



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

**September 12, 2022
6:00 PM**

AGENDA

1. CALL TO ORDER

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

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

Meeting ID: 834 8187 7476
Passcode: 212521

Or Join By Phone:
301.715.8592
312.626.6799

- B. AGENDA ADOPTION
- C. INVOCATION
- D. PLEDGE OF ALLEGIANCE
- E. SPECIAL PRESENTATIONS
1. Presentation of Upcoming Public Utilities and Transportation Grant Funding Available to the Town
- F. PUBLIC COMMENT - Anyone wishing to address the Town Council may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the minutes of the August 8, 2022, Town Council Meeting
- B. Consider the minutes of the August 8, 2022, Closed Session
- C. Consideration of FY2022 Budget Ordinance Amendments for End-of-Year Transfers
- D. Consideration of Contract with Motorola Solutions for the purchase of Fire Portable Radios authorized in the FY2023 CIP.

3. COMMUNICATIONS

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

4. **PUBLIC HEARINGS**

5. **OLD BUSINESS**

- A. Consideration to Extend the terms of Planning and Zoning Board members Kevin Schaffner and Rodney Garner through October 31, 2022 to facilitate the interview and appointment process for two (2) replacement board members.

6. **NEW BUSINESS**

- A. Consideration of Preliminary Plat for H2022-04-S Iley Meadows
- B. Consideration of Approval of the Preliminary Plat for H2022-01-S Blume Corner.
- C. Consideration of Policy for Decision-making for Planning and Zoning Matters
- D. Consideration of acceptance of HCYA contribution for Parks and Recreation capital outlay authorization and the related FY2023 Budget Ordinance Amendment for a Grant received from Cabarrus County.
- E. Amendment to Lease Agreement between the Town of Harrisburg and the Cannon Memorial (Rowan-Cabarrus) YMCA
- F. Closed Session for Personnel Discussion
- G. Consideration of New Staff Salary Ranges, Related Salary Adjustments, and FY2023 Budget Ordinance Amendments

7. **ACTION ITEMS**

8. **CLOSED SESSION**

9. **ADJOURNMENT**

Town of Harrisburg's Vision Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Presentation of Upcoming Public Utilities and Transportation Grant Funding Available to the Town

Presenting Personnel:

Mallory Hodgson, Public Works Director

Suggested Motion or Action:

No action required as a result of this presentation

Description/Background:

Staff will give a brief overview of the upcoming grant funding opportunities available to the Town from a variety of funding sources. This presentation will provide an overview of the types of projects we are seeking to fund through grants.

Recommendation:

No action required.

Fiscal Impact:

Grant funds have a positive fiscal impact to the Town. At this time, there is no fiscal impact as a result of this presentation.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the August 8, 2022, Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the August 8, 2022, Town Council meeting.

Description/Background:

Attached are the minutes of the August 8, 2022 Town Council Meeting.

Recommendation:

Staff recommends approval of the attached minutes.

Fiscal Impact:

None

Attachments:

1. August 8 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, August 8, 2022
6:00 PM**

MINUTES

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

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem Maurice Price Jr., Councilmembers Ian Patrick, Rodney Dellinger, Altyn Cotell, and Rick Russo

ABSENT: Councilmembers Diamond Staton-Williams and Ron Smith

1A.

ZOOM NOTIFICATION

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

1B.

AGENDA ADOPTION

MOTION:

Councilmember Dellinger made a motion to approve the agenda as proposed. Second was made by Mayor Pro-Tem Price. **The motion passed 5-0.**

1C.

INVOCATION

Brother Jason Mattingly from the Church of Jesus Christ of Latter-day Saints conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **Review and Presentation of 2022 July 4th Events and Recognition of Hero Sponsors.** The presentation included numbers related to attendance, financials, personnel, volunteers, etc.

Special recognition and appreciation to our event's Hero Sponsors. These businesses and organizations sponsored the event at a \$5,000 level. With much appreciation, we present each of these sponsors with a plaque to thank them for their contribution to Harrisburg's July 4th Celebration!

Cornerstone Dental

Cornerstone Dental Group is a General and Cosmetic Dental office located in Harrisburg on HWY 49 between Arby's and Pelican's. They are a team of caring, experienced dental professionals who use only the most advanced technologies, materials & procedures & whose primary focus is on comfortable, safe, health-centered dentistry.

Independent Tribune

The Independent Tribune is proud to have served our community since 1883, keeping you abreast of local news, events, and award-winning local sports coverage. And as a part of the North Carolina Media Group, they also help our local businesses prosper by getting them in front of our vast audience with our partners, Amplified Digital.

Multiply Church

Multiply is a church committed to ministering to each community it serves. It's a place where you can find life, freedom, family, and purpose. When you gather at Harrisburg, you join with a group that believes that everyone is equally loved and equally purposed by the Father.

Pet Suites

Pet Suites offers everything from daycare and boarding to training and grooming. At Pet Suites they treat your fur baby like their very own. Now you never have to worry about leaving your pets home alone again.

1F.

PUBLIC COMMENT

- Bishop Roland Jordan, Concord, NC – request for public restrooms in stores, a proclamation for wrongly imprisoned man, and street named for Dr. Martin Luther King, Jr.
- James Pharr, 6031 Hickory Hollow Ct, Harrisburg – concerns about speeding down Morehead Road and through Rocky River Crossing, as well as issues with Waste Pro who has driven on his driveway and cracked it. He is suing them now.
- Rose Francois 4130 Hwy 601 S – new to the area and would like to get involved in the community

2.

CONSENT AGENDA

- A. Consider the minutes of the July 11, 2022, Town Council Meeting
- B. Consider the minutes of the July 11, 2022, Closed Session
- C. Consider approval of purchase of Brush Hawg 2224-C Knuckle Boom Loader
- D. Consider approval of contract to purchase Caterpillar 308 Mini Excavator DCABC

MOTION:

Councilmember Dellinger made a motion to approve the Consent Agenda. Second was made by Councilmember Cotell. **The motion passed 5-0.**

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

- Next concert in our Rockin the Burg series will be this weekend – the Molly Ringwalds
- YMCA update – met with YMCA administration recently and they are continuing to move forward with planning. They have hired a consultant for project management and the next phase will be public fund raising. They expect to move into the new facility 2 years from now.
- Farmington – we have a ribbon cutting scheduled for September 1st. The roadway should be finished next week and then there will be a week or so of clean up before opening.
- Camilla Gardens roundabout is behind schedule but should be open this Saturday pending staff inspection.
- Harmony roundabout – exterior complete. They have permission from DOT and the school for road closure to finish the interior, but we have denied permission for that at this time. May give permission for 10-day closure once the school roundabout is open.
- Looked into a tax credit for low income or senior residents, but we actually do not have authority to do that. The County does and residents can qualify for a 50% reduction in taxes through them. We are going to advertise that on our website and social media channels.
- Introduced Lt. Sherry Nash, the newest addition to the Harrisburg Division of the Cabarrus County Sheriff's Department. She is Harrisburg's first female lieutenant and has 14 years of law enforcement experience.

Finance Report:

Finance Director Brian Lee presented the Finance report.

Law Enforcement Report:

Sgt. Edwards presented the Law Enforcement report.

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- Encouraged everyone to attend the Rockin the Burg concert this weekend
- Cabarrus County Convention and Visitors Bureau recently received an award from the Destination Marketing Accreditation Program which was an "Accreditation of Distinction" and is the highest possible recognition for a destination organization. Congratulations to CEO and President Donna Carpenter and her entire team on this recognition.

3C.

COMMUNICATIONS

COUNCIL'S COMMENTS

Councilmember Russo

- Thanked Mayor Pro-Tem Price for extending the olive branch to him. They met to talk over issues and walked away with a better respect for each other.

Mayor Pro-Tem Price

- It is important that we all sit at the table and have real conversations. Get to know each other and gain respect.

Councilmember Cotell

- Multicultural Festival will be held on September 7th. Information can be found on our website.
- Art Walk will be held October 8th. They are taking applications for those who want to participate until September 30th, early bird registration until September 7th.

Councilmember Patrick

- Monument sign at Huntwick has been damaged again. Can we ask DOT to put a guardrail there to prevent cars from crashing into it? Staff will look into this request.

4A.

PUBLIC HEARING

None

5A.

OLD BUSINESS

None

6A.

NEW BUSINESS

Consideration of Appointment to the Fire Department Advisory Board. The Fire Advisory Board has five members, three are representatives of the Town of Harrisburg and two members are representatives of Cabarrus County. One current member's term expired on June 30, 2022. The new term is from July 1, 2022, until June 30, 2024. The open position was first advertised on the Town's website on April 23rd. Thus, this position was advertised for over 60 days in total. The only application received was from a current member of the advisory board. The advisory board has recommended appointment of this applicant.

After some discussion, the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the reappointment of Robin Torrence to the Fire Department Advisory Board. Second was made by Mayor Pro-Tem Price. **The motion passed 3-2 (Councilmembers Dellinger and Cotell voting against).**

6B.

NEW BUSINESS

Consider approval of Resolution for Request of Surface Transportation Block Grant Funding in Coordination with the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO). Staff is seeking STBG funding through the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO). Staff has worked to identify eligible projects that will stand apart from others in the while supporting public safety and reducing congestion. The project will require a 20% match from the Town and up to 80% match from the MPO. All projects will be required to follow federal procurement procedures. This resolution will formally adopt council support for seeking the grants.

A brief update on the MPO grants the Town is currently looking into was presented.

After some discussion, the following action was taken:

MOTION:

Councilmember Russo made a motion to approve the Resolution for request of Surface Transportation Block Grant Funding in Coordination with the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO). Second was made by Mayor Pro-Tem Price. **The motion passed 5-0.**

6C.

NEW BUSINESS

Consider Capital Authorization and FY2023 Budget Ordinance Amendment for Deputy Vehicles.

1) Three FY2023 Vehicles

The FY2023 Budget Ordinance provides for three vehicle purchases for the three new positions approved to be added in the fiscal year. Those positions consist of the Division Captain and two traffic units. The captain was immediately added in July and the two traffic units are planned for January 1, 2023.

In prior years, the contract with Cabarrus County provided that the County would purchase and outfit all new and replacement vehicles and would subsequently bill the Town for these purchases along with the quarterly contract payment. The County would maintain ownership of the vehicle until it was retired and would turn the vehicle over to the Town to repurpose or surplus at that time. The current contract, while still being finalized to be executed, states that the Town will now be responsible for the purchase and ownership of new and replacement vehicles. The vehicles, along with striping, lights and sirens, equipment and all other accessories are budgeted at \$60,000 per unit. Due to the unknown changes in the contract details during budget season, the authorization for these vehicles was left in the contracted-services line item as it was in prior years. Now that the Town will be the purchaser and owner of the vehicles, the purchase is considered a capital expenditure and must be recorded to the capital outlay line item. Cabarrus County has provided a cost breakdown for the vehicles and outfit items at approximately \$61,000 using pricing from May 2022. While shifting the authorization from contracted services to capital outlay, this request also includes an increase from \$60,000 per vehicle to \$62,500 to cover the costs from May plus a minor inflationary-based cushion.

In addition, supply chain disruptions and other economic factors have severely limited or even eliminated many of the options that are typically available for these vehicle purchases. When orders are sparingly allowed by the manufacturers, lead times are up to a year out from the order date. The Harrisburg Division of the Sheriff's Office along with Town staff request approval to place orders in the near-term to provide the appropriate build and delivery time so that the vehicles can be received and placed in service this fiscal year. The Sheriff's office has already alerted the Harrisburg Division that loaner vehicles will be provided for the traffic units so that they can start on the target date of January 1, 2023, rather than waiting several months for the vehicles to come in.

2) Three FY2024 Vehicles

The expanded law enforcement agreement includes the addition of three officers in FY2024 with start dates targeted at the beginning of the fiscal year in July 2023. Due to the same supply chain and manufacturing issues noted above, the Harrisburg Division Captain and Town staff requests to advance the authorization for the purchase of these three vehicles into FY2023 so that they are manufactured and available to be placed in service as close to the beginning of the next fiscal year as possible. This two-year purchase and build methodology follows the multi-year build of a Fire Engine that receives approval a year before it is intended to be placed in service to allow for proper manufacturing time. These vehicles also require individual budgets of

\$62,500, for a total of \$187,500.

The request herein consists of authorization to commit to purchasing six vehicles now in order to avoid delays of over a year from the manufacturer, as well as approve the FY2023 Budget Ordinance amendments to 1) move the authorized funds from contracted services to capital outlay, 2) increase each vehicle's authorization to \$62,500, and 3) authorize three FY2024 vehicles at \$62,500 each.

After some discussion, the following action was taken:

MOTION:

Mayor Pro-Tem Price made a motion to approve the capital outlay authorization and related FY2023 Budget Ordinance Amendment for six Deputy vehicles. Second was made by Councilmember Patrick. **The motion passed 5-0.**

7.

ACTION ITEMS

- Speed monitoring on Morehead Road and Roberta Road
- Check into getting a guardrail for the entrance to Huntwick
- Continue to update on roundabouts

8.

CLOSED SESSION

Councilmember Dellinger made a motion to go into Closed Session to personnel matters. Second was made by Councilmember Cotell. **The motion passed 5-0.**

Upon returning from Closed Session the following action was taken:

MOTION:

Mayor Pro-Tem Price made a motion to come out of Closed Session and return to regular business. Second was made by Councilmember Patrick. **The motion passed 5-0.**

9.

ADJOURNMENT:

MOTION:

There being no further business, Councilmember Cotell made a motion to adjourn the meeting. Second was made by Mayor Pro-Tem Price. **The motion passed 5-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the August 8, 2022, Closed Session

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the August 8, 2022, Closed Session.

Description/Background:

Attached are the closed session minutes for the Town Council Meeting on August 8, 2022.

Recommendation:

Staff recommends approval of the attached minutes.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2022 Budget Ordinance Amendments for End-of-Year Transfers

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the FY2022 Budget Ordinance Amendments for end-of-year-transfers, as presented.

Description/Background:

1) General Fund End of Year Transfer

Town Council implemented a 40% fund balance policy for the General Fund in FY2013. The policy states that 40% of current year operational and debt service expenditures must be maintained in available fund balance and the remainder will be transferred to the Capital Reserve Fund - General Fund. The funds transferred to the Capital Reserve Fund are then legally restricted to be used to fund capital purchases only.

40% of General Fund operational and debt service expenditures totaled approximately \$5,900,000, which allows for a transfer of the excess, or \$3,950,000. The original budget was adopted with an anticipated transfer of approximately \$1,600,000. This excess was projected during the budget process and built into the 10-year financial model for funding capital outlay over that time. A Budget Ordinance amendment of \$2,350,000 is required to facilitate this transfer.

2) Water and Sewer End of Year Transfer

Town Council implemented a 40% fund balance policy in FY2018 and adjusted that percentage down to 30% during FY2019 for the Water & Sewer Fund. The calculation methodology and restrictions on the Capital Reserve dollars are the same for enterprise funds as in the General Fund.

30% of Water and Sewer operational and debt service expenditures totaled approximately \$2,800,000, which allows for a transfer of the excess, or \$1,850,000. The original budget was adopted with an anticipated transfer of approximately \$440,000. This excess was projected during the budget process and built into the 10-year financial model for funding capital outlay over that time. A Budget Ordinance amendment of \$1,410,000 is required to facilitate this transfer.

3) Storm Water End of Year Transfer

Town Council implemented a 30% fund balance policy in FY2021 for the Storm Water Fund. The calculation methodology and restrictions on the Capital Reserve dollars are the same for enterprise funds as in the General Fund.

30% of Storm Water operational and debt service expenditures totaled approximately \$415,000, which allows for a transfer of the excess, or \$350,000. The original budget was adopted with an anticipated transfer of approximately \$140,000. This excess was projected during the budget process and built into the 10-year financial model for funding capital outlay over that time. A Budget Ordinance amendment of \$210,000 is required to facilitate this transfer.

4) Other Transfers

- The Cares Act Fund (Fund 221) was established as a Special Revenue Fund in 2020 for the receipt of CARES Act funds

through a grant with Cabarrus County. The grant has been completed and the Fund has not had any activity in FY2022 and has been closed as of June 30, 2022. The fund is still holding interest income earned during 2020 and 2021. A Budget Ordinance amendment totaling \$1,000 will facilitate the transfer of this interest income to the General Fund and allow the fund to be properly closed.

- The Harrisburg Park Redevelopment Capital Project was funded by way of both an installment financing contract and transfers from the Capital Reserve Fund. The proceeds from the installment contract were utilized for expenses prior to FY2022, however, some of the finishing touches and final expenses related to closing out this project occurred in FY2022 and must be covered with a transfer of funds from the Capital Reserve Fund. Those expenditures totaled approximately \$170,000. The attached FY2022 Budget Ordinance Amendment facilitates this transfer and effectively closes out the Parks and Recreation Capital Project Fund as of June 30, 2022. The project budget total was \$11,573,000 and actual expenses finished at \$11,523,486.

- Each Water and Sewer capital project is typically broken into two categories: professional services and construction. The Town funds the professional services' portion of the project with cash transfers from the Capital Reserve Fund while the construction costs are financed with the issuance of Revenue Bonds. During FY2022, The Town incurred approximately \$645,000 of cash-funded capital project expenditures. The attached FY2022 Budget Ordinance Amendment facilitates this transfer from the Capital Reserve Fund to the Capital Projects Fund for these planned expenditures.

Recommendation:

Staff recommends approval of the attached FY2022 Budget Ordinance Amendments.

Fiscal Impact:

1) General Fund End of Year Transfer

\$3,950,000 will be transferred from the General Fund to the Capital Reserve Fund - General Fund. Fund balance in the Capital Reserve Fund - General Fund will total approximately \$6,700,000 as of June 30, 2022.

2) Water and Sewer End of Year Transfer

\$1,850,000 will be transferred from the Water and Sewer Fund to the Capital Reserve Fund - Water and Sewer. Fund balance in the Capital Reserve Fund - Water and Sewer will total approximately \$8,150,000 as of June 30, 2022.

3) Storm Water End of Year Transfer

\$350,000 will be transferred from the Storm Water Fund to the Capital Reserve Fund - Storm Water. Fund balance in the Capital Reserve Fund - Storm Water will total approximately \$1,850,000 as of June 30, 2022.

4) Other Transfers

- The Cares Act Fund (Fund 221) will be closed.

- The Harrisburg Park Redevelopment Capital Project Fund will be closed, pending sales tax receivables due from the State of NC.

- The Capital Projects Fund - Water and Sewer will be funded in the amount of \$645,000, which will cover the planned FY2022 expenditures. The balance noted above as the ending fund balance for the Capital Reserve Fund already accounts for this transfer out to the Capital Projects Fund.

Attachments:

1. 1.a Amendment - GF FY2022 EOY Fund Balance Transfer 09122022
2. 1.b Amendment - CRF-GF FY2022 EOY Fund Balance Transfer 09122022
3. 2.a Amendment - WS FY2022 EOY Fund Balance Transfer 09122022
4. 2.b Amendment - CRF-WS FY2022 EOY Fund Balance Transfer 09122022
5. 3. Amendment - SW FY2022 EOY Fund Balance Transfer 09122022
6. 4.a.1 Amendment - SRF-CARES Act FY2022 Transfer 09122022
7. 4.a.2 Amendment - GF - CARES Act FY2022 Transfer 09122022
8. 4.b Amendment - CRF-GF FY2022 Harrisburg Park Transfer 09122022
9. 4.c Amendment - CRF-WS FY2022 Transfer 09122022



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend General Fund to account for Fund Balance Policy end-of-year transfer.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-8500-59102	\$ 2,350,000
Transfers Out – Capital Reserve Fund – General Fund	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-48599	\$ 2,350,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Capital Reserve Fund – General Fund to account for Fund Balance Policy end-of-year transfer.

Section 2. To amend the Capital Reserve Fund – General Fund, the appropriations are to be changed as follows:

Increase line item 200-8500-59100	\$ 250,000
Transfers Out – General Fund	

Section 3. To amend the Capital Reserve Fund – General Fund, the revenues are to be changed as follows:

Increase line item 200-49900	\$ 2,350,000
Transfers In – General Fund	

Decrease line item 200-48599	\$ 2,100,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Water and Sewer Fund to account for Fund Balance Policy end-of-year transfer.

Section 2. To amend the Water and Sewer Fund, the appropriations are to be changed as follows:

Increase line item 400-8500-59106	\$ 1,410,000
Transfers Out – Capital Reserve Fund – Water Sewer	

Section 3. To amend the Water and Sewer Fund, the revenues are to be changed as follows:

Increase line item 400-48599	\$ 1,410,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Capital Reserve Fund – Water and Sewer to account for Fund Balance Policy end-of-year transfer.

