



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

**September 20, 2022
6:00 PM**

AGENDA

1. MEETING INFORMATION

- A. Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person.

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

<https://us02web.zoom.us/j/82922934233?pwd=UUUVbHIWeng1YStOUUVmVWdtZXIIQT09>
Webinar ID: 829 2293 4233
Passcode: 249745

Or join by phone:
312.626.6799
301.715.8592

2. CALL TO ORDER

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

3. CONSENT AGENDA

- A. August 16, 2022 Meeting Minutes

4. OLD BUSINESS

5. NEW BUSINESS

- A. H-2021-11-R : Request to rezone approximately 58.6 acres located on the northern side of Stallings Road east of Stallings Road Park from Cabarrus County zoning LDR (Low Density Residential) to CZ-RL (Conditional Zoning Low Density)
- B. H-2022-10-R: Request to rezone approximately 46.65 acres located off Wonderwood Lane from RE (Rural Estate) to AG (Agricultural)

6. STAFF UPDATES/INFORMATION

- A.
 - 1. Town Council - Decision-making Policy Change
 - 2. Extension of Member Terms
 - 3. Questions from 8-16 meeting
 - 4. Planning and Zoning Board Position Interviews
 - 5. On-line Training Opportunity through UNC School of Government

7. ADJOURNMENT

Town of Harrisburg's Vision Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

August 16, 2022 Meeting Minutes

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

Motion to approve Planning and Zoning Board minutes of August 16, 2022

Description/Background:

Consider the minutes of the August 16, 2022 Planning and Zoning Board meeting.

Recommendation:

Approve minutes of August 16, 2022

Fiscal Impact:

None

Attachments:

1. PZ MINS AUG 16 2022

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, AUGUST 16, 2022**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

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

STAFF: Zac Gordon, Interim Planning and Economic Development Director, Craig Thomas, Senior Planner

A.

AGENDA ADOPTION

MOTION

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

The motion passed 6-0.

B.

SPECIAL PRESENTATIONS

None

C.

PUBLIC COMMENT

None

2.

CONSENT AGENDA

A. Planning Board meeting minutes of May 17, 2022, Planning and Zoning Board meeting.

MOTION

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

3.

OLD BUSINESS

None

4.

NEW BUSINESS

A.

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

The applicant proposes to develop a single-family subdivision with 91 detached units. To achieve this, the applicant is requesting that the property be rezoned from LDR (Low Density Residential) to CZ-RL (Conditional Zoning Residential Low Density). The proposed density of the site is 1.29 dwelling units per acre. The proposed project is in a Low-Density Residential area per the Harrisburg Area Land Use Plan (HALUP), allowing low to moderate density residential development of 1 to 2 units/acre. Upon approval of this rezoning, the density will be capped at 1.29 units/acre and the site be developed in accordance with the plan submitted by the applicant. Per the Town subdivision regulations, the applicant

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, August 16, 2022**

is providing dedicated public open space. The applicant proposes the development of 19.01 acres of open space as part of the development along with 3.87 acres of active open space. The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project.

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
3. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
4. Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.
5. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
6. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
7. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
8. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
11. Applicant agrees to provide a minimum 8-foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
12. Applicant will provide a minimum 2.28 acres of active open space, as generally depicted on the rezoning plan, to include but not limited to the following amenities: trails, grills, seating areas, gazebo, benches, and/or enhanced landscaping.

MOTION:

Jacob Carpenter made a motion to recommend approval of H2021-11-R and sent it on to the Town Council for their consideration with a second from Kevin Hutchins. **The motion passed 6-0.**

The following Consistency Statement was presented to the Board for its consideration:

CONSISTENCY STATEMENT:

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

MOTION:

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

B.

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

The applicant proposes to rezone parcel PIN 5516-96-2556. The AG district has a maximum density of 0.30 dwelling unit per acre. The proposed density is 0.02 dwelling units per acre and the lot meets the AG dimensional requirement of the UDO. The applicant has indicated that the requested rezoning is to allow for a "Family Farm," with the intention of growing crops and harvesting honey. Discussion followed regarding what other uses would be allowed under the AG designation. There was concern that some of the uses allowed within the AG zoning district (e.g., keeping and raising of livestock) could potentially negatively impact neighboring properties, should the property owner want to change the proposed use of this property. Planning and Zoning Department staff indicated that they rezoning request was consistent with the Harrisburg Area Land Use Plan. Planning and recommended approval.

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MOTION:

Kevin Hutchins made a motion to recommend approval of H2022-10-R and sent it on to the Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 5-1 with Andy Rathke opposed.**

The following Consistency Statement was presented to the Board for its consideration:

CONSISTENCY STATEMENT:

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

MOTION:

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

C.

H-2022-01-S Blume Corner Preliminary Plat

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 plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO. Staff has recommended approval 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 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.)

MOTION:

Rodney Garner made a motion to recommend approval of H2022-01-S and forward to the Town Council for their consideration, with a second from Kevin Hutchins. **The motion passed 6-0.**

D.

H-2022-04-R Iley Meadows Preliminary Plat

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 approval, consistent with the conditions for rezoning approval H-2021-06-R, as follows:

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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.

MOTION:

Jacob Carpenter made a motion to recommend approval of H-2022-04-R and forward to the Town Council for their consideration, with a second from Kevin Hutchins. **The motion passed 6-0.**

E.

Appoint Committee to review Planning and Zoning Advisory Board applications

Zac Gordon advised the Board that there are two (2) open positions on the Board that need to be filled. Andy Rathke asked for volunteers to serve on a subcommittee to review applications and to recommend appointments to the Town Council. In addition to Chairman Rathke, Thelma Thorne-Chapman and Kevin Chapman agreed to serve on a subcommittee. The subcommittee would also include the Town Council representative to the Planning Board (Ian Patrick) and Rodney Gardner (alternate).

5.

STAFF UPDATES/INFORMATION

6.

ADJOURNMENT

MOTION:

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

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2021-11-R : Request to rezone approximately 58.6 acres located on the northern side of Stallings Road east of Stallings Road Park from Cabarrus County zoning LDR (Low Density Residential) to CZ-RL (Conditional Zoning Low Density)

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

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

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

Consistency Statement:

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

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

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

Description/Background:

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

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

Recommendation:

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

Fiscal Impact:

None

Attachments:

1. H2021-11-R Staff Report PB
2. Shea Homes-Helmsridge Fee in Lieu Letter 09152022
3. H-2022-11-R Aerial Map
4. 2022-0630 - Stallings Rd - Rezoning
5. H2021-11-R Rezoning Application
6. H2021-11-R Annexation Application
7. H2021-11-R Survey



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: September 20, 2022

SUBJECT:

Subdivision: Helmsridge

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

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

Applicant: Shea Homes

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held November 18, 2021

BACKGROUND:

