



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

**August 16, 2022
6:00 PM**

AGENDA

1. CALL TO ORDER

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

2. CONSENT AGENDA

- A. Consider the minutes of the May 17, 2022, Planning and Zoning meeting

3. OLD BUSINESS

4. NEW BUSINESS

- A. H2021-11-R Request to rezone approximately 58.36 acres located on the northern side of Stallings Road east of Stallings Road Park from Cabarrus County LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density)
- B. H2022-10-R Request to rezone approximately 46.65 acres located off Wonderwood Lane from RE (Rural Estate) to AG (Agriculture)
- C. H2022-01-S Blume Corner Preliminary Plat
- D. H2022-04-R Iley Meadows Preliminary Plat
- E. Appoint Committee to review Planning and Zoning Advisory Board applications

5. STAFF UPDATES/INFORMATION

6. 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 May 17, 2022, Planning and Zoning meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the May 17, 2022, Planning and Zoning meeting as presented.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. May 17 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, MAY 17, 2022**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

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

A.

AGENDA ADOPTION

MOTION

Rodney Garner made a motion to adopt the agenda as presented. Second was made by Thelma Thorne-Chapman.
The motion passed 6-0.

B.

SPECIAL PRESENTATIONS

None

C.

PUBLIC COMMENT

None

2.

CONSENT AGENDA

A. Planning Board meeting minutes of April 19, 2022, Planning and Zoning Board meeting.

MOTION

Jacob Carpenter made a motion to approve the Consent Agenda. Second was made by Kevin Schaffner. **The motion passed 6-0.**

3.

OLD BUSINESS

None

4.

NEW BUSINESS

A.

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

Sushil Nepal, Planning and Economic Development Director, explained that the property owners of parcel 5517-31-9093 have submitted a request to subdivide and rezone a portion of this parent parcel, consisting of approximately 4.25 acres of land located off Stallings Rd and to annex into the Town. A portion of the proposed parcel is currently in the Town's ETJ with the remainder in the County. The proposed rezoning/annexation will keep the parcel in one jurisdiction and allow for a single-family home to be built on the newly created lot. To achieve this the applicant is

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
TUESDAY, MAY 17, 2022**

requesting that the properties be rezoned from County LDR (Low Density Residential) to Town of Harrisburg RE (Residential 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 dimensional 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. A staff report is attached for more information, there is no site-specific plans for these parcels. Staff is recommending approval of the rezoning request as presented.

MOTION:

Thelma Thorne Chapman made a motion to recommend approval of H2022-02-R and sent it on to the Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 6-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:

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

B.

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

Sushil Nepal, Planning and Economic Development Director, addressed the Board and explained that the owners of a parcel located at 9625 Reedy Lane, consisting of approximately 15 acres, have submitted a request to rezone the parcel. The applicant also proposes to annex the parcel into the Town of Harrisburg town limits to have access to Town sewer services. 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 Town of Harrisburg RE (Residential 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 dimensional requirements per the UDO. The property in question is in the County and requires annexation. A Town Council public hearing will be held to take action on the rezoning and annexation upon the recommendation of the Planning and Zoning Board. A staff report is attached for more information, there is no site-specific plans for these parcels. Staff is recommending approval of the rezoning request as presented.

MOTION:

Rodney Garner made a motion to recommend approval of H2022-04-R and sent it on to the Town Council for their consideration with a second from Thelma Thorne-Chapman. **The motion passed 6-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:

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

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
TUESDAY, MAY 17, 2022**

5.

STAFF UPDATES/INFORMATION

- Sushil Nepal noted that there are a number of new projects that the Planning Department hopes to be bringing to the Board in the next couple of months.

6.

ADJOURNMENT

MOTION:

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

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2021-11-R Request to rezone approximately 58.36 acres located on the northern side of Stallings Road east of Stallings Road Park from Cabarrus County LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density)

Presenting Personnel:

Suggested Motion or Action:

For a recommendation of approval to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend to the Town Council that Conditional Rezoning approval be granted to Case # H-2021-11-R as proposed by the applicant, subject to the conditions outlined in the staff report.

Consistency Statement:

Based on the staff report, staff presentation and with the conditions proposed, this request for Conditional Rezoning approval is consistent with the Harrisburg Area Land Use Plan, and with the conditions proposed it is reasonable and in the public interest.

For a recommendation of denial to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend denial to the Town Council for the applicant's request for a Conditional Rezoning of property for a 91-lot subdivision proposed to be located on Stallings Road.

Description/Background:

The applicant is proposing development of a single-family subdivision with 91 detached units. To achieve this the applicant is requesting that the property be rezoned from LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density).

The proposed project is in a Low-Density Residential area, per the Harrisburg Area Land Use Plan (HALUP), which calls for low to moderate density residential development of 1 to 2 units/acre. The request for rezoning would result in 1.29 dwelling units per acre. Should this rezoning be approved, the density for this subdivision will be capped at 1.29 units/acre. The applicant has committed to traffic improvements along Stallings Road to mitigate impacts from the proposed development, along with building a portion of the Back Creek Greenway located adjacent to the site. The proposed subdivision site is currently located within the Cabarrus County zoning jurisdiction and will need to be annexed into the town limits of the Town of Harrisburg.

Staff is recommending that the Planning and Zoning Board recommend approval of the request for Conditional Rezoning to the Town Council, subject to the site plan prepared by the applicant and the conditions of approval as outlined in the attached staff report.

Recommendation:

Fiscal Impact:

Attachments:

1. H2021-11-R Staff Report PB
2. H2021-11-R Rezoning Application
3. H2021-11-R Site Map
4. H2021-11-R Survey
5. H2021-11-R Annexation Application
6. 2022-0630 - Stallings Rd - Rezoning



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: August 16, 2022

SUBJECT:

Request H-2021-11-(R): To rezone approximately 58.36 acres from Cabarrus County LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density)

Location: The subject property is located on the northern side of Stalling Road east of Stallings Road Park (PINs 5517-82-6145, 5517-71-3480, 5517-70-1827, 5517-80-1976).

Applicant: Shea Homes

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held November 18, 2021

BACKGROUND:

Area: ±58.36 acres

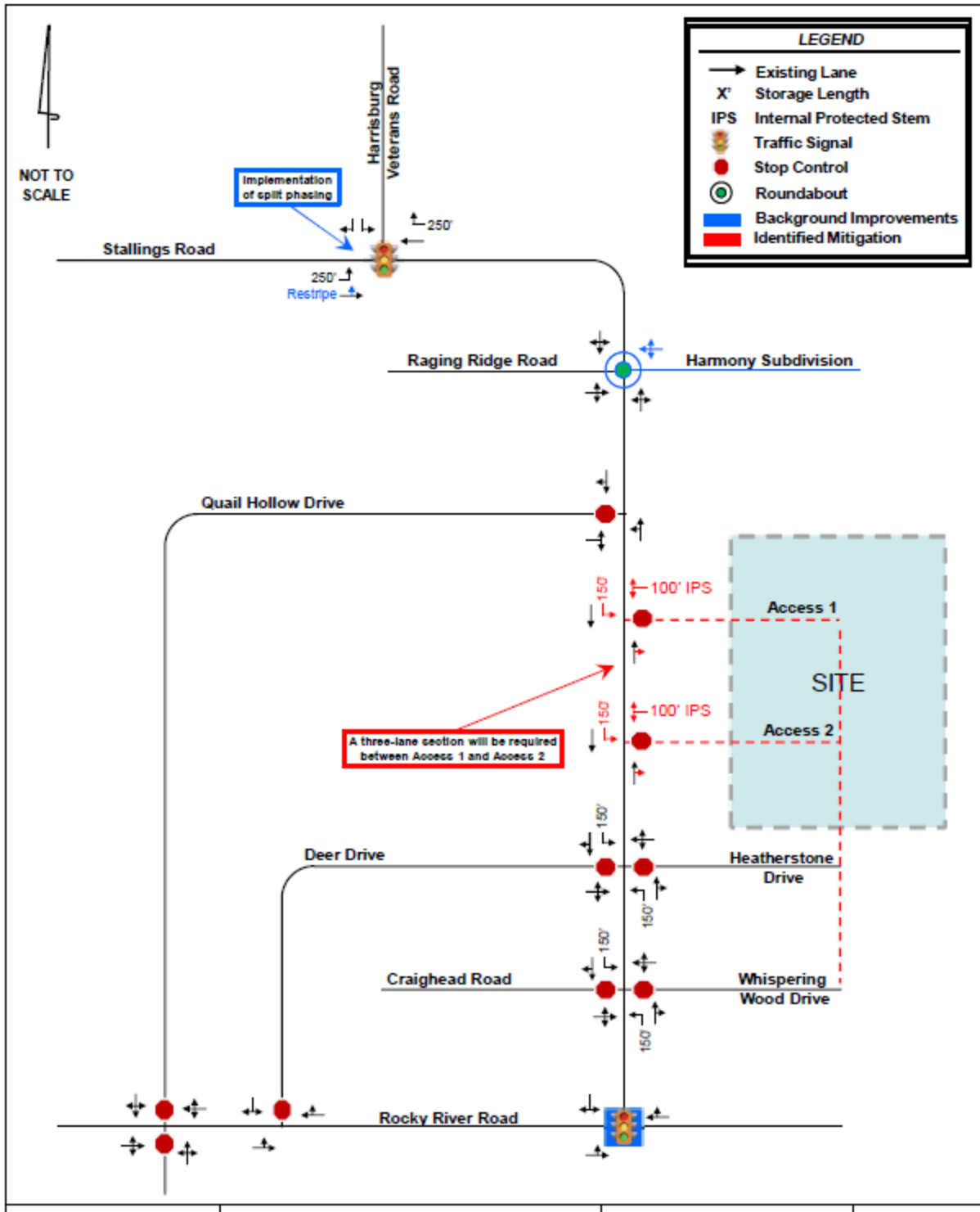
Existing Land Use: Vacant

Zoning within 500 feet: North - Low Density Residential (LDR), Cabarrus County
South - Low Density Residential (LDR), County
East - Residential Medium (RM), Town of Harrisburg
West - Low Density Residential (LDR), County

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

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 91 detached units. To achieve this, the applicant is requesting that the property be rezoned from LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density).
- The proposed density of the site is 1.29 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 1.29 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 19.01 acres of open space as part of the development along with 3.87 acres of active open space.
- The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project (see map):
 - Stallings Road and Access 1: Construction of a southbound left-turn lane along Stallings Road with 150 feet of storage; Construction of the westbound approach of Access 1 with one ingress and one egress lane and an internal protected stem (IPS) of 100 feet
 - Stallings Road and Access 2: Construction of a southbound left-turn lane along Stallings Road with 150 feet of storage; Construction of the westbound approach of Access 2 with one ingress and one egress lane and an IPS of 100 feet.
 - A three-lane section will be required along Stallings Road between the site access points.



- 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 into the town limits of the Town of Harrisburg.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 58.36 acres in size.

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

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

RL: *The RL district is established to provide areas for low density single family residential uses on moderately sized lots.*

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

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

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

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should “Expand Housing Options” to appeal to a broad range of audience and create value for property owners with smaller lots in exchange for preservation of open space.

Recommendation LU-7 of the Plan recommends consistency between the Town’s zoning regulations and the adopted Future Land Use Map. A table included as part of this goal establishes the “appropriate” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Low Density Residential and the RL 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 1.29 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.

The addition of ninety-one (91) single-family attached homes has no detrimental impact to the surrounding community. There will be an entrance on Stallings Road and connections to the vacant parcel to the north and Woodstream Drive connecting Heatherstone subdivision to the west.

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 Stallings Road and sewer is available to the west and east. 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 subdivision. 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. Back Creek Greenway

The applicant has proposed to pay a fee-in-lieu for a significant portion of the northern greenway (circled in red below). Construction of the western portion and a smaller portion of the northern greenway will be included as part of this project.

As per Cabarrus County Schools, the Single-family homes in this development will generate upon full buildout an additional 35 elementary students, 18 middle school students, and 23 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 (1.29 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.

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

Land supply is not a direct issue in this area.

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

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

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

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

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

The development proposal accompanying the rezoning request would restrict permitted uses to single family detached residences, which are appropriate in this area.

- 8. The use(s) requested are among those listed as an eligible permitted or conditional use in the general use district as included in the rezoning request.**

The applicant is seeking for the following uses to be allowed in this Conditional Zoning District:

- Single-Family Detached Residential; this use is allowed in the RL District.

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

The applicant intends to work with Harrisburg town staff in establishing appropriate improvements for the development. Landscaping buffers shown exceed the requirements in the UDO to meet the needs of the adjacent properties, and active/passive open space is designated as part of the subdivision.

- 10. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.**

The conditions proposed and imposed for this district can be reasonably implemented on this site.

- 11. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.**

All proposed conditions recommended by staff are to bring the site into conformance with applicable local and state regulations.

- 12. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.**

The applicant will need to agree to all conditions listed in this staff report. Any additional conditions placed on this property will need the acceptance of the applicant before a decision can be made on this application.

- 13. For an approval, the Board must adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the adopted land use plan and that the Board considers the action to be reasonable and in the public interest.**

The Planning and Zoning Board will need to adopt a consistency statement when a recommendation or decision is made on this item.

APPROVAL WITH CONDITIONS:

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

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. 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.
5. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
6. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
7. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.

8. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
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 provide a minimum 8 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
12. Applicant will provide a minimum 2.28 acres of active open space, as generally depicted on the rezoning plan, to include but not limited to the following amenities: trails, grills, seating areas, gazebo, benches, and/or enhanced landscaping.

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.



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.

Single-Family, Detached

Amenity Area

Accessory Structures

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.).



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	<u>See Attached Page for Property Owner Information and Signatures</u>
Address	<u>2700 STAKKINGS Rd.</u>
Phone	<u>704 456-2028</u>
Fax	<u>NO</u>
Signature	<u>Ray J. Helms</u>

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: _____

Application for Conditional Rezoning

Property Information and Signature Page

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: Ray Helms, Jr.

Parcel Numbers: 01-023-0005.80, 01-023-0005.90, A portion of 01-023-0005.11,
01-023-0005.70, and 01-023-0029.00, 01-023-0029.10

Addresses: 2380 STALLINGS RD HARRISBURG NC 28075,
2400 STALLINGS RD HARRISBURG NC 28075,
2450 STALLINGS RD HARRISBURG NC 28075,
2714 STALLINGS RD HARRISBURG NC 28075,
2758 STALLINGS RD HARRISBURG NC 28075,
2804 STALLINGS RD HARRISBURG NC 28075

Mailing Address: 2380 STALLINGS RD HARRISBURG, NC 28075

Phone: 704 456. 2028

Fax: NO

Signature:

Ray Helms



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 Ray Helms, Jr. (All Parcels)
- Address 2700 Stallings Rd Harrisburg, NC 28075
- Phone 704 456 2028
- Fax N/A
- Email: RAY HELMS Body Shop@yahoo.com
- Signature Ray Helms
13. Agent (if any) _____
- Address _____
- Phone _____
- Fax _____
- Email _____
- Signature _____
14. Applicant (if any) Shea Homes (Jay Seymoure)
- Address 415 Iron Springs Drive, Denver, NC 28037
- Phone 704.812.9011
- Fax _____
- Email jay.seymoure@sheahomes.com
- Signature Jay Seymoure

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 ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.

Incomplete applications will be returned to the applicant and will not be processed.

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

Overview of the Rezoning Process:

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

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



Subject Property Information

1. Street Address See Attached Page for Property Information
2. PIN(s) (10 digit#) _____--_____-__-_____; _____--_____-__-_____
3. Deed Reference Book_____Page_____
4. Township #_____

Description of Subject Property

5. Size (square feet or acreage) 58.36 AC
6. Street Frontage (feet) +/- 2,466 FT
7. Current Land Use Vacant, Farming, SF Residential
8. Surrounding Land Use and Zoning Classification
- | | | |
|--------|----------------------|--|
| North: | Zoning <u>LDR</u> | Land Use <u>Vacant Farming</u> |
| South: | Zoning <u>LDR/RL</u> | Land Use <u>SF Residential (Across Stallings Rd)</u> |
| East: | Zoning <u>RM-1</u> | Land Use <u>SF Residential</u> |
| West: | Zoning <u>LDR</u> | Land Use <u>SF Residential</u> |
9. Request to Change Zoning From LDR (Cabarrus Co.) to _____
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: Rezone property and annex into the city for the development of a single
family detached subdivision.