Section 2. To amend the Capital Reserve Fund – Water and Sewer, the appropriations are to be changed as follows:

Increase line item 650-8500-59110	\$ 850,000
Transfers Out – Water and Sewer Fund	

Section 3. To amend the Capital Reserve Fund – Water and Sewer, the revenues are to be changed as follows:

Increase line item 650-49555	\$ 1,850,000
Transfers In – Water and Sewer Fund	

Decrease line item 650-48599	\$ 1,000,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Storm Water Fund to account for Fund Balance Policy end-of-year transfer.

Section 2. To amend the Storm Water Fund, the appropriations are to be changed as follows:

Increase line item 401-8500-59106	\$ 210,000
Transfers Out – Capital Reserve Fund – Storm Water	

Section 3. To amend the Storm Water Fund, the revenues are to be changed as follows:

Increase line item 401-48599	\$ 210,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Special Revenue Fund – CARES Act to close out the fund.

Section 2. To amend the Special Revenue Fund – CARES Act, the appropriations are to be changed as follows:

Increase line item 220-8500-59100	\$ 1,000
Transfers Out – GF	

Section 3. To amend the Special Revenue Fund – CARES Act, the revenues are to be changed as follows:

Increase line item 220-48599	\$ 1,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend General Fund to close out the Special Revenue Fund – CARES Act.

Section 2. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-49920 Transfers In – SRF - CPF	\$ 1,000
Decrease line item 100-48599 Appropriated Fund Balance	\$ 1,000

Section 3. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 4. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

- Section 1.** Amend Capital Reserve Fund – General Fund to account for expenditures for the Harrisburg Park Redevelopment – Phase I project in FY2022.
- Section 2.** To amend the Capital Reserve Fund – General Fund, the appropriations are to be changed as follows:
- | | |
|-----------------------------------|------------|
| Increase line item 200-8500-59114 | \$ 170,000 |
| Transfers Out – GF | |
- Section 3.** To amend the Capital Reserve Fund – Water and Sewer, the revenues are to be changed as follows:
- | | |
|------------------------------|------------|
| Increase line item 200-48599 | \$ 170,000 |
| Appropriated Fund Balance | |
- Section 4.** Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.
- Section 5.** That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2022:

Section 1. Amend Capital Reserve Fund – Water and Sewer to account for capital project expenditures in FY2022.

Section 2. To amend the Capital Reserve Fund – Water and Sewer, the appropriations are to be changed as follows:

Increase line item 650-8500-59111	\$ 645,000
Transfers Out – Capital Projects Fund - Water and Sewer	

Section 3. To amend the Capital Reserve Fund – Water and Sewer, the revenues are to be changed as follows:

Increase line item 650-48599	\$ 645,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 12th day of September 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract with Motorola Solutions for the purchase of Fire Portable Radios authorized in the FY2023 CIP.

Presenting Personnel:

Bryan Dunn, Fire Chief

Suggested Motion or Action:

Motion to approve a purchase contract with Motorola Solutions in an amount not to exceed \$67,000 (plus tax) for portable radio replacements.

Description/Background:

This purchase is part of the Fire Department's multi-year project to replace its portable radios. FY2023 represents the fourth year of the five-year program established in the 10-year CIP. The goal of this program is to replace radios that are no longer supported by Motorola.

Recommendation:

Staff recommends approval of the attached purchase contract in an amount not to exceed \$67,000 (plus tax) for portable radio replacements in the Fire Department.

Fiscal Impact:

The fiscal impact to the Town is a planned expenditure of \$66,534.72. The approved budget for this capital expenditure in FY2023 is \$70,000. No budget modification is necessary.

Any equipment or vehicle purchase for more than \$30,000 must be informally bid unless the purchase is exempted from the requirement by one of the approved exceptions. This purchase is considered a sole-source purchase from Motorola Solutions, which qualifies as an exception to the bid requirement.

Attachments:

1. Motorola Quote - Fire Radios



Quote Number: QU0000528693

Effective: 25 JUL 2022

Effective To: 23 SEP 2022

Bill-To:

HARRISBURG, TOWN OF
P O BOX 100
HARRISBURG, NC 28075
United States

Ultimate Destination:

HARRISBURG, TOWN OF
6450 MOREHEAD RD
HARRISBURG, NC 28075
United States

Attention:

Name: Steve Gill
Email: sgill@harrisburgfire.com

Sales Contact:

Name: Jody Johnson
Email: jodyjohnson@callmc.com
Phone: 7045975220

Contract Number: NC STATE NON Ariba -725G

Freight terms: FOB Destination

Payment terms: Net 30 Due

Item	Quantity	Nomenclature	Description	List price	Your price	Extended Price
1	7	H91TGD9PW7AN	APX 8000 ALL BAND PORTABLE MODEL 3.5	\$7,475.00	\$5,606.25	\$39,243.75
1a	7	Q806CB	ADD: ASTRO DIGITAL CAI OPERATION	\$567.00	\$425.25	\$2,976.75
1b	7	Q58AL	ADD: 3Y ESSENTIAL SERVICE	\$121.00	\$121.00	\$847.00
1c	7	Q667BB	ADD: ADP ONLY (NON-P25 CAP COMPLIANT) (US ONLY)	-	-	-
1d	7	QA01427AG	ALT:APX 8000 HOUSING GREEN	\$28.00	\$21.00	\$147.00
1e	7	H38BS	ADD: SMARTZONE OPERATION	\$1,650.00	\$1,237.50	\$8,662.50
1f	7	Q361AN	ADD: P25 9600 BAUD TRUNKING	\$330.00	\$247.50	\$1,732.50
1g	7	QA00580AA	ADD: TDMA OPERATION	\$495.00	\$371.25	\$2,598.75
1h	7	G996AP	ADD: PROGRAMMING OVER P25 (OTAP)	\$110.00	\$82.50	\$577.50
1i	7	QA00631AB	ADD: DVRS PSU ACTIVATION	\$110.00	\$82.50	\$577.50
1j	7	QA01767AB	ADD: P25 LINK LAYER AUTHENTICATION	\$110.00	\$82.50	\$577.50
1k	7	QA07682AA	ADD: SMARTCONNECT	-	-	-
1l	7	QA09001AB	ADD: WIFI CAPABILITY	\$330.00	\$247.50	\$1,732.50
1m	7	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING	-	-	-
1n	7	QA09008AA	ADD: GROUP SERVICES	\$165.00	\$123.75	\$866.25
1o	7	Q53AF	ADD: FRONT PANEL PROGRAMMING & CLONING	\$165.00	\$123.75	\$866.25
1p	7	QA03399AA	ADD: ENHANCED DATA	\$165.00	\$123.75	\$866.25
1q	7	QA05509AA	DEL: DELETE UHF BAND	\$-800.00	\$-600.00	\$-4,200.00
1r	7	QA02006AC	ENH: APX8000XE RUGGED RADIO	\$880.00	\$660.00	\$4,620.00
2	7	PMMN4106D	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE.XE500 REMOTE SPKR MIC WITH CHANNEL KNOB, HIGH IMPACT GREEN	\$665.28	\$498.96	\$3,492.72
3	350	SVC03SVC0115D	SUBSCRIBER PROGRAMMING	\$1.00	\$1.00	\$350.00

Total Quote in USD

\$66,534.72

PO Issued to Motorola Solutions Inc. must:

- >Be a valid Purchase Order (PO)/Contract/Notice to Proceed on Company Letterhead. Note: Purchase Requisitions cannot be accepted
- >Have a PO Number/Contract Number & Date
- >Identify "Motorola Solutions Inc." as the Vendor
- >Have Payment Terms or Contract Number
- >Be issued in the Legal Entity's Name
- >Include a Bill-To Address with a Contact Name and Phone Number
- >Include a Ship-To Address with a Contact Name and Phone Number
- >Include an Ultimate Address (only if different than the Ship-To)
- >Be Greater than or Equal to the Value of the Order
- >Be in a Non-Editable Format
- >Identify Tax Exemption Status (where applicable)
- >Include a Signature (as Required)



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration to Extend the terms of Planning and Zoning Board members Kevin Schaffner and Rodney Garner through October 31, 2022 to facilitate the interview and appointment process for two (2) replacement board members.

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

Motion to extend the terms of Planning and Zoning Board members Kevin Schaffner and Rodney Garner through October 31, 2022.

Description/Background:

The terms of Kevin Schaffner and Rodney Garner were extended through August 31st by the Town Council at their June 13th meeting, in order to facilitate the interview of candidates for the Planning and Zoning Board. A subcommittee to review applications and make recommendations to the Town Council for two (2) appointments to the Board was formed on August 16th and will not be able to complete this review and recommendation process by the end of August. An extension through October 31st is requested to allow for sufficient time for the subcommittee to interview applicants and make a recommendation to the Town Council.

Recommendation:

Staff recommends extending the terms of Planning and Zoning Board members Kevin Schaffner and Rodney Garner through October 31, 2022.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Preliminary Plat for H2022-04-S Iley Meadows

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

There will be no action taken at this meeting. Action will be taken at the October 10, 2022 Town Council meeting.

Description/Background:

The applicant, DRB Group, has submitted a Preliminary Plat application for a 71 lot single family subdivision on property located at the northeastern corner of the Robinson Church Road and Peach Orchard Road intersection. The property, consisting of 53.21 acres (PINs 5505-97-1603, 5505-98-4167, and 5515-08-5085), was rezoned by the Town Council on June 13, 2022 to Conditional Zoning-Residential Medium Density (CZ-RM-1). Annexation of this property was approved by the Town Council in conjunction with the rezoning.

Staff has reviewed the preliminary plat submitted by the applicant and found it to be consistent with the intent and conditions of the conditional zoning site plan approved by the Town Council and the standards of the UDO for a preliminary plat. The Planning and Zoning Board reviewed and recommended Town Council approval of this preliminary plat at their August 16, 2022 meeting. A proposed fee-in-lieu payment for required public open space was presented to the Parks and Recreation Advisory Board on April 25, 2022, which voted to approve this fee-in-lieu payment.

A staff report, along with supporting documentation, is attached for additional information.

Recommendation:

Staff has reviewed the submitted preliminary plat and found it to be consistent with the approved conditional rezoning plan (H2021-06-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for the CZ-RM-1 zoning designation of this property. Therefore, staff recommends approval of this preliminary plat application, subject to compliance with all conditions of the approved conditional rezoning plan, including a fee-in-lieu payment for required public open space.

Fiscal Impact:

None

Attachments:

1. H2022-04-S Iley Meadows TC Prelim Plat Staff Report
2. H2022-04-S Iley Meadow Prelim Plat revised
3. Rezoning Approval Letter - Robinson Church at Peach Orchard
4. H2021-06-S Rez Site Plan Approved_
5. H2021-06-R_HomeElevationsExample
6. H2021-06R Park fee-in-lieu Letter
7. Parks and Rec Advisory Bd Minutes April 25, 2022



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 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 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 students 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 the schools in the Harrisburg area.

TRANSPORTATION

NC DOT 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.



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

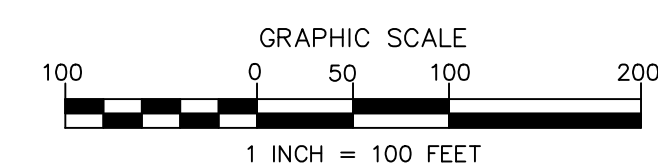
ENGINEER/SURVEYOR

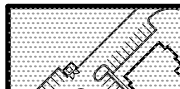
THE ISAACS GROUP
CONTACT: BENJI LAYMAN
ADDRESS: 8720 RED OAK BLVD SUITE 420
CHARLOTTE, NC 28217
PHONE: 704-527-3440

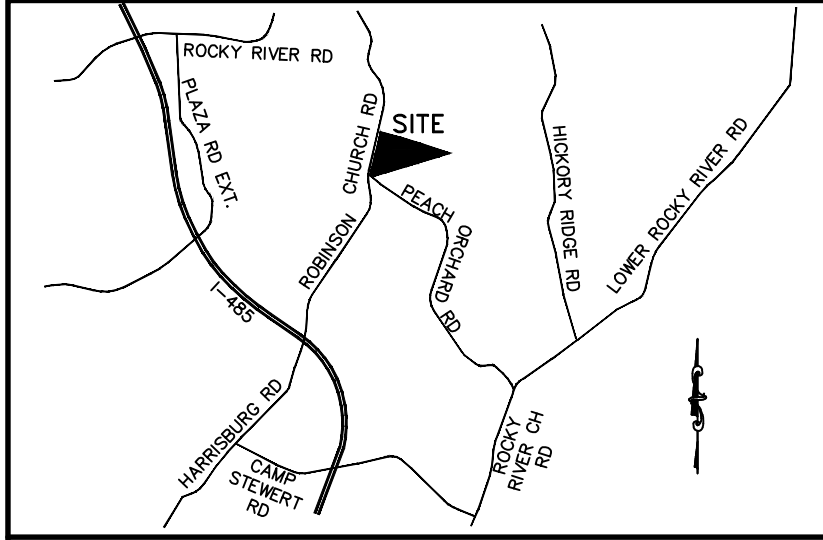


PRELIMINARY
FOR REVIEW PURPOSES ONLY

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



	Project:		ILEY MEADOWS	
			10483 ROBINSON CHURCH RD., HARRISBURG, NC	
	Title:		PRELIMINARY PLAT COVER SHEET	
	File #:	20207-SK-DWG	Date:	6/16/22
	Project Egr:		FBL	
	Design By:		FBL	
	Drawn By:		CSH	
	Scale:		1"=100'	
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, NC 28217 PHONE (704) 527-3440 FAX (704) 527-8335				
				P1.0



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 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:

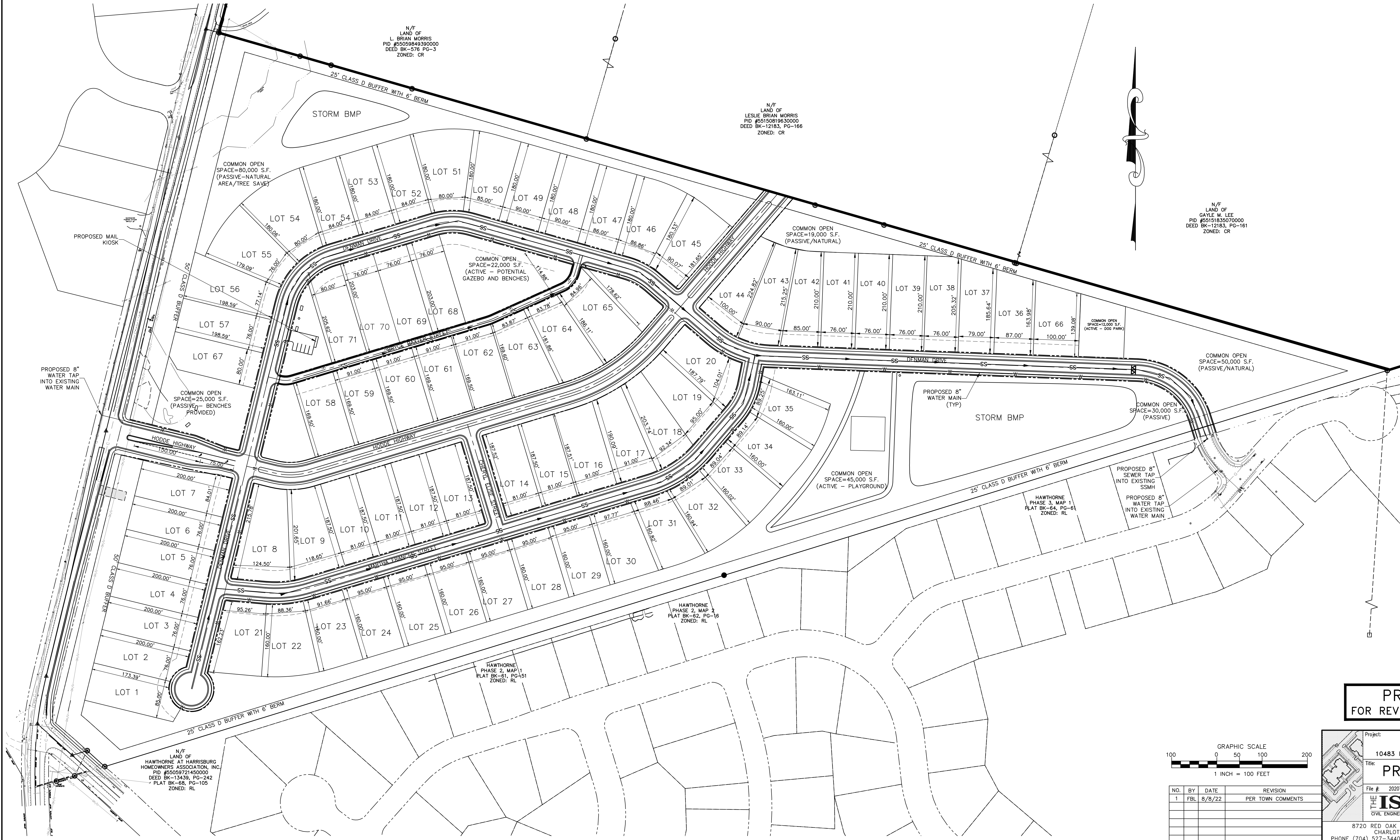
TOTAL LENGTH OF ROAD (PUBLIC): 6,740 L.F.
SHADE TREES REQUIRED: 1 TREE/100' = 68 TREES
SHADE TREES TO BE PROVIDED: 68 TREES MIN.
ORNAMENTAL TREES REQUIRED: 1 TREE/100' = 68 TREES
ORNAMENTAL TREES TO BE PROVIDED: 68 TREES MIN.