Area: ±58.36 acres

Existing Land Use: Vacant

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

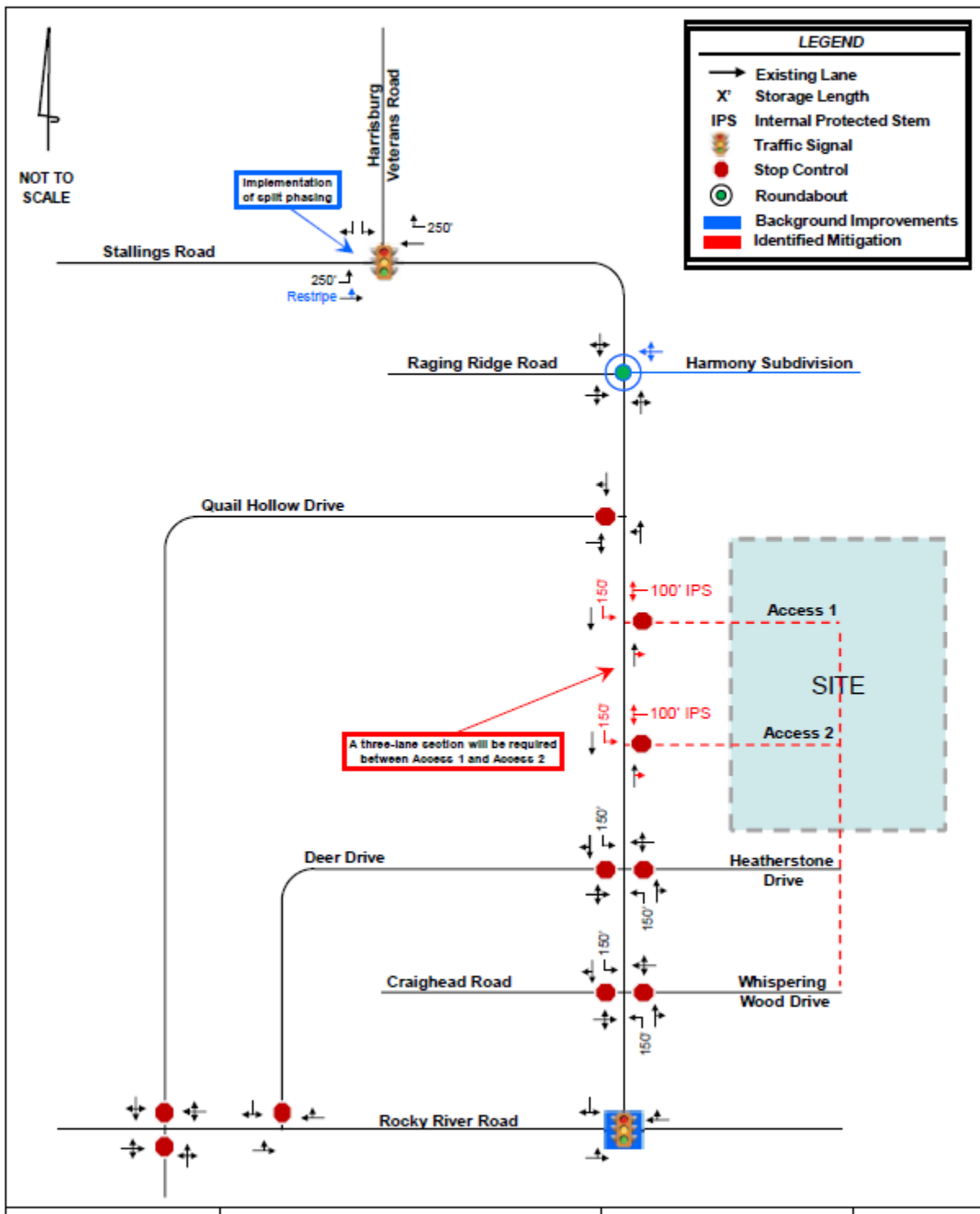
Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential, County
East - Single-family Residential, Town
West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with 87 detached units. To achieve this, the applicant is requesting that the property be rezoned from LDR (Low Density Residential) to CZ-RL (Conditional Zoning - Residential Low Density).
- The application was received prior to the adoption of the new Unified Development Ordinance (UDO), and as such, is being reviewed under the previous UDO regulations under the “Conservation District” standards. Under the Conservation District standards, the minimum required lot size was 14,000. The rezoning site plan proposes the following:
 - 24 lots - 14,000 sf in area
 - 29 lots - 14,080 sf in area
 - 34 lots - 14,070 sf in area
- Current regulations require a minimum lots size of 14,500 for conservation subdivisions.
- The Conservation District standards allow for a reduction in lot width from 100’ to 70’. All proposed lots meet these dimensional requirements.
- Conservation District standards also allow for a front setback reduction from 35’ to 24.5’, which the applicant is proposing.
- The minimum lot depth requirement under the Conservation District standards was 125’. The proposed 87 lots, all exceed this minimum lot depth requirement.
- The proposed density of the site is 1.29 dwelling units per acre. The proposed project is in a Low-Density Residential area per the Harrisburg Area Land Use Plan (HALUP), allowing low to moderate density residential development of 1 to 2 units/acre. Upon approval of this rezoning, the density will be capped at 1.29 units/acre and the site plan will be attached with the land.
- Per the Town subdivision regulations, the applicant is providing dedicated public open space. The applicant proposes the development of 19.06 acres of open space as part of the development along with 3.27 acres of active open space.
- Required common open space calculation equates to 2.49 acres required. Applicant has provided 1.27 acres and will pay a fee-in-lieu for the remaining 1.22 acres (see letter from Jordan Goare to Zac Gordon dated September 15, 2022).
- The applicant agrees to install the following road improvements per the Traffic Impact Analysis (TIA) completed for the project (see map):
 - Stallings Road and Access 1: Construction of a southbound left-turn lane along Stallings Road with 150 feet of storage; Construction of the westbound approach of Access 1 with one ingress and one egress lane and an internal protected stem (IPS) of 100 feet
 - Stallings Road and Access 2: Construction of a southbound left-turn lane along Stallings Road with 150 feet of storage; Construction of the westbound approach of Access 2 with one ingress and one egress lane and an IPS of 100 feet.

H-2021-11-R (Helmsridge)
Staff Report

- A three-lane section will be required along Stallings Road between the site access points.



- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.

- The properties are currently within Cabarrus County zoning jurisdiction, so they will need to be annexed into the town limits of the Town of Harrisburg.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 58.36 acres in size.

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

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

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

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

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

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

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

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

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

The benefits to the owner of the property would be that single-family residential development at the proposed density of 1.29 dwelling units per acre could be achieved

under the proposed zoning. Benefits to the neighbors and the surrounding community include the preservation of open space areas, increased buffers (more than what is required in the UDO) adjacent to the neighboring properties.

The addition of eighty-seven (87) single-family attached homes has no detrimental impact to the surrounding community. There will be an entrance on Stallings Road and connections to the vacant parcel to the north and Woodstream Drive connecting Heatherstone subdivision to the east.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Utilities are available in this area and are sufficient to meet the needs of this property, subject to availability being allocated by the Town's Wastewater Allocation Committee. Water is located along Stallings Road and sewer is available to the west and east. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

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

c. Safety and Sanitation Services:

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

d. Back Creek Greenway

Construction of the western portion and a smaller portion of the northern greenway will be included as part of this project. A fee-in-lieu has been proposed for the remainder of the public open space not provided for with this project.



1. APPLICANT AGREES TO OBTAIN ANY AND ALL STATE AND FEDERAL PERMITS REQUIRED FOR ANY DEVELOPMENT ACTIVITY ON THIS LAND.
2. APPLICANT AGREES TO RESTRICT CLOSING RESEARCHING, HALLS, GUNGS TO HAZARDOUS PROOF NOT BE USED.
3. APPLICANT AGREES THAT THERE WILL BE NO FLOODING OF THE PROPERTY AND NO OVERALL QUALITY OF THE HOMES.
4. APPLICANT AGREES TO INSTALL ALL REQUIRED PERMITS AND TO OBTAIN ALL REQUIRED PERMITS.
5. APPLICANT AGREES TO THE MITIGATION OF THE HERITAGE TRUST'S DAMAGES DURING CONSTRUCTION OF THE TOWN OF HARRIS DEVELOPMENT PROGRAMS.
6. APPLICANT AGREES TO CONSTRUCT 10 FT TO THE WESTERN AND NORTHEASTERN PORTION OF THE HERITAGE TRUST'S DEVELOPMENT PROGRAMS (GROWING GARDEN). CONSTRUCTION OF COMPLETED PERMIT TO FINAL PLAN OF THE 3RD SUBDIVISION.
7. APPLICANT AGREES THAT ALL FENCES SHALL BE 6' HIGH WITH POINTS, POINTS SHALL BE 6' HIGH WITH POINTS OF 10' OVER AT PERMANENT POOL AREA.
8. APPLICANT AGREES TO FENCE SURROUNDING VIEW, VIEW FROM FENCE, SURROUNDING VIEW, VIEW FROM FENCE, SURROUNDING VIEW.
9. APPLICANT AGREES TO HAVE CLUSTERS OF A MINIMUM.

Per Cabarrus County, the APF Ordinance for schools is currently not being enforced after a ruling by the NC Supreme Court. However, Cabarrus County Schools does still review the capacity of the K-12 schools that this development will feed into and provides future capacity numbers based on the units proposed. For this site, Cabarrus County has provided the following information:

Elementary (Harrisburg ES) -	<u>92%</u>
Middle (Hickory Ridge MS) -	<u>78%</u>
High (Hickory Ridge HS) -	<u>116%</u>

Projected School Capacity Based on Unbuilt Lots and this Request:

Elementary (Harrisburg ES) -	<u>96%</u>
Middle (Hickory Ridge HS) -	<u>79%</u>
High (Hickory Ridge HS) -	<u>118%</u>

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

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

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

The proposed single-family development and density of the proposed development (1.29 dwelling units per acre) is compatible with surrounding land uses.

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

Like all other development activity in this area, the development of this land would convert former vacant land into residential neighborhoods, while preserving appropriate area for open space as required by the UDO.

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

The areas around this property are generally zoned for low to medium density residential use. Existing land use patterns in the area typically consist of low to medium density residential neighborhoods and vacant forested land and land previously used for agricultural purposes.