Application for Zoning Map Amendment

Property Information Page

Property Owner: Ray Helms, Jr.
Parcel Number: 01-023-0029.10
Addresses: 2380 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: 6400 Page: 0077
Township # 1, Harrisburg

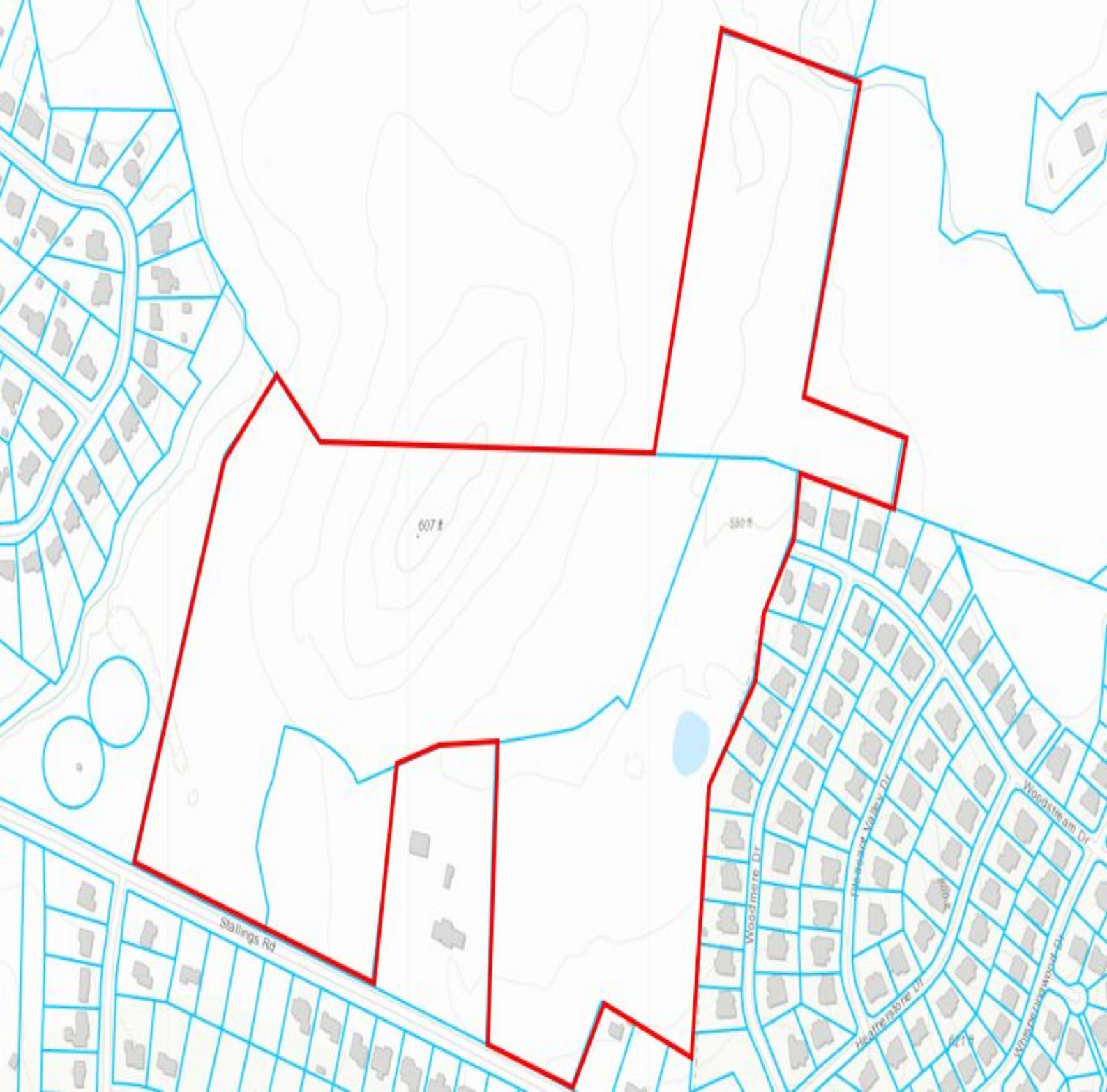
Property Owner: Ray Helms, Jr.
Parcel Number: 01-023-0029.00
Addresses: 2400 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: N/A Page: N/A
Township # 1, Harrisburg

Property Owner: Ray Helms, Jr.
Parcel Number: 01-023-0005.70
Addresses: 2450 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: 4022 Page: 0059
Township # 1, Harrisburg

Property Owner: Ray Helms, Jr.
Parcel Number: A Portion of 01-023-0005.11,
Addresses: 2714 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: 11289 Page: 0334
Township # 1, Harrisburg

Property Owner: Ray Helms, Jr.
Parcel Number: 01-023-0005.80,
Addresses: 2758 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: 4733 Page: 0204
Township # 1, Harrisburg

Property Owner: Ray Helms, Jr.
Parcel Number: 01-023-0005.90,
Addresses: 2804 STALLINGS RD HARRISBURG NC 28075,
Deed Reference: Book: 5149 Page: 0196
Township # 1, Harrisburg



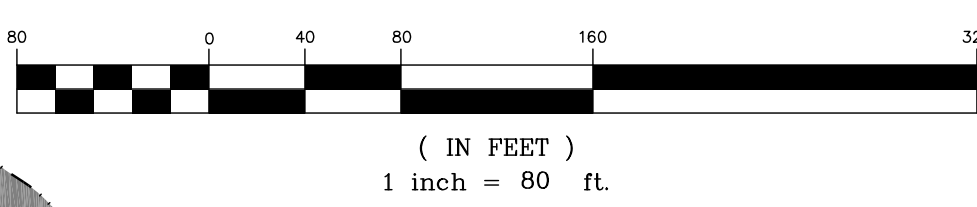
LEGEND:

RFP - BACK FLOW PREVENTOR
C&C - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPC - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EI - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FI - FIRE HYDRANT
FP - FLAG POLE
FF - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
H/VAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JRK - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
MG - MEASURED
MB - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
NCS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OVLING - OVERLAP
PB - POWER BOX
PVC - PLASTIC PIPE
R - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-PORT SIGN
SSMH - SANITARY SEWER MANHOLE
T - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMI - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPOUT
WV - WATER VALVE

LINE LEGEND:

EASEMENT
GUARD RAIL
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE - 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

GRAPHIC SCALE



MAP REFERENCES:

D.B. 308, PG. 398 - (R1)
D.B. 361, PG. 252 - (R2)
D.B. 4032, PG. 59 - (R3)
D.B. 4733, PG. 204 - (R4)
D.B. 5149, PG. 196 - (R5)
D.B. 6400, PG. 74 - (R6)
D.B. 9401, PG. 381 - (R7)
D.B. 11289, PG. 334 - (R8)
D.B. 11482, PG. 265 - (R9)
M.B. 22, PG. 3 - (R10)
M.B. 42, PG. 58 - (R11)
M.B. 43, PG. 13 - (R12)
M.B. 43, PG. 91 - (R13)

HATCH LEGEND:

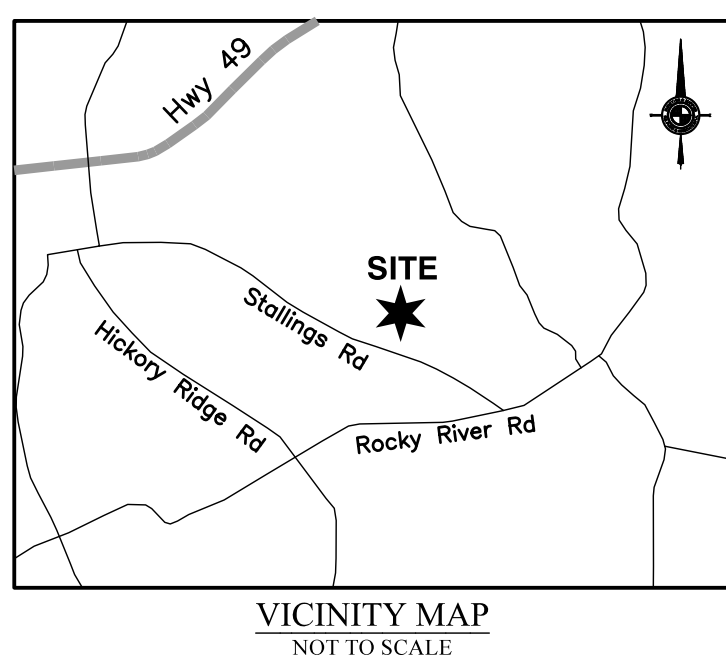
FEMA FLOODWAY -
FEMA FLOOD FRINGE AREA -
FUTURE CONDITIONS FLOOD FRINGE AREA -

ZONING:

SUBJECT PROPERTY ZONED: LOW DENSITY RESIDENTIAL (LDR)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
MINIMUM SETBACK: 75' (MINOR COLLECTOR)
MINIMUM SIDE YARD: 50' (LOCAL ROAD)
MINIMUM REAR YARD: 20'
MINIMUM BUILDING HEIGHT: 40'
FOR FURTHER INFORMATION CONTACT THE CABARRUS COUNTY ZONING DEPARTMENT AT 704-326-3020.
NOTE: SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO ALTA/NSPS TABLE A ITEM 6.

PARKING:

NO MARKED PARKING SPACES ON
SUBJECT PROPERTY.



Theresa G. Stafford
D.B. 4735, PG. 274
M.B. 42, PG. 58
PIN: 5517912963000

Teeter Generations Group LLC
D.B. 3461, PG. 351
PIN: 5517725290000

Ray Junior Helms
D.B. 4733, PG. 204
PIN: 5517713399000

Ray Junior Helms
D.B. 11289, PG. 334
PIN: 55177048970000

Ray Junior Helms
D.B. 4022, PG. 59
PIN: 55178028150000

Ray Junior Helms
D.B. 6400, PG. 74
PIN: 55178013720000

Shawn M. Pharr
D.B. 5170, PG. 100
PIN: 55178013720000

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 21-1293SCH, EFFECTIVE DATE: JUNE 16, 2021

SCHEDULE B - II EXCEPTIONS

1. Easement for Highway Right of Way to NC Department of Transportation recorded in Book 11225, page 150. (PLOTTED AS SHOWN HEREON)
2. Easement to Duke Energy Carolinas, LLC recorded in Book 13281, page 114. (EASEMENT 30' WIDE FOR OVERHEAD FACILITIES, 20' WIDE FOR UNDERGROUND FACILITIES & 10' WIDE AROUND FOUNDATION OF DUC ENCLASURE TRANSFORMER) PLOTTED AS SHOWN HEREON.
3. Rights of way and easements to The Concord Telephone Company, Inc. recorded in Book 200, page 238; Book 200, page 239; Book 421, page 430; and Book 456, page 362. (2' RIGHT-OF-WAY EITHER SIDE OF CENTERLINE OF INSTALLED LINES, LINES APPEAR TO FALL WITHIN THE R/W OF STALLINGS ROAD)
4. Right of way and easements to American Telephone and Telegraph Company recorded in Book 194, page 440. (RIGHT-OF-WAY 5' NORTH OF FIRST CABLE INSTALLED, STRIP BEING 7' WIDE, LINES APPEAR TO FALL WITHIN THE R/W OF STALLINGS ROAD)
5. Easements to Duke Power Company recorded in Book 151, pages 317 and 319. (BLANKET IN NATURE)
6. Rights of way and easements to the Water and Sewer Authority of Cabarrus County recorded in Book 3146, page 93 and Book 3455, page 235. (PLOTTED AS SHOWN HEREON)
7. Access and utility easements as defined in the deed recorded in Book 851, page 52 and also corresponding access and utility easements recorded in Map Book 22, page 80. (PLOTTED AS SHOWN HEREON)
8. Lack of a right of access to and from the Land. (As to Tract 1)

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-775-0898
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500
WATER & SEWER
TOWN OF HARRISBURG
(704) 453-3654
GAS
PIEDMONT NATURAL GAS CO.
1-800-755-7594
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2255



Know what's below.
Call before you dig.

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "SANDY", ELEVATION = 587.96 FEET, NAVD 88.
6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS 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.
8. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NC DOT RIGHT-OF-WAY [R/W] TAKING DEED, HIGHWAY MAP, ETC.), THE NC DOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NC DOT. ADDITIONALLY, SAID WIDTH HAS FURTHER BEEN OPENED BY THE NC DOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
9. TOPOGRAPHIC DATA IS TAKEN FROM LIDAR AND AERIAL PHOTOGRAMMETRY READINGS DATED APRIL 23, 2021 (GPI-J08-N0_202104-00)

PRELIMINARY PLAT

FOR REVIEW ONLY. NOT TO BE USED FOR
SALES, CONVEYANCES OR RECORDATION.

AERIAL TOPOGRAPHY NOTE:

This map was produced by photogrammetry methods from LIDAR data and aerial photography in accordance with National Map Accuracy Standards for 1"-50" scale mapping with 1' contours as published by the USGS. Plannimetric features that lie in areas delineated as "VISUALLY OBSCURED" may not adhere to National Map Accuracy Standards. Unless expressly noted otherwise, lidar generated topographic features are not mitigated in the VISUALLY OBSCURED areas.
Ninety-five (95) percent of all contours on clear unobscured ground will be correct to within one-half (1/2) of the contour interval. The remaining five (5) percent will not exceed error of more than the contour interval.
Dashed-line contours shall have an accuracy with respect to true elevation of one contour interval or one-fourth (1/4) the average height of the ground cover, whichever is greater.
Ninety (90) percent of all spot elevations on clear unobscured ground will be correct to within twenty-five (25) percent of the specified contour interval, and none will be in error by more than fifty (50) percent of that contour interval.
Ninety-five (95) percent of all visible plannimetric features shall be within one-fourth (1/4) of an inch, at map scale, of their correct coordinate positions. No such well defined features shall be in error by more than one-twentieth (1/20) of an inch.
Date of LIDAR Acquisition: April 23, 2021
Date of Photogrammetry: April 23, 2021

GPS CERTIFICATION:

I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1-10/000
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.0202, EAST=0.00175, VERT.=0.02165
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 04/10/2021
(5) DATUM/EPOCH: NAD83/2011, NAD83
(6) PUBLISHED/FIXED CONTROL USE: NGS MONUMENT "SANDY"
(7) GEOD. MODEL: GRS80/2011 CONUS
(8) COMBINED GRID FACTORS: 0.99984991
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: SHEA HOMES CAROLINA, LLC, CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7b(1), 7c, 8, 9, 10, 15, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 1, 2021.

ANDREW B. BAKER, PLS. (L-4542) DATE:
email: abaker@pharr.com

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED NOVEMBER 16, 2018.
MAP NUMBER: 310551700K; ZONE: "AE" & "X"
THIS IS TO CERTIFY THAT ON THE 1ST DAY OF JUNE, 2021, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE, 1600-G1 NCAC 16 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.
SIGNED:



REVISIONS

DATE	BY	REVISION
	JP	NM

ALTA/NSPS LAND TITLE SURVEY

SHEA HOMES CAROLINA, LLC
2714, 2450, 2755, 2804 STALLINGS ROAD
TOWNSHIP NO. 1, TOWN OF HARRISBURG, CABARRUS COUNTY, N.C.
DEED REFERENCE: AS REFERENCED ON SURVEY TAX PARCEL NO.: AS REFERENCED ON SURVEY

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING
LICENSURE NO.: C-1457
969 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 ~ TEL: (704) 376-2196

SCALE: 1" = 80' DATE: JUNE 1, 2021 JOB NO. 92890

PRINTED: 6/28/2021
E:\ANDY_BAKER\JUN1\92890.DWG



HarrisburgNC

The right side of opportunity

PETITION REQUESTING ANNEXATION

DATE: June 4, 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

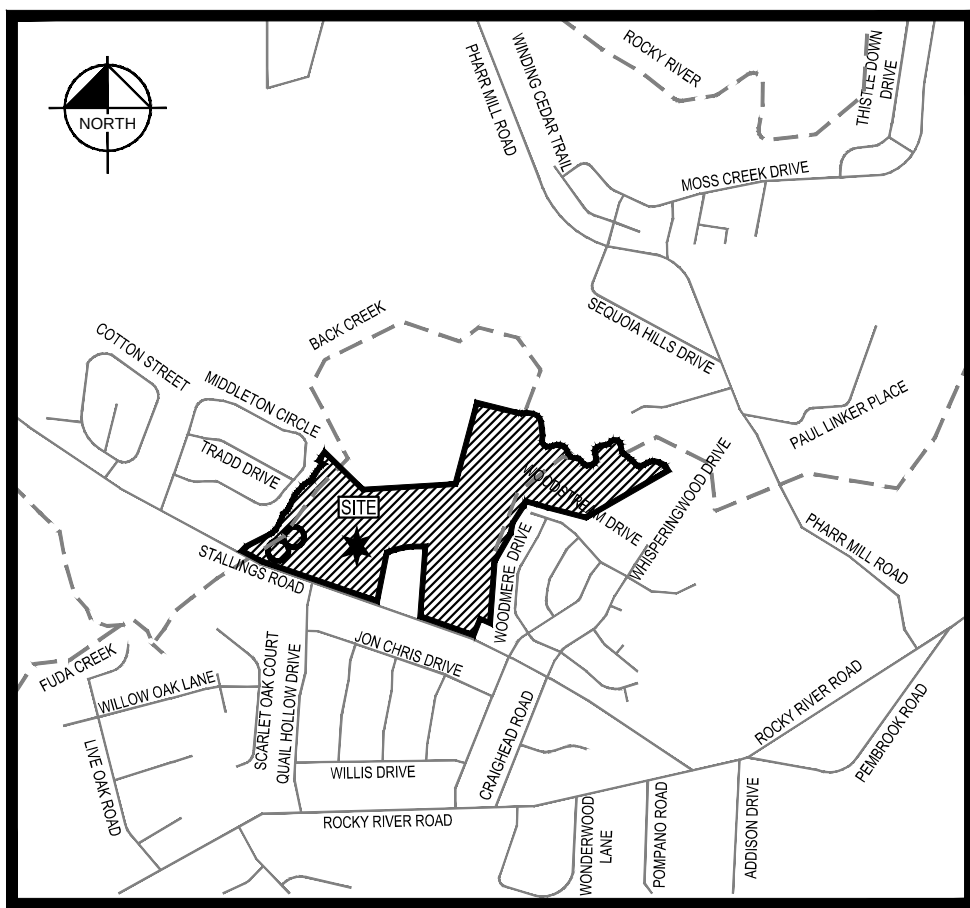
NAME

ADDRESS

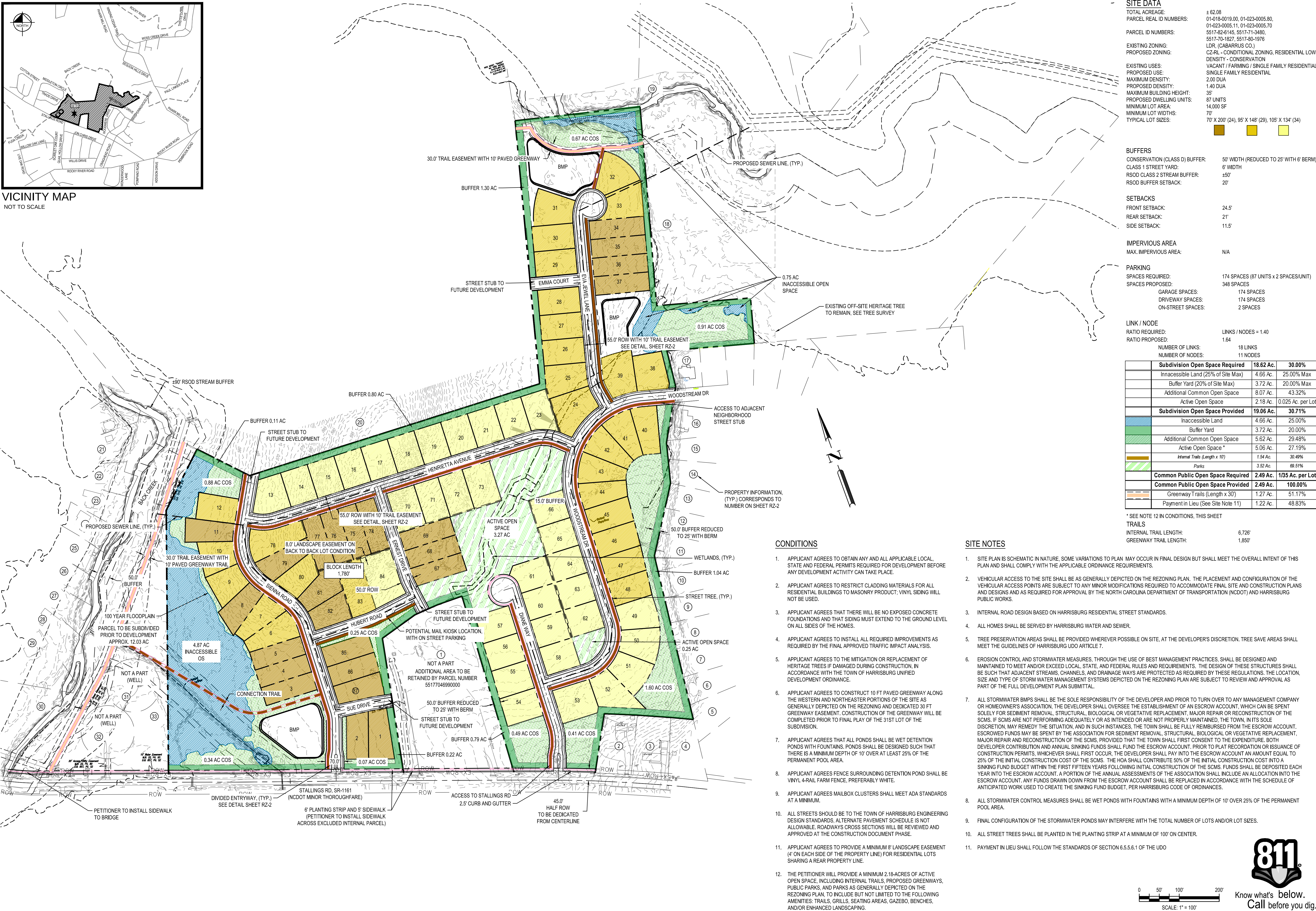
RAY J HELMS

~~440~~ 2380 Stallings Rd.