OWNER/DEVELOPER:

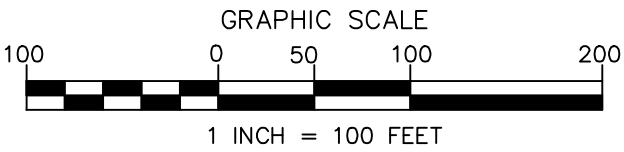
FIELDING HOMES LLC
CONTACT: CHRIS ROBUSTO
ADDRESS: 227 W. TRADE STREET SUITE 1610
CHARLOTTE, NC 28202
PHONE: 704-574-0316

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

Design By: FBL

Drawn By: CBH

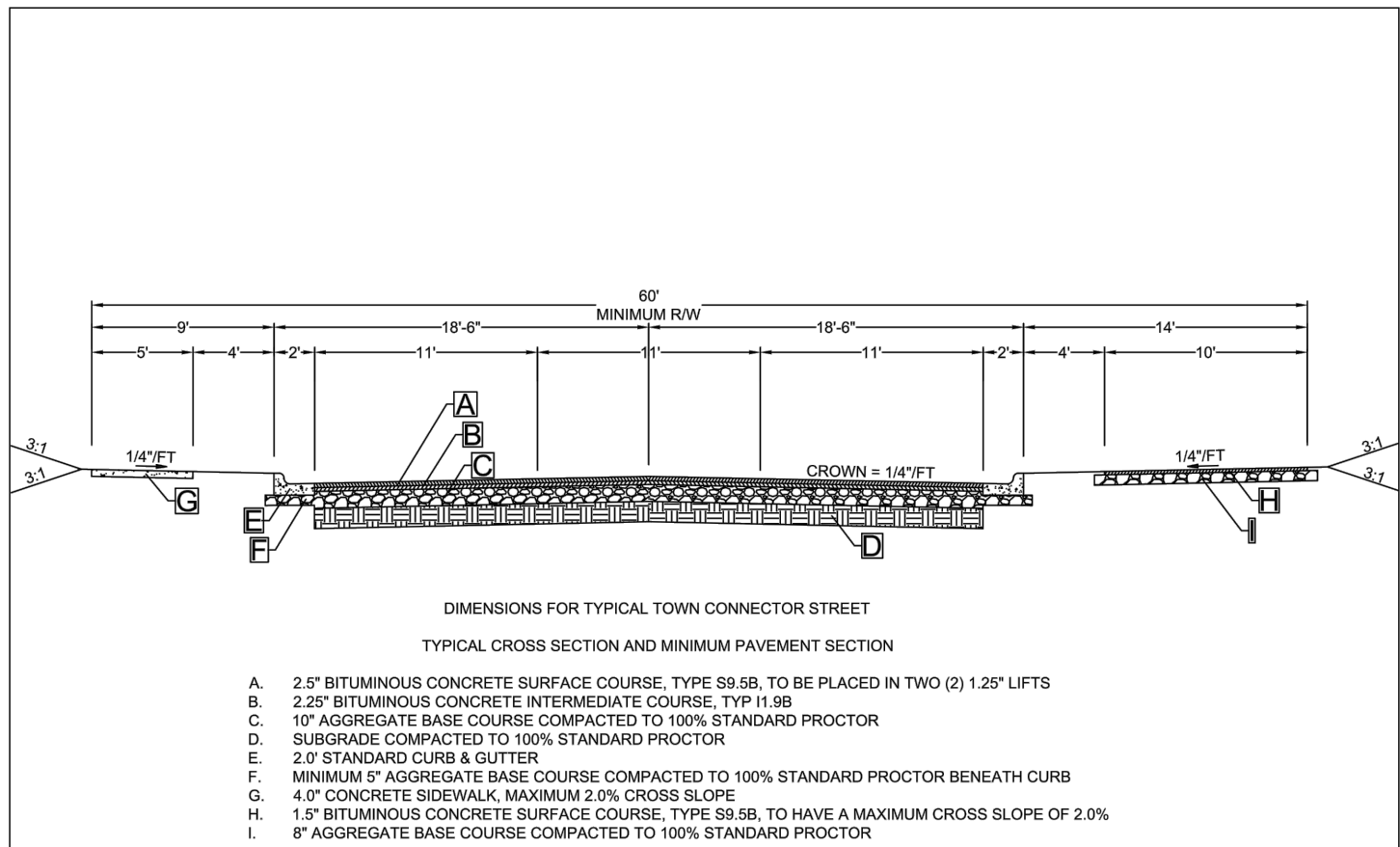
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ISAACS

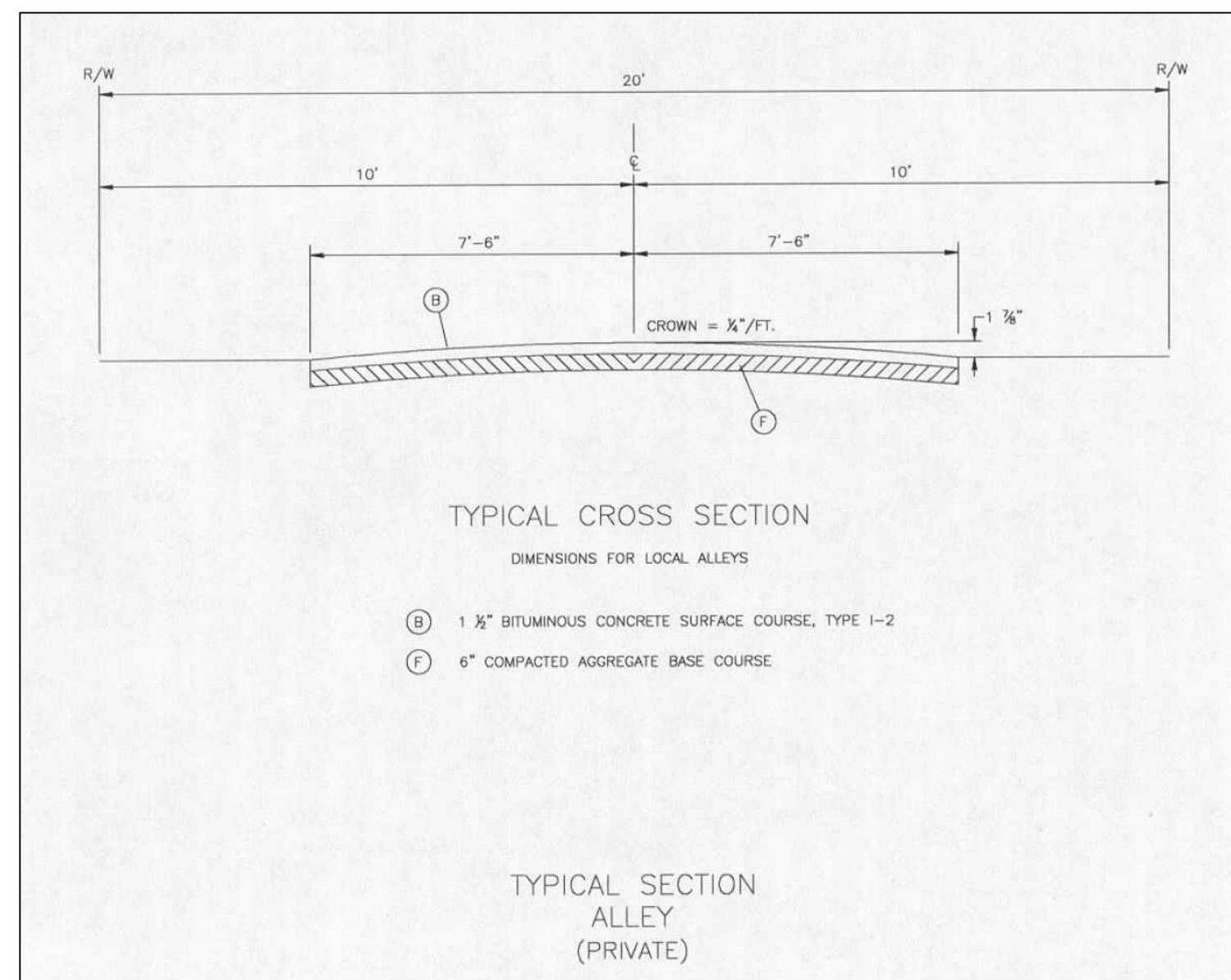
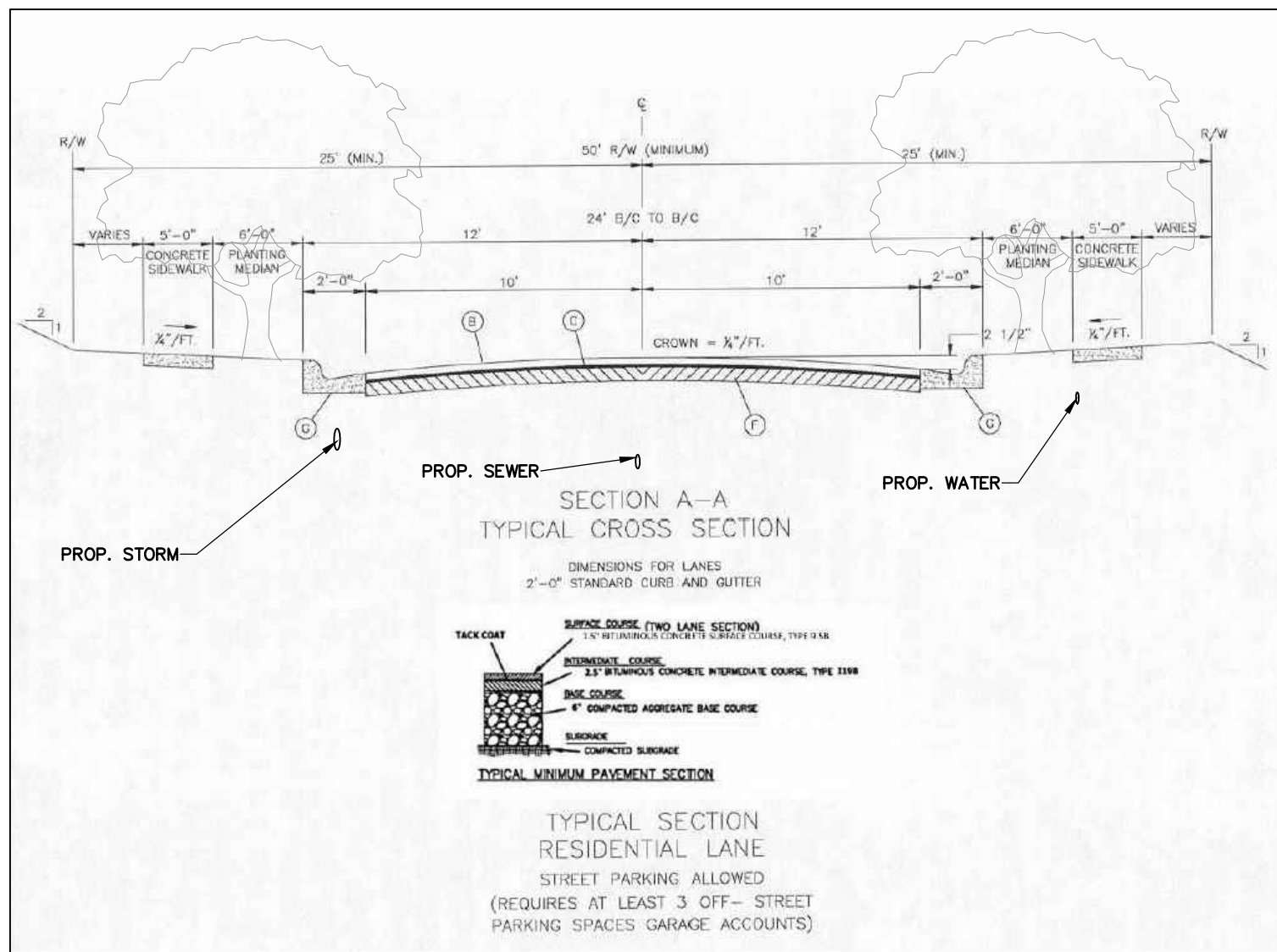
CIVIL ENGINEERING DESIGN AND SURVEYING

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

P2.0



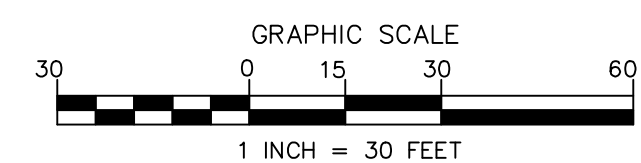
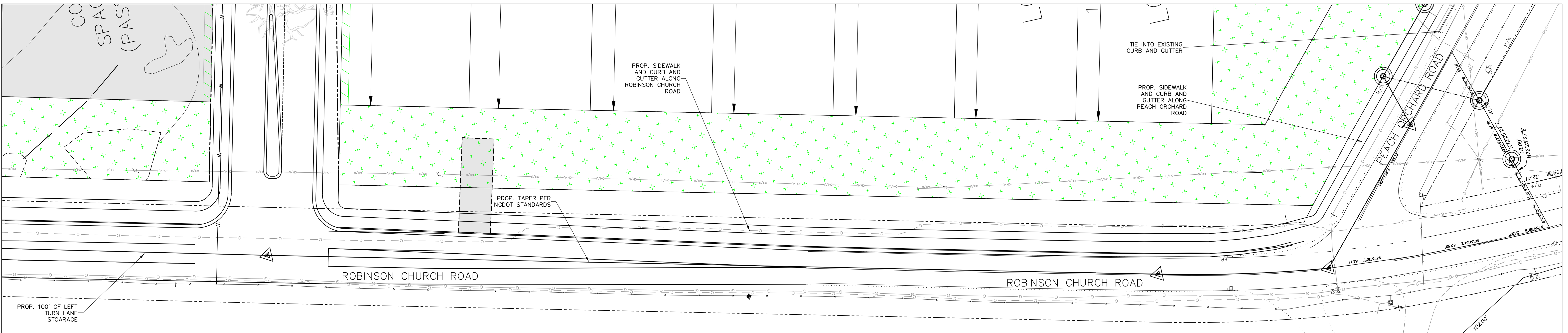
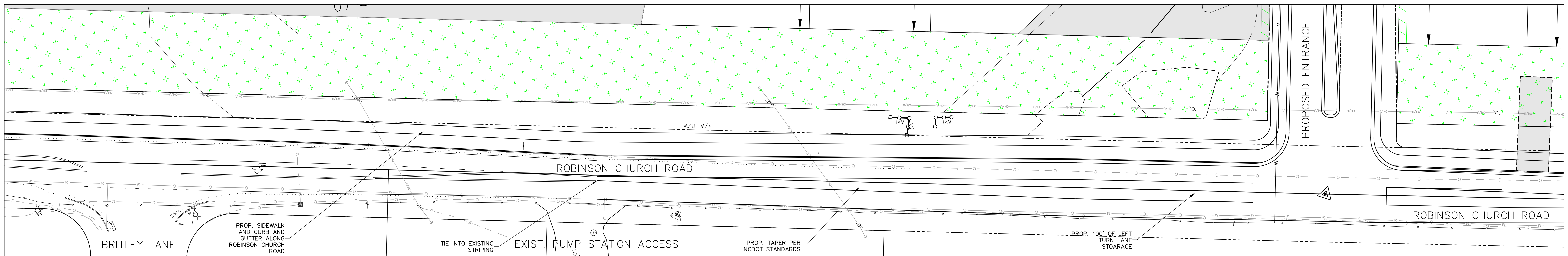
PROJECT MANAGER:	MAH		TYPICAL TOWN CONNECTOR STREET
DRAWN BY:	PMK		DRAWING NUMBER: 5 OF 15
DATE:	5/24/2022		



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:

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

THE ISAACS GROUP

CIVIL ENGINEERING DESIGN AND SURVEYING

P3.0



June 14, 2022

Benji Layman
The Isaacs Group, PC
[Via email]

Mr. Layman,

This letter is to inform you that the rezoning request H2021-06-(R) and related annexation was **approved** by the Town Council on Monday, June 13th, 2022 meeting.

This property includes parcels PIN# 5505-97-1603, 5505-98-4167, and 5515-08-5085, located the northeastern corner of Robinson Church Road and Peach Orchard Road intersection. The rezoning request H2021-06-(R) was to rezone approximately 53.21 acres from Cabarrus County CR (Countryside Residential) to CZ-RM-1 (Conditional Zoning Residential Medium Density) The rezoning was approved with the following conditions:

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

The annexation of property within town limits was approved along with the rezoning. The annexation plat needs to be recorded at Cabarrus County Register of Deeds, and a copy of the plat provided to the Town within 30 days.



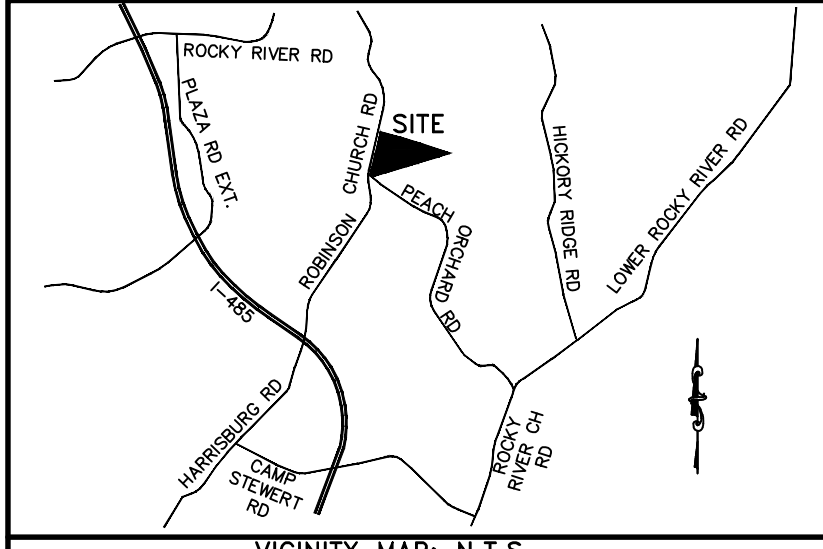
The next steps are to submit a Preliminary Plat for review that meets the above conditions, and once approved, submittal of construction plans.

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

Sincerely,

Sushil Nepal

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



VICINITY MAP: N.T.S.

DEVELOPMENT DATA:

PROJECT NAME: ROBINSON CHURCH ROAD
OWNER/AGENT: DRB GROUP
PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE #: 704-527-3440
EXIST. ZONING: CR JURISDICTION: HARRISBURG
PROP. ZONING: RM-1
SETBACKS: FRONT=30', SIDE STREET=10', SIDE=10', REAR=25'
MINIMUM LOT WIDTH: 75' WIDE (MEASURE AT FRONT SETBACK (30' FROM R/W))
MINIMUM LOT DEPTH: 125' DEEP
TAX PARCEL #: 55059716030000, 55059841670000, 55150850850000
PROPOSED USE: RESIDENTIAL
TOTAL SITE AREA: ±2,317,827/53.21 SQ. FEET/ACRES
PROPOSED SINGLE FAMILY: 71 LOTS
PROPOSED DENSITY: 1.33 UNITS/ACRE
MIN. LOT SIZE: 15,000 S.F.
LINKS: 12, NODES: 7, RATIO: 1.71
EXTERNAL ACCESS: 3-INCLUDING FUTURE
LINK 1: 310' LINK 7: 297'
LINK 2: 270' LINK 8: 645'
LINK 3: 230' LINK 9: 742'
LINK 4: 1,341' LINK 10: 245'
LINK 5: 507' LINK 11: 202'
LINK 6: 545' LINK 12: 1,058'
*LINK 3 ENDS WITH CUL-DE-SAC AND IS LESS THAN 1000' IN LENGTH

TRASH NOTE:

TRASH WILL BE CURB SIDE PICK UP
UTILITY NOTE:

PUBLIC WATER AND SEWER WILL BE EXTENDED TO SERVE SITE BY THE DEVELOPER

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

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

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

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

DEVELOPER TO PAY IN LIEU OF DEDICATED PUBLIC OPEN SPACE

BUFFERS WITH BERMS (6' HIGH BERMS AS LABELED ON PLAN)

PROPOSED STORM WATER BMP

ACTIVE OPEN SPACE WILL INCLUDE DOG STATIONS, BENCHES, A PLAYGROUND, POTENTIAL GAZEBO, OPEN-AIR SHELTER AND ENHANCED LANDSCAPING. A LARGE EXPANSE OF FIELD WILL BE PROVIDED FOR RECREATIONAL ACTIVITIES AS SHOWN. SIDEWALK/TRAIL PROVIDED AS SHOWN
*EXACT FINAL LOCATION OF AMENITIES TO BE DETERMINED WITH CONSTRUCTION DOCUMENTS
EXISTING GRAVEL DRIVEWAY AND DRIVEWAY CONNECTIONS WILL BE REMOVED ONCE EXISTING HOMES NO LONGER HAVE RESIDENTS

ALL STREET TREES TO BE PLANTED IN THE PLANTING STRIP

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

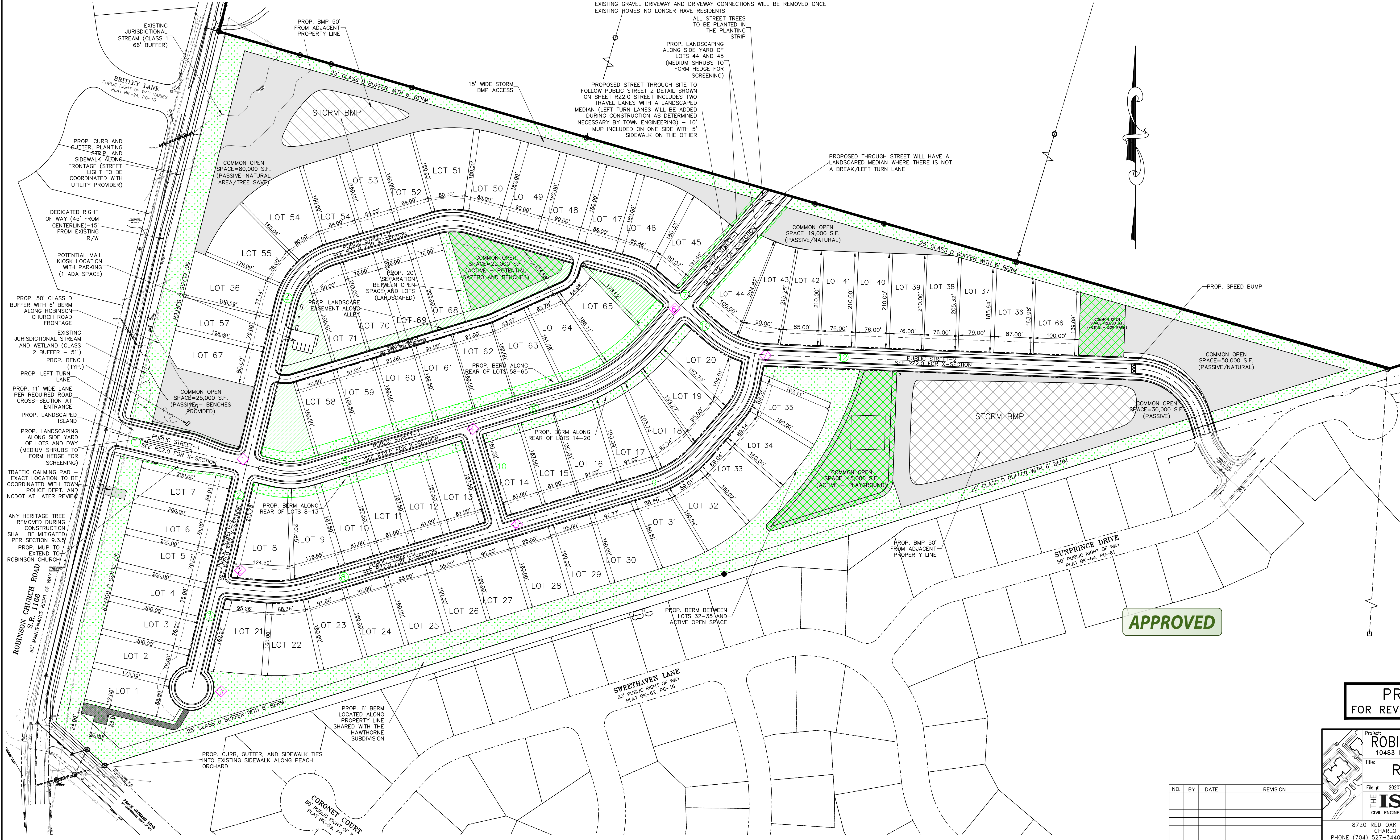
PROPOSED STREET THROUGH SITE TO FOLLOW PUBLIC STREET 2 DETAIL SHOWN ON SHEET R22.0 STREET INCLUDES TWO TRAVEL LANES WITH A LANDSCAPED MEDIAN (LEFT TURN LANES WILL BE ADDED DURING CONSTRUCTION AS DETERMINED NECESSARY BY TOWN ENGINEERING) - 10' MUP INCLUDED ON ONE SIDE WITH 5' SIDEWALK ON THE OTHER