- d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;**

The property is suitable for the uses which it has been restricted to under the existing zoning classification.

- e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;**

As previously mentioned, the specific use of the property, single family detached homes, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP), particularly the single family residential.

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

The property is mostly vacant.

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

Land supply is not a direct issue in this area.

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

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

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

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

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

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

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

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

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

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

The applicant intends to work with Harrisburg town staff in establishing appropriate improvements for the development. Landscaping buffers shown exceed the requirements

in the UDO to meet the needs of the adjacent properties, and active/passive open space is designated as part of the subdivision.

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

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

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

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

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

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

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

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

APPROVAL WITH CONDITIONS:

The proposal is a conditional re-zoning request. In accordance with state law and the UDO, conditions may be imposed on this request for rezoning, subject to acceptance by the applicant.

Planning staff therefore recommends the following conditions be placed on this project:

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict cladding materials for all residential buildings to masonry products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that siding must extend to the ground level on all sides of the homes.
4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.

H-2021-11-R (Helmsridge)

Staff Report

5. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
6. Applicant agrees 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 fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
8. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
9. Mailbox clusters shall be located outside of the right-of-way with a minimum of 5 parking spaces (including 1 handicapped accessible space) provided for resident access.
10. Applicant agrees to pay a fee-in-lieu for 1.22 acres of required public open space not provided for on plans (as detailed in letter from J. Goare to Z. Gordon dated 9-15-22).
11. 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.
12. 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.
13. Applicant will provide a minimum 3.27 acres of active open space, as generally depicted on the rezoning plan, to include but not limited to the following amenities: trails, grills, seating areas, gazebo, benches, and/or enhanced landscaping.
14. The applicant increases the minimum front setback for all lots from 24.5' to 30'.

RECOMMENDATION:

With the proposed site plan and conditions proposed, the rezoning request complies with the Harrisburg UDO and is consistent with the Harrisburg Area Land Use Plan. Accordingly, Planning and Zoning Department staff supports approval of the rezoning request with conditions as noted.



September 15, 2022

Via Email Only

Town of Harrisburg

Attn: Zac Gordon

4100 Main Street; Suite 101

Harrisburg, NC 28075

RE: Public Common Open Space for Helmsridge (Proposed Development along Stallings Rd)

Mr. Gordon,

Shea Homes Carolina, LLC would like to present payment in lieu of dedication of public common open space for the proposed single-family subdivision along Stallings Road, referred to as Helmsridge. We have estimated the fair market value of the property at \$40,000/acre. Based on the required common open space requirement, the fee amounts to \$48,800. We request to make this payment once lots are platted.

Total Fee to be Paid: \$40,000/acre x 1.22 acres = \$48,800

Please advise if you have any questions or require further information from our team. We look forward to the opportunity to work with Harrisburg on this project.

Sincerely,

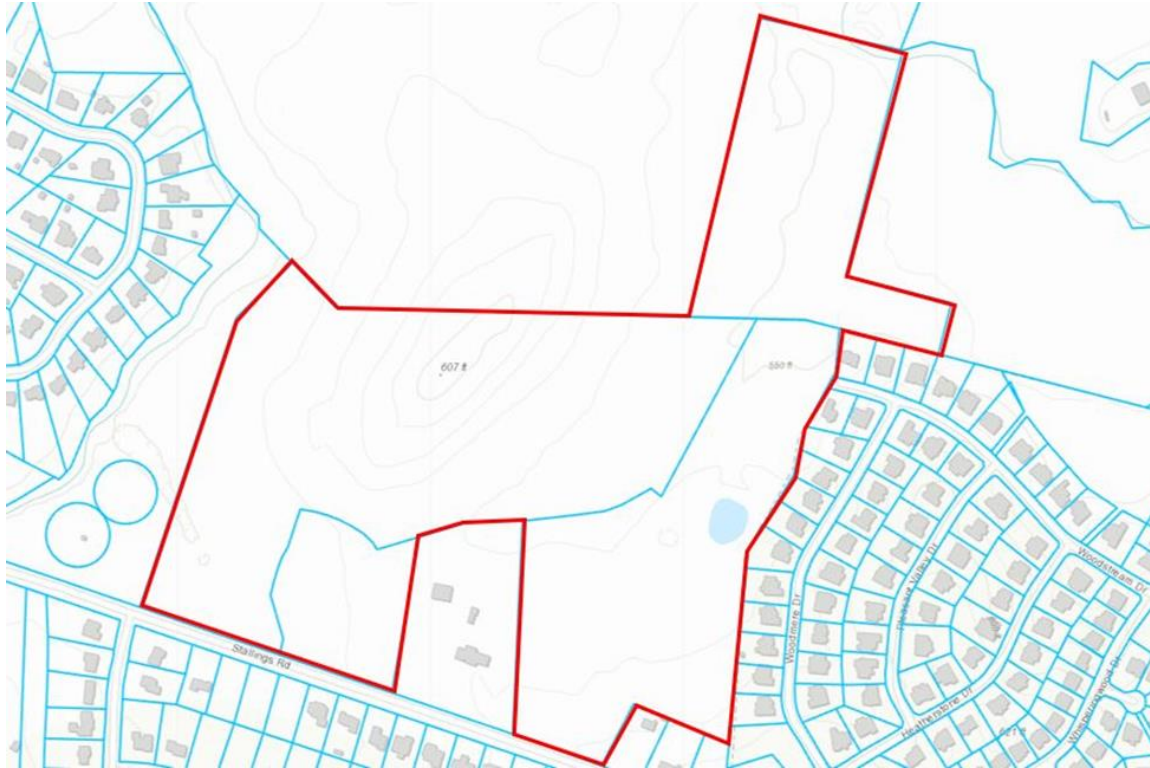
A handwritten signature in black ink that reads "Jordan R. Goare".

