



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

**January 9, 2023
6:00 PM**

AGENDA

1. CALL TO ORDER

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

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

Meeting ID: 834 8187 7476
Passcode: 212521

Or join by phone:
929.205.6099
301.715.8592

- B. AGENDA ADOPTION
- C. INVOCATION
- D. PLEDGE OF ALLEGIANCE
- E. SPECIAL PRESENTATIONS
1. Consideration of Appointment to Vacated Council Position.
2. Presentation of the Town of Harrisburg's 50th Anniversary Celebration
- F. PUBLIC COMMENT - Anyone wishing to address the Town Council may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the minutes of the December 12, 2022 Town Council Meeting
- B. Consideration of Approval of Capital Authorization for the Public Works Service Body Truck Replacement

3. COMMUNICATIONS

- A. TOWN MANAGER/FINANCE MONTHLY REPORT
- B. FINANCE REPORT

- C. LAW ENFORCEMENT REPORT
- D. FIRE DEPARTMENT REPORT
- E. MAYOR'S COMMENTS
- F. COUNCIL COMMENTS

4. PUBLIC HEARINGS

- A. H-2022-07-R: Public Hearing to consider contiguous annexation of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293).
- B. H-2022-07-R: Public Hearing to consider the conditional rezoning of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293).
- C. H-2022-14-R: Public Hearing to consider non-contiguous annexation of property located on Stallings Road and Jon Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347).
- D. H-2022-14-R: Public Hearing to consider the rezoning of property located on Stallings Road and Jon Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from LDR to RM.

5. OLD BUSINESS

6. NEW BUSINESS

- A. H-2022-03-S: Blume Estates Preliminary Plat
- B. Resolution of Support for an NCDOT Paved Trails and Sidewalks Feasibility Study Grant for a Mecklenburg-Cabarrus Greenway along Mallard Creek and Rocky River
- C. Appointment of Members to the Harrisburg Arts, Culture and Heritage Committee
- D. Consideration of acceptance of HCYA contribution for Parks and Recreation capital outlay authorization and the related FY2023 Budget Ordinance Amendment for a Grant received from Cabarrus County.
- E. Discussion and Consideration of the FY2024 Budget Calendar

7. ACTION ITEMS

8. CLOSED SESSION

9. ADJOURNMENT

Town of Harrisburg's Vision Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Appointment to Vacated Council Position.

Presenting Personnel:

Suggested Motion or Action:

Motion to appoint Town resident to Harrisburg Town Council until the November 2023 municipal elections.

Description/Background:

Councilmember Diamond Staton-Williams was elected to the North Carolina House of Representatives in November and subsequently resigned her office as Councilmember of the Town of Harrisburg as of December 31, 2022. Residents interested in filling this open position were accepted by the Mayor, for consideration in December. Council will vote and announce the selected individual at the Council meeting.

Recommendation:

None

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the December 12, 2022 Town Council Meeting

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the December 12, 2022 Town Council meeting.

Description/Background:

Recommendation:

Staff recommends approval of the attached minutes.

Fiscal Impact:

Attachments:

1. December 12 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
TUESDAY, December 12, 2022
6:00 PM**

MINUTES

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

Mayor Jennifer Teague called the meeting to order.

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

1A.

ZOOM NOTIFICATION

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

1B.

AGENDA ADOPTION

MOTION:

Councilmember Smith made a motion to approve the agenda as proposed. Second was made by Councilmember Russo. **The motion passed 7-0.**

1C.

INVOCATION

Scarlett Rice, leader for the YCI group at Hickory Ridge High School, conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **Presentation of Appreciation of Outgoing Councilmember Diamond Staton-Williams.** A plaque was presented to Councilmember Staton-Williams in appreciation of her service to the Town of Harrisburg for the last five years. Ms. Staton-Williams has been an advocate for employees, spear-headed the Harrisburg Youth Council, and connected the Town with Atrium resources providing countless hours of staff support. She is also a part of the Harrisburg Business Alliance, has introduced the Big Brothers and Big Sisters organization to the Harrisburg Youth Council, is heavily involved in the North Carolina League of Municipalities, supported the Multi-Cultural Festival and been part of the capital campaign for the Harrisburg YMCA. Ms. Staton-Williams won a seat in the NC House of Representatives in the November 2022 elections and is officially resigning her position on Town Council as of December 31, 2022.
- **Special Recognition of Hickory Ridge High School Resource Officer Matthew Wilson.** When a threat was made against the high school recently, Officer Wilson was able to quickly identify a potential student suspect with very little information to go on. Because of the relationships that Officer Wilson has with the students, he recognized this was not a troubled student. He conducted a thorough interview with the student and his parents, and was able to clear the wrongfully accused child of all charges. Officer Wilson was presented a plaque from the Mayor and Town Council in recognition of his service and dedication.

1F.

PUBLIC COMMENT

- Larry Skotarczak, 1305 Southwind Court, Concord, NC – was involved in a very bad accident in Harrisburg back in August. Would like to see cameras placed along Highway 49 to help with speeding issues there. Doesn't want to see someone get killed. Thanked the EMS, Fire and police personnel who worked the accident. Captain Measimer stated that the Sheriff's Department is currently working with NCDOT to see if we can get cameras placed.
- Glorisha Jones, 4821 Pepper Drive, Harrisburg, NC – recommended Latrice Glover to replace Diamond Staton-Williams on Town Council. She is a Cabarrus County educator and has a long history of serving in the community.

2.

CONSENT AGENDA

- A. Consider the minutes of the November 14, 2022, Town Council Meeting
- B. Consider FY2023 Budget Ordinance amendment for insurance proceeds for Fire and Environmental Protection
- C. Set a public hearing to consider annexation of property to be rezoned on Blackwelder Road – H2022-07 R
- D. Set a public hearing to consider annexation of property to be rezoned on Stallings Road and Jon Chris Road – H2022-14 R
- E. Consider appointments to the WSACC Board of Directors for calendar year 2023
- F. Consider resolution for the sale of surplus personal property

MOTION:

Councilmember Dellinger made a motion to approve the Consent Agenda. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

3A.

COMMUNICATIONS

TOWN MANAGER/FINANCE REPORT

Manager Report:

- 2023 is the Town's 50th anniversary and we will be bringing the itinerary for the year to the January Town Council meeting along with the unveiling of the 50th anniversary logo. We are planning a lot of celebratory events throughout the year.
- Fall paving is in progress now. If you get any questions from residents, please forward those to Mallory Hodgson.
- The Mulberry rezoning had been cancelled but the developer is working to find another site. That site proved to be too costly due to the amount of rock blasting that would need to be done.
- Paperwork and approvals for the Caldwell Road/Highway 49 improvements are done, so we will be beginning that project soon.
- Engineering staff is currently working on the Hickory Ridge pedestrian connection grant application.
- Shout out to the Parks and Recreation programming – very robust program and we are very proud of it. This year we have 127 teams in the winter basketball program, and that's with only two very dedicated recreation coordinators.
- Christmas Tree Lighting event was wonderful. We had about 5000 attendees. Thanked Parks and Recreation staff for all their hard work and the Mayor for being the emcee for the night.

Finance Report:

Deputy Town Manager Lee Connor presented the Finance report.

Law Enforcement Report:

Captain Measimer presented the Law Enforcement report.

Fire Department Report:

Deputy Fire Chief Bradey presented the Fire Department report.

3B.

COMMUNICATIONS

MAYOR'S COMMENTS

- She and Councilmember Cotell recently attended the State of the Region Summit.
- Christmas Tree Lighting event was fantastic and a really great way to kick off the holiday season. Thanked sponsors, staff, vendors, performers for everything done for this event.
- Council recently held an all day retreat facilitated by the Centralina Regional Council. We will be revealing a revised vision statement soon.

3C.

COUNCIL'S COMMENTS

Councilmember Russo

- Some of the streetlights on Highway 49 near Tractor Supply are broken or not working. Mallory Hodgson will look into.

Councilmember Smith

- Recommended adopting targets set by the state. These are intended to reduce crashes and deaths.
- Grant options available – SRTS – Safe Routes to Schools, and Bicycle helmet initiative.
- County Commissioners call – Harrisburg received a grant for playground equipment.

Councilmember Cotell

- At the recent Council retreat we talked about what our legacy should be. With next year being our 50th anniversary, would like to commission someone to publish some articles showcasing historical information, places or persons of interest, and maybe include these in a booklet for the 50th anniversary.

Councilmember Staton-Williams

- Thanked current and past Council, staff, residents, friends and family for their support over the last 5 years she has served on Council. Grateful for the opportunity to learn from so many experts as well as be an advocate in many situations.

Councilmember Smith

- Question – once a rezoning/development is approved, is there any time limit on how long it can sit without development happening? Rob Donham replied that there is no limit as long as construction documents have not been entered. Once that happens there is a 2-year limit before something has to happen. With the new sewer allocations, that time limit may reduce a low as 6 months.

Councilmember Dellinger

- Would like to make sure we ask residents to send in historical pictures/information for the 50th anniversary.

4A.

PUBLIC HEARING

H2022-10 R Request to conditionally rezone approximately 46.65 acres located off Wonderwood Lane from RE (Rural Estate) to AG (Agricultural). A public hearing was held at the previous Town Council meeting on November 14, 2022; however, Council directed the rezoning to be sent back to the Planning Board to be reconsidered as a conditional rezoning with the specific uses for commercial activity clearly identified. The decision was therefore deferred to the December 12, 2022, Town Council meeting where another public hearing will be held for the conditional rezoning.

The property owner is requesting approval to rezone 46.5 acres off Wonderwood Lane from RE (Rural Estate) to AG - Agricultural. The applicant has indicated that this request is intended to facilitate use of the property for a family farm for growing crops and producing honey. Concerns have been raised about the possibility of commercial livestock farming of pigs or chickens that would negatively impact the surrounding homes if the property were to sell at a later date. This is not the intent of the applicant but is a possibility. Hence, the applicant has agreed to the following condition:

The applicant proposes to rezone parcel PIN 5516-96-2556 from RE (Residential Estate) to AG (Agricultural) and agrees to the following condition to limit non-residential uses allowed on the property to the following:

- Crop Production

- Crop Production Support Activity
- Forestry & Logging (Christmas Tree or Landscaping Tree Production)
- Animal Boarding or Shelter
- Pet Care Services (without outdoor Kennels)

In terms of residential uses allowed, the AG district has a maximum density of 0.30 dwelling unit per acre. At a proposed density of 0.02 dwelling units per acre, the subject property meets the AG dimensional requirements of the UDO.

Zachary Gordon, Planning Director, presented the background information.

The public hearing was opened.

Speaking: none

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a motion to approve the request for conditional rezoning and a Zoning Map amendment for property off Wonderwood Lane (PIN 5516-96-2556): H-2022-10-R. Second was made by Mayor Pro-Tem Price.

The motion passed 7-0.

A Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. Second was made by Councilmember Russo. **The motion passed 7-0.**

4B

PUBLIC HEARING

H-2022-13-R Public Hearing to consider non-contiguous annexation and rezoning of property located at 3087

Stallings Road from LDR (County) to RE (Residential Estate). The applicant is requesting that the subject property be rezoned from County LDR (Low Density Residential) to RE (Rural Estate). This rezoning is being requested in order to annex one parcel into the Town of Harrisburg town limits to access sewer services. The RE district has a maximum density of 0.80 dwelling units per acre. The proposed lot density is 0.20 dwelling units per acre and therefore meets the RE dimensional requirements of the UDO. This rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP), which locates the property in an area designated on the future land use map as Medium Density Residential, which recommends 2-3 dwelling units per acre.

Along with this request for rezoning, the applicant has submitted a petition to be annexed into the Town of Harrisburg corporate limits. This request would be for a non-contiguous annexation. The Planning and Zoning Board recommended approval of the rezoning at its November 15, 2022, meeting.

The public hearing was opened.

Speaking: none

The public hearing was then closed.

After some discussion, the following actions were taken:

MOTION:

Councilmember Smith made a motion to approve the Annexation, Rezoning and Zoning Map Amendment for property located at 3087 Stallings Rd. - H-2022-13-R. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

MOTION:

Mayor Pro-Tem Price made a motion to approve the rezoning request for property located at 3087 Stallings Road from LDR (County) to RE (Residential Estate). Second was made by Councilmember Cotell. **The motion passed 7-0.**

A Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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

MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

5A.

OLD BUSINESS

None

6A.

NEW BUSINESS

Consideration of the Lucas Court Build-out Construction Contract. The Town of Harrisburg has had multiple requests from the residents on Lucas Ct. to convert the private drive to a public roadway and improve the condition, dating back to 2007. Before Lucas Ct. is transferred into the Town's maintenance system, it will be paved. Please note that this will not bring Lucas Ct. up to Town standards with road width, curb, gutter and sidewalk. Currently, Lucas Ct. is in very poor condition and requires extensive work from the subgrade up to ensure it will not fail.

The Town of Harrisburg informally bid the project with local contractors who have performed quality work for the Town. The advertisement resulted in the receipt of three qualified bids. Town Staff reviewed the bids and selected J.T. Russell and Sons, Inc. as the lowest qualified bidder, for a contract total of \$133,886.50 which includes a 10% contingency added to the bid price of \$121,715.00.