Ray J Helms



VICINITY MAP
NOT TO SCALE



SITE DATA	
TOTAL ACREAGE:	± 62.08
PARCEL REAL ID NUMBERS:	01-018-0019.00, 01-023-0005.80, 01-023-0005.11, 01-023-0005.70, 5517-82-6145, 5517-71-3480, 5517-70-1827, 5517-80-1976
PARCEL ID NUMBERS:	LDR, (CABARRUS CO.), C2-RL - CONDITIONAL ZONING, RESIDENTIAL LOW DENSITY - CONSERVATION
EXISTING ZONING:	VACANT / FARMING / SINGLE FAMILY RESIDENTIAL
PROPOSED ZONING:	SINGLE FAMILY RESIDENTIAL
EXISTING USES:	2.00 DUA
PROPOSED USE:	1.40 DUA
MAXIMUM DENSITY:	35'
PROPOSED DENSITY:	87 UNITS
MAXIMUM BUILDING HEIGHT:	14,000 SF
PROPOSED DWELLING UNITS:	70'
MINIMUM LOT AREA:	70' X 200' (24), 95' X 148' (29), 105' X 134' (34)
MINIMUM LOT WIDTHS:	
TYPICAL LOT SIZES:	

BUFFERS	
CONSERVATION (CLASS D) BUFFER:	50' WIDTH (REDUCED TO 25' WITH 6' BERM)
CLASS 1 STREET YARD:	6' WIDTH
RSOD CLASS 2 STREAM BUFFER:	±50'
RSOD BUFFER SETBACK:	20'

SETBACKS	
FRONT SETBACK:	24.5'
REAR SETBACK:	21'
SIDE SETBACK:	11.5'

IMPERVIOUS AREA	
MAX. IMPERVIOUS AREA:	N/A

PARKING	
SPACES REQUIRED:	174 SPACES (87 UNITS x 2 SPACES/UNIT)
SPACES PROVIDED:	348 SPACES
GARAGE SPACES:	174 SPACES
DRIVEWAY SPACES:	174 SPACES
ON-STREET SPACES:	2 SPACES

LINK / NODE	
RATIO REQUIRED:	LINKS / NODES = 1.40
RATIO PROPOSED:	1.64
NUMBER OF LINKS:	18 LINKS
NUMBER OF NODES:	11 NODES

	Subdivision Open Space Required	18.62 Ac.	30.00%
	Inaccessible Land (25% of Site Max)	4.66 Ac.	25.00% Max
	Buffer Yard (20% of Site Max)	3.72 Ac.	20.00% Max
	Additional Common Open Space	8.07 Ac.	43.32%
	Active Open Space	2.18 Ac.	0.025 Ac. per Lot
	Subdivision Open Space Provided	19.06 Ac.	30.71%
	Inaccessible Land	4.66 Ac.	25.00%
	Buffer Yard	3.72 Ac.	20.00%
	Additional Common Open Space	5.62 Ac.	29.48%
	Active Open Space*	5.06 Ac.	27.19%
	Internal Trails (Length x 10')	1.54 Ac.	30.49%
	Parks	3.52 Ac.	69.51%
	Common Public Open Space Required	2.49 Ac.	135 Ac. per Lot
	Common Public Open Space Provided	2.49 Ac.	100.00%
	Greenway Trails (Length x 30')	1.27 Ac.	51.17%
	Payment in Lieu (See Site Note 11)	1.22 Ac.	48.83%

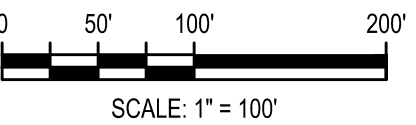
* SEE NOTE 12 IN CONDITIONS, THIS SHEET	
TRAILS	
INTERNAL TRAIL LENGTH:	6,726'
GREENWAY TRAIL LENGTH:	1,850'

CONDITIONS

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE.
2. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCT; VINYL SIDING WILL NOT BE USED.
3. APPLICANT AGREES THAT THERE WILL BE NO EXPOSED CONCRETE FOUNDATIONS AND THAT SIDING MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES.
4. APPLICANT AGREES TO INSTALL ALL REQUIRED IMPROVEMENTS AS REQUIRED BY THE FINAL APPROVED TRAFFIC IMPACT ANALYSIS.
5. APPLICANT AGREES TO THE MITIGATION OR REPLACEMENT OF HERITAGE TREES IF DAMAGED DURING CONSTRUCTION, IN ACCORDANCE WITH THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
6. APPLICANT AGREES TO CONSTRUCT 10 FT PAVED GREENWAY ALONG THE WESTERN AND NORTHEAST PORTIONS OF THE SITE AS GENERALLY DEPICTED ON THE REZONING AND DEDICATED 30 FT GREENWAY EASEMENT. CONSTRUCTION OF THE GREENWAY WILL BE COMPLETED PRIOR TO FINAL PLAY OF THE 31ST LOT OF THE SUBDIVISION.
7. APPLICANT AGREES THAT ALL PONDS SHALL BE WET DETENTION PONDS WITH FOUNTAINS. PONDS SHALL BE DESIGNED SUCH THAT THERE IS A MINIMUM DEPTH OF 10' OVER AT LEAST 25% OF THE PERMANENT POOL AREA.
8. APPLICANT AGREES FENCE SURROUNDING DETENTION POND SHALL BE VINYL 4-RAIL FARM FENCE, PREFERABLY WHITE.
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 PROVIDE A MINIMUM 8' LANDSCAPE EASEMENT (4' ON EACH SIDE OF THE PROPERTY LINE) FOR RESIDENTIAL LOTS SHARING A REAR PROPERTY LINE.
12. THE PETITIONER WILL PROVIDE A MINIMUM 2.18-ACRES OF ACTIVE OPEN SPACE, INCLUDING INTERNAL TRAILS, PROPOSED GREENWAYS, PUBLIC PARKS, AND PARKS AS GENERALLY DEPICTED ON THE REZONING PLAN, TO INCLUDE BUT NOT LIMITED TO THE FOLLOWING AMENITIES: TRAILS, GRILLS, SEATING AREAS, GAZEBO, BENCHES, AND/OR ENHANCED LANDSCAPING.

SITE NOTES

1. SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
2. 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 AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND HARRISBURG PUBLIC WORKS.
3. INTERNAL ROAD DESIGN BASED ON HARRISBURG RESIDENTIAL STREET STANDARDS.
4. ALL HOMES SHALL BE SERVED BY HARRISBURG WATER AND SEWER.
5. TREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ON SITE, AT THE DEVELOPER'S DISCRETION. TREE SAVE AREAS SHALL MEET THE GUIDELINES OF HARRISBURG UDO ARTICLE 7.
6. EROSION CONTROL AND STORMWATER MEASURES, THROUGH THE USE OF BEST MANAGEMENT PRACTICES, SHALL BE DESIGNED AND MAINTAINED TO MEET AND/OR EXCEED LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS. THE DESIGN OF THESE STRUCTURES SHALL BE SUCH THAT ADJACENT STREAMS, CHANNELS, AND DRAINAGE WAYS ARE PROTECTED AS REQUIRED BY THESE REGULATIONS. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.
7. ALL STORMWATER BMPS SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND PRIOR TO TURN OVER TO ANY MANAGEMENT COMPANY OR HOMEOWNER'S ASSOCIATION, 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.
8. ALL STORMWATER CONTROL MEASURES SHALL BE WET PONDS WITH FOUNTAINS WITH A MINIMUM DEPTH OF 10' OVER 25% OF THE PERMANENT POOL AREA.
9. FINAL CONFIGURATION OF THE STORMWATER PONDS MAY INTERFERE WITH THE TOTAL NUMBER OF LOTS AND/OR LOT SIZES.
10. ALL STREET TREES SHALL BE PLANTED IN THE PLANTING STRIP AT A MINIMUM OF 100' ON CENTER.
11. PAYMENT IN LIEU SHALL FOLLOW THE STANDARDS OF SECTION 6.5.5.6.1 OF THE UDO



DESIGNED BY: WSM

DRAWN BY: WSM

REVIEWED BY: AG

1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
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NC LICENSE #C-4397

Shea HOMES

415 IRON SPRINGS DRIVE
DENVER, NORTH CAROLINA 28037

HELMSRIDGE
2714 STALLINGS RD
HARRISBURG, NORTH CAROLINA 28075

REZONING
PLAN

NOT FOR
CONSTRUCTION

FILE NUMBER:
8733-00

DATE: 06/30/2022

RZ-1

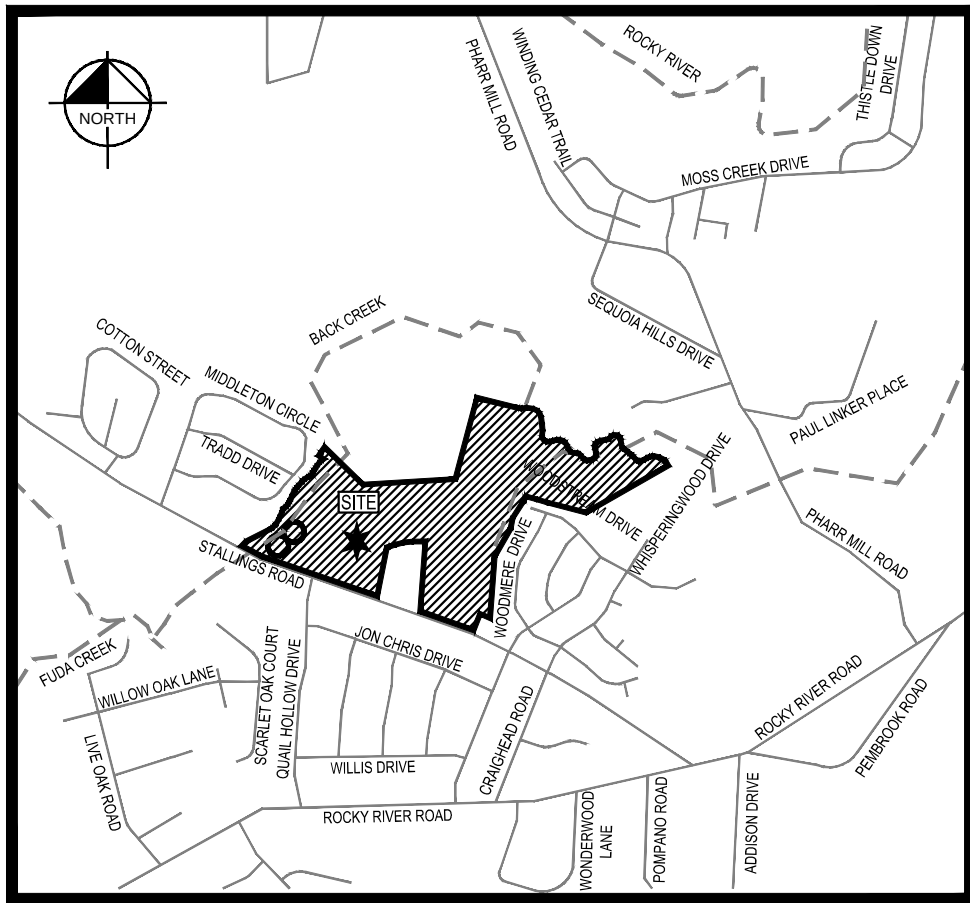


1.	NOW OR FORMALLY 5517704690000 RAY HELMS JUNIOR DEED BK 11482 PG 265 ZONING LDR	9.	NOW OR FORMALLY 55178047780000 IOBAL WAHEED & AFSHEEN WAHEED DEED BK 12875 PG 0210 ZONING RM-1	18.	NOW OR FORMALLY 010180019.30 THERESA GAIL STAFFORD MAP BK 0091 PG 0051 ZONING RM-1	26.	NOW OR FORMALLY 55176136840000 WILLIAM J BEAL, JR & DENISE R BEAL DEED BK 3467 PG 0104 ZONING LDR
2.	NOW OR FORMALLY 55178003470000 RAY HELMS JUNIOR DEED BK 500 PG 598 ZONING LDR	10.	NOW OR FORMALLY 5517809800000 EDDIE R WEAVER & MARY S WEAVER DEED BK 6794 PG 0255 ZONING RM-1	19.	NOW OR FORMALLY 55178286980000 JOAO LUIS ANTUNES DEED BK 8531 PG 0247 ZONING LDR	27.	NOW OR FORMALLY 5517612800000 CLARINA TALARICO & TERRANCE TALARICO DEED BK 2191 PG 0181 ZONING LDR
3.	NOW OR FORMALLY 55178013720000 RAY HELMS JUNIOR DEED BK 6400 PG 74 ZONING LDR	11.	NOW OR FORMALLY 55178059280000 YING T LEE DEED BK 5681 PG 0255 ZONING RM-1	20.	NOW OR FORMALLY 55177265290000 TEETER GENERATIONS GROUP, LLC DEED BK 9461 PG 303 ZONING LDR	28.	NOW OR FORMALLY 55176125200000 JUAN F ROMERO DEED BK 14193 PG 0232 ZONING LDR
4.	NOW OR FORMALLY 55178022870000 SHARON M BARRIER DEED BK 567 PG 252 ZONING LDR	12.	NOW OR FORMALLY 55178150750000 STEPHEN MATULA & TAMMY MATULA DEED BK 11534 PG 0194 ZONING RM-1	21.	NOW OR FORMALLY 55176261110000 GARY V FRANK & DIANE L FRANK DEED BK 1417 PG 0245 ZONING LDR	29.	NOW OR FORMALLY 55176114130000 JAIME GONZALEZ & GIANIN GONZALEZ DEED BK 12976 PG 0076 ZONING LDR
5.	NOW OR FORMALLY 55178053260000 TOWN OF HARRISBURG DEED BK 8512 PG 0300 ZONING RM-1	13.	NOW OR FORMALLY 55178161130000 TIMOTHY D EWING & SHARON Y EWING DEED BK 5978 PG 0211 ZONING RM-1	22.	NOW OR FORMALLY 55176250600000 SHOHN P BROOKS DEED BK 4819 PG 0312 ZONING LDR	30.	NOW OR FORMALLY 55175182890000 ELIZABETH PALMER & PAUL PALMER DEED BK 13227 PG 0161 ZONING LDR
6.	NOW OR FORMALLY 55178044870000 MICHAEL E MINOR & MICHELLE MINOR DEED BK 5412 PG 0001 ZONING RM-1	14.	NOW OR FORMALLY 55178162600000 ANDREW ROY ZAHORA & INGRID M ZAHORA DEED BK 6316 PG 0288 ZONING RM-1	23.	NOW OR FORMALLY 55176159410000 JOHNNY B CLEMENTS & HENRIETTA S CLEMENTS DEED BK 12037 PG 0035 ZONING LDR	31.	NOW OR FORMALLY 55176121500000 AQUA NORTH CAROLINA INC DEED BK 8740 PG 0338 ZONING LDR
7.	NOW OR FORMALLY 55178045780000 ANDREW M NEWMAN & SHEILLEAH NEWMAN DEED BK 13066 PG 0001 ZONING RM-1	15.	NOW OR FORMALLY 55178173120000 DENNIS S RUPP & KATHERINE K RUPP DEED BK 6428 PG 0027 ZONING RM-1	24.	NOW OR FORMALLY 55176148750000 MICHAEL B THEVENIN & SHELLEA THEVENIN DEED BK 1029 PG 0345 ZONING LDR	32.	NOW OR FORMALLY 5517612030000 AQUA NORTH CAROLINA INC DEED BK 8740 PG 0338 ZONING LDR
8.	NOW OR FORMALLY 55178046880000 MCKINNEY PICKETT & ROCHELLE PICKET DEED BK 5992 PG 0004 ZONING RM-1	16.	NOW OR FORMALLY 55178174150000 DAVID A TORRES & MELISSA E TORRES DEED BK 8671 PG 0289 ZONING RM-1	25.	NOW OR FORMALLY 55176147070000 JOHN HERZIG & HELEN HERZIG DEED BK 12903 PG 0205 ZONING LDR	33.	NOW OR FORMALLY 010230005.90 RAY HELMS JR. MAP BK 00091 PG 0050 DEED BK 12903 PG 0050
		17.	NOW OR FORMALLY 55178178920000 DERRICK B NIX & ANGEL NIX DEED BK 8531 PG 0247 ZONING RM-1				

DESIGNED BY:	WSM	REV	DATE	DESCRIPTION
DRAWN BY:	WSM			
REVIEWED BY:	AG			
				
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HELMSRIDGE 2714 STALLINGS RD HARRISBURG, NORTH CAROLINA 28075				
ADJOINING PROPERTY INFORMATION AND DETAILS				
NOT FOR CONSTRUCTION				
FILE NUMBER: 8733-00				
DATE: 06/30/2022				
RZ-2				



Know what's below.
Call before you dig.