Jordan Goare

Acquisition Manager

Shea Homes Carolina, LLC

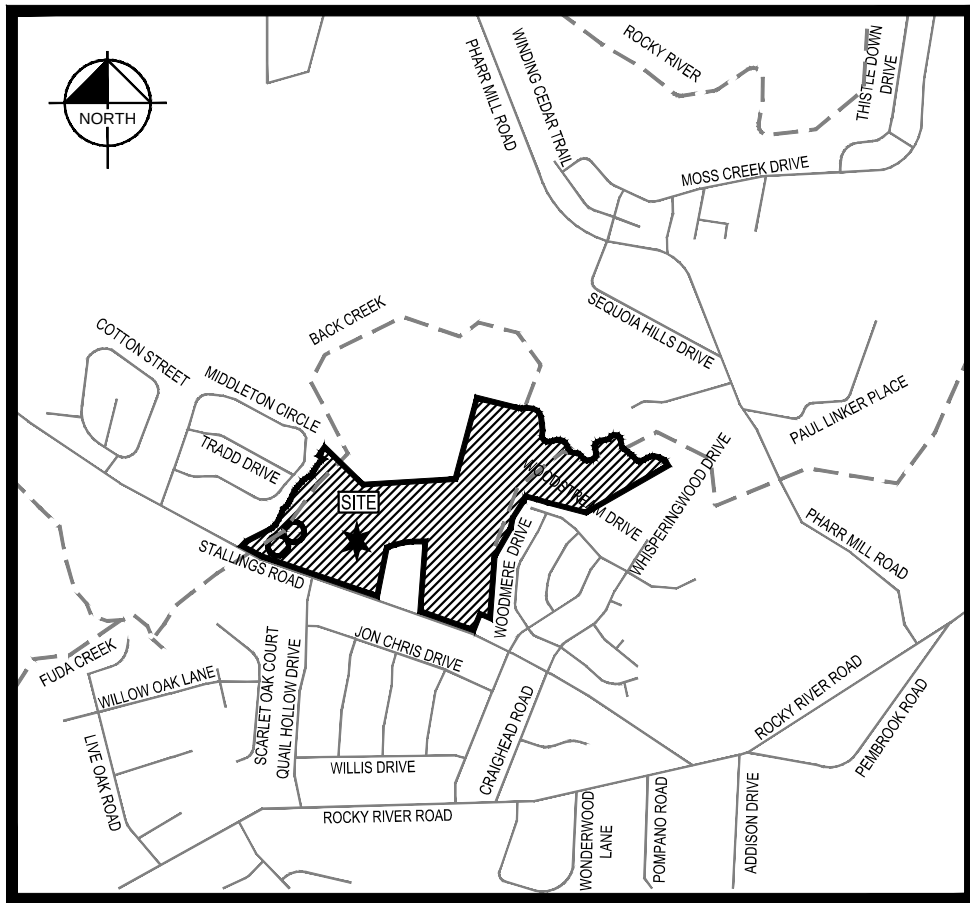
Helmsridge (Stallings Rd) – Aerial Map



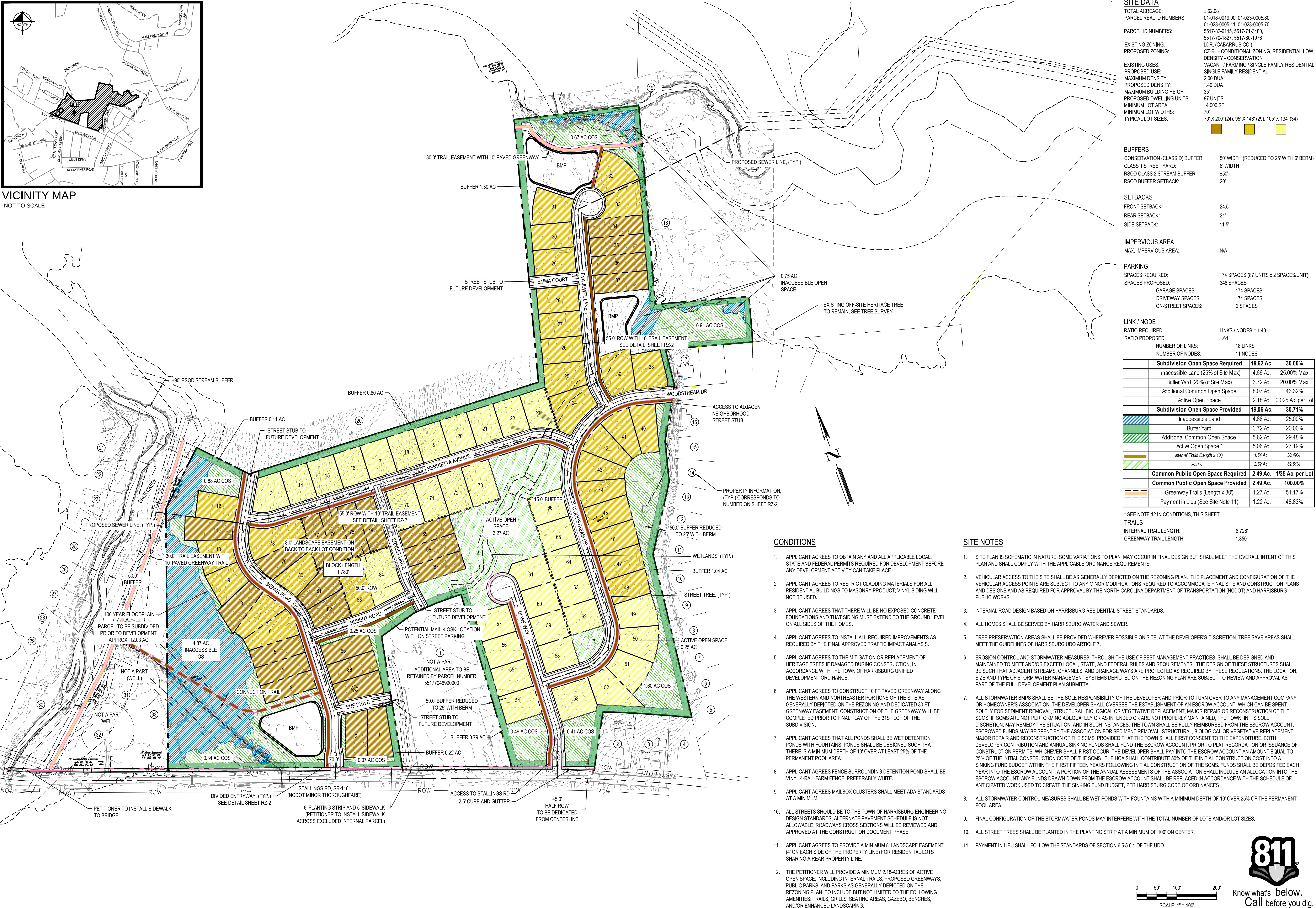
H-2022-11-R
Rezoning Request

Parcel Identification Numbers: (PINs 5517-82-6145, 5517-71-3480, 5517-70-1827, 5517-80-1976)

Applicant: Jay Seymoure (Shea Homes)
Current Zoning: LDR – Low Density Residential (County zoning)
Requested Zoning: CZ-RL – Conditional-Low Density Residential



VICINITY MAP
NOT TO SCALE



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

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

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

IMPERVIOUS AREA	
MAX. IMPERVIOUS AREA:	N/A

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

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

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

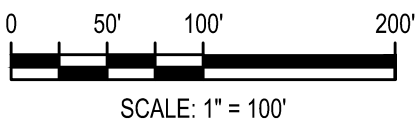
* SEE NOTE 12 IN CONDITIONS, THIS SHEET	
TRAILS	
INTERNAL TRAIL LENGTH:	6,726'
GREENWAY TRAIL LENGTH:	1,850'

CONDITIONS

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

SITE NOTES

1. SITE PLAN IS SCHEMATIC IN NATURE, SOME VARIATIONS TO PLAN MAY OCCUR IN FINAL DESIGN BUT SHALL MEET THE OVERALL INTENT OF THIS PLAN AND SHALL COMPLY WITH THE APPLICABLE ORDINANCE REQUIREMENTS.
2. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND AS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) AND HARRISBURG PUBLIC WORKS.
3. INTERNAL ROAD DESIGN BASED ON HARRISBURG RESIDENTIAL STREET STANDARDS.
4. ALL HOMES SHALL BE SERVED BY HARRISBURG WATER AND SEWER.
5. TREE PRESERVATION AREAS SHALL BE PROVIDED WHEREVER POSSIBLE ON SITE, AT THE DEVELOPER'S DISCRETION. TREE SAVE AREAS SHALL MEET THE GUIDELINES OF HARRISBURG UDO ARTICLE 7.
6. EROSION CONTROL AND STORMWATER MEASURES, THROUGH THE USE OF BEST MANAGEMENT PRACTICES, SHALL BE DESIGNED AND MAINTAINED TO MEET AND/OR EXCEED LOCAL, STATE, AND FEDERAL RULES AND REQUIREMENTS. THE DESIGN OF THESE STRUCTURES SHALL BE SUCH THAT ADJACENT STREAMS, CHANNELS, AND DRAINAGE WAYS ARE PROTECTED AS REQUIRED BY THESE REGULATIONS. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.
7. ALL STORMWATER BMPS SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND PRIOR TO TURN OVER TO ANY MANAGEMENT COMPANY OR HOMEOWNER'S ASSOCIATION, THE DEVELOPER SHALL OVERSEE THE ESTABLISHMENT OF AN ESCROW ACCOUNT, WHICH CAN BE SPENT SOLELY FOR SEDIMENT REMOVAL, STRUCTURAL, BIOLOGICAL OR VEGETATIVE REPLACEMENT, MAJOR REPAIR OR RECONSTRUCTION OF THE SCMS. IF SCMS ARE NOT PERFORMING ADEQUATELY OR AS INTENDED OR ARE NOT PROPERLY MAINTAINED, THE TOWN, IN ITS SOLE DISCRETION, MAY REMEDY THE SITUATION, AND IN SUCH INSTANCES, THE TOWN SHALL BE FULLY REIMBURSED FROM THE ESCROW ACCOUNT. ESCROWED FUNDS MAY BE SPENT BY THE ASSOCIATION FOR SEDIMENT REMOVAL, STRUCTURAL, BIOLOGICAL OR VEGETATIVE REPLACEMENT, MAJOR REPAIR AND RECONSTRUCTION OF THE SCMS, PROVIDED THAT THE TOWN SHALL FIRST CONSENT TO THE EXPENDITURE. BOTH DEVELOPER CONTRIBUTION AND ANNUAL SINKING FUNDS SHALL FUND THE ESCROW ACCOUNT. PRIOR TO PLAT RECORDATION OR ISSUANCE OF CONSTRUCTION PERMITS, WHOEVER SHALL FIRST OCCUR, THE DEVELOPER SHALL PAY INTO THE ESCROW ACCOUNT AN AMOUNT EQUAL TO 25% OF THE INITIAL CONSTRUCTION COST OF THE SCMS. THE HOA SHALL CONTRIBUTE 50% OF THE INITIAL CONSTRUCTION COST INTO A SINKING FUND BUDGET WITHIN THE FIRST FIFTEEN YEARS FOLLOWING INITIAL CONSTRUCTION OF THE SCMS. FUNDS SHALL BE DEPOSITED EACH YEAR INTO THE ESCROW ACCOUNT. A PORTION OF THE ANNUAL ASSESSMENTS OF THE ASSOCIATION SHALL INCLUDE AN ALLOCATION INTO THE ESCROW ACCOUNT. ANY FUNDS DRAWN DOWN FROM THE ESCROW ACCOUNT SHALL BE REPLACED IN ACCORDANCE WITH THE SCHEDULE OF ANTICIPATED WORK USED TO CREATE THE SINKING FUND BUDGET, PER HARRISBURG CODE OF ORDINANCES.
8. ALL STORMWATER CONTROL MEASURES SHALL BE WET PONDS WITH FOUNTAINS WITH A MINIMUM DEPTH OF 10' OVER 25% OF THE PERMANENT POOL AREA.
9. FINAL CONFIGURATION OF THE STORMWATER PONDS MAY INTERFERE WITH THE TOTAL NUMBER OF LOTS AND/OR LOT SIZES.
10. ALL STREET TREES SHALL BE PLANTED IN THE PLANTING STRIP AT A MINIMUM OF 100' ON CENTER.
11. PAYMENT IN LIEU SHALL FOLLOW THE STANDARDS OF SECTION 6.5.5.6.1 OF THE UDO