J.T. Russell and Sons, Inc. has a demonstrated history of successful projects with the Town, and they are often asked to provide quotes for paving and resurfacing projects.

MOTION:

Councilmember Smith made a motion to award the Lucas Court Buildout Construction Contract to J.T. Russell and Sons, Inc. in the amount of \$133,886.50. Second was made by Councilmember Russo. **The motion passed 7-0.**

6B.

NEW BUSINESS

Consideration of the Blume Greenway Project Construction Contract. In an effort to move forward the Greenway construction efforts of the Town, The Town of Harrisburg partnered with M/I Homes, the developer of the Blume subdivision, to construct a segment of Greenway that runs parallel to a portion of Reedy Creek. The developer will be responsible for grading and subgrade prep as well as contributing \$25,000 to the trail paving. The Town of Harrisburg will be responsible for the trail paving and final furnishings.

The Town of Harrisburg informally bid the project with local contractors who have performed work for the Town. The advertisement resulted in receipt of three qualified bids. Staff reviewed the bids and selected Ram Pavement Services, Inc. as the lowest qualified bidder, for a contract total of \$94,854.54 which includes a 10% contingency added to the bid price of \$86,231.40

Ram Pavement Services, Inc. has a demonstrated history of successful projects with the Town and they are often asked to provide quotes for paving and resurfacing projects.

MOTION:

Mayor Pro-Tem Price made a motion to award the Blume Greenway Project Construction Contract to Ram Pavement Services, Inc. in the amount of \$94,854.54. Second was made by Councilmember Smith. **The motion passed 7-0.**

6C.

NEW BUSINESS

Consideration of Appointments to Cabarrus MPO Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC), and to the Centralina Regional Council. Each year we are required to appoint representatives to the Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) of the Cabarrus Rowan Metropolitan Planning Organization for the upcoming year. We also have to appoint delegates to the Centralina Regional Council at the same time. Currently, Councilmember Ron Smith serves on the TAC, with Councilmember Staton-Williams as the alternate. Mallory Hodgson serves on the TCC with Rob Donham as the alternate. Mayor Teague is currently serving on the Centralina Regional Council, with Councilmember Patrick as the alternate. The deadline for notifying these organizations of our appointments is January 6, 2023.

MOTION:

Councilmember Smith made a motion to appoint Councilmember Smith as representative and Mayor Pro-Tem Maurice Price as alternate on the TAC, Mallory Hodgson as representative and Rob Donham as alternate on the TCC, and Mayor Teague as delegate with Councilmember Patrick as alternate on the Centralina Regional Council for 2023. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

6D.

NEW BUSINESS

Consideration of Changes to Parks and Recreation Advisory Board By-Laws. The Parks and Recreation Advisory Board met at their regularly scheduled meeting on Monday, November 21, 2022. The board makes a formal recommendation to adopt the following changes to the by-laws:

1) Article VI - Meetings:

Section 3: The By-Laws currently read "An organizational meeting shall be held during the month of **January** for the purpose of organizing the Board for the coming year and for the purpose of electing officers and establishing a re-appointed Council Liaison(s)."

The board would like to make the following change: "An organizational meeting shall be held during the month of **February** for the purpose of organizing the Board for the coming year and for the purpose of electing officers and establishing a re-appointed Liaison(s)."

This would align with the rest of the by-laws which say that appointments of the board shall take place in January, which would allow for the election of officers to take place at the February meeting.

2) Article IX: New Appointments, Vacancy and Removal:

Section 1: The By-Laws currently read: "Appointments of the Board occur annually and are made in January by Town Council. Applications to the Board will be posted for **60** days prior to the annual January appointment."

The board would like to make the following change: "Appointments of the Board occur annually and are made in January by Town Council. Applications to the Board will be posted for **30** days prior to the annual January appointment."

Advertising vacancies for 30 days would align with the by-laws of other Town boards. The current vacancies on the board are being advertised for 60 days to reflect the current by-laws.

MOTION:

Councilmember Dellinger made a motion to table recommended changes to the Parks and Recreation Advisory Board By-Laws as follows: Article VI: Meetings, Section 3: Change January to February; Article IX: New Appointments, Vacancy and Removal, Section 1: Change 60 days to 30 days. Second was made by Councilmember Russo. **The motion passed 7-0.**

6E.

NEW BUSINESS

Consider Town Council and Advisory Board Meetings Calendar for 2023 Calendar Year. The calendar year 2023 annual meeting calendar for Town Council and all Advisory Boards has been provided to Town Council for consideration. On October 9, 2023, the normal Town Council meeting would be scheduled for Columbus Day. The Town Council meeting date will be moved to the following day, Tuesday, October 10, 2023.

Rob Donham stated that the April Council meeting is during spring break week, so he would like to move it from April 10th to April 17th, and the October meeting has been moved to October 10th due to Columbus Day being on the 9th.

MOTION:

Councilmember Russo made a motion to approve the Town Council and Advisory Boards 2023 meeting calendar as revised. Second was made by Mayor Pro-Tem Price. **The motion passed 7-0.**

7.

ACTION ITEMS

- Check out streetlights on Highway 49 that are not working
- Veterans/Highway 49/Roberta Road – ongoing issues
- Legacy/historical information – check out Janet Morrisons’s book on Harrisburg
- Speed camera requests

8.

ADJOURNMENT:

MOTION:

There being no further business, Mayor Pro-Tem Price made a motion to adjourn the meeting. Second was made by Councilmember Russo. **The motion passed 7-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of Capital Authorization for the Public Works Service Body Truck Replacement

Presenting Personnel:

Mallory Hodgson, Public Works Director

Suggested Motion or Action:

If approved, motion to increase the budget for the 3/4 ton service body truck for Public Works from \$56,000 to \$62,000

Description/Background:

The Public Works Department budgeted \$56,000 in FY2023 to replace an existing 3/4 Ton Service Body truck. Due to price increases on vehicles and service bodies, staff is requesting an additional \$6,000 to purchase and outfit the truck. The Public Works procurement officer obtained quotes from three dealers utilizing the NC State Contract and the NC Sheriff contract and determined that the price of the service bodies has risen from around \$5,000 to over \$9,000, thus the need for additional funding.

The Department purchased its Brush Truck this year under budget, which provides the budgetary coverage for the overage on this vehicle. No budget amendment is necessary as \$6,000 of capital authorization shifts from the brush truck to the service body truck.

Recommendation:

Staff recommends approval of the attached budget amendment in the amount of \$6,000.

Fiscal Impact:

The fiscal impact to the town is an expenditure of \$6,000. No budget amendment is necessary as this capital authorization will shift \$6,000 of savings from the 2023 Brush Truck replacement project to the Service Truck replacement project.

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-07-R: Public Hearing to consider contiguous annexation of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293).

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

At such time as Council takes action:

FOR APPROVAL:

Motion to Approve the request for annexation of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293), consisting of approximately 39.32 acres.

FOR DENIAL:

Motion to Deny the request for annexation of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293), consisting of approximately 39.32 acres.

Description/Background:

- The applicant is proposing to develop a 51-lot single-family subdivision off Blackwelder Road between Roberta Road and Lakeland Road, consisting of approximately 39.32 acres, and is requesting permission to annex into the Town limits in order to access utility (water and sewer) services. This request would be considered a contiguous annexation, as the proposed subdivision is located immediately adjacent to the Town's primary corporate limits.
- Concurrent with this request for annexation, the applicant has also submitted an application for conditional rezoning, which may be considered after the Town Council has approved the annexation and established zoning jurisdiction over this property.

As an annexation, this is subject to a public hearing this month and a decision the following month. However, Town Council has the option of making the decision at the same meeting, if they so choose.

Recommendation:

Staff recommends approval of the request for annexation into the Town limits for property located off Blackwelder Road (PINs: 5518-44-8790 and 5518-34-3293), consisting of approximately 39.32 acres, as noted in the attached survey and legal description.

Fiscal Impact:

None

Attachments:

1. H-2022-07-R Petition for Annexation Application_07.01.2022
2. H-2022-07-R Annexation Plat for Blackwelder_Sealed 07.01.2022
3. H-2022-07-R Legal Description for Tract #1
4. H-2022-07-R Legal Description for Tract #2

5. H-2022-07-R Certificate of Sufficiency - Blackwelder
6. H-2022-07-R Resolution Fixing Date of Public Hearing - Blackwelder (1)
7. H-2022-07-R Public Hearing Notice Jan. 9, 2023
8. H-2022-07 Annexation Ordinance 7027 - Blackwelder



PETITION REQUESTING ANNEXATION

DATE: June 22, 2022

TO THE TOWN COUNCIL OF THE TOWN OF HARRISBURG

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

☒ CONTIGUOUS

☐ NON-CONTIGUOUS

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

☒ ATTACHED

☐ DESCRIBED AS FOLLOWS:

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

5127 (20)
5151 Blackwelder Road, Concord, NC 28025

6-22-22

Robin Blackwelder

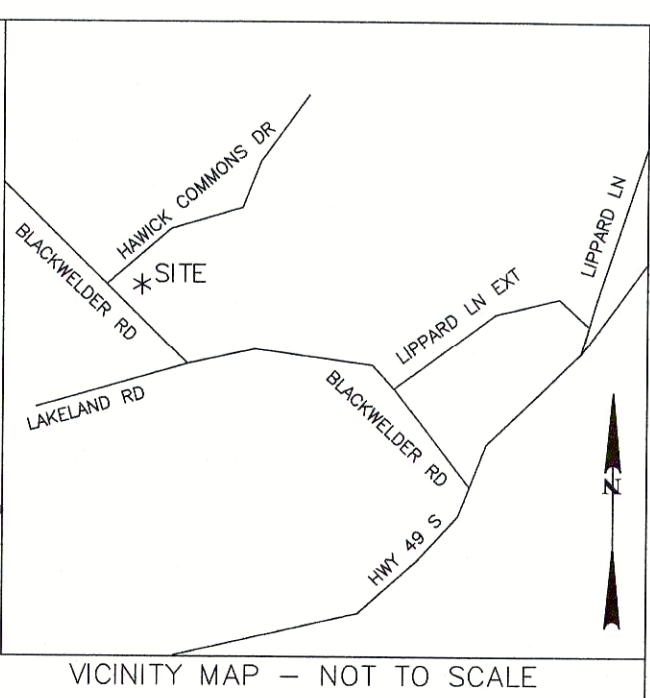
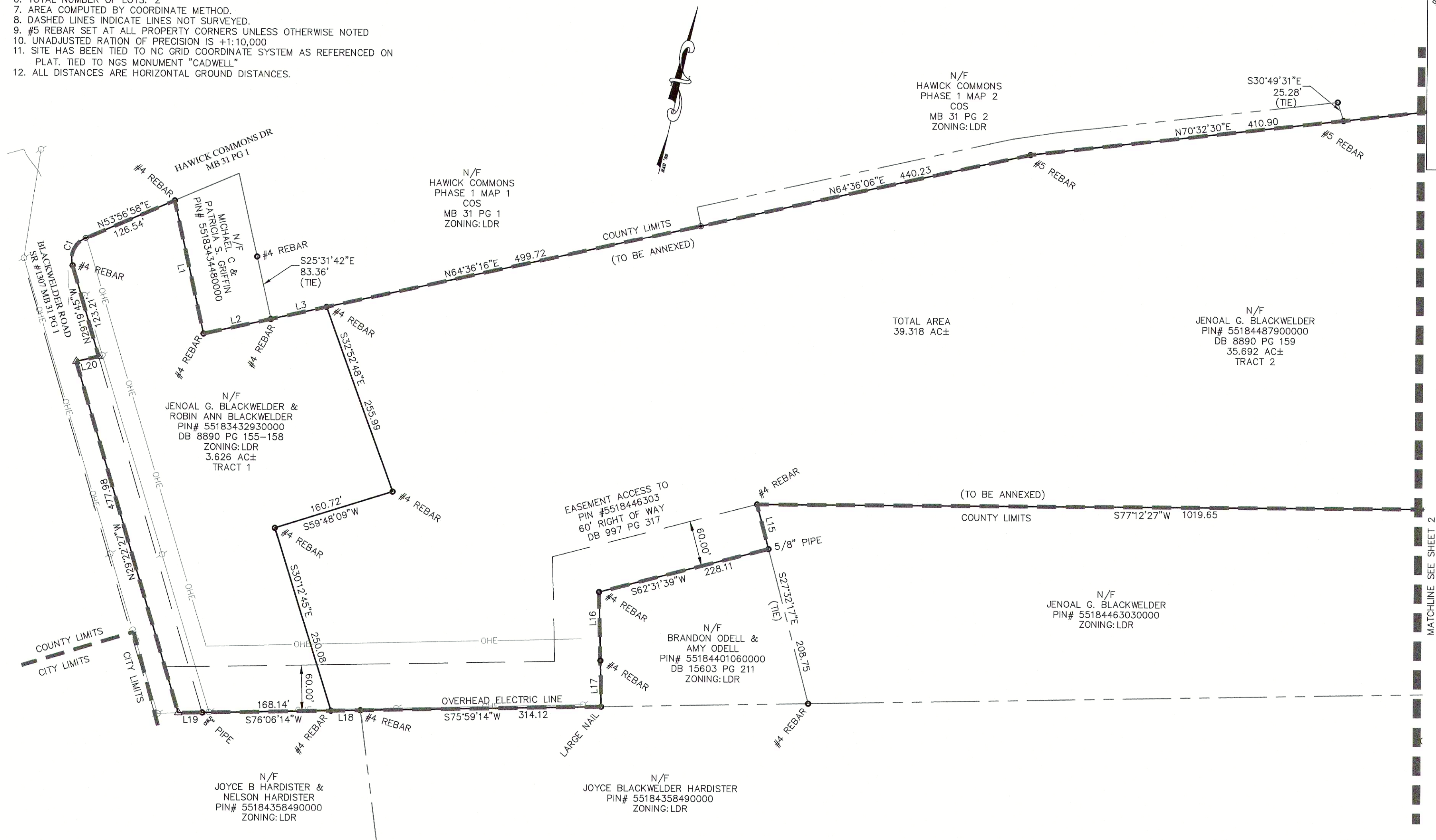
5127 Blackwelder Road, Concord, NC 28025

