



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

**March 15, 2022
6:00 PM**

AGENDA

1. MEETING INFORMATION

- A. Harrisburg Town Hall's Council Chambers will be open to attend the meeting in person - Masks are encouraged at your discretion.

The public also has the option to join the meeting virtually via the Zoom platform using the following link:

<https://us02web.zoom.us/j/85400412408?pwd=aWo4NkpPK1kwS0JCRnJiRFZoYk9PQT09>

Webinar ID: 854 0041 2408

Passcode: 554604

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 the February 15, 2022 Planning and Zoning Board meeting.

4. OLD BUSINESS

5. NEW BUSINESS

- A. H2021-06 (R) – Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd.

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, FEBRUARY 15, 2022**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

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

A.

AGENDA ADOPTION

MOTION

Rodney Garner made a motion to adopt the agenda as presented. Second was made by Kevin Hutchins.

The motion passed 6-0.

B.

SPECIAL PRESENTATIONS

C.

PUBLIC COMMENT

2.

CONSENT AGENDA

A. Planning Board meeting minutes of November 16, 2021 Planning and Zoning Board meeting.

MOTION

Kevin Hutchins made a motion to approve the Consent Agenda. Second was made by Thelma Thorne-Chapman. **The motion passed 6-0.**

3.

OLD BUSINESS

4.

NEW BUSINESS

A.

Consider a rezoning request to add a portion of parcel to modify the previously approved Farmington PUD (H2021-13- R)

MVP Properties, on behalf of the property owners of parcel 5506-13-9416 has submitted a request to rezone a portion of this parcel, approximately 1.557 acres of land located along the edge of Farmington PUD off Farmington Ridge Pkwy. The applicant proposes to rezone/annex and develop the parcel as part of the established Planned Unit Development (PUD) for Farmington. To achieve this, the applicant is requesting that the property be rezoned from Cabarrus County OI (Office/Institutional) to Town of Harrisburg PUD (Planned Unit Development). It is part of the land swap associated with another Rezoning H2021-14-R that will take away a portion of original PUD. The property in question is in the County and requires annexation. A Town Council public hearing will be held to take action on the rezoning and annexation 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 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 dedicate a 25 ft greenway easement (except for portions of multiuse path along Streets) and construct a 10 ft wide asphalt greenway as shown on plan, to meet requirements of article 6.5.5 of the UDO. The greenway shall be constructed prior to 50% completion of each residential pod (areas 2 and 3).
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees to install all required phased improvements as required by the final approved traffic analysis and at the direction of NCDOT.
5. Applicant agrees to the final design of Farmington Ridge Parkway and other streets within the development as depicted in sheets RZ-3 and RZ-4 of the Site Plan.
6. Applicant agrees to assess the pavement structure for the existing portions of Farmington Ridge Parkway and bring this portion of street up to current town standards as needed to accommodate the increased traffic this proposed development will place on this structure. This will be completed as part of Phase I, along with newly constructed Farmington Ridge Parkway.
7. Applicant agrees to construct Farmington Ridge Parkway in its entirety throughout the site as part of phase I of the development.
8. Applicant agrees that there will be no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.
9. The applicant agrees to install greenway and amenities such as trash receptacles and benches along the greenway during greenway construction.
10. Applicant agrees to remove animal shelters as an allowed use in this PUD district.

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

MOTION:

Kevin Schaffner made a motion to recommend approval of H2021-13-R with the following conditions and sent it on to the Town Council for their consideration with a second from Kevin Hutchins. **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:

Thelma Thorne-Chapman made a motion to approve the proposed Consistency Statement with a second from Kevin Schaffner. **The motion passed 6-0.**

B.

Consider a rezoning request to remove a portion of parcel and modify the previously approved Farmington PUD (H2021- 14-R)

MVP Properties, on behalf of the property owners of parcel 5506-12-7903 has submitted a request to rezone a portion of this parcel, approximately 1.38 acres of land located along the edge of Farmington PUD off Farmington Ridge Pkwy. The applicant proposes to develop the parcel as Office and Institutional and be removed from originally approved Farmington PUD. This particular parcel is proposed to be office or institutional. To achieve this, the applicant is requesting that the property be rezoned from Town of Harrisburg PUD (Planned Unit Development) to O-I (Office and Institutional). It is part of the land swap associated with Rezoning H2021-13-R that will add a new parcel into the PUD. The property in question is in the Town Limits and does not require annexation, upon rezoning

and removal from the PUD the property will remain within Town Limits. 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 Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request.

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

MOTION:

Kevin Schaffner made a motion to recommend approval of H2021-14-R with the following conditions and send it on to the Town Council for their consideration with a second from Kevin Hutchins. **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:

Rodney Garner made a motion to approve the proposed Consistency Statement with a second from Thelma Thorne-Chapman. **The motion passed 6-0.**

C.

Consider rezoning of 2 parcels off of Paul Linker PL associated with an annexation request (H2022-01-R)

The property owners of parcel 5527-12-6235 and 5527-12-7291 have submitted a request to rezone these parcels, approximately 4.233 acres of land located off Paul Linker PL. The applicant proposes to annex two parcels into the Town of Harrisburg town limits to have access to a Towns' sewer services for each lot. The two lots are currently in Cabarrus County. To achieve this, the applicant is requesting that the properties be rezoned from County LDR (Low Density Residential) to RL (Residential Low Density). The RL district has a maximum density of 1 dwelling unit per acre. The proposed density is 0.47 dwelling units per acre and the lot meets the RL dimension requirements per the UDO. The property in question is in the County and requires annexation. A Town Council public hearing will be held to take action on the rezoning and annexation upon the recommendation of the Planning and Zoning Board. A staff report is attached for more information, there is no site-specific plans for these parcels. Staff is recommending approval of the rezoning requests presented.

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

MOTION:

Kevin Hutchins made a motion to recommend approval of H2022-01-R and send it on to the Town Council for their consideration with a second from Jacob Carpenter. **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:

Thelma Thorne-Chapman made a motion to approve the proposed Consistency Statement with a second from Kevin Schaffner. **The motion passed 6-0.**

5.

STAFF UPDATES/INFORMATION

- We will be having a Neighborhood meeting this Thursday for Cookout drive thru, this project has been in the pipeline for about a year now, I think you are going to like the design we have come up with. There have been some changes made to the drive thru that will help. Please join us if you can.
- Several projects are currently under staff review, once they are completed, we will be bringing them to the Board.
- Town Council is getting closer to announcing our new Town Manager.

6.

ADJOURNMENT

MOTION:

There being no further business, Andy Rathke made a motion to adjourn, with a second from Kevin Hutchins. **The motion passed 6-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



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, check or money order made payable to the Town of Harrisburg

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.



Subject Property Information

1. Street Address 10151 Robinson Church Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0037.00 -- --
3. Deed Reference Book 14248 Page 0235
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 29.33 acres
6. Street Frontage (feet) 920
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CR Land Use Residential
 - South: Zoning CR Land Use Residential
 - East: Zoning CR Land Use Residential
 - West: Zoning CR Land Use Residential
9. Request to Change Zoning From CR to RM-1
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: To allow for single family subdivision



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	Martha Frances Strawn Iley Revocable Trust
Address	2823 Providence Rd #345 Charlotte NC 28211
Phone	704-516-0814
Fax	
Email:	rxhodde@gmail.com
Signature	<u>Deborah Hodde</u> 05-24-2021

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

14. Applicant (if any)	
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.



Subject Property Information

1. Street Address 10483 Robinson Church Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0038.00 -- --
3. Deed Reference Book 566 Page 0208
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 10.82 acres
6. Street Frontage (feet) 635
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CR Land Use Residential
 - South: Zoning CURL Land Use Residential
 - East: Zoning CR Land Use Residential
 - West: Zoning CR Land Use Residential
9. Request to Change Zoning From CR to RM-1
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: To allow for single family subdivision



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	Janice G. Smith Miriam I. Ward
Address	10483 Robinson Church Rd Harrisburg NC 28075
Phone	704-568-1525 817-488-1650
Fax	
Email:	jgsmith@carolina.rr.com miriamward524@yahoo.com
Signature	<u>Janice G. Smith</u> <u>Miriam Ward</u>

05-24-2021

05-24-2021

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

14. Applicant (if any)	_____
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.



HarrisburgNC

The right side of opportunity

Subject Property Information

1. Street Address 10555 Peach Orchard Road
2. PIN(s) (10 digit#) 01 -- 025 -- 0037.10 -- --
3. Deed Reference Book not listed Page not listed
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 13.06 acres
6. Street Frontage (feet) 50
7. Current Land Use Residential
8. Surrounding Land Use and Zoning Classification
 - North: Zoning CR Land Use Residential
 - South: Zoning CURL Land Use Residential
 - East: Zoning CR Land Use Residential
 - West: Zoning CR Land Use Residential
9. Request to Change Zoning From CR to RM-1
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: To allow for single family subdivision



HarrisburgNC

The right side of opportunity

Owner/Agent/Applicant Information

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

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

12. Property Owner

Address

Phone

Fax

Email:

Signature

DAVID & SANDRA BILBRO

10555 PEACH ORCHARD ROAD

704-467-3997

DBILBRO@BELL SOUTH.NET

Sandra W. Bilbro

13. Agent (if any)

Address

Phone

Fax

Email

Signature

14. Applicant (if any)

Address

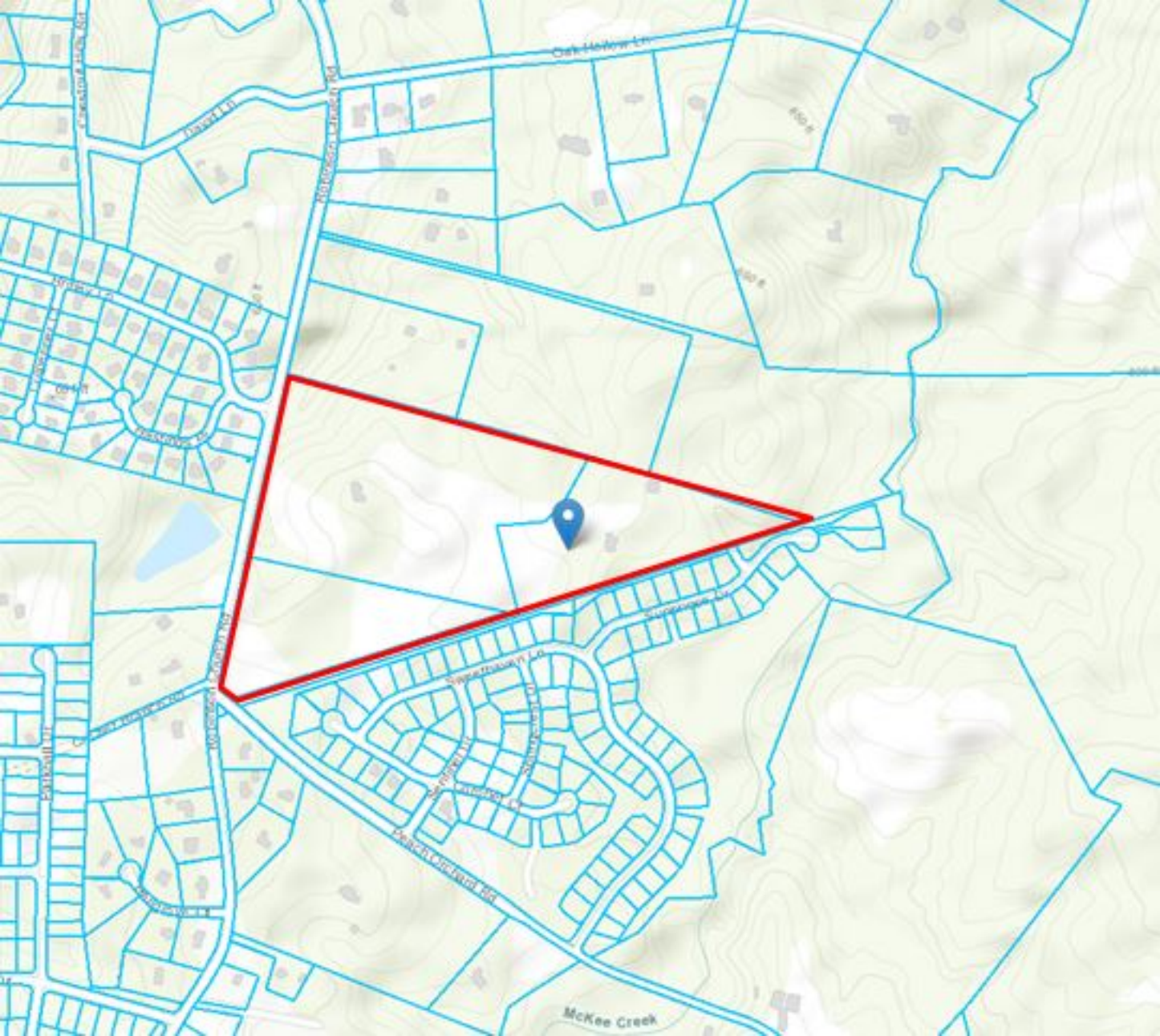
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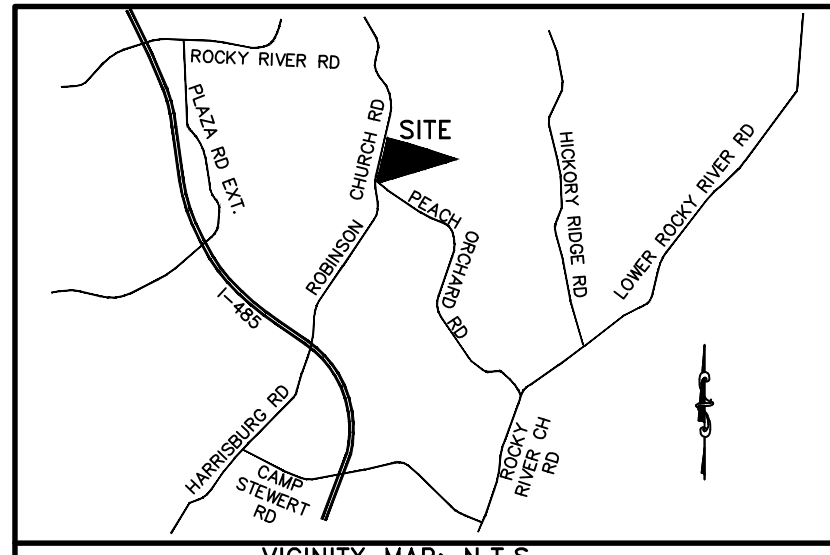
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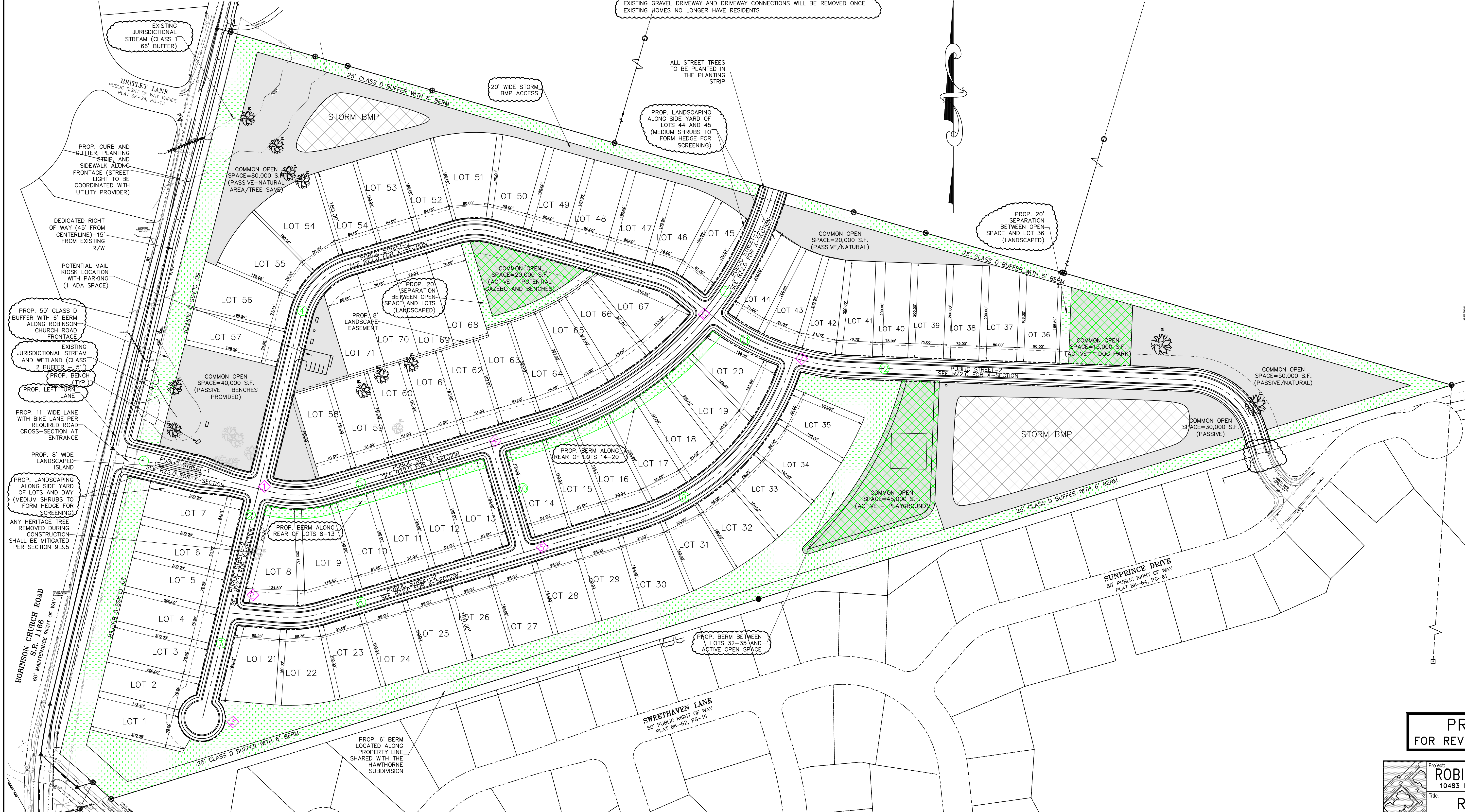
NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.