MUP NOTE:

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

TRAFFIC CALMING NOTE:

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



PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project: ROBINSON CHURCH ROAD
10483 ROBINSON CHURCH RD., HARRISBURG, NC
Title: REZONING PLAN
File #: 20207-SK.DWG Date: 5/31/22 Project Egr: FBL
Design By: FBL
Drawn By: CBH
Scale: 1"=100'
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

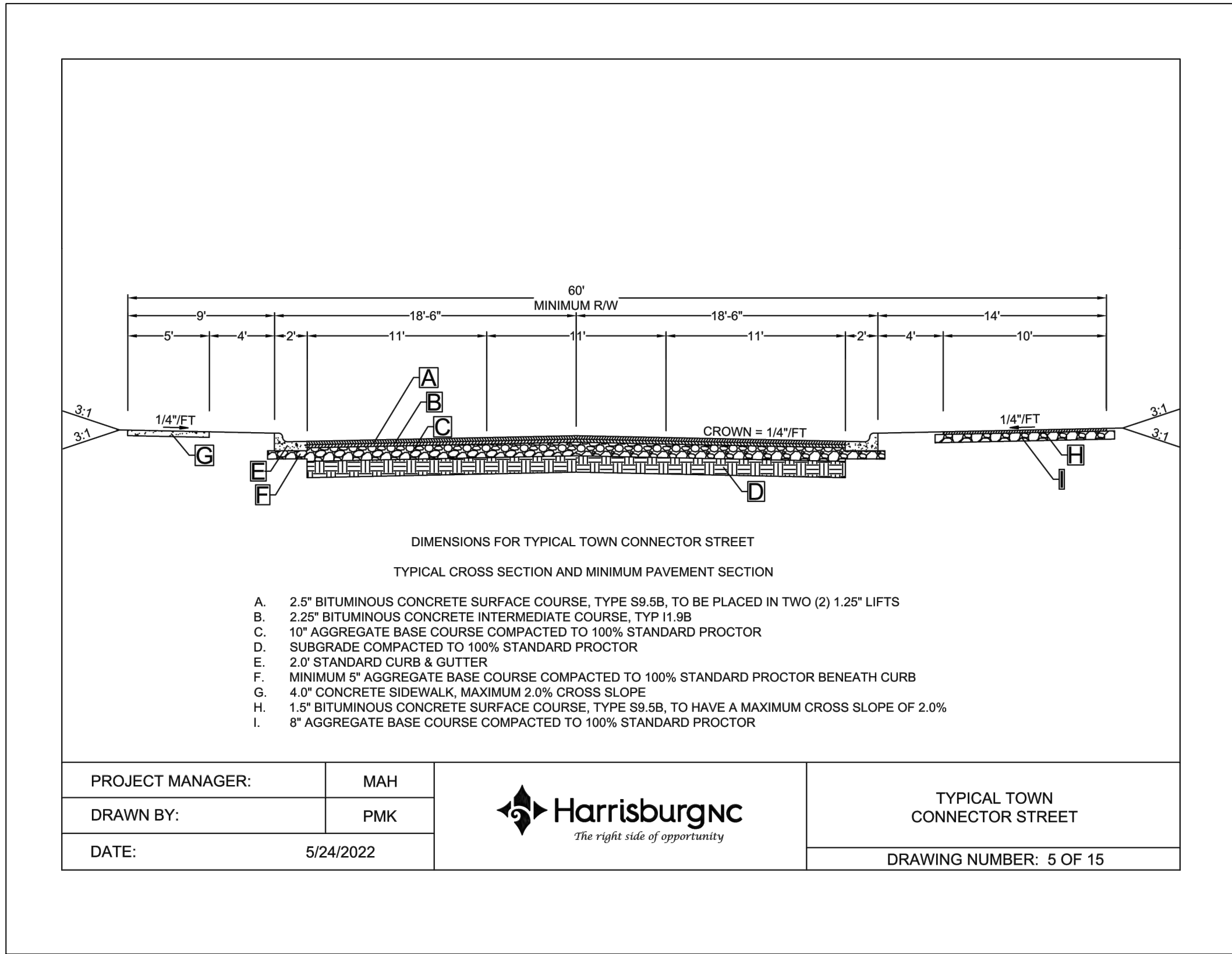
NO.	BY	DATE	REVISION

RZ1.0

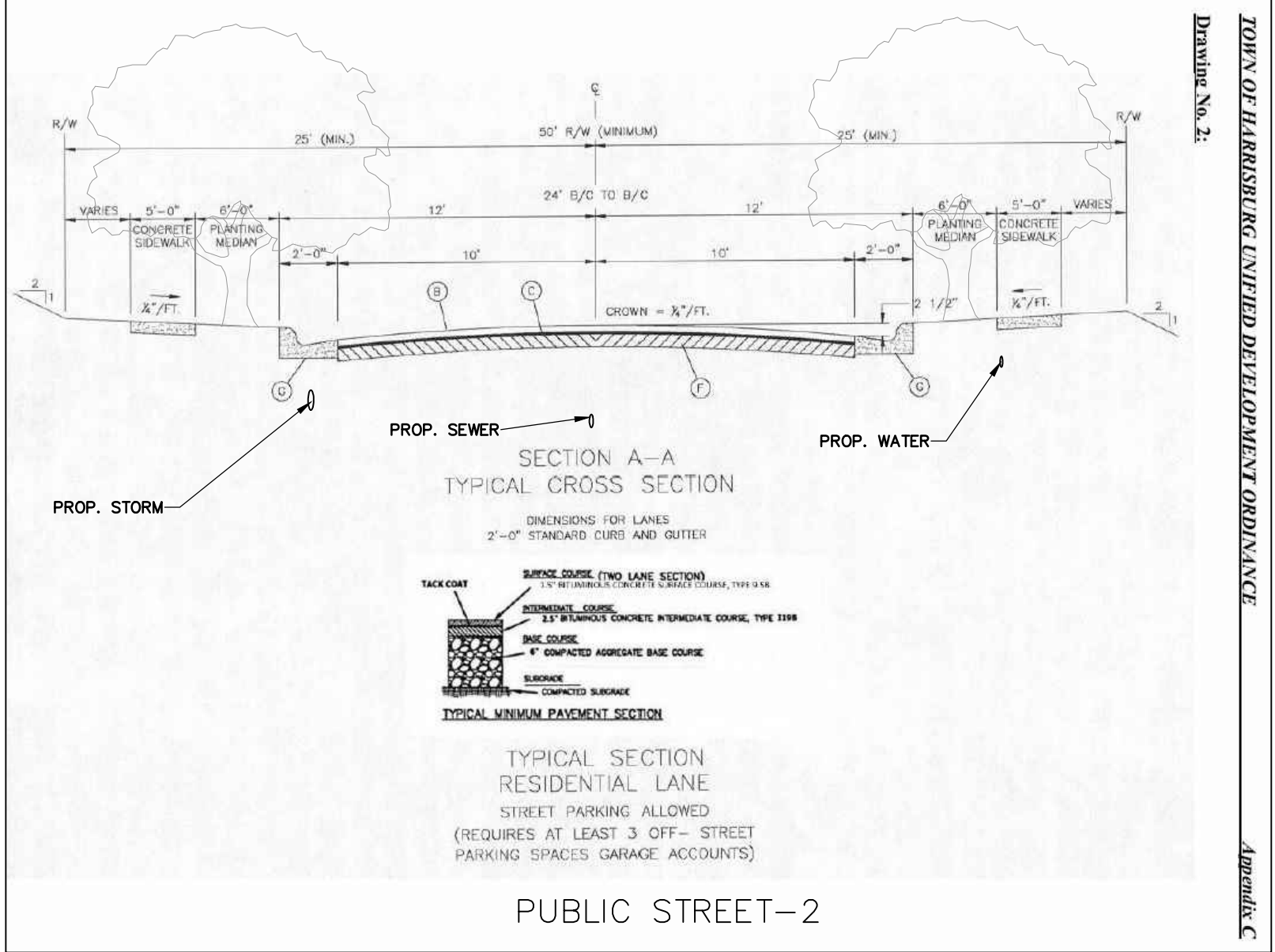
- A. **General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by DRB Group (the "Petitioner") to accommodate the development of that approximately 33.21 acre site located on the east side of Robinson Church Road just north of Peach Orchard Road, which site is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Nos. 055059716030000, 5509841670000, and 55150850850000.
 - The development and use of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Harrisburg Ordinance (the "Ordinance").
 - Unless the Rezoning Plan or these Development Standards establish alternative standards, the regulations established under the Ordinance for the RM-1 zoning district shall govern the development and use of the Site.
 - The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the configuration, placement and sizes of the building footprints as well as the public streets depicted on the Rezoning Plan are schematic in nature and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases.
- B. **Permitted Uses/Development Limitations**
- The Site may be devoted only to a residential community containing a maximum of 71 single family lots and to any incidental and accessory uses relating thereto that are allowed in the RM-1 zoning district.
- C. **Transportation**
- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation.
 - As depicted on the Rezoning Plan, the Site will be served by public streets. Minor adjustments to the locations of the internal streets shall be allowed during the construction permitting process.
 - A left turn lane into the site from Robinson Church Road will be provided.
- D. **Architectural Standards**
- The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, and cementitious fiber board siding. Vinyl or aluminum as a building material may be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile and/or metal.
- E. **Streetscape and Landscaping**
- The Site shall meet the provisions of the Ordinance related to connectivity provided.
 - The Petitioner shall comply with Tree Preservation and Stormwater requirements.
- F. **Lighting**
- All freestanding lighting fixtures installed on the Site by Petitioner (excluding street lights, lower, decorative lighting that may be installed along the driveways, private alleys/streets, sidewalks and walkways and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
 - The maximum height of any freestanding lighting fixture installed on the Site by Petitioner, including its base, shall not exceed 21 feet.
- G. **Environmental Features/Greenway**
- The development of the Site will comply with the Town of Harrisburg Tree Ordinance.
 - Petitioner shall comply with the Town of Harrisburg approved and adopted Stormwater Ordinance.
- H. **Binding Effect of the Rezoning Documents and Definitions**
- Future amendments to the Site Development Data may be applied for by the Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

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

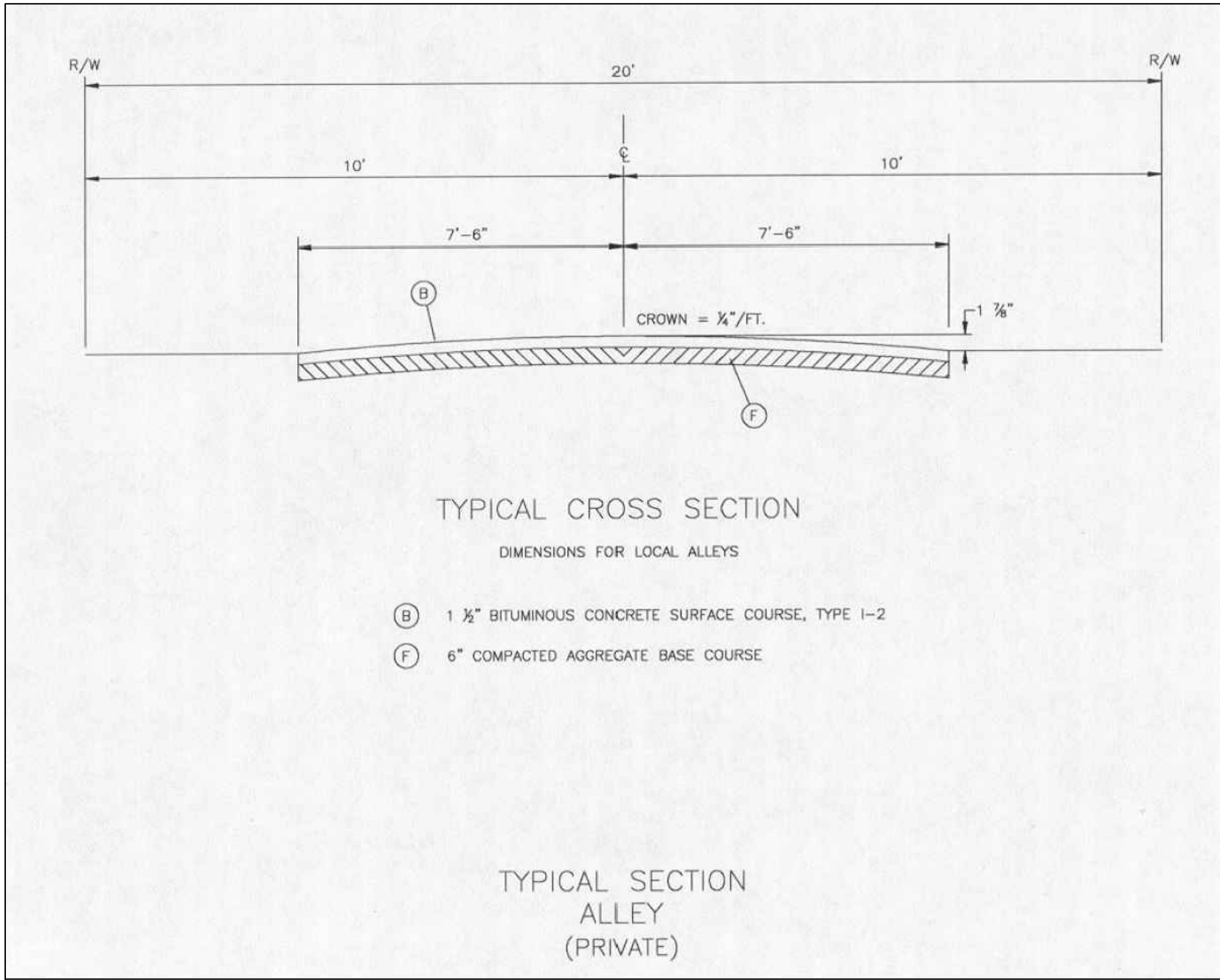
- DRAFT CONDITIONS**
- Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
 - Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
 - Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.
 - Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
 - Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
 - Applicant agrees that there will be no exposed concrete foundations and that siding and/or other material must extend to the ground level on all sides of the homes.
 - Applicant agrees to provide a minimum 4 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
 - Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
 - Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
 - Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
 - Applicant agrees the storm water facility shall be surrounded by 4-rail vinyl farm fence.
 - Applicant agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
 - Applicant agrees to have garage setback a minimum of 20' from public sidewalk/right of way to allow for enough parking space and not have the vehicle spill over to sidewalk.
 - Applicant agrees that there will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.



PUBLIC STREET-1



PUBLIC STREET-2



PRIVATE STREET-3

PRELIMINARY
FOR REVIEW PURPOSES ONLY

NO.	BY	DATE	REVISION

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

Title: **REZONING NOTES**

File #: 20207-SK.DWG Date: 7/14/21 Project Egr: FBL

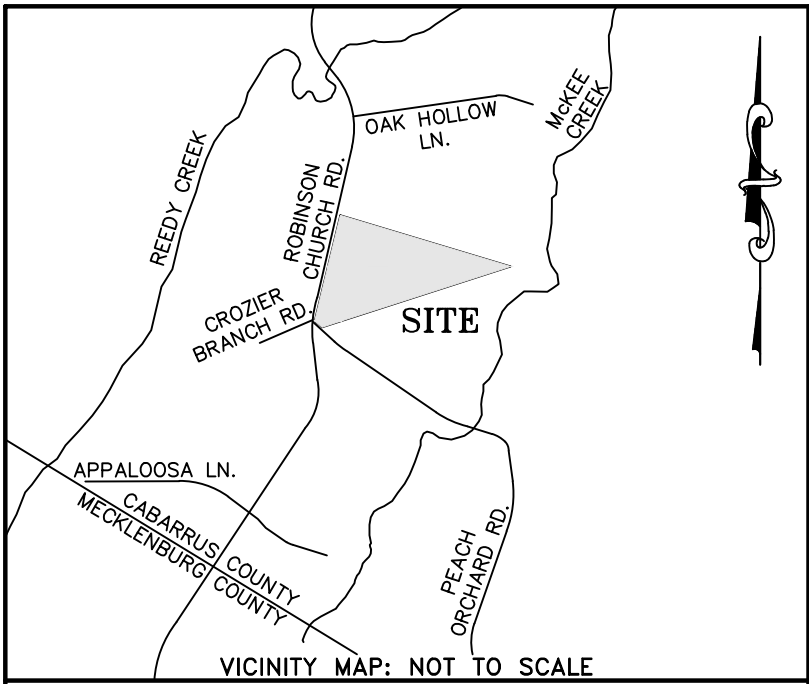
Design By: FBL

Drawn By: CBH

Scale: N.T.S.

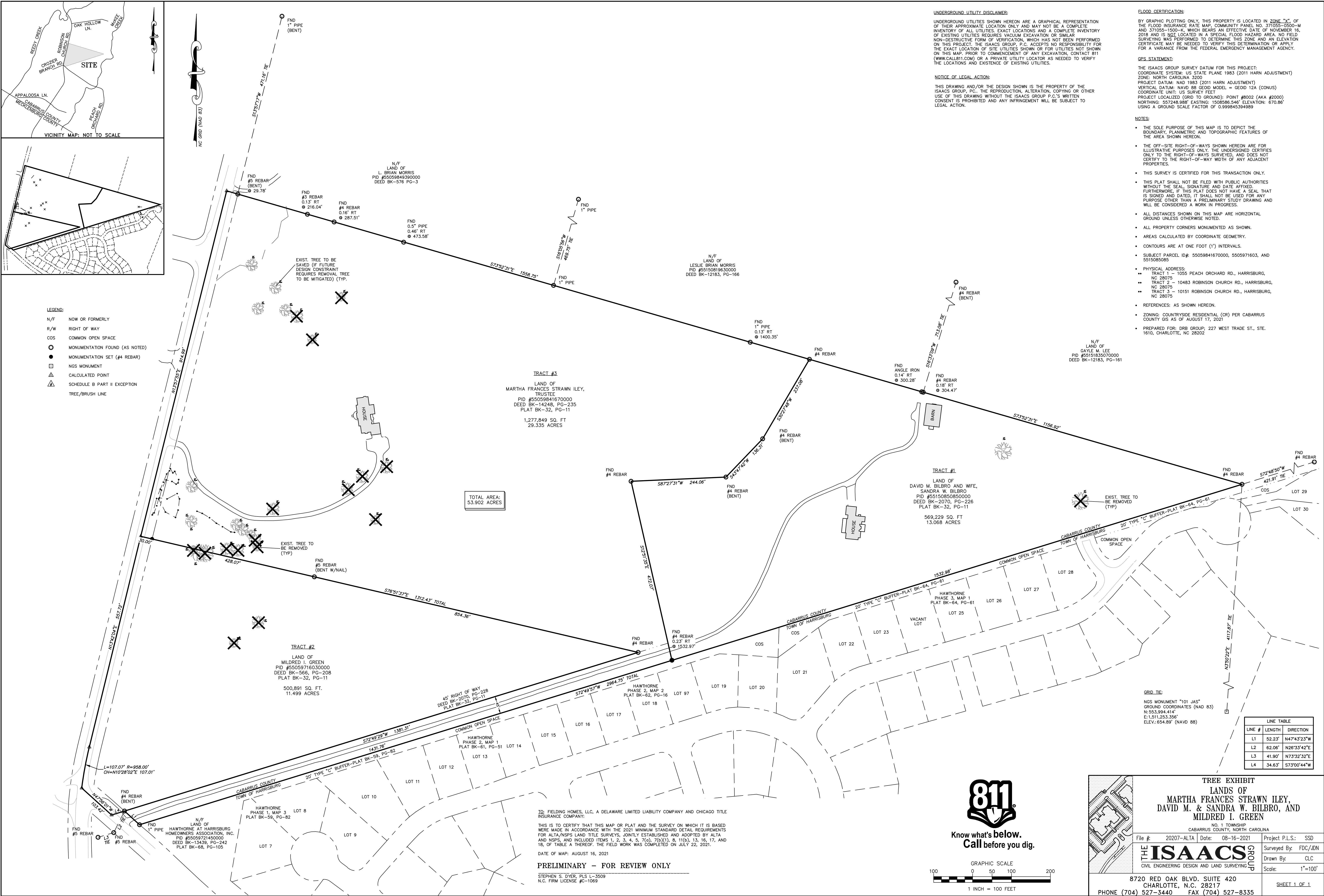
8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ2.0



LEGEND:

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



UNDERGROUND UTILITY DISCLAIMER:

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

NOTICE OF LEGAL ACTION:

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

FLOOD CERTIFICATION:

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

GPS STATEMENT:

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

NOTES:

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

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

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

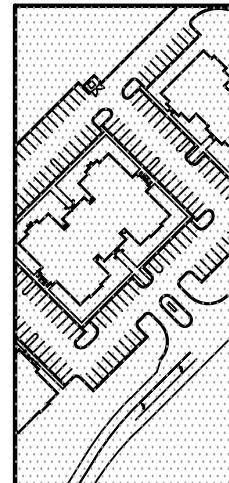
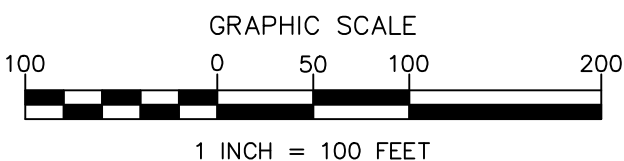
DATE OF MAP: AUGUST 16, 2021

PRELIMINARY - FOR REVIEW ONLY

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



Know what's below.
Call before you dig.