6-22-22

Jenoal Blackwelder

- NOTES:
1. THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND.
 2. THIS IS NOT AN ALTA/NSPS SURVEY.
 3. THE PARCEL ID# IS 55183432930000, & 55184487900000.
 4. THIS PROPERTY IS ZONED LDR
 5. ACREAGE OF THIS PLAT: 39.318
 6. TOTAL NUMBER OF LOTS: 2
 7. AREA COMPUTED BY COORDINATE METHOD.
 8. DASHED LINES INDICATE LINES NOT SURVEYED.
 9. #5 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
 10. UNADJUSTED RATION OF PRECISION IS +1:10,000
 11. SITE HAS BEEN TIED TO NC GRID COORDINATE SYSTEM AS REFERENCED ON PLAT, TIED TO NGS MONUMENT "CADWELL"
 12. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.

ANNEXATION TABULATION TABLE
PIN# 55183432930000 - 3.626 AC±
PIN# 55184487900000 - 35.692 AC±
TOTAL AREA TO BE ANNEXED - 39.318 AC±



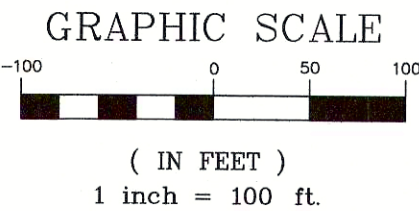
Line Table		
Line #	Length	Direction
L1	177.88	S25°21'30"E
L2	89.89	N64°39'25"E
L3	74.31	N64°37'47"E
L4	49.41	N70°53'30"E
L5	48.72	S38°45'59"W
L6	48.82	S23°38'20"W
L7	76.71	S6°42'45"E
L8	82.68	S9°19'33"E
L9	23.83	S25°15'30"E
L10	145.62	S18°10'46"E
L11	170.83	S50°35'33"E
L12	152.95	S39°24'44"E
L13	218.99	S41°20'03"E
L14	40.03	S75°57'54"W
L15	59.98	S27°30'33"E
L16	90.03	S14°15'23"E
L17	60.10	S14°02'07"E
L18	38.53	S75°55'27"W
L19	31.28	S76°06'14"W
L20	30.04	N64°36'22"E

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR CABARRUS COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710551800K DATED NOVEMBER 16, 2018 AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

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

I, KENNETH M. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK _____ PAGE _____; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS A MENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1 DAY OF July, 2022.



REFERENCES
DB 8890 PG 159-164
DB 8890 PG 155-158

LEGEND:
● - IRON PIPE SET (#5 REBAR)
○ - IRON FOUND AS NOTED
△ - COMPUTED POINT, NGS MONUMENT
R/W - RIGHT-OF-WAY

Curve Table					
Curve #	Length	Radius	Chord	Bearing	Delta
C1	43.61	30.00	39.87	N12°16'16"E	83°17'25"

ANNEXATION PLAT
BLACKWELDER
NO. 2 TOWNSHIP, CABARRUS COUNTY, NC
PARCEL ID #55183432930000, & 55184487900000,
SURVEYED FOR: SOUTH FORK VENTURES

CURRENT OWNER:
JENOAL G. BLACKWELDER &
ROBIN ANN BLACKWELDER
5127 BLACKWELDER RD
CONCORD NC 28027

R. Joe Harris & Associates, Inc.
Engineering & Land Surveying
1186 STONECREST BLVD, TEGA CAY, SC, 29708
Phone: (803) 802-1799

3329
JOB NO.
8-4-21
DATE
RJH & ASSOC

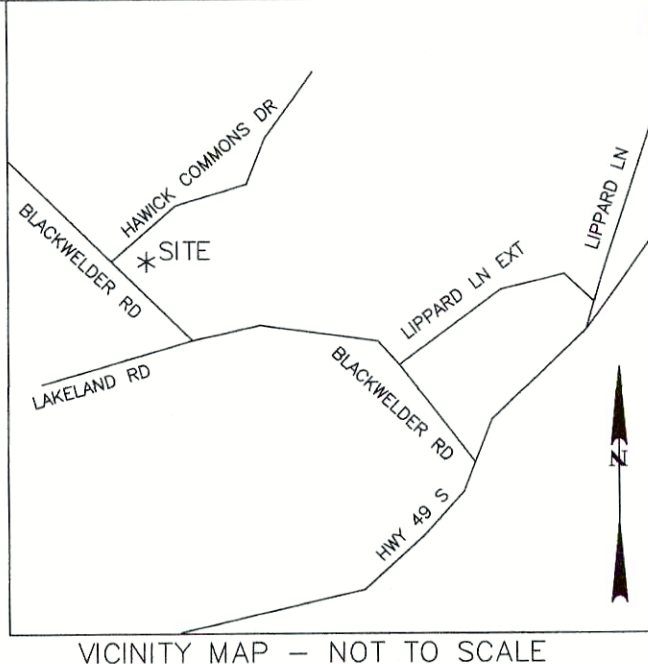
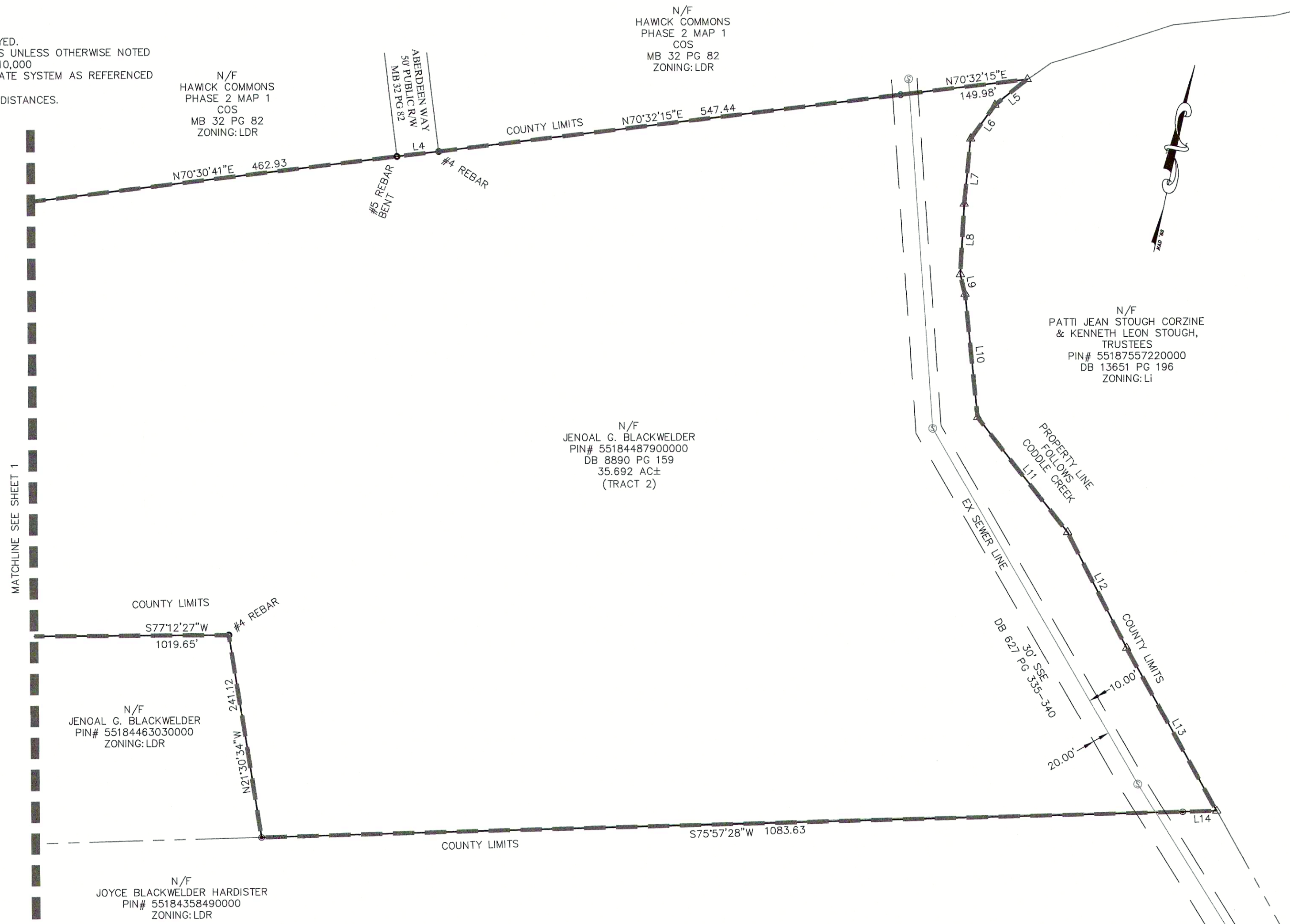
1"=100'
SCALE

PREPARED BY
DC

CHECKED BY
BPL

SHEET 1 OF 2

- NOTES:
1. THIS SURVEY IS OF EXISTING PARCEL OR PARCELS OF LAND.
 2. THIS IS NOT AN ALTA/NSPS SURVEY.
 3. THE PARCEL ID# IS 55183432930000, & 55184487900000.
 4. THIS PROPERTY IS ZONED LDR
 5. ACREAGE OF THIS PLAT: 39.318
 6. TOTAL NUMBER OF LOTS: 2
 7. AREA COMPUTED BY COORDINATE METHOD.
 8. DASHED LINES INDICATE LINES NOT SURVEYED.
 9. #5 REBAR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
 10. UNADJUSTED RATION OF PRECISION IS +1:10,000
 11. SITE HAS BEEN TIED TO NC GRID COORDINATE SYSTEM AS REFERENCED ON TIED TO NGS MONUMENT "CADWELL"
 12. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.



ANNEXATION TABULATION TABLE

PIN# 55183432930000	- 3.626 AC±
PIN# 55184487900000	- 35.692 AC±
TOTAL AREA TO BE ANNEXED - 39.318 AC±	

I HAVE EXAMINED THE FLOOD INSURANCE RATE MAPS FOR CABARRUS COUNTY, NORTH CAROLINA, COMMUNITY PANEL NUMBERS 3710551800K DATED NOVEMBER 16, 2018 AND HEREBY CERTIFY THAT THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

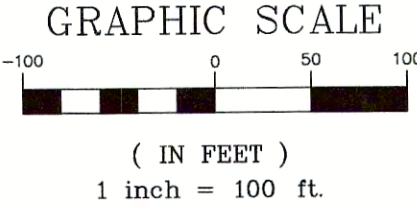
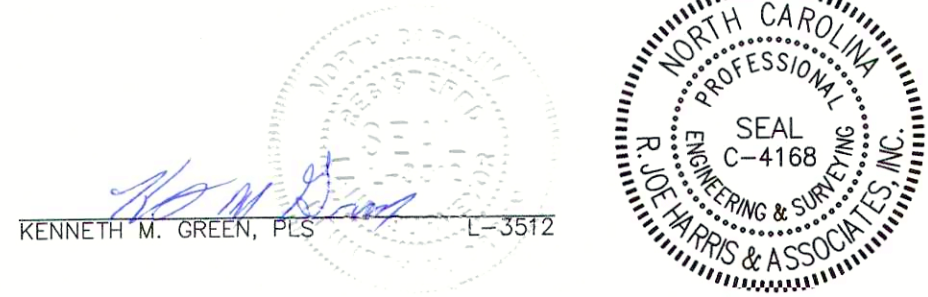
I, _____ REVIEW OFFICER OF CABARRUS COUNTY,
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED
MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

I, KENNETH M. GREEN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM THE INFORMATION FOUND IN BOOK _____, PAGE _____. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS A MENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1 DAY OF JULY 2022.