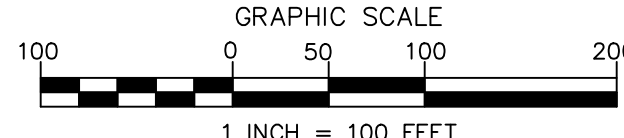
DEVELOPMENT DATA:
PROJECT NAME: ROBINSON CHURCH ROAD
OWNER/AGENT: DRB GROUP
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
EXIST. ZONING: CR JURISDICTION: HARRISBURG
PROP. ZONING: RM-1
SETBACKS: FRONT=25', SIDE STREET=10', SIDE=10', REAR=25'
MINIMUM LOT WIDTH: 75' WIDE (MEASURE AT FRONT SETBACK (25' FROM R/W))
MINIMUM LOT DEPTH: 125' DEEP
TAX PARCEL #: 55059716030000, 55059841670000, 55150850850000
PROPOSED USE: RESIDENTIAL
TOTAL SITE AREA: ±2,317,827/53.21 SQ. FEET/ACRES
PROPOSED SINGLE FAMILY: 71 LOTS
PROPOSED DENSITY: 1.33 UNITS/ACRE
MIN. LOT SIZE: 15,000 S.F.
LINKS: 12, NODES: 7, RATIO: 1.71
EXTERNAL ACCESS: 3-INCLUDING FUTURE
LINK 1: 310' LINK 7: 297'
LINK 2: 270' LINK 8: 645'
LINK 3: 230' LINK 9: 742'
LINK 4: 1,341' LINK 10: 245'
LINK 5: 507' LINK 11: 202'
LINK 6: 545' LINK 12: 1,058'
*LINK 3 ENDS WITH CUL-DE-SAC AND IS LESS THAN 1000' IN LENGTH

TRASH NOTE:
TRASH WILL BE CURB SIDE PICK UP
UTILITY NOTE:
PUBLIC WATER AND SEWER WILL BE EXTENDED TO SERVE SITE
OPEN SPACE REQUIRED: 185,426 S.F. (8%)
ACTIVE OPEN SPACE REQUIRED: 0.025 AC. * 71 = 1.775 AC.
OPEN SPACE (PASSIVE) PROVIDED = 220,000 S.F./9.05 AC.
OPEN SPACE (ACTIVE) PROVIDED = 80,000 S.F./1.84 AC.
TOTAL OPEN SPACE PROVIDED (ACTIVE AND PASSIVE) = 300,000 S.F./6.89 AC.
DEVELOPER TO PAY IN LIEU OF DEDICATED PUBLIC OPEN SPACE
BUFFERS WITH BERMS (6" HIGH BERMS AS LABELED ON PLAN)
PROPOSED STORM WATER BMP
ACTIVE OPEN SPACE WILL INCLUDE DOG STATIONS, BENCHES, A PLAYGROUND, POTENTIAL GAZEBO, OPEN-AIR SHELTER AND ENHANCED LANDSCAPING. A LARGE EXPANSE OF FIELD WILL BE PROVIDED FOR RECREATIONAL ACTIVITIES AS SHOWN. SIDEWALK/TRAIL PROVIDED AS SHOWN
*EXACT FINAL LOCATION OF AMENITIES TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS
EXISTING GRAVEL DRIVEWAY AND DRIVEWAY CONNECTIONS WILL BE REMOVED ONCE EXISTING HOMES NO LONGER HAVE RESIDENTS



PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project: ROBINSON CHURCH ROAD
10483 ROBINSON CHURCH RD., HARRISBURG, NC
Title: REZONING PLAN
File #: 20207-SK.DWG Date: 2/24/22 Project Egr: FBL
Design By: FBL
Drawn By: CBH
Scale: 1"=100'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335
RZ1.0



NO.	BY	DATE	REVISION

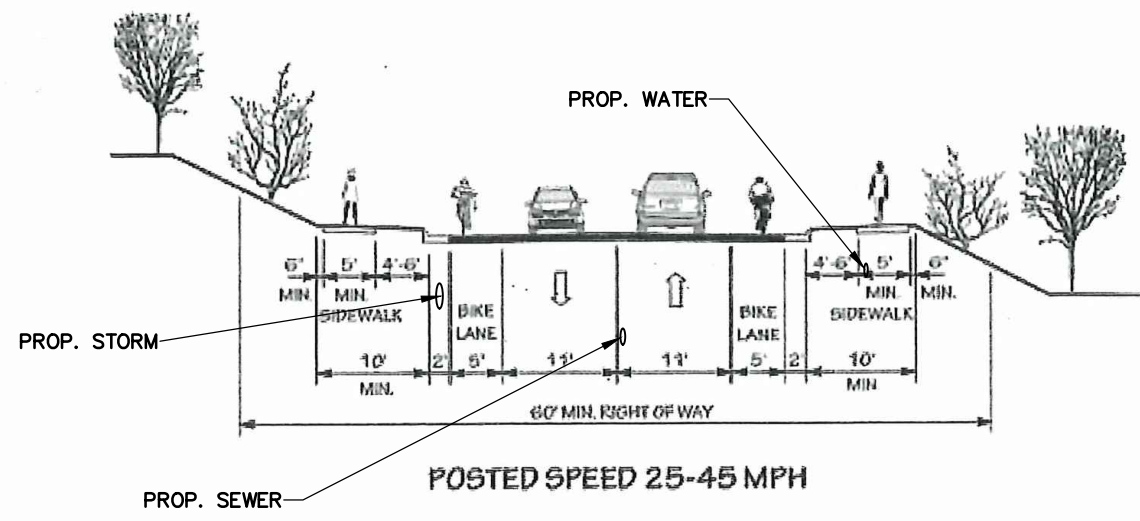
- A. **General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DRB Group (the "Petitioner") to accommodate the development of that approximately 53.31 acre site located on the east side of Robinson Church Road just north of Peach Orchard Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 05505971603000, 55059841670000, and 55150850850000.
 - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Harrisburg Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish alternative standards, the regulations established under the Ordinance for the RL-Cluster zoning district shall govern the development and use of the Site.
 - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placements and sizes of the building footprints as well as the public streets depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- B. **Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 71 single family lots and to any incidental and accessory uses relating thereto that are allowed in the RL-Cluster zoning district.
- C. **Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation.
 - As depicted on the Rezoning Plan, the Site will be served by public streets. Minor adjustments to the locations of the internal streets shall be allowed during the construction permitting process.
 - A left turn lane into the site from Robinson Church Road will be provided.
- D. **Architectural Standards**
- The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, and cementitious fiber board siding. Vinyl or aluminum as a building material may be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile and/or metal.
- E. **Streetscape and Landscaping**
- The Site shall meet the provisions of the Ordinance related to connectivity provided.
 - The Petitioner shall comply with Tree Preservation and Stormwater requirements.
- F. **Lighting**
- All freestanding lighting fixtures installed on the Site by Petitioner (excluding street lights, lower, decorative lighting that may be installed along the driveways, private alleys/streets, sidewalks and walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any freestanding lighting fixture installed on the Site by Petitioner, including its base, shall not exceed 21 feet.
- G. **Environmental Features/Greenway**
- The development of the Site will comply with the Town of Harrisburg Tree Ordinance.
 - Petitioner shall comply with the Town of Harrisburg approved and adopted Stormwater Ordinance.
- H. **Binding Effect of the Rezoning Documents and Definitions**
- Future amendments to the Site Development Data may be applied for by the Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

- Additional Notes:**
- The developer will coordinate road names with Cabarrus County E911 Addressing during permitting of the project.
 - All street trees shall be planted in the planting strip.
 - All lots will be served by gravity flow.
 - Any heritage tree removed during construction shall be mitigated per section 9.3.5.
 - Final pond configuration of the stormwater ponds may interfere with the total number of lots.
 - All stormwater control measures shall be wet ponds with fountains with a minimum depth of 10' over 25% of the permanent pool area.
 - All stormwater BMP's shall be the sole responsibility of the developer and prior to turn over to any management company or HOA, the developer shall oversee the establishment of an escrow account, which can be spent solely for sediment removal, structural, biological or vegetative replacement, major repair or reconstruction of the SCMs. If SCMs are not performing adequately or as intended or are not properly maintained, the town, in its sole discretion may remedy the situation, and in such instances, the town shall be fully reimbursed from the escrow account. Escrowed funds may be spent by the association for sediment removal, structural, biological or vegetative replacement, major repair and reconstruction of the SCMs, provided that the town shall first consent to the expenditure. Both developer contribution and annual sinking funds shall fund the escrow account. Prior to plat recordation or issuance of construction permits, whichever shall first occur, the developer shall pay into the escrow account an amount equal to 25% of the initial construction cost of the SCMs. The HOA shall contribute 50% of the initial construction cost into a sinking fund budget within the first fifteen years following initial construction of the SCMs. Funds shall be deposited each year into the escrow account. A portion of the annual assessments of the association shall include an allocation into the escrow account. Any funds drawn down from the escrow account shall be replaced in accordance with the schedule of anticipated work used to create the sinking fund budget, per Harrisburg Code of Ordinances.
 - Stormwater submittal checklist and site design checklist will be completed and included with first construction document submittal.
 - Final construction documents shall be comply with TIA requirements. This site falls under the TIA threshold.
 - Intersections shall meet minimum spacing requirements.
 - Mail kiosk will be provided with construction documents. Kiosk parking will meet ADA requirements and not interfere with traffic flow.
 - Sidewalk, curb and gutter, trees and lighting will be required on all road frontages.
 - Full review of roads, utilities, and stormwater facilities will be conducted during the construction drawing review and may result in a loss of lots.
 - The plan will adhere to the Town of Harrisburg Stormwater Drainage Manual and UDO.

