



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

**June 13, 2022
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The Town Hall Council Chambers will be open at our normal capacity. The meeting may also be accessed via the Zoom platform at the following link:

<https://us02web.zoom.us/j/83481877476?pwd=YzFjTlBDZWQweU9NVWR0QjFhRVVqQT09>

Meeting ID: 834 8187 7476
Passcode: 212521

Or join by phone:

301.715.8592
312.626.6799

- B. AGENDA ADOPTION

- C. INVOCATION

1. Invocation by Reverend Rody Carland of Providence Baptist Church

- D. PLEDGE OF ALLEGIANCE

- E. SPECIAL PRESENTATIONS

1. Presentation by Addison Williams, Miss Harrisburg

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

2. CONSENT AGENDA

- A. Consider the minutes of the April 27, 2022, Town Council Budget Meeting.
- B. Consider the minutes of the May 9, 2022 Town Council Meeting
- C. Consideration of Contract for Fire Training Grounds

- D. Consideration of Capital Project Ordinance Amendments
- E. Consideration of extending appointment terms of two Planning and Zoning Board members through August 31, 2022 to facilitate the new appointment process.

3. COMMUNICATIONS

- A. TOWN MANAGER/FINANCE MONTHLY REPORT
- B. LAW ENFORCEMENT UPDATE
- C. FIRE DEPARTMENT UPDATE
- D. MAYOR'S COMMENTS
- E. COUNCIL COMMENTS

4. PUBLIC HEARINGS

- A. Public Hearing to approve the FY2023 Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate, and Water and Sewer Rate Resolution
- B. H2022-02-R: Public Hearing to Consider annexation and rezoning a portion of parcel (PIN 5517-31-9093) off Stallings Rd for a single-family home.
- C. H2022-04-R: Public Hearing to Consider rezoning of a parcel at 9625 Reedy Ln associated with an annexation request for the Town's services.

5. OLD BUSINESS

- A. H2021-04 (R) – Consideration of Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd.
- B. H2021-06 (R) – Consideration of Annexation, Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd.

6. NEW BUSINESS

- A. Consideration of Resolution by the Governing Body Whereby the Establishment and Maintenance of Accounts Have Been Authorized to Facilitate Investment in Commercial Paper.

7. ACTION ITEMS

8. CLOSED SESSION

9. ADJOURNMENT

Town of Harrisburg's Vision Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the April 27, 2022, Town Council Budget Meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the April 27, 2022, Town Council Budget Meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. April 27 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
WEDNESDAY, APRIL 27, 2022
6:00 PM**

MINUTES

This meeting was held in person as well as virtually via the Zoom platform.

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr. (6:10pm), Councilmembers Diamond Staton-Williams, Ian Patrick, Rodney Dellinger and Altyn Cotell, Ron Smith. Rick Russo

ABSENT: Councilmember Diamond Staton-Williams

**1A.
ZOOM NOTIFICATION**

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

**2A.
NEW BUSINESS**

Budget Discussions. Discussions included the following:

- Fee Schedule Changes
 - Athletics – previously charged \$30 more per participant for out-of-County residents. Updated to charge this additional fee for out-of-Town residents. Decrease of \$5 on all athletics from FY2022.
 - Splash Pad – added a group rental rate of \$3.00 per person
 - Amphitheater Rental – Removed hourly and small group rentals
- Expanded Deputy Services Implementation Plan
 - Will bring on Captain and two Traffic Units in FY2023, Sgt. Detective and two Crime Reduction Units in FY2024, 4 Patrol Deputies in FY2025, and an Administrative Support person in FY2026
- Budget Message
 - Use of proposed \$0.08 tax rate increase
 - Significant items included in proposed budget
 - Personnel – Human Resources Specialist, Law Enforcement Captain and two Traffic Units, Water Technician
 - Benefits – Merit based increase up to potential 7%, automatic contribution to 401k of 2%, increased longevity tiers
 - Operational Projects – Pay Study implementation, Parks Master Plan update, Increase in Town events, UDO update consultant services, Council Special Projects, website design and addition of BurgBot
 - Streets, Sidewalks and Traffic Improvements
 - Capital
 - Building and Grounds Projects – greenway construction, tennis court resurfacing, pond improvements
 - Infrastructure – FY22/23 Waterline project, pump station decommissioning and upgrading projects, sanitary sewer rehab, storm water improvements
 - Heavy Equipment – Brush Truck, John Deere tractor, and dump truck replacement
 - Equipment & Vehicles – three truck replacements and 308 Cat Excavator
 - Items not approved in proposed budget
 - Council and Mayor salary increases
 - Portable generators and equipment for Fire education
 - Fire training classroom facility
 - Motor vehicle tag fee

- Projects on Horizon – discussed potential future transportation, economic development, and facilities projects
 - Updated Financial Model
- Water and Sewer
 - Rate increase of 5% - annually instead of every other year. City of Concord increasing our costs 4% every year, WSACC increasing our costs 5% every year. Rocky River Treatment Plant Debt Service – WSACC – Interest only FY2023, 2024 = \$355,000/yr. Principal and interest FY2025 for 25 years = \$440,000/yr. Town staff pay equity, inflationary pressures on supplies, equipment, and services.
 - Updated Financial Model
- Discussion of ARPA Funds

3.

ADJOURNMENT:

MOTION:

There being no further business, Councilmember Smith made a motion to adjourn the meeting. Second was made by Councilmember Dellinger. **The motion passed 6-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the May 9, 2022 Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the May 9, 2022 Town Council meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. May 9 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, May 9, 2022
6:00 PM**

MINUTES

This meeting was held in person as well as virtually via the Zoom platform.

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr., Councilmembers Diamond Staton-Williams, Ian Patrick, Rodney Dellinger, Altyn Cotell and Ron Smith

ABSENT: Councilmember Rick Russo

1A.

ZOOM NOTIFICATION

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

1B.

AGENDA ADOPTION

- Request to move item 1E 2 – FY2023 Manager’s Recommended Budget - to Item 6A.

MOTION:

Councilmember Smith made a motion to approve the agenda with the proposed change. Second was made by Mayor Pro-Tem Price. **The motion passed 6-0.**

1C.

INVOCATION

Pastor Gene Turner from Covenant Church conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **S.T.A.R. Award Presentation.** The purpose of the Annual Harrisburg “S.T.A.R. Award” (Special Thanks and Recognition Award) is to recognize employees for their contributions to the Town. These contributions go above and beyond the normal scope and responsibilities of the performance of job duties. As employees of Harrisburg, it is our responsibility to protect the health and well-being of our citizens, to provide responsible stewardship of public assets and to protect the environment. As a result, the work of our employees is aligned with the following values and beliefs: Integrity, Professionalism, Collaboration and Promoting the Quality of Life. The S.T.A.R. Award is to recognize employees for going above their daily job responsibilities, such as:
 - Doing an extraordinary service by going the extra mile to help another person (co-worker or customer, internally or externally)
 - Provide exceptional customer service for either internal or external customers
 - Outstanding effort and achievement on a specific project; performance which impacts project status or goal attainment
 - Innovation resulting in cost savings or greater operational efficiency
 - Proactive approach in the moderate, significant or exceptional improvement to the quality of services provided
 - Special department/division achievement

- Development of management or operational programs that may be applied in departments and/or divisions other than the one in which the employee works
- Other actions by employees that are noteworthy

There were eleven nominees this year and we will be honoring the winner as well as recognizing all of the nominees for a job well done. The eleven nominees are: Adam Abernathy, Larry Aldridge, Corey Jones, Erin Kegley-Parris, Shawn Marble, George South, Matthew Whitley, Ladder 31 (Chad Furr, Chris Carter, Jacob Warner, Khoi Le). This year's winner is Corey Jones.

- Presentation by Jim Merrifield relating to a new state law establishing Social Districts. The new law allows the creation of social districts as an Economic Vitality booster to help small businesses who suffered most from Covid-19, as well as help to re-invigorate downtowns with increased tourism. Would like to establish a social district in Farmington Village. Promotes foot traffic and attracts businesses that want proximity to entertainment and social venues. Many nearby municipalities have already created social districts.

1F.

PUBLIC COMMENT

- Representative Larry Pittman, 250 Roberta Road SW – spoke with concerns about establishing social districts due to the consumption of alcohol. Did vote for the bill establishing social districts as a way to help businesses, however, urged Council to consider everything very carefully before making a decision to establish a social district in the town.

2.

CONSENT AGENDA

- Consider the minutes of the April 4, 2022, Town Council Budget Meeting
- Consider the minutes of the April 11, 2022, Town Council Meeting
- Consider the minutes of the April 12, 2022, Town Council Budget Meeting
- Harrisburg July 4th Celebration – Contract for Amusements
- Town Acceptance of Asphalt and Storm Drainage Systems for the extension of Gamble McClure Lane
- Consideration of approval of the Sequoia Hills Drive 6-inch Water Main Project construction contract
- Set a public hearing for June 13, 2022, to consider annexation of parcels off Stallings Road associated with Rezoning H2022-02 R
- Set a public hearing for June 13, 2022, to consider the annexation of 9625 Reedy Lane associated with Rezoning H2022-04 R
- Set a public hearing for June 13, 2022, to consider FY2023 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate, and Water and Sewer Rate Resolution

MOTION:

Councilmember Dellinger made a motion to approve the Consent Agenda. Second was made by Councilmember Patrick. **The motion passed 6-0.**

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

- Harrisburg Division of Cabarrus County Sheriff's Office will be hosting a safety expo at Harrisburg Park on Saturday, 5/14 from 4-6PM just before the first Rockin the Burg concert of the year. There will be live demonstrations from the Bomb Squad, SWAT Team, Motorcycle Unit, K-9 Unit and Search and Rescue. New Town-branded Deputy vehicle will be unveiled.
- Council request from previous meeting about embedding a form in website for direct requests for Town officials and management to go to the right person. Website is currently undergoing a 6-month redesign and this form will be embedded as part of that process.
- COVID Update
 - 4-week, point in time, active COVID Cases in Cabarrus County – 62 4 weeks ago and 256 this week
 - New case for the previous 14-day period in Cabarrus County – 108 4 weeks ago and 430 this week
- Movies in the Park – 5/20 at 8PM
- Town Center streetlights

- Working to get repaired
 - All lights west of Percent Tap House have been repaired
 - Continuing to work on others
- 5k event on 4/30 in Harrisburg Park
 - Very successful
 - Partnered with YMCA
 - 800 people attended and 350 runners
- Farmer's Market opened for the season last week in Harris Depot Park
- Staff working to get splashpad opened for season
 - Hope to have active by first week in June

Finance Report:

Finance Director Brian Lee presented the Finance report.

Law Enforcement Report:

Lt. Chris Measimer presented the Law Enforcement report.

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- Thanked everyone for a great job last weekend on 5k put on by the YMCA and the Parks and Recreation Department.
- Held a ribbon cutting last week for the re-opening of Gift Innovations.
- Presented a proclamation for Skilled Nursing Care Week today at Pruitt Health.
- Thanked Jeet Hiremath and the Multicultural Knights for their work on a food collection effort. They collected a great deal of food and appreciate all who helped.
- The Harrisburg Business Alliance will hold a Spring Celebration on May 24 from 5:30-7:30 pm in the Pinnacle Bank parking lot. Businesses can contact them if they are interested in being a vendor, and the event is open to all.
- Acknowledged the upcoming Rockin' the Burg concert and Safety Expo and encouraged everyone to attend.
- Will be presenting graduation certificates for the Harrisburg Homeschoolers on Saturday as well.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

Councilmember Smith

- Congratulated tonight's S.T.A.R. Award winner, and also wanted to express appreciation for all Town employees. Hasn't met an employee yet who doesn't give everything they have.

Councilmember Staton-Williams

- Congratulated Janet Rackley, Town Clerk, on 22 years with the Town
- This week is nurse's week and would like to recognize them
- May 4th was teacher appreciation day, and would like to remember them as well

4A.

PUBLIC HEARING

H2021-04 (R) – Public Hearing to Consider Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd. Higgins Benjamin, PLLC, on behalf of the property owners of 2 parcels 5507-45-2736 and 5507-45-2524 has submitted a request to rezone approximately 1.54 acres of land located 5235 NC Hwy 49 on the southeast corner of the intersection at Z-Max Blvd. The applicant proposes to develop a drive-thru restaurant on the parcels. To achieve this, the applicant is requesting that the property be rezoned from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial) district.

The property is within the Town limits and will not require annexation. The Planning and Zoning Board reviewed the request and recommended approval at their April 19, 2022, meeting.

A staff report, along with the Rezoning Site Plan and supporting documents have been provided for more information and consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

Sushil Nepal, Planning and Economic Development Director presented the background information. Gary Wolf, attorney for Cook Out, also presented information concerning this rezoning.

The Public Hearing was opened.

Speaking:

- Christopher Barfield, 224 Hudson Drive, Harrisburg – concerned about speaker sound levels

The Public Hearing was then closed.

Final action on this request will be taken at the June 13, 2022, Town Council meeting.

4B.

PUBLIC HEARING

H2021-06 (R) – Public Hearing to Consider Annexation, Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd. DRB Group, on behalf of the property owners of 3 parcels 5505-97-1603, 5505-98-4167, and 5515-08-5085 has submitted a request to rezone approximately 53.21 acres of land located on the northeastern corner of Robinson Church Road and Peach Orchard Road intersection. The applicant proposes to develop a single-family subdivision with 71 detached units with a minimum lot size of 15,000 sq. ft. To achieve this, the applicant is requesting that the property be rezoned from Countryside Residential (CR) in the County to CZ-RM-1 (Conditional Zoning Residential Medium Density). The proposed gross density of the site is 1.33 dwelling units per acre.

The property is in the County and will require annexation. A Town Council public hearing will be held together for the rezoning and annexation. The Planning and Zoning Board reviewed and recommended approval of the rezoning request at their March 2022, meeting.

A staff report, along with the Rezoning Site Plan and supporting documents have been provided for more information and consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

Sushil Nepal presented the background information. Chris Robusto, 517 Sutton Road S., Fort Mill, SC spoke concerning this request on behalf of the applicant.

The Public Hearing was opened.

Speaking:

- Peggy Hoeferlin, 10560 Sweet Haven Lane, Harrisburg – concerning about the opening of Denman Road

The Public Hearing was then closed.

Discussion and questions from Councilmembers. Concerns about traffic and the size of the roads in that area. Council also asked for an additional condition of a 10% rental cap.

Benji Laymon, with the Isaac Group, spoke concerning some of the questions. He stated that the applicant will agree to the 10% rental cap. They will work with Sushil on the traffic questions and the concerns about the connector street.

Final action on this request will be taken at the June 13, 2022, Town Council meeting.

5A.

OLD BUSINESS

2017 Transportation Bond Project Update. In 2017, the Town residents approved the 2017 Transportation Bonds. At the time, this included road resurfacing, sidewalk projects and roadway improvements. The total amount of the bonds was \$4M. Since passing the bond package, project needs have shifted due to developer contributions to road improvements. After careful analysis by Finance, Engineering and Town Management, new projects have been identified that could replace some of the intersection improvements. These projects include additional funding for greenways, Hickory Ridge Road Sidewalk, and improvements to congestion on Hwy 49 and the Town Center area.

The presentation will recap the 2017 Transportation Bond projects and discuss the next steps for the remaining funding. This was discussed at the March 2022 Council meeting and had some changes recommended by Town Council. This update will include those modifications.

Much discussion was held concerning all the options presented. No action was taken at this time.

Mayor Teague called a short recess at this time.

Following the recess, the meeting was reconvened and business continues.

6A.

NEW BUSINESS

Presentation of the FY2023 Manager's Recommended Budget. Rob Donham, Town Manager presented.

7.

ACTION ITEMS

- Get more information on the questions surrounding social districts
- Look into concerns about noise levels at the proposed Cook Out
- Get questions answered on the rezoning/annexation request H2021-06 R
- Transportation Bonds – look into the left turn on 49 and stacking issues

8.

CLOSED SESSION

None

9.

ADJOURNMENT:

MOTION:

There being no further business, Mayor Pro-Tem Price made a motion to adjourn the meeting. Second was made by Councilmember Patrick. **The motion passed 6-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract for Fire Training Grounds

Presenting Personnel:

Bryan Dunn, Fire Chief

Suggested Motion or Action:

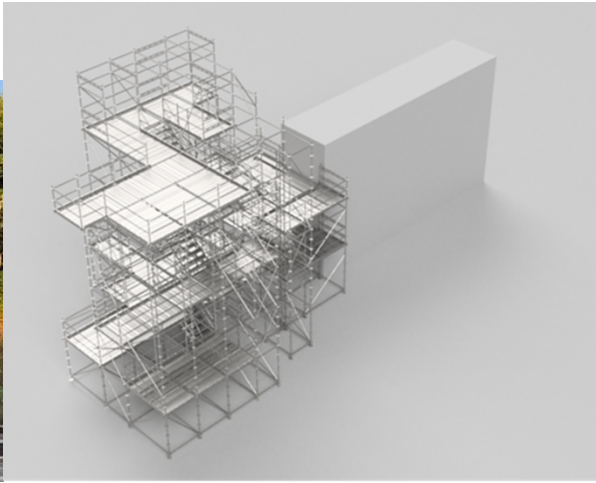
Motion to approve the two attached contracts for \$53,000 and \$130,510 for the purchase/construction of burn containers and a training tower at Fire Station #2.

Description/Background:

Training is paramount to successful and safe firefighting operations. Currently, the Harrisburg Fire Department does not have a permanent solution to the problem of providing realistic training to its members. The training Division relies on the use of donated structures for most of its training. Our closest Burn Building is 26 miles away from Harrisburg. This makes training more than one crew difficult, along with the associated cost of driving that far. It also reduces our staffing during days when companies are training.

To meet the needs and goals of our membership, the Training division has designed a cost-effective, safe, local solution to address these issues. Across the country, many fire departments are building burn buildings from Shipping Containers. These provide a very economical way to design buildings that mimic the jurisdictions they serve. For example, the closest burn building is in Salisbury at the Rowan Cabarrus Community College (RCCC). The Burn Building is constructed of steel and concrete and when built in 2014, the cost was \$850,000. In May of 2021, RCCC constructed another building used for non-live fire training at a cost of just over \$1.4 million. The building the Training Division has designed is 3850 square feet and costs \$53,000.

Along with the burn building, the Harrisburg Fire Department needs a tower where members can practice technical rescue techniques. In following the same model as the burn building, we have found a manufacturing company which makes a very affordable solution. The company is called Affordable Drill Towers. Working with their design team, the Training division has created a 3-story training tower that will provide ample challenges for our members to train on. The tower itself is designed out of scaffolding and provides many opportunities for different disciplines compared to traditional brick and mortar structures. This unique design is cost-effective and will meet our needs. In attempting to gather multiple bids on these towers, we did not find another company with the same design or concept currently available.



Having our own training buildings will also assist us and getting the maximum number of points for our ISO rating.

Recommendation:

Staff recommends approval of the attached contracts in the amounts of \$53,000 for the burn containers and \$130,510 for the training tower.

Fiscal Impact:

The fiscal impact to the Town for the two attached contracts is \$183,510. There is no additional funding required or budget modification necessary. Both contracts were informally bid with the containers being the lowest of three bidders and the training tower being considered a sole-source provider given the custom design and modifications on the desired setup.

These two structures are the final pieces of the Fire Station #2 Capital Projects Ordinance. The Capital Projects Ordinance currently has available budget authorization of approximately \$285,000. If approved, the budget remaining in the capital projects ordinance would be reduced to approximately \$101,000, which will be used for miscellaneous finishing touches on the project. Any unused funds at the completion of the training grounds will be returned to the Capital Reserve Fund - General Fund for use on other capital projects in the future.

Attachments:

1. Estimate - Brute Enterprises - Containers
2. Affordable Drill Towers - Training Tower

Brute Enterprises

335 Geddes Ave
Charleston, SC
29407
(843) 564-8832



Estimate

ADDRESS

Town of Harrisburg
Fire Department
6450 Morehead Road
Harrisburg, NC
28075

ESTIMATE # 1031**DATE** 04/18/2022**EXPIRATION** 04/18/2022**DATE**

ACTIVITY	QTY	AMOUNT
Sales	1	4,500.00
40' Shipping Container		
Sales	7	32,900.00
40' Shipping Container		
Sales	3	15,600.00
40' High Cube One Trip Shipping Container		
SUBTOTAL		53,000.00
TAX		0.00
TOTAL		\$53,000.00

Accepted By

Accepted Date

AFFORDABLE DRILL TOWERS LLC

12126 Roxie Drive

Austin, TX 78729

(844)558-6937

Steve@affordabledrilltowers.com



Quotation

QUOTATION # 1177

DATE 06/09/2021

EXPIRATION DATE 09/09/2021

ADDRESS

Assistant Chief Jimmy Green

Harrisburg Fire Dept

6450 Moorehead Rd.

Harrisburg, NC 28075

SHIP TO

Harrisburg Fire Dept

6450 Moorehead Rd.

Harrisburg, NC 28075

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

SHIP VIA

ADT

CONTACT

Jimmy Green

PHONE

704-796-7859

PART NUMBER	ACTIVITY	QTY	UNIT PRICE	EXTENDED PRICE
CA34	34'T California Drill Tower Affordable Drill Tower (5-levels, 6-floors, FDC, Standpipes & Sprinkler System, 1-Balcony, 2-Segmented Floors).	1	54,995.00	54,995.00
STB	Steel Toe Boards Complete wrap of all steel flooring (outside edges) to minimize hose lines from expanding off the Drill Tower, and tools and appliances from being kicked-off.	1	2,475.00	2,475.00
VLSC	Vertical Ladder w/Safety Cage Vertical Ladder w/Safety Cage for vertical rope rescue, confined space training, patient-packaging, and limited access scenarios.	1	5,495.00	5,495.00
10-OUT	10' Outrigger Bays Extends the footprint of the California Drill Tower by 10' in each direction. The Outrigger Bays are diagonally braced-back to the California Drill Tower. There will be 2 x 8'W x 10'L Outrigger Bays; 1 x 21'W x 10'L Outrigger Bay and 2 x 4'W x 10'L Outrigger Bays. The Outriggers also creates a ground-level hallway that is 4'10" wide and nearly 40' in length. The Outrigger Structure will extend to the 4th Floor. The main purpose of the Outriggers are to provide added support, as well as more floor area for students and training.	1	9,895.00	9,895.00
10-OUT-DK	10' Outrigger Decking Provides Steel Decking on all of the Outrigger Bays, which creates a mezzanine-style area. This level is protected by OSHA Guard Rails, and is accessible by a fire department ground ladder. Outrigger Decking would be on the 2nd Floor level, as well as the 4th Floor level (21'W x 10'L Outrigger Bay only)	1	5,495.00	5,495.00
RF-SIM	Roof Simulators The Roof/Vertical Ventilation Simulators includes (both): Flat Roof Prop (8'W x 10'L) built on the Decking of an Outrigger Bay to simulate a commercial roof during vertical ventilation. Pitched Roof Prop (8'W x 10'L) - approx. 5/12 pitch, built on the Decking	1	7,695.00	7,695.00

PART NUMBER	ACTIVITY	QTY	UNIT PRICE	EXTENDED PRICE
	of an Outrigger Bay to simulate a residential roof during vertical ventilation.			
BAL	*10-OUT & 10-OUT-DK are required for the RF-SIM Balcony/Instructor's Platform 2nd Balcony/Instructor's Platform added above existing Balcony to create more realistic apartment scenarios & provide additional vantage points. The 2nd Balcony/Instructor's Platform is installed on the 4th Floor and is accessible from within the California Drill Tower, as well as a 35' extension ladder, or aerial ladder. The 3rd will be installed installed on the 4th Floor, above the Window Prop on the 2nd Floor. The 4th Balcony/Instructor's Platform provides even more training opportunities (on different sides & levels of the Affordable Drill Tower) and can be determined on-site. Balconies/Instructor's Platform can be used for advancing a hoseline from a ladder, advancing hoselines vertically (from Balcony to Balcony), practice VES/VEIS, victim removal from a balcony to a ladder, and much more!	3	1,075.00	3,225.00
URFA	PRV-ADJUST Elkhart Brass Field Adjustable Pressure Relief Valve - Installed on the 2nd & 4th Floors. Put your hands-on, and adjust the Field Adjustable PRV/PRD. Gain the knowledge of how the PRV/PRD works, while in a controlled environment.	2	1,250.00	2,500.00
WIN	Window Prop The Window Bail-Out Prop simulates a window opening, approximately 28"W x 36"T, which is secured to the Affordable Drill Tower (on any level). The Window Prop allows you to train on entering a window from a ladder (ground or aerial), performing window bail-out drills, the "Denver Drill," VES/VEIS, and much more. 1 - Window Prop will be installed on the 2nd Floor (with a proposed offset Balcony/Instructor's Platform above; for a Safety/Belay Line). 1 - Window Prop will be installed on the 4th Floor (with a proposed offset Balcony/Instructor's Platform above; for a Safety/Belay Line). 2 - Window Props will be installed on the 2nd Floor, at the end of each Outrigger (to create a "dead-end" hallway). Prop simulates a window opening, approximately 28"W x 36"T, which is secured to the Affordable Drill Tower (on any level).	4	715.00	2,860.00
CSTM	Custom Walkway Provide access to existing building at 2-levels	1	8,875.00	8,875.00
OBSV	Observation Extension The Observation Extension allows Instructors to have a visual on students cutting holes in the Vertical Ventilation Props. Additionally, because the Observation Extension is attached to the 2nd Level, it increases the area of the 2nd Level by 5'W x 10'L (creating another Hallway).	1	4,500.00	4,500.00
HALLW	Hallway We enclose (both side walls & ceiling under the Tower) the Ground-Level, center Hallway using steel/aluminum panels. The Enclosed Hallway provides an opportunity for rescues, advancing hose lines, nozzle operations, victim drags and many other realistic drill. With the Outriggers installed, the Hallway is approximately 40' long. The covered Ceiling is approximately 8' tall and spans approximately 15' in length.	1	17,500.00	17,500.00

PART NUMBER	ACTIVITY	QTY	UNIT PRICE	EXTENDED PRICE
1402	NFPA 1402 NFPA 1402 (v. 2019) compliance by anchoring the Affordable Drill Tower to an existing concrete slab or substantial vertical structure.	1	2,500.00	2,500.00
LGHT	LED Lighting Package Includes six (6) 1,000 lumens, solar-powered street lamps. 1-lamp on each of the 4-sides and 1-lamp over each stair well. Each lamp has multiple lighting modes, including: Constant brightness; 2 different motion detection modes; brightness override functionality; and, 8 different timer modes. A grounding rod (5/8" x 8' copper) will need to be install prior to installation. We will provide specifications when the order is placed. Concrete slab must not exceed 1% slope. If an existing slab exceeds 1% slope, please contact us before issuing your Purchase Order!	1	2,500.00	2,500.00

Taking Your Training to New Heights!

TOTAL

\$130,510.00

This quotation is to a tax exempt entity, upon a sale, no sales tax will be collected. If your state requires us to pay prevailing wages, your quotation will be adjusted to reflect the difference.

Pricing includes delivery & installation.

Customer is responsible for any/all permits.

Mandate of Prevailing Wages (labor) and/or special Professional Engineering requirements may affect the price.

Ask about our Train-the-Trainer classes, conducted by some of the biggest names in the Fire Service, immediately following the installation of your Affordable Drill Tower.

* Also available with Live Smoke Rooms!!

Accepted By

Accepted Date



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Capital Project Ordinance Amendments

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the Capital Project Ordinance Amendments, as attached.

Description/Background:

Each year, Town staff reviews existing multi-year capital projects and evaluates if their original expiration date is appropriate. During this process this year, the following projects were identified as needing extended project lives.

1. Fire Station #2 and Storage/Training Facility Capital Project was originally authorized by Town Council as part of the FY2017 Capital Improvement Plan and Budget Ordinance to cover a span of July 1, 2016 to June 30, 2019. The storage and training facility portion of the project has subsequently been extended to June 30, 2022 while awaiting the construction activity on the Water Tank. The Water Tank site was completed in late FY2022 and construction of these facilities has begun but will require additional time beyond June 30, 2022 to complete. Staff is requesting to extend the term of the project to June 30, 2023.

2. Harrisburg Train Station was originally authorized by Town Council with a Project Ordinance on August 12, 2019 to cover a span of July 1, 2019 to June 30, 2022. The project has been delayed while the Town's partners obtain the necessary approvals and funding to move the project forward. The Town's contribution toward the project is fully-funded, however, payment is not due until construction is substantially completed. Staff is requesting to extend the term of the project to June 30, 2024.

3. Morehead West Sewer - Phase I was originally authorized by Town Council as part of the FY2020 Capital Improvement Plan and Budget Ordinance to cover a span of July 1, 2019 to June 30, 2021 and subsequently extended to June 30, 2023 due to an adverse construction environment which led to highly inflated construction bids in comparison to the engineer's estimate. The project has been value engineered and costs are beginning to come down from the previous pandemic highs during 2020 and 2021. Bidding will be attempted again with construction requiring more than one year to complete. In order to provide sufficient time to construct the project, staff is requesting extending the term of the project to June 30, 2024.

4. FY2021/2022 Waterline Upgrades Project was originally authorized by Town Council as part of the FY2021 Capital Improvement Plan and Budget Ordinance to cover a span of July 1, 2020 to June 30, 2022. The construction is currently underway but is expected to be completed after June 30, 2022. In order to provide authorization for this project to be completed past June 30, 2022, staff is requesting extending the term of the project to June 30, 2023.

Recommendation:

Staff recommends approval of these Capital Project Ordinance Amendments, as attached.

Fiscal Impact:

There is no additional fiscal impact to the Town. The amendments only extend the end date of each project to:

- 1) Fire Station #2 and Storage/Training Facility - June 30, 2023
- 2) Harrisburg Train Station - June 30, 2024
- 3) Morehead West Sewer Phase I - June 30, 2024
- 4) FY2020/2022 Waterline Upgrades - June 30, 2023

Attachments:

1. Project Amendment - CPF-PS- Fire Station 2 Storage & Training Facility Extension 06132022
2. Project Amendment - CPF-ED - Harrisburg Train Station Extension 06132022
3. Project Amendment - CPF-WS Morehead West Sewer Phase I Extension 06132022
4. Project Amendment - CPF-WS FY21-22 WL Upgrades Extension 06132022



AN ORDINANCE AMENDING THE 2017-2022 CAPITAL PROJECTS ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Public Safety ordinance for the fiscal years beginning July 1, 2016 and ending June 30, 2022:

SECTION 1. To amend the dates of the Capital Projects Fund – Public Safety to the fiscal year beginning July 1, 2016 and ending June 30, 2023 for the following project:

- 2017-2100-007: Fire Station #2 and Storage/Training Facility

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Budget Officer and the Finance Officer for direction.

SECTION 3. That this ordinance shall be effective upon its passage. Adopted this 13th day of June, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2020-2022 CAPITAL PROJECTS ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Economic Development ordinance for the fiscal years beginning July 1, 2019 and ending June 30, 2022:

SECTION 1. To amend the dates of the Capital Projects Fund – Economic Development to the fiscal year beginning July 1, 2019 and ending June 30, 2024 for the following project:

- 2020-1400-001: Harrisburg Train Station

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Budget Officer and the Finance Officer for direction.

SECTION 3. That this ordinance shall be effective upon its passage. Adopted this 13th day of June, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2020-2023 CAPITAL PROJECTS ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Water and Sewer ordinance for the fiscal years beginning July 1, 2019 and ending June 30, 2023:

SECTION 1. To amend the dates of the Capital Projects Fund – Water and Sewer to the fiscal year beginning July 1, 2019 and ending June 30, 2024 for the following project:

- 2020-6000-005: Morehead West Sewer Phase I

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Budget Officer and the Finance Officer for direction.

SECTION 3. That this ordinance shall be effective upon its passage. Adopted this 13th day of June, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2021-2022 CAPITAL PROJECTS ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the Capital Projects Fund – Water and Sewer ordinance for the fiscal years beginning July 1, 2020 and ending June 30, 2022:

SECTION 1. To amend the dates of the Capital Projects Fund – Water and Sewer to the fiscal year beginning July 1, 2020 and ending June 30, 2023 for the following project:

- 2021-6000-001: FY 2021/2022 Waterline Upgrades

SECTION 2. Copies of this budget amendment shall be furnished to the Clerk to the Town Council and to the Budget Officer and the Finance Officer for direction.

SECTION 3. That this ordinance shall be effective upon its passage. Adopted this 13th day of June, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Hearing to approve the FY2023 Budget Ordinance, Fee Schedule, Capital Improvement Plan, Tax Rate, and Water and Sewer Rate Resolution

Presenting Personnel:

Robert Donham, Town Engineer

Suggested Motion or Action:

Three motions are required:

Motion to approve the Budget Ordinance, Fee Schedule and Capital Improvement Plan as presented.

Motion to set the tax rate for FY2023 as \$0.435 per \$100 valuation, and to be collected by the Cabarrus County Tax Office.

Motion to approve the Water and Sewer Rate Resolution as presented.

Description/Background:

In the May Town Council meeting, the budget was presented to the Town Council with the public given an opportunity to ask questions and comment, as well as being made available for public inspection. A public hearing is required to be held to receive additional input from the public. The public hearing is held and closed at the June Council meeting.

Town Manager, Rob Donham, will provide a budget presentation summarizing the proposed FY2023 budget.

Attached are copies of the Manager's Recommended Budget and the proposed FY2023 budget ordinance, FY2023 Schedule of Fees and FY2023 CIP. The budget was generated using a tax rate of \$0.435 per \$100 valuation and is accompanied by a Water and Sewer Rate Resolution which provides for up to a 5% rate increase annually.

Recommendation:

Staff recommends approval of the attached FY2023 Budget Ordinance, FY2023 Schedule of Fees, FY2023 CIP, the FY2023 tax rate of \$0.435 per \$100 valuation, and the related Water and Sewer Rate Resolution.