TREE EXHIBIT

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

NO. 1 TOWNSHIP
CABARRUS COUNTY, NORTH CAROLINA

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

Surveyed By: FDC/UDN

Drawn By: CLC

Scale: 1"=100'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217

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

SHEET 1 OF 1

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

GRID TIE:

NGS MONUMENT "101 JAS"
GROUND COORDINATES (NAD 83)
N: 553,984.414'
E: 1,511,253.356'
ELEV.: 654.89' (NAVD 88)

ILEY

HARRISBURG, NC

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

STONEHAVEN



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 7

STONEFIELD



Stonefield



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6

ARLINGTON



ELEVATION 1



ELEVATION 3



ELEVATION 4



ELEVATION 5



ELEVATION 6



ELEVATION 7

MARION



ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



ELEVATION 6



ELEVATION 7

ARCHITECTURAL DETAILS

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



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

April 5, 2022

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

RE: Public Open Space for Robinson Church Road Subdivision

Dear Mr. Nepal,

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

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

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

Chris Robusto
Director of Land Acquisition

MINUTES

Harrisburg Parks & Recreation Advisory Board Meeting

04/25/2022 at 6:03p.m.Meeting called to order via Zoom by Delroy Ross

In Attendance

Fred Brillante Brett Crosby Mike Thevenin
Hannah Butler Delroy Ross

Absent: Tim Morris and Mohammed Idlibi

Board Administrators Present: Jim Spina and Shawn Marble

Council Member(s) Present: Altlyn Cotell

Planning and Zoning Member(s) Present: Sushil Nepal

Harrisburg Arts, Culture and Heritage (HACH) Member(s) Present: Karen Andrade

Agenda Adoption/Approval of Minutes

Motion was made to adopt agenda by Hannah Butler and seconded by Fred Brillante. Motion passed unanimously.

Motion was made to adopt minutes from March 21st by Hannah Butler and seconded by Fred Brillante. Motion passed unanimously.

Special Presentations/Public Comment

A. HACH Presentation

- a. Food Drive started 3/20 and runs through 4/30, collection sites all over Town
- b. Scholarship opportunity for Cabarrus County High School Seniors attending higher education in the Fall and majoring in any type of Art. Applications accepted on Town website until Friday, April 29th. \$1,000 available.
- c. 2022 Multicultural Festival to be held on September 17, 2022

B. Public Comment

- a. There were no public residents in attendance

Old Business

None.

New Business

A. Sushil Nepal, Town Zoning Committee Update:

- a. Subdivision presented at the corner of Harrisburg Rd and Peach Orchard Rd.
- b. Motion granted to approve fee in lieu of by Hannah Butler and seconded by Fred Brillante. Motion passed unanimously.

B. Volunteer Requirements as a Board Member

- a. Referenced in Article VI section 8 (page 6 of Bylaws) Board Members are required to serve at minimum 10 hours annually.
 - i. Ideal participation is one board member at each event.
 - ii. Discussed providing name tags or shirts to the board to improve visibility at events.

C. Parks and Recreational Department Updates

a. Administration and Projects

- i. Budget presented to Council – waiting to hear final approval from Council.
- ii. Mohammed, Jim and Adam met again to review Greenway progress
 1. Item of interest is to get the current and proposed Greenways to be listed and mapped for the community – engaging with the Zoning department to get the existing map revised and useable. This will be published on the website.
- iii. 10 -year plan for the Parks and Rec department was included in the budget proposal to Council and is waiting approval. Desire is to make it available on the website as well.
- iv. Presented to Council the idea of creating a document to use as a guideline for alcohol use at the Harrisburg Park Amphitheatre area. Working with Town Attorney to create guidelines for alcohol being served and offered for sale during events at the Park. Final version will be presented to the Advisory Board at next months meeting.

b. Programs & Events presented by Shawn Marble

- i. Spring sports began Saturday, March 26. Roughly 2000 kids between softball, baseball and soccer. Going well so far.
- ii. Immediate volunteer needs: 5K on April 30th, Rockin The Burg and July 4th. Volunteering for July 4th events will get you a free youth sports registration.
- iii. Shelter rentals on the rise.
- iv. New department Admin, Kathleen has been hired.
- v. Currently hiring part timers for Splash Pad and Concessions at the Harrisburg Park. Looking to open the Splashpad early June but still working to determine an exact date.
- vi. Discussed feedback on the Easter Egg Hunt – looking to revamp this for next year.

Advisory Board Updates

A. Updates

- a. Brett Crosby provided update on 5K for April 30th. Roughly 300 runners registered.

Council Updates

A. Councilwoman Cotell was present as she has been appointed the liaison.

- a. Council has one more budget meeting scheduled for Wednesday 4/27 before the Manager will present to the public. Budget process was smooth.

Adjournment

Motion was made to adjourn meeting by Fred and seconded by Hannah. Motion passed unanimously.

Meeting was adjourned at 6:48 p.m.

Next Meeting: Town Chambers, via Zoom or in person at Harrisburg Park on Monday, May 16th.

Chair

Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of the Preliminary Plat for H2022-01-S Blume Corner.

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

No action will be taken at this meeting on this item. Action will be taken at the October 10, 2022 Town Council Meeting.

Description/Background:

The applicant, True Summit Capital, has submitted a Preliminary Plat application for a mixed-use development consisting of five (5) commercial buildings and 55 townhomes on property located at the southeast corner of the intersection of Rocky River Road and Hickory Ridge Road (PIN 5516-47-8347). The property, consisting of 14.28 acres, was rezoned by the Town Council on November 8, 2021 (H2021-05-R) to Conditional Neighborhood Commercial/Office (CZ-B1). As the property is located within the Town limits, no annexation is required. Staff has reviewed the preliminary plat submitted by the applicant and found it to be consistent with the intent and conditions of the conditional zoning site plan approved by Town Council and the standards of the UDO for a Preliminary Plat. The Planning and Zoning Board reviewed and recommended Town Council approval of this preliminary plat at their August 16, 2022 meeting.

A staff report, along with supporting documentation, is attached for additional information.

Recommendation:

Staff has reviewed the submitted preliminary plat and found it to be consistent with the approved conditional rezoning plan (H2021-05-R), the Harrisburg Area Land Use Plan (HALUP) and the standards of the UDO for the CZ-B-1 zoning designation of this property. Therefore, staff recommends approval of this preliminary plat application, subject to compliance with all conditions of the approved conditional rezoning plan.

Fiscal Impact:

None

Attachments:

1. H2022-01-S Application
2. H2022-01-S Preliminary Plat
3. H2022-01-S Blume Corner TC Prelim Plat Staff Report
4. H_2021_05_R_Rezoning Site Plan Approved
5. Rezoning Approval Letter - ShoppesATHickoryRidge



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.)

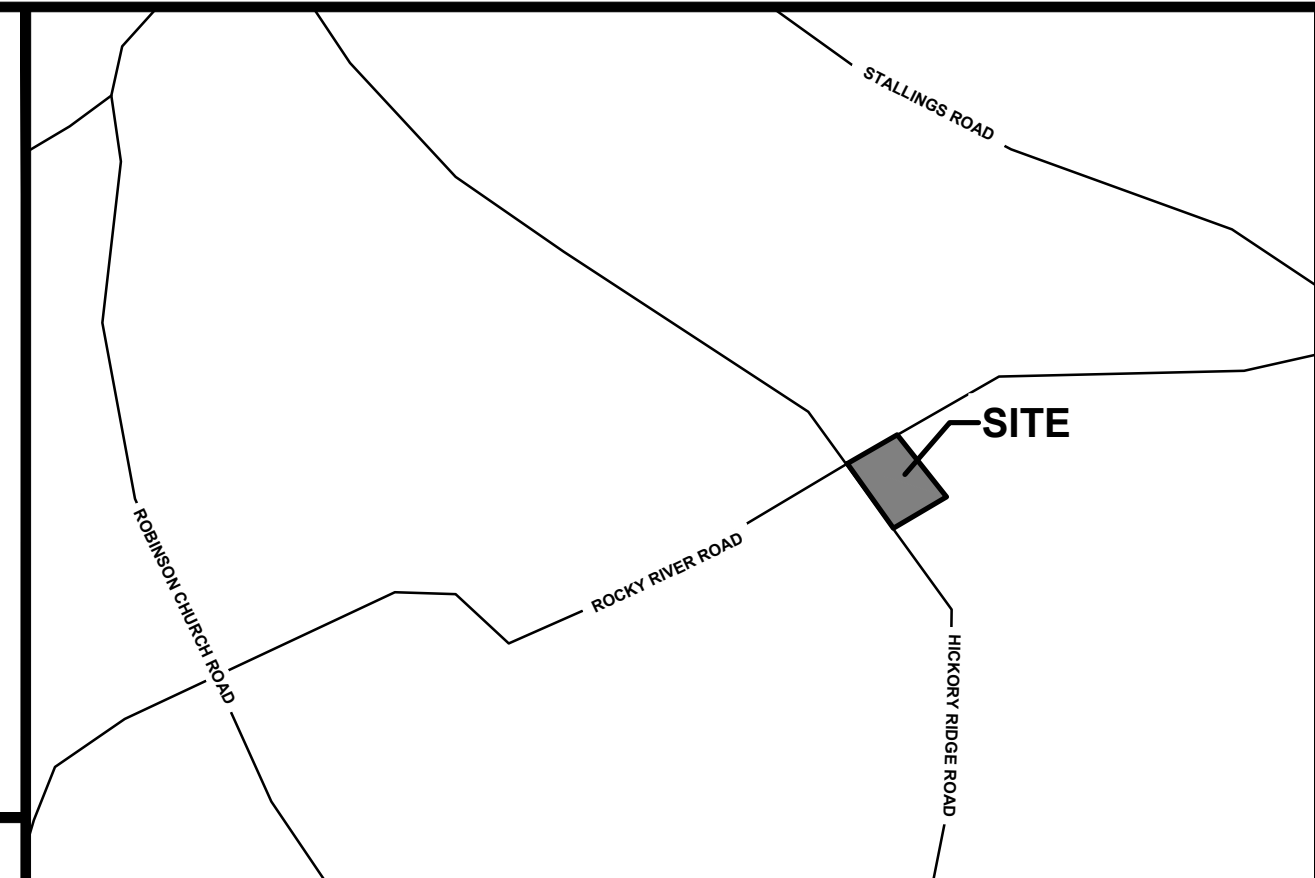
Do not write below this point

For Staff Use Only:

Subdivision application fee paid: _____ Check Number: _____

BLUME CORNER SITE

LOCATED IN HARRISBURG, NORTH CAROLINA



VICINITY MAP
NOT TO SCALE

SITE DATA:	
TAX PARCELS:	55164783470000
TOTAL ACREAGE:	+/- 14.285 ACRES (PER SURVEY)
PROJECT ACREAGE:	+/- 13.54 ACRES (APPROX.)
RESIDENTIAL ACREAGE:	+/- 8.89 ACRES*
COMMERCIAL ACREAGE:	+/- 4.65 ACRES*
*NOTE: BASED ON REMOVAL OF APPROXIMATE FUTURE HICKORY RIDGE ROAD AND ROCKY RIVER ROAD ROW. LOCATION OF FUTURE ROW WILL NEED TO BE VERIFIED.	
LOCATION:	HARRISBURG, NC
ZONING:	B-1 (CZ)
TOTAL POTENTIAL UNITS:	+/- 55 UNITS
60' X 24' INTERIOR UNITS:	+/- 33 UNITS
62' X 24' EXTERIOR UNITS:	+/- 22 UNITS
PROPOSED DENSITY:	+/- 4.06 DU/AC
TOTAL ACREAGE IN LOTS:	+/- 3.28 ACRES
TOWNHOUSE PARKING:	
REQUIRED:	83 SPACES (1.5/UNIT)
PROVIDED:	+/- 192 SPACES (3.5/UNIT)**
GARAGE SPACES:	+/- 78 SPACES
DRIVEWAY SPACES:	+/- 79 SPACES
ON-STREET SPACES:	+/- 27 SPACES
OFF-STREET SPACES:	+/- 7 SPACES
*NOTE: PROVIDED PARKING NUMBERS INCLUDE GARAGE, DRIVEWAY, ON-STREET AND OFF-STREET SPACES FOR TOWNHOUSE UNITS. FOUR (4) SPACES ASSOCIATED W/ MAIL KIOSK ARE INCLUDED IN ON-STREET SPACE COUNT.	
RETAIL/OFFICE PARKING:	
REQUIRED:	160 SPACES MINIMUM (40,000 GFA / 250 = 160)
PROVIDED:	+/- 199 SPACES (INCLUDES ACCESSIBLE AND MAIL KIOSK SPACES)
ACCESSIBLE SPACES:	+/- 6 SPACES
LOADING/UNLOADING:	+/- 1 SPACE
BICYCLE SPACES:	+/- 8 SPACES
MAIL KIOSK SPACES:	+/- 3 SPACES
OPEN SPACE:	
REQUIRED:	+/- 1.71 ACRES (12%) MINIMUM
PROVIDED:	+/- 1.71 ACRES (12%)***
***NOTE: BASED ON TOTAL ACREAGE (+/- 14.285 ACRES). SUBJECT TO CHANGE. REQUIRED OPEN SPACE BASED ON RC STANDARDS.	
ACTIVE OPEN SPACE (AOS):	
REQUIRED:	+/- 1.38 ACRES (0.025 AC X 55 UNITS)
PROVIDED:	+/- 1.38 ACRES
PUBLIC OPEN SPACE DEDICATION:	
REQUIRED:	+/- 1.57 ACRES (1/5 AC X 55 UNITS)
PROVIDED:	+/- 0.00 ACRES***
***NOTE: PUBLIC OPEN SPACE DEDICATION REQUIREMENT SHALL BE SATISFIED BY PAYING A FEE IN LIEU.	
CONNECTIVITY:	
REQUIRED:	1.40
PROPOSED:	2.00 (2 LINKS/1 NODE)

General Notes
1. Base information provided by Boundary Survey: "ALTA/NSPS Land Title Survey Blume Family Farm LLC" dated 01/16/2020, Merrick.
2. All site zoning and wetland information utilized in the preparation of this Preliminary Zoning Major Site Plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
No floodplain located on site. Firm Panel 3710551600K Dated 11/16/2018.

Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Zoning Major Site Plan, any potential wetland areas and stream features depicted on the sketch are considered to be preliminary in nature and approximate in location.

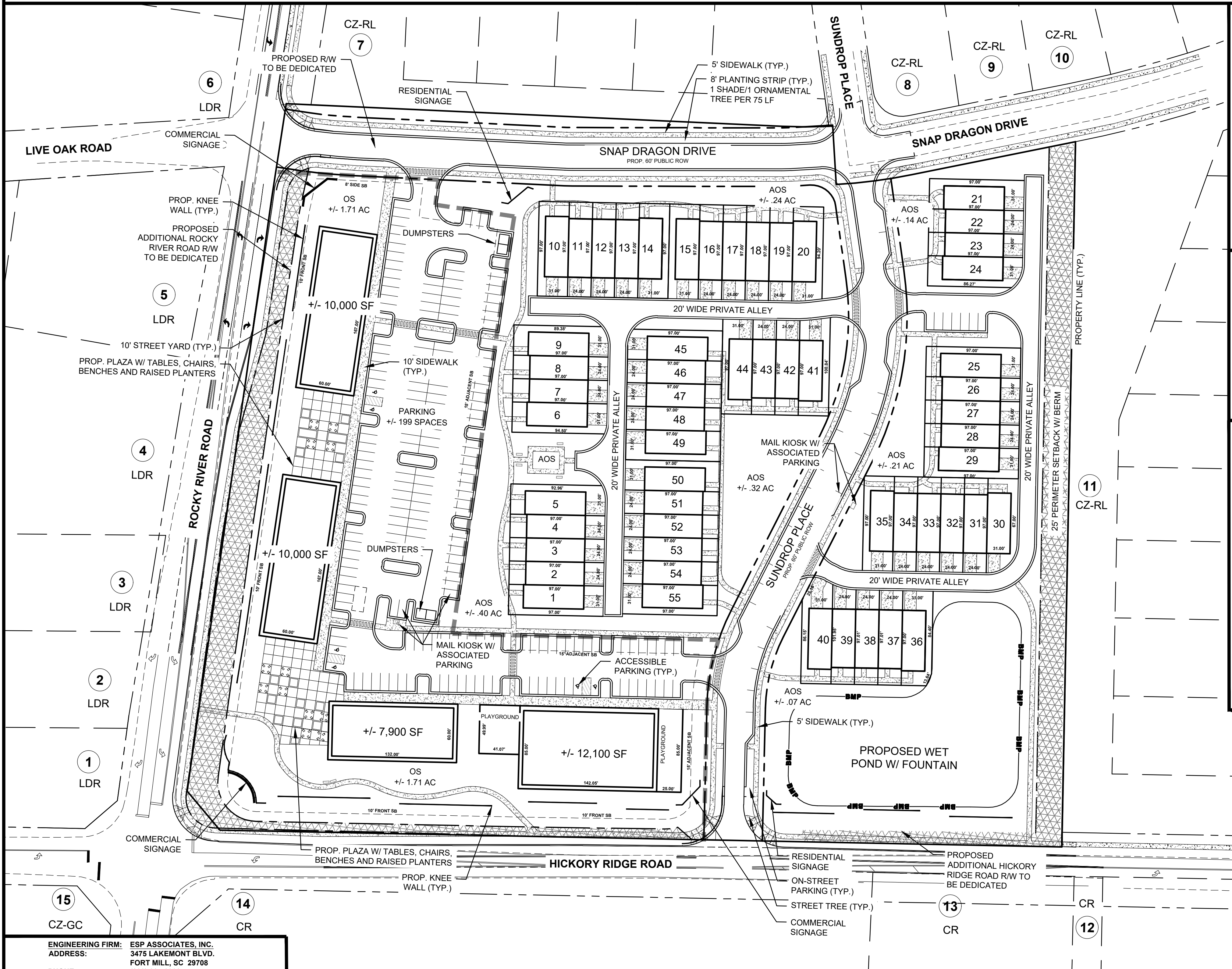
Access Points/Driveways/Streets
Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Harrisburg Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space/Active Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