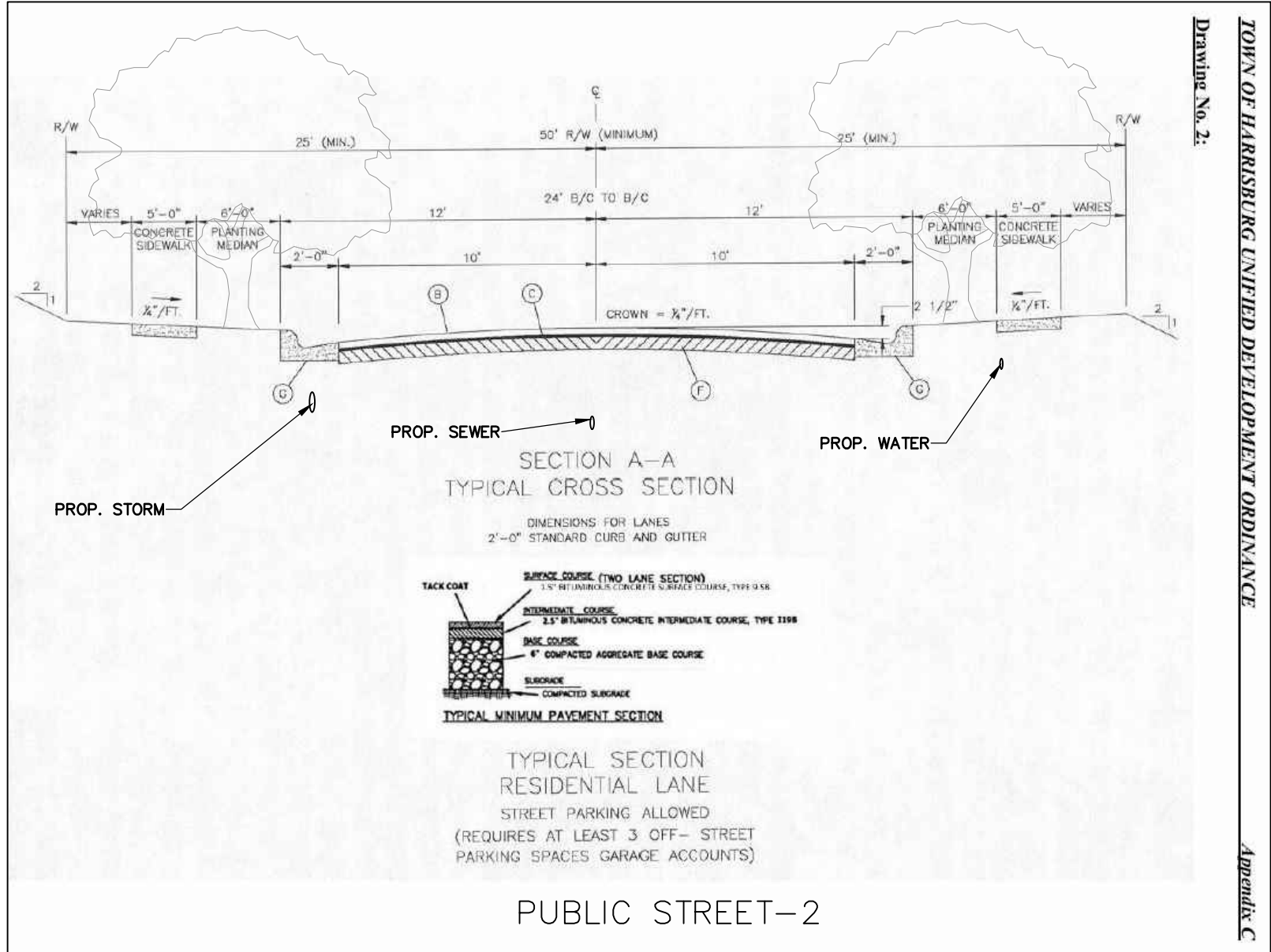
- DRAFT CONDITIONS**
- Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
 - Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
 - 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.
 - Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
 - Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
 - 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.
 - Applicant agrees to provide a minimum 4 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
 - Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
 - Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
 - 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.
 - Applicant agrees the storm water facility shall be surrounded by 4-rail vinyl farm fence.
 - 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.

HARRISBURG CTP RECOMMENDED TYPICAL SECTIONS

TYPICAL SECTION No. 2E 2 LANE UNDIVIDED WITH CURB & GUTTER, BIKE LANES, AND SIDEWALKS



PUBLIC STREET-1



TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE
DRAWING No. 2E
JANUARY 2021

PRELIMINARY
FOR REVIEW PURPOSES ONLY

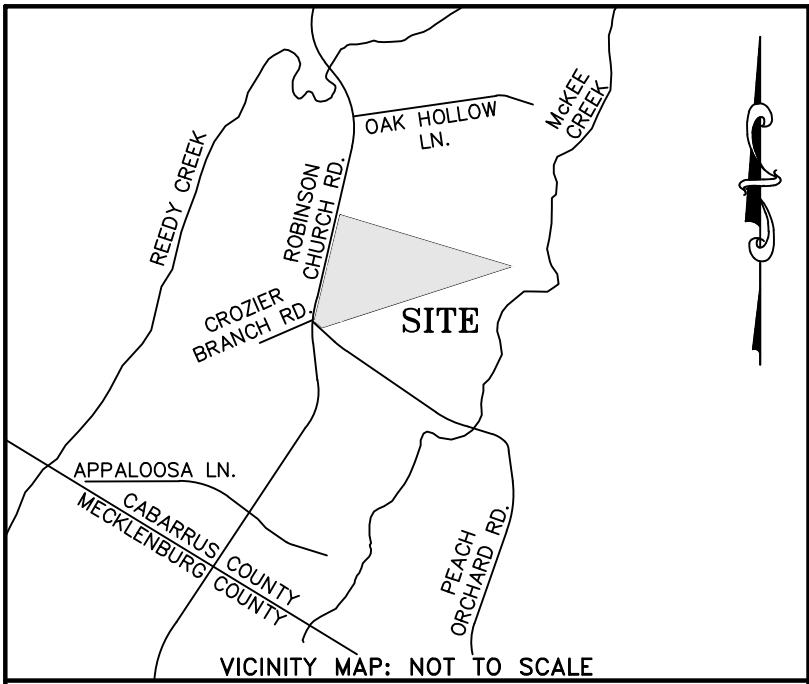
Project: **ROBINSON CHURCH ROAD**
10483 ROBINSON CHURCH RD., HARRISBURG, NC