DESIGNED BY: WSM

DRAWN BY: WSM

REVIEWED BY: AG

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

Shea HOMES

415 IRON SPRINGS DRIVE
DENVER, NORTH CAROLINA 28037

HELMSRIDGE
2714 STALLINGS RD
HARRISBURG, NORTH CAROLINA 28075

REZONING
PLAN

NOT FOR
CONSTRUCTION

FILE NUMBER:
8733-00

DATE: 06/30/2022

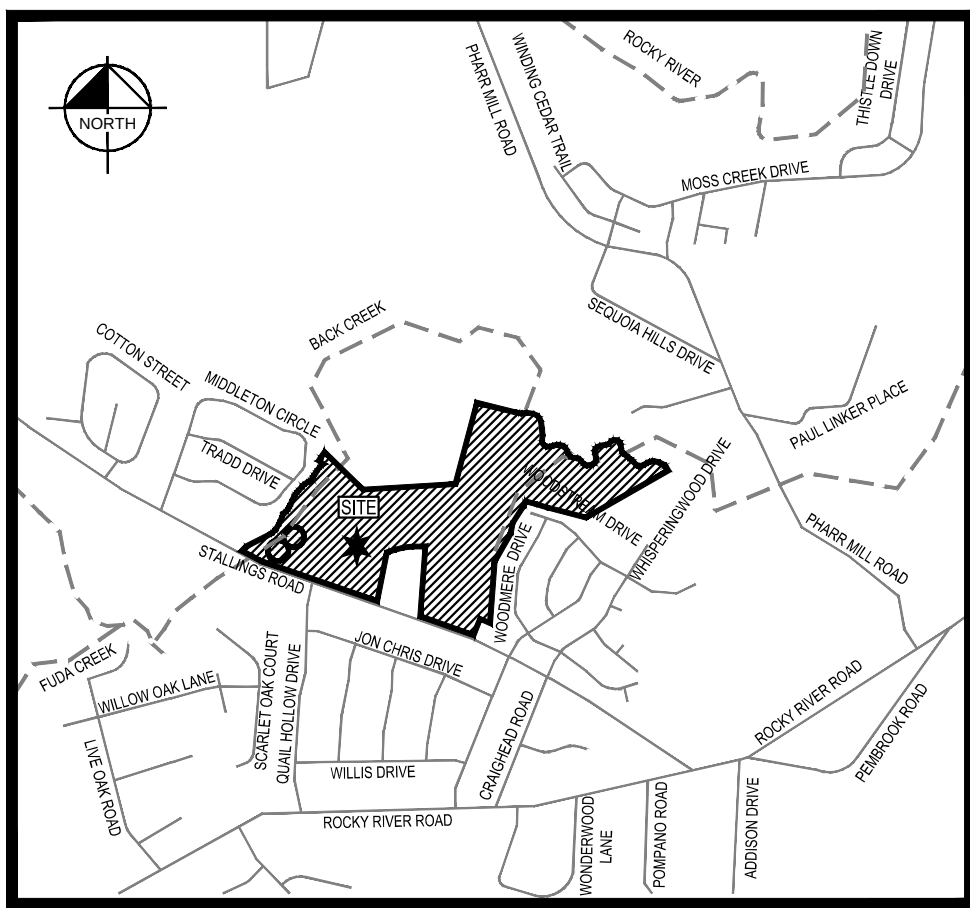
RZ-1



1.	NOW OR FORMALLY 5517704690000 RAY HELMS JUNIOR DEED BK 11482 PG 265 ZONING LDR	9.	NOW OR FORMALLY 55178047890000 IOBAL WAHEED & AFSHEEN WAHEED DEED BK 12975 PG 0210 ZONING RM-1	18.	NOW OR FORMALLY 010180019.30 THERESA GAIL STAFFORD MAP BK 0091 PG 0051 ZONING RM-1	26.	NOW OR FORMALLY 55176136490000 WILLIAM J BEAL, JR & DENISE R BEAL DEED BK 3467 PG 0104 ZONING LDR
2.	NOW OR FORMALLY 55178003470000 RAY HELMS JUNIOR DEED BK 500 PG 598 ZONING LDR	10.	NOW OR FORMALLY 55178059800000 EDDIE R WEAVER & MARY S WEAVER DEED BK 6794 PG 0255 ZONING RM-1	19.	NOW OR FORMALLY 55179286980000 JOAO LUIS ANTUNES DEED BK 8531 PG 0247 ZONING LDR	27.	NOW OR FORMALLY 5517612800000 CLARINA TALARICO & TERRANCE TALARICO DEED BK 2191 PG 0181 ZONING LDR
3.	NOW OR FORMALLY 55178013720000 RAY HELMS JUNIOR DEED BK 6400 PG 74 ZONING LDR	11.	NOW OR FORMALLY 55178059280000 YING T LEE DEED BK 5681 PG 0255 ZONING RM-1	20.	NOW OR FORMALLY 55177265290000 TEETER GENERATIONS GROUP, LLC DEED BK 9461 PG 303 ZONING LDR	28.	NOW OR FORMALLY 55176125200000 JUAN F ROMERO DEED BK 14193 PG 0232 ZONING LDR
4.	NOW OR FORMALLY 55178022870000 SHARON M BARRIER DEED BK 567 PG 252 ZONING LDR	12.	NOW OR FORMALLY 551781580750000 STEPHEN MATULA & TAMMY MATULA DEED BK 11534 PG 0194 ZONING RM-1	21.	NOW OR FORMALLY 55176261110000 GARY V FRANK & DIANE L FRANK DEED BK 1417 PG 0245 ZONING LDR	29.	NOW OR FORMALLY 55176114130000 JAIME GONZALEZ & GIANIN GONZALEZ DEED BK 12976 PG 0076 ZONING LDR
5.	NOW OR FORMALLY 55178053260000 TOWN OF HARRISBURG DEED BK 8512 PG 0300 ZONING RM-1	13.	NOW OR FORMALLY 55178161130000 TIMOTHY D EWING & SHARON Y EWING DEED BK 5978 PG 0211 ZONING RM-1	22.	NOW OR FORMALLY 55176250600000 SHOHN P BROOKS DEED BK 4819 PG 0312 ZONING LDR	30.	NOW OR FORMALLY 55175182890000 ELIZABETH PALMER & PAUL PALMER DEED BK 13227 PG 0161 ZONING LDR
6.	NOW OR FORMALLY 55178044870000 MICHAEL E MINOR & MICHELLE MINOR DEED BK 5412 PG 0001 ZONING RM-1	14.	NOW OR FORMALLY 55178162600000 ANDREW ROY ZAHORA & INGRID M ZAHORA DEED BK 6316 PG 0288 ZONING RM-1	23.	NOW OR FORMALLY 55176159410000 JOHNNY B CLEMENTS & HENRIETTA S CLEMENTS DEED BK 12037 PG 0035 ZONING LDR	31.	NOW OR FORMALLY 55176121500000 AQUA NORTH CAROLINA INC DEED BK 8740 PG 0338 ZONING LDR
7.	NOW OR FORMALLY 55178045780000 ANDREW M NEWMAN & SHELEIAH NEWMAN DEED BK 13066 PG 0001 ZONING RM-1	15.	NOW OR FORMALLY 55178173120000 DENNIS S RUPP & KATHERINE K RUPP DEED BK 6428 PG 0027 ZONING RM-1	24.	NOW OR FORMALLY 55176148750000 MICHAEL B THEVENIN & SHELLI A THEVENIN DEED BK 1029 PG 0345 ZONING LDR	32.	NOW OR FORMALLY 5517612030000 AQUA NORTH CAROLINA INC DEED BK 8740 PG 0338 ZONING LDR
8.	NOW OR FORMALLY 55178046880000 MCKINNEY PICKETT & ROCHELLE PICKET DEED BK 5992 PG 0004 ZONING RM-1	16.	NOW OR FORMALLY 55178174150000 DAVID A TORRES & MELISSA E TORRES DEED BK 8671 PG 0289 ZONING RM-1	25.	NOW OR FORMALLY 55176147070000 JOHN HERZIG & HELEN HERZIG DEED BK 12903 PG 0205 ZONING LDR	33.	NOW OR FORMALLY 010230005.90 RAY HELMS JR. MAP BK 00091 PG 0050 ZONING LDR
		17.	NOW OR FORMALLY 55178176920000 DERRICK B NIX & ANGEL NIX DEED BK 8531 PG 0247 ZONING RM-1				