DATE _____ REVIEW OFFICER _____

SEE SHEET 1 FOR LINE AND CURVE TABLES

ANNEXATION PLAT BLACKWELDER NO. 2 TOWNSHIP, CABARRUS COUNTY, NC PARCEL ID #55183432930000, & 55184487900000 SURVEYED FOR: SOUTH FORK VENTURES		3329 JOB NO. 8-4-21 DATE RJH & ASSOC
CURRENT OWNER: JENOAL G. BLACKWELDER & ROBIN ANN BLACKWELDER 5127 BLACKWELDER RD CONCORD NC 28027		1"=100' SCALE
R. Joe Harris & Associates, Inc. Engineering & Land Surveying 1186 STONECREST BLVD, TEGA CAY, SC, 29708 Phone: (803) 802-1799		PREPARED BY DC
		CHECKED BY BPL
		SHEET 2 OF 2



- REFERENCES
DB 8890 PG 159-164
DB 8890 PG 155-158
- LEGEND:
● - IRON PIPE SET (#5 REBAR)
○ - IRON FOUND AS NOTED
△ - COMPUTED POINT, NGS MONUMENT
R/W - RIGHT-OF-WAY

Tract 1- TM# 551834329300000

Being all that certain parcel of land, lying in Cabarrus County, North Carolina, and being recorded in Deed Book (DB) 8890 Page (PG) 155, Cabarrus County Register of Deeds, and being more particularly described as follows;

Beginning on a #4 rebar found on the south side of Hawick Commons Drive (variable width public right of way Map Book (MB) 31 PG 1), said point being the POINT OF BEGINNING (POB), thence, from the POB, S25°21'30"E for a distance of 177.88' to a #4 rebar, thence N64°39'25"E for a distance of 89.89' to a #4 rebar found, thence N64°37'47"E for a distance of 74.31' to a #4 rebar found, thence S32°52'48"E for a distance of 255.99' to a #4 rebar found, thence S59°48'09"W for a distance of 160.72' to a #4 rebar found, thence S30°12'45"E for a distance of 250.08' to a #4 rebar found, thence S76°06'14"W for a distance of 168.14' to a 5/8" pipe found on the right of way of Blackwelder Road (SR #1307 variable width public right of way MB 31 PG 1), thence S76°06'14"W for a distance of 31.28' to a point in the center of said road, thence, with the center of said road, N29°22'27"W for a distance of 477.98' to a point, thence leaving said road, N64°36'22"E for a distance of 30.04' to a point on the aforementioned right of way of Blackwelder Road, thence, along said right of way, N29°19'45"W for a distance of 123.21' to a #4 rebar found at the intersection of said right of way and the right of way of Hawick Common Drive, said point on the beginning of a non-tangential curve, said curve turning to the right through an angle of 83°17'25", having a radius of 30.00', and whose long chord bears N12°16'16"E for a distance of 39.87' to a #5 rebar set, thence N53°56'58"E for a distance of 126.54' to the POB, containing 3.626 acres, more or less.

Tract 2- TM# 55184487900000

Being all that certain parcel of land, lying in Cabarrus County, North Carolina, and being recorded in Deed Book (DB) 8890 Page (PG) 159, Cabarrus County Register of Deeds, and being more particularly described as follows:

Beginning at a #4 rebar found in the common open space of the Hawick Commons subdivision (Map Book (MB) 31 Page (PG) 1), said point being the POINT OF BEGINNING (POB), thence N64°36'16"E for a distance of 499.72' to a #5 rebar set, thence N64°36'06"E for a distance of 440.23' to a #5 rebar found, thence N70°32'30"E for a distance of 410.90' to a #5 rebar found, thence N70°30'41"E for a distance of 462.93' to a bent #5 rebar found on the right of way of Aberdeen Way (50' public right of way MB 32 PG 82), thence, with said right of way, N70°53'30"E for a distance of 49.41' to a #4 rebar found, thence, leaving said right of way, N70°32'15"E for a distance of 547.44' to a #5 rebar set, thence N70°32'15"E for a distance of 149.98' to a point in the center of Coddle Creek, thence with the center of said creek the following 9 calls, 1)S38°45'59"W for a distance of 48.72' to a point 2)S23°38'20"W for a distance of 48.82' to a point 3)S06°42'45"E for a distance of 76.71' to a point 4)S09°19'33"E for a distance of 82.68' to a point 5)S25°15'30"E for a distance of 23.83' to a point 6)S18°10'46"E for a distance of 145.62' to a point 7)S50°35'33"E for a distance of 170.83' to a point 8)S39°24'44"E for a distance of 152.95' to a point 9)S41°20'03"E for a distance of 218.99' to a point, thence, leaving said creek, S75°57'54"W for a distance of 40.03' to a #5 rebar set, thence S75°57'28"W for a distance of 1,083.63' to a #5 rebar set, thence N21°30'34"W for a distance of 241.12' to a #4 rebar found, thence S77°12'27"W for a distance of 1,019.65' to a #4 rebar found, thence S27°30'33"E for a distance of 59.98' to a 5/8" pipe found, thence S62°31'39"W for a distance of 228.11' to a #4 rebar found, thence S14°15'23"E for a distance of 90.03' to a #4 rebar found, thence S14°02'07"E for a distance of 60.10' to a large nail found, thence S75°59'14"W for a distance of 314.12' to a #4 rebar found, thence S75°55'27"W for a distance of 38.53' to a #4 rebar found, thence N30°12'45"W for a distance of 250.08' to a #4 rebar found, thence N59°48'09"E for a distance of 160.72' to a #4 rebar found, thence N32°52'48"W for a distance of 255.99' to the POB, containing 35.692 acres, more or less.

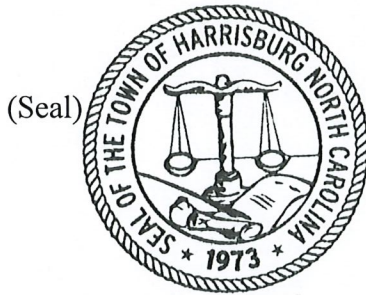


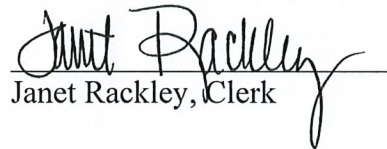
CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 23rd day of November, 2022.




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on January 9, 2023.

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

Tract 1- TM# 551834329300000

Being all that certain parcel of land, lying in Cabarrus County, North Carolina, and being recorded in Deed Book (DB) 8890 Page (PG) 155, Cabarrus County Register of Deeds, and being more particularly described as follows;

Beginning on a #4 rebar found on the south side of Hawick Commons Drive (variable width public right of way Map Book (MB) 31 PG 1), said point being the POINT OF BEGINNING (POB), thence, from the POB, S25°21'30"E for a distance of 177.88' to a #4 rebar, thence N64°39'25"E for a distance of 89.89' to a #4 rebar found, thence N64°37'47"E for a distance of 74.31' to a #4 rebar found, thence S32°52'48"E for a distance of 255.99' to a #4 rebar found, thence S59°48'09"W for a distance of 160.72' to a #4 rebar found, thence S30°12'45"E for a distance of 250.08' to a #4 rebar found, thence S76°06'14"W for a distance of 168.14' to a 5/8" pipe found on the right of way of Blackwelder Road (SR #1307 variable width public right of way MB 31 PG 1), thence S76°06'14"W for a distance of 31.28' to a point in the center of said road, thence, with the center of said road, N29°22'27"W for a distance of 477.98' to a point, thence leaving said road, N64°36'22"E for a distance of 30.04' to a point on the aforementioned right of way of Blackwelder Road, thence, along said right of way, N29°19'45"W for a distance of 123.21' to a #4 rebar found at the intersection of said right of way and the right of way of Hawick Common Drive, said point on the beginning of a non-tangential curve, said curve turning to the right through an angle of 83°17'25", having a radius of 30.00', and whose long chord bears N12°16'16"E for a distance of 39.87' to a #5 rebar set, thence N53°56'58"E for a distance of 126.54' to the POB, containing 3.626 acres, more or less.

Tract 2- TM# 55184487900000

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


Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, January 9, 2023 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2022-07-R – Rezoning. Request to rezone approximately 39.32 acres located off Blackwelder Road (PINs: 5518-44-8790 and 5518-34-3293) from County LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium) and to annex property into the Town of Harrisburg corporate limits.

H-2022-14-R – Rezoning. Request to rezone approximately 2.27 acres located off Stallings Road and Jon Chris Road (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

****Virtual Meeting Information** will be posted on the published agenda and can be accessed here <https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: Friday December 30, 2022, and Friday January 6, 2023.

ORDINANCE #7027
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on January 9th, 2023 after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of January 9th, 2023:

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

Tract 1- TM# 551834329300000

Being all that certain parcel of land, lying in Cabarrus County, North Carolina, and being recorded in Deed Book (DB) 8890 Page (PG) 155, Cabarrus County Register of Deeds, and being more particularly described as follows;

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Tract 2- TM# 55184487900000

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

Section 2. Upon and after 9th day of January, 2023 the above described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 9th day of January 2023.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-07-R: Public Hearing to consider the conditional rezoning of property located off Blackwelder Road (PIN 5518-44-8790 and 5518-34-3293).

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

At such time as Town Council takes action:

For approval the following motion is suggested:

Motion to approve the request for conditional rezoning of property located off Blackwelder Road for a 51-lot subdivision (Case # H-2022-07- R) as proposed by the applicant, subject to the conditions outlined in the staff report dated December 30, 2022.

Consistency Statement: Based on the staff report, staff presentation and testimony of the applicant, the request for conditional rezoning approval for Case # H-2022-07-R is consistent with the Harrisburg Area Land Use Plan, and with the conditions proposed, it is reasonable and in the public interest.

For denial the following motion is suggested:

Motion to deny the request for conditional rezoning of property located off Blackwelder Road for a 51-lot subdivision (Case # H-2022-07- R) as proposed by the applicant.

Description/Background:

- The applicant is proposing to develop a 51-lot single-family subdivision off Blackwelder Road between Roberta Road and Lakeland Road. This subdivision will require rezoning and annexation into the town limits.
- To allow for the proposed subdivision, the applicant is requesting to rezone the property from its current Cabarrus County designation of LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium).
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is currently located in an unincorporated area within Cabarrus County. Concurrent with this request for rezoning, the applicant has also submitted a Petition Requesting Annexation of the subject property by the Town. NCGS requires the assignment of a zoning designation for all property annexed into the Town's corporate limits. The proposed annexation is considered to be a contiguous annexation, as the proposed subdivision is located immediately adjacent to the Town's primary corporate limits.
- The RM zoning district has a maximum density of two dwelling units per acre. The proposed density for this subdivision is 1.31 dwelling units per acre. If rezoning approval is granted, site density may not exceed 1.31 units/acre and the development will be subject to all of the conditions imposed by the Town Council and agreed to by the applicant.

- No Traffic Impact Analysis (TIA) was required for this subdivision as the number of trips to be generated by this development did not meet the threshold requirements of the Town for such a study.
- Per the Town's subdivision regulations, the applicant is required to provide 4.68 acres of active and passive open space to serve residents of the subdivision, with 14.82 acres provided. The applicant is also required to provide 1.46 acres of public open space to serve the broader Harrisburg community. To satisfy this requirement, the applicant is proposing to provide 0.51 acres of this total public open space in the form of a dedicated 25' wide greenway easement, with a fee-in-lieu payment proposed for the remaining 0.95 acres, in the amount of \$36,162. This calculation is based on a per acre market value of \$38,065.
- The request to rezone the subject property as Residential Medium (RM) is consistent with the HALUP, which designates this property as Low Density Residential (LDR). The LDR designation calls for 1-2 dwelling units per acres.

As a conditional rezoning, this is subject to a public hearing this month and a decision the following month. However, Town Council has the option of making the decision at the same meeting, if they so choose.

Recommendation:

STAFF RECOMMENDATION:

Based upon consistency of the proposed subdivision with the Harrisburg Area Land Use Plan and compliance with the Unified Development Ordinance, Planning and Zoning Department staff recommends approval of the applicant's request for rezoning, subject to the conditions noted in the staff report dated January 3, 2023 (see attached).

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended Town Council approval of the proposed conditional rezoning at their November 15, 2022 meeting (see attached minutes).