Title: **REZONING NOTES**

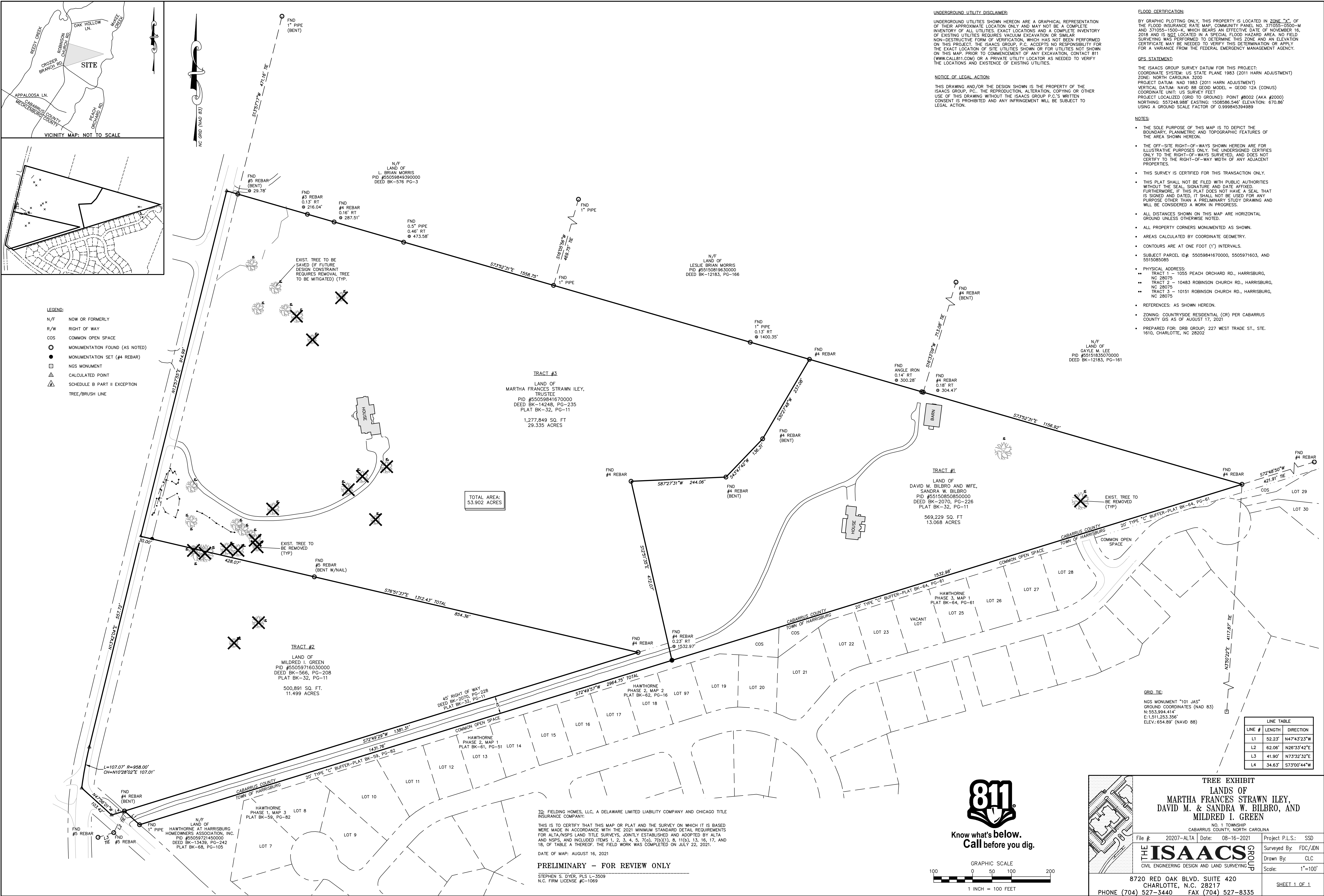
File #: 20207-SK.DWG | Date: 7/14/21 | Project Egr: FBL
Design By: FBL
Drawn By: CBH
Scale: N.T.S.

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0



- LEGEND:
- N/F NOW OR FORMERLY
 - R/W RIGHT OF WAY
 - COS COMMON OPEN SPACE
 - MONUMENTATION FOUND (AS NOTED)
 - MONUMENTATION SET (#4 REBAR)
 - NGS MONUMENT
 - △ CALCULATED POINT
 - △ SCHEDULE B PART II EXCEPTION
 - △ TREE/BRUSH LINE



UNDERGROUND UTILITY DISCLAIMER:

UNDERGROUND UTILITIES SHOWN HEREON ARE A GRAPHICAL REPRESENTATION OF THEIR APPROXIMATE LOCATION ONLY AND MAY NOT BE A COMPLETE INVENTORY OF ALL UTILITIES. EXACT LOCATIONS AND A COMPLETE INVENTORY OF EXISTING UTILITIES REQUIRES VACUUM EXCAVATION OR SIMILAR NON-DESTRUCTIVE FORM OF VERIFICATION, WHICH HAS NOT BEEN PERFORMED ON THIS PROJECT. THE ISAACS GROUP, P.C. ACCEPTS NO RESPONSIBILITY FOR THE EXACT LOCATION OF SITE UTILITIES SHOWN OR FOR UTILITIES NOT SHOWN ON THIS MAP. PRIOR TO COMMENCEMENT OF ANY EXCAVATION, CONTACT 811 (WWW.CALL811.COM) OR A PRIVATE UTILITY LOCATOR AS NEEDED TO VERIFY THE LOCATIONS AND EXISTENCE OF EXISTING UTILITIES.

NOTICE OF LEGAL ACTION:

THIS DRAWING AND/OR THE DESIGN SHOWN IS THE PROPERTY OF THE ISAACS GROUP, P.C. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THE ISAACS GROUP P.C.'S WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 371055-0500-M AND 371055-1500-K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 16, 2018 AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GPS STATEMENT:

THE ISAACS GROUP SURVEY DATUM FOR THIS PROJECT:
COORDINATE SYSTEM: US STATE PLANE 1983 (2011 HARN ADJUSTMENT)
ZONE: NORTH CAROLINA 3200
PROJECT DATUM: NAD 1983 (2011 HARN ADJUSTMENT)
VERTICAL DATUM: NAVD 88 GEOID MODEL = GEOID 12A (CONUS)
COORDINATE UNIT: US SURVEY FEET
PROJECT LOCALIZED (GRID TO GROUND): POINT #8002 (AKA #2000)
NORTHING: 557248.988' EASTING: 1505886.546' ELEVATION: 670.86'
USING A GROUND SCALE FACTOR OF 0.999845394989

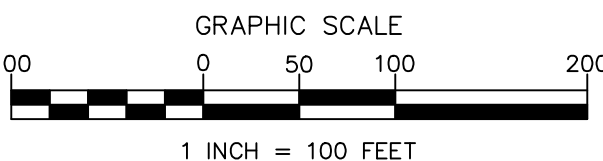
- NOTES:
- THE SOLE PURPOSE OF THIS MAP IS TO DEPICT THE BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC FEATURES OF THE AREA SHOWN HEREON.
 - THE OFF-SITE RIGHT-OF-WAYS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
 - THIS PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.
 - ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
 - ALL PROPERTY CORNERS MONUMENTED AS SHOWN.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - CONTOURS ARE AT ONE FOOT (1') INTERVALS.
 - SUBJECT PARCEL ID# 55059841670000, 5505971603, AND 5515085085
 - PHYSICAL ADDRESS:
 - TRACT 1 - 1055 PEACH ORCHARD RD., HARRISBURG, NC 28075
 - TRACT 2 - 10483 ROBINSON CHURCH RD., HARRISBURG, NC 28075
 - TRACT 3 - 10151 ROBINSON CHURCH RD., HARRISBURG, NC 28075
 - REFERENCES: AS SHOWN HEREON.
 - ZONING: COUNTRYSIDE RESIDENTIAL (CR) PER CABARRUS COUNTY GIS AS OF AUGUST 17, 2021
 - PREPARED FOR: DRB GROUP; 227 WEST TRADE ST., STE. 1610, CHARLOTTE, NC 28202

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.23'	N47°43'23"W
L2	62.06'	N26°33'42"E
L3	41.90'	N73°32'32"E
L4	34.63'	S73°00'44"W

GRID TIE:
NGS MONUMENT "101 JAS"
GROUND COORDINATES (NAD 83)
N: 553,994.414'
E: 1,511,253.356'
ELEV: 654.89' (NAVD 88)



Know what's below.
Call before you dig.



TO: FIELDING HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDED ITEMS 1, 2, 3, 4, 5, 7(c), 7(b)(1), 8, 11(d), 13, 16, 17, AND 18, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 22, 2021.

DATE OF MAP: AUGUST 16, 2021

PRELIMINARY - FOR REVIEW ONLY

STEPHEN S. DYER, PLS L-3509
N.C. FIRM LICENSE #C-1069

TREE EXHIBIT

LANDS OF
MARTHA FRANCES STRAWN ILEY,
DAVID M. & SANDRA W. BILBRO, AND
MILDRED I. GREEN

NO. 1 TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA

File #: 20207-ALTA Date: 08-16-2021 Project P.L.S.: SSD

Surveyed By: FDC/UDN

Drawn By: CLC

Scale: 1"=100'

8720 RED OAK BLVD. SUITE 420

CHARLOTTE, N.C. 28217

PHONE (704) 527-3440 FAX (704) 527-8335

SHEET 1 OF 1



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: March 8, 2022

SUBJECT:

Request H-2021-06-(R): To rezone approximately 53.21 acres from Cabarrus County CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density)

Location: The subject property is located at the northeastern corner of Robinson Church Road and Peach Orchard Road intersection (PINs 5505-97-1603, 5505-98-4167, and 5515-08-5085).

Applicant: DRB Group represented by The Isaacs Group, PC

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held November 18, 2021

BACKGROUND:

Area: ±53.21 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Countryside Residential (CR), Cabarrus County
South - Residential Low (RL) Town
East - Residential Low (RL) Town and Countryside Residential (CR), County
West - Countryside Residential (CR), County

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

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 71 detached units. To achieve this, the applicant is requesting that the property be rezoned from CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density).
- The proposed density of the site is 1.33 dwelling units per acre. The proposed project is in a Low-Density Residential area per the Harrisburg Area Land Use Plan (HALUP), allowing low to moderate density residential development of 1 to 2 units/acre. Upon approval of this rezoning, the density will be capped at 1.33 units/acre and the site plan will be attached with the land.
- Per the Town subdivision regulations, the applicant is providing dedicated public open space. The applicant proposes the development of 1.84 acres of active open space as part of the development along with 5.05 acres of passive open space. The developer has offered to pay a fee-in-lieu of the Common Public Open Space requirement.
- 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 properties are currently within Cabarrus County zoning jurisdiction, so they will need to be annexed to the town limits of the Town of Harrisburg.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 53.21 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 residential uses on moderately sized lots.*

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 RM-1 zoning district is appropriate for this land use classification per the HALUP recommendation.