VICINITY MAP
NOT TO SCALE



Legend

- INVENTORIED TREE (41)
- HERITAGE TREE (1)

GENERAL SITE INFORMATION

Parcel	Acres	Forest Stand Descriptions (per UDO § 141.04.04.C.3.h)
55179129630000	35.69	The parcel contains approximately 85% canopy cover consisting of mixed bottomland forest. Mature oak-hickory and mature magnolia forest.

NO
DISCLAIMER
NORTH



NOT FOR CONSTRUCTION
FILE NUMBER: 8733-00
DATE: 06/30/2022
RZ-3

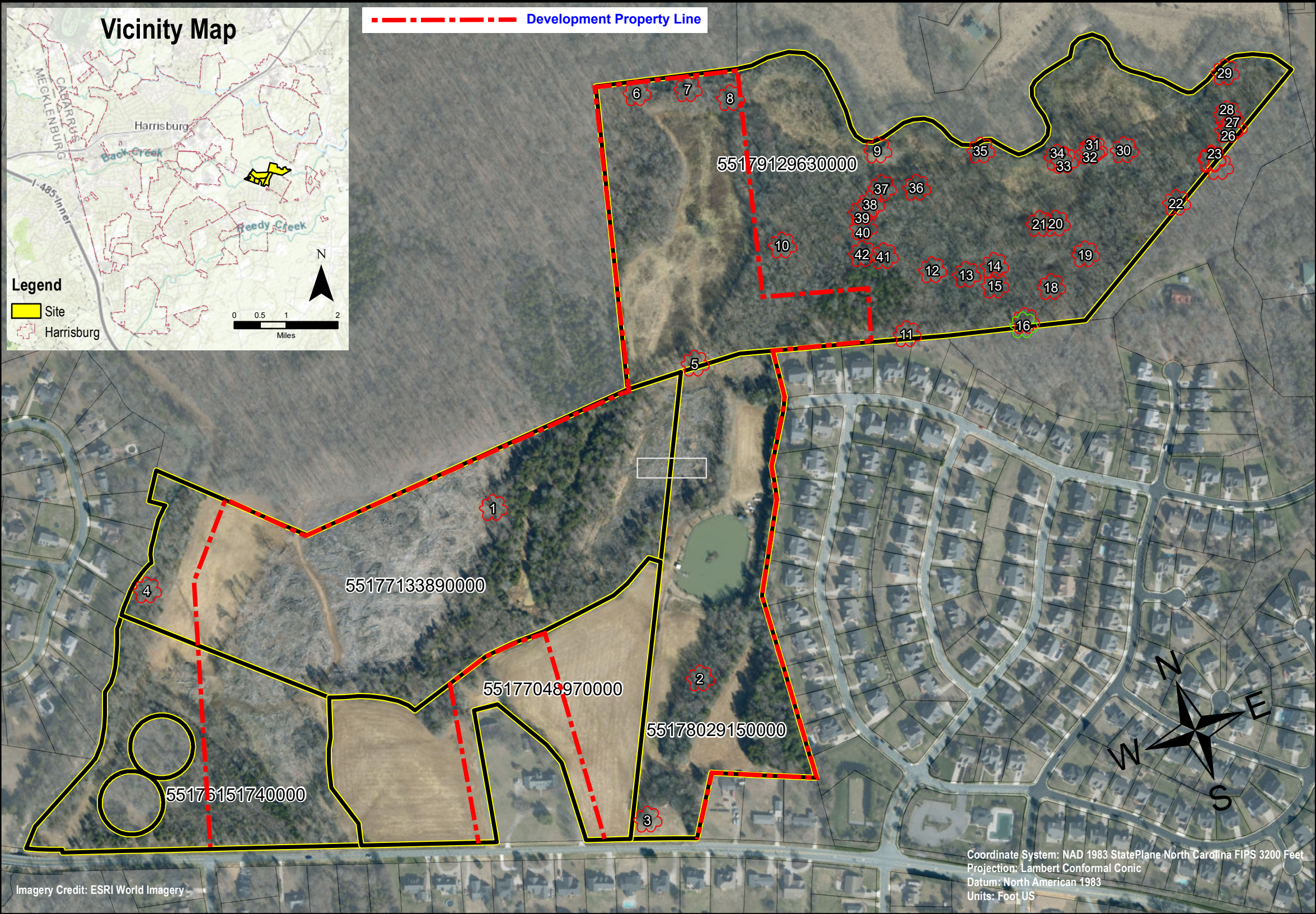
TREE SURVEY OVERLAY

HELMSRIDGE
2714 STALLINGS RD
HARRISBURG, NORTH CAROLINA 28075



BCE
1111 METROPOLITAN AVE, SUITE 250
CHARLOTTE, NC 28204
WWW.BCEINC.COM
NC LICENSE #C-4397

DESIGNED BY:	WSM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Inventoried Trees					
ID	Species	DBH	Condition	X-Coordinate	Y-Coordinate
1	oak, pin	47	Good	1517712.300	571566.487
2	oak, willow	31	Good	1518142.859	570806.327
3	oak, southern red	50	Poor	1517817.522	570438.194
4	maple, sugar	31	Good	1516563.634	571719.525
5	oak, southern red	35	Good	1518493.932	571769.843
6	oak, scarlet	40	Good	1518632.890	572660.344
7	tuliptree	30	Good	1518792.834	572612.980
8	cottonwood, eastern	31	Fair	1518911.993	572535.550
9	cottonwood, eastern	33	Fair	1519298.138	572204.850
10	oak, willow	36	Good	1518897.379	572027.839
11	oak, willow	30	Fair	1519172.730	571612.385
12	oak, willow	46	Good	1519325.875	571777.161
13	oak, willow	36	Good	1519422.968	571723.424
14	oak, willow	33	Good	1519518.689	571717.843
15	elm, American	40	Poor	1519498.184	571657.071
16**	oak, scarlet	51	Good	1519537.597	571503.160
17	elm, American	39	Fair	1519548.127	571514.119
18	oak, willow	32	Good	1519666.668	571586.916
19	oak, willow	32	Good	1519808.145	571646.247
20	oak, willow	51	Good	1519755.796	571774.595
21	sycamore, American	36	Fair	1519705.868	571792.255
22	oak, willow	61	Poor	1520145.531	571696.859
23	elm, American	34	Fair	1520305.313	571790.979
24	elm, American	40	Fair	1520302.080	571786.645
25	cottonwood, eastern	30	Fair	1520318.382	571755.280
26	beech, American	36	Fair	1520388.897	571856.983
27	oak, scarlet	36	Good	1520406.025	571861.927
28	walnut, black	31	Fair	1520403.851	571907.000
29	walnut, black	31	Fair	1520445.621	572036.520
30	oak, northern red	41	Good	1520047.961	571918.735
31	cottonwood, eastern	35	Fair	1519955.483	571956.259
32	cottonwood, eastern	36	Fair	1519943.581	571953.167
33	cottonwood, eastern	35	Good	1519854.260	571955.592
34	cottonwood, eastern	33	Good	1519837.881	571973.045
35	cottonwood, eastern	45	Fair	1519611.769	572084.942
36	hackberry	33	Fair	1519373.671	572046.348
37	cottonwood, eastern	33	Fair	1519267.153	572084.971
38	cottonwood, eastern	31	Fair	1519214.184	572049.955
39	maple, red	33	Fair	1519180.364	572034.742
40	maple, red	30	Fair	1519164.826	571988.068
41	oak, willow	30	Fair	1519194.769	571875.321
42	maple, red	31	Good	1519131.611	571907.552

* Trees inventoried per specification of Town of Harrisburg UDO§141.04.04.C.3.g., *Tree Survey Requirements*.
** Denotes a Heritage Tree per UDO§148.02., *Definitions*

Legend

- INVENTORIED TREE (41)
- HERITAGE TREE (1)
- PARCEL BOUNDS

0 175 350 700 Feet

1 in = 350 feet

GENERAL SITE INFORMATION

Parcel	Acres	Forest Stand Descriptions (per UDO § 141.04.04.C.3.h)
55179129630000	35.69	The parcel contains approximately 85% canopy cover consisting of mixed bottomland forest. Mature oak-hickory and mature maple-elm-ash are the two predominant stand types. The site also contains small stands of mature cottonwood and loblolly-shortleaf pine.
55178029150000	13.33	Young, establishing stands consisting of early succession mixed bottomland species such as red cedar, black cherry, and black locust. The mesic areas on the perimeter of these parcels contain predominantly sycamore, maple, and hackberry. Most of the site is covered by brambles and other species of opportunistic, volunteer groundcover.
55176151740000	10.40	
55177133890000	23.60	
55177048970000	11.81	
Site Total	94.84	

NOT FOR CONSTRUCTION

DISCLAIMER: THIS IS NOT A SURVEY AS PREPARED BY A LICENSED NORTH CAROLINA PROFESSIONAL LAND SURVEYOR. ALL BOUNDARIES AND DISTANCES ARE CONSIDERED APPROXIMATE AND NOT MEANT TO BE ABSOLUTE. THIS MAP REPRESENTS A PRELIMINARY SKETCH PREPARED FROM FIELD NOTES.

Field Data Collection: November 22-23, 2021
December 17, 2021
January 12, 2022

Map Date: Joe Joyner, BCMA
ISA Certified Arborist SO-6755B
Map Version: 1.0

Shea HOMES
Live the difference.
415 Iron Springs Drive
Denver, NC 28037
(704) 812-9043

DAVEY Resource Group
3101 Poplarwood Ct #120
Raleigh, NC 27604
(919) 645-4350

PRELIMINARY TREE SURVEY

**2714 STALLINGS ROAD
HARRISBURG, NC 28075**



Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
3101 Poplarwood Court, Suite 120
Raleigh, NC 27604
919-645-4350

January 12, 2021

Hayden Frieslaar
Shea Homes Carolina, LLC
415 Iron Springs Drive
Denver, NC 28037
704-812-9011

RE: Harrisburg, NC – Stallings Road Development Site Preliminary Tree Survey Report

Dear Ms. Frieslaar,

Thank you for engaging Davey Resource Group, Inc. “DRG” for the provision of a tree inventory and assessment of a multiple parcel development site located along Stallings Road, Harrisburg, NC (PIN #: 55179129630000, 55177133890000, 55176151740000, 55177048970000, 55178029150000). The purpose of the tree inventory is to provide data and information requisite for compliance with the Town of Harrisburg, NC Unified Development Ordinance (UDO), Title XV: Land Usage, Chapter 141: Building and Site Design, §141.04.04: Trees, Landscaping, and Buffering, §141.04.04.C.: *Tree Survey Requirements*.

On November 22 and 23 and December 17, 2021, an ISA Certified Arborist (Certification #MA-6316A) employed by DRG performed a non-survey grade GIS-based tree inventory and site assessment. DRG inventoried all trees 30” and greater DBH (diameter at breast height) and searched for any Heritage Trees, regardless of their DBH, per UDO § 141.04.04.C.3.g. The following information was recorded for all inventoried trees: the location of each trunk (X and Y coordinates), trunk diameter, general condition, and common name.

- **DRG found and inventoried forty-two (42) trees with a diameter 30” DBH or greater (Attachment A).**
- **DRG found and inventoried one (1) tree meeting the definition of a Heritage Tree (UDO §148.02)**

Thank you for the opportunity to collaborate with you on your project. Please do not hesitate to contact me with any questions or concerns (919.605.7153).

Sincerely,

Joseph Joyner
ISA Board Certified Master Arborist SO-6755B
Davey Resource Group, Inc.

ATTACHMENT A

TREE TABLE

ID	Species	DBH	Condition	X-Coordinate	Y-Coordinate
1	oak, pin	47	Good	1517712.300	571566.487
2	oak, willow	31	Good	1518142.859	570806.327
3	oak, southern red	50	Poor	1517817.522	570438.194
4	maple, sugar	31	Good	1516563.634	571719.525
5	oak, southern red	35	Good	1518493.932	571769.843
6	oak, scarlet	40	Good	1518632.890	572660.344
7	tuliptree	30	Good	1518792.834	572612.980
8	cottonwood, eastern	31	Fair	1518911.993	572535.550
9	cottonwood, eastern	33	Fair	1519298.138	572204.850
10	oak, willow	36	Good	1518897.379	572027.839
11	oak, willow	30	Fair	1519172.730	571612.385
12	oak, willow	46	Good	1519325.875	571777.161
13	oak, willow	36	Good	1519422.968	571723.424
14	oak, willow	33	Good	1519518.689	571717.843
15	elm, American	40	Poor	1519498.184	571657.071
16*	oak, scarlet	51	Good	1519537.597	571503.160
17	elm, American	39	Fair	1519548.127	571514.119
18	oak, willow	32	Good	1519666.668	571586.916
19	oak, willow	32	Good	1519808.145	571646.247
20	oak, willow	51	Good	1519755.796	571774.595
21	sycamore, American	36	Fair	1519705.868	571792.255
22	oak, willow	61	Poor	1520145.531	571696.859
23	elm, American	34	Fair	1520305.313	571790.979
24	elm, American	40	Fair	1520302.080	571786.645
25	cottonwood, eastern	30	Fair	1520318.382	571755.280
26	beech, American	36	Fair	1520388.897	571856.983
27	oak, scarlet	36	Good	1520406.025	571861.927
28	walnut, black	31	Fair	1520403.851	571907.000
29	walnut, black	31	Fair	1520445.621	572036.520
30	oak, northern red	41	Good	1520047.961	571918.735
31	cottonwood, eastern	35	Fair	1519955.483	571956.259
32	cottonwood, eastern	36	Fair	1519943.581	571953.167
33	cottonwood, eastern	35	Good	1519854.260	571955.592
34	cottonwood, eastern	33	Good	1519837.881	571973.045
35	cottonwood, eastern	45	Fair	1519611.769	572084.942
36	hackberry	33	Fair	1519373.671	572046.348
37	cottonwood, eastern	33	Fair	1519267.153	572084.971
38	cottonwood, eastern	31	Fair	1519214.184	572049.955
39	maple, red	33	Fair	1519180.364	572034.742
40	maple, red	30	Fair	1519164.826	571988.068
41	oak, willow	30	Fair	1519194.769	571875.321
42	maple, red	31	Good	1519131.611	571907.552
NOTES:					
* Denotes a Heritage Tree as defined by Town of Harrisburg UDO §148.02 Definitions.					

ATTACHMENT B

LIMITED WARRANTY

The Davey Tree Expert Company, its divisions, agents, representatives, operations, and subsidiaries (collectively “Davey”) provides this Limited Warranty as a condition of providing the services outlined in the agreement between the parties, including any bids, orders, contracts, or understandings between the parties (collectively the “Services”).

Davey provides the Services utilizing applicable standard industry practices and based on the facts and conditions known at the point in time the Services are performed. Facts and conditions related to the subject of the Services may change over time. Davey cannot predict or determine developments concerning the subject of the Services and will not be liable for any developments, changes, or conditions that occur, including, but not limited to, decay or damage by the elements, persons or implements, insect infestation, deterioration, conditions not discoverable using the means and methods used to perform the Services, or acts of God or nature or otherwise. If a visual inspection is utilized, visual inspection does not include aerial or subterranean inspection, testing, or analysis. Davey will not be liable for the discovery or identification of non-visually observable, latent, dormant, or hidden conditions or hazards, and does not guarantee that items will be healthy or safe under all circumstances or for a specified period of time, or that remedial treatments will remedy a defect or condition.

Davey may have reviewed publicly available or other third-party records or conducted interviews and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third-party or publicly available source.

To the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness, accuracy, or current nature of the information contained in the Services or the reports or findings resulting therefrom beyond that expressly contracted for by Davey in the agreements between the parties, including but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using applicable standard industry practices. Davey disclaims any warranty of fitness for any particular purpose. Davey’s warranty is limited to one year from the date Services are performed. Davey’s liability for any claim, damage, or loss, whether direct, indirect, special, consequential, or otherwise, caused by or related to the Services shall be limited to the Services expressly contracted to be performed by Davey.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2022-10-R Request to rezone approximately 46.65 acres located off Wonderwood Lane from RE (Rural Estate) to AG (Agriculture)

Presenting Personnel:

Suggested Motion or Action:

For a recommendation of approval to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend to the Town Council that Rezoning approval be granted for Wonderwood Lane (PIN 5516-96-2556), as requested by the applicant.

Consistency Statement:

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

For a recommendation of denial to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend denial to the Town Council for the requested rezoning of PIN 5516-96-2556, located on Wonderwood Lane.

Description/Background:

The applicant is requesting rezoning approval for property located on Wonderwood Lane, Cabarrus County Parcel Identification Number (PIN) 5516-96-2556. See attached staff report for additional information.

Staff is recommending that the Planning and Zoning Board recommend approval of this request for rezoning to the Town Council.

Recommendation:

Fiscal Impact:

Attachments:

1. H2022-10-R Staff Report PB
2. H2022-10-R Application
3. H2022-10-R Site Map
4. H2022-10-R Survey



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: August 16, 2022

SUBJECT:

Request H-2022-10-(R): Rezone approximately 46.65 acres from RE (Rural Estate) to AG (Agricultural)

Location: The subject property is located off Wonderwood Lane (PIN 5516-96-2556)

Applicant: Michael Arnold

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: N/A

BACKGROUND:

Area: ±46.65 acres Total

Existing Land Use: Vacant/Single-Family Residential

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

Land Uses within 500 feet: North - Single-family Residential
South - Vacant
East - Vacant
West - Single-family Residential

APPLICATION SUMMARY:

- The applicant proposes to rezone parcel PIN 5516-96-2556.
- The AG district has a maximum density of 0.30 dwelling unit per acre. The proposed density is 0.02 dwelling units per acre and the lot meets the AG dimension requirements per the UDO.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 46.65 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:

***AG:** The AG district is established to provide areas for low-intensity agricultural operations, agri-business where appropriate, supportive rural business uses, protect and preserve valuable agricultural areas and pasturelands, and set very low residential densities.*

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 small 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-4** states that the Town should recognize the value of agricultural operations. The low density nature of the parcel will reduce conflicts between neighboring residents.

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 although the AG zoning designation is missing from the table, the proposed density is less than the standards set forth in the HALUP.