Fiscal Impact:

None

Attachments:

1. H-2022-07-R Staff Report Blackwelder PB
2. H-2022-07-R Site Map
3. H-2022-07-R Blackwelder Rezoning Plan
4. H-2022-07-R Sample Housing Elevations
5. H-2022-07 -R Public Open Space Payment Letter2
6. H-2022-07-R Neighborhood Meeting Notes
7. H-2022-07-R Public Hearing Notice Jan. 9, 2023
8. H-2022-07-R Public Notice Letter Blackwelder
9. Adjacent Property Owners
10. H-2022-07-R Conditional Rezoning Application
11. PZ MINS NOV 15 22



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report for Town Council

DATE: January 3, 2022

SUBJECT: Blackwelder Road Rezoning

Request H-2022-07-(R): To rezone approximately 39.32 acres from County LDR (Low Density Residential) to CZ-RM (Conditional Zoning Medium Density Residential)

Location: The subject property is located off Blackwelder Road between Roberta Road and Lakeland Road. (PIN 5518-44-8790 and 5518-34-3293)

Applicant: Southfork Ventures, LLC

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: Held July 21, 2022

BACKGROUND:

Area: ±39.32 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North – LDR, Low Density Residential
South – LDR, Low Density Residential
East – LI, Light Industrial
West – LDR, Low Density Residential

Land Uses within 500 feet: North – Single-Family Residential
South – Vacant and Single-Family Residential
East – Vacant
West – Vacant

APPLICATION SUMMARY:

- The applicant is proposing to develop a 51-lot single-family subdivision off Blackwelder Road between Roberta Road and Lakeland Road. This subdivision will require rezoning and annexation into the town limits.
- To allow for the proposed subdivision, the applicant is requesting to rezone the property from its current Cabarrus County designation of LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium).
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration.
- The property is currently located in an unincorporated area within Cabarrus County. Concurrent with this request for rezoning, the applicant has submitted a Petition for annexation of the subject property by the Town. The proposed annexation is considered to be a contiguous annexation, as the proposed subdivision is located immediately adjacent to the Town's corporate limits.
- The RM zoning district has a maximum density of two dwelling units per acre. The proposed density for this subdivision is 1.31 dwelling units per acre. If rezoning approval is granted, site density may not exceed 1.31 units/acre and the development will be subject to all of the conditions imposed by the Town Council and agreed to by the applicant.
- No Traffic Impact Analysis (TIA) was required for this subdivision as the number of trips to be generated by this development did not meet the threshold requirements of the Town for such a study.
- Per the Town's subdivision regulations, the applicant is required to provide 4.68 acres of active and passive open space to serve residents of the subdivision, with 14.82 acres provided. The applicant is also required to provide 1.46 acres of public open space to serve the broader Harrisburg community. To satisfy this requirement, the applicant is proposing to provide 0.51 acres of this total public open space in the form of dedicated 25' wide easement, with a fee-in-lieu payment proposed for the remaining 0.95 acres, in the amount of \$36,162. This calculation is based on a per acre market value of \$38,065.
- The request to rezone the subject property as Residential Medium (RM) is consistent with the HALUP, which designates this property as Low Density Residential (LDR). The LDR designation calls for 1-2 dwelling units per acres.

APPROVAL CRITERIA:

1. The size of the tract in question.

The subject property is approximately 39.32 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 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.”

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

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

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

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

RM: The RM district is established to provide areas for medium density single family uses, on smaller lots or single-family detached and attached dwellings clustered around common open space used as buffers between districts or housing types and to provide for resource protection and preservation of sensitive lands.

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 1.31 dwelling units per acre could be achieved under the proposed zoning. The existing zoning restricts density to 1 dwelling unit per acre.

Detriments to the neighbors and surrounding community are consistent with those expected with additional residential development, such as generation of additional traffic and potential traffic congestion during peak times. The proposal includes a full-movement main entrance on Blackwelder Road. There is also a connection to Aberdeen Way to the north and a future extension of Aberdeen Way to the south. This will help alleviate the reliance on a single entrance and divert local traffic through the neighborhood. Benefits to the neighbors and the surrounding community include the dedication and construction of an additional segment of greenway.

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

a. Utilities:

Utilities are available in this area and are sufficient to meet the needs of this property. Water line is located along Blackwelder Road, and sewer access is available from the development to the north of the property and accessible from the west. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

Sewer Allocation

In 2021, due to the need to expand capacity at the Rocky River Regional Wastewater Treatment Plant, the Water and Sewer Authority of Cabarrus County (WSACC) began the process of expanding capacity at the plant to serve new growth. In conjunction with this planned expansion, WSACC imposed a limit on the available sewer allocation for customers within its service area. In response, the Town has adopted a “Sewer Allocation Policy” to ensure that the capacity available to the Town is not exceeded. Town staff meets on a quarterly basis to review applications for sewer allocations and either approves or denies allocations, based on the availability of capacity. If rezoning and annexation approval is granted for this subdivision, sewer allocation approval would also be required before any construction could occur on the site.

Transportation:

A TIA was not required for this subdivision, based on the proposed number of lots. However, future right of way on Blackwelder Road is being dedicated and will be available for future expansion. A full access movement along with a dedicated right turn lane will also be constructed on Blackwelder Road including 300 feet of pavement widening and associated taper. The greenway will be constructed and eventually connect throughout town as additional subdivisions are built with greenways.

b. Safety and Sanitation Services:

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

c. Schools:

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

Current Capacity:

Elementary (Pitts School Road ES)	<u>83%</u>
Middle (Roberta Road MS) -	<u>82%</u>
High (Jay Robinson HS) -	<u>67%</u>

Future Capacity Based on Unbuilt Lots and Including this Request:

Elementary (Pitts School Road ES)	<u>86%</u>
Middle (Roberta Road MS) -	<u>83%</u>
High (Jay Robinson HS) -	<u>68%</u>

As per Cabarrus County School, upon full buildout, the Single-family homes in this development will generate an additional 28 elementary students, 14 middle school students, and 18 high school students.

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

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

The proposed use and density (1.31 dwelling units per acre) are compatible with existing neighborhoods in the area. The density is slightly lower than those developments and the lot sizes are similar. Properties to the west and south of the site currently exists as rural homesteads, so the proposed development would represent a change compared to those areas.

- 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.

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

The area around this property is primarily zoned for low to medium density residential use. Existing land use patterns in the area typically consist of low to medium density residential neighborhoods, 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 the Harrisburg Area Land Use Plan (HALUP), particularly the mixed-use areas.

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

This property has been used for residential and agricultural purposes.

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

Land supply is not a direct issue in this area.

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

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

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

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

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

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

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

The applicant is seeking approval to develop this property for single-family detached residential use, which is an allowed use in the RM 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 collaboratively with both Harrisburg town staff and the NC Department of Transportation in identifying and implementing roadway improvement measures on perimeter roadways intended to mitigate adverse transportation impacts associated with the proposed development. Currently two vehicular site access points are planned, one full movement onto Blackwelder Road and one access point onto Aberdeen Way. A third access will be available when the property to the south is developed and a connection is established. The planned greenway will provide residents in the area greater bicycle and pedestrian mobility alternatives.

Landscaping buffers shown are adequate to meet the needs of the adjacent properties, and town staff is working with the applicant to identify any prospective tree save opportunities on the site that could be incorporated into the final planting plan.

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 reasonably be 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. Additional conditions imposed on this proposed conditional rezoning will need to be agreed to by the applicant before they can be included as part of any approval granted.

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.

Both the Planning Board and the Town Council will need to adopt a consistency statement when a recommendation or decision is made on this request.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended Town Council approval of the proposed rezoning at their November 15, 2022 meeting (see attached minutes).

RECOMMENDATION:

Based upon consistency of the proposed subdivision with the Harrisburg Area Land Use Plan and compliance with the Unified Development Ordinance, Planning and Zoning Department staff recommends approval of the applicant's request for rezoning, subject to the conditions noted below.

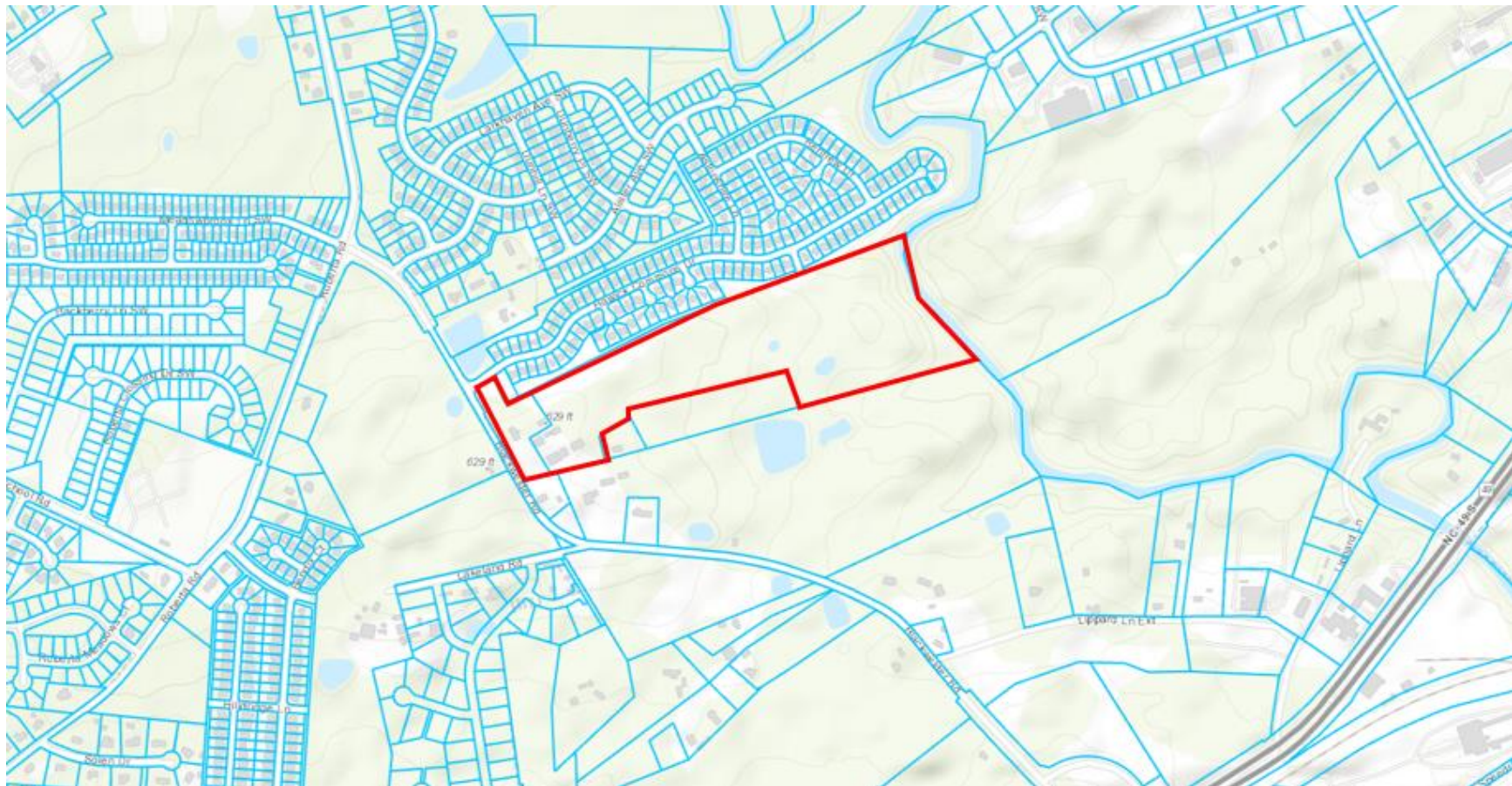
APPROVAL WITH CONDITIONS:

The applicant is requesting a conditional rezoning of the subject property for a 51-lot single family subdivision. As outlined in the Section 145.03 of the UDO, conditions may be imposed on the requested rezoning, subject to the consent of the applicant.

In accordance with the approval criteria noted above, staff recommends approval of the request for rezoning, subject to the following conditions, as agreed to by the applicant:

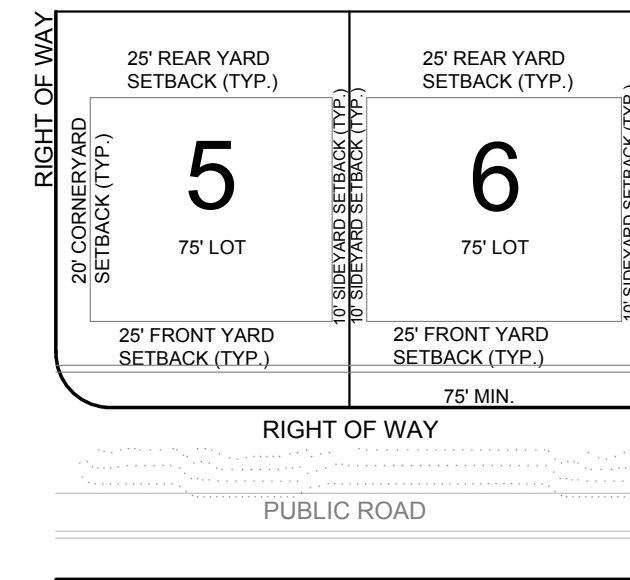
1. The applicant shall obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Primary cladding materials for all residential buildings shall be restricted to masonry or similar products (no vinyl siding will be allowed).
3. All concrete foundations shall be covered with siding and/or other material and must extend to the ground level on all sides.
4. Mitigation/replacement of identified heritage trees shall be required if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. A minimum 8-foot-wide landscape easement (4 feet on each side of the property line, existing tree save or newly planted) shall be provided for residential lots sharing a rear property line.
6. A fee-in-lieu of payment for required "Public Open Space" shall be made in the amount \$36,162 (calculation is based on a per acre value of \$38,065 for .95 acres). This fee-in-lieu dedication shall be made to the Town prior to final plat approval.
7. A 10' wide paved greenway shall be constructed as shown on the rezoning site plan. In addition, a 25' wide greenway public access easement shall be dedicated to the Town of Harrisburg.
8. Applicant will offer a minimum of 30% side loaded garage products and increase front setbacks to 30' for lots with front loaded garages.
9. 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.
10. Fences surrounding all detention ponds shall be vinyl 4-rail farm fence, preferably white.
11. Mailbox clusters shall meet ADA Standards at a minimum.
12. All streets shall be designed and built to Town of Harrisburg Engineering Design standards. Alternate pavement schedule design is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