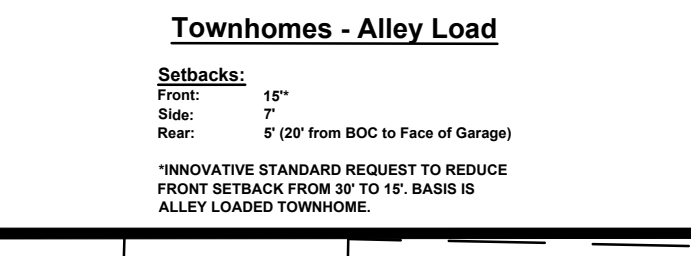
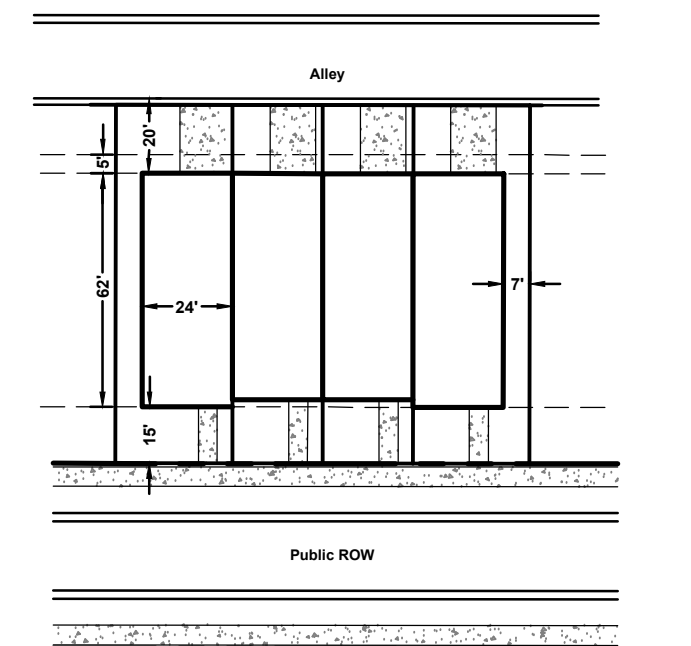
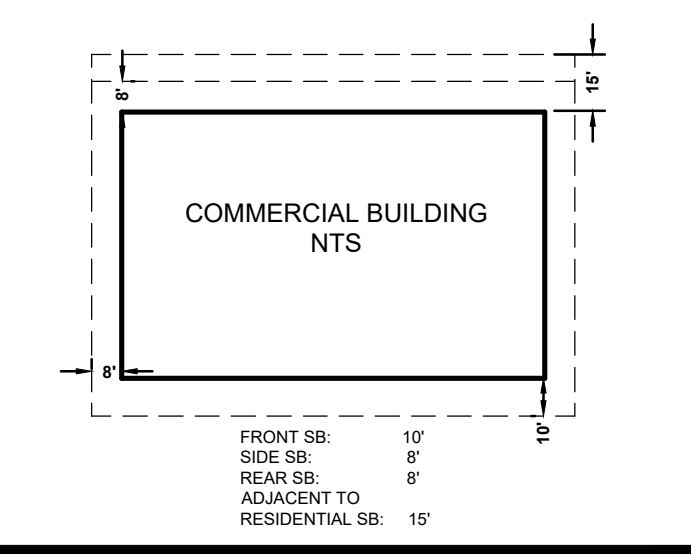
Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

List of Adjacent Property Owners:						
Site Number	Parcel Number	Owner	Owner Address	Mailing Address	Mailing City	Mailing State, Mailing Zip
1	55164737620000	DAMOD SRINIVAS R	REDDY DEEPA S WF	3959 GROVESIDE DR	HARRISBURG, NC	28075
2	55164737620000	DAMOD SRINIVAS R	REDDY DEEPA S WF	3959 GROVESIDE ST	HARRISBURG, NC	28075
3	55164738540000	SEGARS JAMES H TRUSTEE	SEGARS PATRICIA M	8484 ROCKY RIVER RD	HARRISBURG, NC	28075
4	55164738540000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG, NC	28075
5	55164739050000	BRADY BRONIA F		8474 LIVE OAK RD	HARRISBURG, NC	28075
6	55164881200000	MOORE CAMERON B	MOORE JORDAN SPOUSE	8475 LIVE OAK RD	HARRISBURG, NC	28075
7	55165739290000	BLUME HOMEOWNERS ASSN INC		C/O CAMS COMMUNITY MSMT	WILMINGTON, NC	28403
8	55165739290000	KUMAR RAGHYENDRA	2501 SNAP DRAGON DR	HARRISBURG, NC	28075	
9	55165744410000	KANDISARANY GOVINDARAJ SPOUSE	2505 SNAP DRAGON DR	HARRISBURG, NC	28075	
10	55165744950000	MITCHELL WILMA F	5511 SNAP DRAGON DR	HARRISBURG, NC	28075	
11	55165739350000	BLUME HOMEOWNERS ASSN INC		C/O CAMS COMMUNITY MSMT	WILMINGTON, NC	28403
12	55164654300000	TOWNSEND ROY L JR	4562 PARADISE CV	SHERBILLS FORD NC	28673	
13	55164645790000	HAMMILL GLENN E	8642 HICKORY RIDGE ROAD	HARRISBURG, NC	28075	
14	55164730780000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG, NC	28075
15	55163757450000	MAAGOLLA CORNERS LLC A LC	PO BOX 578	MATTHEWS, NC	28106	
Property Owners	55164783470000	BLUME FAMILY FARM LLC	A NC LTD LIABILITY CO	12327 CRESCENT AVE	GASTONIA, NC	28052



- PROJECT 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. (PLANNING)
 2. A DRIVEWAY PERMIT FROM NCDOT WILL BE REQUIRED FOR THE ENTRANCES OFF HICKORY RIDGE ROAD, ROCKY RIVER ROAD, AND SNAP DRAGON DRIVE, AND ALL RIGHTS-OF-WAY NECESSARY FOR ROAD IMPROVEMENTS WILL BE ACQUIRED PRIOR TO NCDOT DRIVEWAY PERMIT BEING EXECUTED. (NCDOT)
 3. THE DEVELOPER SHALL BE RESPONSIBLE TO MAKE ALL ROADWAY IMPROVEMENTS AS IDENTIFIED IN THE APPROVED TIA. (NCDOT)
 4. APPLICANT AGREES TO DEDICATE ADDITIONAL FUTURE RIGHT OF WAY FROM THE EXISTING RIGHT OF WAY SO THAT THE TOTAL DEDICATION IS 62.5 FEET FROM CENTERLINE ON ROCKY RIVER ROAD AND 40 FEET FROM CENTERLINE ON HICKORY RIDGE ROAD.
 5. APPLICANT AGREES THAT WET POND SHALL BE INTERACTIVE FEATURE OF THE COMMUNITY WITH A FOUNTAIN AND MINIMUM DEPTH OF 10 FEET OVER 25% OF THE PERMANENT POOL AREA. ONCE POND DESIGN IS EVALUATED IF MINIMUM 10 FOOT DEPTH CANT BE ACHIEVED BASED ON POND AREA APPLICANT SHALL PROVIDE MAXIMUM DEPTH ALLOWED PER THE AREA OF THE POND.

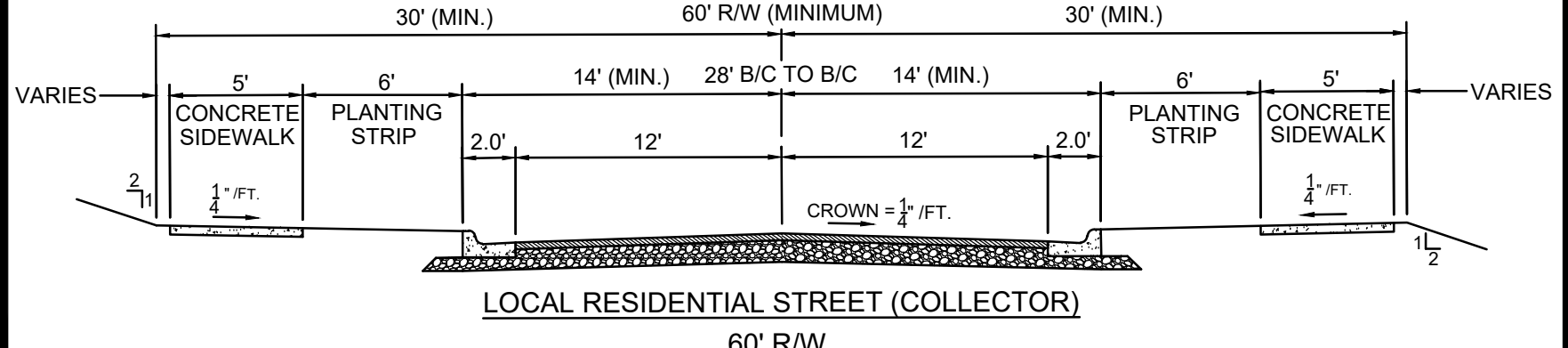


ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD.
FORT MILL, SC 29708
(803) 835-0908
CONTACT: MATT LEVESQUE
EMAIL: MLEVESQUE@ESPASSOCIATES.COM

DEVELOPER: TRUE SUMMIT CAPITAL
ADDRESS: 225 E. WORTHINGTON AVE.
SUITE 201
CHARLOTTE, NC 28203

REVIEW AGENCY: TOWN OF HARRISBURG PLANNING & ZONING DEPARTMENT
ADDRESS: 4100 MAIN STREET, SUITE 102
HARRISBURG, NC 28075
(704) 455-5614

ROAD NAME AND LENGTH			
ROAD NAME	CLASIFICATION	LENGTH	TOTAL ROW ACREAGE
SUNDROP PLACE	60' PUBLIC ROW	+/- 705 LF	1.76 AC
SNAP DRAGON DRIVE	60' PUBLIC ROW	+/- 568 LF	



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0946 (NC)
803-802-2440 (SC)
www.espassociates.com

PRELIMINARY

BY	
DATE	
REVISION	
NO.	

PRELIMINARY PLAT
SITE PLAN

BLUME CORNER SITE

TRUE SUMMIT CAPITAL

HARRISBURG, NC

PROJECT INFORMATION

PROJECT MANAGER: ML

DESIGNED BY: MJ

DRAWN BY: LJM

PROJECT NUMBER: JN76.100

ORIGINAL DATE: 6/03/2022

SHEET: 1 OF 2

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:	
2 OF 2	

PRELIMINARY PLAT COMMERCIAL BUILDING ELEVATIONS	TRUE SUMMIT CAPITAL	
	BLUME CORNER SITE	
	HARRISEBURG, NC	

NO.	DATE	REVISION	BY

PRELIMINARY



ESP Associates, Inc.
P.O. Box 2020
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www.espassociates.com



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 preliminary plat for 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.

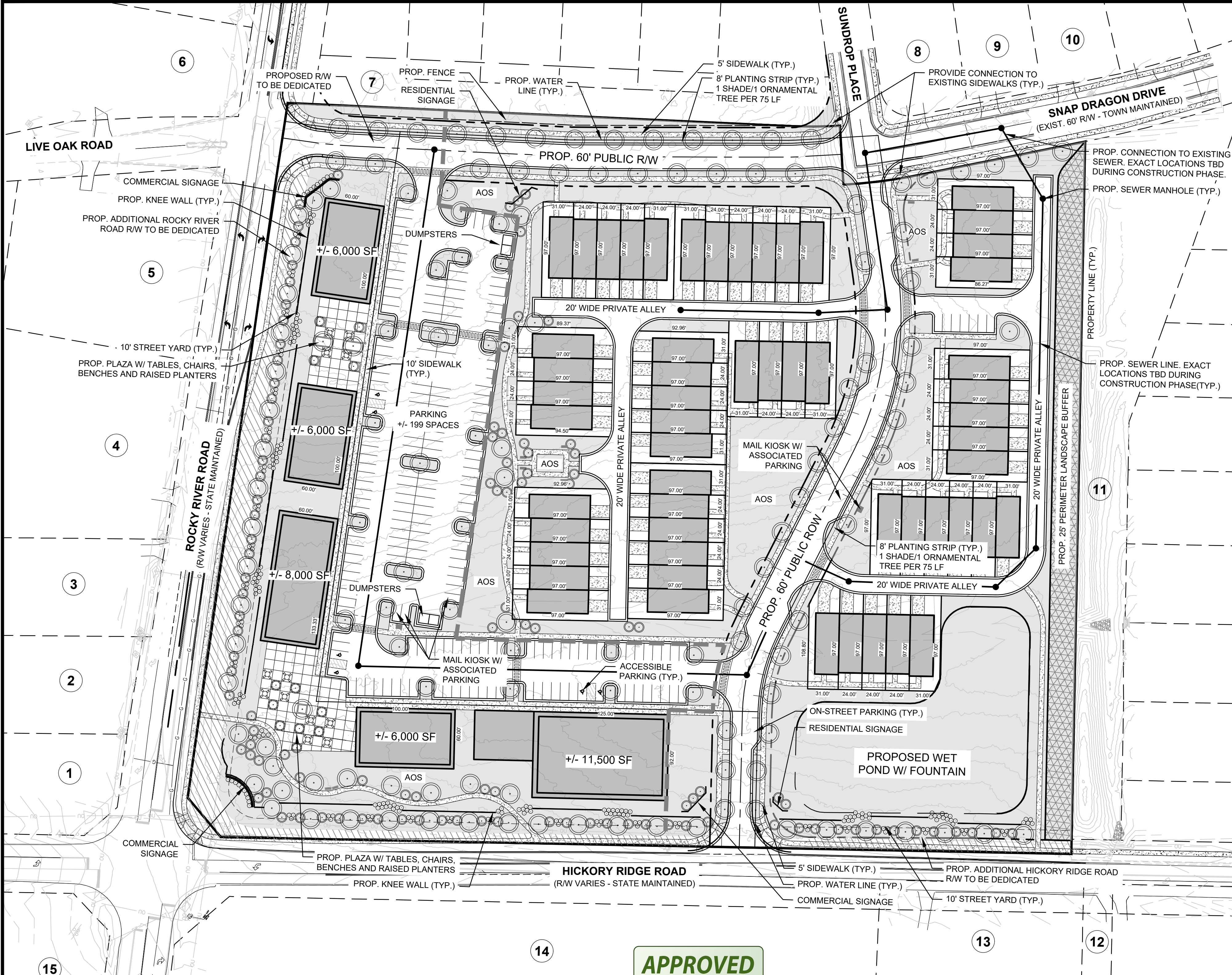
3. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis (TIA).
4. Applicant agrees that all uses are limited to the permitted uses (P) outlined for B-1 zoning in the Harrisburg Unified Development Ordinance with the exception of gas stations, 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:

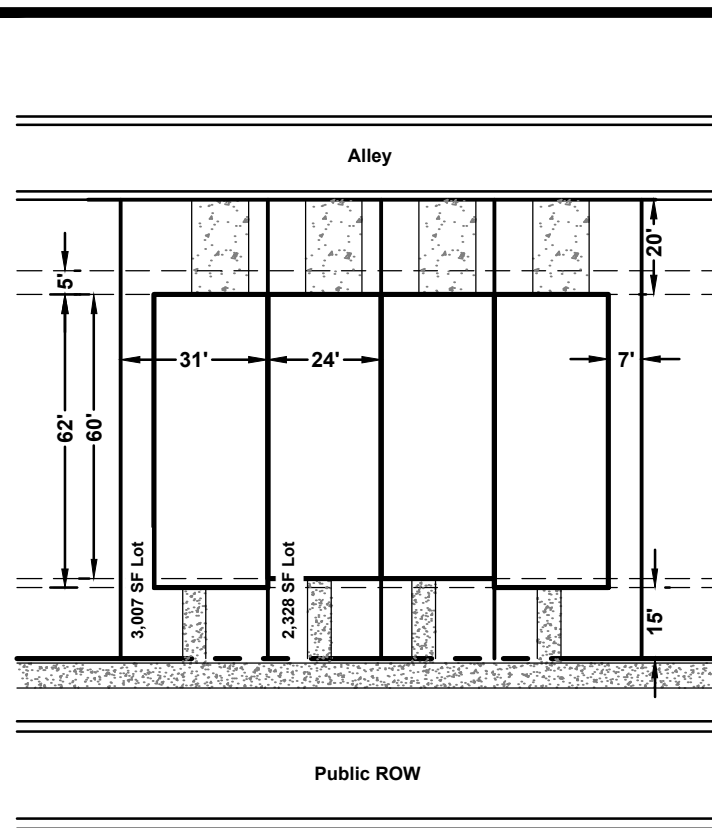
The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-B-1 zoning designation and the approved conditional rezoning plan H2021-05-R. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Blume Corner.

HICKORY RIDGE ROAD SITE

LOCATED IN HARRISBURG, NORTH CAROLINA



TYPICAL TOWNHOME DETAIL NOT TO SCALE



Townhomes - Alley Load

Setbacks:
Front: 15'
Side: 7'
Rear: 5' (2' from BOC to Face of Garage)
*INNOVATIVE STANDARD REQUEST TO REDUCE FRONT SETBACK FROM 30' TO 15'. BASIS IS ALLEY LOADED TOWNHOME.

ENGINEERING FIRM: ESP ASSOCIATES, INC.
ADDRESS: 3475 LAKEMONT BLVD. FORT MILL, SC 29708 (803) 855-0908
PHONE: MATT LEVESQUE
CONTACT: MLEVESQUE@ESPASSOCIATES.COM
EMAIL:
DEVELOPER: TRUE SUMMIT CAPITAL
ADDRESS: 1815 BACK CREEK DRIVE CHARLOTTE, NC 28213
REVIEW AGENCY: TOWN OF HARRISBURG PLANNING & ZONING DEPARTMENT
ADDRESS: 4100 MAIN STREET, SUITE 102 HARRISBURG, NC 28075 (704) 455-5614

VICINITY MAP NOT TO SCALE



SITE DATA:	
TAX PARCELS:	55164783470000
TOTAL ACREAGE:	+/- 14.281 ACRES (PER SURVEY)
PROJECT ACREAGE:	+/- 13.54 ACRES (APPROX.)
RESIDENTIAL ACREAGE:	+/- 8.89 ACRES
COMMERCIAL ACREAGE:	+/- 4.65 ACRES
*NOTE: BASED ON REMOVAL OF APPROXIMATE FUTURE HICKORY RIDGE ROAD AND ROCKY RIVER ROAD ROW. LOCATION OF FUTURE ROW WILL NEED TO BE VERIFIED.	
LOCATION:	HARRISBURG, NC
ZONING:	RE
EXISTING:	B-1 (CZ)
PROPOSED:	
TOTAL POTENTIAL UNITS:	+/- 65 UNITS
WANDO INTERIOR UNITS:	+/- 33 UNITS
ASHLEY EXTERIOR UNITS:	+/- 22 UNITS
PROPOSED DENSITY:	+/- 6.19 DU/AC**
**NOTE: DENSITY CALCULATED USING RESIDENTIAL ACREAGE.	
TOWNHOUSE PARKING:	
REQUIRED:	83 SPACES (1.5/UNIT)
PROVIDED:	+/- 142 SPACES (3.8/UNIT)***
GARAGE SPACES:	+/- 54 SPACES
DRIVEWAY SPACES:	+/- 54 SPACES
ON-STREET SPACES:	+/- 27 SPACES
OFF-STREET SPACES:	+/- 7 SPACES
***NOTE: PROVIDED PARKING NUMBERS INCLUDE GARAGE, DRIVEWAY, ON-STREET AND OFF-STREET SPACES FOR TOWNHOUSE UNITS. FOUR (4) SPACES ASSOCIATED W/ MAIL KIOSK ARE INCLUDED IN ON-STREET SPACE COUNT.	
RETAIL/OFFICE PARKING:	
REQUIRED:	150 SPACES (1 SPACE/250 GFA - MINIMUM)
PROVIDED:	250 SPACES (1 SPACE/250 GFA - MAXIMUM)
ACCESSIBLE SPACES:	+/- 199 SPACES (INCLUDES ACCESSIBLE AND MAIL KIOSK SPACES)
LOADING/UNLOADING:	+/- 6 SPACES
BICYCLE SPACES:	+/- 1 SPACE
MAIL KIOSK SPACES:	+/- 8 SPACES
OPEN SPACE:	
REQUIRED:	+/- 1.71 ACRES (12%) MINIMUM
PROVIDED:	+/- 1.71 ACRES (12%)****
****NOTE: BASED ON TOTAL ACREAGE (+/- 14.28 ACRES) - SUBJECT TO CHANGE. REQUIRED OPEN SPACE BASED ON RC STANDARDS.	
ACTIVE OPEN SPACE (AOS):	
REQUIRED:	+/- 1.38 ACRES (0.025 AC x 55 UNITS)
PROVIDED:	+/- 1.38 ACRES
PUBLIC OPEN SPACE DEDICATION:	
REQUIRED:	+/- 1.57 ACRES (1/5 AC x 55 UNITS)
PROVIDED:	+/- 0.00 ACRES****
****NOTE: PUBLIC OPEN SPACE DEDICATION REQUIREMENT SHALL BE SATISFIED BY PAYING A FEE IN LIEU.	
CONNECTIVITY:	
REQUIRED:	1.40
PROPOSED:	2.00 (2 LINKS/1 NODE)

General Notes
1. Base information provided by Boundary Survey: "ALTANSPS SURVEY OF: TAX LOT 5551-6478-347-0000 8479 ROCKY RIVER ROAD, 14.281 ACRES" prepared by ESP Associates, Inc. dated June 10, 2021.
2. All site zoning and wetland information utilized in the preparation of this Preliminary Zoning Major Site Plan is considered to be preliminary in nature and subject to change and final verification.
3. Draft - Do not rely on this document.