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 0.02 dwelling units per acre could be achieved under the proposed zoning.

The rezoning has no detrimental impact on the surrounding community.

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 from the adjacent neighborhoods but is not necessary for the agricultural operations. 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 (0.02 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;

The proposed rezoning and resulting development of this land would preserve 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. Existing land use patterns in the area typically consist of low to medium 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, agricultural, 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.

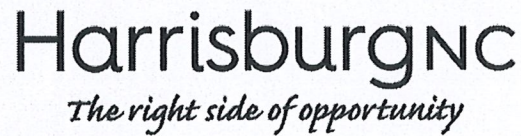
The existing zoning was not in error at the time of adoption.

APPROVAL:

The applicant proposes to rezone parcel PIN 5516-96-2556 into the Town of Harrisburg. The proposed lot meets dimensional requirements in the UDO for Agricultural (AG) 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.



1. Street Address 8421 Wonderwood Ln (Property has no physical address)

2. PIN(s) (10 digit#) 55169625560000; -- --

3. Deed Reference Book Page

4. Township #

5. Size (square feet or acreage)	<u>46</u>
6. Street Frontage (feet)	<u>109</u>
7. Current Land Use	<u>RE move to AG</u>
8. Surrounding Land Use and Zoning Classification	

North:	Zoning	CR	Land Use	
South:	Zoning	CR	Land Use	AG
East:	Zoning	RE/RL	Land Use	RE/AG
West:	Zoning	CR	Land Use	

9. Request to Change Zoning From _____ to _____

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: _____

Family Farm is planned; currently use is Farming Crops and Honey products



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	Michael Arnold
Address	4138 French Fields Harrisburg NC
Phone	704-773-6250
Fax	
Email:	arnoldmichaelnc@gmail.com
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.

CABARRUS COUNTY, NC

ARNOLD MICHAEL T ARNOLD MELISSA S WF
GRADY HARRIS SR RD NC
42015

Return/Appeal Notes: Parcel: 5516 96 2556 0000
PLAT: 72/41 UNIQ ID 8792
ID NO: 01 022 0018.10 0000

Reval Year: 2020 Tax Year: 2022 COUNTY TAX (100), HARRISBURG CITY TAX (100)
Appraised by NH on 02/25/2019 15003 ROBINSON CHURCH RD SOUTH
TR 2 GRADY HARRIS SR RD

CARD NO. 1 of 1
46.6460 AC
TW-01 SRC= AT- LAST ACTION 20190225
CI-01 FR-00 EX-

Appraised by NH on 02/23/2019 13065 ROBINSON CHURCH RD 03037

CONSTRUCTION DETAIL		MARKET VALUE						DEPRECIATION				CORRELATION OF VALUE			
TOTAL POINT VALUE		USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	CREDENCE TO					
BUILDING ADJUSTMENTS		01	00							% GOOD					
TOTAL ADJUSTMENT															
FACTOR		TYPE: SINGLE FAMILY RESIDENTIAL													
TOTAL QUALITY INDEX		STYLE:													
										DEPR. BUILDING VALUE - CARD				0	
										DEPR. OB/XF VALUE - CARD				6,030	
										MARKET LAND VALUE - CARD				605,000	
										TOTAL MARKET VALUE - CARD				611,030	
										TOTAL APPRAISED VALUE - CARD				611,030	
										TOTAL APPRAISED VALUE - PARCEL				611,030	
										TOTAL PRESENT USE VALUE - PARCEL				0	
										TOTAL VALUE DEFERRED - PARCEL				0	
										TOTAL TAXABLE VALUE - PARCEL \$				611,030	
										PRIOR					
										BUILDING VALUE				0	
										OBXF VALUE				6,050	
										LAND VALUE				486,000	
										PRESENT USE VALUE				0	
										DEFERRED VALUE				0	
										TOTAL VALUE				492,050	
										PERMIT					
		CODE	DATE	NOTE	NUMBER	AMOUNT									
ROUT: WTRSHD:															
SALES DATA															
OFF. RECORD		DATE		DEED TYPE		Q/U/V/I	INDICATE SALES PRICE								
BOOK	PAGE	MO	YR	TYPE		Q/U/V/I	PRICE								
12306	0274	1	2017	SW		A V	293500								
12287	0258	12	2016	GW		U V	100000								
HEATED AREA															
NOTES															

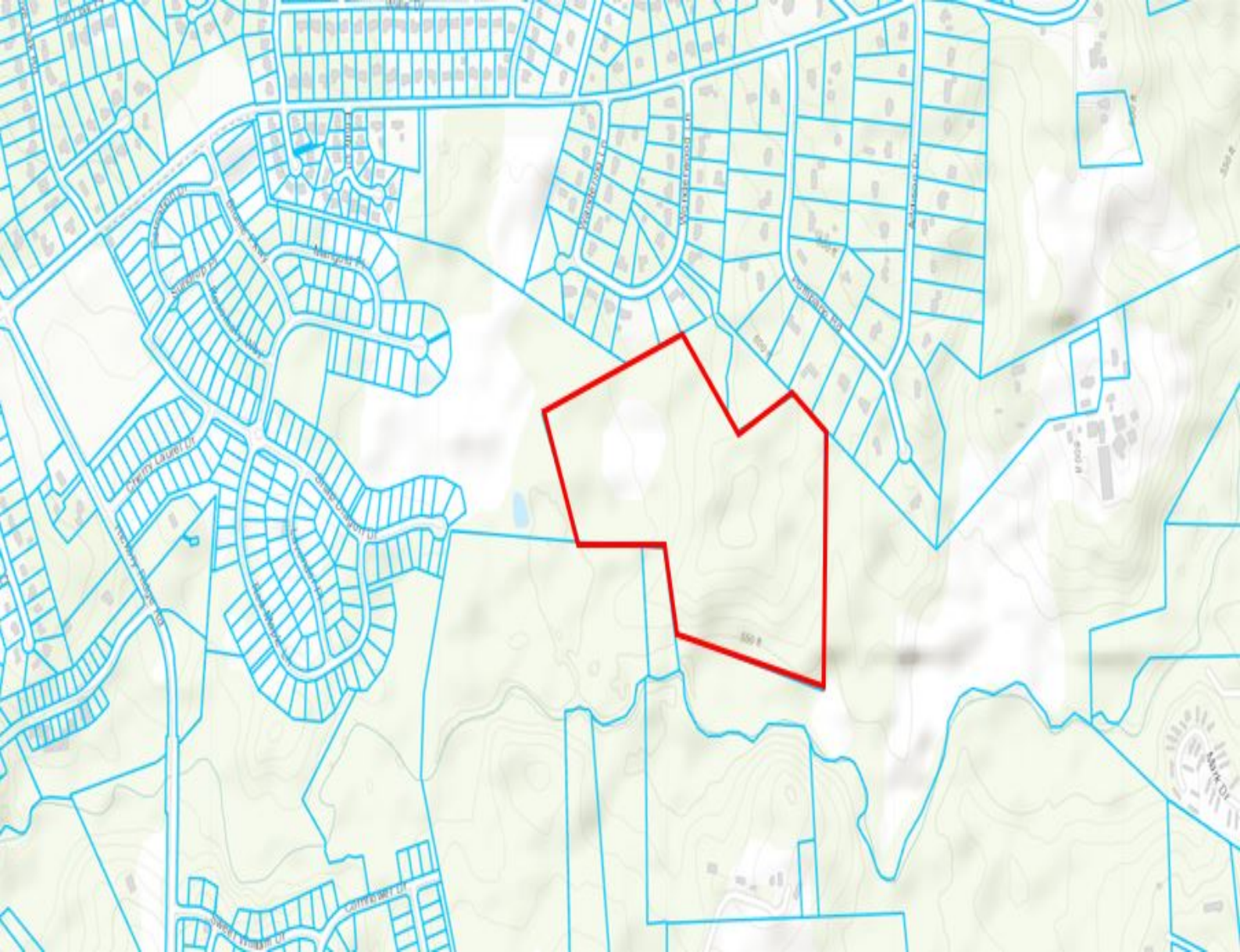
SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG#	AYB	EYB	ANN DEP RATE	OVR	% COND	OB/XF DEPR. VALUE	
TYPE	GS AREA	%	RPL CS																
				02	GARAGE FR		20	10	200	26.50	100.00		2017	2017		S3	91	6029	
TOTAL OB/XF VALUE																			6,029

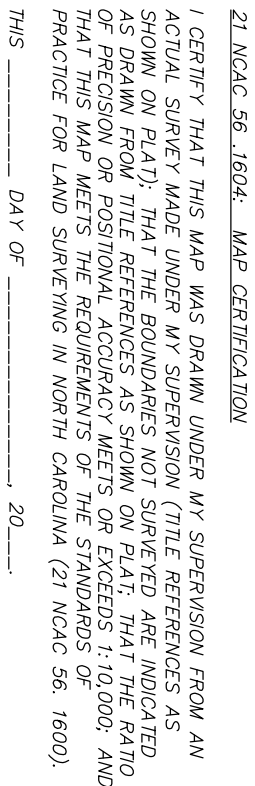
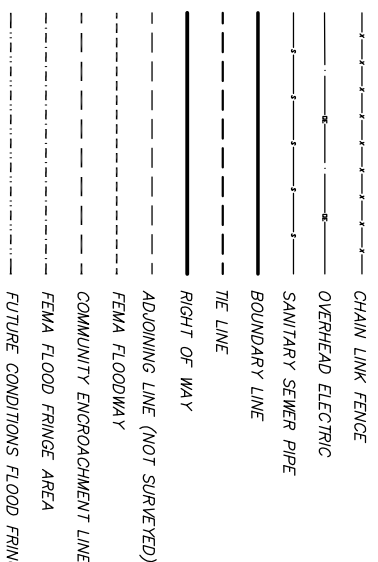
FIREPLACE																	
SUBAREA TOTALS																	

BUILDING DIMENSIONS

LAND INFORMATION																
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST
SFR	0100	RE	15	0	0.9780	8	0.4700	+00	-53	+00	+00	+00	PD	35,000.00	36.646	AC
FLOOD ZONE	9610		0	0	1.0000	0	1.0000							1,500.00	10.000	AC
100																
TOTAL MARKET LAND DATA															46.646	
TOTAL PRESENT USE DATA																605,000

Permitting Fees
Plng \$630
Fire \$200
Engr \$200





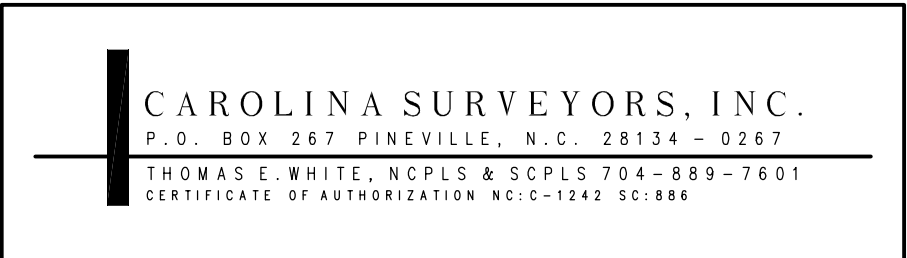
NOTES:

1. BOUNDARY LINES AND IMPROVEMENTS SHOWN ARE PER 2016 SURVEY AND HAVE NOT BEEN UPDATED AS PART OF THIS MAP. AT THAT TIME IRON PINS WERE SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. PROPERTY ZONED: RE
1 DWELLING PER ACRE
FRONT YARD SETBACK: .45'
SIDE YARD SETBACK: .20'
REAR YARD SETBACK: .20'
(PER TABLE 4.7-1 OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE)
3. TAX PARCEL NUMBERS 55169625560000
4. DEED REFERENCES: 7159/.30, 3850/.281 & 532/.83
5. BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
6. A PORTION OF THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP (FIRM) NO. 3710516010, WITH A DATE OF IDENTIFICATION OF 11/05/2008.
7. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL, UNKNOWN, OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.



LINE TABLE		
LINE	BEARING	LENGTH
L7	N70°15'37"E	92.00
L8	N70°15'37"E	171.00
L9	N70°15'37"E	192.34
L10	N70°23'14"E	215.37

A BOUNDARY SURVEY SHOWING
TRACT 2 of the
GRADY HARRIS ROAD SUBDIVISION
(NEAR WANDERING LANE)
SURVEYED FOR: MICHAEL ARNOLD
AREA: 46.646 ACRES
TOWN OF HARRISBURG, TOWNSHIP #1, CABARRUS COUNTY, NORTH CAROLINA





TOWN OF HARRISBURG

Agenda Item Details

Title:

H2022-01-S Blume Corner Preliminary Plat

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

For a recommendation of approval to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend to the Town Council that approval be granted to the Preliminary Plat for Blume Corner as requested by the applicant, subject to the conditions outlined in the staff report.

For a recommendation of denial to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend that the Town Council deny the Preliminary Plat for Blume Corner.

Description/Background:

H-2022-01-(S) Blume Corner, Preliminary Plat

The applicant is requesting Preliminary Plat approval to allow five commercial buildings and 55 attached residential units (townhomes), consistent with conditional rezoning approval previously granted by the Town Council (H2021-05-R). A site plan for the proposed development is attached.

Staff is recommending that the Planning and Zoning Board recommend approval of this preliminary plat to the Town Council, subject to the conditions of approval outlined in the attached staff report.

Recommendation:

Fiscal Impact:

Attachments:

1. H2022-01-S Blume Corner PB Prelim Plat Staff Report
2. H2022-01-S Application
3. H2022-01-S Preliminary Plat
4. H2022-01-S Survey



Town of Harrisburg
Planning and Economic Development Department

DATE: August 16, 2022

SUBJECT: H2022-01-(S) Blume Corner, Preliminary Plat

Owner/ Developer: True Summit Capital represented by Timmons Group

Location: The subject properties are located on the southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (PIN 5516-47-8347).

BACKGROUND:

Area: Approximately 14.281 acres

Zoning: Originally Conditional Zoning Neighborhood Commercial/Office (CZ-B-1); currently Conditional Zoning Neighborhood Commercial (CZ-NC)

Staff Report prepared by: Craig Thomas, Planning and Economic Development Department

GENERAL DISCUSSION:

- The applicant is requesting that the Preliminary Plat be reviewed and approved to allow five commercial buildings and 55 attached residential units (townhomes).
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO. Staff has recommended conditions of approval as outlined in this staff report, consistent with the Rezoning approval H-2021-05-R.

APPROVAL CRITERIA:

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

Per the Harrisburg Area Land Use Plan, the subject property is located in a node designated on the future land use map as **Mixed Use Node D**. This area is intended to have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

With regard to the overall goals of the Land Use Plan, **recommendation LU-5** states that the Town should “Expand Housing Options” to appeal to a broad range of audiences just starting out or looking to downsize with affordable high-quality products not currently available.

Recommendation LU-7 of the Plan recommends consistency between the Town’s zoning regulations and the adopted Future Land Use Map. A table included as part of this goal establishes the “appropriate” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map designates this area as Mixed Use and a B-1 zoning classification is deemed a suitable district.

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

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

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

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area. The zoning districts of the surrounding properties are residential in nature. The surrounding properties have slightly larger lot sizes and lower densities, but the strategic location of this project at a major intersection allows for higher densities and proposed commercial services not currently available in the immediate area. There are proposed entrances on Hickory Ridge Road and Rocky River Road as well as a connection to the adjacent neighborhood.

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

The proposed project is a mixed use project combining commercial and residential. The approved density and layout are compatible with surrounding development. An approval of this preliminary plat would allow the development to continue with subsequent approvals necessary for the development of the property.

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

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

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

The proposed development will be subject to the regulations set forth in the Unified Development Ordinance as well as any State or Federal regulations related to floodplain development and/or wetlands regulations. In addition, the development will be subject to NCDEQ sedimentation and erosion control standards. No floodplain is located on this property.

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

The proposed name of the subdivision is a working title of Blume Corner. The subdivision name and all street names are under review by the Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

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

The schools serving this area are Hickory Ridge Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. We would anticipate the townhomes to generate upon buildout an additional 8 elementary students, 4 middle school students, and 5 high school students. The negligible impacts are projected to increase the percentages at elementary school from 88% to 89% capacity. The middle school capacity is currently at 93% and the additional students could be accommodated with a projected 94% capacity. The high school capacity would remain unchanged at 112 % capacity. As the lots in the inventory continue to be permitted, the number of potential students generated is expected to cause additional capacity issues for the schools in the Harrisburg area.

TRANSPORTATION

NCDOT has reviewed the preliminary plat and approved the road connections. There are also significant upgrades required to the intersection, widening, and installation of turn lanes.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

UTILITIES

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

CONDITIONS:

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

Should the Planning and Zoning Board recommend approval of the Blume Corner subdivision, staff requests that the following original conditions (H2021-05-R) become part of the approval, which are inclusive of the conditions agreed to as part of the approval:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to prohibit variety stores on the site, Variety store in this case shall mean any store that sells a combination of retail, grocery and household items and has an area greater than 5,000 sq. feet size.

3. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis (TIA).
4. Applicant agrees that all uses are limited to the permitted uses (P) outlined for B-1 zoning in the Harrisburg Unified Development Ordinance with the exception of gas stations, convenience stores and automobile related uses, which are prohibited under this conditional rezoning.
5. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used. Commercial buildings shall meet regulations set forth in Appendix E of the current Harrisburg Unified Development Ordinance (UDO) or equivalent UDO section at the time of Construction Document review/approval.
6. Applicant agrees that there will be no exposed concrete foundations and that cladding material must extend to the ground level on all sides of the homes.
7. Applicant agrees to limit the number of townhome rental units to 10% of allowable number of townhomes.
8. Applicant agrees that all stormwater control measures shall be wet ponds with fountain(s), with minimum depth of 10 feet over 25% of the permanent pool area.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. Applicant shall provide landscaping between the side elevations of the proposed homes and Snap Dragon Drive.
11. Applicant shall not disturb the existing berm located on adjacent properties behind the homes on Cherry Laurel Drive. In the event the applicant disturbs the existing berm behind these homes, it will be repaired and replanted to the existing condition (mulch, trees, shrubs etc.)

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-B-1 zoning designation and the approved conditional rezoning plan H2021-05-R. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Blume Corner.