H2022-07-R Blackwelder Rezoning Site Map



DEVELOPER:	SOUTHFORK VENTURES, LLC PO BOX 178 WADMALAW ISLAND, SC 29487 PHONE: (704) 254-3137
LAND OWNER:	JENOAL G & ROBIN ANNE BLACKWELDER 5127 BLACKWELDER ROAD CONCORD, NC 28027
TAX PARCEL NO.:	02-040-0006.15, 02-040-0006.20
BOOK & PAGE:	DB 8890 DP 0159
SITE ACREAGE:	39.32± ACRES (TOTAL SITE) <u>0.29± ACRES (LESS DOT R/W)</u> 39.03± ACRES (NET)
CURRENT ZONING:	LDR (LOW DENSITY RESIDENTIAL)
PROPOSED ZONING:	CZ-RM: RESIDENTIAL MEDIUM CONDITIONAL USE DISTRICT
LAND USE:	EXISTING: FARMLAND (VACANT) PROPOSED: SINGLE FAMILY RESIDENTIAL
BUFFER YARD:	REQUIRED: TYPE "A" (12')
SETBACKS	
FRONT:	30 FT (25 FT IF SIDE ENTRY)
CORNER:	20 FT
SIDE:	10 FT
REAR:	25 FT
LOTS/UNITS:	51 UNITS
LOT WIDTH (MIN.):	75 FT
LOT AREA (MIN.):	15,000 SF
DENSITY:	1.31 UNITS/ACRE
OPEN SPACE:	REQUIRED: 4.68 AC. (12.00% <2.0 DUA) PROVIDED: 14.82 AC. (38.02%)
ACTIVE OPEN SPACE:	REQUIRED: 1.275 AC (.025 AC. PER LOT, TABLE 6.5.3.7.2) PROVIDED: 1.93 AC.
PASSIVE OPEN SPACE:	PROVIDED: 7.41 AC.
PUBLIC OPEN SPACE:	REQUIRED: 1.46 AC. (1/35 AC. PER LOT) PROVIDED: 0.51 AC. MITIGATION AREA = 0.95 AC.*

Line #	Line Table	
	Length	Direction
L1	177.88	S25°21'30"E
L2	89.89	N64°39'25"E
L3	74.31	N64°37'47"E
L4	49.41	N70°53'30"E
L5	48.72	S38°45'59"W
L6	48.82	S23°38'20"W
L7	76.71	E6°42'45"E
L8	82.68	S9°19'33"E
L9	23.83	S25°15'30"E
L10	145.82	S18°0'46"E
L11	170.83	S50°35'33"E
L12	152.95	S39°24'4"E
L13	218.99	S41°20'03"E
L14	40.03	S75°57'54"W
L15	59.98	S27°30'33"E
L16	90.03	S14°15'23"E
L17	60.10	S14°02'07"E
L18	38.53	S75°55'27"W
L19	31.28	S76°06'14"W
L20	30.04	N64°36'22"E

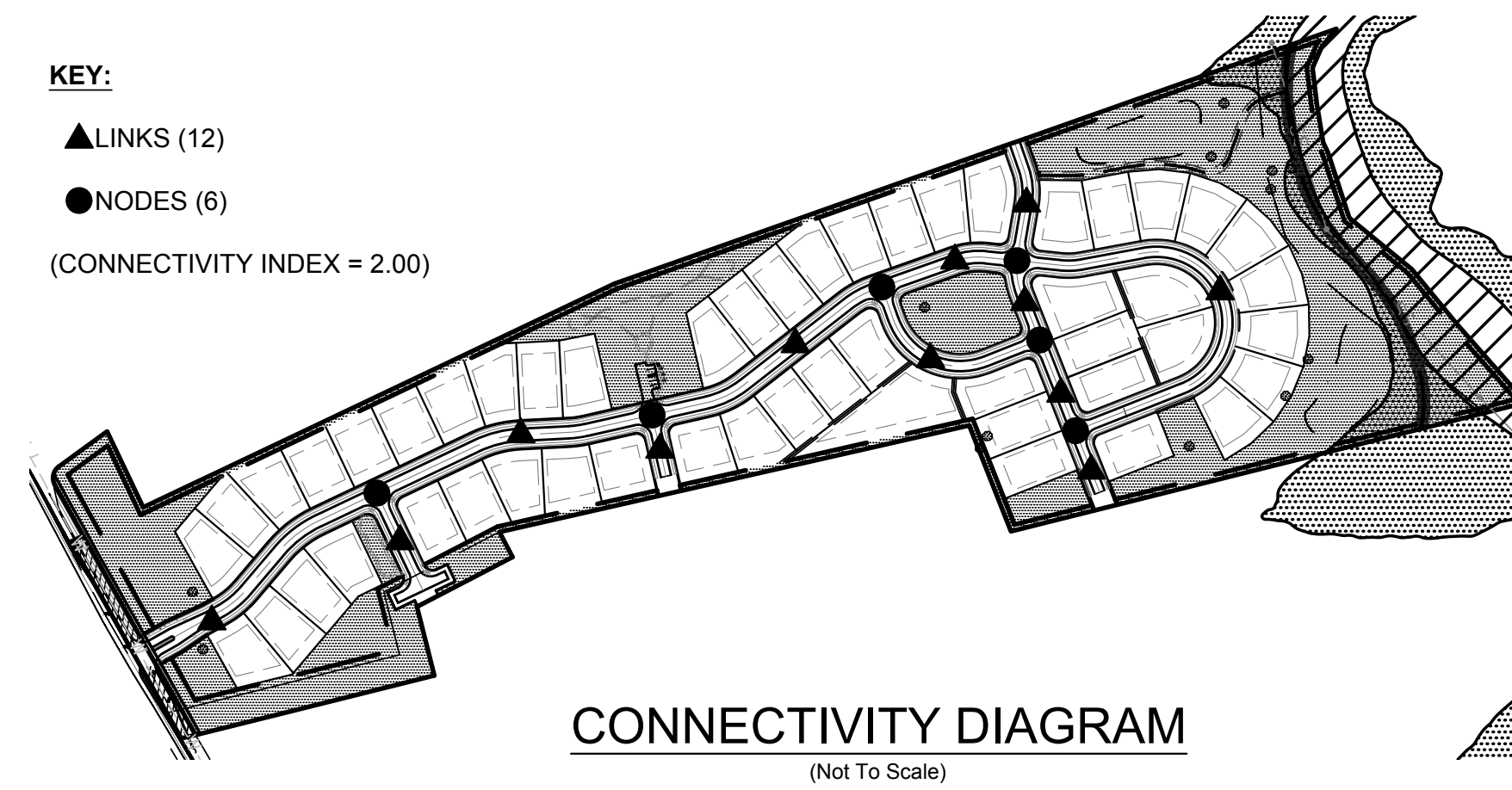


**TYPICAL LOT
SETBACK**
(Not To Scale)

KEY:

- ▲ LINKS (12)
- NODES (6)

(CONNECTIVITY INDEX = 2.00)



VICINITY MAP - N.T.S.



DATE	ISSUED FOR	REV
07/28/2022	Initial Submittal to Town of Harrisburg	0
09/27/2022	Second Submittal to Town of Harrisburg	1
10/17/2022	Third Submittal to Town of Harrisburg	2



Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

186 Stonecrest Blvd., Tega City, S.C. 29708 P: (803) 802-1799

www.rjoe Harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

FOR
INFORMATION
ONLY

Project Manager P. Murphy	Drawn J. Murdock
Department Manager P. Murphy	Checked B. Pridemore

October 17, 2022

Asbuilt Drawn	Asbuilt Date
	-

Client

Southfork Ventures, LLC
 PO BOX 178
 WADMALAW ISLAND, SC 29487
 P: (704) 254-3137

Project:

Blackwelder Subdivision

Drawing Title:

Rezoning

Project No.	Drawing No.
5118	
DWG File Name:	SP-1
118-Blackwelder-rezoning	



VICINITY MAP - N.T.S.

DATE	ISSUED FOR	REV
07/28/2022	Initial Submittal to Town of Harrisburg	0
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10/17/2022	Third Submittal to Town of Harrisburg	2

Engineer:

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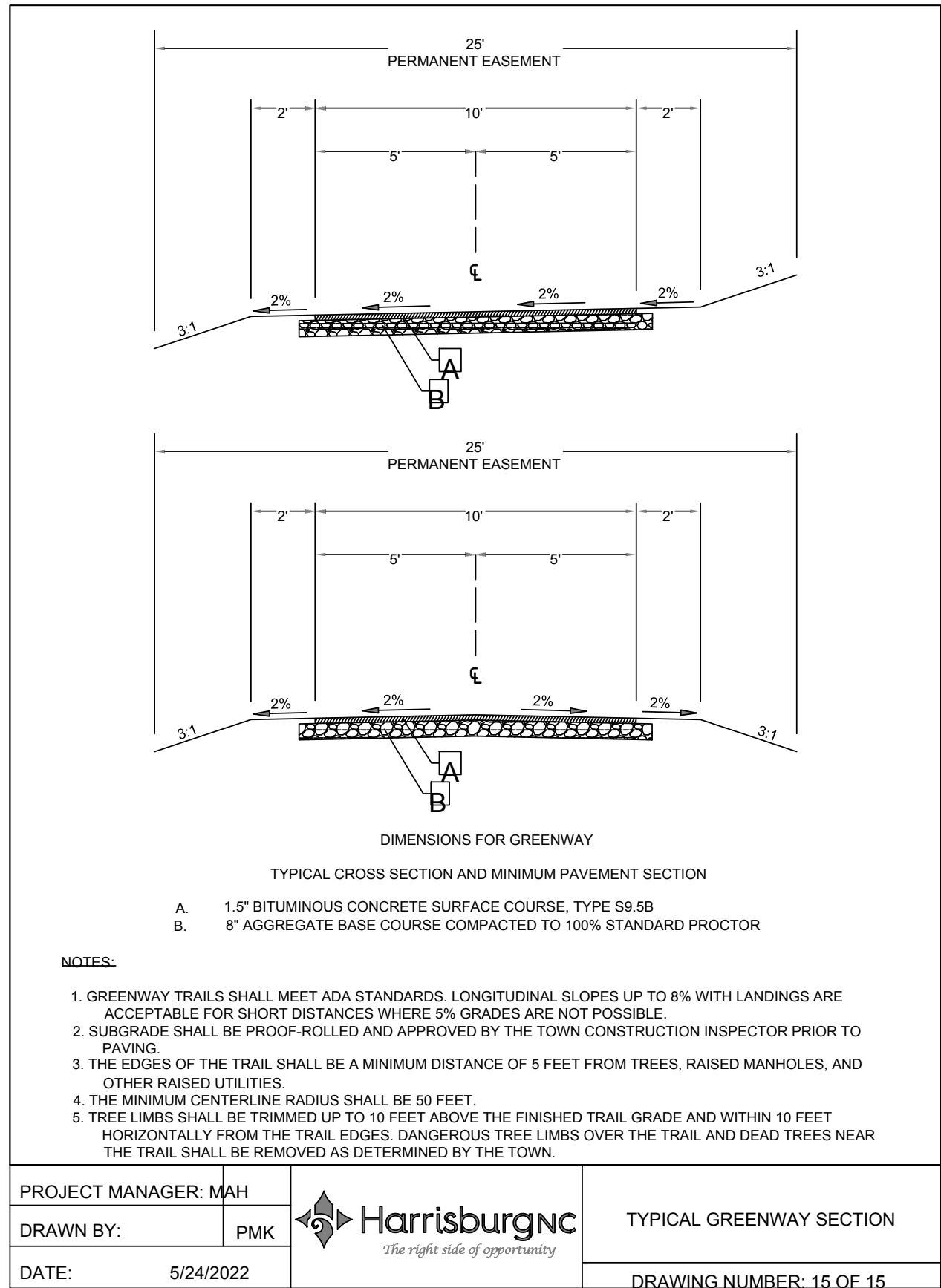
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FOR INFORMATION ONLY

Project Manager	Drawn
P. Murphy	J. Murdock
Department Manager	Checked
P. Murphy	B. Pridemore
Print/Plot Date	
October 17, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Southfork Ventures, LLC PO BOX 178 WADMALAW ISLAND, SC 29487 P: (704) 254-3137	
Project:	
Blackwelder Subdivision	
Drawing Title:	
Landscape	
Project No.	Drawing No.
5118	SP-2
DWG File Name:	
5118-Blackwelder-re-zoning	

CONDITIONAL NOTES:

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 TO INCLUDE FIBER CEMENT OR SIMILAR PRODUCTS; VINYL SIDING SHALL ONLY BE USED FOR DOORS AND TRIM.
3. APPLICANT AGREES THAT THERE WILL BE NO EXPOSED CONCRETE FOUNDATIONS AND THAT SIDING AND/OR OTHER MATERIAL MUST EXTEND TO THE GROUND LEVEL ON ALL SIDES OF THE HOMES.
4. APPLICANT AGREES TO THE MITIGATION/REPLACEMENT OF IDENTIFIED 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, EXISTING TREE SAVE OR NEWLY PLANTED) FOR RESIDENTIAL LOTS SHARING A REAR PROPERTY LINE.
6. APPLICANT AGREES TO DEDICATE A FEE-IN-LIEU OF PUBLIC OPEN SPACE DEDICATION FOR THE 0.95 ACRES OF REQUIRED PUBLIC OPEN SPACE, IN THE AMOUNT OF \$38,065 PER ACRE, FOR A TOTAL OF \$36,162. ALL FEE-IN-LIEU OF DEDICATIONS SHALL BE MADE TO THE TOWN PRIOR TO FINAL PLAT APPROVAL.
7. APPLICANT AGREES TO CONSTRUCT 10' WIDE PAVED GREENWAY AND DEDICATE 25' GREENWAY EASEMENT AS SHOWN ON THE REZONING SITE PLANS.
8. 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.
9. APPLICANT AGREES FENCE SURROUNDING DETENTION POND SHALL BE VINYL 4-RAIL FANS FENCE, PREFERABLY WHITE.
10. APPLICANT AGREES MAILBOX CLUSTERS SHALL MEET ADA STANDARDS AT A MINIMUM.
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.