Fiscal Impact:

N/A

Attachments:

1. FY2023 Budget Ordinance
2. FY2023 CIP
3. FY2023 Schedule of Fees
4. Resolution of Intent to Increase Water and Sewer Rates



BUDGET ORDINANCE OF THE TOWN OF HARRISBURG FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, as follows:

SECTION 1. The following amounts are hereby appropriated in the General Fund for the operation of the Town government and its activities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

General government:	
Town Council	\$ 330,550
Town Clerk	78,040
Administration	772,535
Finance	376,135
Human Resources	199,545
Information Technology	143,440
Communications	107,260
Planning and Economic Development:	
Economic Development	60,350
Planning and Zoning	476,930
Engineering	373,700
Public safety:	
Deputies	1,851,550
Fire	5,479,510
Transportation:	
Powell Bill	535,000
Streets	876,500
Environmental protection:	
Public Works	2,289,200
Cultural and recreation:	
Parks and Recreation	3,459,600
Debt service	1,873,550
Transfers:	
Capital Reserve Fund - General Fund	3,696,805
Contingency appropriation	316,000
Total appropriations	<u>\$ 23,296,200</u>

SECTION 2. It is estimated that the following revenues will be available in the General Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Taxes	\$ 13,195,000
Interest earnings	10,000
Powell Bill	534,750
Sales and franchise tax	4,683,000
Fire unincorporated taxes	1,580,500
Permits and fees	549,750
Sales and services	886,150
Other revenues	218,550
Transfers from Capital Reserve Fund	1,638,500
Total estimated revenues	<u>\$ 23,296,200</u>

SECTION 3. The following amounts are hereby appropriated in the General Fund Capital Reserve for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	\$ 3,668,500
Contingency appropriation	33,305
Total appropriations	<u>\$ 3,701,805</u>

SECTION 4. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Transfers from General Fund	\$ 3,696,805
Interest earnings	5,000
Total estimated revenues	<u>\$ 3,701,805</u>

SECTION 5. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfer to General Fund	\$ 20,000
Total appropriations	<u>\$ 20,000</u>

SECTION 6. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Economic Development for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Appropriated fund balance	\$ 19,500
Interest earnings	500
Total estimated revenues	<u>\$ 20,000</u>

SECTION 7. The following amounts are hereby appropriated in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to General Fund	\$ 250,000
Total appropriations	<u>\$ 250,000</u>

SECTION 8. It is estimated that the following revenues will be available in the General Fund Capital Reserve Fund – Parks & Recreation for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Appropriated fund balance	\$ 250,000
Total estimated revenues	<u>\$ 250,000</u>

SECTION 9. The following amounts are hereby appropriated in the Special Revenue Fund – Highway 49 Corridor for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Construction	\$ 500,000
Total appropriations	<u>\$ 500,000</u>

SECTION 10. It is estimated that the following revenues will be available in the Special Revenue Fund – Highway 49 Corridor for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Contribution - Fee in lieu of	\$ 500,000
Total estimated revenues	<u>\$ 500,000</u>

SECTION 11. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Parks and Recreation Capital Project Fund. The project authorized is the Harrisburg YMCA that shall span the fiscal years beginning July 1, 2022 and ending June 30, 2030.

Project - Harrisburg YMCA	
Construction	\$ 4,000,000
Total appropriations	<u>\$ 4,000,000</u>

SECTION 12. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2022 and ending June 30, 2030 as they relate to the Parks and Recreation Capital Project Fund:

Project - Harrisburg YMCA	
Transfers from:	
Capital Reserve Fund - General Fund	\$ 4,000,000
Total estimated revenues	<u>\$ 4,000,000</u>

SECTION 13. The following amounts are hereby appropriated in the Water and Sewer Fund for the operation of the water and sewer utilities for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

Water and sewer operations	\$ 9,922,950
Debt service	1,965,750
Transfer to Capital Reserve Fund - Water and Sewer Fund	201,550
Contingency appropriation	<u>287,000</u>
Total appropriations	<u>\$ 12,377,250</u>

SECTION 14. It is estimated that the following revenues will be available in the Water and Sewer Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Usage charges:	
Water	\$ 5,340,000
Sewer	4,536,000
Transfers from:	
Capital Reserve Fund - Water and Sewer Fund	345,000
Capital Reserve Fund - Water and Sewer Fund - Expansion	1,650,750
Other revenues	<u>505,500</u>
Total estimated revenues	<u>\$ 12,377,250</u>

SECTION 15. The following amounts are hereby appropriated in the Storm Water Fund for the operation of the storm water mitigation for the fiscal year beginning July 1, 2022, and ending June 30, 2023, in accordance with the chart of accounts heretofore established for this Town:

Storm Water operations	\$ 708,755
Transfer to Capital Reserve Fund - Storm Water Fund	93,245
Contingency appropriation	<u>18,000</u>
Total appropriations	<u>\$ 820,000</u>

SECTION 16. It is estimated that the following revenues will be available in the Storm Water Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Storm water fees	\$ 719,000
Other revenues	<u>101,000</u>
Total estimated revenues	<u>\$ 820,000</u>

SECTION 17. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 345,000
Capital Projects Fund - Water and Sewer	<u>2,380,000</u>
Total appropriations	<u><u>\$ 2,725,000</u></u>

SECTION 18. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Transfer from Water and Sewer Fund	\$ 201,550
Interest earnings	5,000
Appropriated Fund Balance	<u>2,518,450</u>
Total estimated revenues	<u><u>\$ 2,725,000</u></u>

SECTION 19. The following amounts are hereby appropriated in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2022, and ending June 30, 2023 in accordance with the chart of accounts heretofore approved for the Town:

Transfers to:	
Water and Sewer Fund	\$ 1,650,750
Total appropriations	<u><u>\$ 1,650,750</u></u>

SECTION 20. It is estimated that the following revenues will be available in the Water and Sewer Fund Capital Reserve Fund – Expansion for the fiscal year beginning July 1, 2022, and ending June 30, 2023:

Permits and fees:	
Water system development charges	\$ 973,750
Sewer system development charges	675,000
Interest earnings	<u>2,000</u>
Total estimated revenues	<u><u>\$ 1,650,750</u></u>

SECTION 21. The following capital projects are authorized pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, for the Water and Sewer Capital Project Fund. The projects authorized are the decommissioning of the Abbingtion Pump Station and water main upgrades throughout Cabarrus Woods and shall span the fiscal years beginning July 1, 2022 and ending June 30, 2025.

Project - FY23/24 (Cabarrus Woods) Water Line Upgrades:	
Professional fees	\$ 180,000
Construction	1,100,000
Project - Abbingtion PS Decommissioning:	
Professional fees	150,000
Construction	650,000
Project - FY23 Annual Sanitary Sewer Rehab:	
Construction	250,000
Total appropriations	<u>\$ 2,330,000</u>

SECTION 22. Revenue Estimates

The Town Council has and does estimate that the following revenues will be available during the fiscal years beginning July 1, 2022 and ending June 30, 2025 as they relate to the Water and Sewer Capital Project Fund:

Project - FY23/24 (Cabarrus Woods) Water Line Upgrades:	
Transfer from Capital Reserve Fund - Water and Sewer	\$ 1,280,000
Project - Abbingtion PS Decommissioning:	
Transfer from Capital Reserve Fund - Water and Sewer	800,000
Project - FY23 Annual Sanitary Sewer Rehab:	
Transfer from Capital Reserve Fund - Water and Sewer	250,000
Total estimated revenues	<u>\$ 2,330,000</u>

SECTION 23. Tax Levy

There is hereby levied a tax at the following rates per one hundred dollars (\$100) valuation of property, as listed for taxes as of January 1, 2022 for the purpose of raising the revenue from current year’s property tax, as set forth in the foregoing estimate of revenue.

General Fund

--\$ 0.4350

The rate is based on a total valuation of property for the purposes of taxation of \$3,036,207,943 and an estimated rate of collection of 99.63%. The estimated rate of collection is based on historical collection trends.

SECTION 24. Funds appropriated in the FY2021-2022 budget and encumbered at June 30, 2022, shall be authorized as part of the FY2022-2023 budget appropriation by adoption of this budget ordinance.

SECTION 25. The Town Manager or a designee is hereby authorized to transfer appropriations as contained herein under the following conditions:

- a. Transfers between line item expenditures within a department without limitation and without a report being required. These changes must not result in increases in recurring obligations such as salaries.
- b. Interdepartmental transfers in the same fund, not to exceed 5% of the appropriated monies for the department whose allocation is reduced.
- c. Inter-fund transfers, which are already established in the budget document, may be accomplished without recourse to the Town Council.
- d. The Town Manager, by designation of Town Council under NC General Statute 159-13, shall be authorized to appropriate and/or transfer up to \$50,000 in contingency funds. The transfer must be recorded by budget amendment at the next regularly scheduled Town Council meeting.

SECTION 26. The Town Manager or a designee may make cash advances between funds for periods not to exceed 60 days without reporting to the Town Council. Any advances that extend beyond 60 days must be approved by the Town Council. All advances that will be outstanding at the end of the fiscal year must be approved by the Town Council.

SECTION 27. Copies of this Budget Ordinance shall be furnished to the Clerk to the Town Council and to the Budget Officer and Finance Officer, to be kept on file by them for their direction in the disbursement of funds. No purchases or budget revisions shall be made until reviewed and pre-audited by the Finance Officer.

SECTION 28. The accompanying Schedule of Fees for Fiscal Year 2023 is hereby adopted and all references to these fees in the Town Code of Ordinances are amended to reflect these schedules and fees as appropriate.

SECTION 29. The accompanying Capital Improvement Plan for Fiscal Years 2023 - 2032 is hereby adopted.

SECTION 30. That this ordinance shall be effective upon its passage. Adopted this 13th day of June 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



Capital Improvement Plan - FY 2023 - 2032

DEFINITION: The Capital Improvements Plan (CIP) is a ten-year plan identifying the Town's capital outlay and improvement needs. As a long-range plan, the CIP reflects the Town's policy regarding long-range public acquisitions or projects in which the cost exceeds \$5,000 and the estimated useful life is greater than one year. Capital outlay is defined as any expenditure for vehicles, equipment, buildings, infrastructure, land, and land improvements. The CIP outlines present and future public needs and priorities. By providing a planned schedule of more than one year, the CIP is a planning tool designed to aid our policymakers in the acquisition and orderly replacement of capital assets.

CAPITAL IMPROVEMENT PLAN PROCESS: Capital project planning is an ongoing process. The CIP document is updated each year. The need or idea for capital improvements can originate from the Mayor, Council, citizens, or Town staff. These items are compiled into this document and presented to the Town Council each year. Through both the annual planning retreat and the Capital Committee, the Council focuses on prioritizing the first year's expenditures. Adoption of the CIP by the Town Council does not constitute a commitment to fund any particular item, but rather signifies an intention to fund capital outlay at the indicated level during the subsequent years.

FUNCTIONS OF THE CIP: A CIP must be updated each year. Adopting a CIP does not end in the first year. Changing needs and priorities, emergencies, cost changes, mandates, and changes in technology all require the CIP to be updated annually. The Town's public facilities, streets, infrastructure, parks, equipment, etc., are constantly in need of repair, replacement, or expansion.



HarrisburgNC

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Capital Improvement Plan - FY 2023 - 2032

Town-wide Summary

Item	Fiscal Year										Totals
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:											
General Fund	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000
Water and Sewer Fund	3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
Storm Water Fund	500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
Total project expenditures	7,493,500	5,496,000	9,474,000	11,179,000	4,367,000	6,397,000	20,095,000	4,001,000	2,255,000	11,763,500	82,521,000
Financing Sources:											
Capital Reserve Fund	1,813,500	2,676,000	2,634,000	1,729,000	1,824,000	1,687,000	1,779,000	1,451,000	1,755,000	1,263,500	18,612,000
Capital Reserve Fund - Capital Project Fund	3,080,000	2,820,000	2,940,000	2,120,000	780,000	2,060,000	1,016,000	500,000	500,000	3,500,000	19,316,000
Capital Reserve Fund - Parks & Rec	250,000	-	-	-	-	-	-	-	-	-	250,000
Installment financing	2,350,000	-	3,900,000	7,330,000	1,763,000	2,650,000	17,300,000	2,050,000	-	7,000,000	44,343,000
Total financing sources	7,493,500	5,496,000	9,474,000	11,179,000	4,367,000	6,397,000	20,095,000	4,001,000	2,255,000	11,763,500	82,521,000



HarrisburgNC

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Capital Improvement Plan - FY 2023 - 2032 General Fund Summary

Item	Fiscal Year										Totals
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:											
Admin	-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
IT	-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Comm	-	-	125,000	-	-	-	-	-	-	-	125,000
Engineering	50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Total General Government	50,000	75,000	455,000	2,572,000	70,000	140,000	50,000	50,000	40,000	50,000	3,552,000
Planning & Economic Development	-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Public Safety	244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
Environmental Protection	331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Streets and Transportation	2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
Parks and Recreation	693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	3,064,000	10,758,000
Total project expenditures	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000
Financing Sources:											
Capital Reserve Fund	1,368,500	1,787,000	1,628,000	1,427,000	1,105,000	1,274,000	1,541,000	1,009,000	1,227,000	649,500	13,016,000
Capital Reserve Fund - Capital Project Fund	-	100,000	975,000	655,000	-	300,000	-	-	-	3,000,000	5,030,000
Capital Reserve Fund - Parks & Rec	250,000	-	-	-	-	-	-	-	-	-	250,000
Installment financing	2,350,000	-	-	2,500,000	-	1,150,000	15,800,000	2,050,000	-	7,000,000	30,850,000
Total financing sources	3,968,500	1,887,000	2,603,000	4,582,000	1,105,000	2,724,000	17,341,000	3,059,000	1,227,000	10,649,500	49,146,000

HarrisburgNC
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Capital Improvement Plan - FY 2023 - 2032
General Fund - Administration

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Buildings & Grounds												
Upfit Town Hall, both floors (50% WSF) (CPF) ^[1]		-	-	300,000	2,500,000	-	-	-	-	-	-	2,800,000
Vehicles												
1002 2013 Ford Explorer (50% WSF) ^[2]		-	-	-	-	20,000	-	-	-	-	-	20,000
6077 2021 Ford F150		-	-	-	-	-	50,000	-	-	-	-	50,000
1003 2013 Dodge Charger (50% WSF)		-	-	-	-	-	-	-	-	-	-	-
1001 2014 Ford Taurus (50% WSF)		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures		-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
Financing Sources:												
Capital Reserve Fund		-	-	-	-	20,000	50,000	-	-	-	-	70,000
Capital Reserve Fund - Capital Project Fund		-	-	300,000	-	-	-	-	-	-	-	300,000
Installment financing		-	-	-	2,500,000	-	-	-	-	-	-	2,500,000
Total financing sources		-	-	300,000	2,500,000	20,000	50,000	-	-	-	-	2,870,000
CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.												
Projects split between General Fund and Water & Sewer Fund												
^[1] \$600,000 total in FY2025; \$5,000,000 total in FY2026												
^[2] \$40,000 total in FY2027												

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Information Technology

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment												
Server Replacement (50% WSF) ^[1]		-	25,000	-	-	-	30,000	-	-	-	-	55,000
Backup & Disaster Recovery (50% WSF) ^[2]		-	-	30,000	-	-	35,000	-	-	40,000	-	105,000
Vehicles												
1014 2019 Ford Transit Van (50% WSF) ^[3]		-	-	-	-	-	25,000	-	-	-	-	25,000
Total project expenditures		-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Financing Sources:												
Capital Reserve Fund		-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	25,000	30,000	-	-	90,000	-	-	40,000	-	185,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$50,000 total in FY2024; \$60,000 total in FY2028												
^[2] \$60,000 total in FY2025; \$70,000 total in FY2028; \$80,000 total in FY2031												
^[3] \$50,000 total in FY2028												



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032

General Fund - Communications

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Buildings and Grounds												
Branded Gateway Sign - Rocky River Road		-	-	125,000	-	-	-	-	-	-	-	125,000
Total project expenditures		-	-	125,000	-	-	-	-	-	-	-	125,000
Financing Sources:												
Capital Reserve Fund		-	-	125,000	-	-	-	-	-	-	-	125,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	-	125,000	-	-	-	-	-	-	-	125,000

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Planning & Economic Development

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment												
1402 Plotter		-	20,000	-	-	-	-	-	-	-	-	20,000
Vehicles												
1401 2018 Chevrolet Silverado 1500 - Code Enforcement		-	-	35,000	-	-	-	-	-	40,000	-	75,000
Total project expenditures		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Financing Sources:												
Capital Reserve Fund		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		-	20,000	35,000	-	-	-	-	-	40,000	-	95,000



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032

General Fund - Engineering

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment												
1505 Plotter - Printer/Scanner (50% WSF) ^[1]		-	-	-	10,000	-	-	-	-	-	-	10,000
xxxx Survey Equipment		-	-	-	12,000	-	-	-	-	-	-	12,000
Vehicles												
1506 2017 Chevrolet 1500 Ext Cab - Inspector [Rep 1503]	2023-1500-001	50,000	-	-	-	-	-	50,000	-	-	-	100,000
1502 2017 Ford Explorer		-	50,000	-	-	-	-	-	50,000	-	-	100,000
1504 2018 Chevrolet Colorado		-	-	-	50,000	-	-	-	-	-	50,000	100,000
1501 2019 Ford F150 - Grading		-	-	-	-	50,000	-	-	-	-	-	50,000
Total project expenditures		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Financing Sources:												
Capital Reserve Fund		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		50,000	50,000	-	72,000	50,000	-	50,000	50,000	-	50,000	372,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$20,000 total in FY2026												

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Fire Services

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Buildings & Grounds													
Fire Station #1 Upgrades	2023-2100-001	39,500	-	-	-	-	-	-	-	-	-	39,500	
Fire Training Facility (CPF)		-	100,000	675,000	-	-	-	-	-	-	-	775,000	
Fire Station #3 Warning Light		-	-	60,000	-	-	-	-	-	-	-	60,000	
Fire Station #1 & Admin Complex (CPF)		-	-	-	-	-	300,000	14,000,000	-	-	-	14,300,000	
Logistics Building Remodel (Old Station 1)		-	-	-	-	-	-	-	150,000	-	-	150,000	
New Fire Station 4 Construction (CPF)		-	-	-	-	-	-	-	-	-	7,000,000	7,000,000	
Fire Apparatus													
FD401 2007 Chevrolet 3500 Brush Unit		-	95,000	-	-	-	-	-	-	-	-	95,000	
FD101 2005 Engine 2000 Pumper - Reserve (CPF)		-	-	-	655,000	-	-	-	-	-	-	655,000	
FD301 2008 Spartan Rescue (CPF)		-	-	-	-	-	1,150,000	-	-	-	-	1,150,000	
FD103 2017 Spartan Engine 2000 Pumper - Front (CPF)		-	-	-	-	-	-	-	800,000	-	-	800,000	
FDxxx New Ladder 105' (CPF)		-	-	-	-	-	-	1,800,000	-	-	-	1,800,000	
FD106 2013 Spartan Engine 2000 Pumper - Reserve (CPF)		-	-	-	-	-	-	-	-	-	-	-	
FD201 2005 Spartan 2000 Ladder 105' - Front (CPF)		-	-	-	-	-	-	-	-	-	-	-	
FD102 2020 Spartan Engine 2000 Pumper - Front (CPF)		-	-	-	-	-	-	-	-	-	-	-	
FD103R 1994 Spartan Engine Pumper		-	-	-	-	-	-	-	-	-	-	-	
FD104 1988 Ford Engine Pumper		-	-	-	-	-	-	-	-	-	-	-	
Equipment													
21028 Portable Radios (5 years)	2020-2100-003	70,000	80,000	-	-	-	-	-	90,000	90,000	90,000	420,000	
21037 Update Extrication - Rescue	2023-2100-002	20,000	-	-	-	-	-	-	-	-	-	20,000	
xxxxx HVAC Dehumidifiers at Stations #1, #2, and #3	2023-2100-003	15,000	-	-	-	-	-	-	-	-	-	15,000	
xxxxx MCT Replacements (4)	2023-2100-004	20,000	-	-	-	-	-	-	-	-	-	20,000	
xxxxx MCT for Asst. Chief and Div. Chief	2023-2100-005	10,000	-	-	-	-	-	-	-	-	-	10,000	
xxxxx Training Room Projector and Video Conference Bar	2023-2100-006	5,000	-	-	-	-	-	-	-	-	-	5,000	
xxxxx 3D Camera and Software for Preplans/Investigations		-	25,000	-	-	-	-	-	-	-	-	25,000	
xxxxx Auto-Pulse CPR Device		-	16,000	-	-	-	-	-	-	-	-	16,000	
FD791 Lawn Mower Station 1		-	6,000	-	-	-	-	-	-	-	-	6,000	
xxxxx SCBA Cascade System (Rescue 1)		-	48,000	-	-	-	-	-	-	-	-	48,000	
xxxxx Replace Air Lifting Bags		-	30,000	-	-	-	-	-	-	-	-	30,000	
xxxxx Update Light Tower & Scene		-	12,000	-	-	-	-	-	-	-	-	12,000	
xxxxx SCBA Cascade System (Station 1)		-	-	155,000	-	-	-	-	-	-	-	155,000	
xxxxx Replace Self-Contained BA (2 years)		-	-	-	180,000	180,000	-	-	-	-	-	360,000	
xxxxx Replace Struts Rescue		-	-	-	10,000	-	-	-	-	-	-	10,000	
FD552 Utility Vehicle/Golf Cart		-	-	-	-	-	25,000	-	-	-	-	25,000	
FD792 Lawn Mower Station 3		-	-	-	-	-	10,000	-	-	-	-	10,000	
xxxxx Replace all Battery Extrication Equipment		-	-	-	-	-	-	-	250,000	-	-	250,000	
xxxxx Replace AEDs		-	-	-	-	-	-	-	-	60,000	-	60,000	
xxxxx Replace SRT Boats		-	-	-	-	-	-	-	-	-	30,000	30,000	
FD793 Lawn Mower Station 2		-	-	-	-	-	-	-	-	-	10,500	10,500	
FD553 Ranger 500 UTV		-	-	-	-	-	-	-	-	-	25,000	25,000	

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Fire Services

Item		Project Number	Fiscal Year										Totals
			2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:													
Vehicles													
FD707	2017 Chevrolet Tahoe - FM	2023-2100-007	65,000	-	-	-	-	-	75,000	-	-	-	140,000
FD708	2019 Dodge Charger - FC		-	-	60,000	-	-	-	-	-	70,000	-	130,000
FD702	2013 Chevrolet Silverado - Logistics		-		-	-	75,000	-	-		-	-	75,000
FD602	2015 Chevrolet Silverado - Training Cap		-	-	-	-	-	-	75,000	-	-	-	75,000
FD705	2021 Chevrolet Suburban - DC		-		-	-	-	75,000	-		-	-	75,000
FD701	2021 Chevrolet Suburban LS		-	-	-	-	-	75,000	-	-	-	-	75,000
FD706	2016 Chevrolet Silverado - BC1		-	-	-	-	-	-	80,000	-	-	-	80,000
FD802	2016 Chevrolet Silverado - Training Chief		-	-	-	-	-	-	-	75,000		-	75,000
FDxxx	Swiftwater Rescue Truck		-	-	-	-	-	-	-	-	65,000	-	65,000
FD704	1997 Ford F350 - Staff Reserve		-	-	-	-	-	-	-	-	-	-	-
FD703	2007 Chevrolet Tahoe - Staff Reserve		-	-	-	-	-	-	-	-	-	-	-
FD801	2008 Ford Crown Victoria - Inspect Reserve		-		-	-	-	-	-	-	-	-	-
FD901	2003 Ford F450 Utility		-	-	-	-	-	-	-	-	-	-	-
FD901R	1999 Ford E450 Medical Transport		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures			244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
Financing Sources:													
	Capital Reserve Fund		244,500	312,000	275,000	190,000	255,000	185,000	230,000	565,000	285,000	155,500	2,697,000
	Capital Reserve Fund - Capital Project Fund		-	100,000	675,000	655,000	-	300,000	-	-	-	-	1,730,000
	Installment financing		-	-	-	-	-	1,150,000	15,800,000	800,000	-	7,000,000	24,750,000
Total financing sources			244,500	412,000	950,000	845,000	255,000	1,635,000	16,030,000	1,365,000	285,000	7,155,500	29,177,000
CPF - The budget and funding for these projects will be shown in the Public Safety Capital Projects Fund.													

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Transportation

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Sidewalks												
Sidewalk/ADA Program	2023-3001-001	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Lucas Ct. Buildout	2023-3001-002	200,000	-	-	-	-	-	-	-	-	-	200,000
Pedestrian Facility for Parallel, Plaza		-	200,000	-	-	-	-	-	-	-	-	200,000
2017 Transportation Bonds (CPF)												
Hickory Ridge Road Sidewalk	2019-3001-004	525,000	-	-	-	-	-	-	-	-	-	525,000
Greenways	2019-3001-005	525,000	-	-	-	-	-	-	-	-	-	525,000
Traffic Congestion Mitigation	2019-3001-006	800,000	-	-	-	-	-	-	-	-	-	800,000
Hwy 49 Median Closure; Financial Way Extension	2019-3001-007	500,000	-	-	-	-	-	-	-	-	-	500,000
Total project expenditures		2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
Financing Sources:												
Capital Reserve Fund		300,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,400,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment financing		2,350,000	-	-	-	-	-	-	-	-	-	2,350,000
Total financing sources		2,650,000	300,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	3,750,000
CPF - The budget and funding for these projects will be shown in the General Fund Capital Projects Fund.												



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032

General Fund - Environmental Protection

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Equipment - Mowers												
4108 2007 Toro 72" Diesel Zero-Turn Mower		-	-	-	-	20,000	-	-	-	-	-	20,000
4111 2019 Exmark 60" Zero-Turn Mower		-	-	-	-	-	-	20,000	-	-	-	20,000
4114 2021 Kubota Tractor (50% WSF) ^[1]		-	-	-	-	-	-	-	-	60,000	-	60,000
4117 2021 Hustler 60" Zero-Turn Mower		-	-	-	-	-	-	-	-	20,000	-	20,000
Vehicles - Leaf Truck												
4102 2016 Freightliner Leaf Truck		-	-	230,000	-	-	-	-	-	-	-	230,000
4115 2020 Freightliner M21 Leaf Truck		-	-	-	-	-	-	-	-	250,000	-	250,000
Vehicles - Limb and Brush Truck												
4122 2004 Freightliner Brush Truck [Rep 4105]	2023-4100-001	275,000	-	-	-	-	-	-	-	-	280,000	555,000
4110 2018 Freightliner M2 Brush Truck		-	-	-	265,000	-	-	-	-	-	-	265,000
Vehicles - Other												
4112 2015 Chevrolet Silverado 3500 Crew Cab [Rep 4101]	2023-4100-002	56,000	-	-	-	-	-	60,000	-	-	-	116,000
4116 2013 Ford F-550 Dump Truck w/ Gate		-	80,000	-	-	-	-	-	-	90,000	-	170,000
4103 2021 Chevrolet Silverado		-	-	-	-	-	68,000	-	-	-	-	68,000
xxxx 20xx Bucket Truck (50% WSF) ^[2]		-	-	-	-	-	-	40,000	-	-	-	40,000
Total project expenditures		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Financing Sources:												
Capital Reserve Fund		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	-	-
Installment Financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		331,000	80,000	230,000	265,000	20,000	68,000	120,000	-	420,000	280,000	1,814,000
Projects split between General Fund and Water & Sewer Fund												
^[1] \$120,000 total in FY2031												
^[2] \$80,000 total in FY2029												

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Parks & Recreation

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Park & Facility Improvements												
Greenway Easement Acquisition	2023-5000-001	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	200,000
Greenway Design and Construction (CRF - P&R)	2023-5000-002	250,000	-	150,000	150,000	-	-	-	-	-	-	550,000
Tennis Court Resurfacing - Stallings Park	2023-5000-003	50,000	-	-	-	-	-	-	-	-	-	50,000
Pond Improvements - Harrisburg Park	2023-5000-004	200,000	-	-	-	-	-	-	-	-	-	200,000
Power Roll Up Doors for Maintenance Garage	2023-5000-005	15,000	-	-	-	-	-	-	-	-	-	15,000
Amphitheater Greenroom Architectural Design - Harrisburg Park	2023-5000-006	20,000	-	-	-	-	-	-	-	-	-	20,000
Storage Building - Town Hall		-	10,000	-	-	-	-	-	-	-	-	10,000
Playground Replacement - Pharr Mill Park - Phase I&II		-	350,000	-	150,000	-	-	-	-	-	-	500,000
Historic Pharr Mill Reconstruction - Construction		-	250,000	-	-	-	-	-	-	-	-	250,000
Parking Lot Resurfacing - Pharr Mill Park		-	-	125,000	-	-	-	-	-	-	-	125,000
Concrete Work - Veterans Park		-	50,000	-	-	-	-	-	-	-	-	50,000
Tennis Court Lights LED Conversion - Stallings Park		-	30,000	-	-	-	-	-	-	-	-	30,000
Light Racks - Harrisburg Park		-	20,000	-	-	-	-	-	-	-	-	20,000
Playground Improvements/ Shade Structure - Harrisburg Park		-	-	100,000	-	-	-	-	-	-	-	100,000
Shelter/Restroom Facility - Holcomb Woods		-	-	50,000	250,000	-	-	-	-	-	-	300,000
Land Acquisition - Zmax Property		-	-	-	-	-	500,000	500,000	-	-	-	1,000,000
Announcer Booth/Storage Room - Harrisburg Park		-	-	200,000	-	-	-	-	-	-	-	200,000
Library HVAC replacement		-	-	40,000	-	-	-	-	-	-	-	40,000
Rocky River Greenway - Design, Phase I-V		-	-	-	-	150,000	150,000	150,000	150,000	150,000	-	750,000
Parking Lot Resurfacing - Stallings Park		-	-	-	100,000	-	-	-	-	-	-	100,000
Field Lights - Holcomb Woods		-	-	-	-	300,000	-	-	-	-	-	300,000
Town Hall Civic Memorial		-	-	-	-	-	-	250,000	-	-	-	250,000
Library Renovations (remodel work, roofing, windows, etc.)		-	-	-	-	150,000	-	-	-	-	-	150,000
Community Room / Building - Harris Depot (CPF)		-	-	-	-	-	-	-	1,250,000	-	-	1,250,000
Athletics Fields - Artificial Turf - Harrisburg Park (CPF)		-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Heavy Equipment - Mowers												
5040 2017 Zero Turn Mower 72" [Rep 5023]	2023-5000-007	18,000	-	-	-	-	-	20,000	-	-	-	38,000
5026 2015 Ex-Mark Walk Behind Mower		-	12,000	-	-	-	-	13,000	-	-	-	25,000
5027 2018 Zero Turn Mower 60"		-	15,000	-	-	-	-	-	18,000	-	-	33,000
5028 2018 Zero Turn Mower 60"		-	15,000	-	-	-	-	-	18,000	-	-	33,000
5035 2019 Zero Turn Mower 72"		-	-	18,000	-	-	-	-	-	18,000	-	36,000
5029 2020 Zero Turn Mower 60"		-	-	-	15,000	-	-	-	-	-	-	15,000

HarrisburgNC
The right side of opportunity
Capital Improvement Plan - FY 2023 - 2032
General Fund - Parks & Recreation

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Heavy Equipment - Other												
5041 2005 John Deere Tractor [Rep 5013]	2023-5000-008	50,000	-	-	-	-	-	-	-	-	-	50,000
5042 2006 Kubota RTV 900 [Rep 5014]	2023-5000-009	30,000	-	-	-	-	-	-	-	33,000	-	63,000
5030 2000 Gator		-	20,000	-	-	-	-	-	-	22,000	-	42,000
xxxx Aera-vator Tractor Implement		-	10,000	-	-	-	-	-	-	-	-	10,000
xxxx Fertilizer Spreader for Tractor		-	6,000	-	-	-	-	-	-	-	-	6,000
xxxx Equipment Trailer		-	10,000	-	-	-	-	-	-	-	-	10,000
xxxx Boom Lift		-	60,000	-	-	-	-	-	-	-	-	60,000
5017 2014 Kubota Tractor		-	-	40,000	-	-	-	-	-	-	-	40,000
xxxx 2005 John Deere Loader [Rep 5013 attachment]		-	-	-	75,000	-	-	-	-	-	-	75,000
5016 2009 Ball Field Groomer		-	-	-	-	-	27,000	-	-	-	-	27,000
5004 2002 John Deere Backhoe		-	-	-	-	-	-	-	-	-	-	-
xxxx Excavator from PW		-	-	-	-	-	-	-	-	-	-	-
5021 2015 John Deere Gator		-	-	-	-	-	-	-	-	-	-	-
5036 2016 John Deere Infield Groomer		-	-	-	-	-	-	-	-	-	-	-
5019 2021 John Deere Infield Groomer		-	-	-	-	-	-	-	-	-	-	-
5031 2020 Clubcar Golf Cart		-	-	-	-	-	-	-	-	-	-	-
5032 2020 Clubcar Golf Cart		-	-	-	-	-	-	-	-	-	-	-
Vehicles												
5043 2014 Ford F-250 [Rep 5001]	2023-5000-010	40,000	-	-	-	-	-	44,000	-	-	-	84,000
5002 2014 Ford F-250		-	40,000	-	-	-	-	44,000	-	-	-	84,000
5003 2015 Ford-250		-	42,000	-	-	-	-	-	44,000	-	-	86,000
5005 2016 Ford Explorer		-	40,000	-	-	-	-	-	44,000	-	-	84,000
5008 2018 Ford F150		-	-	38,000	-	-	-	-	-	44,000	-	82,000
5009 2019 Chevrolet 3500 Dump Truck		-	-	52,000	-	-	-	-	-	55,000	-	107,000
5006 2016 Chevrolet Silverado 1500		-	-	-	40,000	-	-	-	-	-	44,000	84,000
5010 2021 Chevrolet Silverado 1500		-	-	-	-	40,000	-	-	-	-	-	40,000
5011 2021 Chevrolet Silverado 1500 - B/G		-	-	-	-	-	42,000	-	-	-	-	42,000
5012 2021 Chevrolet Silverado 1500		-	-	-	-	-	42,000	-	-	-	-	42,000
5015 2007 Chevrolet Silverado 1500		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures		693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	3,064,000	10,758,000
Financing Sources:												
Capital Reserve Fund		443,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	294,000	342,000	64,000	6,258,000
Capital Reserve Fund - Capital Project Fund		-	-	-	-	-	-	-	-	-	3,000,000	3,000,000
Capital Reserve Fund - Parks & Rec		250,000	-	-	-	-	-	-	-	-	-	250,000
Installment financing		-	-	-	-	-	-	-	1,250,000	-	-	1,250,000
Total financing sources		693,000	1,000,000	833,000	800,000	660,000	781,000	1,041,000	1,544,000	342,000	3,064,000	10,758,000
CPF - The budget and funding for these projects will be shown in the Parks and Recreation Capital Projects Fund.												