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Know what's below.
Call before you dig.

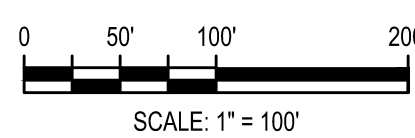


VICINITY MAP
NOT TO SCALE

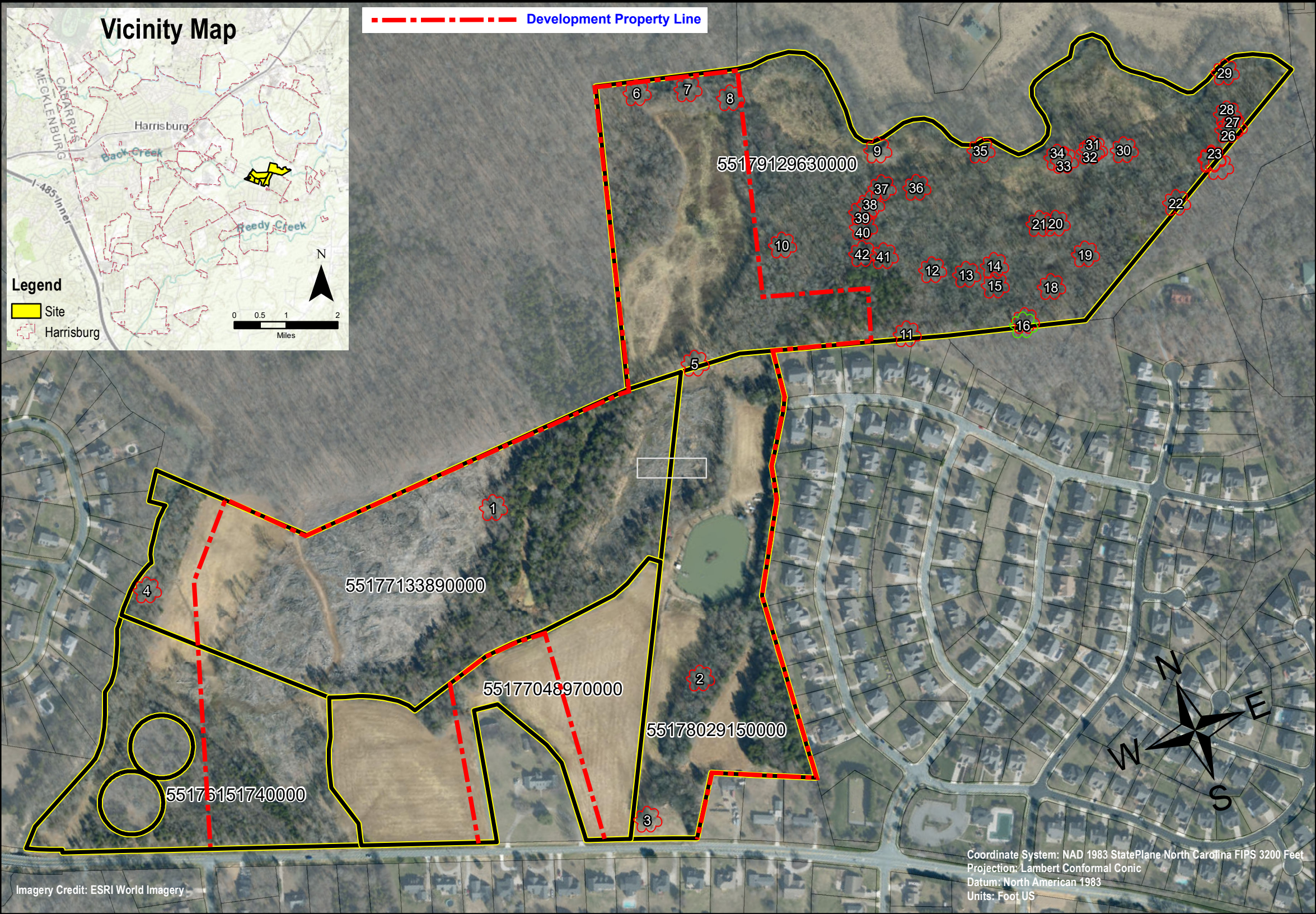


GENERAL SITE INFORMATION		
Parcel	Acres	Forest Stand Descriptions (per UDO § 141.04.04.C.3.h)
55179129630000	35.69	The parcel contains approximately 85% canopy cover consisting of mixed bottomland forest. Mature oak-hickory and mature magnolia forest.

NO
DISCLAIMER
NORTH



DESIGNED BY:	WSM	DATE	DESCRIPTION
DRAWN BY:	WSM		
REVIEWED BY:	AG		
1111 METROPOLITAN AVE, SUITE 250 CHARLOTTE, NC 28204 WWW.BCEINC.COM NC LICENSE #C-4397			
415 IRON SPRINGS DRIVE DENVER, NORTH CAROLINA 28037			
HELMSRIDGE 2714 STALLINGS RD HARRISBURG, NORTH CAROLINA 28075			
TREE SURVEY OVERLAY			
NOT FOR CONSTRUCTION			
FILE NUMBER: 8733-00			
DATE: 06/30/2022			
RZ-3			



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

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

Legend

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

0 175 350 700 Feet

1 in = 350 feet

GENERAL SITE INFORMATION

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

NOT FOR CONSTRUCTION

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

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

Map Date: Joe Joyner, BCMA
Certification #: SO-6755B
Map Version: 1.0

ISA

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

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

**PRELIMINARY
TREE SURVEY**

**2714 STALLINGS ROAD
HARRISBURG, NC 28075**



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

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

January 12, 2021

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

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

Dear Ms. Frieslaar,

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

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

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

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

Sincerely,

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

ATTACHMENT A

TREE TABLE

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

ATTACHMENT B

LIMITED WARRANTY

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

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

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

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



APPLICATION FOR CONDITIONAL REZONING

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

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

Single-Family, Detached

Amenity Area

Accessory Structures

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



HarrisburgNC

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Owner Information

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

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

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

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

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

OFFICIAL USE ONLY:

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

Application for Conditional Rezoning

Property Information and Signature Page

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

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

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

Property Owner: Ray Helms, Jr.

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

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

Mailing Address: 2380 STALLINGS RD HARRISBURG, NC 28075

Phone: 704 456. 2028

Fax: NO

Signature:

Ray Helms



Harrisburg NC

The right side of opportunity

Owner/Agent/Applicant Information

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

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

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

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



APPLICATION FOR ZONING MAP AMENDMENT

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

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

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

Overview of the Rezoning Process:

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

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



1. Street Address See Attached Page for Property Information

2. PIN(s) (10 digit#) _____--_____-__-_____; _____--_____-__-_____

3. Deed Reference Book_____Page_____

4. Township #_____

5. Size (square feet or acreage) 58.36 AC

6. Street Frontage (feet) +/- 2,466 FT

7. Current Land Use Vacant, Farming, SF Residential

8. Surrounding Land Use and Zoning Classification

North:	Zoning <u>LDR</u>	Land Use <u>Vacant Farming</u>
South:	Zoning <u>LDR/RL</u>	Land Use <u>SF Residential (Across Stallings Rd)</u>
East:	Zoning <u>RM-1</u>	Land Use <u>SF Residential</u>
West:	Zoning <u>LDR</u>	Land Use <u>SF Residential</u>

9. Request to Change Zoning From LDR (Cabarrus Co.) to _____

10. Is this a request for a Conditional Rezoning? YES NO

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

11. Purpose for Request: Rezone property and annex into the city for the development of a single
family detached subdivision.