DEVELOPMENT NOTES:

1. GENERAL PROVISIONS:
 - 1.1. SITE DEVELOPMENT. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY SOUTHFORK VENTURES, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF UP TO FIFTY-ONE (51) SINGLE-FAMILY DETACHED DWELLING UNITS AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT WILL BE ON AN APPROXIMATELY 39.03 ACRE SITE ON BLACKWELDER ROAD ("THE SITE").
 - 1.2. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE HARRISBURG ZONING ORDINANCE ("THE ORDINANCE"), UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RV ZONING CLASSIFICATION SHALL GOVERN.
 - 1.3. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS LOTS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY THE TOWN OF HARRISBURG.
 - 1.4. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER THE ORDINANCE PENDING REVIEW AND APPROVAL BY THE TOWN OF HARRISBURG. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
 - 1.5. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
2. PERMITTED USES & DEVELOPMENT LIMITATION:
 - 2.1. THE SITE MAY BE DEVELOPED WITH UP TO FIFTY-ONE (51) SINGLE-FAMILY DETACHED DWELLING UNITS.
 - 2.2. THE MINIMUM LOT SIZE SHALL BE 15,000 SQUARE FEET WITH A MINIMUM LOT WIDTH OF SEVENTY-FIVE (75) FEET.
3. ACCESS AND TRANSPORTATION:
 - 3.1. ACCESS TO THE SITE WILL BE FROM CONNECTION TO BLACKWELDER ROAD ON THE WESTERN PART OF THE SITE AS DEPICTED ON THE REZONING PLAN.
 - 3.2. ADDITIONAL ACCESS TO THE SITE WILL BE FROM CONNECTION TO ABERDEEN WAY ON THE NORTHEAST PART OF THE SITE AS DEPICTED ON THE REZONING PLAN.
 - 3.3. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - 3.4. THE PETITIONER SHALL INSTALL TRANSPORTATION IMPROVEMENTS AS SHOWN/PROVIDED WITH REZONING PLAN.
4. ARCHITECTURAL STANDARDS:
 - 4.1. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, EIFS, STUCCO, DECORATIVE BLOCK AND/OR WOOD, VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND HANDRAILS/RAILINGS. THE PROPOSED ROOFING MATERIALS WILL BE ARCHITECTURAL SHINGLES, WOOD SHAKE, SLATE, TILE AND/OR METAL.
 - 4.2. THE MINIMUM SINGLE-FAMILY RESIDENTIAL UNIT SIZE SHALL BE 2,000 SQUARE FEET FOR A SINGLE STORY UNIT AND 2,600 SQUARE FEET FOR A 2-STORY UNIT.
 - 4.3. THE PETITIONER AGREES TO RESTRICT CLADDING MATERIALS FOR ALL BUILDINGS TO CLADDING PRODUCTS OTHER THAN VINYL SIDING.
 - 4.4. NO LESS THAN 30% OF ALL HOMES SHALL HAVE SIDE ENTRY GARAGES.
5. STREETSCAPE, BUFFERS, YARDS, LANDSCAPING:
 - 5.1. A TWENTY-FIVE (25) FOOT TYPE 6 STREET YARD BUFFER SHALL BE PROVIDED WHILE ADJACENT TO EXISTING ROADS.
 - 5.2. A TWELVE (12) FOOT TYPE "A" LANDSCAPE BUFFER SHALL BE PROVIDED AS GENERALLY DEPICTED.
6. ENVIRONMENTAL FEATURES AND OPEN SPACE:
 - 6.1. THE SITE SHALL COMPLY WITH STORMWATER AND WATER QUALITY REQUIREMENTS AS SET FORTH IN THE ORDINANCE.
 - 6.2. THE STORMWATER FACILITY WILL PROVIDE PEAK DISCHARGE CONTROL (DETENTION) UP TO THE TWENTY-FIVE (25) YEAR STORM.
 - 6.3. A TEN (10) FOOT WIDE PAVED PUBLIC GREENWAY TRAIL WITH A TWENTY-FIVE (25) FOOT EASEMENT SHALL BE PROVIDED AS GENERALLY DEPICTED.
7. MISCELLANEOUS PROVISIONS:
 - 7.1. PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY OCCURS ON SITE.
8. AMENDMENTS TO THE REZONING PLAN:
 - 8.1. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
9. BINDING EFFECT OF THE REZONING APPLICATION:
 - 9.1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

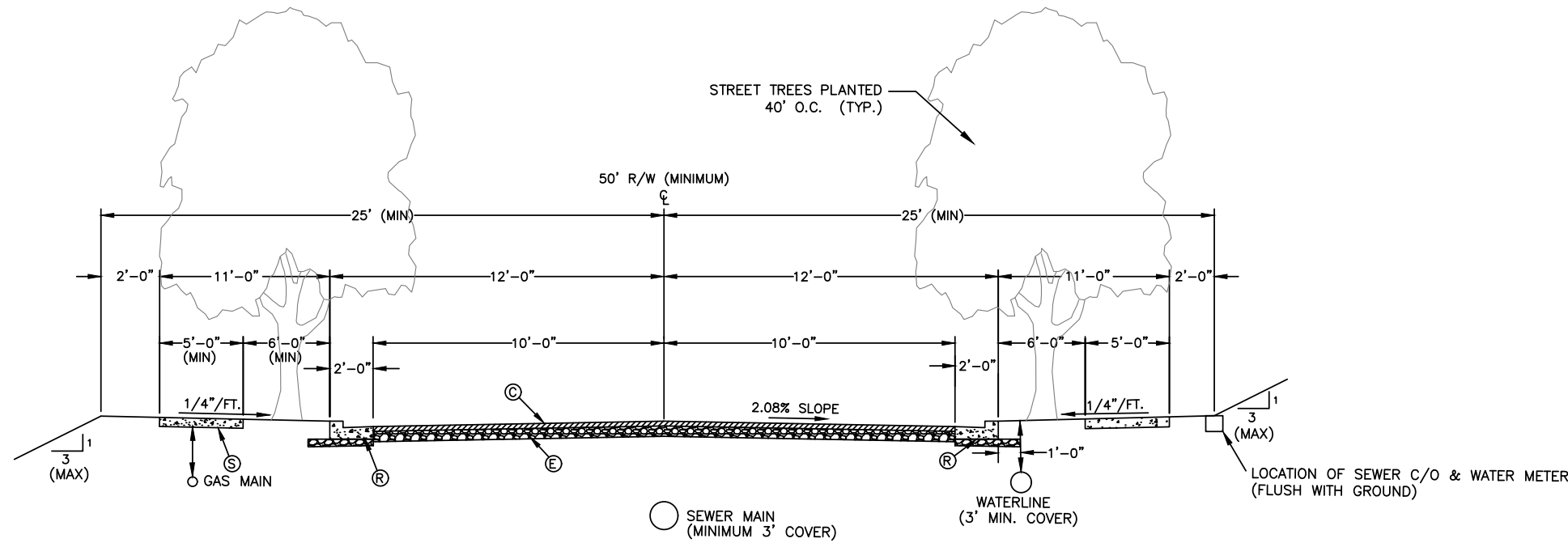
RIVERSTREAM OVERLAY CALCULATION NOTE:

CLASS 1 STREAM BUFFER SHALL BE MEASURED FROM THE AVERAGE ANNUAL STREAM BANK PERPENDICULARLY FOR A DISTANCE OF 50 FEET PLUS FOUR (4) TIMES THE AVERAGE PERCENT OF SLOPE OF AREA ADJACENT TO THE STREAM. SLOPE CALCULATED BY MEASURING A DISTANCE OF 250 FEET FROM THE CENTER OF THE STREAM. MAXIMUM DISTANCE SHALL NOT EXCEED 120 FEET FROM THE EDGE OF THE STREAM.

MAX. AVERAGE EXISTING SLOPE FOR 250' DISTANCE FROM CREEK = 4.3% - 16.4%
RSOD = MINIMUM 50' + (4 * AVERAGE SLOPE)
RSOD PROVIDED = 67.2' - 115.6' FROM TOP OF BANK



VICINITY MAP - N.T.S.



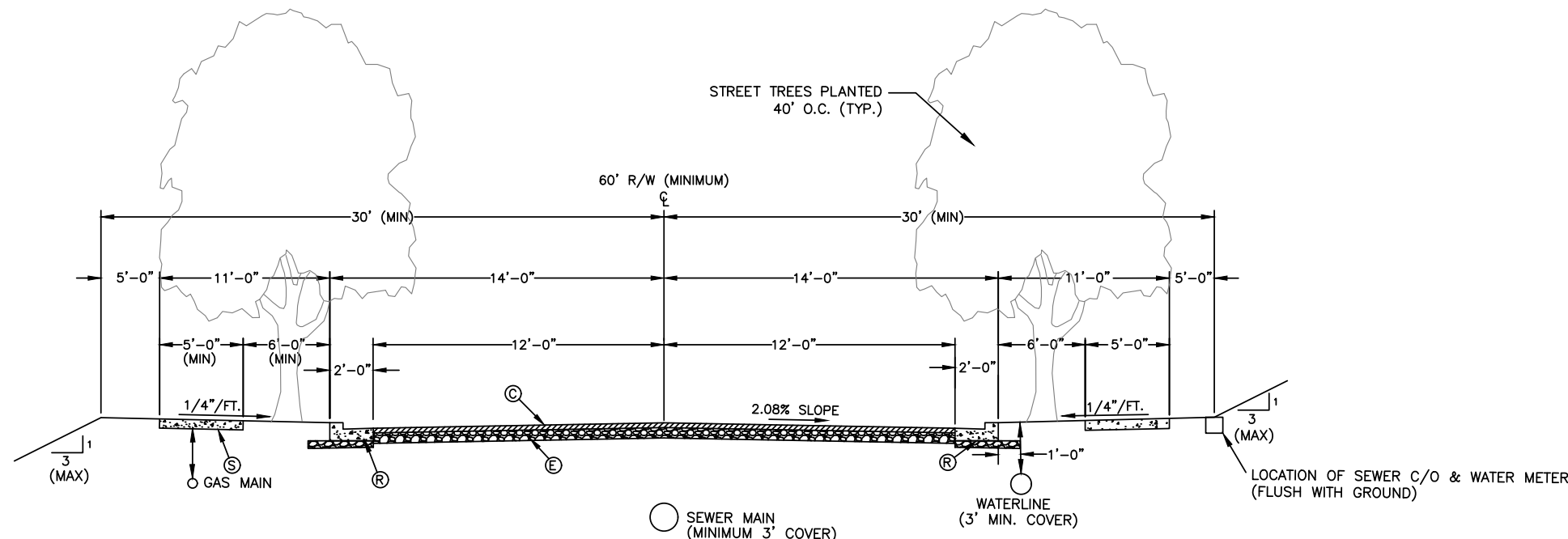
RESIDENTIAL LANE

PAVEMENT SCHEDULE

- ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE - TYPE 9.5B
- ② 2.5" BITUMINOUS CONCRETE INTERMEDIATE COURSE - TYPE 119B
- ③ 8" CRUSHED AGGREGATE BASE COURSE
- ④ 2'-0" STANDARD CURB AND GUTTER W/ 5" COMPACTED ABC
- ⑤ 5' CONCRETE SIDEWALK

NOTE:

- ALTERNATE PAVEMENT SCHEDULE IS NOT ALLOWABLE.
- ROADWAY CROSS SECTIONS WILL BE REVIEWED AND APPROVED AT THE CONSTRUCTION PHASE.