Application for Preliminary Plat Review and Approval

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

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

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

Project Information	
1. Name of Subdivision:	Blume Corner
2. Location of Subdivision:	Northeast of Rocky River Road and Hickory Ridge Road
3. Cabarrus County PIN Numbers:	55164783470000
4. Current Zoning:	B-1 (cz)
5. Project Classification (Residential, Commercial, etc.):	Mixed Use
6. Is this a CU or CZ Project?	☒ YES: Case Number: H2021-05-(R) ☐ NO
7. Date of Rezoning Approval:	12/07/2021 Subdivision Case #:
Owner/Developer Information	
1. Property Owner Name:	Hickory Ridge Holdings LLC Property Owner Phone:
Property Owner Email:	
2. Agent/Developer Name:	Mohammed Idlibi Agent/Developer Phone: 980-720-6630
Agent/Developer Email: midlibi@truesummitcapital.com	
3. Contact for Comments Name:	Larry Mazzella Contact for Comments Phone: 304-651-8455
Contact for Comments Email: lmazzella@espassociates.com	
Utilities	
Water Sewer	
1, Who will provide water and sewer services for this site? ☐ Private ☒ Public ☐ Private ☒ Public	
Provider _____ Provider _____	
Overlay District (Article 4)	
Is the subject property located in an Overlay Zone? ☐ YES: ☒ NO	
If YES, which one(s): _____	

Flood Panel and RSOD Information (Article 4)

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

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

Is the subject property in the RSOD? ☐ YES: ☒ NO

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

☐ YES: ☐ NO

Verification of Process

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

Date: 6/14/2022

Signed: Mohammed Idlibi

Title: Principal Manager

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

Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

W:\2021 Projects (JUNTE) - Hickory Ridge (Summit Capital)\Submittal Working Drawings\2.22 - Hickory Ridge Site (Summit Capital) - Preliminary PlotSheets\UNITE-COVER.dwg, COVER (2), Imazzella



PROJECT INFORMATION	
PROJECT MANAGER:	ML
DESIGNED BY:	MJ
DRAWN BY:	LJM
PROJECT NUMBER:	JN76.100
ORIGINAL DATE:	6/03/2022
SHEET:	

PRELIMINARY PLAT
COMMERCIAL BUILDING ELEVATIONS

BLUME CORNER SITE

TRUE SUMMIT CAPITAL

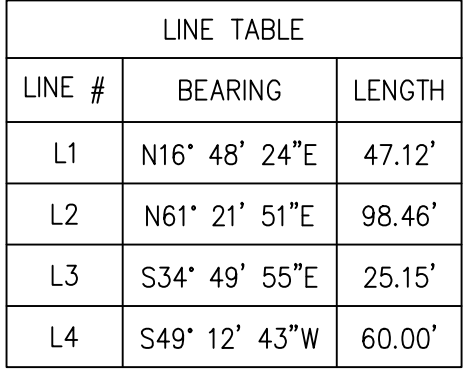
HARRISEBURG, NC

NO.	DATE	REVISION	BY

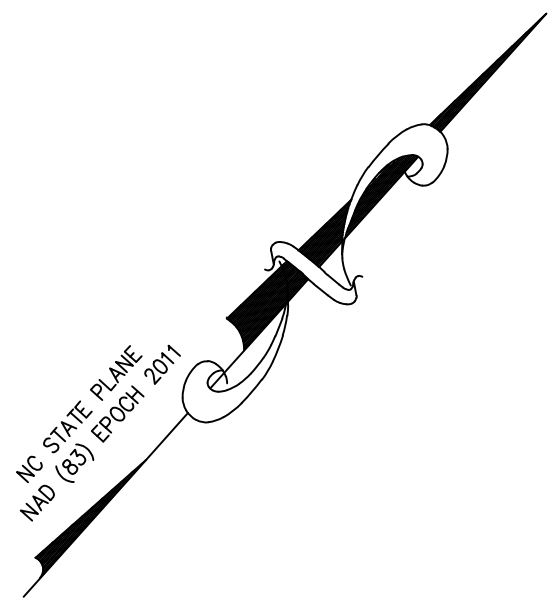
PRELIMINARY



ESP Associates, Inc.
P.O. Box 2020
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-4946 (NC)
803-502-2440 (SC)
www.espassociates.com



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	LENGTH
C1	5° 30' 01"	500.00'	S37° 34' 56"E	47.98'	48.00'
C2	0° 27' 19"	500.00'	S40° 33' 37"E	3.97'	3.97'
C3	7° 59' 09"	560.00'	S44° 46' 52"E	77.99'	78.05'



CHERRY LAUREL DRIVE
(PUBLIC R/W)

Point Table			
Point #	Northing	Easting	Description
642	567827.29	1515027.91	MFCM CMS #13
643	566817.64	1514904.97	MFCM CMS #8

LEGEND

▲ FOUND #4 IRON REBAR OR AS DESCRIBED

● SET #4 IRON REBAR OR AS DESCRIBED

◎ COMPUTED POINT NOT SET/NOT FOUND

----- SWALE/DITCH

----- EASEMENT

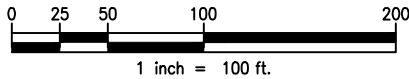
----- SETBACK LINE

----- PROPERTY LINE

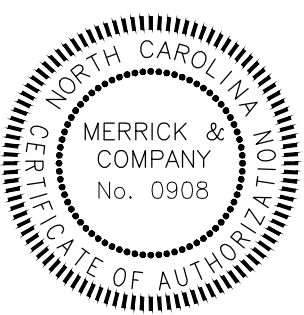
----- ROW LINE

----- ADJOINER PROPERTY LINE

0



1	ADDED EASEMENT AND LOCATION INFORMATION				01/29/20	JED		
REV	REVISION DESCRIPTION				DATE	CHECKED BY	CHECKED BY	APPROVED BY



North Carolina Engineering Firm F-0908 (704) 529-6500
300 S. McDowell Street, Suite 300 Charlotte, NC 28204

THIS AND ANY OTHER ELECTRONIC MEDIA COUNTERPART IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY FOR A DEFINED PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION, OF ANY UTILIZATION IF NOT A FINISHED INSTRUMENT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE SOLE RISK FOR THE UNAUTHORIZED USER WITHOUT LIABILITY OR LOSS EXPOSURE TO MERRICK AND COMPANY.

MERRICK	SIGNATURE	DATE
DRAIN	JED	01/16/20
DESIGNED	NA	NA
QC REVIEW		
APPROVED		
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME \4446-BLUME_15-ACRE		

MPV PROPERTIES

2400 SOUTH BLVD, SUITE 300
CHARLOTTE, NC 28203

CLIENT PROJECT NO.

MERRICK PROJECT NO.

SCALE:

$$1'' = 100'$$

ALTA/NSPS LAND TITLE SURVEY
BLUME FAMILY FARM LLC
8479 ROCKY RIVER ROAD
CABARRUS COUNTY, HARRISBURG, NC
DEED BOOK 2405 PAGE 330

REVISION:

ING NO.

SHEET NO.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2022-04-R Iley Meadows Preliminary Plat

Presenting Personnel:

Suggested Motion or Action:

For a recommendation of approval to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend to the Town Council that approval be granted to the Preliminary Plat for Iley Meadows as requested by the applicant, subject to the conditions outlined in the staff report.

For a recommendation of denial to the Town Council, the following motion is suggested:

I move that the Planning and Zoning Board recommend that the Town Council deny the Preliminary Plat for Iley Meadows.

Description/Background:

The applicant is requesting Preliminary Plat approval to allow 71 single family lots, consistent with conditional rezoning approval previously granted by the Town Council (H-2021-06-R).

Staff is recommending that the Planning and Zoning Board recommend approval of this preliminary plat to the Town Council, subject to the conditions of approval outlined in the attached staff report.

Recommendation:

Fiscal Impact:

Attachments:

1. H2022-04-R Iley Meadows PB Prelim Plat Staff Report
2. H2022-04-R Iley Meadow Prelim Plat revised
3. H2022-04-R Iley Meadows Prelim Plat 061522
4. H2022-04-R Site Location Map
5. H2022-04-R Survey



Town of Harrisburg
Planning and Economic Development Department

DATE: August 16, 2022

SUBJECT: H2022-04-(S) Iley Meadows, Preliminary Plat

Owner/ Developer: DRB Group represented by The Isaacs Group, PC

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).

BACKGROUND:

Area: Approximately 53.21 acres

Zoning: Conditional Zoning Residential Medium Density (CZ-RM-1)

Staff Report prepared by: Craig Thomas, Planning and Economic Development Department

GENERAL DISCUSSION:

- The applicant is requesting that the Preliminary Plat be reviewed and approved to allow 71 single family lots.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO. Staff has recommended conditions of approval as outlined in this staff report, consistent with the Rezoning approval H-2021-06-R.

APPROVAL CRITERIA:

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

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

With regard to the overall goals of the Land Use Plan, **recommendation LU-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.

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

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

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

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area. The zoning districts of the surrounding properties are residential in nature. The properties to the west and south have similar size lots and densities, whereas the properties to the north and east are mostly vacant. There will be an entrance on Robinson Church Road. There will also be connections to the vacant parcel to the north and Denman Drive to the south connecting Hawthorne subdivision, which connects to Peach Orchard Road.

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

The proposed project is a residential detached subdivision. The approved density and layout are compatible with surrounding development. An approval of this preliminary plat would allow the development to continue with subsequent approvals necessary for the development of the property.

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

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

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

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

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

The proposed name of the subdivision is Iley Meadows. The subdivision name and all street names are under review by the Cabarrus County E-911 Coordinator.

APFO REVIEW:

SCHOOLS

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

The schools serving this area are Hickory Ridge Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. We would anticipate these single-family homes to generate upon buildout an additional 27 elementary students, 14 middle school students, and 18 high school students. While these student projections are relatively small, the elementary school is over program capacity at 109% and could not accommodate these students, however the additional students are at an acceptable level of 112% capacity. The middle school capacity is currently at 93% and the additional students could be accommodated with a projected 94% capacity. The high school would also be impacted as it would increase from current 112 % capacity to 114% program capacity. As the lots in the inventory continue to be permitted, the number of potential students generated is expected to cause additional capacity issues for schools in the Harrisburg area.

TRANSPORTATION

NCDOT has reviewed the preliminary plat and approved the existing driveway entrance of Robinson Church Road. There are no other impacts to the transportation system.

FIRE, POLICE SANITATION

Adequate fire, police and sanitation services are available through the Town of Harrisburg.

UTILITIES

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

CONDITIONS:

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

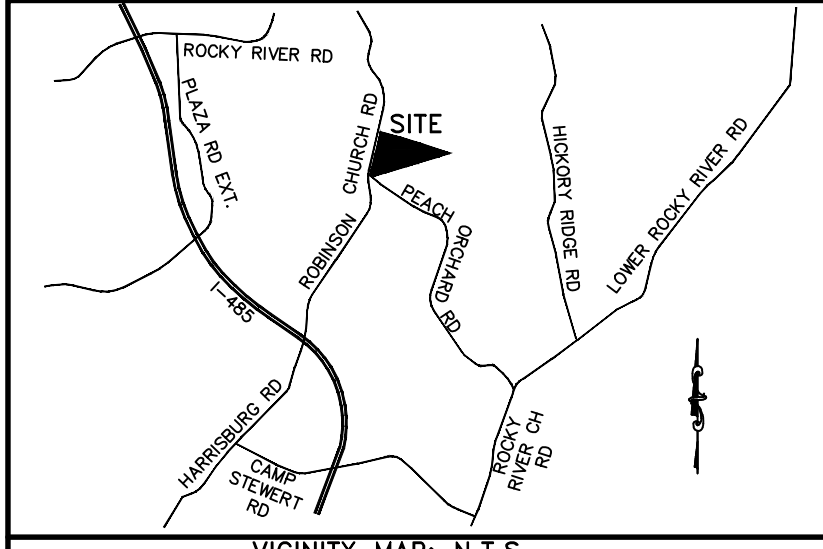
Should the Planning and Zoning Board recommend approval of the preliminary plat for the Iley Meadows subdivision, staff requests that the following original conditions (H2021-06-R) become part of the approval, which are inclusive of the conditions agreed to as part of the approval:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.

2. Applicant agrees to restrict 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:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-RM-1 zoning designation and the approved conditional rezoning plan H2021-06-R. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Iley Meadows.



VICINITY MAP: N.T.S.

ILEY MEADOWS

HARRISBURG, NORTH CAROLINA

SHEET INDEX

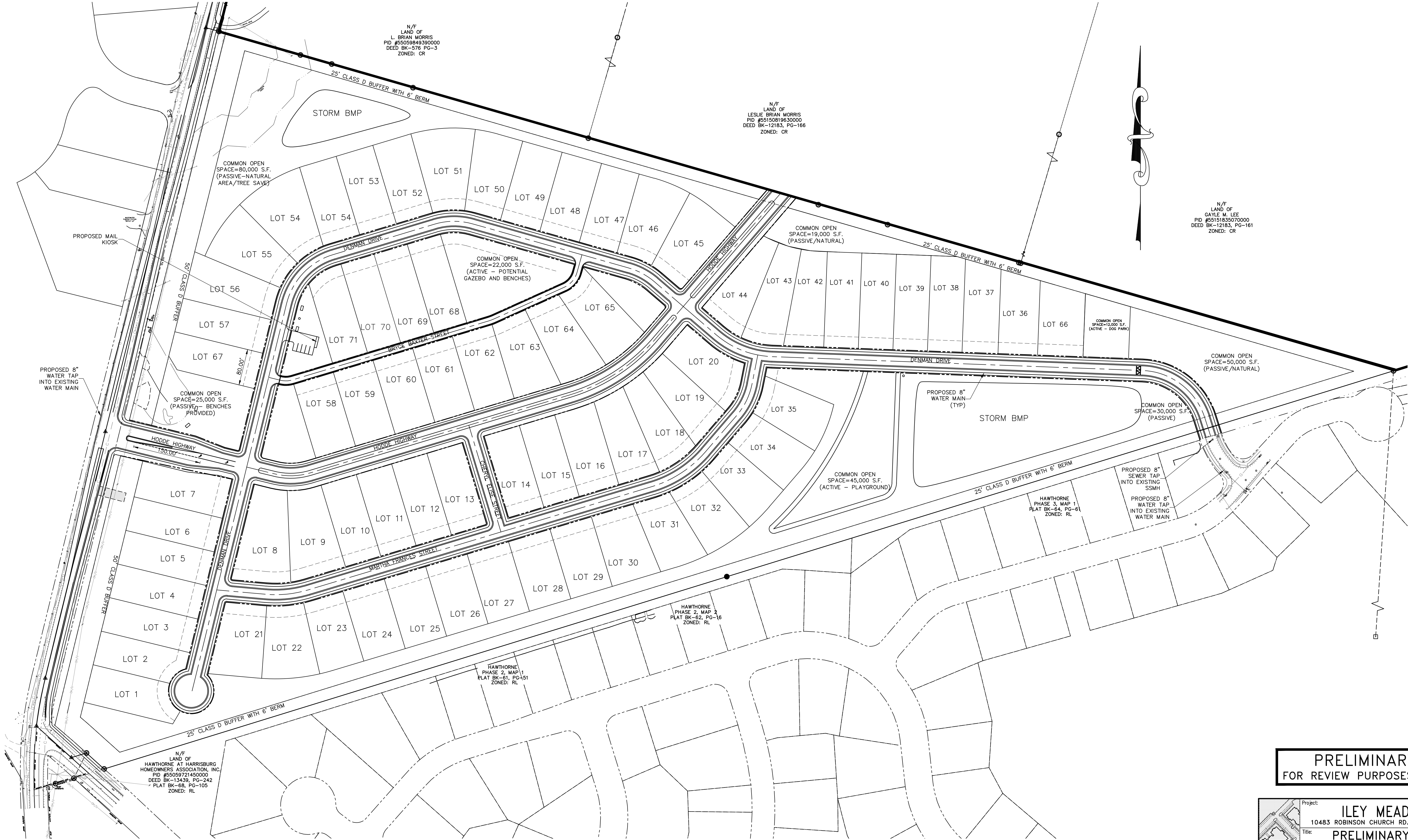
SHEET P1.0 PRELIMINARY PLAT COVER SHEET
SHEET P2.0 PRELIMINARY PLAT
SHEET P3.0 DETAILS AND ROAD IMPROVEMENTS

OWNER/DEVELOPER:

FIELDING HOMES LLC
CONTACT: CHRIS ROBUSTO
ADDRESS: 227 W. TRADE STREET SUITE 1610
CHARLOTTE, NC 28202
PHONE: 704-574-0316

ENGINEER/SURVEYOR

THE ISAACS GROUP
CONTACT: BENJIE LAYMAN
ADDRESS: 8720 RED OAK BLVD SUITE 420
CHARLOTTE, NC 28217
PHONE: 704-527-3440



PRELIMINARY
FOR REVIEW PURPOSES ONLY



ISAACS
CIVIL ENGINEERING DESIGN AND SURVEYING

Project: ILEY MEADOWS
10483 ROBINSON CHURCH RD., HARRISBURG, NC

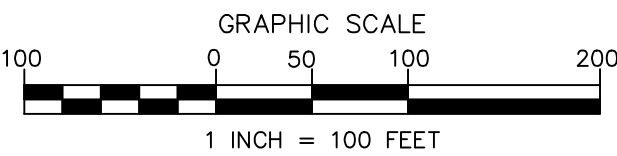
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File #: 20207-SK.DWG Date: 6/16/22 Project Egr: FBL

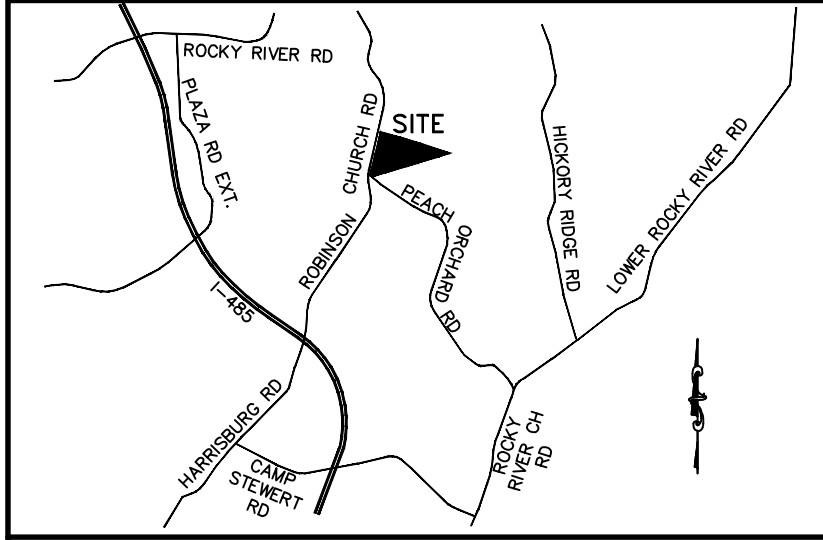
Design By: FBL
Drawn By: CBH
Scale: 1"=100'

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

P1.0



NO.	BY	DATE	REVISION
1	FBL	8/8/22	PER TOWN COMMENTS



VICINITY MAP: N.T.S.