Application for Zoning Map Amendment

Property Information Page

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

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

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

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

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

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



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PETITION REQUESTING ANNEXATION

DATE: June 4, 2021

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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

2. The area to be annexed is:

☒ CONTIGUOUS

☐ NON-CONTIGUOUS

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

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

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

4. SIGNATURE OF OWNERS

NAME

ADDRESS

RAY J HELMS

~~1140~~ 2380 Stallings Rd.

Ray J Helms

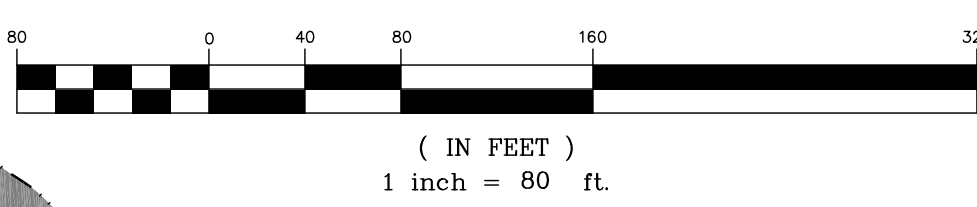
LEGEND:

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

LINE LEGEND:

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

GRAPHIC SCALE



MAP REFERENCES:

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

HATCH LEGEND:

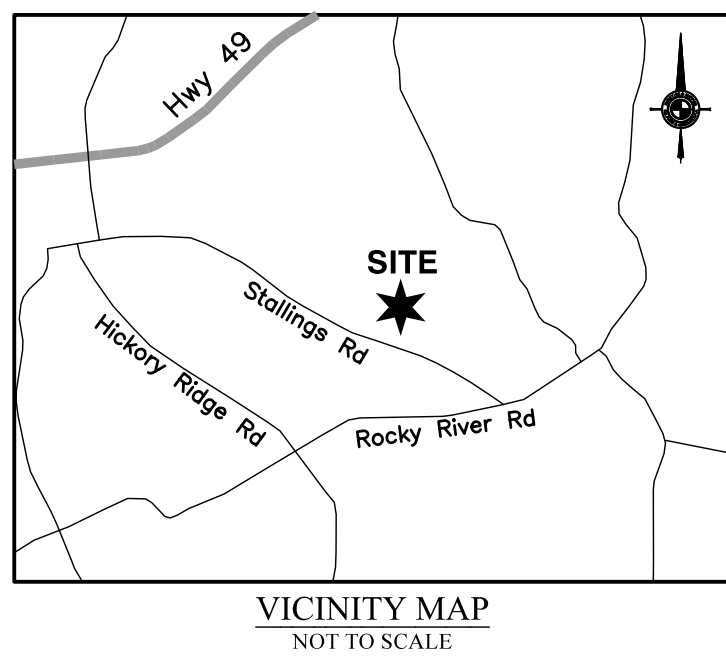
FEMA FLOODWAY -
FEMA FLOOD FRINGE AREA -
FUTURE CONDITIONS FLOOD FRINGE AREA -

ZONING:

SUBJECT PROPERTY ZONED: LOW DENSITY RESIDENTIAL (LDR)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
MINIMUM SETBACK: 75' (MINOR COLLECTOR)
MINIMUM SIDE YARD: 50' (LOCAL ROAD)
MINIMUM REAR YARD: 20'
MINIMUM BUILDING HEIGHT: 40'
FOR FURTHER INFORMATION CONTACT THE CABARRUS COUNTY ZONING DEPARTMENT AT 704-326-3000.
NOTE: SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO ALTA/NSPS TABLE A ITEM 6.

PARKING:

NO MARKED PARKING SPACES ON SUBJECT PROPERTY.



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

Teeter Generations Group LLC
D.B. 9461, PG. 351
PIN: 5517725290000

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

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

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

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

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

CHICAGO TITLE INSURANCE COMPANY

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

SCHEDULE B - EXCEPTIONS

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

UTILITIES:

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



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "SANDY", ELEVATION = 587.96 FEET, NAD 83.
6. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
8. IN THE ABSENCE OF ANY KNOWN OFFICIAL DOCUMENTATION (E.G. NC DOT RIGHT-OF-WAY (R/W) TAKING DEED, HIGHWAY MAP, ETC.), THE NC DOT R/W WIDTH IS PRESUMED TO BE THE NOMINAL WIDTH OF THE ROAD, BYWAY OR HIGHWAY INCLUSIVE OF THE SHOULDERS CURRENTLY MAINTAINED BY NC DOT. ADDITIONALLY, SAID WIDTH HAS FURTHER BEEN OPENED BY THE NC DOT AS THE WIDTH FROM BACK-OF-DITCH ON ONE SIDE OF A GIVEN ROAD TO THE BACK-OF-DITCH ON THE OPPOSITE SIDE OF SAID ROAD. FURTHERMORE, THE PHYSICAL PRESENCE OF PUBLIC UTILITIES OCCUPYING SUCH CLAIMED MAINTENANCE WIDTH PROVIDES FURTHER EVIDENCE SUPPORTING THE EXISTENCE OF SAID PRESCRIPTIVE R/W WIDTH.
9. TOPOGRAPHIC DATA IS TAKEN FROM LIDAR AND AERIAL PHOTOGRAMMETRY READINGS DATED APRIL 23, 2021 (GPI-J08-M-2021) (40)

PRELIMINARY PLAT

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

AERIAL TOPOGRAPHY NOTE:

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

GPS CERTIFICATION:

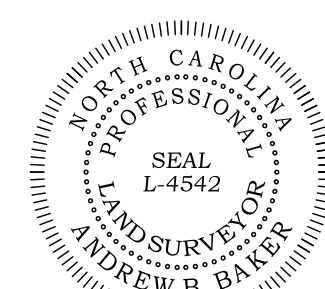
I, ANDREW B. BAKER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A1-10000
(2) POSITIONAL ACCURACY: HORIZ. NORTH=0.0202, EAST=0.00175, VERT.=0.02165
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: 04/10/2021
(5) DATUM/EPOCH: NAD83/2011, NAD83
(6) PUBLISHED/FIXED CONTROL USE: NGS MONUMENT "SANDY"
(7) GEOD. MODEL: GRS80/2011
(8) COMBINED GRID FACTORS: 0.9994991
(9) UNITS: US SURVEY FEET

ALTA/NSPS CERTIFICATION:

TO: SHEA HOMES CAROLINA, LLC, CHICAGO TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 7b(1), 7c, 8, 9, 10, 15, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 1, 2021.
ANDREW B. BAKER, PLS. (L-4542) DATE: _____
email: abaker@pharr.com

FLOOD CERTIFICATION:

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



REVISIONS

DATE	BY	REVISION
	JP	NM

ALTA/NSPS LAND TITLE SURVEY

SHEA HOMES CAROLINA, LLC
2714, 2450, 2755, 2804 STALLINGS ROAD
TOWNSHIP NO. 1, TOWN OF HARRISBURG, CABARRUS COUNTY, N.C.
DEED REFERENCE: AS REFERENCED ON SURVEY TAX PARCEL NO.: AS REFERENCED ON SURVEY
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
969 E. 7TH STREET, SUITE 100, CHARLOTTE, N.C. 28204 ~ TEL: (704) 376-2196
SCALE: 1" = 80'
DATE: JUNE 1, 2021
JOB NO. 92890
PRINTED: 6/28/2021
E:\BANDY\BANDY\JUNES\92890.DWG



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-10-R: Request to rezone approximately 46.65 acres located off Wonderwood Lane from RE (Rural Estate) to AG (Agricultural)

Presenting Personnel:

Zac Gordon, Interim Planning & Economic Development Director

Suggested Motion or Action:

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

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

Consistency Statement:

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

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

I move that the Planning and Zoning Board recommend denial to the Town Council for the rezoning of property located Wonderwood Lane (PIN 5516-96-2556) as requested by the applicant.

Description/Background:

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

Recommendation:

Staff is recommending that the Planning and Zoning Board recommend approval of this request for rezoning by the Town Council for property located off Wonderwood Lane, Cabarrus County (PIN) 5516-96-2556, as requested by the applicant.