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

The benefits to the owner of the property would be that single-family residential development at the proposed density of 1.33 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, increased buffers (more than what is required in the UDO) adjacent to the neighboring properties, and the construction of a portion of future connection from Robinson Church Road to Hickory Ridge Road.

The addition of seventy-one (71) single-family attached homes has no detrimental impact to the surrounding community. There will be an entrance on Robinson Church Road and connections to the vacant parcel to the north and Denman Drive to the south connecting Hawthorne subdivision that connects to Peach Orchard Rd.

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 is located along Robinson Church Road and sewer is available to the west and south. 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 seventy-one (71) homes. Access will be reviewed and permitted by the Town and NCDOT during the Construction Documents (CDs)

review. The adopted Community Transportation Plan (CTP) and the HALUP identified a future street connecting Robinson Church Rd and Hickory Ridge Rd going through the proposed project parcels, a portion of the street is being designed and built to meet future connectivity goal.

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) -	<u>109%</u>
Middle (Hickory Ridge MS) -	<u>93%</u>
High (Hickory Ridge HS) -	<u>112%</u>

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Hickory Ridge ES) -	<u>112%</u>
Middle (Hickory Ridge HS) -	<u>94%</u>
High (Hickory Ridge HS) -	<u>114%</u>

As per Cabarrus County Schools, the Single-family homes in this development will generate upon full buildout an additional 27 elementary students, 14 middle school students, and 18 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 (1.33 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);**

The property is mostly vacant, with single family homestead.

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

Land supply is not a direct issue in this area.

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

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

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

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

The rezoning application to RM-1 district to the property, with the proposed density limitation, is consistent with the density and lot size standards established for the base RM-1 Zoning District in the Unified Development Ordinance and Low-Density Residential land use classification in the Land Use Plan.

The development proposal accompanying the rezoning request would restrict permitted uses to single family 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 RM-1 District.

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

The applicant intends to work with Harrisburg town staff in establishing appropriate improvements for the development. Landscaping buffers shown exceed the requirements in the UDO to meet the needs of the adjacent properties, and active/passive 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 primary 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 other materials 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 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 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 to fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
8. Applicant agrees to pay agreed upon fee-in-lieu of required common open space.
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.

ILEY

HARRISBURG, NC

Fielding Homes, LLC/DRB Group
Architecture Submittal for Discussion
June 22, 2022

STONEHAVEN



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 7

STONEFIELD



Stonefield



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6

ARLINGTON



Arlington



ELEVATION 1



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6



ELEVATION 7

MARION



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 6



ELEVATION 7

ARCHITECTURAL DETAILS

- Cementitious (Hardiplank) siding with brick and stone accents/details per elevation
 - No vinyl siding but vinyl windows, soffits and aluminum trim/garage doors allowed
- Finished floor raised a minimum of 12" above the front sidewalk\
- Exposed foundation to be clad with stone or brick
- 30-yr architectural shingles
- 6" minimum roof overhangs (eaves)
- Decorative garage doors with windows and hardware
- Garage Doors a minimum of 25' from public sidewalk/right of way



COMMUNITY MEETING REPORT
Petitioner: Fielding Homes/DRB Group
Robinson Church Road Subdivision

This Community Meeting Report is being filed with the Town of Harrisburg Planning Director pursuant to the provisions of the City Code.

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

Craig Thomas, senior planner with the Town of Harrisburg, sent out a meeting notice to all individuals and organizations adjacent to the property as required. A copy of the written notice is attached.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held in person at Town Hall and virtually on Thursday November 18, 2021. The virtual call was done by way of a Zoom meeting (instructions for the meeting were included with the notification letter). A copy of the letter has been provided with this report.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by a mix of participants both in person and virtually. The Petitioner was represented at the Community Meeting by James Martin of Fielding Homes/DRB Group (in person) and Benji Layman of The Isaacs Group, P.C. (virtual)

SUMMARY OF PRESENTATION/DISCUSSION:

Mr. Martin provided a presentation consisting of information about the builder and proposed product. Elevations and the site plan were presented along with an explanation of how the site plan was derived. As part of the presentation Mr. Martin touched on home square footages, price points, and lot sizes. A copy of the presentation has been provided with this report.

After the introduction of the project, there was an informal discussion between the petitioner's representatives and the citizens that were in attendance in which questions were asked relating to the project. We had the benefit of receiving questions from a neighbor by email prior the meeting that listed out 18 questions, which were the main topic by all neighbors throughout the meeting. Questions that were asked and how they were answered are as follows:

1. What will be the starting price tag per home in the new development?
Price point is anticipated to be between \$525,000 to \$610,000.
2. Is there a city ordinance that requires a road connection between Hawthorne and the new development?
Yes, the connection is needed to meet subdivision requirements and was requested by the Town.
3. Will you be making road improvements to widen Robinson Church Road to accommodate a turn lane from either direction into the new development as well as at Peach Orchard Rd?
Yes, we will be adding a left turn lane into the site.
4. What are your plans with the large common area between the two communities?
The details have not been decided yet, however, the area should be fairly flat and grassed allowing for an open space for recreational activities.
5. Would you be willing to add additional evergreen trees along the border between the communities to provide natural privacy and replace those trees lost due to construction?
There will be a buffer provided around the property and they will be planted with evergreens to provided screening between adjacent properties.
6. What amenities do you have planned for the new development?
The amenities will be the pockets of open space provided along with the larger open space area to provide for recreation activities.
7. Will all homes be 2 stories?
The elevations provided are for a two-story product.

8. Will there be an age restriction on the neighborhood or will it be open to all ages?
This neighborhood will be open to all ages.
9. What square footage will these homes begin at?
Homes will range anywhere from 2,460 s.f. to 3,660 s.f.
10. What is the projected timeline to start construction if rezoning is approved?
Once the rezoning process is finished, assuming it is approved, construction documents would begin and be submitted to the Town for approval. That process would take construction beginning towards the end of 2022/early 2023.
11. How has planning for proper school facilities been taken into consideration? Hickory Ridge Elem has only been open a year and there are already mobile units.
An analysis of the school has not been provided by the developer. Typically the impact of a subdivision this size is fairly minimal.
12. Vinyl siding or hardboard siding homes? Same style/caliber homes?
Again, spoke to price point and the homes will be hardboard or cementitious material.
13. Property values must be maintained. Will new development be in line with home values and quality of Hawthorne?
Price point is anticipated to be between \$525,000 to \$610,000 and will be comparable to the area.
14. There is a concern about the wash out from the current location of storm runoff area near Denman way and Sunprince Dr.
A storm water BMP will be provided to collect all run off from the site and discharge at a rate lower than the current condition. The development of this project should improve existing runoff issues.
15. What is the expected timeline for the construction? When will it start and when do you anticipate it would conclude? This is a question both for the development of the land and when you would turn it over to the builder, and then how long with the builder takes to complete all houses in the neighborhood?
Once the rezoning process is finished, assuming it is approved, construction documents would begin and be submitted to the Town for approval. That process would take construction beginning towards the end of 2022/early 2023. Completion would be contingent on sales.
16. Will there be a light at Peach Orchard and Robinson Church to help the flow of traffic?
A light at the intersection is not proposed with this development.
17. Current proposed entrance of new development is a location of multiple car crashes in past 2-3 years.
A left turn will be provided for the entrance into the development.
18. Is it the intention by the builder/developer that this development be absorbed or apart of Hawthorne community HOA?
This development will not be apart of the Hawthorne community.

Additional questions were asked over zoom and answered according. A copy of the question and answers over the zoom application has been provided with this report. We believe all questions were appropriately answered and addressed and appreciate all of the feedback and questions from the neighbors.

Respectfully submitted,
Benji Layman on the behalf of Fielding Homes/DRB Group, Petitioner



November 8, 2021

Neighborhood Meeting Notice

To Whom It May Concern;

Our records indicate that you own property in close proximity to the property located at parcel PINs 5505-97-1603, 5505-98-4167 and 5515-08-5085 located on the northeast corner Robinson Church Road and Peach Orchard Road. The property owner is requesting a rezoning of the parcel from County CR (Countryside Residential) to CZ-RL, Conditional Zoning Residential Low Density District. The purpose of the rezoning is to enable the property owner to develop and subdivide the property for seventy-one (71) single family homes.

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

Virtual Meeting Information:

Please click this URL to join.