Floodplain Information
No floodplain located on site.
Stream/Wetland Information
Stream/Wetland information is based on preliminary information provided to ESP by Cabarrus County GIS data. For purposes of preparation of this Preliminary Zoning Major Site Plan, any potential wetland areas and stream features depicted on the sketch are considered to be preliminary in nature and approximate in location.

Access Points/Driveways/Streets
1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the Town of Harrisburg Unified Development Ordinance and applicable standards identified by NCDOT. Street connections are conceptual and may be subject to change based on agency input and review.

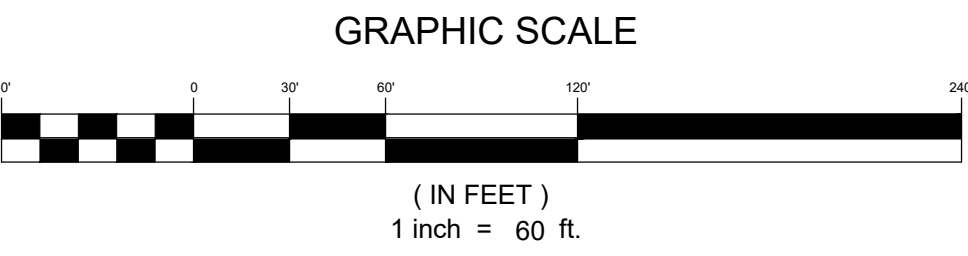
Open Space/Active Open Space
Open Space areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final layout, product allocation, and as other spatially dependent project components such as stormwater areas, wetland areas, utility features, and buffers, (as applicable) for this project are better defined.

Potential Stormwater Quality Areas
Location of proposed stormwater areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will change as the client finalizes decisions regarding final layout, product allocation, and as other proposed changes to the project are better defined. Layout and unit count subject to change based on final design of stormwater areas.

Public Information
ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

List of Adjacent Property Owners:							
Site Number	Parcel Number	Owner	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	55164717820000	DANIEL SRINIVAS R	REDDY DEEPA S WF	3959 GROVESIDE ST	HARRISBURG	NC	28075
2	55164727690000	DANIEL SRINIVAS R	REDDY DEEPA S WF	3959 GROVESIDE ST	HARRISBURG	NC	28075
3	55164738540000	SEEGARS JAMES H TRUSTEE	SEEGARS PATRICIA M TRUSTEE	6484 ROCKY RIVER RD	HARRISBURG	NC	28075
4	55164745890000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG	NC	28075
5	55164779050000	BRADY BRONIA F	MOORE JORDAN SPOUSE	8474 LIVE OAK RD	HARRISBURG	NC	28075
6	55164881200000	MOORE CAMERON B	MOORE CAMERON B	8475 LIVE OAK RD	HARRISBURG	NC	28075
7	55165739290000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	C/O CAMS COMMUNITY MGMT	WILMINGTON	NC	28403
8	55165739800000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	2501 SNAP DRAGON DR	HARRISBURG	NC	28075
9	55165744410000	KANDISANY GOVINDARAJU	GOVINDARAJU RENUKADEV	2505 SNAP DRAGON DR	HARRISBURG	NC	28075
10	55165749990000	MATTHEW WILIAM E	SPOUSE	2511 SNAP DRAGON DR	HARRISBURG	NC	28075
11	55165750350000	BLUMER HOMESOWNERS ASSN INC	BLUMER HOMESOWNERS ASSN INC	C/O CAMS COMMUNITY MGMT	WILMINGTON	NC	28403
12	55164654530000	TOWNSEND ROY L JR	SHERRELLS FORD	4567 PARADISE CV	SHERRELLS FORD	NC	28073
13	55164647990000	HAMBUR GLENN E	PRICE GERALDINE WF	8642 HICKORY RIDGE ROAD	HARRISBURG	NC	28075
14	55164730780000	PRICE JAMES B JR	PRICE GERALDINE WF	8478 ROCKY RIVER RD	HARRISBURG	NC	28075
15	55163756740000	MAGNOLIA CORNERS LLC A NC LLC	PO BOX 578	MATTHEWS	NC		28106
Property Owners	55164783470000	BLUMER FAMILY FARM LLC	A NC LTD LIABILITY CO	1217 CRESCENT AVE	GASTONIA	NC	28052

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
1 OF 2	PRELIMINARY ZONING MAJOR SITE PLAN - COVER SHEET	04/05/2021	06/29/2021
2 OF 2	TECHNICAL DATA SHEET	04/05/2021	06/29/2021



PRELIMINARY ZONING MAJOR SITE PLAN
COVER SHEET (1 OF 2)

HICKORY RIDGE ROAD SITE
HARRISBURG, NC
TRUE SUMMIT CAPITAL

PROJECT INFORMATION
PROJECT MANAGER: ML
DESIGNED BY: MJ
DRAWN BY: MJ
PROJECT NUMBER: JN76.100
ORIGINAL DATE: 4/5/2021
SHEET:
1 OF 2

APPROVED

U:\2021 Projects\J\J026 - Hickory Ridge Road Site (P\ale)\Submittal Working Drawings\2021_09-24_Re zoning 3rd Street\Sheet\JN76-TDS.dwg, TDS, minitner

1. GENERAL PROVISIONS:

A. SITE LOCATION:

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TRUE SUMMIT CAPITAL ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF UP TO FIFTY-FIVE (55) SINGLE-FAMILY ATTACHED DWELLING UNITS AND 37,500 SQUARE FEET OF COMMERCIAL AND OFFICE USES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT WILL BE ON AN APPROXIMATELY 14.285 ACRE SITE LOCATED ON HICKORY RIDGE ROAD (THE "SITE").

B. ZONING DISTRICTS/ORDINANCE:

- DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE HARRISBURG ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE B-1 ZONING CLASSIFICATION SHALL GOVERN.

C. GRAPHICS AND ALTERATIONS:

- THE SCHEMATIC DEPICTIONS LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENTS/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENTS/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE.
- SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

2. PERMITTED USES:

A. RESIDENTIAL USES: THE SITE MAY BE DEVELOPED WITH UP TO FIFTY-FIVE (55) SINGLE FAMILY ATTACHED RESIDENTIAL UNITS.

B. NON-RESIDENTIAL USE: THE SITE MAY BE DEVELOPED WITH UP TO 37,500 SQUARE FEET OF USES PERMITTED IN THE B-1 ZONING DISTRICT.

THE FOLLOWING USES SHALL BE PROHIBITED:

- VARIETY STORES (VARIETY STORE SHALL MEAN ANY STORE THAT SELLS A COMBINATION OF RETAIL, GROCERY AND HOUSEHOLD ITEMS IN EXCESS OF 5,000 SQUARE FEET)
- GAS STATIONS
- CONVENIENCE STORES AND AUTOMOBILE RELATED USES

3. ACCESS AND TRANSPORTATION:

I. PROPOSED ACCESS:

- ACCESS TO THE SITE WILL BE FROM HICKORY RIDGE ROAD 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 DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE PETITIONER SHALL INSTALL PHASED TRANSPORTATION IMPROVEMENTS PER THE APPROVED TRAFFIC IMPACT ANALYSIS.
- THE OVERALL STREET NETWORK IS CONCEPTUAL IN NATURE AND MAY BE ADJUSTED DURING THE PERMITTING PROCESS SO LONG AS THE PROVISIONS OF THE ORDINANCE RELATED TO CONNECTIVITY, BLOCK LENGTHS AND LINKS ARE ADHERED TO.
- THE SITE SHALL MEET THE PROVISIONS OF THE ORDINANCE RELATED TO CONNECTIVITY.

II. PROPOSED IMPROVEMENTS:

- THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS, THE IMPROVEMENTS SET FORTH IN THE APPROVED TRANSPORTATION IMPACT STUDY SUBJECT TO THE PROVISIONS SET FORTH IN SECTION III.

III. STANDARDS, PHASING AND OTHER PROVISIONS:

- TOWN OF HARRISBURG AND NCDOT STANDARDS. ALL OF THE PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF THE TOWN OF HARRISBURG AND/OR NCDOT (AS IT RELATES TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY). IT IS UNDERSTOOD THAT AN ALTERNATE PAVEMENT SCHEDULE IS NOT PERMITTED AND ROADWAY CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE. IT IS ALSO UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
- PHASING TO BE FORTHCOMING
- SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF THE APPROVED TIS SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE APPROVED TIS PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE TOWN OF HARRISBURG) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE TOWN OF HARRISBURG MAY INSTRUCT APPLICABLE AUTHORITIES AND/OR DEPARTMENTS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.
- RIGHT-OF-WAY CONVEYANCE. THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED, THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED.
- ALTERNATIVE IMPROVEMENTS. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH COUNCIL ACTION UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, AND THE TOWN OF HARRISBURG; PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION IN THE OVERALL AREA OF THE REZONING. IT IS UNDERSTOOD THAT CHANGES TO THE TIA SHALL NOT REQUIRE A REZONING.

FOR EXAMPLE, TRANSPORTATION IMPROVEMENTS MAY BE SUBSTITUTED AND/OR PAYMENT IN LIEU FOR OTHER IMPROVEMENTS IN THE OVERALL AREA OF THE REZONING MAY BE IMPLEMENTED AS DESCRIBED IN SUBSECTION (D) ABOVE.

4. ARCHITECTURAL STANDARDS:

A. RESIDENTIAL BUILDING MATERIALS:

- THE BUILDING MATERIALS USED ON THE RESIDENTIAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, CEMENTITIOUS FIBER SHAKE, EIFS, STUCCO, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM SHALL NOT BE USED AS A PRIMARY SIDING MATERIAL HOWEVER IT MAY BE USED ON WINDOWS, SOFFITS, FASCIA AND/OR SIMILAR ROOF OVERHANG ELEMENTS, HANDRAILS/RAILINGS, AND/OR OTHER MISCELLANEOUS TRIM ELEMENTS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL SHINGLES, SLATE, TILE AND/OR METAL.

B. NON-RESIDENTIAL BUILDINGS:

- COMMERCIAL BUILDINGS SHALL MEET REGULATIONS SET FORTH IN APPENDIX E OF THE HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
- THE PETITIONER AGREES TO RESTRICT CLADDING MATERIALS FOR ALL BUILDINGS TO CLADDING PRODUCTS OTHER THAN VINYL SIDING.
- THERE SHALL BE NO EXPOSED CONCRETE FOUNDATIONS; SIDING AND/OR OTHER MATERIALS MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES.

5. BUFFERS, YARDS, AND OPEN SPACE:

A. A TWENTY-FIVE (25) FOOT PERIMETER LANDSCAPE BUFFER SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- OPEN SPACE SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND IS INTENDED TO PROVIDE POCKETS OF OPEN SPACE THROUGHOUT THE DEVELOPMENT. OPEN SPACES MAY INCLUDE BENCHES, PLAY STRUCTURES, TRAILS, SIGNATURE LANDSCAPING, COURTYARDS, LAWNS AND/OR OTHER FEATURES THAT PROVIDE OPPORTUNITIES TO RECREATE OR FOSTER COMMUNITY ENGAGEMENT.

6. ENVIRONMENTAL FEATURES:

- STORMWATER AND WATER QUALITY FEATURES AND DETAILS SHALL COMPLY WITH THE ORDINANCE AND ENGINEERING STANDARDS. THE PETITIONER RESERVES THE RIGHT TO PROVIDE UNDERGROUND STORMWATER FACILITIES IN LIEU OF WET PONDS.
- ALL STORMWATER BMPS WILL BE SCREENED BY LANDSCAPING ON ANY SIDE FACING LOTS AND WHEN VISIBLE FROM PUBLIC STREETS. BMP(S) FRONTING PUBLIC STREETS SHALL INCLUDE AMENITIES AND SERVE AS A FEATURE FOR THE COMMUNITY. ALL WET PONDS SHALL BE CONSTRUCTED WITH A FOUNTAIN.
- THE PETITIONER SHALL MITIGATE OR REPLACE HERITAGE TREES IF DAMAGED DURING CONSTRUCTION IN ACCORDANCE WITH THE ORDINANCE.
- WET PONDS WILL HAVE A TEN (10) FOOT DEPTH OVER MINIMUM 25% OF THE PERMANENT POOL AREA.
- THE APPLICANT AGREES TO NOT UTILIZE SAND FILTERS AS A STORMWATER CONTROL MEASURE.

7. MISCELLANEOUS PROVISIONS:

- PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY OCCURS ON THE SITE.
- MAILBOX CLUSTERS SHALL MEET ADA STANDARDS.

8. AMENDMENTS TO THE REZONING PLAN:

- FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

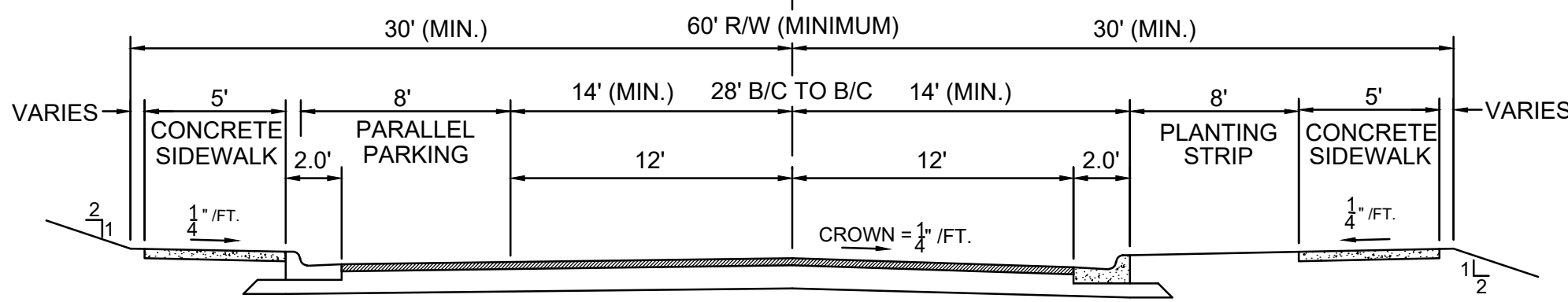
9. BINDING EFFECT OF THE REZONING APPLICATION:

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED BY THE TOWN OF HARRISBURG, BE BINDING ON THE PETITIONER AND INSURETY OF THE PETITIONER, AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

NOTABLE CONDITIONS:

SHOPPES AT HICKORY RIDGE PROJECT CONDITIONS:

- APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN TAKE PLACE (PLANNING) (SEE DEVELOPMENT STANDARDS SECTION 7).
- A DRIVEWAY PERMIT FROM NCDOT WILL BE REQUIRED FOR THE ENTRANCES OFF OF HICKORY RIDGE ROAD & ROCKY RIVER ROAD. A TOWN PERMIT WILL BE REQUIRED FOR ACCESS ALONG SNAP DRAGON ROAD. ALL RIGHTS-OF-WAY NECESSARY FOR ROAD IMPROVEMENTS WILL BE ACQUIRED PRIOR TO NCDOT DRIVEWAY PERMIT BEING EXECUTED.
- THE DEVELOPER SHALL BE RESPONSIBLE TO MAKE ALL ROADWAY IMPROVEMENTS AS IDENTIFIED IN THE APPROVED TIA (NCDOT) (SEE DEVELOPMENT STANDARDS SECTION 3).
- APPLICANT AGREES TO DEDICATE ADDITIONAL FUTURE RIGHT-OF-WAY FROM THE EXISTING RIGHT OF WAY SO THAT THE TOTAL DEDICATION IS 52.5 FEET FROM CENTERLINE ON ROCKY RIVER ROAD AND 40 FEET FROM CENTERLINE ON HICKORY RIDGE ROAD.
- APPLICANT AGREES THAT WET POND SHALL BE INTERACTIVE FEATURE OF THE COMMUNITY WITH A FOUNTAIN AND MINIMUM DEPTH OF 10 FEET OVER 25% OF THE PERMANENT POOL AREA (SEE DEVELOPMENT STANDARDS SECTION 6).
- 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 (SEE DEVELOPMENT STANDARDS SECTION 2).
- APPLICANT AGREES TO PROHIBIT VARIETY STORES (VARIETY STORE SHALL MEAN ANY STORE THAT SELLS A COMBINATION OF RETAIL, GROCERY AND HOUSEHOLD ITEMS IN EXCESS OF 5,000 SQUARE FEET) (SEE DEVELOPMENT STANDARDS SECTION 2).
- APPLICANT AGREES TO RESTRICT PRIMARY CLADDINT 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 HARRISBURG UNIFIED DEVELOPMENT ORDINANCE (SEE DEVELOPMENT STANDARDS SECTION 4).
- APPLICANT AGREES THAT THERE WILL BE NO EXPOSED CONCRETE FOUNDATIONS AND THAT SIDING AND/OR OTHER MATERIAL MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES (SEE DEVELOPMENT STANDARDS SECTION 4).
- APPLICANT AGREES TO LIMIT THE NUMBER OF TOWNHOME RENTAL UNITS TO 10% OF THE ALLOWABLE NUMBER OF TOWNHOMES CONTINGENT UPON FURTHER EVALUATION OF IMPACTS ON MORTGAGE LENDING CRITERIA; FINAL DECISION ON THE RENTAL CAP TO BE DETERMINED DURING THE PRELIMINARY PLAT REVIEW AND APPROVAL.
- APPLICANT AGREES MAILBOX CLUSTERS SHALL MEET ADA STANDARDS AT A MINIMUM (SEE DEVELOPMENT STANDARDS SECTION 7).
- APPLICANT AGREES THAT ALL STREETS SHOULD BE TO THE TOWN OF HARRISBURG ENGINEERING DESIGN STANDARDS, ALTERNATE PAVEMENT SCHEDULE IS NOT ALLOWABLE. ROADWAYS CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION DOCUMENT PHASE (SEE DEVELOPMENT STANDARDS SECTION 3).
- APPLICANT SHALL PROVIDE LANDSCAPING BETWEEN THE SIDE ELEVATIONS OF THE PROPOSED HOMES AND SNAP DRAGON DRIVE.
- 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).



LOCAL RESIDENTIAL STREET (COLLECTOR)
W/ PARALLEL PARKING ON BOTH SIDES - 60' R/W

NOTES:

- SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF STREET A MINIMUM OF 8' FROM BACK OF CURB. IN AREAS WHERE PARALLEL PARKING IS PROVIDED, SIDEWALK SHALL BE LOCATED AT BACK OF CURB.
- AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY TOWN OF HARRISBURG BASED ON SPECIFIC TRAFFIC PARAMETERS.
- DEVELOPER MAY SUBMIT AN ALTERNATIVE PAVEMENT DESIGN OF EQUAL OR GREATER STRENGTH TO DIRECTOR OF ENGINEERING FOR APPROVAL.



NO.	DATE	REVISION	BY
1	06/24/2021	REVISED PER STAFF COMMENTS	MW
	09/24/2021	REVISED PER STAFF COMMENTS	MW

TECHNICAL DATA SHEET
SHEET (2 OF 2)

HICKORY RIDGE ROAD SITE

HARRISBURG, NC

TRUE SUMMIT CAPITAL

PROJECT INFORMATION

PROJECT MANAGER:	ML
DESIGNED BY:	MJ
DRAWN BY:	MJ
PROJECT NUMBER:	JN76.100
ORIGINAL DATE:	4/5/2021
SHEET:	

2 OF 2



December 07, 2021

ESP Associates
Attn: Matt Levesque
[Via email]

Mr. Levesque,

This letter is to inform you that the rezoning request H2021-05-(R) was **approved** by the Town Council at their November 8th, 2021, meeting.

