applicant agrees that parking for each phase will be reviewed and approved as part of site plan and appropriate temporary surface parking lots in lieu of parking garages to support early phases of development.
11. Applicant agrees that loading/unloading spaces on the street will be serviced at nighttime off-hours.
12. Applicant shall be permitted to convert Professional Blvd and Physicians Blvd as a pedestrian friendly and a living streets and may be temporarily closed for special events in accordance with Town's Street Closure Guidelines.
13. Applicant shall be permitted to allow retail spaces for Pharmacies, Health and Personal Care Stores to the extent that such uses are not stand-alone buildings but are integrated within the mixed-use buildings.
14. Applicant shall be permitted for ground floor residential on Building 17 on Parcel 4, where the building is designed to setback from the street and have a central courtyard and the ground floor of building 16 and 18 on Parcel 4 shall be restricted to retail, office and other commercial uses.
15. Applicant agrees that the zoning shall revert to its original PUD if the Applicant fails to submit and secure Council approval on revised Site Plan by June 30, 2022.

You may continue with Site Plan review for approval through the Town of Harrisburg Planning and Zoning Department, the next step is to submit Preliminary Plat for review that meets the above conditions.

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

Sincerely,

Sushil Nepal

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