<https://us02web.zoom.us/j/89900073633?pwd=c0swdkpqNjJMbmJGaGI4VDhkdmZhZz09>

Passcode: 956105

Or join by phone:

Dial: +13017158592

Webinar ID: 899 0007 3633

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

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

H2021-06-R Robinson Church Road at Peach Orchard Road Rezoning

Date: Thursday, November 18, 2021

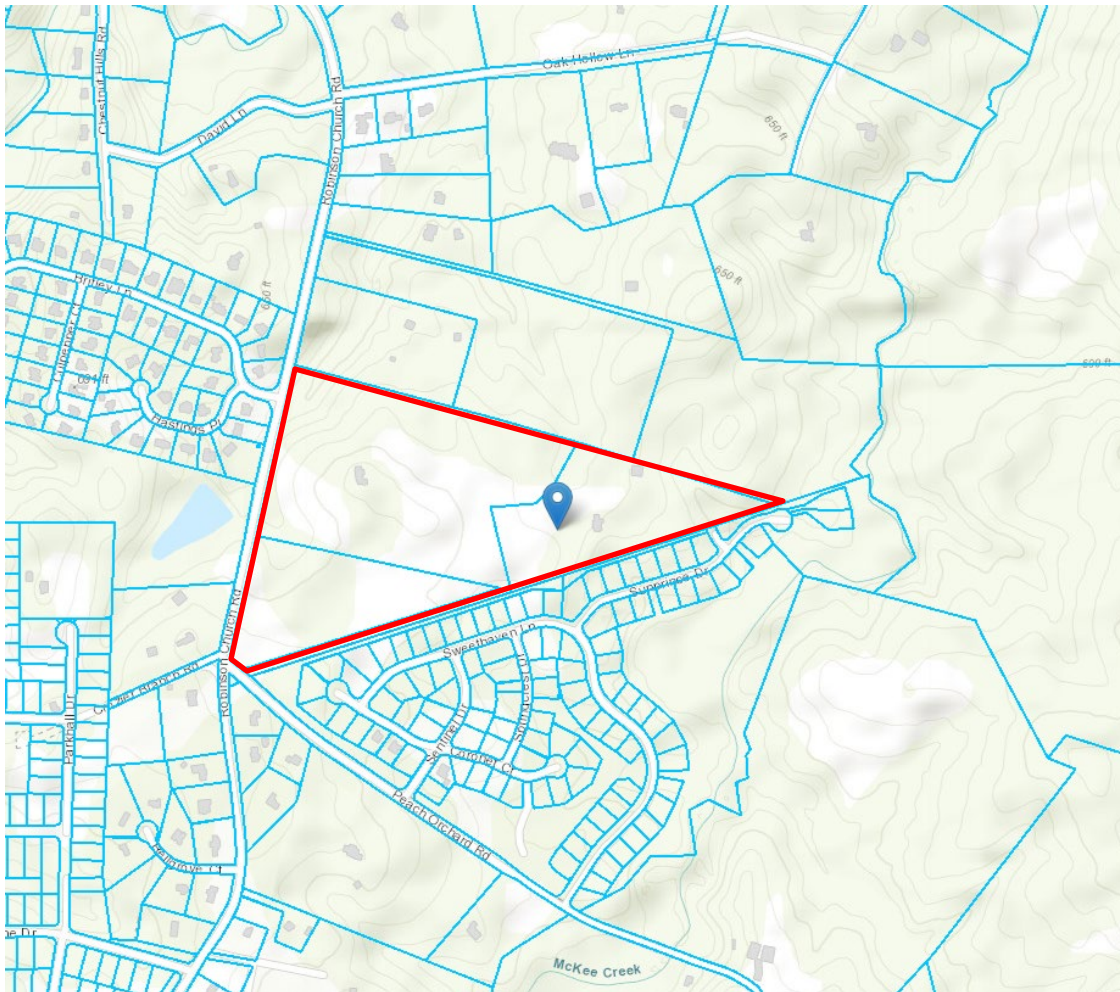
Time: 6:00 PM

Location: Virtual Meeting (see meeting information above)

Sincerely,

Craig Thomas
Senior Planner
Town of Harrisburg

Site Location Map (Properties highlighted below)



ILEY

HARRISBURG, NC

Fielding Homes, LLC/DRB Group

Community Introduction

November 18, 2021

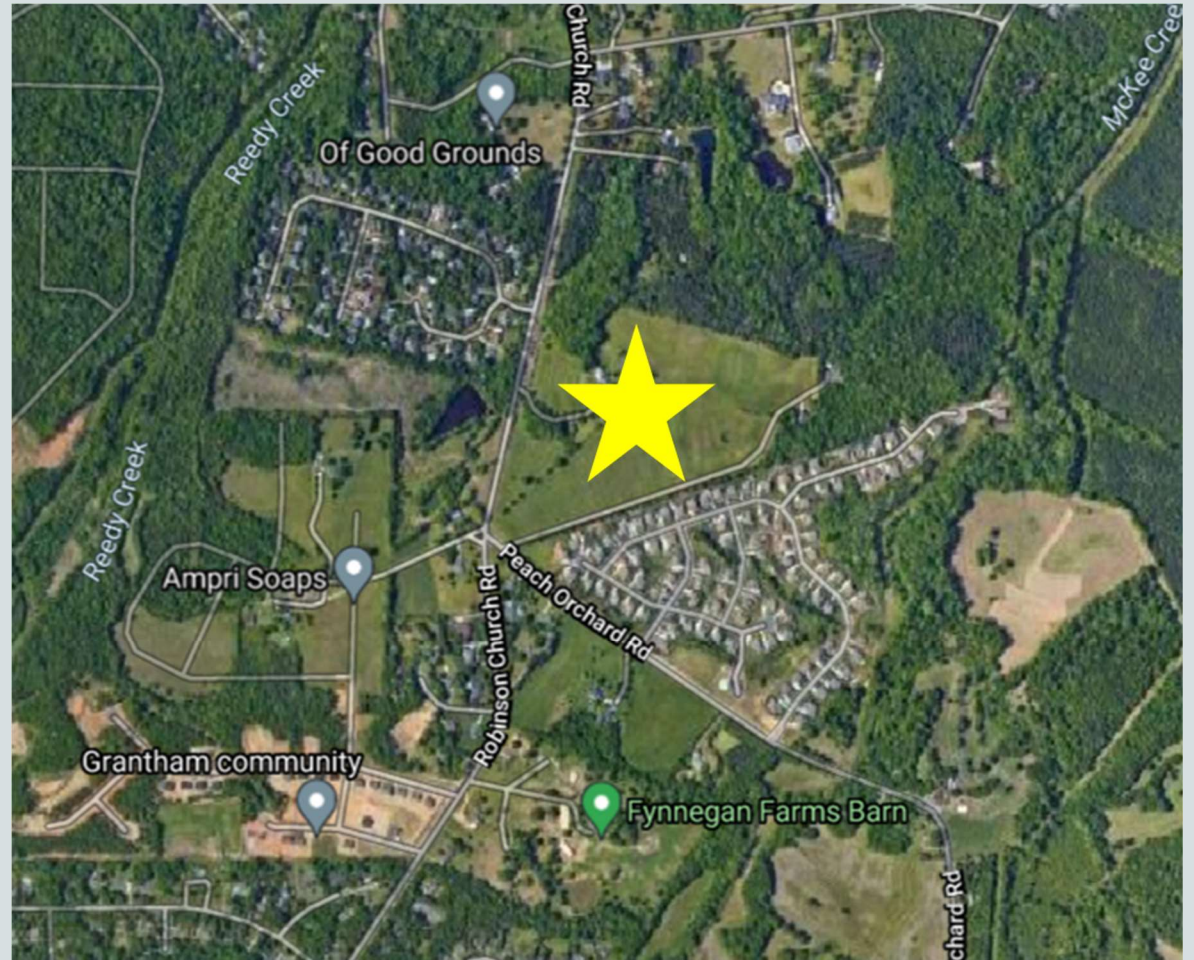
FIELDING HOMES, LLC DRB GROUP

- Regional Private Builder that builds in major markets throughout the Eastern US
- Founded in 1990, DRB Group is known for using high-quality building materials and offering modern home designs that can be personalized at design studios
- The Charlotte Team of DRB Group and The Isaacs Group are made up of **local** community development, homebuilding, and design professionals with 20+ years of Charlotte-area experience each



ILEY

- 53.2 Acres
- Located on Robinson Church Road just north of Peach Orchard Rd intersection
- Requesting Annexation and a Zoning designation of RL-Cluster (Residential Low Density-Cluster)