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032
Water and Sewer Fund

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Project and acquisition expenditures by function:												
Buildings/Improvements												
Utility Relocation - Rail Project	2017-6000-008	60,000	60,000	-	-	-	-	-	-	-	-	120,000
Water Projects												
FY 22/23 Cabarrus Woods Phase I WL Upgrades (CPF)	2022-6000-009	1,100,000	-	-	-	-	-	-	-	-	-	1,100,000
FY 22/23 Cabarrus Woods Phase II WL Upgrades (CPF)	2023-6000-001	180,000	1,100,000	-	-	-	-	-	-	-	-	1,280,000
FY 24/25 WL Upgrades (CPF)		-	190,000	1,000,000	-	-	-	-	-	-	-	1,190,000
Water Treatment Plant (CPF)		-	450,000	2,900,000	-	-	-	-	-	-	-	3,350,000
FY 25/26 WL Upgrades (CPF)		-	-	190,000	1,050,000	-	-	-	-	-	-	1,240,000
FY 26/27 WL Upgrades (CPF)		-	-	-	180,000	850,000	-	-	-	-	-	1,030,000
FY 27/28 WL Upgrades (CPF)		-	-	-	-	130,000	720,000	-	-	-	-	850,000
Water Expansion Projects												
Sequoia Hills Drive/Pharr Mill Loop (CPF)	2022-6000-010	300,000	-	-	-	-	-	-	-	-	-	300,000
Hickory Ridge Road 12 inch WL Phase 2 of 3 (4,000 LF) (CPF)		-	-	-	-	-	540,000	-	-	-	-	540,000
Hickory Ridge Road 12 inch WL Phase 3 of 3 (4,000 LF) (CPF)		-	-	-	-	-	-	516,000	-	-	-	516,000
Sewer Projects												
Millbrook Pump Station Decommissioning (1,600 LF of 8-inch gravity line) (CPF)	2022-6000-011	700,000	-	-	-	-	-	-	-	-	-	700,000
Abbingtion Pump Station Decommissioning (2,200 LF of 8-inch gravity line) (CPF)	2023-6000-002	150,000	650,000	-	-	-	-	-	-	-	-	800,000
Annual Sanitary Sewer Rehabilitation (Collection System Improvements Projects) (CPF)	2023-6000-003	250,000	250,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	4,500,000
Orchard Park Pump Station Upgrades	2023-6000-004	65,000	-	-	-	-	-	-	-	-	-	65,000
Kensington Pump Station Decommissioning (1,500 LF of 8-inch gravity line) (CPF)		-	80,000	450,000	-	-	-	-	-	-	-	530,000
Morehead West Sewer Phase II (CPF)		-	-	525,000	1,280,000	-	-	-	-	-	-	1,805,000
Flow Metering and Monitoring Throughout System		-	-	250,000	-	-	-	-	-	-	-	250,000
Orchard Park Pump Station Decommissioning (CPF)		-	-	-	50,000	150,000	-	-	-	-	-	200,000
Sequoia Hills Sewer (8,500 LF of gravity) (CPF)		-	-	-	335,000	913,000	-	-	-	-	-	1,248,000
New Harrisburg Main off of Reedy Creek Interceptor (13,000 LF of 12-inch gravity main) (CPF)		-	-	-	-	-	1,500,000	1,500,000	-	-	-	3,000,000



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032 Water and Sewer Fund

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Equipment - Generators												
xxxx Heatherstone Well Generator 7/2006 Olympian G80F3 NG		-	60,000	-	-	-	-	-	-	-	-	60,000
xxxx Town Center Generator 8/2007 Olympian G30F3 NG		-	50,000	-	-	-	-	-	-	-	-	50,000
xxxx Stalling Glenn Generator Olympian G30F3 NG		-	50,000	-	-	-	-	-	-	-	-	50,000
xxxx Well #3 Generator 3/2009 Cummins GGLB 150 NG		-	65,000	-	-	-	-	-	-	-	-	65,000
xxxx 2000 Kohler 135 Generator(Tagalong) [Rep 4104]		-	-	85,000	-	-	-	-	-	-	-	85,000
xxxx Abbington Generator 5/2006 Olympian G100F3 NG (if Sewer CPF is not performed)		-	-	55,000	-	-	-	-	-	-	-	55,000
xxxx Kensington Generator 1/2005 Olympian D50P3 Diesel (if Sewer CPF is not performed)		-	-	-	45,000	-	-	-	-	-	-	45,000
xxxx Well #1 Generator 3/2012 Generac SG175 NG		-	-	-	-	85,000	-	-	-	-	-	85,000
Equipment - Other												
6076 2016 308 CAT Excavator [Rep 6021]	2023-6000-005	150,000	-	-	-	-	-	-	-	-	-	150,000
6077 2280 Mahle Articpro R1234YF AC Machine	2023-6000-006	8,000	-	-	-	-	-	-	-	-	-	8,000
6004 2010 Skid Steer Caterpillar 277C w/Bucket		-	-	90,000	-	-	-	-	-	-	-	90,000
6008 2011 Wacker RT 82-SC 32" Trench Roller		-	-	24,000	-	-	-	-	-	-	-	24,000
4109 2011 Air Compressor Sullair 185		-	-	24,000	-	-	-	-	-	-	-	24,000
6011 2013 FX-30 Ditch Witch Vacuum - Replace with Jetter/Sewer Vac Truck		-	-	280,000	-	-	-	-	-	-	-	280,000
6016 2016 Hudson Trailer 20' HTD18C 12 Ton		-	-	-	24,000	-	-	-	-	-	-	24,000
6012 2013 Volvo DD15 Compactor Double Drum		-	-	-	-	-	34,000	-	-	-	-	34,000
6017 2012 Doosan Forklift Model G25P5		-	-	-	-	-	23,000	-	-	-	-	23,000
6025 2018 Hudson Trailer 20' HTD18C 12 Ton		-	-	-	-	-	24,000	-	-	-	-	24,000
6045 2021 Bravo Aires Pathfinder Camera & Trailer		-	-	-	-	-	-	-	124,000	-	-	124,000
6028 2019 DYNA-VAC RH-750 Easement Machine		-	-	-	-	-	-	-	-	68,000	-	68,000
6034 2021 Kubota RTV-900 4x4		-	-	-	-	-	-	-	-	24,000	-	24,000
6039 2017 Caterpillar 914M Compact Wheel Loader		-	-	-	-	-	-	-	-	-	150,000	150,000
6013 2014 305 CAT Mini Excavator		-	-	-	-	-	-	-	-	-	130,000	130,000
6047 2021 Ditch Witch Vacuum & Trailer		-	-	-	-	-	-	-	-	-	90,000	90,000
6050 2021 Kaufman 22' Trailer		-	-	-	-	-	-	-	-	-	12,000	12,000
6038 2006 FX-30 Ditch Witch Vacuum		-	-	-	-	-	-	-	-	-	-	-
6009 2011 Kaufman Tilt 22' Trailer		-	-	-	-	-	-	-	-	-	-	-
6027 2019 Caterpillar 305.E2 Excavator - (Projected 2033 - \$90k)		-	-	-	-	-	-	-	-	-	-	-
6029 2019 Skid Steer Caterpillar 289D2 - (Projected 2034 \$80k)		-	-	-	-	-	-	-	-	-	-	-
6002 2006 Kubota RTV-900		-	-	-	-	-	-	-	-	-	-	-
6021 2016 Caterpillar 308 Excavator		-	-	-	-	-	-	-	-	-	-	-
6035 2021 Caterpillar Compactor		-	-	-	-	-	-	-	-	-	-	-
6014 2014 Aries Pathfinder Camera & Trailer Model VRLC6X12TE2		-	-	-	-	-	-	-	-	-	-	-



HarrisburgNC
The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032
Water and Sewer Fund

Item	Project Number	Fiscal Year										Totals
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Vehicles												
6078 2014 Ford F-550 Super Duty Reg Cab Dump Truck [Rep 6041]	2023-6000-007	62,000	-	-	-	-	-	68,000	-	-	-	130,000
6043 2016 Freightliner M2106 Dump Truck		-	124,000	-	-	-	-	-	130,000	-	-	254,000
6018 2016 Ford F-450 Diesel Crew Cab		-	73,000	-	-	-	-	-	78,000	-	-	151,000
6020 2016 Ford F-350 Reg Cab		-	52,000	-	-	-	-	-	60,000	-	-	112,000
6042 2015 Freightliner Dump Truck		-	-	125,000	-	-	-	130,000	-	-	-	255,000
6019 2016 Chevrolet 2500 Reg Cab 4x4		-	-	43,000	-	-	-	-	-	46,000	-	89,000
6044 2019 F450 Crew Truck		-	-	-	79,000	-	-	-	-	-	82,000	161,000
6007 2011 Chevrolet Silverado 2500 Reg Cab		-	-	-	48,000	-	-	-	-	-	50,000	98,000
6023 2017 Chevrolet 2500 Reg Cab Service Bed		-	-	-	48,000	-	-	-	-	-	50,000	98,000
6022 2017 Chevrolet 1500 Reg Cab Short Bed		-	-	-	48,000	-	-	-	-	-	50,000	98,000
6026 2019 Kenworth T440 w/800-HPR-ECO Sewer Jet Machine		-	-	-	-	260,000	-	-	-	-	-	260,000
6024 2018 Freightliner M2106 Diesel Dump Truck		-	-	-	-	128,000	-	-	-	-	-	128,000
6031 2020 Chevrolet Silverado 3500 Reg Cab Crane Body		-	-	-	-	80,000	-	-	-	-	-	80,000
6032 2020 Chevrolet Silverado 2500 Reg Cab 4x4 Service Body		-	-	-	-	48,000	-	-	-	-	-	48,000
6033 2021 Chevrolet 2500 Crew Cab		-	-	-	-	50,000	-	-	-	-	-	50,000
6010 2012 Ford F-150 Reg Cab		-	-	-	-	48,000	-	-	-	-	-	48,000
6040 2021 Chevrolet 3500 Crew Cab		-	-	-	-	-	56,000	-	-	-	-	56,000
6030 2020 Freightliner M2 Dump Truck		-	-	-	-	-	130,000	-	-	-	-	130,000
6074 2022 Chevrolet Silverado 2500		-	-	-	-	-	56,000	-	-	-	-	56,000
6015 2015 Chevrolet Silverado 2500 HD		-	-	-	-	-	-	-	-	-	-	-
6001 2004 Series 2 Sewer Jet Rodder Machine		-	-	-	-	-	-	-	-	-	-	-
6075 2022 Chevrolet Silverado 2500		-	-	-	-	-	-	-	-	-	-	-
Cost Share - General Fund Assets												
Server Replacement (50% GF) ^[1]		-	25,000	-	-	-	30,000	-	-	-	-	55,000
Backup & Disaster Recovery (50% GF) ^[2]		-	-	30,000	-	-	35,000	-	-	40,000	-	105,000
Upfit Town Hall, both floors (CPF) (50% GF) ^[3]		-	-	300,000	2,500,000	-	-	-	-	-	-	2,800,000
6060 Plotter - Printer/Scanner (50% GF) ^[4]		-	-	-	10,000	-	-	-	-	-	-	10,000
1002 2013 Ford Explorer (50% GF) ^[5]		-	-	-	-	20,000	-	-	-	-	-	20,000
6072 2019 Ford Transit Van (50% WSF) ^[6]		-	-	-	-	-	25,000	-	-	-	-	25,000
xxxx 20xx Bucket Truck (50% GF) ^[7]		-	-	-	-	-	-	40,000	-	-	-	40,000
6054 2021 Kubota Tractor (50% GF) ^[8]		-	-	-	-	-	-	-	-	60,000	-	60,000
1003 2013 Dodge Charger (50% GF)		-	-	-	-	-	-	-	-	-	-	-
1001 2014 Ford Taurus (50% GF)		-	-	-	-	-	-	-	-	-	-	-
Total project expenditures		3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
Financing Sources:												
Capital Reserve Fund - Operating Capital		345,000	559,000	1,006,000	302,000	719,000	413,000	238,000	392,000	238,000	614,000	4,826,000
Capital Reserve Fund - Capital Project Fund		2,680,000	2,720,000	1,965,000	1,065,000	780,000	1,760,000	1,016,000	500,000	500,000	500,000	13,486,000
Installment financing		-	-	3,900,000	4,830,000	1,763,000	1,500,000	1,500,000	-	-	-	13,493,000
Total financing sources		3,025,000	3,279,000	6,871,000	6,197,000	3,262,000	3,673,000	2,754,000	892,000	738,000	1,114,000	31,805,000
CPF - The budget and funding for these projects will be shown in the Water and Sewer Capital Projects Fund.												
Projects split between General Fund and Water & Sewer Fund												
^[1] \$50,000 total in FY2024; \$60,000 total in FY2028												
^[2] \$60,000 total in FY2025; \$70,000 total in FY2028; \$80,000 total in FY2031												
^[3] \$600,000 total in FY2025; \$5,000,000 total in FY2026												
^[4] \$20,000 total in FY2026												
^[5] \$40,000 total in FY2027												
^[6] \$50,000 total in FY2028												
^[7] \$80,000 total in FY2029												
^[8] \$120,000 total in FY2031												



HarrisburgNC

The right side of opportunity

Capital Improvement Plan - FY 2023 - 2032

Storm Water Fund

Item	Project Number	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Totals
Project and acquisition expenditures by function:												
Storm water projects												
System A Phase 3 (CPF)	2021-7000-001	400,000	-	-	-	-	-	-	-	-	-	400,000
Spot Improvements (Oakley, Willow)	2023-7000-001	100,000	-	-	-	-	-	-	-	-	-	100,000
Regional Detention (CPF)		-	-	-	400,000	-	-	-	-	-	-	400,000
Storm Water Improvements - System B - Phase 1 (CPF)		-	-	-	-	-	-	-	-	-	-	-
Vehicles												
7001 2018 Ford Explorer		-	50,000	-	-	-	-	-	50,000	-	-	100,000
7002 2013 Freightliner Street Sweeper		-	280,000	-	-	-	-	-	-	290,000	-	570,000
Total project expenditures		500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
Financing Sources:												
Capital Reserve Fund		100,000	330,000	-	-	-	-	-	50,000	290,000	-	770,000
Capital Reserve Fund - Capital Project Fund		400,000	-	-	400,000	-	-	-	-	-	-	800,000
Installment financing		-	-	-	-	-	-	-	-	-	-	-
Total financing sources		500,000	330,000	-	400,000	-	-	-	50,000	290,000	-	1,570,000
CPF - The budget and funding for these projects will be shown in the Storm Water Capital Projects Fund.												



Town of Harrisburg, North Carolina

Schedule of Fees

Fiscal Year 2023

GENERAL FEES	
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Copy Machine Fee	\$0.25 per copy
Passport Acceptance Fee	\$35 per Application
Renewal fee	\$7.50 per Application
Electric Vehicle Charging Station	
Town Hall - 5.5 kW Charger	\$0.60 per hour
Harrisburg Park - 6.6 kW Charger	\$0.70 per hour
Solicitation Permit Application Fee	\$25 per Application
Credit Card Fees	Convenience Fee - \$2.00 per transaction Surcharge - 2.00% of amount of charge
Copy of Recorded Town Sponsored Meeting (DVD)	\$5

Miscellaneous Zoning Fees	
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Copy of UDO	\$50
Map Fees	
17" x 22" Maps (ANSI C)	\$15
22" x 34" Maps (ANSI D)	\$20
34" x 44" Maps (ANSI E)	\$25

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

PLANNING

Subdivision Case Fees

Annexation Fee	\$300 per application; additional \$25 per acre for tracts larger than 5 acres
Conveyance Plat	\$25 per new lot
Preliminary Plat Review	\$1,500 plus \$25 per lot
Preliminary Plat	Applicant Appeal to Elected Board - \$350
Preliminary Plat	Minor Revision - \$500 (no board hearing required)
Preliminary Plat	Major Revision - \$1,000 (board hearing required)
Final Plat Review (Major Subdivision)	\$350 per map sheet (If a third submittal is required an additional review fee will be collected)
Final Plat Review (Minor Subdivision)	\$150 per map sheet (If a third submittal is required an additional review fee will be collected)
Recombination Plats	\$150 per map sheet
Letter of Credit Review	\$250 + Engineer's cost (Includes partial release requests)
Time Extension for Plat Approval	\$150
Sketch Plat Review	\$450
Construction Plans	\$2,000 plus \$50 per acre

ZONING

Zoning Case Fees

Vested Rights	\$400
Vested Rights Extension	\$150
Zoning Map Amendment (Residential - less than 10 acres)	\$500 plus \$10 per acre
Zoning Map Amendment (Residential - 10 or more acres)	\$2,500 plus \$25 per acre
Combined Residential Rezoning/Preliminary Plat Expedited Request	\$4,000 plus \$25 per lot
Zoning Map Amendment (Non-Residential/Mixed Use)	\$1,500 plus \$25 per acre
Text Amendment to UDO	\$500
Applicant Appeal to Elected Board	\$300 plus advertised costs
Conditional District Rezoning	\$2,500 plus \$25 per acre ¹
Appeal to Elected Board by Applicant	\$300 plus advertising costs
Neighborhood Meeting Notices (Adjoining owners within 300 feet)	\$100 plus \$0.50 per mailing address
Town Council Public Hearing Notices and Legal Advertising (Adjoining owners within 300 feet)	\$400 plus \$0.50 per mailing address
Re-advertising Cost (due to applicant action)	\$300 plus \$0.50 per mailing address for notices
Appeal of Planning and Zoning Board Decision Regarding Architectural Review	\$250
Architectural Review (Non-Residential)	\$300
Street Name Change Petition (privately initiated)	\$500 + cost of new street sign(s)

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

¹ *Conditional Rezoning Fees are in addition to the base fees for a zoning map amendment.*

ZONING

Zoning Permit Fees

Single, Two Family structures and mobile homes	\$100
Single Family attached/Multi-Family	\$200 plus \$5 per unit
Residential Addition/Accessory Structures	\$100
Commercial, Institutional and Industrial	\$250
Temporary Construction Trailers	\$75
Temporary Use Permits	\$75
Home Occupation Permits	\$75
Certificate of Compliance - Non-Residential	\$100
Certificate of Compliance - Residential	\$50
Zoning Verification Letter	\$100
Certificate of Non-Conformity Adjustment	\$400
Golf Cart Registration	\$20
Sign Permits	
Permanent Sign	\$100
Outdoor Advertising Sign (Billboard)	\$1,000
Zoning Site Plan Review	
Site Plan Review (If a third submittal is required, an additional fee will be collected)	\$500 plus \$5 per acre
Board of Adjustment Fees	
Conditional Use Application	\$1,000 plus \$5 per acre
Variance Application	
Residential	\$500
Non-Residential	\$600
Appeal of Administrator	
Decision/Interpretation Request	\$250

Double Fees: Where construction begins without the appropriate permits in place, costs shall be doubled.

WATER & SEWER

Water and sewer charges shall be as authorized by Code Sections 50.44, 51.30 and 51.31, of the Town Code of Ordinances.

**Water & Sewer Rates
(Inside Town Limits)**

Residential Water Rates	0-2,000 - \$12.52 (first 2,000 gallons) 2,001-6,000 - \$7.68 per additional 1,000 gallons 6,001-9,000 - \$8.91 per additional 1,000 gallons 9,001 and above - \$10.26 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$9.99 (first 2,000 gallons) 2,001 and above - \$8.46 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$25.79 (first 2,000 gallons) 2,001-15,000 - \$9.12 per additional 1,000 gallons 15,001 and above - \$10.65 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$17.19 (first 2,000 gallons) 2,001 and above - \$9.96 per additional 1,000 gallons

**Water & Sewer Rates
(Outside Town Limits)**

Residential Water Rates	0-2,000 - \$17.91 (first 2,000 gallons) 2,001 and above - \$11.83 per additional 1,000 gallons
Residential Sewer Rates	0-2,000 - \$14.75 (first 2,000 gallons) 2,001 and above - \$12.06 per additional 1,000 gallons
Commercial Water Rates	0-2,000 - \$36.92 (first 2,000 gallons) 2,001-15,000 - \$11.40 per additional 1,000 gallons 15,001 and above - \$12.48 per additional 1,000 gallons
Commercial Sewer Rates	0-2,000 - \$25.30 (first 2,000 gallons) 2,001 and above - \$13.49 per additional 1,000 gallons
Flat Sewer Rates	\$63.03

Storm Water Charge

Charge Per Equivalent Residential Unit (ERU)	\$5.62 / Month
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WATER & SEWER

Other Water and Sewer Charges and Fees

Account Delinquency Fee

Charge for water/sewer account after delinquency due to nonpayment	\$100
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Late Fee

Late fee (will be charged on accounts with unpaid balances beyond the 15th of the month)	\$10
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NSF Fee

After customer has been charged an NSF fee three times, the Town will no longer accept checks from that customer	\$25
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Water and Sewer Deposit/Set-up Fee

W/S Deposit (refundable)	\$45
W/S Set-up fee (one-time fee, non-refundable)	\$30

Meter Test Charges

Meter Test Charge (only if meter is working properly; no charge if meter is not working)	\$25
Interrogate Meter - Customer Requested (First request at no cost)	\$50
Testing Meter - Customer Requested	\$100

Other Water and Sewer Charges

Non-emergency after hours water reconnections	\$100
Meter Change Out - Customer Requested	\$275
Water use permit for tank/tankers	\$50
Move existing water service to another location on the same property	At cost (labor, equipment and materials)

Fees for Violations of Mandatory Water Restrictions (When Applicable)

Residential	
First offense	\$100
Second and subsequent offense	\$300
Commercial/Industrial	
First offense	\$500
Second and subsequent offense	\$1,500

WATER & SEWER

Water Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8	\$3,895	\$545	\$0	\$4,440	\$1,115
1	\$9,755	\$760	\$0	\$10,515	\$1,165
1 1/2	\$19,510	\$955	\$0	\$20,465	\$1,890
2	\$31,215	\$1,410	\$0	\$32,625	\$2,140
3	\$62,445	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$97,565	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$195,140	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$312,230	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Sewer Charges

Meter Size (in.)	Sewer Service Size (in.)	Sewer System Development Fees	Connection Charge ¹
5/8	4	\$2,700	\$1,115
1	4	\$6,750	\$1,165
1 1/2	4	\$13,505	\$1,890
2	4	\$21,610	\$2,140
3	4	\$43,220	To Be Determined
4	4	\$67,525	To Be Determined
6	4	\$135,050	To Be Determined
8	4	\$216,090	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

WATER & SEWER

Irrigation Service Charges

Meter Size (in.)	Water System Development Charges	Facility Charge	Water Meter Delivery Charge	Total	Connection Charge ¹
5/8" T-Splice	\$3,895	\$545	\$0	\$4,440	\$0
5'8	\$3,895	\$545	\$0	\$4,440	\$1,115
1	\$9,755	\$760	\$0	\$10,515	\$1,165
1 1/2	\$19,510	\$955	\$0	\$20,465	\$1,890
2	\$31,215	\$1,410	\$0	\$32,625	\$2,140
3	\$62,445	Cost + 10%	\$100	To Be Determined	To Be Determined
4	\$97,565	Cost + 10%	\$100	To Be Determined	To Be Determined
6	\$195,140	Cost + 10%	\$100	To Be Determined	To Be Determined
8	\$312,230	Cost + 10%	\$100	To Be Determined	To Be Determined

¹ Time and Materials. 50% of the charges can be waived if connections and services are installed by applicant. 3-inch and larger services will be charged on a time and materials basis.

Temporary Hydrant Meter Charge

Construction use for 60 days or less

Temporary meter service charge	\$200
Security deposit	\$1,000

Monthly charges consist of:

- Service charge for meter size
- Usage rates based on meter reading and size

Hydraulic Fire Flow Testing (per test)	\$225
--	-------

Private Fire Protection Service Charges

Meter Size (in.)	Fee
<4	\$55
4	\$55
6	\$100
8	\$150
10	\$225
12	\$350

Traffic Control

Temporary traffic control for parades, block parties and special events

Barricades	\$5/day
Detour signs	\$5/day
Cones	\$0.50 each/day

ENGINEERING

Residential & Commercial Construction Plans

Water and Sewer	\$3,000 plus \$100 per acre of entire site
Roadway and Storm Water System	\$3,000 plus \$100 per acre of entire site
Storm Water Quality and Detention	\$2,500 plus \$100 per acre of entire site
Grading and Erosion Control	\$1,000 plus \$100 per acre of entire site

Other Engineering Review & Inspection Fees

Expedited Review Fee	\$2,150 Minor Commercial Plan ¹ \$6,500 Residential Subdivision/Major Commercial Plan
Revision to Approved Plan	20% of original review fee
Harrisburg Encroachment Application Review	\$250
NC Utility Encroachment Application Review	\$100
NCDOT Driveway Permit Review	\$50
NCDENR - Division of Water Quality Application Review/Execution	\$100
NCDENR - Division of Public Water Supply Application Review/Execution	\$100
"Letter of Intent to Serve" with Water and Sewer (If the proposed site requires a Water Model be run, the fee will be assessed)	\$500
Conditional Re-zoning Plat Review	\$200
Preliminary Plat Review	\$300
Annual Storm Water BMP Inspection/Certification Review	\$300
Town of Harrisburg Inspection (Failure to submit report)	Actual cost incurred by Town plus 2x the certification fee
Infrastructure Inspections	
Roadway	\$1.00 per LF
Storm Sewer	\$1.00 per LF
Water Line	\$1.00 per LF
Sanitary Sewer	\$1.00 per LF
Final Grading	\$50 per acre
Bridge or Culvert, 42" or greater	\$10 per LF
Greenway	\$0.25 per LF
Lot Grading	
Permit	\$250
Inspection	\$150
Third Part Testing / Inspections	Actual cost incurred by Town

Review fees cover initial submittal and the second submittal addressing comments. If a third submittal is required, an additional fee will be collected. Fees are due at time of submittal for review to commence.

¹ *In addition to the actual costs.*

PARKS & RECREATION

For all Parks and Recreation fees, "Resident" refers to participants who are taxpayers of the Town of Harrisburg.

Athletics

	Town ¹	
	Resident ²	Non-Resident
Pewee Sports (Age 3/4)	\$45	\$75
Baseball	\$85	\$115
Basketball	\$85	\$115
Cheerleading	\$125	\$155
Flag Football (Age 5/6)	\$85	\$115
Football	\$155	\$185
Soccer	\$85	\$115
Late Registration Fee	\$25	\$25

¹ Refunds of registration fees are subject to a \$10 administrative fee.

² There is a \$250 per family, per season maximum for all sports registration fees. This \$250 maximum does not apply to Pop Warner registration or Out-of-County residents.

Note: Hardship Fee may be considered (requires verification and staff approval)

Facilities Rental³

	Town	
	Resident	Non-Resident
Small Shelter Rental		
Hourly Rate	\$20	\$30
Half Day	\$80	\$120
Full Day	\$120	\$180
Large Shelter Rental		
Hourly Rate	\$30	\$40
Half Day	\$100	\$140
Full Day	\$140	\$200
Field Rental		
Field Rental Per Field Hourly Rate	\$50	\$100
Light Fee per Field	\$15	\$25
Amphitheater⁴		
Half Day	\$3,000	\$5,000
Security Deposit	\$300	\$300
Full Day	\$7,500	\$10,000
Security Deposit	\$500	\$500

³ Refunds of rental fees are subject to a \$10 administrative fee.

⁴ Revenue sharing with the Town on fund raising or revenue-based events will be negotiated on a case by case basis.

PARKS & RECREATION

Facilities Rental¹ (continued)

	Town	
	Resident	Non-Resident
SplashPad		
Two (2) Hour Individual Pass	\$0.00	\$3.00
Group Rental - per person	\$3.00	\$3.00
 Municipal Complex (Occupancy Max - 50)		
Meeting space - 800 square feet	\$25 per hour + Cleaning Deposit (non-refundable)	
Key Deposit	\$25 (refundable)	
Set-up/Breakdown & Cleaning Fee	\$50	
Audio/Visual	\$25 (laptop not included)	
8 Foot Table	\$5 each	
6 Foot Table	\$4 each	
4 Foot Table	\$3 each	
Chairs	\$1.25 each	

¹ Refunds of facilities rental fees are subject to a \$10 administrative fee.

FIRE

Fire Inspection Program Fees

Periodic Inspection, State Mandated	\$0.00 1st and 2nd inspections \$25 for the 3rd inspection plus \$150 for each violation not corrected
Foster Care Safety Inspection	\$25
Group Home Safety Inspection	\$25
Daycare State License Inspection	\$50
Fire Certificate of Occupancy (Final Inspection)	\$100
ABC Permit Inspection	\$150

Commercial Building and Site Plan Review Fees¹

Commercial Plans or Commercial Up-fit Plan Reviews are Done by Square Footage (Sq Ft).

Less than 4,999	\$300
5,000 to 9,999	\$350
10,000 to 24,999	\$450
25,000 to 49,000	\$600
50,000 or greater	\$0.020 per Sq Ft
Fire Site Review for Rezoning Commercial/Subdivision	\$250
Fire Site Review for Commercial / Subdivisions	\$250

¹ For Multi-Tenant Buildings, Fees are per Tenant

If a third submittal is required, an additional review fee of \$150 will be collected.

Plans Review¹

Fixed Fire Suppression System (Hood Systems-Ansul)	\$200 - plus \$100 performance test
Fire Alarm System	\$250 - plus \$100 performance test
Sprinkler System	\$250 - plus \$100 performance test
Residential Sprinkler System (1 & 2 Family Dwellings)	\$200 - plus \$100 performance test
Stand Pipe System	\$200 - plus \$100 performance test
Fire Pump & Related Equipment	\$200 - plus \$100 performance test

¹ For Multi-Tenant Buildings, Fees are per Tenant

FIRE

Fire Prevention Education Program Fees

Public Education Events	None
Fire Prevention for Business/Industry	\$25 / hour plus Material Cost Reimbursement

Installation, Construction and Operation Permit Fees

Blasting - 90 days	\$250 (per site)
Explosive Storage	\$200
Carnivals & Fairs	\$200
Covered Mall Buildings	\$200
Exhibits & Trade Shows	\$150 (each)
Fireworks Display: Outdoor/Indoor	\$300 (per day)
Pyrotechnical Special Effects Materials	\$200
Hydrant Flow Test	\$50 (per hydrant)
Spraying & Dipping Operations	\$150
Temporary Membrane Structure, Tents/Canopies	\$50 (each)
Under/Above Ground Storage Tank Installation, Upgrade or Removal	\$200 (per tank)
Fumigation & Thermal Insecticidal Fogging	\$150
Liquid or Gas Fueled Vehicles or Equipment in Assembly Buildings	\$150 (per vehicle)

FIRE

Fines

Occupying a Structure Without a Certificate of Occupancy	\$500 (each day)
Life Safety Violations of Chapter 10 Involving Exit Obstructions as Described in the North Carolina Fire Code	\$500 (each)
All Open Burning Violations as Described in the Fire Protection Ordinance	\$100 (each)
All Other Violations of the North Carolina Fire Code	\$150 (each)
Parking in a Marked Fire Lane	\$100
Life Safety Equipment Installed without Permit or Plans	\$500

Any system installation prior to plans being reviewed or permit issued will result in fees doubled.



RESOLUTION

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HARRISBURG, NORTH CAROLINA OF INTENTION TO INCREASE WATER AND SEWER RATES

WHEREAS, on June 13, 2022, the Town Council adopted the FY2023 Schedule of Fees, which includes water and sewer rates, to remain in effect until June 30, 2023; and

WHEREAS, the FY2023 Schedule of Fees provided for increases in the water and sewer rates charged to customers to allow, in accordance with sound financial management policies, an appropriate level of working capital to be maintained for the water and sewer system for future-year operations; and

WHEREAS, the FY2023 Schedule of Fees provided for an increase in water and sewer rates for FY2023 to aid in the maintenance of the appropriate level of working capital for future water and sewer operations; and

WHEREAS, the Town of Harrisburg staff have identified increases in operating and capital costs which require increases in rates in order to maintain an appropriate level of working capital; and

WHEREAS, sound financial management and planning policies require the Town Council to consider the future working capital needs for the Town's water and sewer system for future-year operations beyond FY2023; and

WHEREAS, the Town Council finds that the adoption of a new FY2023 Water and Sewer Rate Resolution, which will replace the resolution adopted on June 10, 2019, shall become effective July 1, 2023, and ending on June 30, 2032, will allow the Town to address the working capital needs of water and sewer operations in future years.

NOW, THEREFORE, be it resolved the Town Council of the Town of Harrisburg, North Carolina, hereby adopts this resolution which shall include up to a 5% increase to all classes of water and sewer customers annually, subject to current operational and capital expenditure rates.

BE IT FURTHER RESOLVED that this Resolution shall become effective on the date of its adoption.

PASSED, ADOPTED AND APPROVED this 13th day of June, 2023.

Jennifer Teague, Mayor

Attest:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2022-02-R: Public Hearing to Consider annexation and rezoning a portion of parcel (PIN 5517-31-9093) off Stallings Rd for a single-family home.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Hold and Close the Public Hearing on this request, No Action at this meeting. Final Council action will be at the July 11 meeting.

Description/Background:

The property owners of parcel 5517-31-9093 have submitted a request to subdivide and rezone a portion of this parent parcel, approximately 4.25 acres of land located off Stallings Rd and annex into the Town. A portion of the proposed parcel is currently in the Town's ETJ and the remainder is in the County. Rezoning/annexation will keep the parcel in one jurisdiction and allow the owner to build a single-family home on the newly created lot. To achieve this, the applicant is requesting that the properties be rezoned from County LDR (Low Density Residential) to RE (Residential Rural Estate). The RE district has a maximum density of 0.80 dwelling units per acre. The proposed density is 0.24 dwelling units per acre and the lot meets the RE dimension requirements per the UDO.