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 FLOOD 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.

DEVELOPMENT DATA:

PROJECT NAME: ILEY MEADOWS
OWNER/AGENT: FIELDING HOMES
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
ZONING: RM-1 JURISDICTION: HARRISBURG
SETBACKS FOR ALL LOTS:
FRONT=30, SIDE STREET=10', SIDE=10', REAR=25'
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
PROPOSED DENSITY ALLOWED: 1.33 UNITS/ACRE
CONSTRUCTED IN ONE PHASE
APPROXIMATE DATE FOR FINAL PLAT: 9/30/2023
LINKS: 12 NODES: 7 RATIO: 1.21
HODDE HIGHWAY: 1,700 LF
DENMAN DRIVE: 2,890 LF
CHERYL ELISE STREET: 245 LF
MARTHA FRANCES STREET: 1,380 LF
BRYCE BAXTER STREET: 770 LF
AREA IN STREET RIGHT OF WAY: 8.01 ACRES
AREA IN LOTS (71 TOTAL): 26.54 ACRES

OPEN SPACE:

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.
*TO BE OWNED AND MAINTAINED BY THE HOA

STREET TREES:

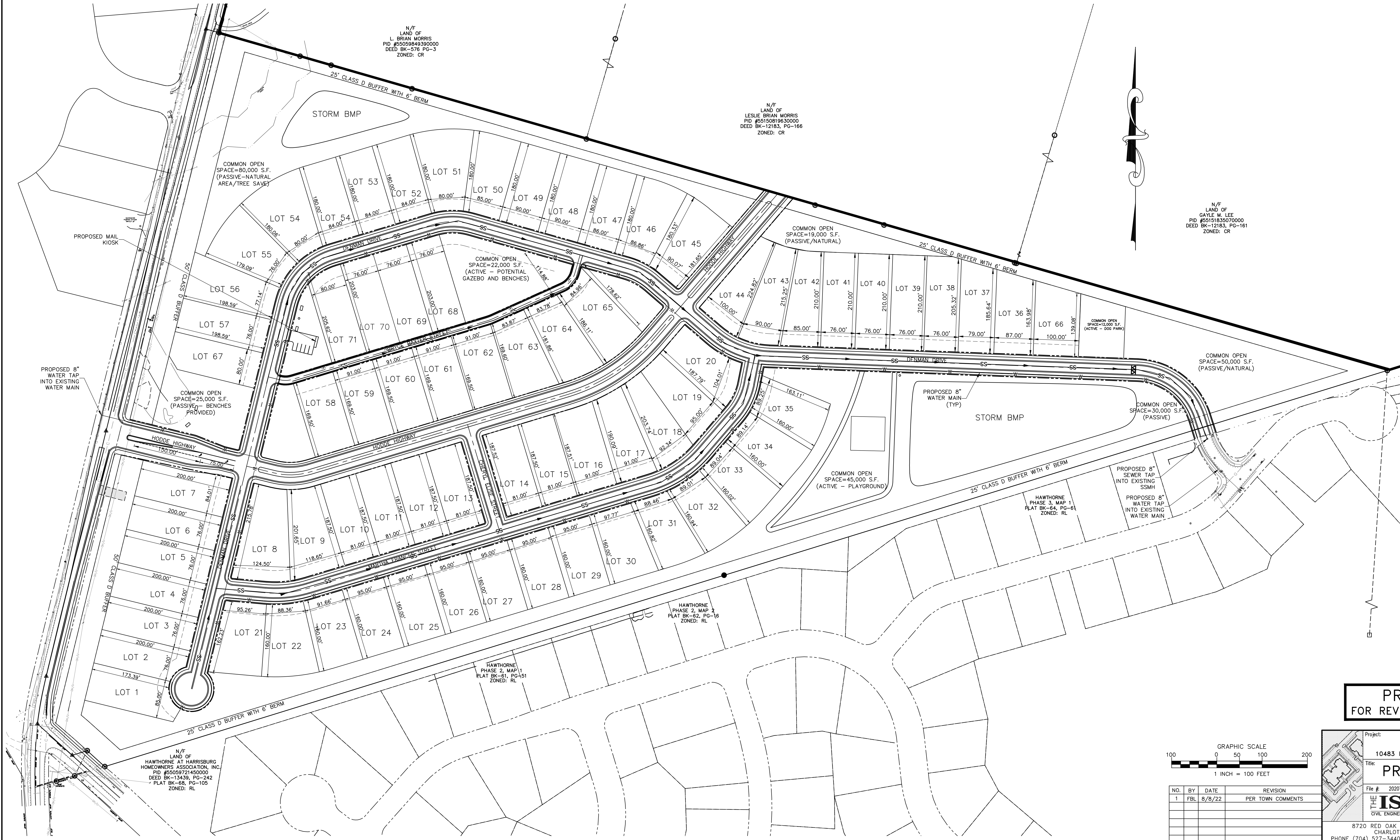
TOTAL LENGTH OF ROAD (PUBLIC): 6,740 L.F.
SHADE TREES REQUIRED: 1 TREE/100' = 68 TREES
SHADE TREES TO BE PROVIDED: 68 TREES MIN.
ORNAMENTAL TREES REQUIRED: 1 TREE/100' = 68 TREES
ORNAMENTAL TREES TO BE PROVIDED: 68 TREES MIN.

OWNER/DEVELOPER:

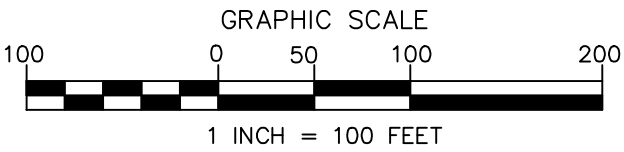
FIELDING HOMES LLC
CONTACT: CHRIS ROBUSTO
ADDRESS: 227 W. TRADE STREET SUITE 1610
CHARLOTTE, NC 28202
PHONE: 704-574-0316

ENGINEER/SURVEYOR

THE ISAACS GROUP
CONTACT: BENJI LAYMAN
ADDRESS: 8720 RED OAK BLVD SUITE 420
CHARLOTTE, NC 28217
PHONE: 704-527-3440



PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION
1	FBL	8/8/22	PER TOWN COMMENTS

Project:
10483 ROBINSON CHURCH RD., HARRISBURG, NC

Title:
PRELIMINARY PLAT

File #: 20207-SK.DWG Date: 6/16/22 Project Egr: FBL

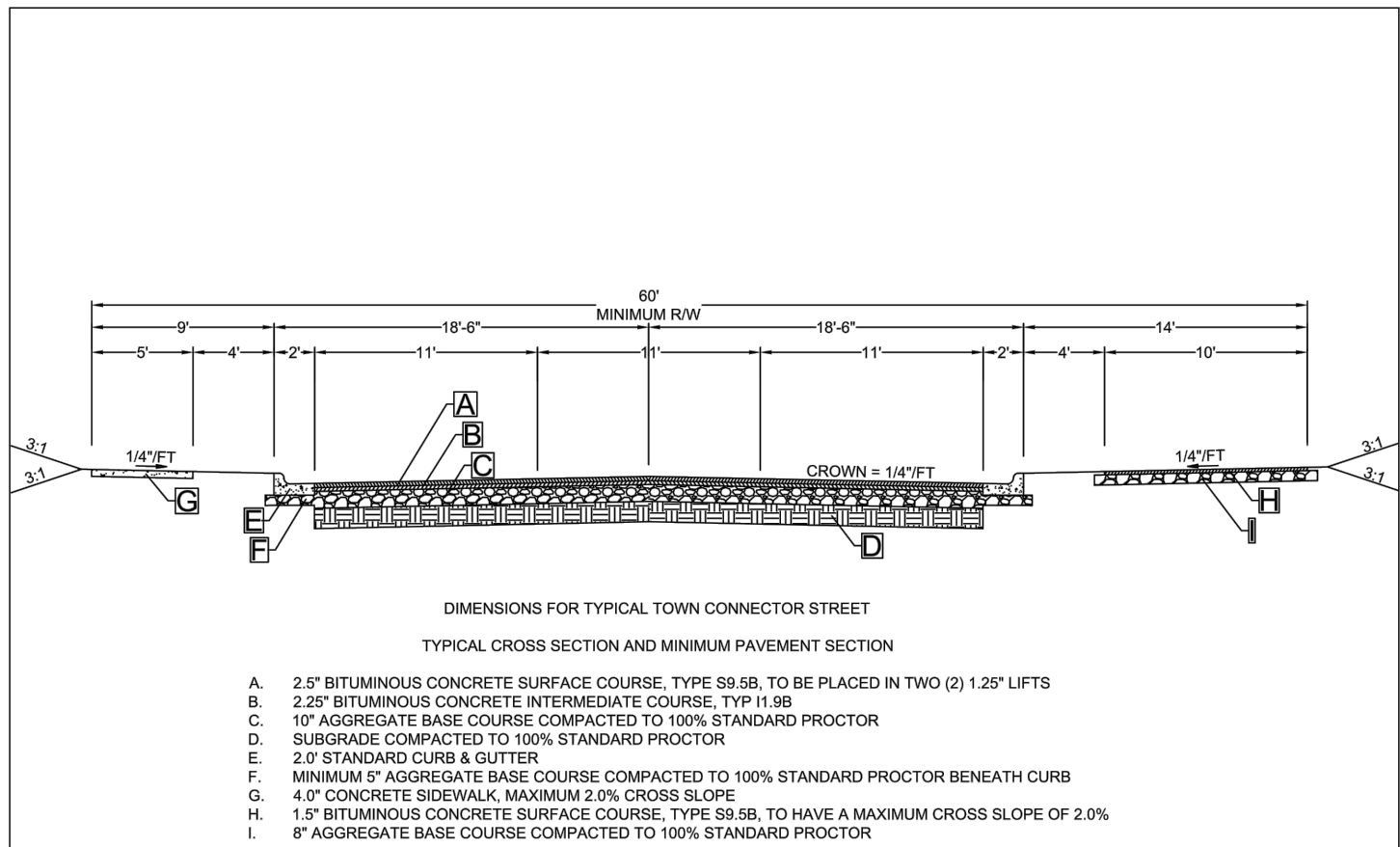
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Drawn By: CBH

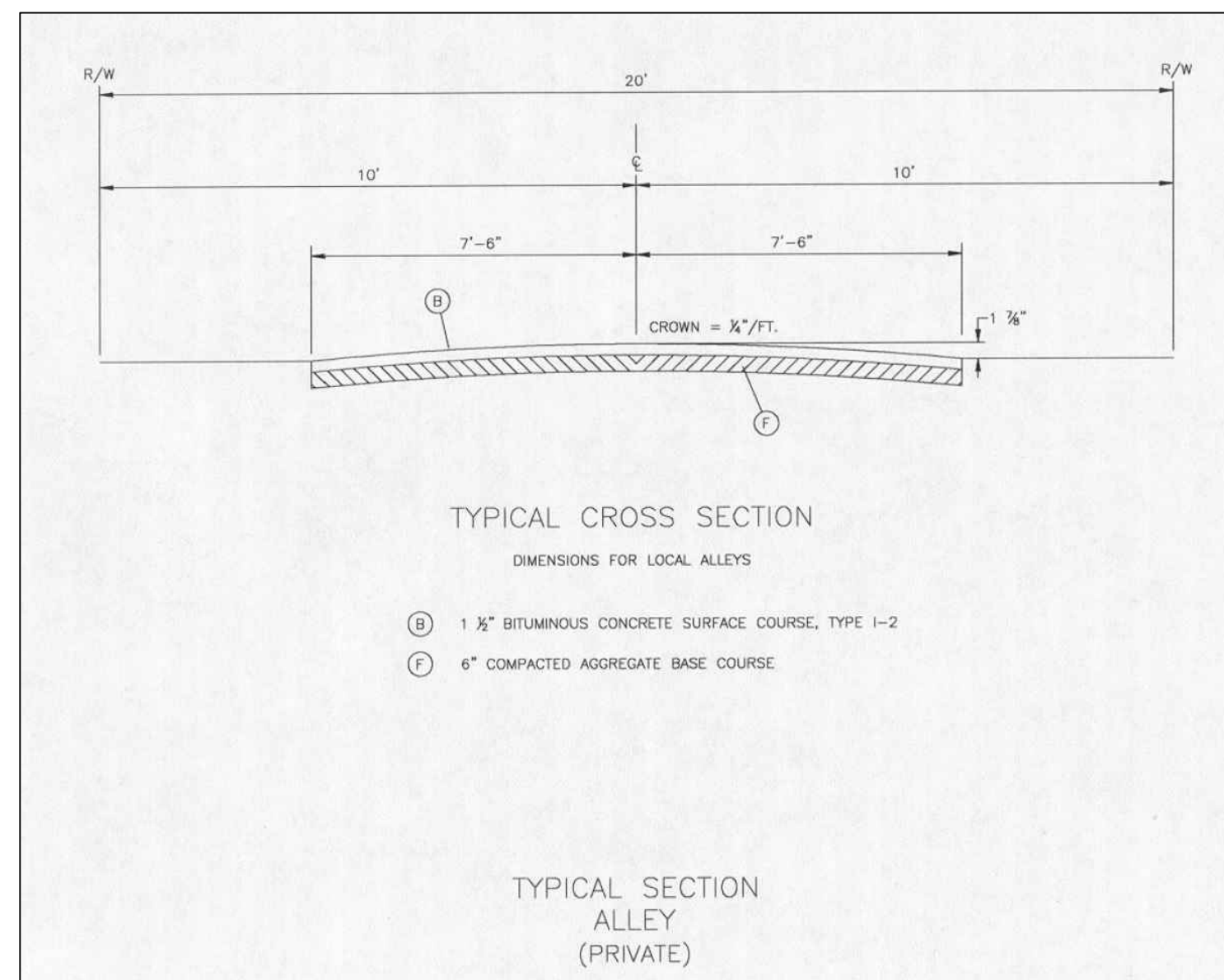
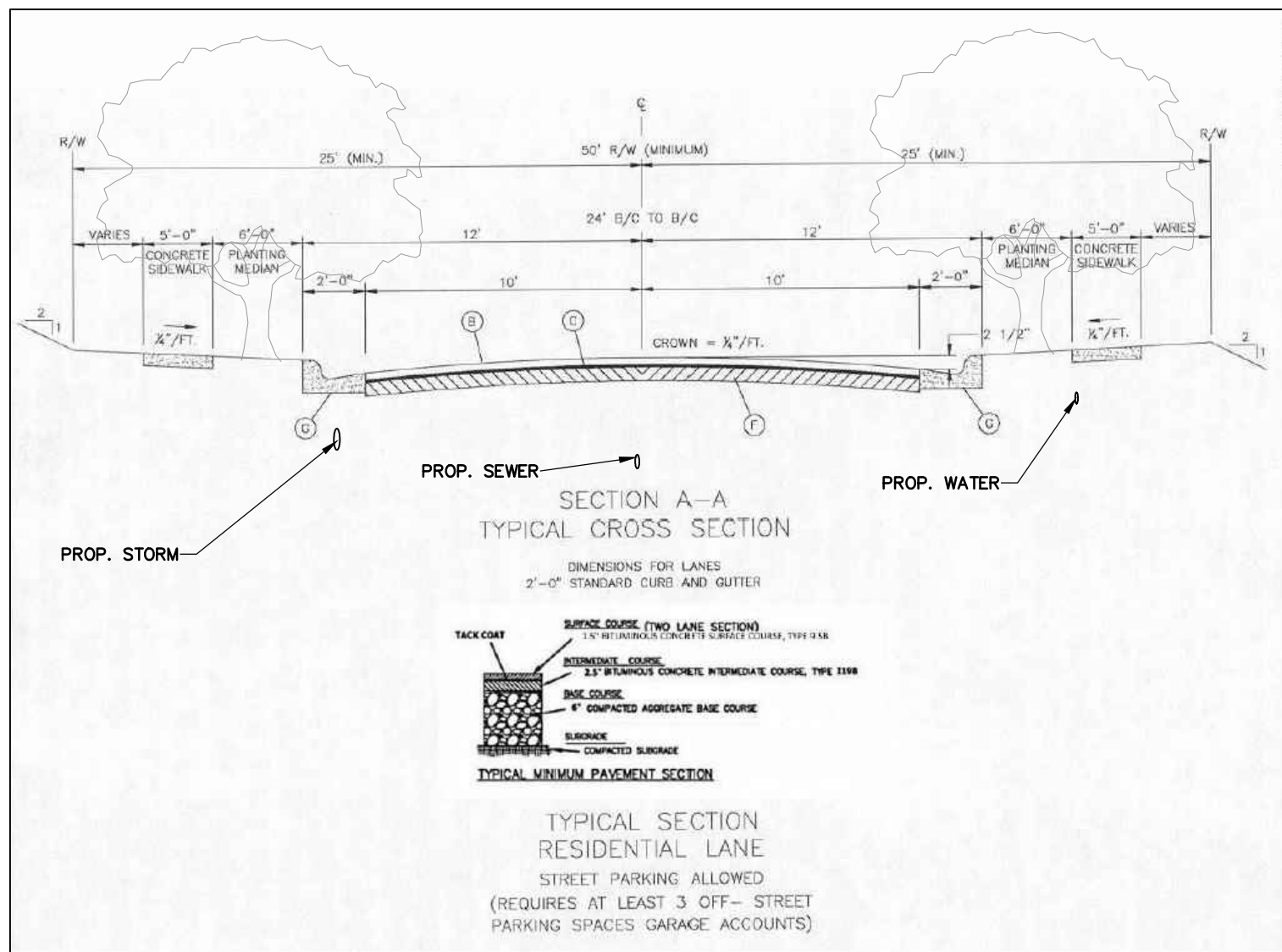
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8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