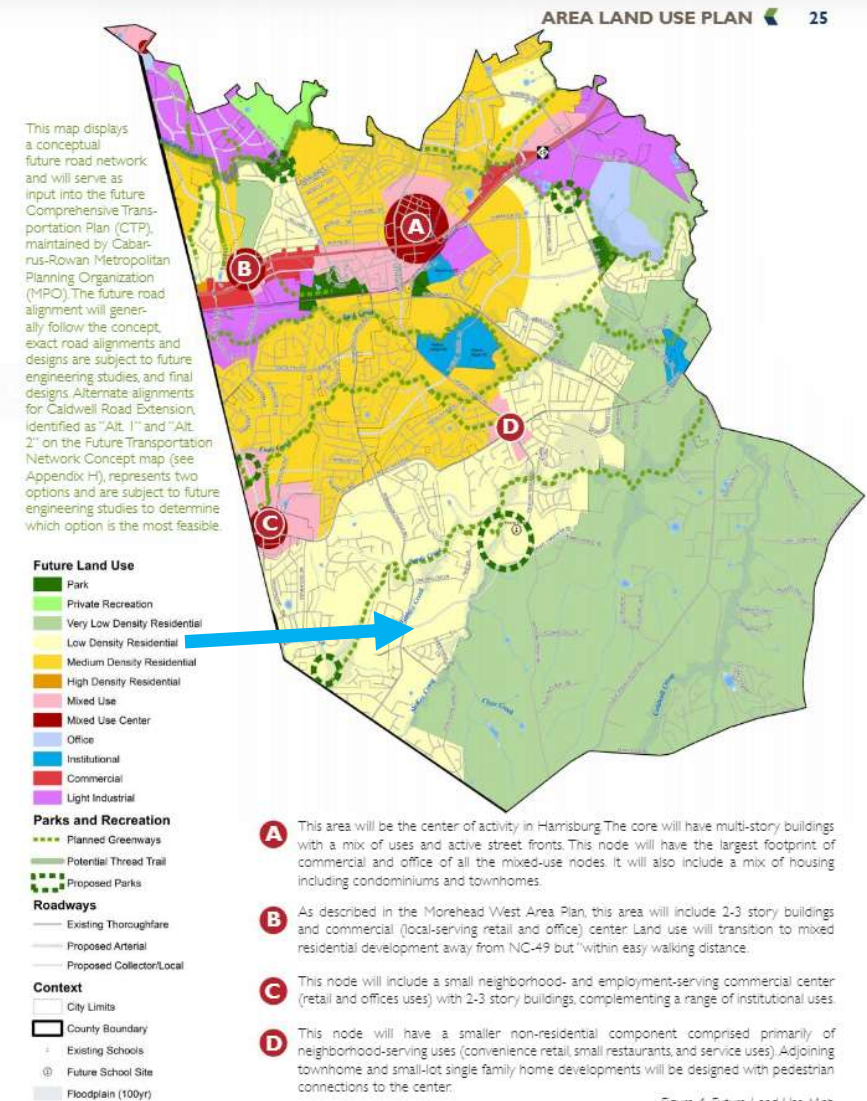
ILEY – LAND USE PLAN

- The Harrisburg Area Land Use Plan calls for this area to be Low Density Residential (see Page 25)
- Low Density Residential is defined as 1-2 dwelling units per acre made up of single-family detached homes (See Page 26)
 - If more open space is provided, smaller minimum lot sizes may be recommended
- A proposed Collector Road is also shown through the property (see blue arrow pointing to faint line running west to northeast through property)

Page 26 of the Harrisburg Land Use Plan

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.



ILEY SITE PLAN

1. Over 145 ft
from additional
Robinson Ch Rd
right of way to
homes

2. Over 250 ft
from property
line to lots

3. 50' Planted
Buffer along
Robinson Ch.
Rd



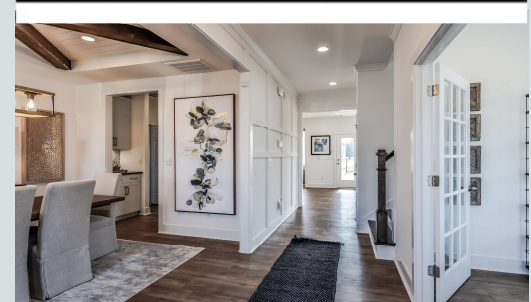
ILEY SITE PLAN

- Site Plan shows 71 lots on 53.2 acres
 - Density of 1.3 dwelling units per acre
 - **Consistent with Land Use Plan**
- Site Plan also shows Collector Road running from Robinson Church Rd and stubbing to the adjacent tract
 - **Consistent with Land Use Plan**
 - Has bike lanes and wider vehicle travel path
- Connectivity to Denman Drive in the adjacent Hawthorn community
- 16 acres of Open Space (30%)
 - Consistent with Conservation provisions
- Average Lot Size is 15,000 square feet
 - Range from 0.29 to 0.52 acres
 - **Matches Hawthorn lot size range**
- Large Open Space adjacent to Hawthorn Community to provide buffer
 - **Over 250 ft from property line to most rear lot lines**



ILEY ARCHITECTURAL DETAILS

- Cementitious (Hardiplank) siding with brick and stone accents/details per elevation
 - No vinyl siding but vinyl windows, soffits and aluminum trim/garage doors allowed
- Finished floor raised a minimum of 12" above the front sidewalk
- Brick or Stone Foundations
- 30-yr architectural shingles
- 6" minimum roof overhangs (eaves)
- Decorative garage doors with windows and hardware
- Garages a minimum of 25' from public sidewalk/right-of-way to allow for parking
- Square Footage Range - 2460 to 3660 sq. ft
- Anticipated Price Range - \$525,000 to \$610,000



From Laura to Everyone 06:01 PM

I have no sound

From Jay S to All Panelists 06:02 PM

The sound is very low still

From Tate to Everyone 06:11 PM

With more traffic on Robinson Church Rd - what are the initial high level plan for curbs, sidewalks and degress(turning) lanes - the road adjacent to the property is on a decent slope and fairly quick traffic

From Les Linthicum to Everyone 06:12 PM

I would think a traffic study would have to be done

From Benji Layman - The Isaacs Group to Everyone 06:12 PM

This is Benji Layman with The Isaacs Group, the engineer representative for Fielding Homes. We haven't gotten into the details of the design, but we will be required to do a left turn lane as well as add curb and sidewalk along our side of the street frontage

From Laura to All Panelists 06:12 PM

Please make an effort to speak into the mic. When you turn your head or move slightly there is a loss of clarity. Thanks

From Benji Layman - The Isaacs Group to Everyone 06:13 PM

The development does not meet the criteria of triggering a traffic study, however, we are subject to meeting DOT requests

From Tate to Everyone 06:15 PM

Thank you for sharing the left turn lane requirement. I do think I right turn lane would go along way for support from the local community.

From Terry Hill to All Panelists 06:16 PM

Are you able to email us this presentation?

From Me to All Panelists 06:17 PM

it will be posted on the website. Thx

From Laura to Everyone 06:18 PM

repeat square footage of lots please. Babysitting a preschooler & missed that slide

From Laura to All Panelists 06:19 PM

Sound is much better now

From Terry Hill to All Panelists 06:20 PM

Is the exit/entrance off of Robinson Church Rd. right across from Britley neighborhood entrance? If so, what are plans for traffic? traffic light, turn lanes? other?

From Benji Layman - The Isaacs Group to Everyone 06:21 PM

2460-3660 s.f.

From James Dain to Everyone 06:22 PM

You said there is a ordinance to connect to Hawthorn development. I know Addison Park only has one entrance

From Laura to All Panelists 06:23 PM

not SF of houses...SF of LOTS

From Heather Norman to Everyone 06:25 PM

what is storm bmp? is that going to be filled with water? what about mosquito control?

From John B to Everyone 06:26 PM

One of the most attractive features of Hawthorne is that all roofs are the same color. Will this be the case with Iley?

From Benji Layman - The Isaacs Group to Everyone 06:26 PM

Generally once you go over 50 lots, it is best practice to have two entrances. The stub at Denman was intended for future connection. We were asked to tie into that stub.

From Jay S to All Panelists 06:26 PM

Typically in Harrisburg if a storm retention area has water it's required they have a fountain to move that water around

From Benji Layman - The Isaacs Group to Everyone 06:27 PM

The storm water BMP's will be wet ponds based on drainage areas. This is a requirement of the Town and State for water quality and detention purposes.

From Jay S to All Panelists 06:27 PM

Benji, is there a fountain or bubbler required too?

From James Dain to Everyone 06:29 PM

Please repeat question so we can here

From Rodney Dellinger to Everyone 06:29 PM

Please repeat the audience questions as they are not heard on zomm

From Bob McGowan to Everyone 06:29 PM

cannot hear Ryan's question

From Laura to Everyone 06:29 PM

please repeat the question / statement for those on Zoom

From James Dain to Everyone 06:31 PM

There is a lot of drainage all along the edge of Hawthorn towards connection road

From Benji Layman - The Isaacs Group to Everyone 06:31 PM

I think I'm muted, but I can answer questions about storm

From James Dain to Everyone 06:35 PM

Who asked for the road tie in ?

From Benji Layman - The Isaacs Group to Everyone 06:35 PM

I believe that came from the Town, but I will let Sushil confirm. That may have been in conjunction with NCDOT

From Laura to Everyone 06:36 PM

missed square footage on LOTS..sorry was distracted.

From Benji Layman - The Isaacs Group to Everyone 06:36 PM

they average 1/3 acre and range between 0.30 and 0.50 acres

From Jay S to All Panelists 06:37 PM

Probably 14,000 sqft minimum that's the zoning i think

From Laura to Everyone 06:38 PM

price point?

From Heather Norman to Everyone 06:38 PM

525-610

From James Dain to Everyone 06:38 PM

Is there Opposition From Hawthorn homeowners for the road connection

From Jay S to All Panelists 06:39 PM

Yes but Harrisburg is requiring

From James Dain to Everyone 06:39 PM

OK

From Richard Strickland to All Panelists 06:41 PM

Thank you for the presentation