The newly created lot will require annexation to take it out of the County and the Town's ETJ. 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. The Planning and Zoning Board recommended approval at their May meeting.

A staff report is attached for more information, but there are no site-specific plans for these parcels. Staff is recommending approval of the rezoning request as presented

Recommendation:

The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request. Planning and Zoning Board recommended approval at their May meeting.

Fiscal Impact:

None.

Attachments:

1. H2022-02-R Application
2. H2022-02-R Site Map
3. H2022-02-R Staff Report TC
4. H2022-02-R Survey
5. Flowers Annexation Application
6. Certificate of Sufficiency - Flowers
7. Flowers_Annexation Plat
8. Resolution Fixing Date of Public Hearing - Flowers



HarrisburgNC

The right side of opportunity

Subject Property Information

1. Street Address A PART OF 3151 STALLINGS RD.
2. PIN(s) (10 digit#) 5517 -- 31 -- 9093
3. Deed Reference Book 12440 Page 257
4. Township # 1

Description of Subject Property

5. Size (square feet or acreage) 4.25 ACRES
6. Street Frontage (feet) +/- 519'
7. Current Land Use FARM
8. Surrounding Land Use and Zoning Classification
 - North: Zoning RM Land Use RESIDENTIAL
 - South: Zoning LDR Land Use FARM
 - East: Zoning LDR Land Use FARM
 - West: Zoning RE Land Use FARM
9. Request to Change Zoning From LDR to RE
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: _____



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.

- JAMES R. FLOWERS, JR. AND WIFE**
12. Property Owner VIRGINIA K. FLOWERS
- Address 7029 KITTY HAWK LN. INDIAN LAND S.C. 29707
- Phone (704) 574-1008
- Fax N/A
- Email: Jim@bvbproperties.com
- Signature Virginia K. Flowers
13. Agent (if any) _____
- Address _____
- Phone _____
- Fax _____
- Email _____
- Signature _____
14. Applicant (if any) Virginia K. Flowers
- Address 7029 Kitty Hawk Lane Indian Land, S.C. 29707
- Phone (704) 562-4835
- Fax _____
- Email virginiaflowers44@gmail.com
- Signature Virginia K. Flowers

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

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

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.



Harrisburg NC

The right side of opportunity

Owner/Agent/Applicant Information

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

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

12. Property Owner

AMELIA F. TURNER

Address

2900 STALLINGS RD.
HARRISBURG NC 28075

Phone

Fax

N/A

Email:

afturner7@gmail

Signature

Amelia F. Turner

13. Agent (if any)

Address

Phone

Fax

Email

Signature

14. Applicant (if any)

Amelia F. Turner

Address

2900 Stallings Rd. Harrisburg, NC

Phone

7806217736

Fax

Email

afturner7@gmail

Signature

Amelia F. Turner

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





Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: May 10, 2022

SUBJECT:

Request H-2022-02-(R): To rezone approximately 4.25 acres from County LDR (Low Density Residential) to RE (Rural Estate)

Location: The subject property is located on Stallings Road across from Cotton Street (portion of PIN 5517-31-9093)

Applicant: James Flowers

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: N/A

BACKGROUND:

Area: ±4.25 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Countryside Residential (RM), Town of Harrisburg
South - Low Density Residential (LDR), Cabarrus County
East - Low Density Residential (LDR), Cabarrus County
West - Office and Institutional (O-I) and Rural Estate (RE), Town

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

APPLICATION SUMMARY:

- The applicant proposes to annex/rezone portion of parcel PIN 5517-31-9093 into the Town of Harrisburg. A portion of the proposed single-family lot is currently in the Town's ETJ and remainder in the County, rezoning/annexation will keep the parcel in one jurisdiction and get access to town's services.
- The portion in the Town's ETJ is zoned RE (Rural Estate) and the remainder zoned County LDR (Low Density Residential). The request is to annex the county portion into the Town and zone the entire new parcel to RE (Rural Estate).
- The RE district has a maximum density of 0.80 dwelling unit per acre. The proposed density is 0.24 dwelling units per acre and the lot meets the RE dimension requirements per the UDO.
- The property is in the County and the applicant has also submitted a Petition requesting Annexation for the subject properties which are contiguous to the current Town of Harrisburg corporate limits.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 4.25 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:

RE: *The RE district is established to provide transition areas between low- and medium- or high-density residential land uses, designed as larger, estate-sized lots.*

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

“This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 2 to 3 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.”

Based on the description of the Medium Density Residential land use classification, the proposed density would meet the intent that has been set for this area in the Land Use Plan.

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should “Expand Housing Options” to appeal to a broad range of audiences and

products to those seeking Harrisburg’s high quality of life. The low density nature of this area and the proposed zoning would allow the property owner to build a single family home and maintain the low density character of what is currently a vacant parcel along the south side of Stallings Road.

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 Medium Density Residential, and although the proposed density of 0.24 dwelling units per acre is less than the standards set forth in the HALUP, the proposed density does not exceed those standards and is compatible with the standards designated by the RE district.

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

The benefits to the owners of the properties would be that single-family residential zoning at the proposed density of 0.24 dwelling units per acre could be achieved under the proposed zoning, and annexation allows access to town offered services.

The addition of one single-family detached home has no detrimental impact to the surrounding community. The construction of one new home would be allowed under current Cabarrus County zoning. The rezoning and annexation request is to convert to the Town’s low density zoning and tap into the Town’s water and sewer availability.

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, subject to availability being allocated by the Town’s Wastewater Allocation Committee. Water is available along Stallings Road and sewer access is available in neighborhoods to the north, south, and east of the property. 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 rezoning, with only one (1) lot and one home involved. Driveway access will be reviewed and permitted by the Town and NCDOT during the permitting review.

c. Safety and Sanitation Services:

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

d. Schools:

The proposed development would generate no new students across all levels. Cabarrus County School did not offer an impact statement for this rezoning and single-family development as the impact is so minimal.

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

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

The proposed single-family development and density of the proposed development (0.24 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 lot, while preserving the rural character of the area.

- 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 and a school. Existing land use patterns in the area typically consist of low to medium density residential lots, institutional, and vacant forested land.

- 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).

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

This property has been vacant.

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

Land supply is not a direct issue in this area.

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

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

APPROVAL:

The applicant proposes to annex/rezone portion of parcel PIN 5517-31-9093 into the Town of Harrisburg. A portion of the proposed single-family lot is currently in the Town's ETJ and remainder in the County, rezoning/annexation will keep the parcel in one jurisdiction and get access to town's services. The proposed lot meets dimensional requirements in the UDO for Residential Rural Estate (RE) district.

RECOMMENDATION:

The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request.

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I, _____, Subdivision Administrator of Cabarrus County hereby approve the final plat entitled "MINOR SUBDIVISION PLAT: THE PROPERTY OF JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS on the _____ day of _____, 2021.

Administrator

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

REVIEW OFFICER

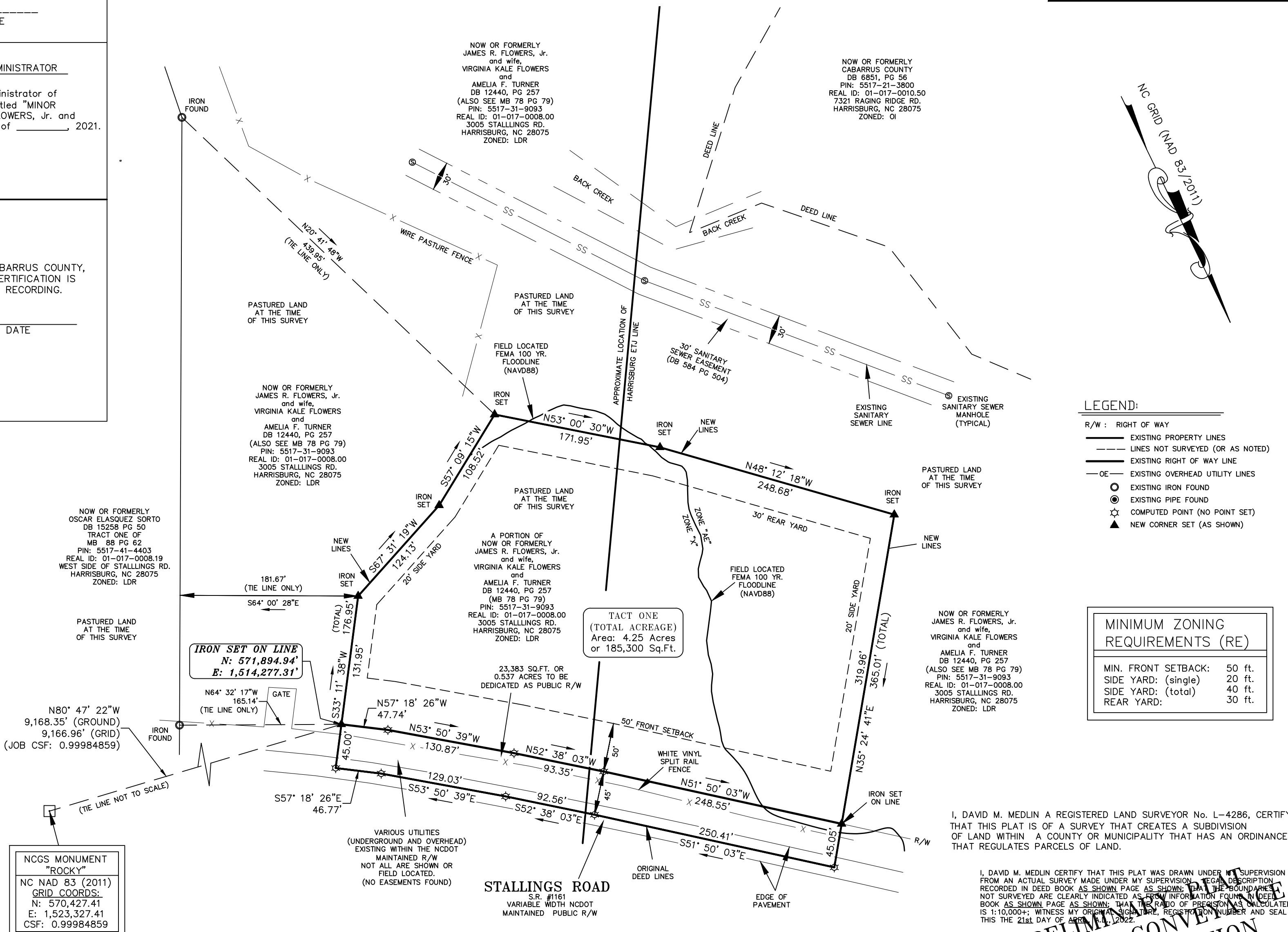
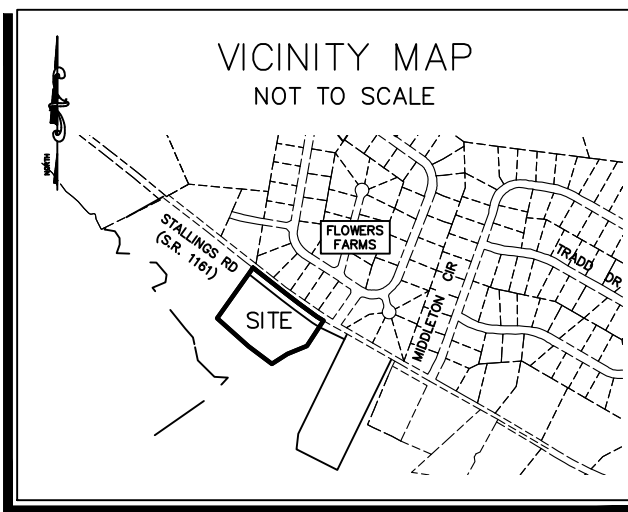
DATE

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE HARRISBURG TOWN COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE _____ DIRECTOR OF PLANNING

DATE _____ DIRECTOR OF ENGINEERING AND PUBLIC WORKS



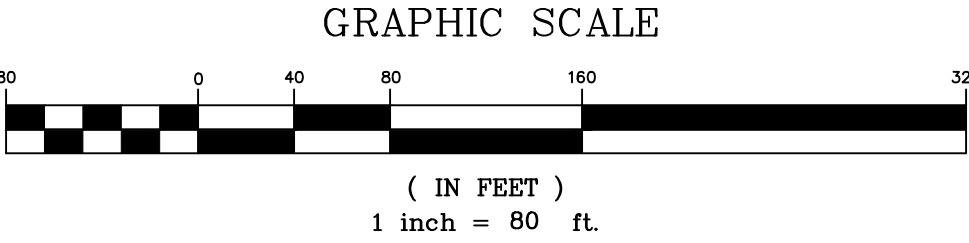
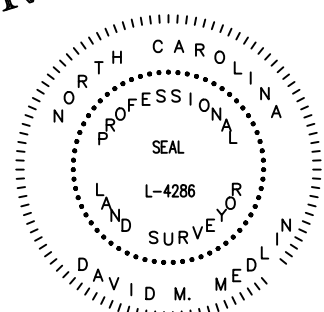
- LEGEND:
- R/W : RIGHT OF WAY
 - EXISTING PROPERTY LINES
 - LINES NOT SURVEYED (OR AS NOTED)
 - EXISTING RIGHT OF WAY LINE
 - OE --- EXISTING OVERHEAD UTILITY LINES
 - EXISTING IRON FOUND
 - EXISTING PIPE FOUND
 - ☆ COMPUTED POINT (NO POINT SET)
 - ▲ NEW CORNER SET (AS SHOWN)

MINIMUM ZONING REQUIREMENTS (RE)	
MIN. FRONT SETBACK:	50 ft.
SIDE YARD: (single)	20 ft.
SIDE YARD: (total)	40 ft.
REAR YARD:	30 ft.

I, DAVID M. MEDLIN A REGISTERED LAND SURVEYOR No. L-4286, CERTIFY THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

I, DAVID M. MEDLIN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. LEGAL DESCRIPTION RECORDED IN DEED BOOK AS SHOWN PAGE AS SHOWN. IF BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN DEED BOOK AS SHOWN PAGE AS SHOWN; THAT THE RADIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 21st DAY OF APRIL 2022.

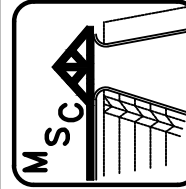
PRELIMINARY PLAT
NOT FOR CONVEYANCE
OR RECORDATION



NOTES:

- BOUNDARY SURVEY MADE USING:
DEED BOOK: PAGE:
12440 257
208 28
584 504
PLAT BOOK: PAGE:
78 79
AND OTHERS, AS SHOWN AND RECORDED IN CABARRUS CO. REGISTER OF DEEDS
- TAX PARCEL : 5517-31-9093; REAL ID: 01-017-008.00
- IRON PINS ESTABLISHED AT ALL CORNERS (UNLESS OTHERWISE NOTED)
- TITLE SEARCH NOT DONE BY MEDLIN SURVEYING CO.
PROPERTY SUBJECT TO ANY RECORDED EASEMENTS NOT SHOWN ON THIS SURVEY
- SUBJECT PROPERTY LIES WITHIN FEMA AREA "X" AND "AE"
(FEMA MAP # 3710551700K - EFFECTIVE DATE 8/30/2018).
- AREA BY COORDINATE GEOMETRY METHOD
- SUBJECT PROPERTY IS CURRENTLY ZONED: LDR (CABARRUS COUNTY).
AS SHOWN: WITH PROPOSED ZONING OF "RE" (TOWN OF HARRISBURG).

NCGS MONUMENT
"ROCKY"
NC NAD 83 (2011)
GRID COORDS:
N: 570,427.41
E: 1,523,327.41
CSF: 0.99984859



MEDLIN
SURVEYING CO.

2915 STALLINGS RD.
HARRISBURG, NC 28075
Cell: 704-201-4332
EMAIL: MEDLINSURVEY@YAHOO.COM

Revisions:
4/21/22: REVISED SETBACKS & RW DEDICATION-PER COMMENTS.

Scale: 1"=80'
Date: NOV. 06, 2021
Drawn By: DIM
Surveyed By: DIM
Job No.: KENT 425
FLOWERS - FINAL-4-21-2022-V2020.DWG

MINOR SUBDIVISION OF A PORTION OF

THE PROPERTY OWNED BY:

JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS

AND AMELIA F. TURNER

PIN: 5517-31-9093; REAL ID: 01-017-008.00

3151 STALLINGS ROAD, HARRISBURG, N.C. 28075 No. 1 TOWNSHIP OF CABARRUS COUNTY



Harrisburgnc

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: Dec. 7, 2021

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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

☒ CONTIGUOUS

☐ NON-CONTIGUOUS

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

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

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

4. SIGNATURE OF OWNERS

NAME

ADDRESS

Amelia F. Lunn 2900 Stallings Rd.
Virginia K. Flowers Harrisburg, NC 28075

James R. Flowers, Jr. 7029 Kitty Hawk Ln.
Indian Land, S.C.
29707



CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 26th day of April, 2022.




Janet Rackley, Clerk

CERTIFICATE OF OWNERSHIP
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, WE CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

BY: _____ DATE
OWNER

CERTIFICATE OF APPROVAL BY THE SUBDIVISION ADMINISTRATOR

I, _____, Subdivision Administrator of Cabarrus County hereby approve the final plat entitled "MINOR SUBDIVISION PLAT: THE PROPERTY OF JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS on the _____ day of _____, 2021.

Administrator

PLAT REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

REVIEW OFFICER

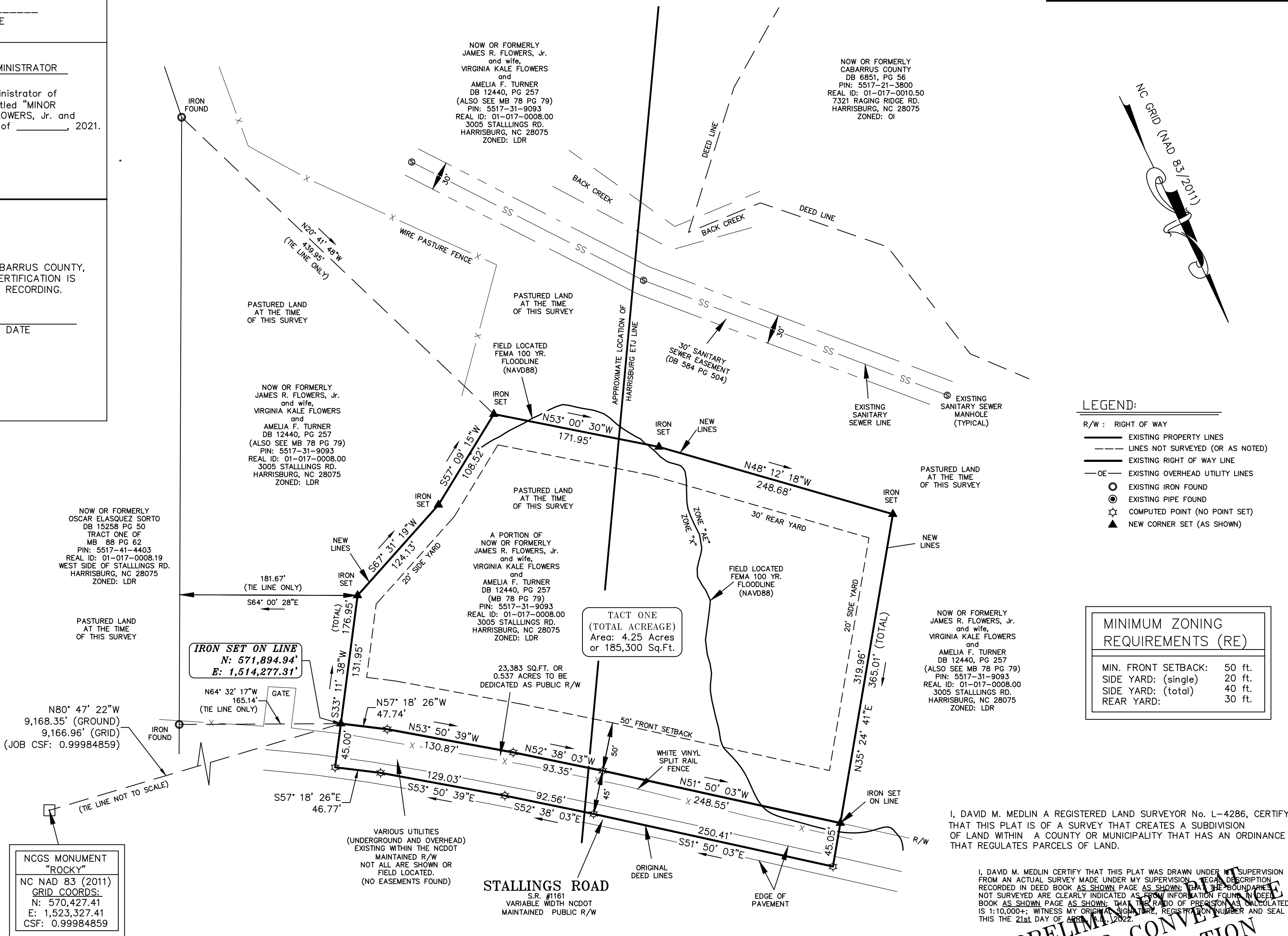
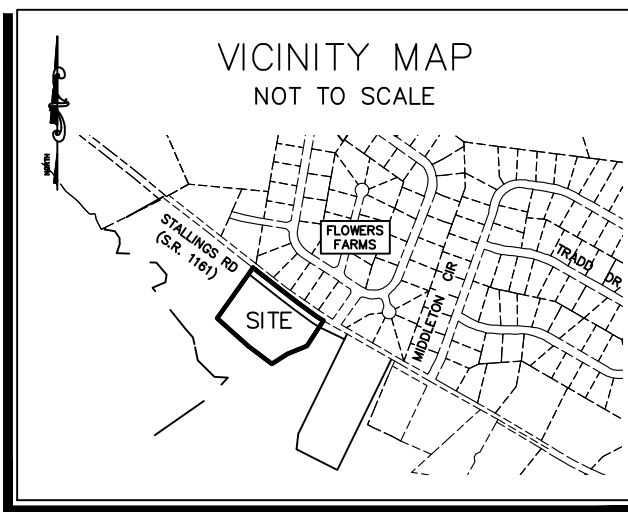
DATE

CERTIFICATE OF FINAL PLAT APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE HARRISBURG TOWN COUNCIL, OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE _____ DIRECTOR OF PLANNING

DATE _____ DIRECTOR OF ENGINEERING AND PUBLIC WORKS



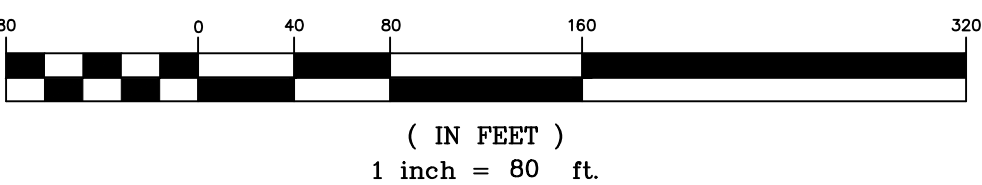
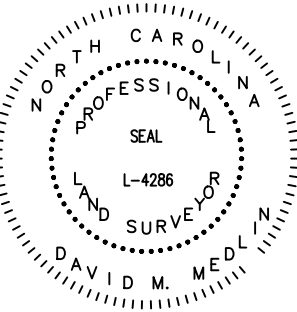
- LEGEND:
- R/W : RIGHT OF WAY
- EXISTING PROPERTY LINES
 - LINES NOT SURVEYED (OR AS NOTED)
 - EXISTING RIGHT OF WAY LINE
 - OE --- EXISTING OVERHEAD UTILITY LINES
 - EXISTING IRON FOUND
 - EXISTING PIPE FOUND
 - ☆ COMPUTED POINT (NO POINT SET)
 - ▲ NEW CORNER SET (AS SHOWN)

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I, DAVID M. MEDLIN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. LEGAL DESCRIPTION RECORDED IN DEED BOOK AS SHOWN PAGE AS SHOWN. IF BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN DEED BOOK AS SHOWN PAGE AS SHOWN; THAT THE RADIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS THE 21st DAY OF APRIL 2022.

PRELIMINARY PLAT
NOT FOR CONVEYANCE
OR RECORDATION



NOTES:

1. - BOUNDARY SURVEY MADE USING:

DEED BOOK:	PAGE:
12440	257
208	28
584	504

PLAT BOOK:	PAGE:
78	79

- AND OTHERS, AS SHOWN AND RECORDED IN CABARRUS CO. REGISTER OF DEEDS
2. - TAX PARCEL : 5517-31-9093; REAL ID: 01-017-008.00
4. - TITLE SEARCH NOT DONE BY MEDLIN SURVEYING CO. PROPERTY SUBJECT TO ANY RECORDED EASEMENTS NOT SHOWN ON THIS SURVEY
5. - SUBJECT PROPERTY LIES WITHIN FEMA AREA "X" AND "AE" (FEMA MAP # 3710551700K - EFFECTIVE DATE 8/30/2018).
6. - AREA BY COORDINATE GEOMETRY METHOD
7. - SUBJECT PROPERTY IS CURRENTLY ZONED: LDR (CABARRUS COUNTY). AS SHOWN: WITH PROPOSED ZONING OF "RE" (TOWN OF HARRISBURG).

NCGS MONUMENT "ROCKY"	
NC NAD 83 (2011) GRID COORDS:	
N: 570,427.41	
E: 1,523,327.41	
CSF: 0.99984859	

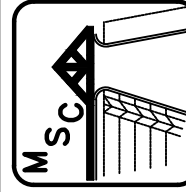
MINOR SUBDIVISION OF A PORTION OF

THE PROPERTY OWNED BY:
JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS
AND AMELIA F. TURNER

3151 STALLINGS ROAD, HARRISBURG, N.C. 28075 No. 1 TOWNSHIP OF CABARRUS COUNTY

Scale:	1"=80'
Date:	NOV. 06, 2021
Drawn By:	DMM
Surveyed By:	DMM
Job No.:	FLOWERS - KENT 4.25
ACRES-FINAL-4-21-2022-V2020.DWG	

Revisions:
4/21/22: REVISED SETBACKS & RW DEDICATION-PER COMMENTS.



MEDLIN SURVEYING CO.

2915 STALLINGS RD.
HARRISBURG, NC 28075
Cell: 704-201-4332
EMAIL: MEDLINSURVEY@YAHOO.COM



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on June 13, 2022.

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

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

PART OF THE PROPERTY OF:

JAMES R. FLOWERS, Jr. and wife, VIRGINIA KALE FLOWERS
AND AMELIA F. TURNER
(Deed Book 12440, Page 257) (PIN: 5517-31-9093; Real ID: 01-017-0008.00)

Lying and being in the No. 1 Township of Cabarrus County, North Carolina, and being located on the west side of Stallings Road (S.R. #1161) and being a portion of the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00) as recorded among the Cabarrus County Register of Deeds; and being more particularly described as follows:

A 4.25 Acres Tract of Land

Beginning at a new IRON SET on the eastern line of the 4.25 Acres Tract being described herein, said IRON SET being further described as having Ground Coordinates of N: 571907.49', E: 1,514,285.52' and being located

North 80°42'13" West 9,162.26 feet (Ground) from NCGS Monument "Rocky" and also being the POINT OF BEGINNING (POB) of the 4.25 Acres Tract being described herein; thence leaving the POINT OF BEGINNING (POB) and running the following

6 (six) a new lines through the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00):

South 33°11'38" West 146.95 feet to a new IRON SET; thence

South 67°31'19" West 124.13 feet to a new IRON SET; thence

South 57°09'15" West 108.52 feet to a new IRON SET; thence

North 53°00'30" West 171.95 feet to a new IRON SET; thence

North 48°12'18" West 248.68 feet to a new IRON SET; thence

North 35°24'41" East (passing a new IRON SET ON LINE at 334.97 feet, a total of 365.01 feet) to a COMPUTED POINT at the centerline of Stallings Road (S.R. #1161) (a variable width NCDOT maintained Public Right of Way); said COMPUTED POINT being further described as being the northwestern corner of the 4.25 Acres Tract being described herein and also being situated on the northern line of the aforesaid Deed Book 12440 Page 257 (PIN: 5517-31-9093; Real ID: 01-017-0008.00); thence running along the centerline of Stallings Road (S.R. #1161) the following 4 (four) calls:

South 51°50'03" East 250.41 feet to a COMPUTED POINT; thence

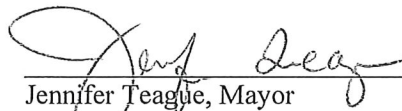
South 52°38'03" East 92.56 feet to a COMPUTED POINT; thence

South 53°50'39" East 129.03 feet to a COMPUTED POINT; thence

South 57°18'26" East 46.77 feet to a COMPUTED POINT, said COMPUTED POINT being further described as being the northeast corner of the 4.25 Acres Tract being described herein; thence leaving said centerline and running a new line

South 33°11'38" West 30.00 feet to the Point of Beginning and containing 185,300 square feet or 4.25 acres of land, more or less.

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


Jennifer Teague, Mayor

ATTEST:


Janet Rackley, Town Clerk





TOWN OF HARRISBURG

Agenda Item Details

Title:

H2022-04-R: Public Hearing to Consider rezoning of a parcel at 9625 Reedy Ln associated with an annexation request for the Town's services.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Hold and Close the Public Hearing on this request. No Action at this meeting. Final Council action will be at the July meeting.

Description/Background:

The property owners of the parcel addressed 9625 Reedy Lane have submitted a request to rezone the parcel, approximately 15 acres of land located off Reedy Lane. The applicant proposes to annex the parcel into the Town of Harrisburg town limits to have access to the Town's sewer services for the lot. The lot is currently in Cabarrus County. To achieve this, the applicant is requesting that the property be rezoned from County CRR (Countryside Residential) to RE (Residential Rural Estate). The RE district has a maximum density of 0.80 dwelling units per acre. The proposed density is 0.067 dwelling units per acre and the lot meets the RE 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. The Planning and Zoning Board recommended approval at their May meeting.

A staff report is attached for more information, but there are no site-specific plans for these parcels. Staff is recommending approval of the rezoning request as presented

Recommendation:

The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request. Planning and Zoning Board recommended approval at their May meeting.

Fiscal Impact:

None.

Attachments:

1. H2022-04-R Application
2. H2022-04-R Site Map
3. H2022-04-R Staff Report PB
4. H2022-04-R Survey
5. Certificate of Sufficiency - Reedy Lane
6. H2022-04-R Annexation Petition
7. H2022-04-R Annexation Plat
8. Resolution Fixing Date of Public Hearing - Reedy Lane



Subject Property Information

1. Street Address 9625 Reedy Ln Harrisburg, NC 28075
2. PIN(s) (10 digit#) 5516 -- 12 -- 7719 ; -- --
3. Deed Reference Book 39 Page 99
4. Township #

Description of Subject Property

5. Size (square feet or acreage) 15 Acres
6. Street Frontage (feet) 270 feet
7. Current Land Use CR - Residential
8. Surrounding Land Use and Zoning Classification
- | | | |
|--------|------------------|-----------------------------|
| North: | Zoning <u>CR</u> | Land Use <u>Residential</u> |
| South: | Zoning <u>CR</u> | Land Use <u>Residential</u> |
| East: | Zoning <u>CR</u> | Land Use <u>Residential</u> |
| West: | Zoning <u>CR</u> | Land Use <u>Residential</u> |
9. Request to Change Zoning From CR to RE
10. Is this a request for a Conditional Rezoning? ☒ YES ☐ NO

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

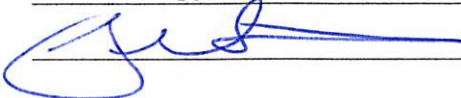
11. Purpose for Request: To annex the property into the town of Harrisburg to obtain
the use of the sewer system.



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.