Fiscal Impact:

None

Attachments:

1. H2022-10-R Staff Report PB
2. H2022-10-R Application
3. H2022-10-R Survey
4. H-2022-10-R Aerial Map



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report

DATE: September 20, 2022

SUBJECT:

Request H-2022-10-(R): To rezone approximately 46.65 acres from RE (Rural Estate) to AG (Agriculture)

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

Applicant: Michael Arnold

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: N/A

BACKGROUND:

Area: ±46.65 acres Total

Existing Land Use: Vacant/Single-Family Residential

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

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

APPLICATION SUMMARY:

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

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject property is approximately 46.65 acres in size.

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

Per the Unified Development Ordinance, the intent of the proposed district:

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

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

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

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

With regard to the overall goals of the Land Use Plan, **recommendation LU-4** states that the Town should recognize the value of agricultural operations. The low density nature of the parcel will reduce conflicts between neighboring residents.

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

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

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

The benefits to the owners of the properties would be that single-family residential zoning at the proposed density of 0.02 dwelling units per acre could be achieved under the proposed zoning.

The rezoning has no detrimental impact to the surrounding community.

4. Whether the proposed request is in compliance with the adequate public facilities criteria;

a. Utilities:

Utilities are available in this area and are sufficient to meet the needs of this property, subject to availability being allocated by the Town's Wastewater Allocation Committee. Water is available from the adjacent neighborhoods but not necessary for the agricultural operations. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

b. Transportation:

A TIA was not required based on the lower amount of traffic generated by this rezoning, with only one (1) lot and one home involved. Driveway access will be reviewed and permitted by the Town and NCDOT during the permitting review.

c. Safety and Sanitation Services:

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

d. Schools:

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

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

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

The proposed single-family development and density of the proposed development (0.02 dwelling units per acre) is compatible with surrounding land uses.

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

The proposed rezoning and resulting development of this land would preserve the rural character of the area.

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

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

d. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning classification;

The property is suitable for the uses which it has been restricted to under the existing zoning classification.

e. Whether the rezoning is compatible with the adjacent neighborhood, especially concerning neighborhood stability and character;

As previously mentioned, the specific use of the property, agricultural, is consistent with surrounding neighborhoods and aligns with Harrisburg Area Land Use Plan (HALUP).

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

This property has been vacant.

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

Land supply is not a direct issue in this area.

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

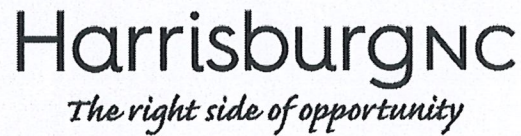
The existing zoning was not in error at the time of adoption.

APPROVAL:

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

RECOMMENDATION:

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



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

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

3. Deed Reference Book Page

4. Township #

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

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

9. Request to Change Zoning From _____ to _____

10. Is this a request for a Conditional Rezoning?

~~YES~~ NO

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

11. Purpose for Request: _____

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



Owner/Agent/Applicant Information

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

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

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

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

14. Applicant (if any)	
Address	
Phone	
Fax	
Email	
Signature	

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

CABARRUS COUNTY, NC

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

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

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

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

Appraised by NH on 02/23/2019 13065 ROBINSON CIRCLE RD 33071

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

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

BUILDING DIMENSIONS																			
LAND INFORMATION																			

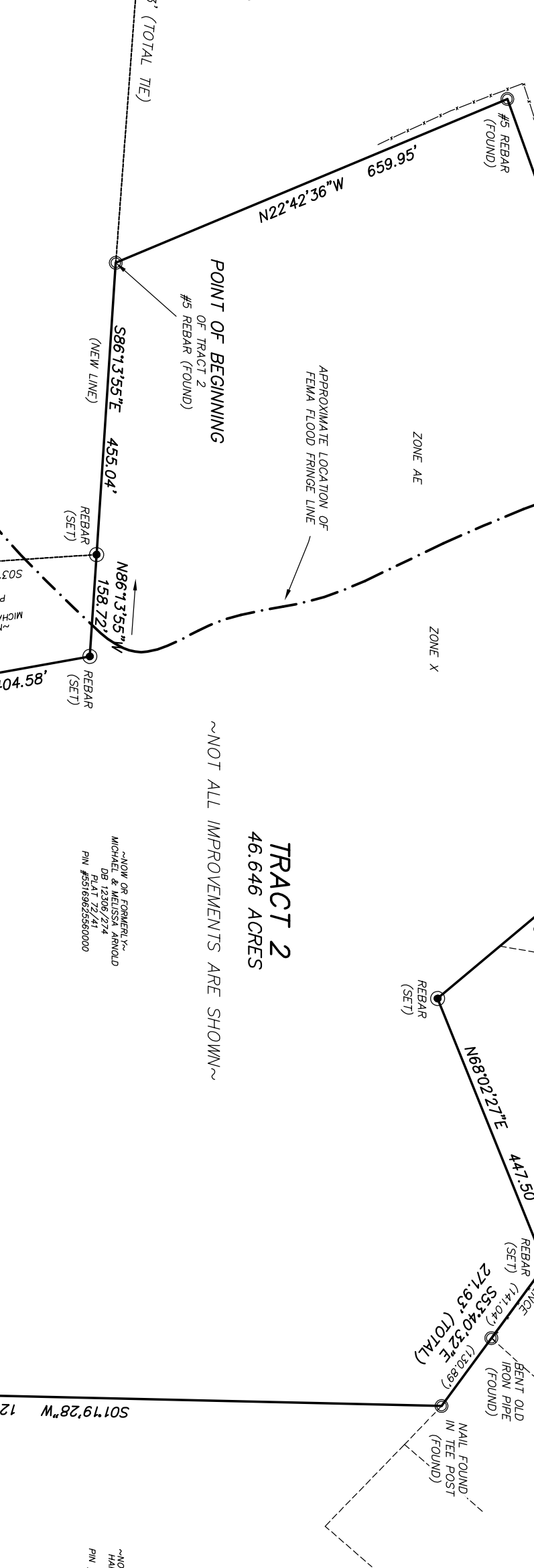
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJUSTMENTS AND NOTES				ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNT TYP	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
SFR	0100	RE	15	0	0.9780	8	0.4700	+00	-53	+00	+00	+00	PD	35,000.00	36.646	AC	0.460	16,100.00	590001	
FLOOD ZONE 100	9610		0	0	1.0000	0	1.0000							1,500.00	10.000	AC	1.000	1,500.00	15000	

TOTAL MARKET LAND DATA															46.646					
TOTAL PRESENT USE DATA																				

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



-



11. ONLY THE OBSERVABLE EVIDENCE OF IMPROVEMENTS ALONG THE BOUNDARY LINES SURVEYED ARE SHOWN. OTHER IMPROVEMENTS MAY BE LOCATED ON THE PROPERTY AND NOT SHOWN HEREIN.



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

21 NCAG 56. 1604. MAP CERTIFICATION

I CERTIFY THAT THIS MAP WAS DRAIN UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY MADE UNDER MY SUPERVISION (TITLE REFERENCES AS
SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED
ON PLAT; THAT THE BOUNDARIES NOT SURVEYED ARE NOT TO BE A BASIS
OF PRECISION OR POSSESSION; THAT THE ALLEGATIONS, CLAIMS OR EXTENTS OF
THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF
PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAG 56. 1600).

DAY OF _____ 20____

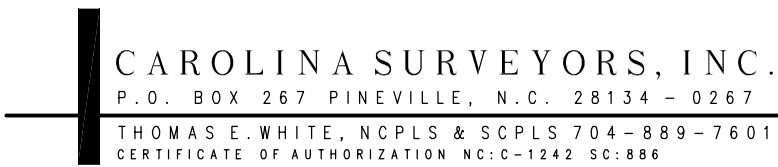
DATE	REVISIONS:	SCALE: 1" = 200'
7/1/22	MAPPING OF TRACT 2 NO NEW FIELDWORK	2016\BAT\GRADY HARRIS 2016\G\GRADY HARRIS PROJECT: 16-5008 DRAWN BY: TW FIELD WORK: BG/MB NOVEMBER 14, 2016

(NEAR WANDERING LANE)

SURVEYED FOR: MICHAEL ARNOLD

AREA: 46.646 ACRES

TOWN OF HARRISBURG, TOWNSHIP #1, CABARRUS COUNTY, NORTH CAROLINA



Wonderwood Lane – Aerial Map



H2022-10-R Rezoning Request

Parcel Identification Number:(PIN 5516-96-2556)

Applicant: Michael Arnold
Current Zoning: RE - Rural Estate
Requested Zoning: AG - Agricultural