P2.0



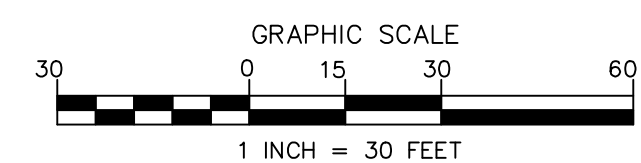
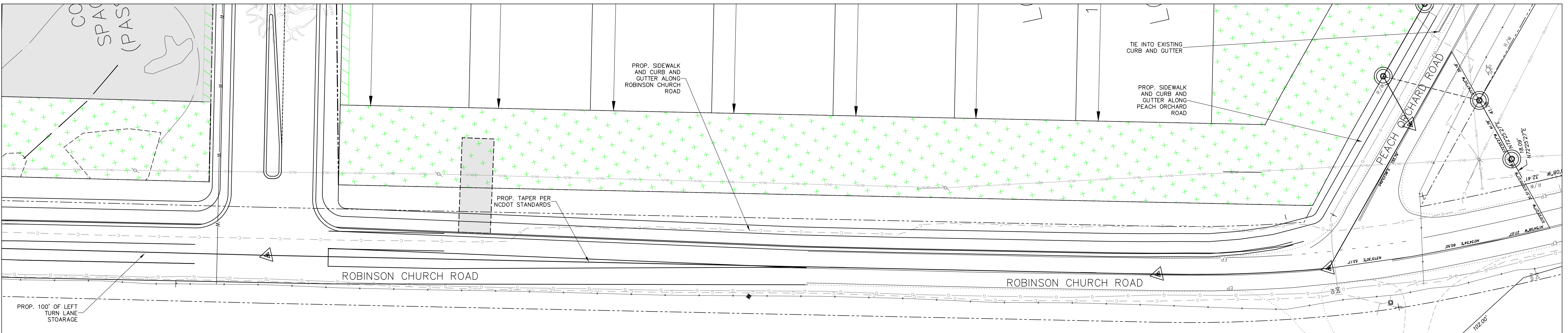
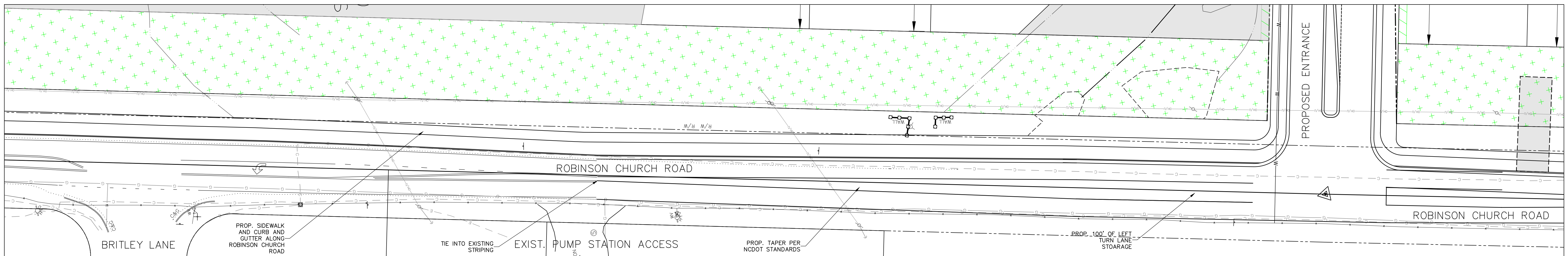
PROJECT MANAGER:	MAH		TYPICAL TOWN CONNECTOR STREET
DRAWN BY:	PMK		DRAWING NUMBER: 5 OF 15
DATE:	5/24/2022		



PUBLIC STREET-1

PUBLIC STREET-2

PRIVATE STREET-3



PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION
1	FBL	8/8/22	PER TOWN COMMENTS

Project: **ILEY MEADOWS**
10483 ROBINSON CHURCH RD., HARRISBURG, NC

Title: **PRELIMINARY PLAT**

File #: 20207-SK.DWG Date: 6/16/22 Project Egr: FBL

Design By: FBL

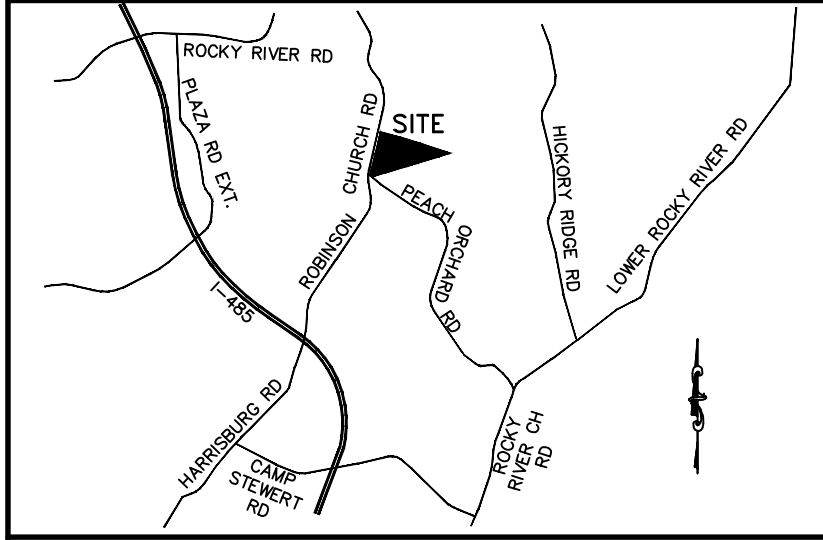
Drawn By: CBH

Scale: 1"=30'

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

P3.0



VICINITY MAP: N.T.S.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE XC 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.

DEVELOPMENT DATA:

PROJECT NAME: ILEY MEADOWS
OWNER/AGENT: FIELDING HOMES
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
ZONING: RM-1 JURISDICTION: HARRISBURG
SETBACKS FOR ALL LOTS:
FRONT=30, SIDE STREET=10', SIDE=10', REAR=25'
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
PROPOSED DENSITY ALLOWED: 1.33 UNITS/ACRE
CONSTRUCTED IN ONE PHASE
APPROXIMATE DATE FOR FINAL PLAT: 9/30/2023
LINKS: 12 NODES: 7 RATIO: 1.21
HODDE HIGHWAY: 1,700 LF
DENMAN DRIVE: 2,890 LF
CHERYL ELISE STREET: 245 LF
MARTHA FRANCES STREET: 1,380 LF
BRYCE BAXTER STREET: 770 LF
AREA IN STREET RIGHT OF WAY: 8.01 ACRES
AREA IN LOTS (71 TOTAL): 26.54 ACRES

OPEN SPACE:

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.
*TO BE OWNED AND MAINTAINED BY THE HOA

STREET TREES:

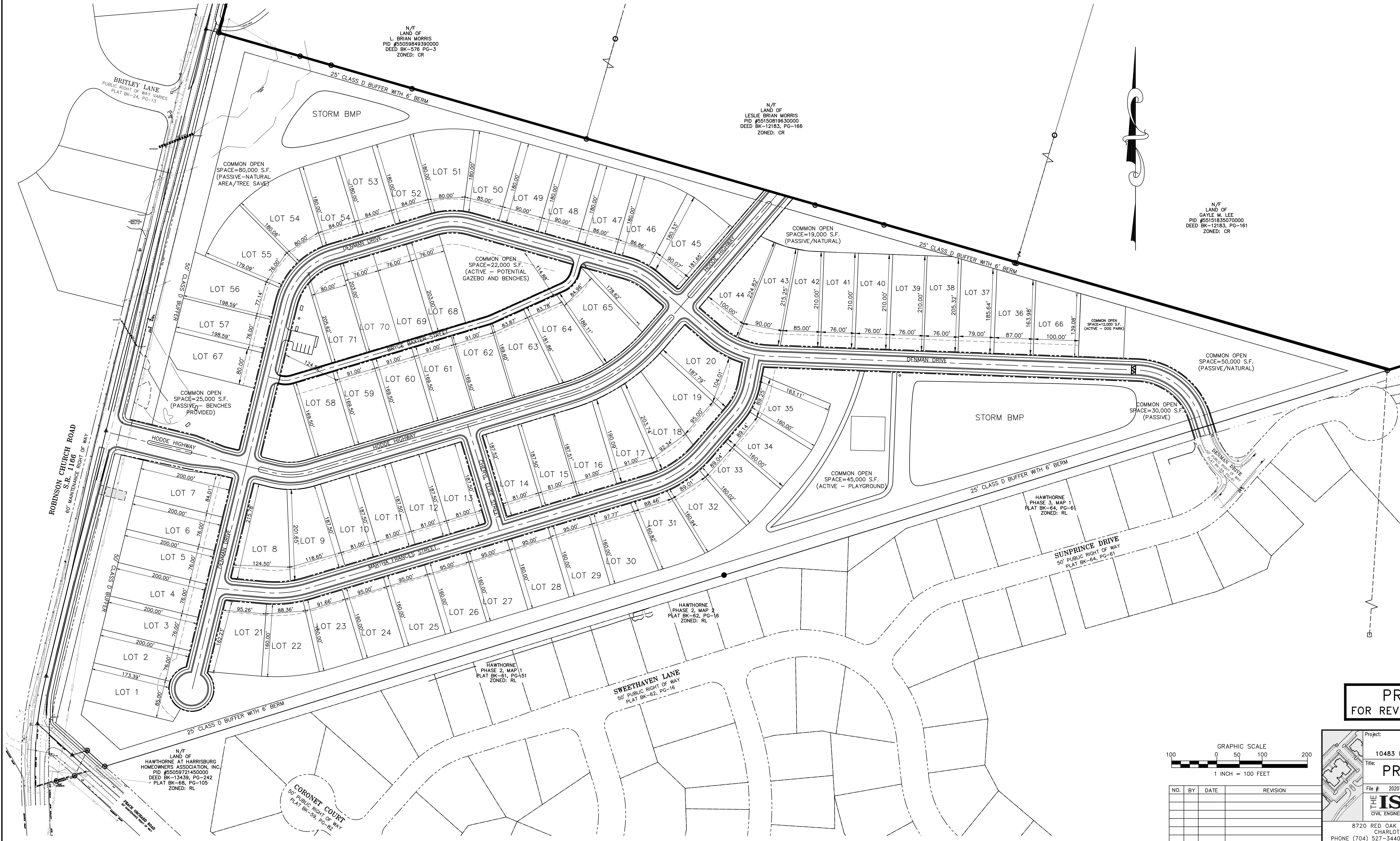
TOTAL LENGTH OF ROAD (PUBLIC): 6,740 L.F.
SHADE TREES REQUIRED: 1 TREE/100' = 68 TREES
SHADE TREES TO BE PROVIDED: 68 TREES MIN.
ORNAMENTAL TREES REQUIRED: 1 TREE/100' = 68 TREES
ORNAMENTAL TREES TO BE PROVIDED: 68 TREES MIN.

OWNER/DEVELOPER:

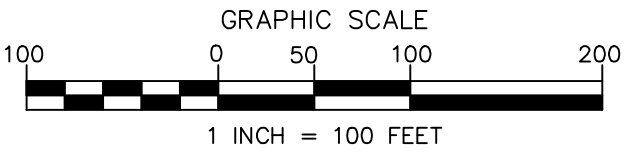
FIELDING HOMES LLC
CONTACT: CHRIS ROBUSTO
ADDRESS: 227 W. TRADE STREET SUITE 1610
CHARLOTTE, NC 28202
PHONE: 704-574-0316

ENGINEER/SURVEYOR

THE ISAACS GROUP
CONTACT: BENJI LAYMAN
ADDRESS: 8720 RED OAK BLVD SUITE 420
CHARLOTTE, NC 28217
PHONE: 704-527-3440



PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION

Project:

10483 ROBINSON CHURCH RD., HARRISBURG, NC

Title:

PRELIMINARY PLAT

File #:

20207-SK.DWG

Date:

6/16/22

Project Egr:

FBL

ISAACS

CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420

CHARLOTTE, N.C. 28217

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

Design By:

FBL

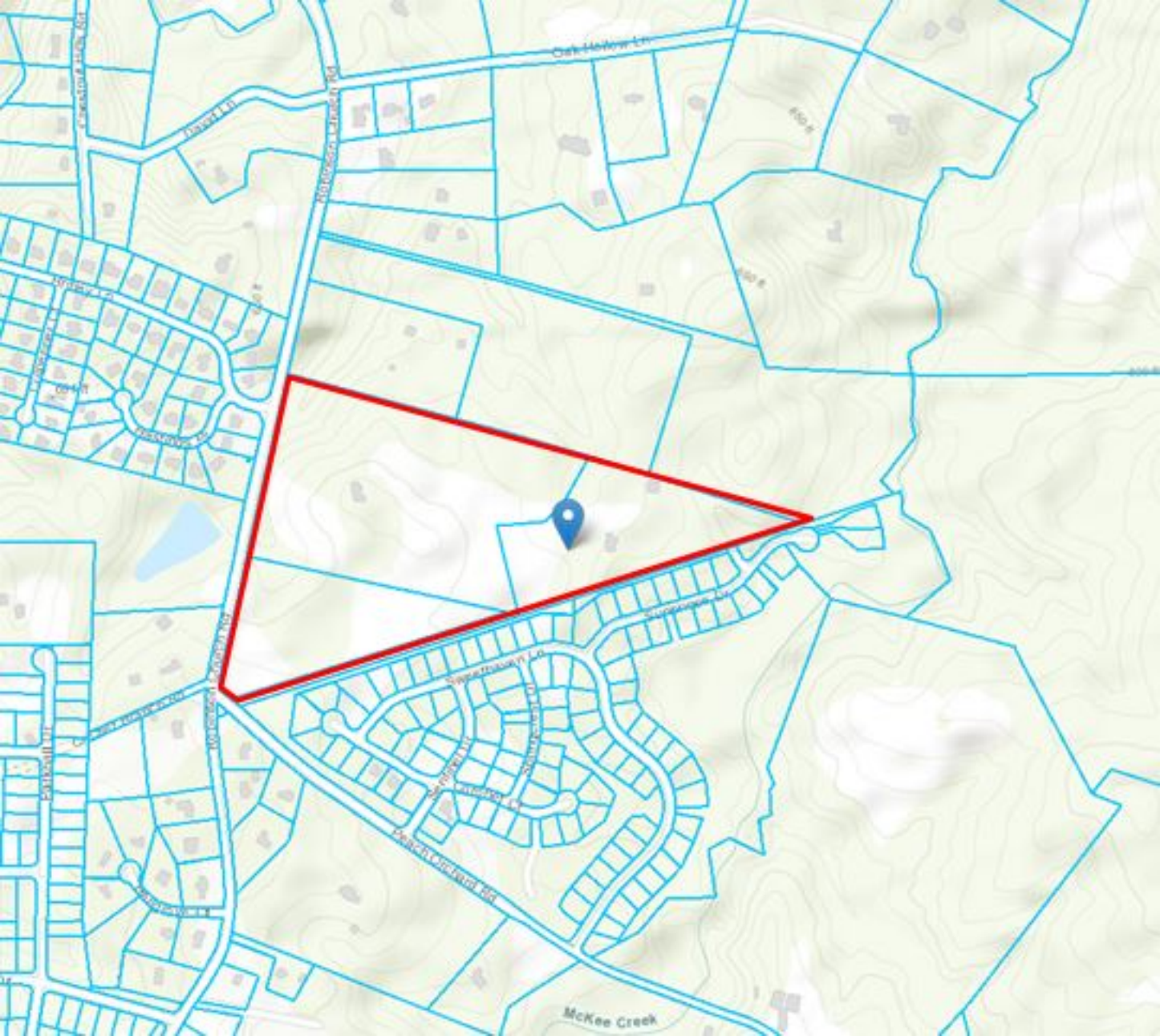
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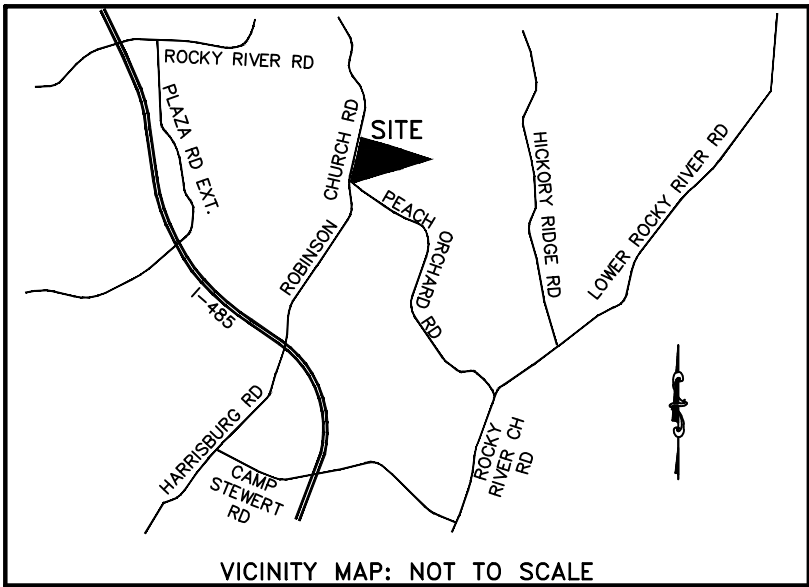
CBH

Scale:

1"=100'

P1.0





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 551058050800000
- 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-586, 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)

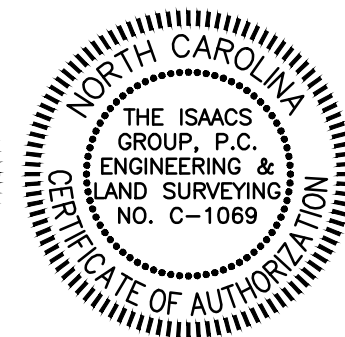
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	52.23'	N47°43'23"W
L2	62.06'	N26°33'42"E
L3	41.90'	N73°32'32"E
L4	34.63'	S73°00'44"W

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.

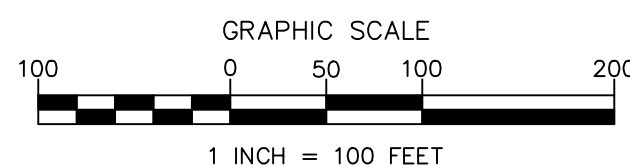
THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Appoint Committee to review Planning and Zoning Advisory Board applications

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

The Planning and Zoning Board needs to select two (2) additional members to replace those members whose terms have ended. This committee will recommend appointments for these two (2) positions to the Town Council.

Recommendation:

Fiscal Impact:

Attachments:

None