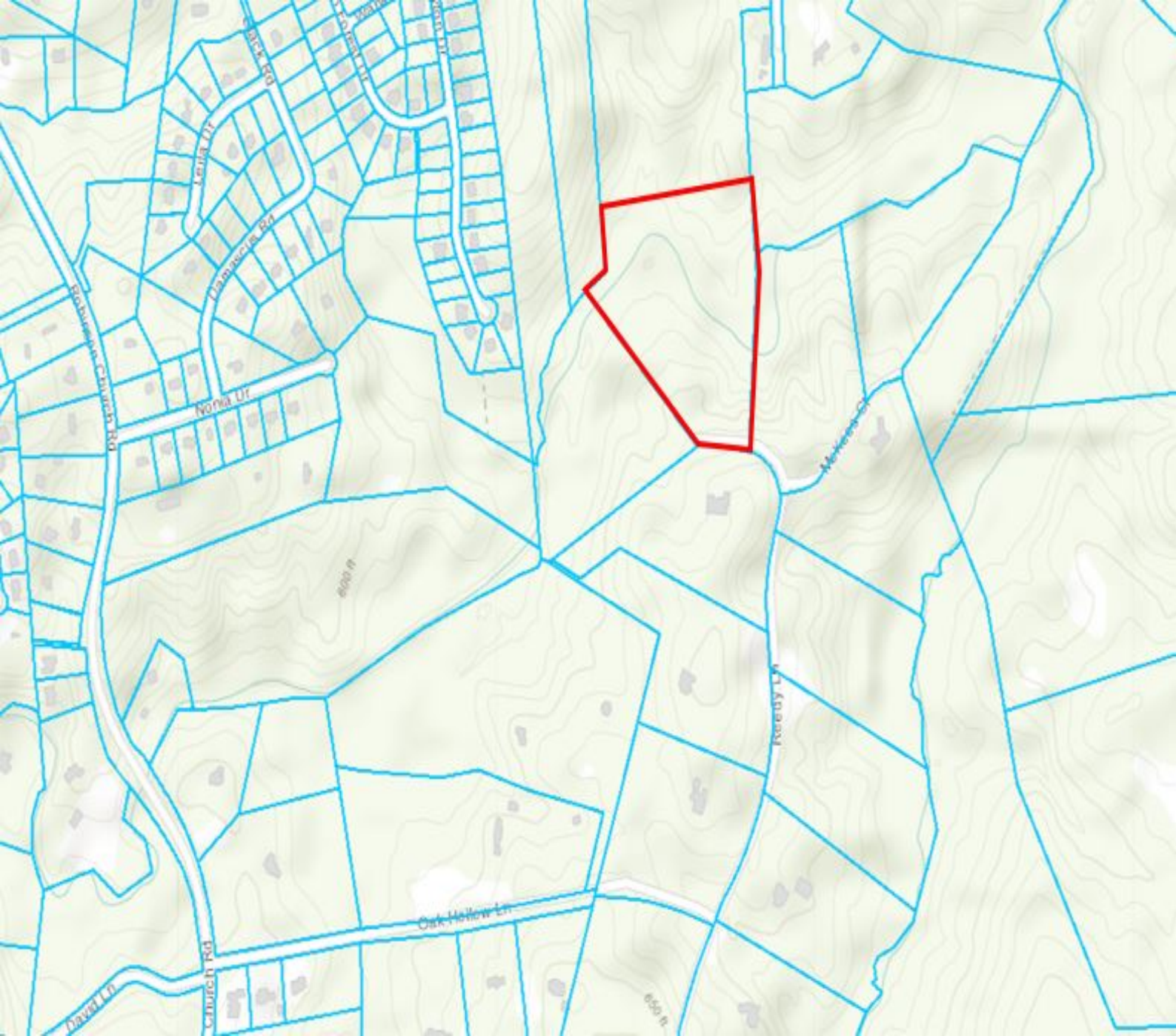
I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner Tron Properties LLC - Brian Mann President
Address 9630 Reedy Ln Harrisburg, NC 28075
Phone (904) 710-8918
Fax
Email: brian.mann14@gmail.com
Signature 

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

14. Applicant (if any) Gaddis Bros. Inc.
Address PO Box 651 Harrisburg, NC 28075
Phone (980) 500-9408
Fax
Email jason@gaddisbros.com
Signature 

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





Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: May 10, 2022

SUBJECT:

Request H-2022-04-(R): To rezone approximately 15 acres from County CR (Countryside Residential) to RE (Rural Estate)

Location: The subject property is located on Reedy Lane off of Oak Hollow Lane (PIN 5516-12-7719)

Applicant: Brian Mann of Tron Properties, LLC

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: N/A

BACKGROUND:

Area: ±15.0 acres Total

Existing Land Use: Vacant/Single-Family Residential

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

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

APPLICATION SUMMARY:

- The applicant proposes to annex a parcel into the Town of Harrisburg town limits to have access to a Towns' sewer services. The lot is currently in Cabarrus County. To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to RE (Rural Estate).
- The RE district has a maximum density of 0.80 dwelling unit per acre. The proposed density is 0.067 dwelling units per acre and the lot meets the RE dimension requirements per the UDO.
- The property is in the County and the applicant has also submitted a Petition requesting Annexation for the subject properties which are non-contiguous to the current Town of Harrisburg corporate limits.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 15.0 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:

RE: *The RE district is established to provide transition areas between low- and medium- or high-density residential land uses, designed as larger, estate-sized lots.*

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

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

Based on the description of the Low Density Residential land use classification, the proposed density would meet the intent that has been set for this area in the Land Use Plan.

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should "Expand Housing Options" to appeal to a broad range of audiences and products to those seeking Harrisburg's high quality of life. The low density nature of this area and the proposed zoning would allow the property owner to build a single family home and maintain the rural character of the area.

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 proposed density of 0.067 dwelling units per acre is compatible with the standards designated by the RE district.

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

The benefits to the owners of the properties would be that single-family residential zoning at the proposed density of 0.067 dwelling units per acre could be achieved under the proposed zoning, and annexation allows access to town offered services.

The addition of one single-family detached home has no detrimental impact to the surrounding community. The construction of one new home would be allowed under current Cabarrus County zoning. The rezoning and annexation request is to convert to the Town’s low density zoning and tap into the Town’s water and sewer availability.

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, subject to availability being allocated by the Town’s Wastewater Allocation Committee. Water is available to the west at Hickory Ridge Elementary School and sewer access is available to the north of the property along Reedy Creek. 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 rezoning, with only one (1) lot and one home involved. Driveway access will be reviewed and permitted by the Town and NCDOT during the permitting review.

c. Safety and Sanitation Services:

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

d. Schools:

The proposed development would generate no new students across all levels. Cabarrus County School did not offer an impact statement for this rezoning and single-family development as the impact is so minimal.

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

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

The proposed single-family development and density of the proposed development (0.067 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 lot, while preserving the rural character of the area.

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

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

- 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).

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

This property has been vacant.

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

Land supply is not a direct issue in this area.

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

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

APPROVAL:

The rezoning request is associated with an annexation request to access Town's sewer services, which requires the properties to be rezoned to Town's zoning classification. The requested RE (Rural Estate) zone and the lot size meets dimensional requirements as noted in the Town's UDO.

RECOMMENDATION:

The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request.



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Cabarrus County North Carolina, Community Panel Number 371055166K dated November 16, 2018, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.



NC Grid
(NAD 83-CORS)

Site Data:
Tax Parcel: 5516127719
Zoning: CR
Setbacks:
Front 50'
Side 20'
Rear 30'

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search.
 3. Survey subject to full title search.
 4. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 5. All distances shown are horizontal ground distances.
 6. Rebar set at all corners unless otherwise noted.
 7. Broken lines indicate property lines not surveyed.
 8. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their locations are not known.

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	10.93	200.00	N77°10'15"W	10.93
C2	269.31	1200.00	N85°26'50"W	268.75

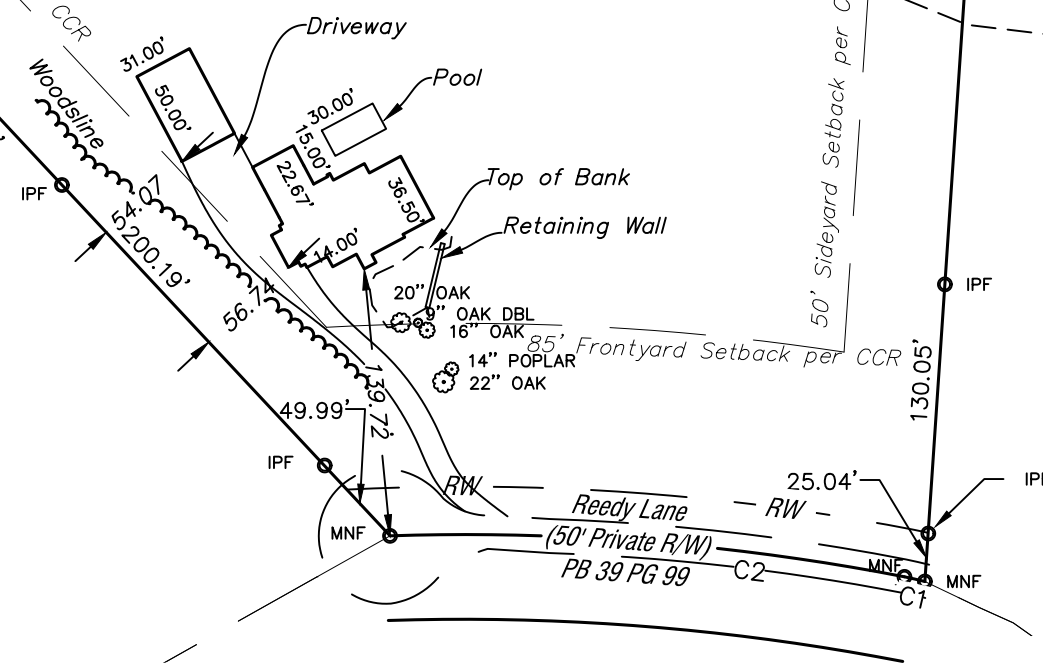
5516136622
8857 Rocky River LLC
PB 38 PG 75
8847 Rocky River Rd.

551623649
Jason Dickens
9155 McMillian Dr.

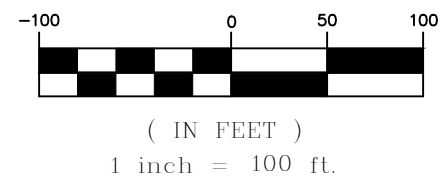
5516127719
Douglas and Nancy Henry
PB 39 PG 99
9625 Reedy Lane

5516223557
Jose and Tish Sanchez
PB 39 PG 99
9645 Reedy Lane

551612245
James and Deborah Carano
PB 39 PG 99
9600 Reedy Lane



Legend	
Power Pole.....	
Light Pole.....	
Overhead Electric..	
IPF	Iron Pin Found
IPS	Iron Pin Set
MNF	Mag. Nail Found



LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856	Plot Plan for Douglas Henry Harrisburg, Cabarrus County, NC		REVISIONS
	Orig. scale: 1" = 100'		WML 07-22-2020
	Date: July 17, 2020		WML 08-12-2020
	Drawn By: WML		WML 08-14-2020
	Job No. 5762		Drawing file: Plot Plan.dwg
			WML 11-12-2020



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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 26th day of April 2022.




Janet Rackley, Clerk



PETITION REQUESTING ANNEXATION

DATE: 01/31/2022

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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

☐ CONTIGUOUS

☒ NON-CONTIGUOUS

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

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

Deed Attached

Unincorporated Harrisburg map attached

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

4. SIGNATURE OF OWNERS

NAME

ADDRESS

SIGN

Tron Properties LLC
Brian Mann, President

9625 Reedy Ln Harrisburg, NC 28075



Vicinity Map (NTS)

Flood Certification
I have examined the Flood Insurance Rate Map for Cabarrus County North Carolina, Community Panel Number 371055166K dated November 16, 2018, and hereby certify that this property is located in a special flood hazard area as determined by the Federal Emergency Management Agency.



NC Grid
(NAD 83-CORS)

Site Data:
Tax Parcel: 5516127719
Zoning: CR
Setbacks:
Front 50'
Side 20'
Rear 30'

- NOTES
1. Areas computed using coordinate geometry.
 2. This map was prepared without the benefit of a title search.
 3. Survey subject to full title search.
 4. This property may be subject to right of ways, easements, restrictions and covenants either recorded or implied.
 5. All distances shown are horizontal ground distances.
 6. Rebar set at all corners unless otherwise noted.
 7. Broken lines indicate property lines not surveyed.
 8. All adjoining property owner information is taken from current deeds and tax records and are considered as "Now or Formerly".
 9. Lawrence Associates makes no guarantees to the compaction or to the nonexistence of spoils areas.
 10. Other underground utilities may exist but their locations are not known.

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD
C1	10.93	200.00	N77°10'15"W	10.93
C2	269.31	1200.00	N85°26'50"W	268.75

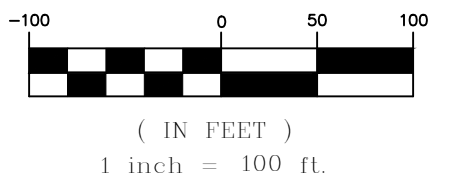
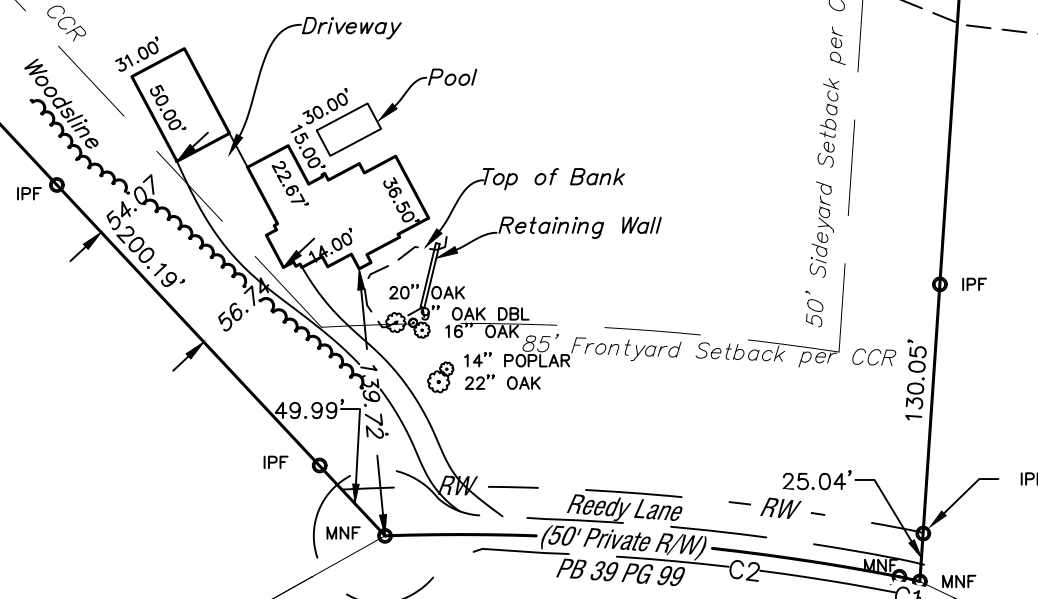
5516136622
8857 Rocky River LLC
PB 38 PG 75
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551623649
Jason Dickens
9155 McMillian Dr.

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9625 Reedy Lane

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PB 39 PG 99
9600 Reedy Lane



 LAWRENCE ASSOCIATES 106 W. Jefferson St. Monroe, North Carolina 28112 P 704-289-1013 F 704-283-9035 www.lawrencesurveying.com Firm License Number: C-2856	Plot Plan for Douglas Henry Harrisburg, Cabarrus County, NC		REVISIONS WML 07-22-2020 WML 08-12-2020 WML 08-14-2020 WML 09-02-2020 WML 11-12-2020
	Orig. scale: 1" = 100'	Date: July 17, 2020	Drawn By: WML
Job No. 5762			Drawing file: Plot Plan.dwg
			Drawing no. 20/195



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

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

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

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

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

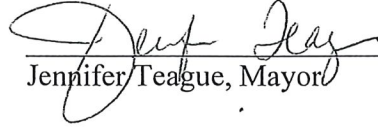
Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on June 13, 2022.

Parcel 55161277190000

9625 Reedy Lane, Harrisburg NC 28075

Beginning at magnetic nail found in the center of Reedy Lane, a 50' Private R/W as recorded in Plat book 39 File 99 in the Cabarrus County Register of Deeds, then a curve turning to the left having a radius of 200.00 feet, and whose long chord bears N 77° 10' 15" W for a distance of 10.93 feet to a magnetic nail found in the center of Reedy Lane. Thence from said magnetic nail the beginning of a curve turning to the left, having a radius of 1200.00 feet, and whose long chord bears N 85° 26' 35" W for a distance of 268.77 feet to a PK nail found in the center of Reedy Lane. Then from said PK Nail N 43° 04' 57" W, passing an iron found at 49.99 feet, thence continuing on line passing another iron pin found at 200.19 feet, thence continuing on line 476.41' to a point, a total distance of 726.59 feet. Thence from said point, N 48° 01' 53" E for a distance of 30.49 feet to a point. Thence from said point N 18° 41' 14" E a distance of 10.97 feet to a point. Thence, N 04° 35' 25" W for a distance of 69.15 feet to a point. Thence, N 04° 35' 25" W for a distance of 307.46 feet to a point. Thence, N 83° 12' 29" E for a distance of 799.17 feet to a point. Thence, S 04° 45' 40" E for a distance of 374.67 feet to a point. Thence, S 03° 50' 51" W passing an iron pin found a 528.21 feet, thence continuing on line passing another iron pin found at 130.05' for a total, thence continuing on line 25.04 feet, a total distance of 683.30 feet to the point of beginning, containing ± 654,383 square feet.

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


Jennifer Teague, Mayor

ATTEST:


Janet Rackley, Clerk





TOWN OF HARRISBURG

Agenda Item Details

Title:

H2021-04 (R) – Consideration of Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd. H-2021-04 (R).

If denied, the following motion is suggested:

To deny the Conditional Rezoning and Zoning Map Amendment for Cook Out property off of Hwy 49 and Z-Max Blvd. H-2021-04 (R).

Description/Background:

Higgins Benjamin, PLLC, on behalf of the property owners of 2 parcels 5507-45-2736 and 5507-45-2524 has submitted a request to rezone approximately 1.54 acres of land located 5235 NC Hwy 49 on the southeast corner of the intersection at Z-Max Blvd. The applicant proposes to develop a drive-thru restaurant on the parcels. To achieve this, the applicant is requesting that the property be rezoned from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial) district.

The property is within the Town limits and will not require annexation. The Planning and Zoning Board reviewed the request and recommended approval at their April 19, 2022 meeting. Town Council held their Public Hearing on this request at their May 9th meeting.

A staff report, along with the Rezoning Site Plan and supporting documents is attached for more information and your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Construction Document (CDs) reviews. The staff is recommending approval of the rezoning request with conditions included in the staff report.

Recommendation:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). The Planning and Zoning Board reviewed the request and recommended approval at their April 19, 2022 meeting. Planning and Zoning Department staff recommends the approval of the rezoning request with conditions.

Fiscal Impact:

None.

Attachments:

1. H2021-04R Rezoning Application
2. H2021-04R Site Location Map
3. H2021-04R Rezoning Site Plan

4. H2021-04R Staff Report TC
5. H2021-04R Architectural Renderings
6. H2021-04R Neighborhood Meeting Summary



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.



HarrisburgNC

The right side of opportunity

Subject Property Information

1. Street Address 5235 NC Hwy 49S and a portion of 5359 Z-Max Blvd, Harrisburg, NC
2. PIN(s) (10 digit#) 550 -- 745 -- 2736 ; 550 -- 745 -- 2524
3. Deed Reference Book 15517 Page 40
4. Township # 01

Description of Subject Property

5. Size (square feet or acreage) 1,145 acres
6. Street Frontage (feet) 305.52 feet on Z-Max Blvd and 192.71 feet on NC Hwy 49S
7. Current Land Use Vacant Industrial
8. Surrounding Land Use and Zoning Classification

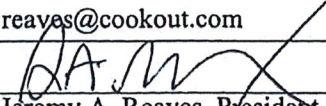
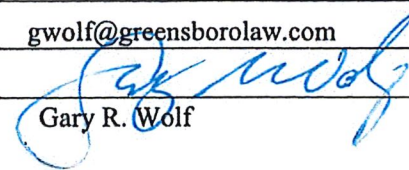
	GC		Restaurant
North: Zoning	<u>NC</u>	Land Use	<u>Office</u>
South: Zoning	<u>EC</u>	Land Use	<u>Town of Harrisburg park</u>
East: Zoning	<u>OI</u>	Land Use	<u>Cemetery</u>
West: Zoning	<u>EC</u>	Land Use	<u>Industrial</u>
9. Request to Change Zoning From EC to CZ GC
10. Is this a request for a Conditional Rezoning? YES ~~NOX~~
(If YES, you must also submit an application for a Conditional Rezoning)
11. Purpose for Request: Rezone for Cook Out Restaurant with drive-thrus



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 Cook Out-Harrisburg, Inc.
- Address 15 Laura Lane, Suite 300, Thomasville, NC 27360
- Phone 336-215-7025
- Fax _____
- Email: jreaves@cookout.com
- Signature 
Jeremy A. Reaves, President
13. Agent (if any) Gary R. Wolf, Higgins Benjamin, PLLC
- Address P.O. Box 20570, Greensboro, NC 27420-0570
- Phone 336-808-8017
- Fax _____
- Email gwolf@greensborolaw.com
- Signature 
Gary R. Wolf
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.



APPLICATION FOR CONDITIONAL REZONING

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

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

Restaurant, Limited Service

Section 140.04.96 D

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

Extension of Building over Drive-thru aisles along frontage of NC Hwy 49 S as shown on site plan, elevations, and renderings



HarrisburgNC

The right side of opportunity

Owner Information

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

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

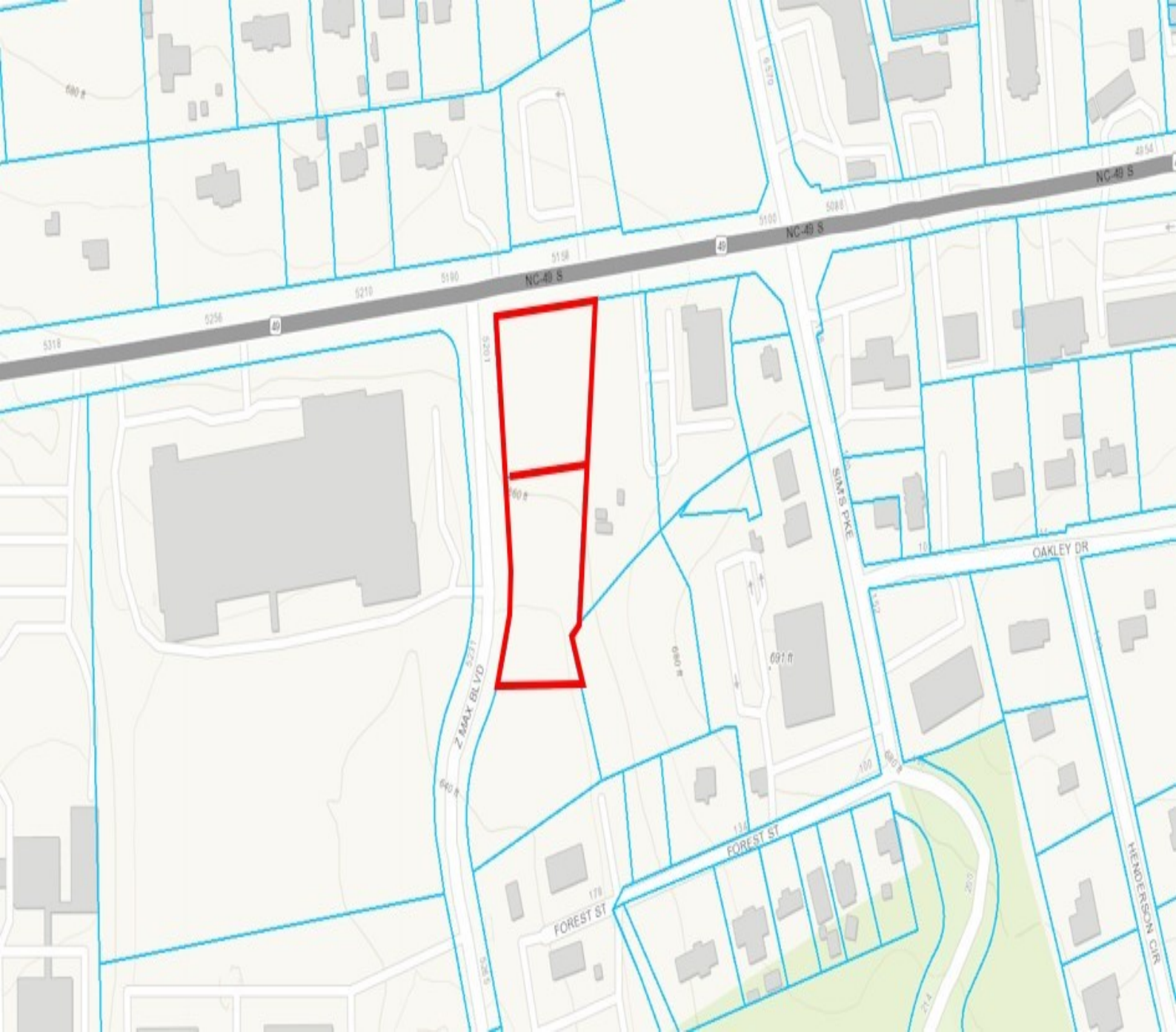
I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

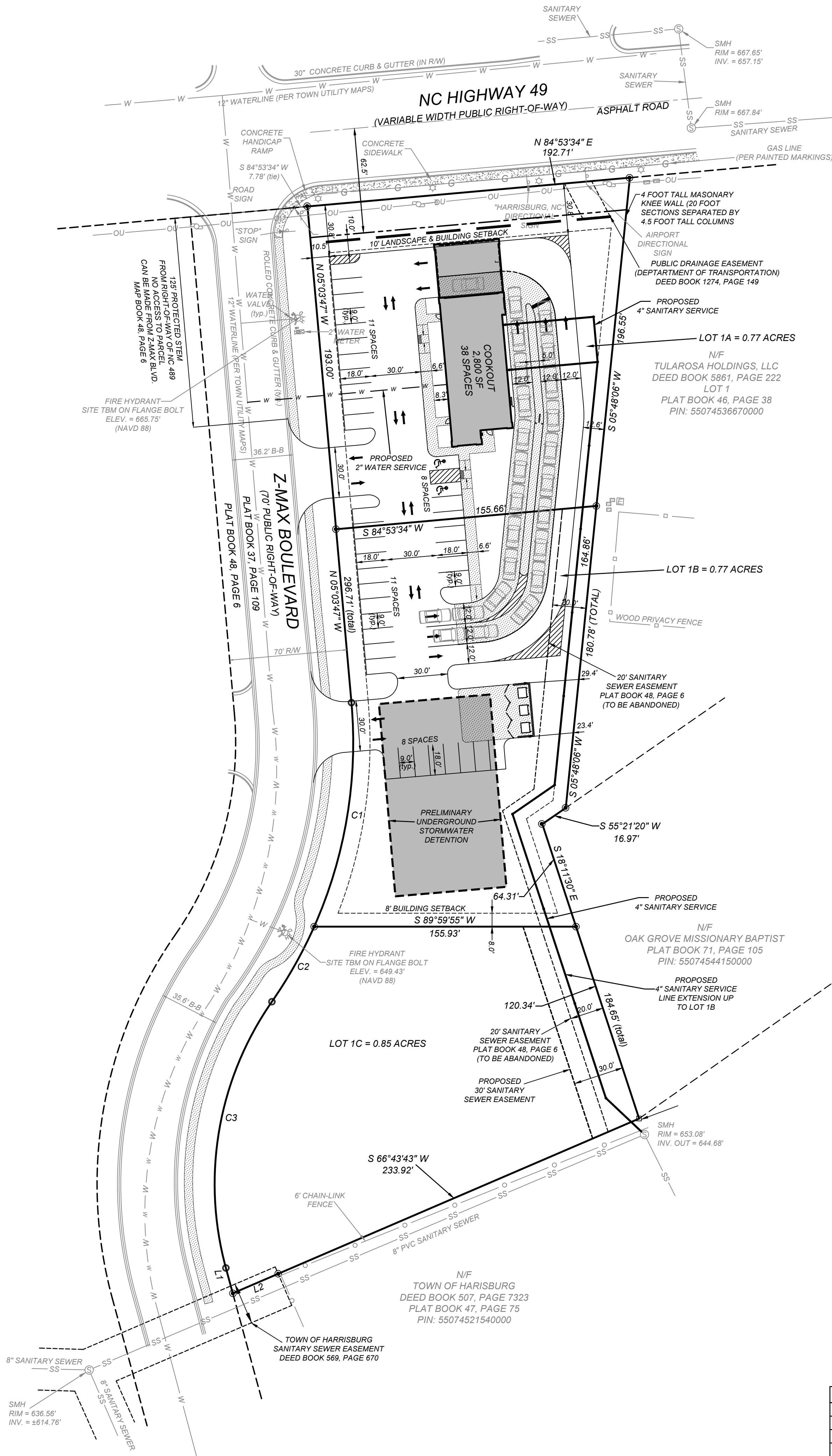
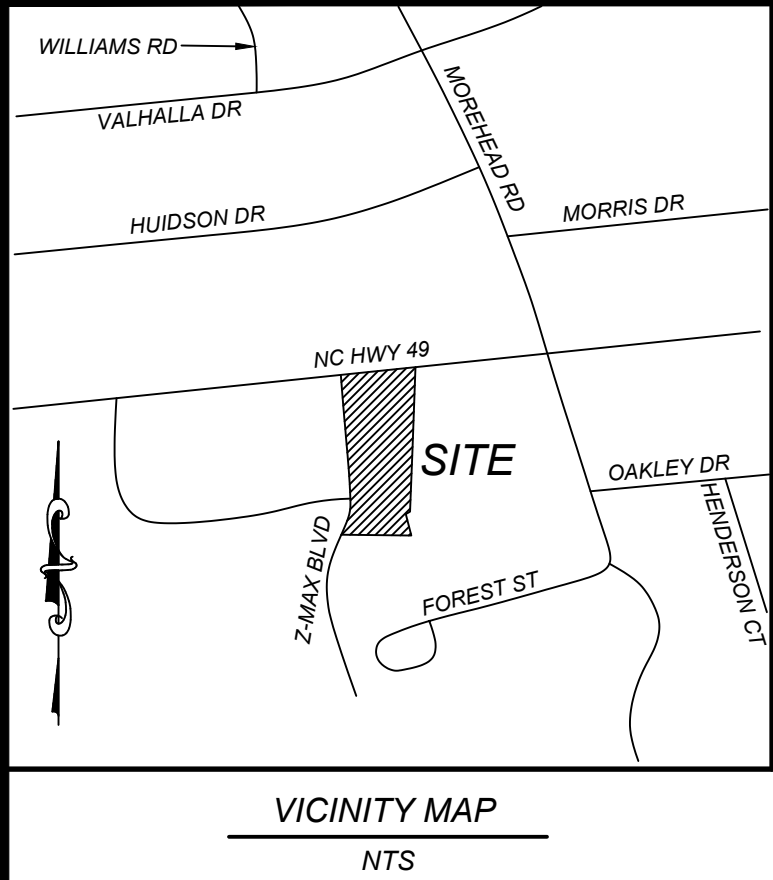
Property Owner	Cook Out-Harrisburg, Inc.
Address	15 Laura Lane, Suite 300 Thomasville, NC 27360
Phone	336-215-7025
Fax	
Signature	 Jeremy A. Reaves, President

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

OFFICIAL USE ONLY:

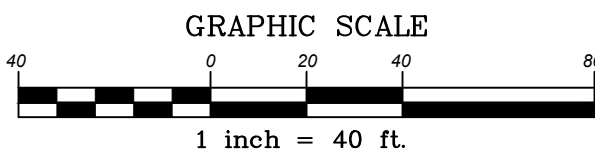
Petition Number: _____
Date Filed: _____
Received By: _____





LINE TABLE			
LINE	BEARING	DISTANCE	
L1	N 15°15'46" W	15.62'	
L2	S 66°43'43" W	29.48'	

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	136.73'	270.00'	69.86'	135.27'	N 09°26'37" E	29°00'51"
C2	51.39'	270.00'	25.77'	51.32'	N 29°24'09" E	10°54'21"
C3	166.21'	190.00'	88.84'	160.96'	S 09°47'51" W	50°07'17"



REVISIONS			
NO.	DATE	DESCRIPTION	BY

**COMMERCIAL
SITE DESIGN**

8812 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27615

PHONE: (919) 848-0121
WWW.CSITDESIGN.COM

CLIENT:

COOK OUT RESTAURANTS
15 LAURA LANE, SUITE 300
THOMASVILLE, NC 27386
PHONE: (336) 215-1025

COOKOUT
5161 Z-MAX BOULEVARD
HARRISBURG, NORTH CAROLINA
PRELIMINARY PLAN #12

PROJECT NO.	OUT-2045
FILENAME:	OUT2045-OS
DRAWN BY:	RCN
SCALE:	1" = 40'
DATE:	4-07-2022
SHEET NO.	PSP-12



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: May 9, 2022

SUBJECT: Cook Out

Request H-2021-04-(R): To rezone approximately 1.54 acres from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial)

Location: The subject property is located at 5235 NC Hwy 49 on the southeast corner of the intersection at Z-Max Blvd (PIN 5507-45-2736 and 5507-45-2524)

Applicant: Cook Out Harrisburg, represented by Higgins Benjamin, PLLC

Staff Report Prepared by: Craig Thomas, Senior Planner
Planning and Economic Development Department

Neighborhood Meeting: Held February 17, 2022

BACKGROUND:

Area: ±1.54 acres Total

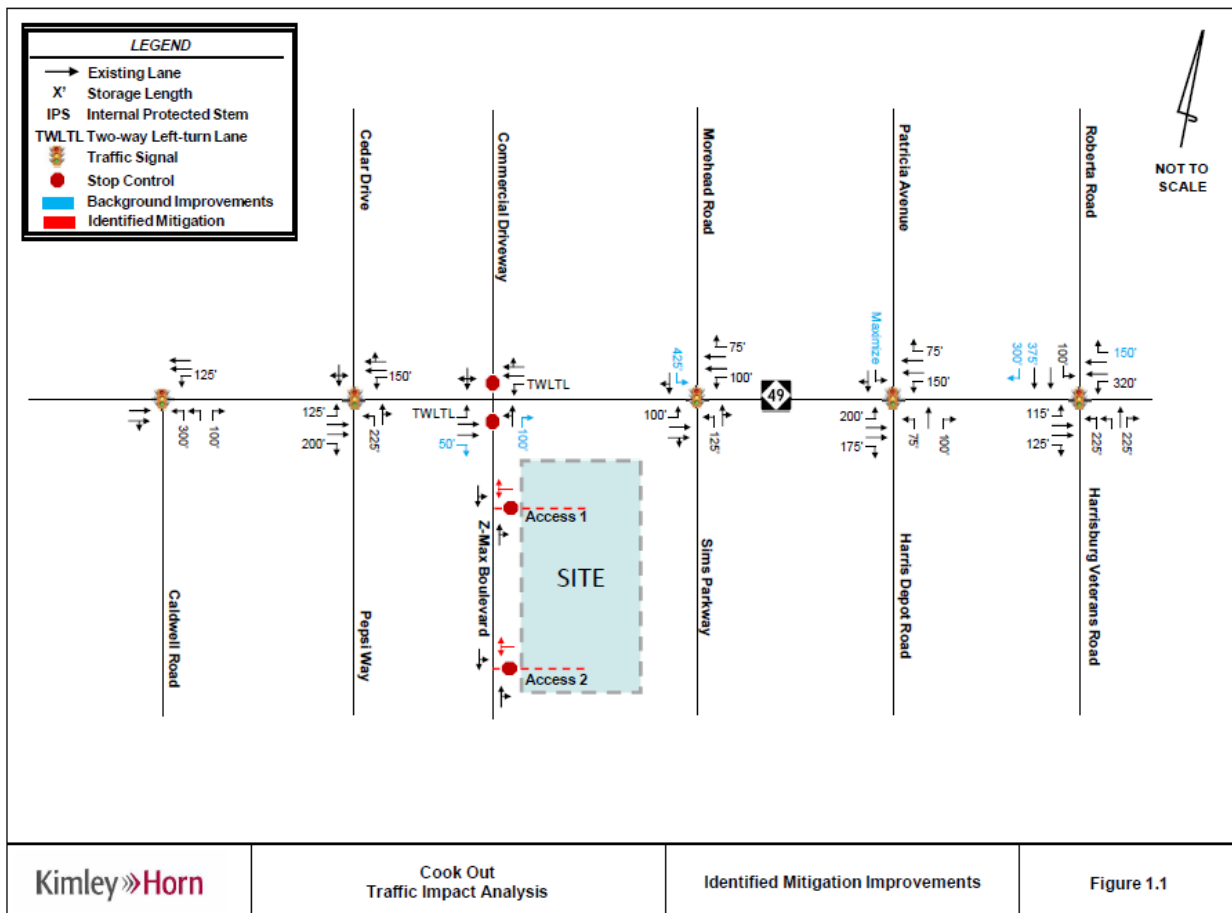
Existing Land Use: Vacant

Zoning within 500 feet: North - General Commercial (GC) and Neighborhood Commercial (NC), Town
South - Employment Center (EC), Town
East - General Commercial (GC) and Office and Institutional (O-I), Town
West - Employment Center (EC), Town

Land Uses within 500 feet: North - Restaurant and Office, Town
South - Vacant, Town
East - Retail, Town
West - Industrial, Town

APPLICATION SUMMARY:

- The applicant proposes to develop a drive-thru restaurant on the parcels. To achieve this, the applicant is requesting that the property be rezoned from EC (Employment Center) to CZ-GC (Conditional Zoning General Commercial) district.
- The property is 1.54 acres of vacant land.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is within the town limits of the Town of Harrisburg and does not require Annexation.
- The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project (see map below):
 - **Z-Max Boulevard and Access 1:**
 - Construction of the westbound approach with one ingress and one egress lane.
 - **Z-Max Boulevard and Access 2:**
 - Construction of the westbound approach with one ingress and one egress lane.



APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 1.54 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:

General Commercial (GC): *The GC district is established to provide areas for indoor commercial and some institutional uses in well-designed development sites that provide excellent transportation access, make the most efficient use of existing infrastructure, and provide for an orderly transition between the NC district and more intense districts. Development site and buildings are of greater height and impervious surface, and provide for more auto-intensive establishments, than the NC district. Parking is largely accommodated by off-street parking lots. This district is ideally located on or within proximity to major and/or minor thoroughfares.*

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

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

Based on the description of the Mixed Use land use classification, proximity to similar uses, restaurant building design with extended connections, the rezoning 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-2** states that development should have access from local streets to minimize traffic volumes on key connectors and reduce turning movements. The proposed access to the site is from Z-Max Boulevard and eliminates an additional access on Hwy 49.

Recommendation LU-6 of the Plan seeks improved appearance and a higher level of quality. The conditional rezoning process encourages a higher level of investment in façade treatments and landscaping.

Recommendation LU-7 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 designates this area as Mixed Use and a GC zoning classification is deemed a suitable district.

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

The benefits to surrounding community would be the development of a currently vacant parcel. The Traffic Impact Analysis recommendation lessens the impact on Hwy 49 by designing the site to incorporate access on the secondary road (Z-Max Boulevard) as a means to mitigate and minimize the impact of additional trip generations in the area associated with this development.

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, subject to availability being allocated by the Town’s Wastewater Allocation Committee. Water and sewer lines exist along Hwy 49. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was completed based on the size of the development and the anticipated amount of traffic generated by the project. All traffic improvements are detailed and depicted on a map in the Application Summary (above) and will be completed and delivered by the proposed project, as per that TIA.

c. Safety and Sanitation Services:

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

d. Schools:

The proposed commercial development will have no impact on Cabarrus County schools.

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 zoning is compatible with existing zoning along Hwy 49. Nearly all zoning along the Hwy 49 is commercial or industrial and the proposed rezoning will not adversely impact the immediate area. The stormwater generated will be managed internal to the site using stormwater control measures throughout the site. Lighting will be reviewed during the construction plan process to prevent excessive nighttime lighting or spillover to adjacent properties.

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

The development of this land would convert former vacant land into a commercial property and will not change the character of the area. The site has been designed to minimize any deterioration of the area or detrimental effects to surrounding properties.

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

The areas around this property are generally zoned commercial and industrial. Existing land use patterns in the area largely consist of commercial, service, retail, and a nearby industrial building.

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, drive-thru restaurant, is consistent with surrounding land uses and aligns with Harrisburg Area Land Use Plan (HALUP) Mixed Use designation.

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

This property has been vacant.

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

Land supply is not a direct issue in this area.

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

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

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

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

The rezoning application of the property to the General Commercial (GC) district is consistent with the developmental standards established for the base GC Zoning District in the Unified Development Ordinance and Mixed-Use designation in the Land Use Plan.

- 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:

- Drive-through Restaurant

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

The applicant intends to work collaboratively with both Harrisburg town staff and North Carolina Department of Transportation to ensure the highest of standards are met with the new development.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and the building has been designed to incorporate the drive thru as part of the building to minimize the visual impacts from Hwy 49.

- 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 Board will need to adopt a consistency statement when a recommendation or decision is made on this item.

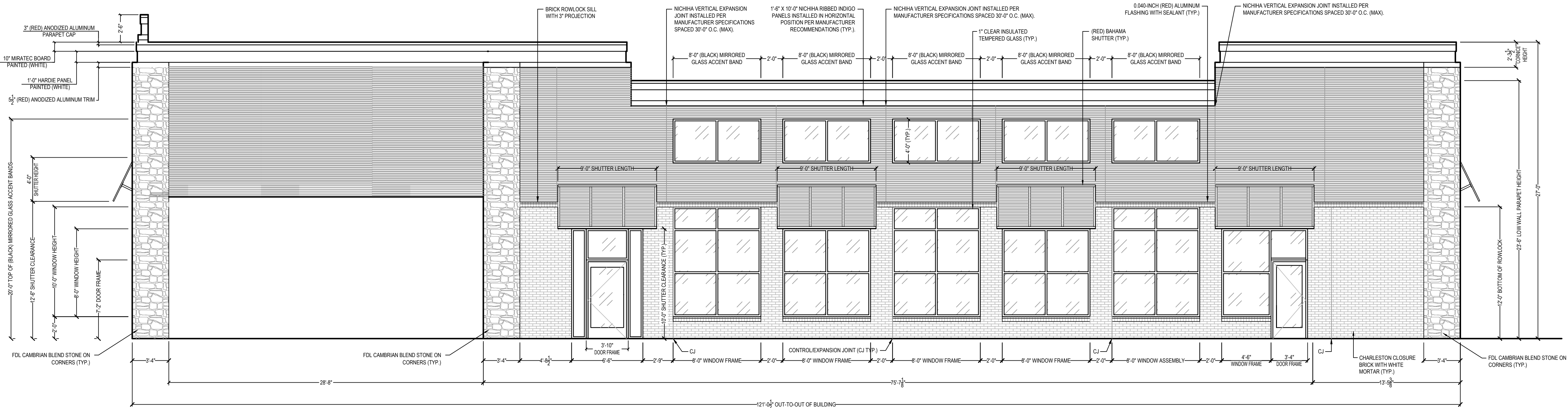
APPROVAL WITH CONDITIONS:

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:

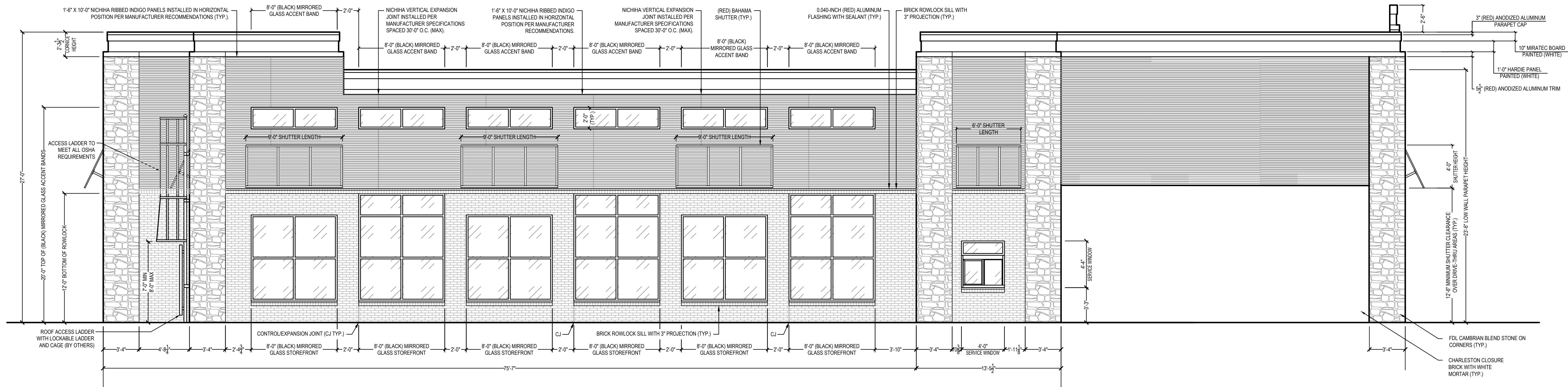
1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis (TIA).
3. Applicant agrees that the permitted uses (P) outlined for this CZ-GC zoning in the Harrisburg Unified Development Ordinance be limited to a restaurant.
4. Applicant agrees that the attached site plan and architectural renderings, including an extension of the building over the drive-thru aisles along the Hwy 49 frontage, be included in the conditional zoning request.
5. Applicant agrees to provide easement at the corner of Hwy 49 and Z-Max Blvd on its property for the future installation of Town's monument sign.

RECOMMENDATION:

With the proposed site plan and conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Department staff supports approval of the rezoning request with conditions.



1 RIGHT ELEVATION
A-3 SCALE: 3/16" = 1'-0"



MASONRY/STONE VENEER SPECIFICATIONS:
BRICK VENEER MFG: SCOTT STONE, INC.
BRICK COLOR: STATESVILLE CHARLESTON HARBOR CLOSURE BRICK
MORTAR COLOR: LEHIGH WHITE (TYPE S)
STONE VENEER MFG: SCOTT STONE, INC.
STONE COLOR: FDL CAMBRIAN BLEND (8020) NTV
MORTAR COLOR: BROMONT (TYPE S)
WATERTABLE/SILL: TN BLUE/GRAY

2 LEFT ELEVATION
A-3 SCALE: 3/16" = 1'-0"

REV. NO.	DATE	DESCRIPTION
0	01/26/22	PRELIMINARY REVIEW

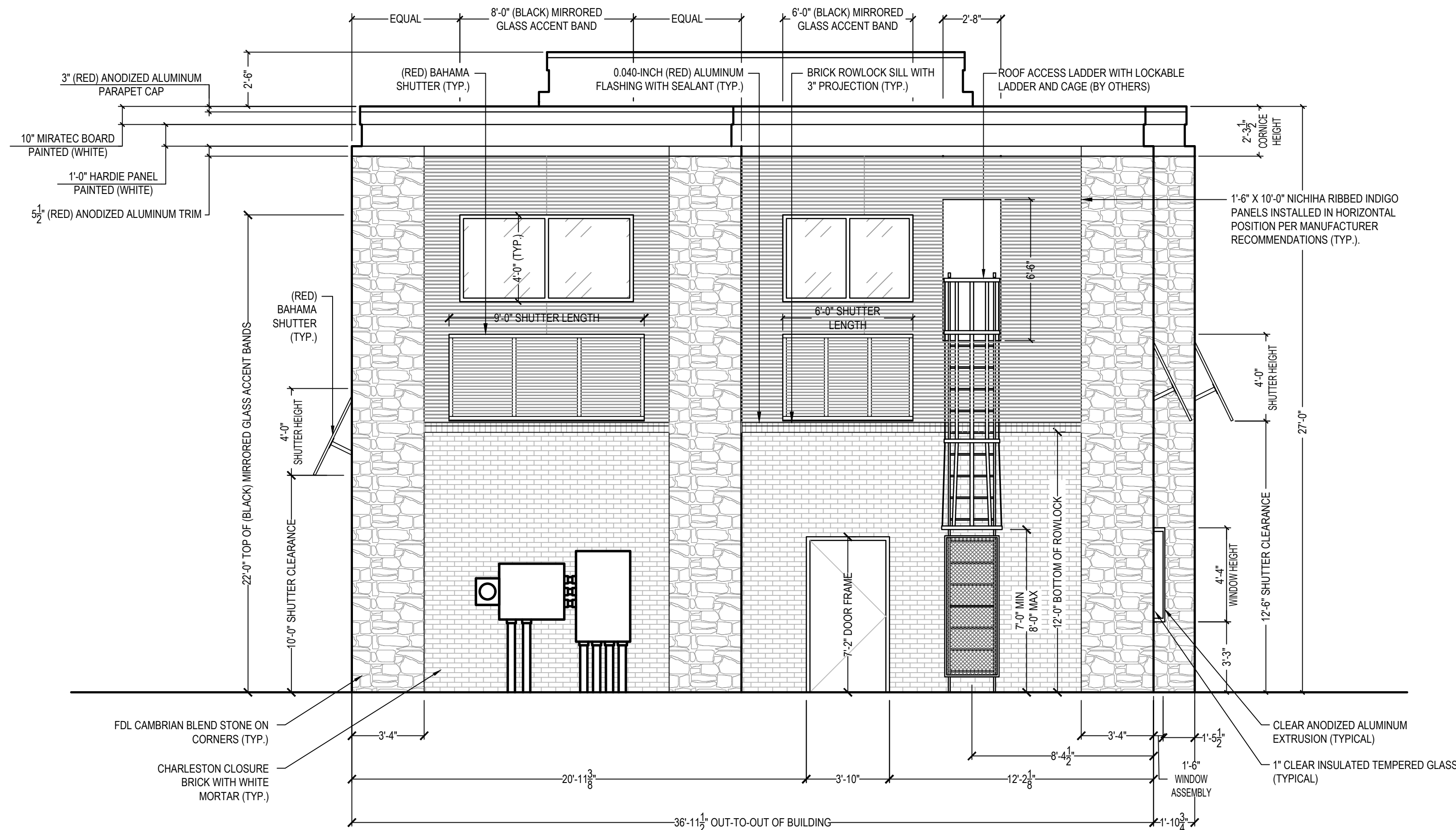
STAMP

ALL ENGINEERING:
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
STRUCTURAL ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902

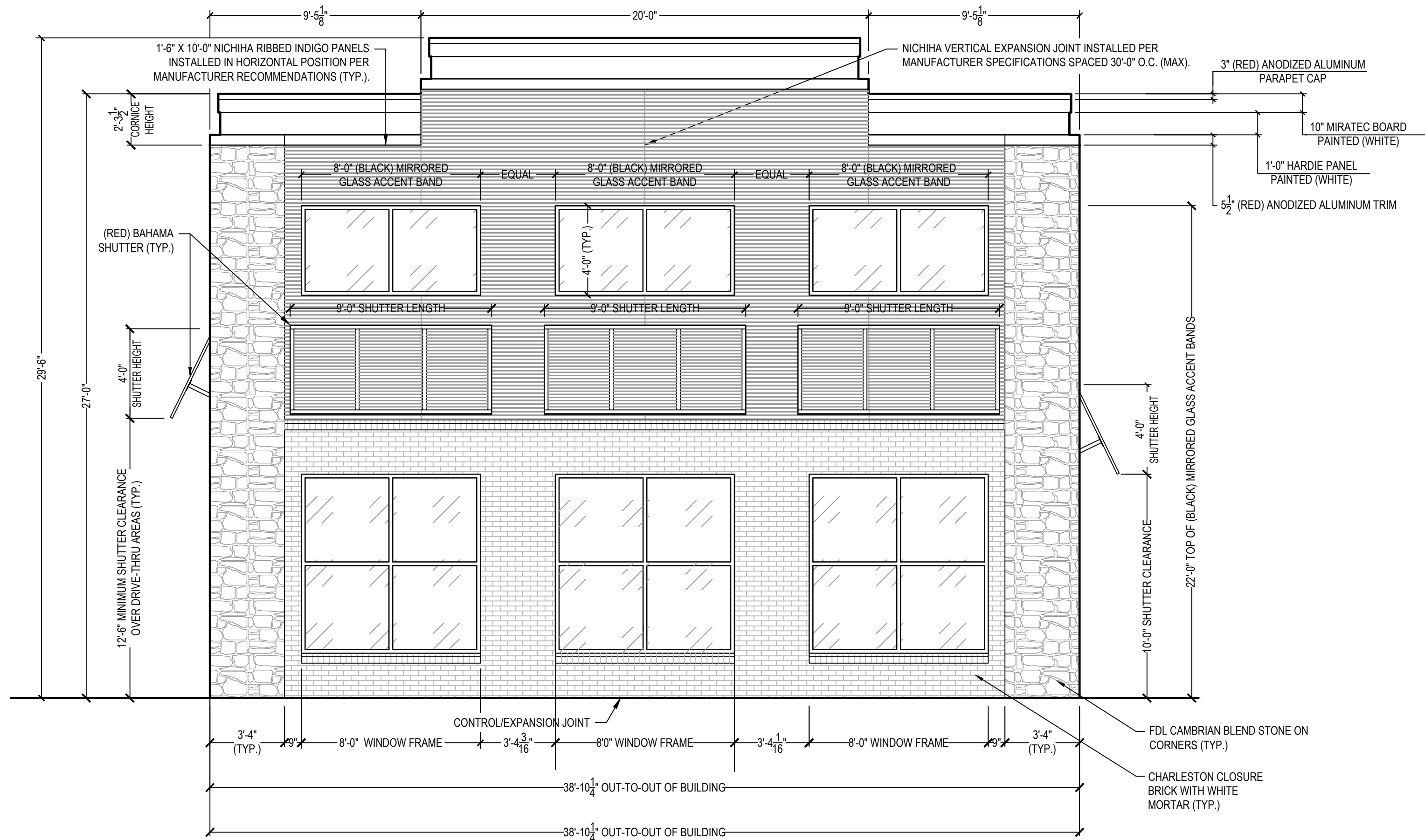
BUILDING PLANS FOR
COOK-OUT RESTAURANTS
5161 Z-MAX BOULEVARD
HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA

KEY PLAN

JOB NO. E-7069
DRAWN
CHECKED
DATE 01/26/2022
TITLE EXTERIOR ELEVATIONS



1 REAR ELEVATION
A-4 SCALE: 1/4" = 1'-0"



<u>MASONRY/STONE VENEER SPECIFICATIONS:</u>	
BRICK VENEER MFG: SCOTT STONE, INC.	
BRICK COLOR:	STATESVILLE CHARLESTON HARBOR CLOSURE BRICK
MORTAR COLOR:	LEHIGH WHITE (TYPE S)
STONE VENEER MFG:	SCOTT STONE, INC.
STONE COLOR:	FDL CAMBRIAN BLEND (80/20) NTV
MORTAR COLOR:	BRIXMENT (TYPE S)
WATERTABLE/SILL:	TN BLUE/GRAY

2 FRONT ELEVATION
A-4 SCALE: 1/4" = 1'-0"

REV. NO.	DATE	DESCRIPTION
0	01/26/22	PRELIMINARY REVIEW

STAMP

ALL ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
STRUCTURAL ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902
MECHANICAL, ELECTRICAL & PLUMBING ENGINEERING
SUMMEY ENGINEERING ASSOC., PLLC
P.O. Box 988
Asheboro, NC 27204 (336) 328-0902

BUILDING PLANS FOR
COOK-OUT RESTAURANTS
5161 Z-MAX BOULEVARD
HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA

KEY PLAN

JOB NO. E-7069
DRAWN
CHECKED
DATE 01/26/2022
TITLE
EXTERIOR ELEVATIONS

SHEET NO. A-4









NEIGHBORHOOD MEETING REPORT FOR COOK OUT RESTAURANTS

Petitioner: Cook Out-Harrisburg, Inc.

**Property: Parcel PINs 5507-45-2736 and 5507-45-2524, located on NC Hwy 49
at the intersection of Z-Max Boulevard.**

This Neighborhood Meeting Report is being filed with the Town of Harrisburg Planning Department.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Neighborhood Meeting was held on **February 17, 2022**. The Town of Harrisburg mailed a written notice of the date, time, and details of the Neighborhood Meeting to the individuals and organizations as required by Ordinance.

TIME AND DATE OF MEETING:

The Neighborhood Meeting required by the Ordinance was held on **February 17, 2022, at 6:00 PM.**

PERSONS IN ATTENDANCE AT MEETING:

Harrisburg staff documented the list of registered attendees from the required Neighborhood Meeting. The Petitioner's representatives at the required Neighborhood Meeting were Jeremy A. Reaves, President of Cook Out Restaurants, Chris Clayton with Commercial Site Design in Raleigh, NC, and Gary R. Wolf of Higgins Benjamin, PLLC, counsel for Petitioner.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Petitioner's Counsel, Gary R. Wolf, presented the proposed site with the surrounding uses, the proposed site plan, renderings and elevations of the proposed restaurant.

The graphic depicting the proposed changes is below:

See attached PowerPoint slides presented by Petitioner

The Planning Director then opened the meeting up for questions.

II. Summary of Questions/Comments and Responses:

Other than the attendance of council members, Rodney Dellinger and Ian Patrick, there were no residents or members of the public in attendance. There were no questions/comments in response to the Petitioner's presentation.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to work with staff to revise plans with additional details as needed.

cc: Sushil Nepal, Planning Director, Town of Harrisburg



COOK OUT
RESTAURANTS

TOWN OF
HARRISBURG

NEIGHBORHOOD
MEETING
FEBRUARY 17, 2022













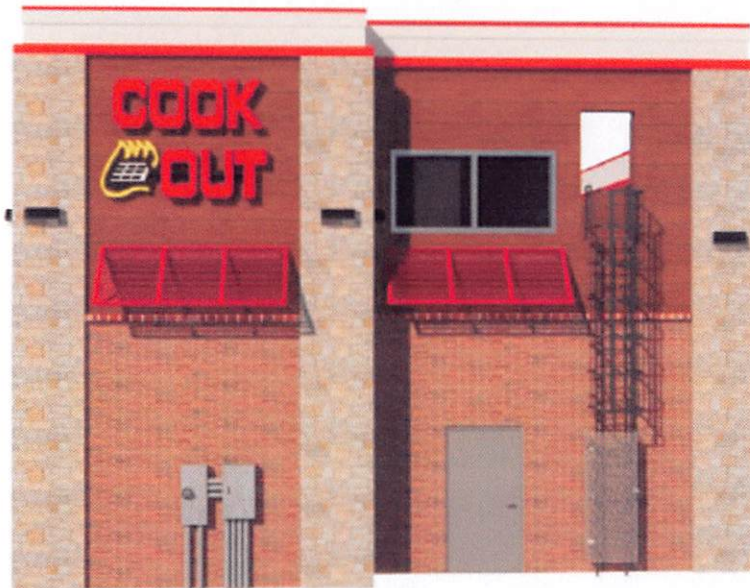
Highway 49 Facade



Z-Max Boulevard Facade



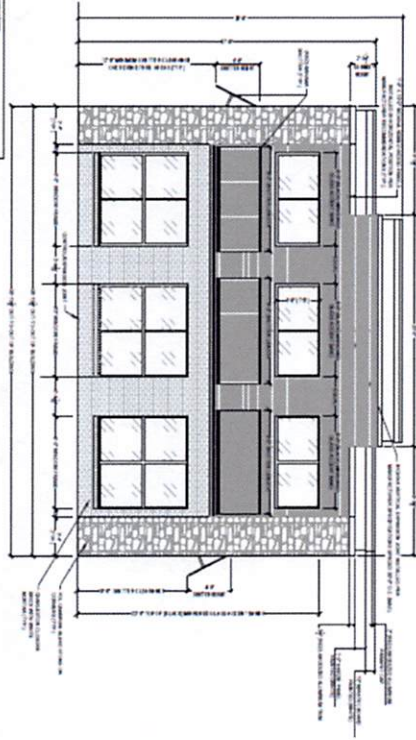
Eastern Facade



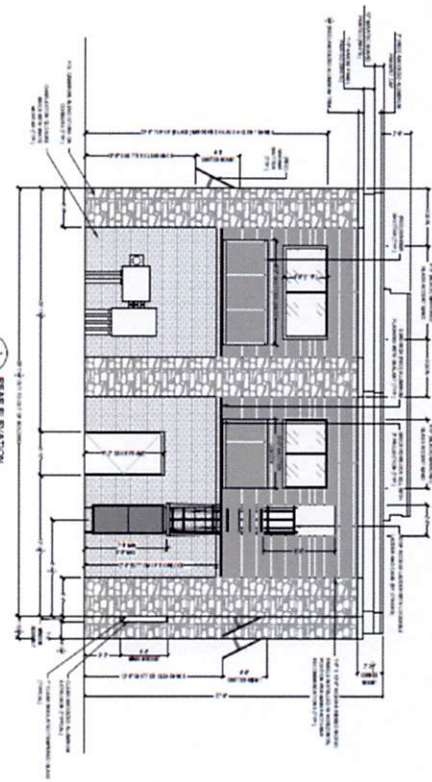
Rear Facade

PROJECT: COOK-OUT RESTAURANTS
 LOCATION: 5107 ZIMMERMAN BOULEVARD
 HARRISBURG, NORTH CAROLINA
 DATE: 07/15/2009
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]

FRONT ELEVATION
 SCALE: 1/8" = 1'-0"



REAR ELEVATION
 SCALE: 1/8" = 1'-0"



COOK-OUT RESTAURANTS
 5107 ZIMMERMAN BOULEVARD
 HARRISBURG, CAROLINA COUNTY, NORTH CAROLINA

BRIAN LATHROP, ARCHITECT
 277 HUNTER HILL DRIVE, FARMINGTON, CT 06031
 (860) 646-7000
 www.brianlathrop.com

SHEET: A-4
 TOTAL SHEETS: 4



TOWN OF HARRISBURG

Agenda Item Details

Title:

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

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Annexation, Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd H-2021-06 (R).

If denied, the following motion is suggested:

To deny the Annexation, Conditional Rezoning and Zoning Map Amendment for Properties off of Robinson Church and Peach Orchard Rd H-2021-06 (R).

Description/Background:

DRB Group, on behalf of the property owners of 3 parcels 5505-97-1603, 5505-98-4167, and 5515-08-5085 has submitted a request to rezone approximately 53.21 acres of land located on the northeastern corner of Robinson Church Road and Peach Orchard Road intersection. The applicant proposes to develop a single-family subdivision with 71 detached units with a minimum lot size of 15,000 sq. ft. To achieve this, the applicant is requesting that the property be rezoned from Countryside Residential(CR) in the County to CZ-RM-1 (Conditional Zoning Residential Medium Density). The proposed gross density of the site is 1.33 dwelling units per acre.

The property is in the County and will require annexation. A Town Council public hearing for the rezoning and annexation was held at the May 9, 2022 Council meeting. The Planning and Zoning Board reviewed and recommended approval of the rezoning request at their March 2022 meeting.

Below are the changes incorporated into the Rezoning Site Plan, based on the feedback received during the public hearing:

- *The cross-section of the main connector road through the subdivision has been revised and changed to a 3 lane cross-section (2 travel lanes and 1 turn lane where needed, landscape where no turn lanes). The bike lanes were removed from both sides of the streets, the sidewalk on one side is now converted to a 10 ft. multi-use path while the other side remains a standard 5 ft. sidewalk.*
- *The road geometry of connector road as it exits the subdivision has been revised to reflect the proper angle needed for future continuation of connector road as adjacent site develops.*
- *The stub connecting Hawthorne subdivision will have to remain in place to meet the connectivity goal of the Town, a raised cross-walk has been added to alleviate the concern of speeding.*
- *Based on the discussions with Sheriff, an easement has been added to install a pad at the corner of Robinson Church and Peach orchard to provide space for the sheriff to monitor speed as needed to address speeding concerns.*
- *Condition 11 has been added to address the need for longer driveway to reduce spillover of vehicles onto sidewalk: Applicant agrees to have garages setback a minimum of 30' from public sidewalk/right of way to allow for enough parking space and not have the vehicle spill over to sidewalk.*

- *Condition 12 has been to address rental concern: Applicant agrees that there will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.*

A staff report, along with the Rezoning Site Plan and other supporting documents is attached for more information and your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent Preliminary Plat and Construction Document (CDs) reviews. The staff is recommending approval of the rezoning request with conditions included in the staff report.

Recommendation:

With the conditions proposed, the rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Department staff recommends the approval of the annexation and rezoning request with conditions. The Planning and Zoning Board reviewed and recommended approval of the rezoning request at their March 2022, meeting.

Fiscal Impact:

None.

Attachments:

1. H2021-06-R Application
2. H2021-06-R Site Location Map
3. H2021-06-R Site Plan Revised
4. H2021-06-R Staff Report TC
5. H2021-06-R_HomeElevationsExample
6. H2021-06-R Neighborhood Mtg Summary
7. H2021-06-R Additional Neighborhood Mtg Summary
8. H2021-06-R Park fee-in-lieu Letter
9. H2022-16 R Annexation Application
10. H2022-16 R Robinson Church Road Annexation Map
11. Certificate of Sufficiency
12. Resolution Fixing Date of Public Hearing
13. Annexation Ordinance 7023



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

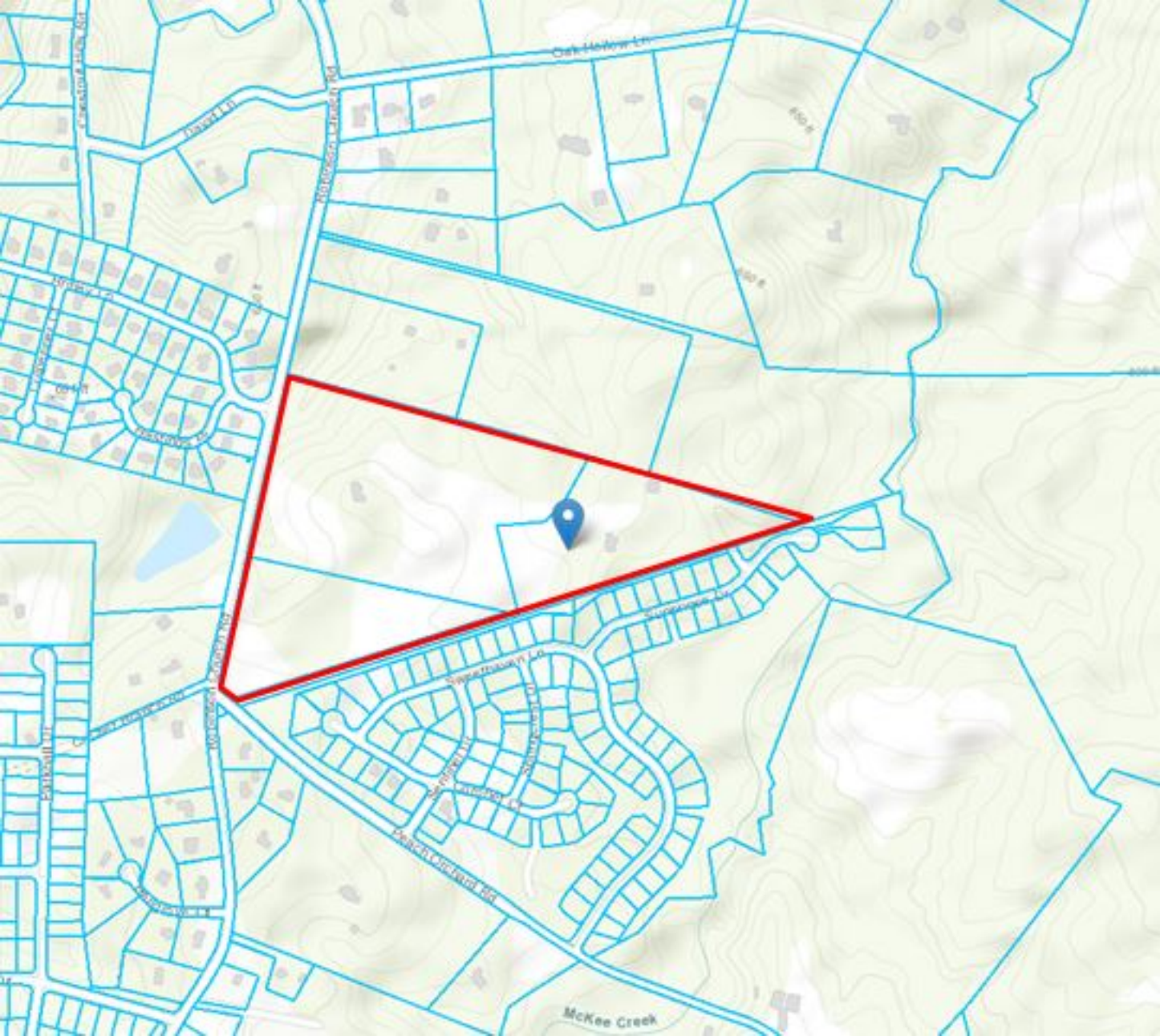
Phone

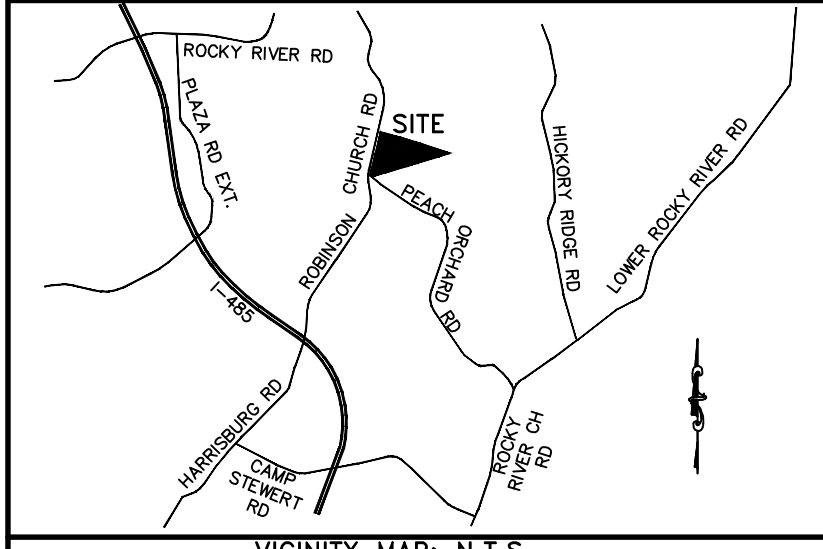
Fax

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.