This property includes parcels PIN# 5516-47-8347, located on the southeast corner of the intersection of Rocky River Road and Hickory Ridge Road. The rezoning request H2021-05-(R) was to rezone approximately 14.28 acres from Rural Estate (RE) to CZ-B1, Conditional Zoning Neighborhood Commercial Office. The rezoning was approved for a maximum of fifty-five (55) rear-loaded town home units and 37,500 square feet of neighborhood scale commercial and office space and will follow the site plan approved with the rezoning request. The rezoning was approved with the following conditions:

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



The next steps are to submit a Preliminary Plat for review that meets the above conditions, and once approved, submittal of construction plans. Please note the any future submittal should refer the approved rezoning as CZ-NC (Conditional Neighborhood Commercial) to align with recently approved UDO.

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

Sincerely,

Sushil Nepal

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Policy for Decision-making for Planning and Zoning Matters

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

If Approved:

Motion to approve proposed changes to Town Council policy to allow certain final legislative decisions on planning and zoning matters to be made at the same meeting where a public hearing is held, as recommended by staff

Description/Background:

Under North Carolina General Statutes (NCGS) and the Harrisburg UDO, the Town Council is vested with the authority to make “legislative” decisions on all planning and zoning matters which come before the Council for its consideration. These legislative matters include the following:

- Zoning Map adoption and amendments
- Conditional Rezoning
- Preliminary Plats (Major subdivisions)
- Annexations
- UDO adoption and text amendments
- HALUP (and other adopted long-range or small area plan) adoption and amendments

Currently, the Town Council employs the following two-step decision-making process in considering all planning and zoning legislative matters:

Step 1 – Town Council holds a public hearing and hears testimony from staff, applicants, and the public (meeting one)

Step 2 – Town Council renders a final decision based on staff, applicant and public input received at the public hearing (meeting two)

While this two-step decision making process has been followed by the Town Council for the past several years, there is no NCGS or UDO requirement for the Council to do so. In the absence of such a requirement, the Town Council does have the discretion to make a final decision on a planning or zoning matter at the same meeting at which a public hearing on that matter occurs.

In the case of Preliminary Plats, since neither the NCGS, nor UDO require that the Town Council hold a public hearing before making a final decision, the Council can make a final decision for Preliminary Plats at a single meeting - unless there is a compelling reason to delay the decision to another meeting.

Once again, while it has been the practice of the Town Council for the past several years to follow the two-step approval process outlined above for planning and zoning legislative decisions, this practice is not required by either NCGS or the UDO.

In summary, based on NCGS and UDO requirements, the Town Council is able to make a final decision on any planning or zoning legislative matter that comes before it (including Preliminary Plats which do not require a public hearing) at the same meeting a public hearing (if required) on that matter occurs. As is currently the case, the Town Council also has the authority to defer a final decision on any legislative matter it considers at a public hearing to a future meeting, solely at the Council's discretion.

Recommendation:

In consideration of the above, staff's recommendation is that the Town Council consider amending its current practice/policy guiding legislative decision-making, to allow for final decisions at the same meeting at which a public hearing is held for the following planning and zoning legislative matters:

- Preliminary Plats
- Text Amendments to the UDO (non-substantive or editorial changes)
- Text Amendments to adopt long-range or small area plans (non-substantive or editorial changes)

Staff further recommends that the Town Council continue its current practice of conducting a public hearing at one meeting and then rendering a final decision at the next meeting for the following planning and zoning legislative matters:

- Zoning Map adoption and amendments
- Conditional Rezoning
- Preliminary Plats (Major subdivisions)
- Annexations
- UDO adoption and text amendments
- HALUP (and other adopted long-range or small area plan) adoption and amendments

For those legislative decisions that would continue to follow the two-meeting approval process, staff would also recommend (since neither NCGS nor the UDO require two meetings to approve a request for legislative action by the Town Council) that the Town Council reserves the right to make a final decision at the same meeting where a public hearing takes place. Town Council should consider this one-meeting decision-making option only if it determines that it is in the public's interest to do so (i.e.- to promote the public's health, safety, and general welfare, including the Town's fiscal well-being). In addition, should the Town Council decide to exercise this one-meeting option for deciding a planning or zoning legislative matter (where Council policy requires two meetings), staff recommends that it do so by a vote of unanimous consent.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of acceptance of HCYA contribution for Parks and Recreation capital outlay authorization and the related FY2023 Budget Ordinance Amendment for a Grant received from Cabarrus County.

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

If approved:

Motion to approve Parks and Recreation capital outlay not to exceed \$10,000 and the related FY2023 Budget Ordinance Amendment to be funded with a grant received by HCYA from Cabarrus County.

Description/Background:

The Parks and Recreation Department, by way of HCYA, has received a Cabarrus County matching grant to help fund the construction of a batting cage for Stallings Park. Stallings Park does not currently have a batting cage facility to support the participants who practice/play on the two fields there. Considering the current growth of our baseball and softball programs, as well as projected future growth, we think it is important to add this amenity to our Stallings Park facility. It will give the facility more versatility and enable us to match the facility with our Harrisburg Elementary offerings. The cost of the project is approximately \$20,000. Cabarrus County provides up to a 50% matching grant for approved projects to HCYA, which will in turn match the funds and cover the entire cost of the project for the Town. The HCYA Board of Directors met to discuss the project and formally approved it's scope and funding.

Recommendation:

Harrisburg Parks and Recreation Staff, along with HCYA Board of Directors, support this project and recommend Town Council approval.

Fiscal Impact:

The total project cost is approximately \$20,000. HCYA has received the grant directly from Cabarrus County and will pass it along to the Town, meaning that HCYA will contribute up to \$10,000 along with the County to fund the project for the Town. The attached budget amendment recognizes this contributed revenue from HCYA and establishes authorization for the capital expenditure not to exceed \$10,000. The County will pay its \$10,000 contribution directly to the vendor providing the batting cages and per the attached award letter, will turn full ownership of the project over to the Town at its completion.

There is no cost to the Town for this \$20,000 asset acquisition.

Attachments:

1. Award Letter Harrisburg
2. Amendment - GF - HCYA Contribution Stallings Park Batting Cage 09122022



TO: Erin Kegley-Parris, Town of Harrisburg

FROM: Londa Strong, Director, Active Living and Parks Department (ALP)

DATE: 8/2/2022

RE: Matching Incentive Grant Application: Harrisburg Youth Association

Congratulations! The matching incentive grant application on behalf of Harrisburg Youth Association has been approved by Cabarrus County's Board of Commissioners. Pending adherence to the project guidelines, the completed project (Stallings Park Baseball/Softball Batting Cage) will be owned and operated by the Town of Harrisburg. Once a check has been delivered in person to Concord Senior Center (331 Corban Ave SE Concord, NC 28025) for the Harrisburg Youth Association's match of \$9,625 the contract process and project can begin.

Sincerely,

Londa Strong, Director

Cabarrus County Active Living and Parks



AN ORDINANCE AMENDING THE 2022-2023 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2023:

Section 1. Amend General Fund to account for an HCYA contribution of funds for the Stallings Park batting cage.

Section 2. To amend the General Fund, the appropriations are to be changed as follows:

Increase line item 100-5000-57103 Capital Outlay 2023-5000-011	\$ 10,000
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Decrease line item 100-5000-55802 HCYA Projects	\$ 10,000
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Section 3. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 4. That this ordinance shall be effective upon its passage. Adopted this 12th day of September, 2022.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Amendment to Lease Agreement between the Town of Harrisburg and the Cannon Memorial (Rowan-Cabarrus) YMCA

Presenting Personnel:

Lee Connor, Deputy Town Manager

Suggested Motion or Action:

Motion to approve the 2-year Lease Agreement for the 2nd floor of Town Hall with the Cannon Memorial YMCA, as attached.

Description/Background:

The Cannon Memorial YMCA is under a lease agreement with the Town to rent the 2nd floor of Town Hall, with the original terms consisting of a five (5) year lease beginning October 1, 2017 and ending September 30, 2022. Monthly rent for this agreement was set at \$18,000 per month, or \$216,000 per annum. The YMCA is in the planning process to build a stand-alone facility and desires to extend the lease for another two years (October 1, 2022 - September 30, 2024) with an automatic month-to-month extension unless either party notifies the other in writing, providing 30-days notice of intent to terminate the lease.

Recommendation:

Staff recommends approval of the two-year lease agreement for the 2nd floor of Town Hall with the Cannon Memorial YMCA.

Fiscal Impact:

The fiscal impact to the Town is rental income revenue of \$18,500 per month for the first year of the agreement, spanning from October 1, 2022 to September 30, 2023, totaling \$222,000 for the year. The rent is increased to \$19,000 per month for the 2nd year of the agreement spanning from October 1, 2023 to September 30, 2024, which totals \$228,000 for the year.

The agreement converts to a month-by-month rental at the end of the 2nd year at a rate of \$19,500 per month with 30 days written notice by either party to terminate the agreement.

Rental income for each fiscal year prior to the election of the month-to-month tenancy option is as follows:

- FY2023 - \$220,500 (12 months)
- FY2024 - \$226,500 (12 months)
- FY2025 - \$57,000 (3 months)

Attachments:

1. Lease Amendment - TOH - YMCA

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

AMENDMENT TO LEASE AGREEMENT

This AMENDMENT TO LEASE AGREEMENT ("Amendment") is made and entered into as of the ____ day of _____, 2022 by and between the TOWN OF HARRISBURG ("Lessor") and the CANNON MEMORIAL YOUNG MEN'S CHRISTIAN ASSOCIATION ("Lessee").

RECITALS

1. Lessor and Lessee entered into a Lease Agreement on 30th day of September, 2017 for the lease of Suites 201 and 202 (2nd floor) of the Town Hall building located at 4100 Main Street, Harrisburg, North Carolina 28075.
2. This Lease Agreement had a three (3) year term with two (2) one-year options to extend the term. Those two options were picked up and the expiration of the Lease Agreement is presently August 31, 2022.
3. The parties desire to extend the lease term for an additional two (2) years and allow the Lessee to extend the lease beyond that additional term on a month-to-month basis.
4. The parties also desire to have the provisions of the Lease Agreement not specifically modified in this Amendment to continue in force through the additional lease term and any month-to-month extension of the lease term.

In consideration of the Recitals expressed above and the Terms contained below, which the parties agree constitutes sufficient legal consideration to make this Amendment legally binding and enforceable, the parties agree as follows.

TERMS

1. Term. The term of this Amendment shall begin on September 1, 2022 at the conclusion of the extended term of the Lease Agreement and continue for a period of two (2) years until August 31, 2024. At the conclusion of that period, the Lessor and Lessee, by mutual consent at least ninety (90) days before the end of the term period, may agree to continue to lease the Premises (as defined in the Lease Agreement) on a month-to-month basis. Either party may terminate the month-to-month tenancy upon thirty (30) days written notice to the other party.
2. Rent. For the first year of the term of this Amendment, the Lessee shall pay to the Lessor monthly Base Rent (as defined in the Lease Agreement) of \$18,500.00 per month, payable on the first day of each month. For the second year of the term of this Amendment, the Lessee shall pay to the Lessor monthly Base Rent of \$19,000.00 per month, payable on the first day of each month. For any part of this term that is extended on a month-to-month basis, the Lessee shall pay to the Lessor monthly Base Rent of \$19,500.00 per month, payable on the first day of each such month. During any time that the Lessee continues in possession of the Premises, the Lessee shall pay Additional Rent as defined in the Lease Agreement.

3. The Lease Addendum attached to the Lease Agreement shall also apply to the provisions of this Amendment.

4. All other provisions of the Lease Agreement, not specifically changed by this Amendment shall be considered to be incorporated into this Amendment and shall continue in full force and effect.

IN WITNESS, the parties have duly executed this Amendment as indicated below.

LESSEE:

CANNON MEMORIAL YOUNG MEN'S
CHRISTIAN ASSOCIATION

Date: _____

By: _____
Chief Executive Officer

LESSOR:

TOWN OF HARRISBURG

Date: _____

By: _____
Town Manager

This instrument has been preaudited in the manner required by the NC Budget and Fiscal Control Act.

Date: _____

By: _____
Finance Officer



TOWN OF HARRISBURG

Agenda Item Details

Title:

Closed Session for Personnel Discussion

Presenting Personnel:

Robert Donham, Town Manager

Suggested Motion or Action:

None

Description/Background:

Council and Town Management will go into Closed Session to discuss personnel-related items.

Recommendation:

None

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of New Staff Salary Ranges, Related Salary Adjustments, and FY2023 Budget Ordinance Amendments

Presenting Personnel:

Robert Donham, Town Manager

Suggested Motion or Action:

If approved:

Motion to approve the attached Salary Ranges and salary adjustments for all employees in the merit-based performance system and associated FY2023 Budget Ordinance Amendments.

Description/Background:

In March 2022, Town Council approved a contract with JER HR Group to conduct a comprehensive study to examine and implement a Classification System and Pay Development system that we can sustain. The last time the Town had a comprehensive external study conducted was 2016. In 2019, we did an internal study for all personnel with the exception of Department Heads to address shifts to the salary range based on inflation and salary adjustments to deal with any compression issues which were not addressed in the 2016 study.

Staff worked jointly with the consultant to evaluate each job position for a new job valuing system, market comparisons and salary ranges. A total of 73 positions were reviewed.

Job Valuing System

Utilized 15 different factors for each position to determine what the job value was in quantitative terms. Job descriptions and daily work tasks were used to help evaluate these positions. The positions were then grouped within various ranges to be slotted into position grades.

Market Comparisons

Consultant provided comparative salary data for Concord, Kannapolis, Huntersville, Lexington, Monroe, Mount Holly, Statesville, Mooresville and Charlotte. Positions were evaluated to these other municipalities to establish true current market rates for each position.

Salary Ranges

Once slotted in grades, salary ranges were laid in and positions were reevaluated based on the grade they fell in to determine the most appropriate salary range for each position.

After this analysis was complete, the consultant determined that the Town's current staff pay ranges were 9.67% behind market as of this spring. To bring the ranges fully up to market through 6/30/2023, an additional 7% was added to the ranges. This ultimately set the proposed salary ranges that are being presented to Council.

At this point, several positions were reclassified:

Town Clerk

Town Clerk was reclassified to Assistant Human Resources Director/Town Clerk. This title better reflects the ongoing duties of this position. This reclassification also has this position now reporting to the Human Resources Director and Deputy Town Manager.

Fire Recruit

Fire Recruit position was eliminated to better compete for salaries in the region. Recruits will now be hired at the Firefighter I level which increases their initial starting salary.

Firefighter Advanced

Firefighter Advanced position was eliminated to streamline promotions through various positions. Job valuing showed there was very little other than certifications between Firefighter I and Firefighter Advanced. While this position was eliminated, employees will earn a step increase for obtaining the Advanced certification.

Once the market ranges were established, staff's current salaries were compared to identify any changes that needed to occur to get employees to market. The consultant provided recommended adjustments based on their philosophy which included flat dollar amount adjustments with market and compression adjustments. Town Management and HR took those recommendations and also analyzed market rates and compa-ratios, along with identifying any departmental and Town-wide anomalies. Based on this analysis, revised salaries were determined for each of the 113 employees of the Town.

Recommendation:

Staff recommends approval of the attached Salary Ranges, salary adjustments for all employees in the merit-based performance system.

Fiscal Impact:

Council approved \$665,000 in the FY2023 budget for implementation of this pay study. The total amount of adjustments for all positions is being recommended at up to \$318,000 (\$391,000 if you include taxes/benefits). These new salaries would go into effect as early as October 1, but in any event as close to that date as possible.

Attachments:

1. Proposed Salary Ranges
2. Salary Adjustments by Department

Town of Harrisburg, NC
Proposed Pay Ranges
FY2023

Position Title	Pay Grade	Proposed Pay Range		
		Min	Mid	Max
Deputy Town Manager	124	125,424	152,956	186,607
Assistant Town Manager	123	120,197	146,582	178,830
Engineering and Public Works Director	121	109,744	133,834	163,277
Finance Director	120	104,517	127,459	155,500
Public Works Director	119	99,290	121,085	147,724
Planning and Economic Development Director	119	99,290	121,085	147,724
Fire Chief	118	94,063	114,711	139,947
Planning Director	118	94,063	114,711	139,947
Town Engineer	118	94,063	114,711	139,947
Human Resources Director	118	94,063	114,711	139,947
Information Systems Director	117	88,836	108,336	132,170
Parks and Recreation Director	117	88,836	108,336	132,170
Assistant Human Resources Director/Town Clerk	115	78,382	95,588	116,617
Assistant Public Works Director	115	78,382	95,588	116,617
Fire Deputy Chief of Operations	115	78,382	95,588	116,617
Engineering Manager	115	78,382	95,588	116,617
Economic Development Director	114	73,155	89,214	108,841
Deputy Finance Director	114	73,155	89,214	108,841
Communications Director	113	67,928	82,839	101,064
Assistant Parks and Recreation Director	113	67,928	82,839	101,064
Civil Engineer	113	67,928	82,839	101,064
Fire Assistant Chief of Administration	112	62,701	76,465	93,287
Fire Battalion Chief	112	62,701	76,465	93,287
Fire Division Chief of Training	112	62,701	76,465	93,287
Fire Division Chief of Planning/Data Analysis	112	62,701	76,465	93,287
Facilities and Parks Superintendent	112	62,701	76,465	93,287
Senior Planner	112	62,701	76,465	93,287
Financial Analyst	112	62,701	76,465	93,287
Fire Marshal	111	57,474	70,091	85,511
EIT	111	57,474	70,091	85,511
Utilities Supervisor	111	57,474	70,091	85,511
Public Works Supervisor	111	57,474	70,091	85,511
Customer Service Supervisor	111	57,474	70,091	85,511
Senior Water System ORC	111	57,474	70,091	85,511
Senior Sewer ORC	111	57,474	70,091	85,511
Facilities Maintenance Supervisor	110	53,554	65,310	79,678
Fire Captain	110	53,554	65,310	79,678
Planner	109	50,941	62,123	75,790
Human Resource Specialist	109	50,941	62,123	75,790

Position Title	Pay Grade	Proposed Pay Range		
		Min	Mid	Max
Fleet Maintenance Manager	109	50,941	62,123	75,790
Construction Grading Inspector	109	50,941	62,123	75,790
Construction Inspector	109	50,941	62,123	75,790
Purchasing Agent	109	50,941	62,123	75,790
Accountant	108	48,327	58,936	71,902
Code Enforcement Officer	108	48,327	58,936	71,902
Utility System Crew Leader	108	48,327	58,936	71,902
Events Coordinator	108	48,327	58,936	71,902
Recreation Coordinator	108	48,327	58,936	71,902
Water System ORC	108	48,327	58,936	71,902
Fire Engineer Advanced EMT	107	45,714	55,749	68,013
Senior Utility System Operator	107	45,714	55,749	68,013
Help Desk Support Technician	107	45,714	55,749	68,013
Maintenance Supervisor - B&G	107	45,714	55,749	68,013
Accounting Tech II	106	43,100	52,562	64,125
Firefighter II	105	40,487	49,374	60,237
Maintenance Technician	105	40,487	49,374	60,237
Executive Assistant	105	40,487	49,374	60,237
Utility System Operator	105	40,487	49,374	60,237
Planning Technician	105	40,487	49,374	60,237
Public Works Water Technician	105	40,487	49,374	60,237
Public Works Support Specialist	105	40,487	49,374	60,237
Accounting Technician I	105	40,487	49,374	60,237
Firefighter EMT	104	37,874	46,187	56,348
Senior Facilities Maintenance Specialist	104	37,874	46,187	56,348
Administrative Support Specialist	104	37,874	46,187	56,348
Public Works Maintenance Worker	104	37,874	46,187	56,348
Customer Service Representative	104	37,874	46,187	56,348
Facilities Maintenance Specialist	103	35,260	43,000	52,460
Custodial Worker - B&G	102	32,647	39,813	48,572
Park Attendant	101	30,033	36,626	44,684

**Schedule of Recommended Salary Adjustments by Department
FY2023**

	<u>Current Salary</u>	<u>Recommended Salary</u>	<u>\$ Difference</u>	<u>% Difference</u>
General Government	\$ 1,122,588	\$ 1,198,520	\$ 75,932	7%
Planning	155,937	171,626	15,689	10%
Fire				
Above Captains	548,965	590,730	41,765	8%
Public Works	1,241,651	1,331,575	89,924	7%
Engineering	288,905	306,147	17,242	6%
Parks and Recreation	781,182	859,015	77,833	10%
	<u>\$ 4,139,228</u>	<u>\$ 4,457,614</u>	<u>\$ 318,386</u>	<u>8%</u>
FICA/401k/Pension			72,433	
Total Adjustment			<u>\$ 390,818</u>	