VICINITY MAP: N.T.S.

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=30', SIDE STREET=10', SIDE=10', REAR=25'
MINIMUM LOT WIDTH: 75' WIDE (MEASURE AT FRONT SETBACK (30' 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 BY THE DEVELOPER

OPEN SPACE REQUIRED: 185,426 S.F. (8%)
ACTIVE OPEN SPACE REQUIRED: 0.025 AC. * 71 = 1.775 AC.

OPEN SPACE (PASSIVE) PROVIDED = 204,000 S.F./4.68 AC.

OPEN SPACE (ACTIVE) PROVIDED = 79,000 S.F./1.81 AC.

TOTAL OPEN SPACE PROVIDED (ACTIVE AND PASSIVE) = 283,000 S.F./6.49 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

ALL STREET TREES TO BE PLANTED IN THE PLANTING STRIP

PROP. LANDSCAPING ALONG SIDE YARD OF LOTS 44 AND 45 (MEDIUM SHRUBS TO FORM HEDGE FOR SCREENING)

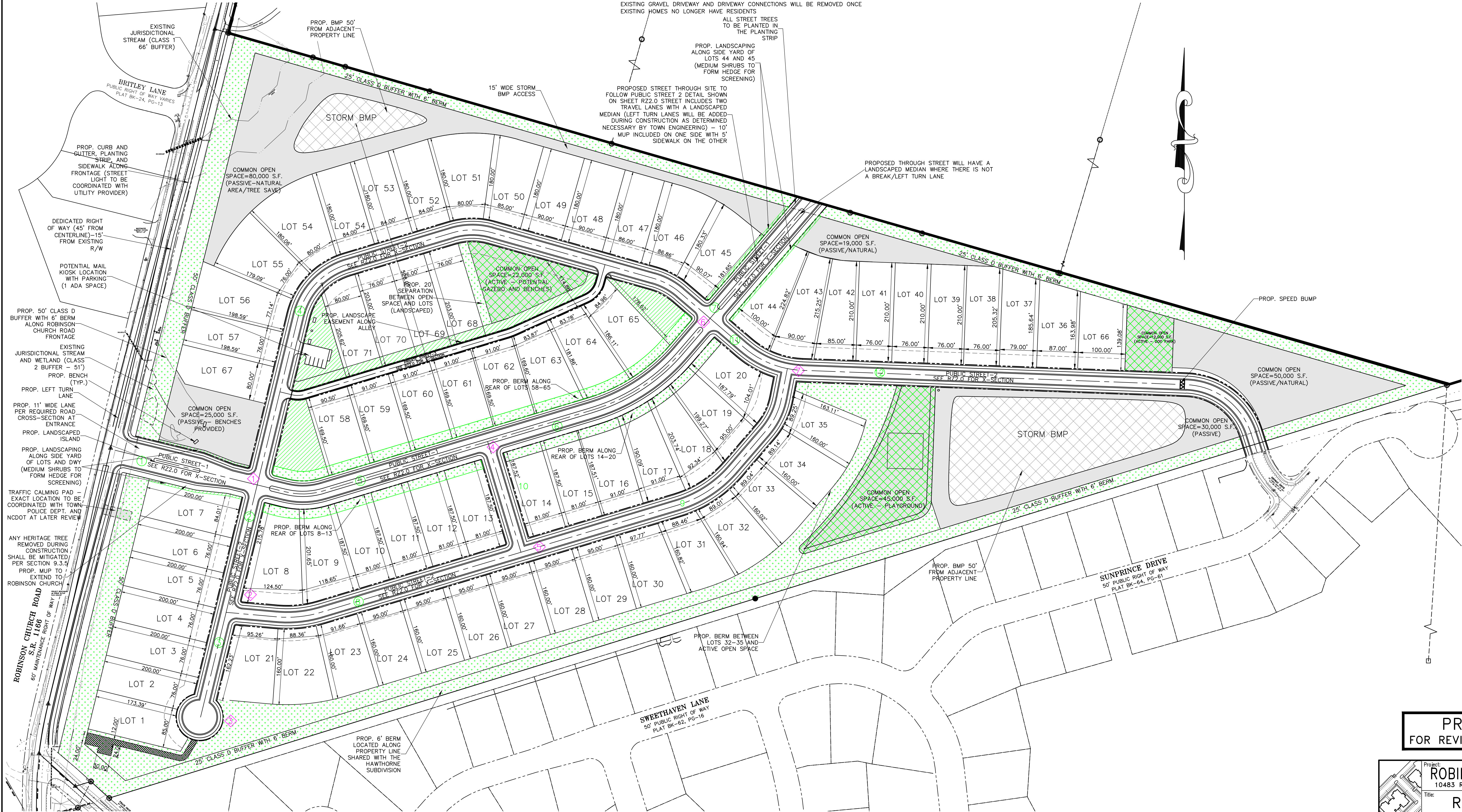
PROPOSED STREET THROUGH SITE TO FOLLOW PUBLIC STREET 2 DETAIL SHOWN ON SHEET R22.0 STREET INCLUDES TWO TRAVEL LANES WITH A LANDSCAPED MEDIAN (LEFT TURN LANES WILL BE ADDED DURING CONSTRUCTION AS DETERMINED NECESSARY BY TOWN ENGINEERING) - 10' MUP INCLUDED ON ONE SIDE WITH 5' SIDEWALK ON THE OTHER

MUP NOTE:

THE MULTI-USE PATH (MUP) MAY BE MOVED TO THE NORTH SIDE OF THE THROUGH ROAD DURING CONSTRUCTION DOCUMENTS. IF TOWN STAFF DETERMINES THE MUP SHOULD BE MOVED NORTH THE 5' SIDEWALK WILL MOVE TO THE SOUTH

TRAFFIC CALMING NOTE:

A TRAFFIC CALMING PAD WILL BE ADDED IN COORDINATION WITH THE TOWN POLICE DEPARTMENT AND NCDOT. EXACT LOCATION WILL BE DETERMINED DURING CONSTRUCTION DRAWING REVIEW.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project: ROBINSON CHURCH ROAD
10483 ROBINSON CHURCH RD., HARRISBURG, NC
Title: REZONING PLAN
File #: 20207-SK.DWG Date: 5/31/22 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

NO.	BY	DATE	REVISION

RZ1.0

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 33.21 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. 055059716030000, 5509841670000, 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 RM-1 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, placement 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 RM-1 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 cupped 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

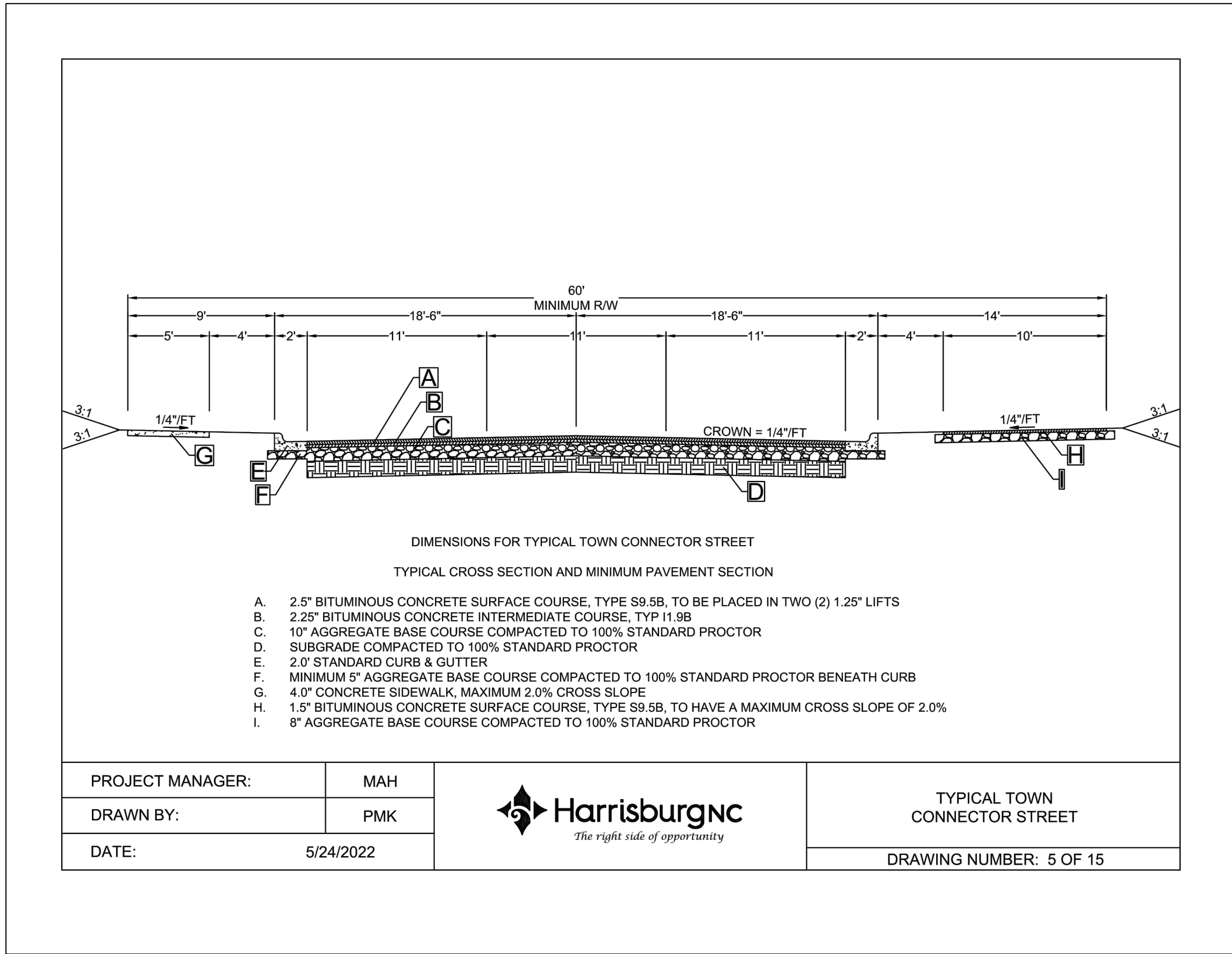
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current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

Additional Notes:

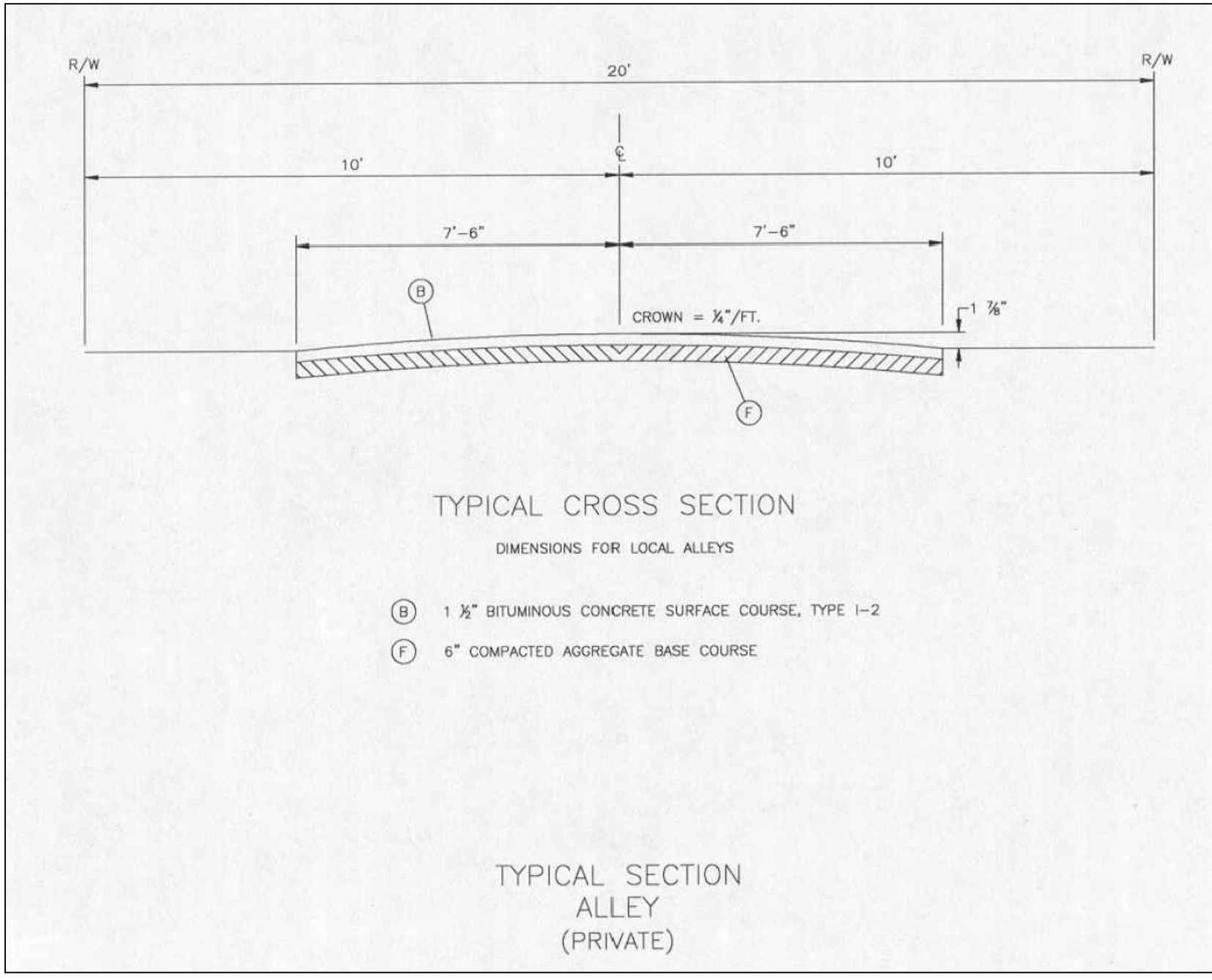
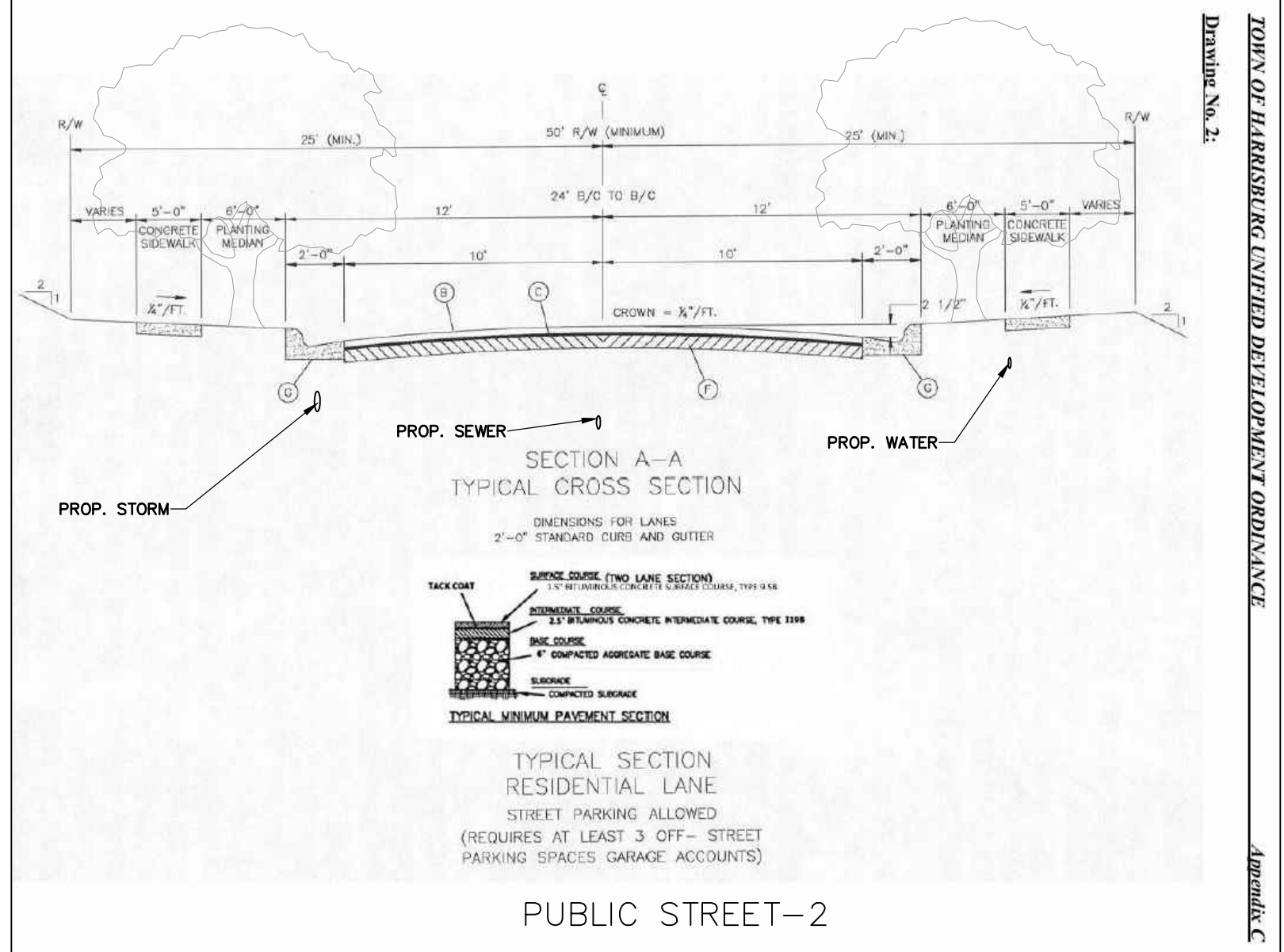
- The developer will coordinate road names with Cabarrus County E911 Addressing during permitting of the project.
- All street trees shall be planted in the planting strip.
- All lots will be served by gravity flow.
- Any heritage tree removed during construction shall be mitigated per section 9.3.5.
- 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.
- Applicant agrees to have garage setback a minimum of 20' from public sidewalk/right of way to allow for enough parking space and not have the vehicle spill over to sidewalk.
- Applicant agrees that there will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.

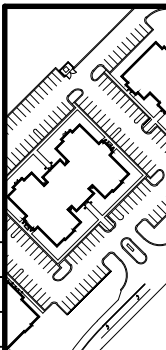


PUBLIC STREET-1



PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION



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

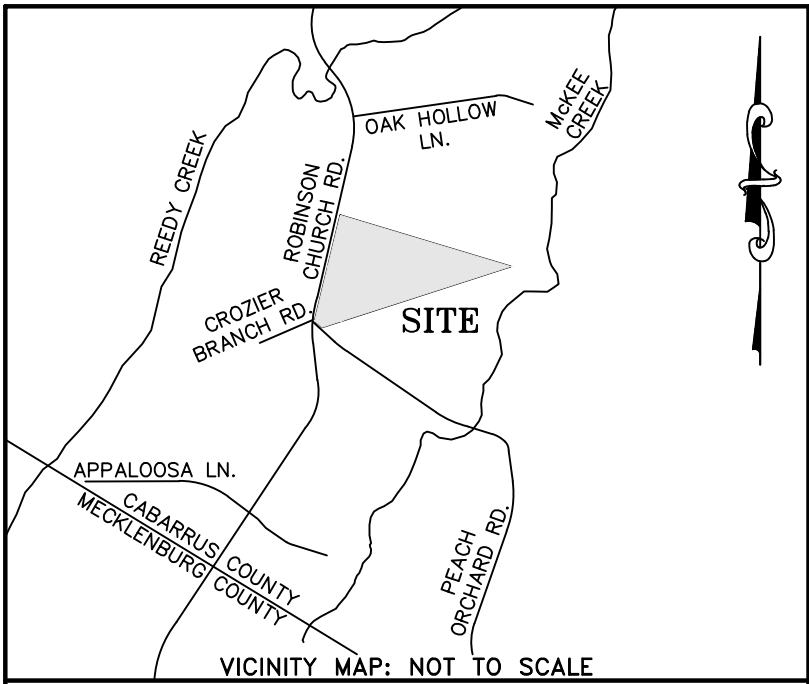
Title:
REZONING NOTES

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

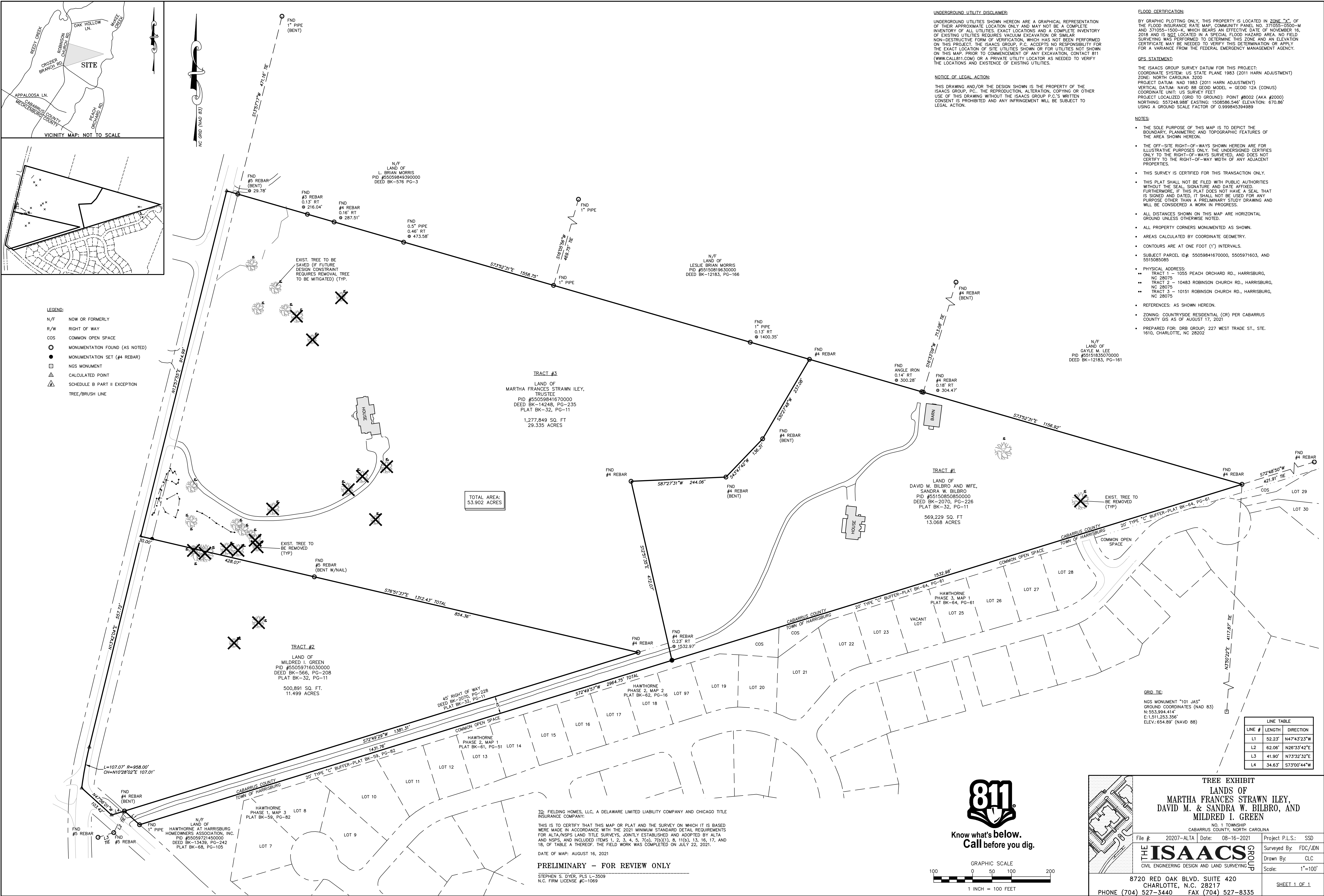
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS
GROUP
CIVIL ENGINEERING DESIGN AND SURVEYING

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'

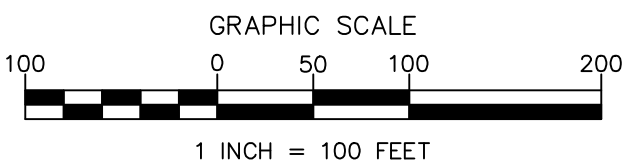
USING A GROUND SCALE FACTOR OF 0.999845394989

- 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



Know what's below.
Call before you dig.



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'

ISAACS GROUP
CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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: May 31, 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
West - Single-family Residential, 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 1.81 acres of active open space as part of the development along with 4.68 acres of passive open space. The developer has offered to pay a fee-in-lieu in the amount of \$81,200 towards 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.

Below are the changes incorporated into the Rezoning Site Plan, based on the feedback received during the public hearing:

- The cross-section of the main connector road through the subdivision has been revised and changed to a 3 lane cross-section (2 travel lanes and 1 turn lane where needed, landscape where no turn lanes). The bike lanes were removed from both sides of the streets, the sidewalk on one side is now converted to a 10 ft. multi-use path while the other side remains a standard 5 ft. sidewalk.
- The road geometry of connector road as it exits the subdivision has been revised to reflect the proper angle needed for future continuation of connector road as adjacent site develops.
- The stub connecting Hawthorne subdivision will have to remain in place to meet the connectivity goal of the Town, a raised cross-walk has been added to alleviate the concern of speeding.
- Based on the discussions with Sheriff, an easement has been added to install a pad at the corner of Robinson Church and Peach orchard to provide space for the sheriff to monitor speed as needed to address speeding concerns.
- Condition 11 has been added to address the need for longer driveway to reduce spillover of vehicles onto sidewalk: Applicant agrees to have garages setback a minimum of 30' from public sidewalk/right of way to allow for enough parking space and not have the vehicle spill over to sidewalk.
- Condition 12 has been added to address rental concern: Applicant agrees that there will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.

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:

***RM-1:** The RM-1 district is established to provide areas for medium density, single-family residential uses, with a maximum of three (3) dwelling units per acre, where adequate public facilities and services exist with capacity to serve development. Residential Medium Density provides flexible minimum lot size and density requirements in order to allow for market and design flexibility while preserving the neighborhood character and permitting applicants to cluster development in order to preserve environmentally sensitive and agricultural land areas.*

Per the Harrisburg Area Land Use Plan, the subject property is located in 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, subject to availability being allocated by the Town's Wastewater Allocation Committee. 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 Town Council 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.
11. Applicant agrees to have garages setback a minimum of 30' from public sidewalk/right of way to allow for enough parking space and not have the vehicle spill over to sidewalk.
12. Applicant agrees that there will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.

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



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

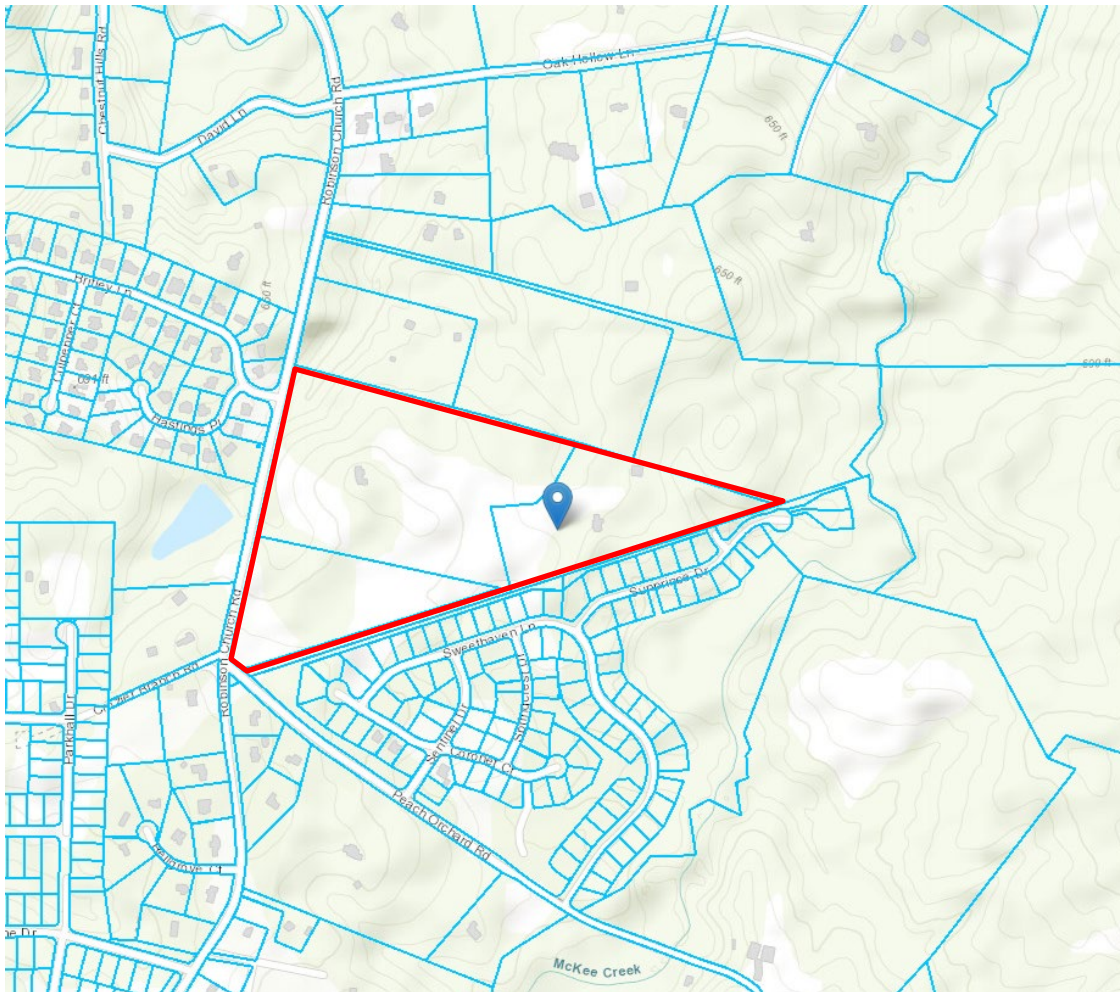
Time: 6:00 PM

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

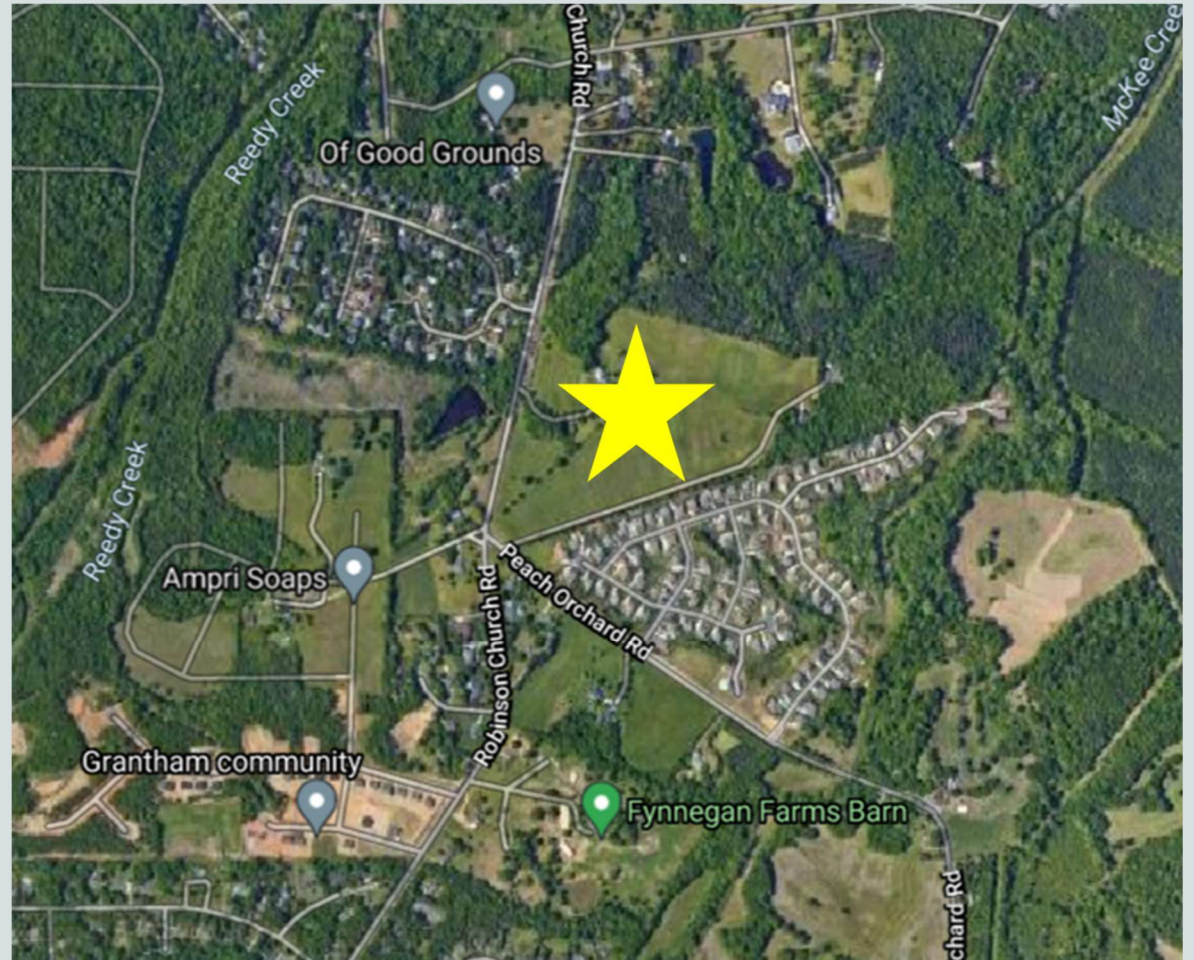
FIELDING HOMES, LLC DRB GROUP

- 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)



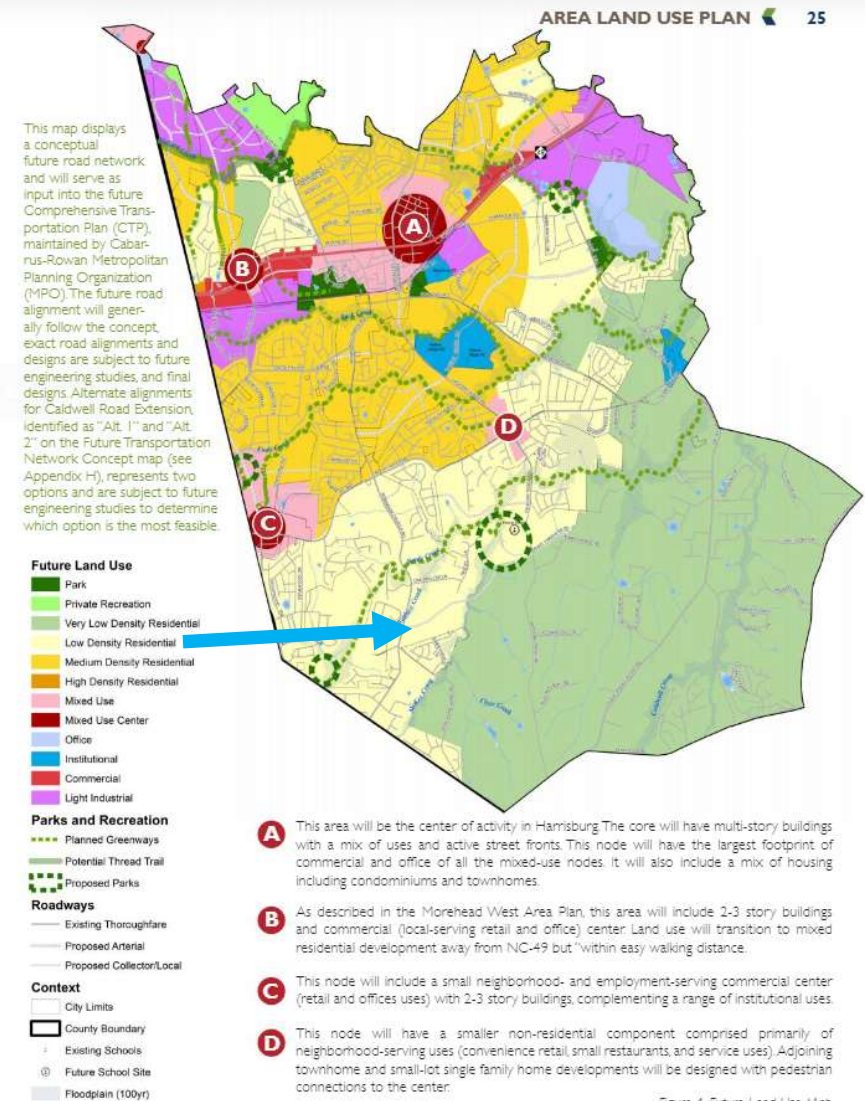
ILEY – LAND USE PLAN

- 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



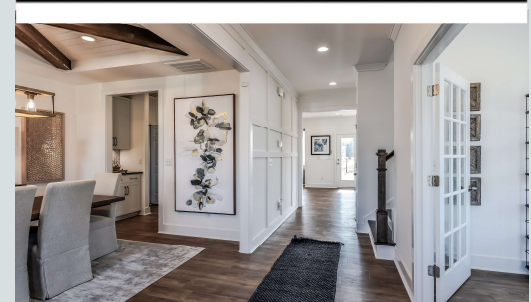
ILEY SITE PLAN

- 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

April 12, 2022
Re: Robinson Church Subdivision

Neighborhood Meeting Notice

Time, Zoom, and Call in Amended

Dear Adjacent Land Owner,

Our records indicate that you own property in close proximity to the property located at parcel PINs 5505-97-1603, 5505-98-4167, and 5515-08-5058 located on the northeast corner of Robinson Church Road and Peach Orchard Road. The property owner is requesting a rezoning of the parcel from CR (Countryside Residential) to RM-1 (Conditional Zoning Residential Medium Density District). The purpose of the rezoning is to enable the property owner to develop and subdivide the property for 71 single family homes.

This is an informal follow up meeting to the previous neighborhood meeting held on November 18, 2021 to allow residents to view any changes that have occurred to the plan and present any questions or comments. The meeting will be held virtually. See ***updated*** date, time, and log in information below:

Amended Information

Virtual Meeting Information

Topic: Robinson Church Road Subdivision

Time: Apr 20, 2022 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://zoom.us/j/92067361332?pwd=R3V5ZFZYSUxqcUlkTW5TbXRYL2M3dz09>

Meeting ID: 920 6736 1332

Passcode: 466008

One tap mobile

+13017158592,,92067361332#,,,*466008# US (Washington DC)

+13126266799,,92067361332#,,,*466008# US (Chicago)

Dial by your location

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

Meeting ID: 920 6736 1332

Passcode: 466008

Find your local number: <https://zoom.us/u/adlMYWWH9l>

If this time does not work for you and you have questions, please feel free to reach out to me directly at the phone number or email address below. I will be happy to answer questions or listen to any concerns you may have.

Sincerely,

Benji Layman
Phone – 704-527-3440 ext. 157
Email – blayman@isaacsgroup.com
The Isaacs Group
Civil Engineer for Developer/Applicant

Fielding Homes, LLC
227 W. Trade Street, Suite 1610
Charlotte, NC 28202

April 5, 2022

Town of Harrisburg
Mr. Sushil Nepal
4100 Main Street Suite 101 Harrisburg, NC 28075

RE: Public Open Space for Robinson Church Road Subdivision

Dear Mr. Nepal,

We would like to present payment in lieu of dedication of public open space for the proposed single-family subdivision at Robinson Church Road just north of Peach Orchard Road. The fair market value of the property is \$40,000/acre. There are 71 proposed lots within the subdivision which calculates to 2.03 acres required open space based upon 1/35 of an acre per lot. We request to make this payment at time of lot platting.

Total Fee to be Paid = \$40,000/acre * 2.03 acres = \$81,200

Please advise if you have any questions or need additional documentation from us. We look forward to working with the Town of Harrisburg on this project.

Chris Robusto Digitally signed by Chris Robusto
Date: 2022.04.05 15:17:58 -04'00'

Chris Robusto
Director of Land Acquisition



PETITION REQUESTING ANNEXATION

DATE: 5/21/21

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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



☒ CONTIGUOUS

☐ NON-CONTIGUOUS

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

☐ ATTACHED

☐ DESCRIBED AS FOLLOWS:

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

4. SIGNATURE OF OWNERS

NAME

ADDRESS

Martha Frances Strawn Iley Revocable Trust

2823 Providence Rd #345 Charlotte NC 28211

Deborah Hodge

05-24-2021

Parcel 55059841670000

Janice G. Smith Miriam I. Ward

10483 Robinson Church Rd Harrisburg NC 28075

Janice G. Smith

05-24-2021

Parcel 55059716030000

Miriam Ward

05-24-2021



HarrisburgNC

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: 5/21/21

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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☐ ATTACHED

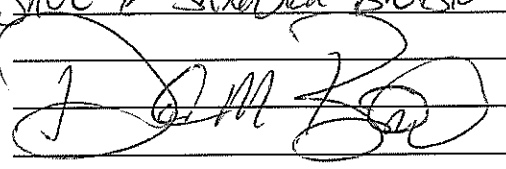
☐ DESCRIBED AS FOLLOWS:

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

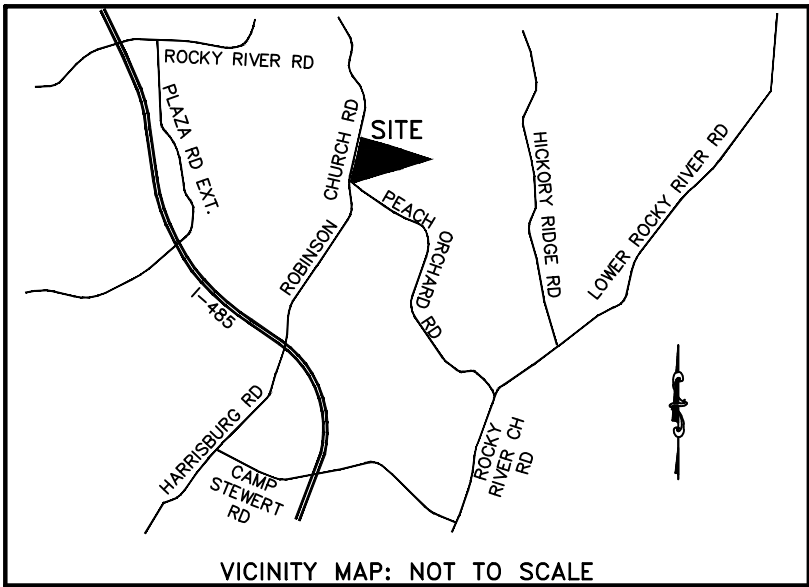
4. SIGNATURE OF OWNERS

NAME

ADDRESS

DAVE & SANDRA BILBR 10555 PEACH ORCHARD ROAD
 - Sandra W. Bilbr

Parcel 55150850850000



CITY CLERK CERTIFICATION:

_____ CLERK FOR THE TOWN OF HARRISBURG CERTIFY THAT THIS
PLAT WAS APPROVED BY THE TOWN OF HARRISBURG COUNCIL ON _____

CITY CLERK _____

DATE _____

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.

NOTES:

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHT-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION, OR ENVIRONMENTAL INSPECTION BY SURVEYOR.

NOTES:

- THE PURPOSE OF THIS EXHIBIT IS TO SHOW PROPOSED AREAS OF THE SUBJECT PROPERTY THAT ARE BEING CONSIDERED FOR ANNEXATION INTO TOWN OF HARRISBURG.
- ALL DISTANCES SHOWN ON THIS EXHIBIT ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
- AREAS CALCULATED BY COORDINATE GEOMETRY.
- SUBJECT PARCEL PIN #55058716030000, 550589841670000 AND 55058080800000
- AT THE TIME OF THIS EXHIBIT THE SUBJECT PROPERTY LIES OUTSIDE THE CITY LIMITS OF HARRISBURG.
- ZONING: PER CABARRUS COUNTY COUNTY REGISTER OF DEEDS AS OF 08-09-2021:
TRACT #1, 2, AND 3 ZONED CR
- SUBJECT PARCEL REFERENCE: TRACT #1: DEED BK-14248, PG-0235
TRACT #2: DEED BK-566, PG-0208
TRACT #3: DEED BK-2070, PG-226

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 #5002 (AKA #1003)
NORTHING: 545114.773' EASTING: 1346960.370' ELEVATION: 817.83'
USING A GROUND SCALE FACTOR OF 0.99983541953

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.

LEGEND:

- R/W RIGHT OF WAY
N/F NOW OR FORMERLY
C&G CONCRETE CURB AND GUTTER
EP EDGE OF PAVEMENT
○ MONUMENTATION (AS NOTED)
△ CALCULATED POINT
□ NGS MONUMENT
⊙ CONTROLLED ACCESS

- CURRENT CITY LIMITS LINE
■ AREA TO BE ANNEXED

GRID TIE:

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

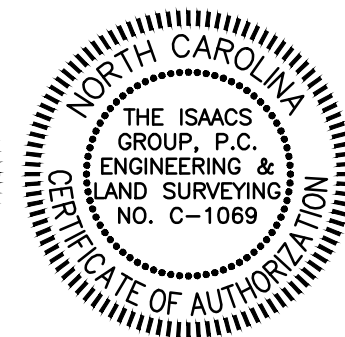
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.23'	N47°43'23"W
L2	62.06'	N26°33'42"E
L3	41.90'	N73°32'32"E
L4	34.63'	S73°00'44"W

I, STEPHEN S. DYER, PLS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN (DEED BK-5074, PG-1146)); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE REGISTRATION NUMBER AND SEAL.

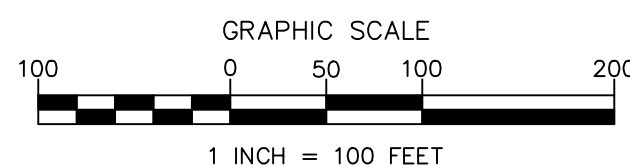
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PRELIMINARY - FOR REVIEW ONLY

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



Know what's below.
Call before you dig.



ANNEXATION PLAT FOR LANDS OF JANICE G SMITH AND MIRIAM I WARD, ILEY MARTHA FRANCES STRAWN TRUSTEE AND DAVID AND SANDRA BILBRO HARRISBURG TOWNSHIP CABARRUS COUNTY, NORTH CAROLINA OWNER ADDRESSES: TRACT #1: 2823 PROVIDENCE ROAD UNIT 345 CHARLOTTE, NC 28071 TRACT #2: 10580 ROBINSON CHURCH ROAD HARRISBURG, NC 28075 TRACT #3: 10555 PEACH ORCHARD ROAD HARRISBURG, NC 28075 PREPARED FOR: DRG GROUP 227 WEST TRADE ST., SUITE 1610, CHARLOTTE, NC 28202	
File #:	20207-ANNEX
Date:	8-5-2021
Project P.L.S.:	SSD
Surveyed By:	FDC
Drawn By:	FBL
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	



CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 28th day of March, 2022.




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on May 9, 2022.

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

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

Land of
Janice G. Smith & Miriam I. Ward
Parcel #55059716030000

Commencing at an existing #4 rebar, a common corner of land now or formerly of David M. Bilbro and wife, Sandra (Deed Bk-2070, Pg-226) and Gayle M. Lee (Deed Bk-12183, Pg-161), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Bilbro" and "Lee" lines N73°52'31"W 1,156.92' to an existing #4 rebar, a common corner of land now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235, thence turning and running with said "Iley" property the following six (6) courses:

1. S30°27'48"W 237.08' to an existing #4 rebar;
2. S43°47'42"W 136.31' to an existing #4 rebar;
3. S87°27'31"W 244.06' to an existing #4 rebar;
4. S12°51'35"E 472.07' to a set #4 rebar in the northerly line of land now or formerly of Hawthorne at Homeowners Association, Inc. (Deed Bk-13439, Pg-242);
5. S72°49'57"W 1431.76' to an existing 1" pipe on the northeasterly margin of Peach Orchard Road
6. N47°43'23"W 52.23' to an existing #4 rebar, the **True Point and Place of Beginning**, said point being located N26°33'42"E 62.06' of an existing #5 rebar;

Thence S73°00'44"W 34.63' to a computed point in the center of Peach Orchard Road; thence turning and running with the center of Peach Orchard Road N47°56'01"W 103.42' to a computed point near the intersection of Peach Orchard Road and Robinson Church Road; Thence turning and running with Robinson Church Road the following two (2) courses:

1. With the arc of a non-tangent curve to the right, having a radius of 958.00', an arc length of 107.07' with a chord N10°28'02"E 107.01' to a computed point;
2. N13°42'04"E 557.72' to a computed point, a common corner of said "Iley" property;

Thence turning and running with the said "Iley" property S76°51'37"E 1,312.43' to an existing #4 rebar, passing a set #4 rebar at 30.00' and an existing #5 rebar at 458.07'; thence continuing with said "Iley" property S72°49'29"W 1,381.31' to the **Point and Place of Beginning**.

Contains 500,891 square feet or 11.499 acres.

Land of
Martha Frances Strawn Iley
Parcel #55059841670000

Commencing at an existing #4 rebar, a common corner of land now or formerly of David M. Bilbro and wife, Sandra (Deed Bk-2070, Pg-226) and Gayle M. Lee (Deed Bk-12183, Pg-161), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Bilbro" and "Lee" lines N73°52'31"W 1,156.92' to an existing #4 rebar, a common corner of land now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235, thence turning and running with said "Iley" property the following six (6) courses:

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8. S43°47'42"W 136.31' to an existing #4 rebar;
9. S87°27'31"W 244.06' to an existing #4 rebar;
10. S12°51'35"E 472.07' to a set #4 rebar in the northerly line of land now or formerly of Hawthorne at Homeowners Association, Inc. (Deed Bk-13439, Pg-242);
11. S72°49'57"W 1431.76' to an existing 1" pipe on the northeasterly margin of Peach Orchard Road
12. N47°43'23"W 52.23' to an existing #4 rebar, the **True Point and Place of Beginning**;

Thence a common corner of lands now or formerly of Mildred I. Green (Deed Bk-566, Pg-208), said point being located N26°33'42"E 62.06' of an existing #5 rebar; thence turning and running with said "Green" property the following two (2) courses:

3. N72°49'29"E 1,381.31' to an existing #4 rebar;
4. N76°51'37"W 1,312.43' to a computed point near the center of Robinson Church Road, passing an existing #5 rebar at 854.36' and a set #4 rebar on the southeasterly margin of said Robinson Church Road at 1,282.43';

Thence turning and running with the center of Robinson Church Road N13°57'55"E 914.99' to a computed point; thence turning and running S73°52'31"E 1,558.75' to the Point and Place of Beginning, passing the following six (6) monuments;

1. An existing #5 rebar at 29.78', a common corner of lands now or formerly of L. Brian Morris (Deed Bk-576, Pg-3), said point being located S13°57'17"W 471.16' of an existing 1" pipe;
2. An existing #3 rebar, 0.13' right of line, at 216.04';
3. An existing #4 rebar, 0.16' right of line, at 287.51';
4. An existing 0.5" pipe, 0.46' right of line, at 473.58';
5. An existing 1" pipe at 874.42', a common corner of said "Morris" property and other "Morris" property (Deed Bk-12183, Pg-166), said point being located S16°05'56"W 469.75' of an existing 1" pipe;
6. An existing 1" pipe, 0.13' right of line, at 1,400.35';

Contains 1,277,849 square feet or 29.335 acres.

Land of
David M. Bilbro and Wife, Sandra W. Bilbro
Parcel #55150850850000

Beginning at an existing #4 rebar, a common corner of land now or formerly of Gayle M. Lee (Deed Bk-12183, Pg-161) and Hawthorne at Harrisburg Homeowners Association (Deed Bk-13439, Pg-242), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Hawthorne" property S72° 49'57"W 1,532.98' to a set #4 rebar, a common corner with lands now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235); thence turning and running with said "Iley" property the following four (4) courses:

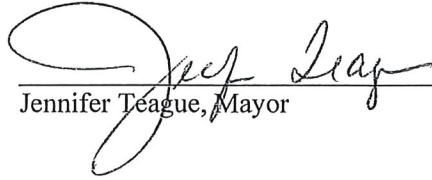
13. N12°51'35"W 472.07' to an existing #4 rebar, passing an existing #4 rebar at 0.22'
14. N87°27'31"E 244.06' to an existing #4 rebar;
15. N43°47'42"E 136.31' to an existing #4 rebar;
16. N30°27'48"E 237.08' to an existing #4 rebar in the southerly line of Leslie Brian Morris (Deed Bk-12183, Pg-166)

Thence, turning and running with said "Morris" property S73°52'31"E 1,156.92' to the **Point and Place of Beginning**, passing the following two (2) monuments along said line:

1. An existing angle iron, 0.14' right of line, at 300.28'
2. An existing #4 rebar, 0.18' right of line, at 304.47', said point being a common corner of said "Morris" and "Lee" properties.

Contains 569,229 square feet or 13.068 acres.

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


Jennifer Teague, Mayor

ATTEST: 
Janet Rackley, Town Clerk



ORDINANCE #7023
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on May 9th, 2022 after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of June 13th, 2022:

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

Land of
Janice G. Smith & Miriam I. Ward
Parcel #55059716030000

Commencing at an existing #4 rebar, a common corner of land now or formerly of David M. Bilbro and wife, Sandra (Deed Bk-2070, Pg-226) and Gayle M. Lee (Deed Bk-12183, Pg-161), said point being located S72°48'50"W 421.91' of an existing #4 rebar and N03°50'22"E 4117.87' of NGS Monument "101 JAS" having North Carolina ground coordinates N:553,994.414' and E:1,511,253.356' (CSF:0.999845394989); thence turning and running with said "Bilbro" and "Lee" lines N73°52'31"W 1,156.92' to an existing #4 rebar, a common corner of land now or formerly of Martha Frances Strawn Iley, Trustee (Deed Bk-14248, Pg-235, thence turning and running with said "Iley" property the following six (6) courses:

1. S30°27'48"W 237.08' to an existing #4 rebar;
2. S43°47'42"W 136.31' to an existing #4 rebar;
3. S87°27'31"W 244.06' to an existing #4 rebar;
4. S12°51'35"E 472.07' to a set #4 rebar in the northerly line of land now or formerly of Hawthorne at Homeowners Association, Inc. (Deed Bk-13439, Pg-242);
5. S72°49'57"W 1431.76' to an existing 1" pipe on the northeasterly margin of Peach Orchard Road

6. N47°43'23"W 52.23' to an existing #4 rebar, the **True Point and Place of Beginning**, said point being located N26°33'42"E 62.06' of an existing #5 rebar;

Thence S73°00'44"W 34.63' to a computed point in the center of Peach Orchard Road; thence turning and running with the center of Peach Orchard Road N47°56'01"W 103.42' to a computed point near the intersection of Peach Orchard Road and Robinson Church Road; Thence turning and running with Robinson Church Road the following two (2) courses:

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2. N13°42'04"E 557.72' to a computed point, a common corner of said "Iley" property;

Thence turning and running with the said "Iley" property S76°51'37"E 1,312.43' to an existing #4 rebar, passing a set #4 rebar at 30.00' and an existing #5 rebar at 458.07'; thence continuing with said "Iley" property S72°49'29"W 1,381.31' to the **Point and Place of Beginning**.

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Contains 569,229 square feet or 13.068 acres.

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

Section 2. Upon and after 13th day of June, 2022 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 13th day of June 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Resolution by the Governing Body Whereby the Establishment and Maintenance of Accounts Have Been Authorized to Facilitate Investment in Commercial Paper.

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the attached resolutions authorizing the establishment and maintenance of investment accounts by the Finance Officer in accordance with G.S. 159-30.

Description/Background:

General Statute 159-30 pertains to the investment of idle funds for local governments, which states, in short, that the Finance Officer shall have the power to purchase, sell, and exchange securities on behalf of the governing board. The investment program shall be so managed that investments and deposits can be converted into cash when needed.

Funds may be deposited in any bank, savings and loan association, or trust company. In addition to these deposits, the Finance Officer may deposit any portion of idle funds in the following securities:

- Obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States
- Obligations of the Federal Financing Bank, Credit Banks, Cooperatives, Fannie Mae, and other federal entities
- Obligations of the State of North Carolina
- Bonds and notes of any North Carolina local government
- Savings certificates issued by savings and loan associations organized under NC law or any federal savings and loan associations.
- Prime quality commercial paper bearing the highest rating of at least one nationally recognized rating service and not bearing a rating below the highest by any nationally recognized rating service
- Various other investment vehicles identified in subsections 7-13 of G.S. 159-30-c

The Town has historically invested its idle funds in the North Carolina Capital Management Trust, which is an incredibly stable fund, however, it earns interest and dividends at a rate very similar or slightly below the Fed Fund's rate. The rate that the Town has earned over the past few years ranges from 2.25% at the height of rates prior to the pandemic to as low as 0.01% during the pandemic.

The Finance team has connected with a highly reputable investment advisor with Multi-Bank Securities, Inc. to begin investing in commercial paper using a laddered maturity strategy. This strategy evenly distributes investments between short-term rungs, intermediate rungs, and long-term rungs. As short-term investments mature, the funds are reinvested into long-term securities and securities are held until maturity. It is an effective strategy in all interest rate environments.

The Town would establish a ladder that ranges from three to nine months so that the funds remain liquid within any given fiscal year and the Town has the flexibility to capitalize on advantageous market moves. The laddered strategy incorporates and compensates for volatility in interest rates and provides a steady rate of return that is not affected by daily or monthly market volatility and removes the necessity to try to time the market.

Relevant documents attached are:

1. **A Non-Corporate Resolution** which labels the Finance Director, Deputy Town Manager, and Town Manager as authorized account personnel and designates the Finance Director as having the Council-provided authority to establish and maintain one or more accounts with MBS, Inc. and Pershing, LLC, for the purpose of investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of or realizing upon and generally dealing with 1) Cash Transactions in Securities, and 2) Cash and Margin Transactions in Securities.
2. **Resolution of Town Council** authorizing the Finance Director and the Town Manager's Office to invest idle funds in approved investment securities under G.S. 159-30(c), specifically a laddered maturity strategy for commercial paper holding the highest rating, and approving MBS, Inc. as the Town's investment advisor and custodian of funds.
3. **Reference Sheet** showing municipalities who currently work with Brian Lee of MBS, Inc., who will be the Town's dedicated Investment Advisor and fund manager.

Recommendation:

Staff recommends approval of the Resolutions authorizing the investment of idle funds.

Fiscal Impact:

There is no direct fiscal impact to the Town upon approval of the investment resolutions. Upon approval, the Town will establish its laddered investment strategy based on the prevailing interest rates and commercial paper available at that time. Earnings as a result of these investments are confidently projected to outperform any interest-bearing account currently held by the Town, however, returns are not estimable at this time. The Town intends to make an initial investment of between \$16M-\$20M with MBS, Inc.

Attachments:

1. Resolution - Investment of Idle Funds 06132022
2. Non-Corporate Resolution 6.13.2022
3. Reference Sheet Lee



**RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HARRISBURG
AUTHORIZING THE INVESTMENT OF IDLE FUNDS**

WHEREAS, in accordance with NC General Statute 159-30, Town Ordinances and Town Policies, the Town Council of the Town of Harrisburg, North Carolina intends to invest idle funds to maximize its investment returns; and

WHEREAS, G.S. 159-30(c) authorizes a local government to invest in up to 13 different classes of securities, including but not limited to prime quality commercial paper bearing the highest rating of at least one nationally recognized rating service and not bearing a rating below the highest by any nationally recognized rating service; and

WHEREAS, G.S. 159-30(a) authorizes the Finance Officer of a local government to manage investments subject to whatever restrictions and directions the governing board may impose. The Finance Officer shall have the power to purchase, sell, and exchange securities on behalf of the governing board and these investments shall be so managed that investments and deposits can be converted into cash when needed.

NOW, THEREFORE BE IT RESOLVED as follows:

- (1) Pursuant to G.S. 159-30, the Town Council authorizes the Finance Officer and Town Manager's Office to direct the investment of idle funds in accordance with North Carolina General Statutes, Town Ordinances and Town Policies.
- (2) Pursuant to G.S. 159-30, the Town Council authorizes Multi-Bank Securities, Inc. to act as the Town's investment advisor and custodian of the Town's investment funds.
- (3) Investment of the Town's idle funds will consist of a ladder maturity strategy which utilizes only the highest-rated commercial paper.
- (4) This resolution shall be in effect with respect to Fiscal Year 2022 and shall remain in effect until amended or repealed by resolution of the Town Council.

ADOPTED this 13th day of June, 2022.

Jennifer Teague - Mayor

Attest:

Janet Rackley – Town Clerk



NON-CORPORATE RESOLUTION FORM

I. IDENTIFICATION OF QUALIFIED INTERMEDIARY / WITHHOLDING ENTITY

LEGAL NAME OF ORGANIZATION: Town of Harrisburg

TYPE OF ORGANIZATION: Municipality

ACCOUNT NUMBER:

Be it resolved that each of the following has been duly elected or appointed and is now legally holding the title set opposite his/her name.

Brian T. Lee

(Name of Authorized Person)

Finance Director

(Title)

Lee Connor

(Name of Authorized Person)

Deputy Town Manager

(Title)

Rob Donham

(Name of Authorized Person)

Town Manager

(Title)

II. CERTIFICATION

I, Brian T. Lee, Finance Director of
(Name and Title of Officer or Partner signing this Non-Corporate Resolution)

Town Of Harrisburg hereby certify that said organization is duly and legally
(Name of Organization)

organized and existing and that a quorum of the Town Council
(Name of Governing Body of Organization)

of said Organization attended a meeting duly held on the 13th day of June, 2022

at which the following resolutions were duly adopted, and that such resolutions are in full force and effect on this date and do not conflict with the Town Ordinances of said organization.
(Name of Governing Rules)

I further certify that I have the authority to execute this Non-Corporate Resolution on behalf of said Organization, and that the Town Council of the Organization which took the action called for by the
(Name of Governing Body of Organization)
resolutions annexed hereto has the power to take such action.

*SIGNATURE: _____ DATE: _____

TITLE: Finance Director

***The signer should be someone other than one of the authorized person(s) named above. However, if signed by an authorized person named above, the Fed Wire Letter of Authorization and/or ACH Authorization Agreement must be signed by an authorized person other than the signer of this document.**

III. RESOLUTIONS

Certified Copy Of Certain Resolutions by the Governing Body of Said Organization Whereby the Establishment and Maintenance of Accounts Have Been Authorized.

RESOLVED –

FIRST: That the named Authorized Persons of this organization or N/A or N/A be and they hereby are, and each of them is, authorized and empowered, for and on behalf of this organization (herein called the “Organization”), to establish and maintain one or more accounts with Multi-Bank Securities, Inc. (herein called the “Brokers”) and Pershing LLC, its successors or assigns, and for the purpose of purchasing, investing in, or otherwise acquiring, selling, possessing, transferring, exchanging, pledging, or otherwise disposing of or realizing upon, and generally dealing in and with;

(a) THIS PARAGRAPH PERMITS CASH TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, choses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise;

(b) THIS PARAGRAPH PERMITS CASH AND MARGIN TRANSACTIONS IN SECURITIES

any and all forms of securities including, but not by way of limitation, shares, stocks, options, stock options, stock index options, foreign currency options and debt instrument options, bonds, debentures, notes, scrip, participation certificates, rights to subscribe, warrants, certificates of deposit, mortgages, choses in action, evidence of indebtedness, commercial paper, certificates of indebtedness and certificates of interest of any and every kind and nature whatsoever, secured or unsecured, whether represented by trust, participating and/or other certificates or otherwise; and margin transactions, including short sales;

The fullest authority at all times with respect to any such commitment or with respect to any transaction deemed by any of the said Authorized Persons and/or agents to be proper in connection therewith is hereby conferred, including authority (without limiting the generality of the foregoing) to give written or oral instructions to the Brokers with respect to said transactions; to bind and obligate the Organization to and for the carrying out of any contract, arrangement, or transaction, which shall be entered into by any such Authorized Persons and/or drafts drawn upon the funds of the Organization such sums as may be necessary in connection with any of the said accounts to deposit funds with the Brokers; to deliver securities and/or contracts to the Brokers; to order the transfer or delivery thereof to any other person whatsoever, and/or to order the transfer record of any securities, or contracts, or titles, to any name selected by any of the said Authorized Persons or agents; to affix the Organization’s seal to any documents or agreements, or otherwise; to endorse any securities and/or contracts in order to pass title thereto; to direct the sale or exercise of any rights with respect to any securities; to sign for the Organization all releases, powers of attorney and/or other documents in connection with any such account, and to agree to any terms or conditions to control any such account; to direct the Brokers to surrender any securities to the proper agent or party for the purpose of effecting any exchange or conversion, or for the purpose of deposit with any protective or similar committee, or otherwise; to accept delivery of any securities, to borrow money and securities, if applicable, and to secure repayment thereof with the property of the Organization; to appoint any other person or persons to do any and all things which any and all things which any of the said Authorized Persons and/or agents is hereby empowered to do, and generally to do and take all action necessary in connection with the account, or considered desirable by such Authorized Persons and/or agents with respect thereto.

SECOND: That the Brokers may deal with any and all of the persons directly or indirectly by the foregoing resolution empowered, as though they were dealing with the Organization directly.

THIRD: That the person signing this Non-corporate Resolution on behalf of the Organization be and hereby is authorized, empowered and directed to certify to the Brokers:

- (a) a true copy of these resolutions;
- (b) specimen signatures of each and every person by these resolutions empowered;
- (c) a certificate (which, if required by brokers, shall be supported by an opinion of the general counsel of the Organization, or other counsel satisfactory to the Brokers) that the Organization is duly organized and existing, that its governing rules empower it to transact the business by these resolutions defined, and that no limitation has been imposed upon such powers by the governing rules of the Organization or otherwise.

FOURTH: That the Brokers may rely upon the certified copy of the resolutions, specimen signatures, and certificate, as continuing fully effective unless and until the Brokers shall receive due written notice of change or rescission, and the dispatch or receipt of any other form of notice shall not constitute a waiver of this provision. nor shall the fact that any person hereby empowered ceases to be an Authorized Person of the Organization or becomes an Authorized Person under some title, in any way affect the powers hereby conferred, but the failure to supply any specimen signature shall not invalidate any transaction where the party authorizing the same has been actually empowered thereto by or in conformity with these resolutions.

FIFTH: That in the event of any change in the office of powers of persons hereby empowered, an Authorized Person shall certify such changes to the Brokers in writing in the manner herein above provided, which notification, when received, shall be adequate both to terminate the powers of the persons therefore authorized, and to empower the persons thereby substituted.

SIXTH: That the Authorized Persons of the Organization be, and hereby is, authorized and empowered to countersign items as aforesaid.

SEVENTH: That the foregoing resolutions and the certificates actually furnished to the Brokers by the Authorized Person of pursuant thereto, be and they hereby are made irrevocable until written notice of the revocation thereof shall have been received by the Brokers.



Municipal Reference Sheet North Carolina and South Carolina

Institution	Location	Type of Account
County of Catawba	North Carolina	County
County of Robeson	North Carolina	County
County of Mecklenburg	North Carolina	County
Housing Authority of the City of Charlotte	North Carolina	Authority
Housing Authority of the City of Columbia	South Carolina	Authority
Housing Authority of the City of Florence	South Carolina	Authority
York County Natural Gas Authority	South Carolina	Authority
Raleigh Durham Airport Authority	North Carolina	Authority
City of Kannapolis	North Carolina	Municipal
County of Cleveland	North Carolina	County
County of Watauga	North Carolina	County
County of Lincoln	North Carolina	County
County of Columbus	North Carolina	County
County of Harnett	North Carolina	County
City of Durham	North Carolina	Municipal
SJWD Water District	South Carolina	Special District
Town of Wilkesboro	North Carolina	Municipal
County of Buncombe	North Carolina	County
Town of Wake Forest	North Carolina	Municipal
City of Hickory	North Carolina	Municipal
Renewable Water Resources	South Carolina	Special District
Broad Creek Public Service District	South Carolina	Special District
Town of Knightdale	North Carolina	Municipal
County of Jones	North Carolina	County
Water and Sewer Authority of Cabarrus County	North Carolina	Municipal
City of Beaufort	South Carolina	Municipal
County of Burke	North Carolina	County
City of High Point	North Carolina	Municipal
City of Burlington	North Carolina	Municipal

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