RESIDENTIAL LANE

PAVEMENT SCHEDULE

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DATE	ISSUED FOR	REV
07/28/2022	Initial Submittal to Town of Harrisburg	0
09/27/2022	Second Submittal to Town of Harrisburg	1
10/17/2022	Third Submittal to Town of Harrisburg	2

Engineer:



R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

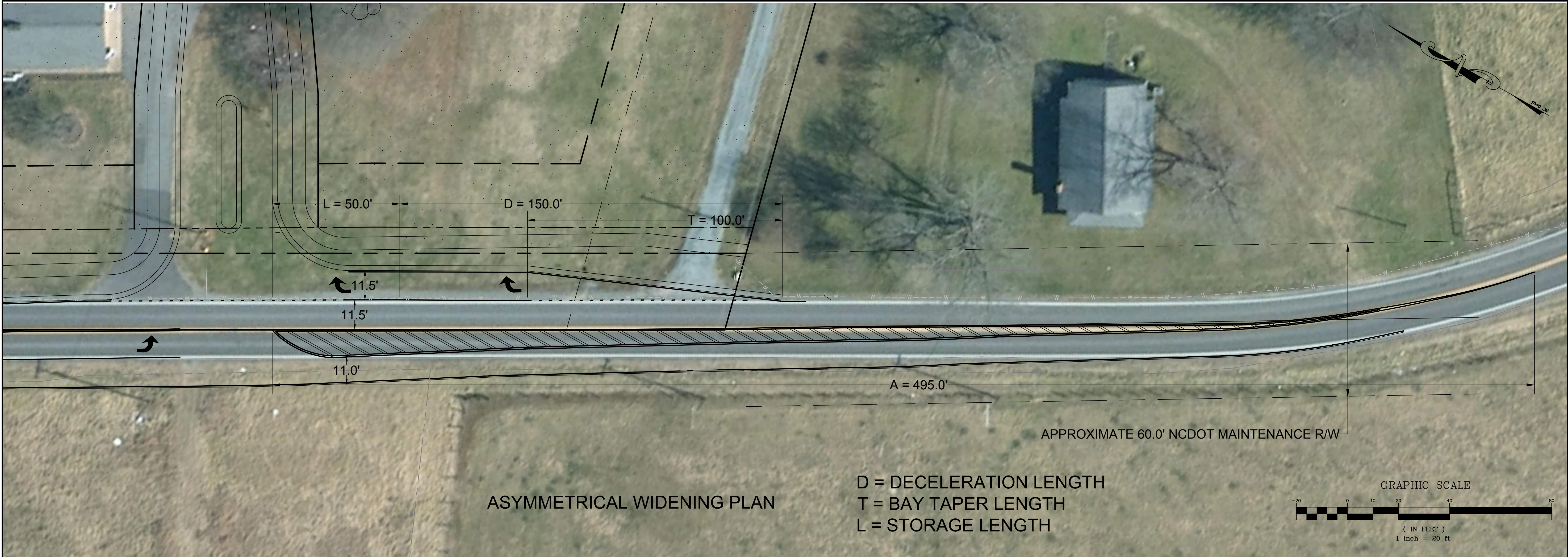
1108 Stonecrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

FOR
INFORMATION
ONLY

Project Manager	Drawn
P. Murphy	J. Murdock
Department Manager	Checked
P. Murphy	B. Pridemore
Print/Plot Date	
October 17, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
Southfork Ventures, LLC	
PO BOX 178	
WADMALAW ISLAND, SC 29487	
P: (704) 254-3137	
Project:	
Blackwelder Subdivision	
Drawing Title:	
Details	
Project No.	Drawing No.
5118	
DWG File Name:	
5118-Blackwelder-rezoning	SP-3



DATE	ISSUED FOR	REV
07/28/2022	Initial Submittal to Town of Harrisburg	0
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Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

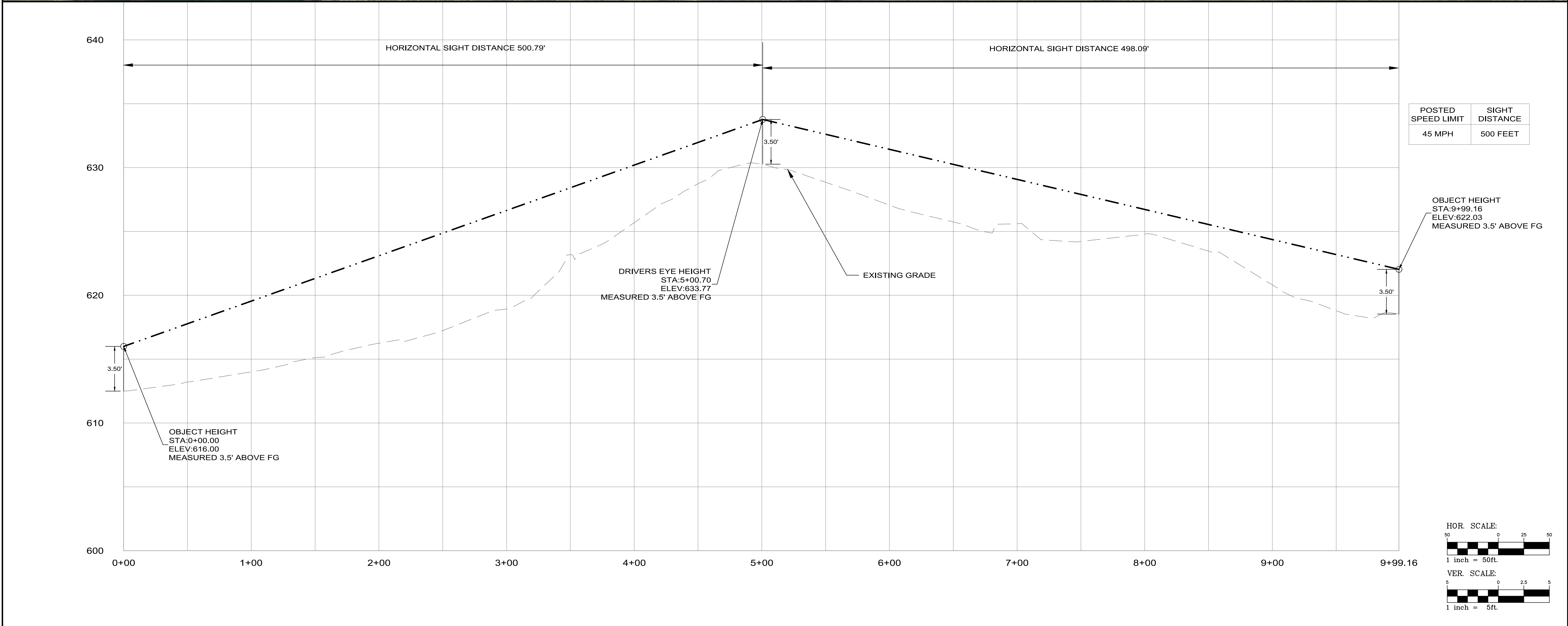
1188 Stoneroot Blvd., Tega Cay, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

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FOR INFORMATION ONLY

Project Manager	Drawn
P. Murphy	J. Murdock
Department Manager	Checked
P. Murphy	B. Pridemore
Print/Plot Date	
October 17, 2022	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
SOUTH FORK VENTURES, LLC 3712 RIVERGRASS LANE YORK, SC 29745 (704) 506-2407	
Project:	
BLACKWELDER SUBDIVISION	
Drawing Title:	
ROAD WIDENING EXHIBIT	
Project No.	Drawing No.
5118	SP-4
DWG File Name:	
5118-Blackwelder-rezoning	



DATE	ISSUED FOR	REV
07/28/2022	Initial Submittal to Town of Harrisburg	0
09/27/2022	Second Submittal to Town of Harrisburg	1
10/17/2022	Third Submittal to Town of Harrisburg	2



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning
Management

127 Ben Casey Drive, Suite 101, Fort Mill, S.C. 29708 P: (803) 802-1799

www.rjoeharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

FOR INFORMATION ONLY

Project Manager P. Murphy	Drawn J. Murdock
Department Manager P. Murphy	Checked B. Pridemore
Print/Plot Date October 17, 2022	
Asbuilt Drawn -	Asbuilt Date -
Client SOUTHFORK VENTURES, LLC PO BOX 178 WADMALAW ISLAND, SC 29487 P: (704) 254-3137	
Project: Blackwelder Subdivision	
Drawing Title: Site Distance Profile	
Project No. 5118 DWG File Name: 5118-Blackwelder-Site Distance	Drawing No. SD-1

BLACKWELDER

TOWN OF HARRISBURG, NC

SAMPLE HOUSING ELEVATIONS

(THE ELEVATIONS PROVIDED ARE ILLUSTRATIVE OF THE HOUSING STYLES PROPOSED FOR THE NEIGHBORHOOD AND SHALL SERVE AS THE MINIMUM STANDARDS FOR THE COMMUNITY. FINAL HOUSE PLANS TO BE PROVIDED TO TOWN OF HARRISBURG PLANNING STAFF TO ENSURE COMPLIANCE WITH THE STANDARDS ESTABLISHED FOR THE BLACKWELDER CONDITIONAL REZONING PLAN)

A Community By:



SOUTHFORK
VENTURES



HarrisburgNC
The right side of opportunity













R. Joe Harris & Associates, Inc.

1186 Stonecrest Blvd., Tega Cay, S.C. 29708
(803) 802-1799

November 10, 2022

Craig Thomas, Sr. Planner
Town of Harrisburg
Planning & Zoning Department
4100 Main Street, Suite 102
Harrisburg, NC 28075

**RE: BLACKWELDER SUBDIVISION
Public Open Space Fee-in-Lieu Estimation**

RJH Project #3329

Dear Mr. Thomas:

On behalf of South Fork Ventures, LLC (Developer), we would like to request approval for a fee-in-lieu payment for a portion of the required public open space for the above referenced Blackwelder Subdivision.

The proposed development will include 51 lots which would require 1.46 acres of public open space based on 1/35 acre per lot. The developer is proposing to provide 0.51 acres within the property and providing fee-in-lieu payment for the remaining 0.95 required acres. The current assessed land value (per acre) as taken from GIS is \$38,065.00. This value will be used to calculate the fees unless the sale price of the land yields a larger price per acre, in which case, the fee will be adjusted to reflect the sales price.

The Developer is requesting to provide a fee-in-lieu mitigation payment at the time of final plat as follows:

Total fee to be paid = \$38,065.00/acre x 0.95 acres = \$36,162.00

Additionally, the Developer has committed to building a 10' wide paved greenway trail within a 25' permanent easement (0.51 acres of public open space within the property).

If you should have any questions or require any additional information, please feel free to contact us.

Sincerely,

R. JOE HARRIS & ASSOCIATES, INC.

Brandon S. Pridemore
Vice President
Lead Development Consultant

cc-email: Rick Walliser – South Fork Ventures

BLACKWELDER CZ-RM ANNEXATION & REZONING

Notes from Neighborhood Meeting | July 21st, 2022

Issued: 7/28/2022

HOW WILL DEVELOPMENT AFFECT SCHOOL SYSTEM OVERLOAD?

- Town coordinates and shares all projects to the Cabarrus County School District (City response).
- Brandon Pridemore (consultant for applicant) noted that with only 51 residential lots, the development would only send limited number of students between the elementary, middle and high schools.

BRANDON ODELL, WHO LIVES AT 5151 BLACKWELDER ROAD, WANTED TO KNOW IF ACCESS TO HIS LOT WOULD BE IMPACTED

- Brandon Pridemore noted that is access would be unaffected and we have a paved stub extended adjacent to this lot within the existing 60' private right-of-way reserved to serve the parcel behind him

WHO WILL MAINTAIN RIGHT-OF-WAY (PRESUMABLY ALONG BLACKWELDER ROAD) AND OPEN SPACES? WILL AN AGREEMENT BE NEEDED?

- Brandon Pridemore noted HOA will maintain any landscaping and open spaces within the project and that NCDOT will own and maintain any dedicated Road Right-of-Ways

JOYCE HARDISTER ASKED QUESTIONS RELATED TO CONSTRUCTION START DATE AND PRICE POINTS OF HOMES

- Brandon Pridemore responded that anticipated start of construction, assuming approval of the rezoning petition, would be at least 12-15 months away and another 6-8 months thereafter before start of home construction
- Brandon Pridemore responded that home prices will start at a minimum of high \$400k and expect prices to be up into the \$600k range

IN GENERAL – NOT QUESTIONS ASKED BY PUBLIC

- Brandon Pridemore noted that applicant (South Fork Ventures) has not yet decided if they will self-develop and sell individual lots or seek a building partner
- There were no “protest” comments issued by the public

PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, January 9, 2023 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2022-07-R – Rezoning. Request to rezone approximately 39.32 acres located off Blackwelder Road (PINs: 5518-44-8790 and 5518-34-3293) from County LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium) and to annex property into the Town of Harrisburg corporate limits.

H-2022-14-R – Rezoning. Request to rezone approximately 2.27 acres located off Stallings Road and Jon Chris Road (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

****Virtual Meeting Information** will be posted on the published agenda and can be accessed here <https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: Friday December 30, 2022, and Friday January 6, 2023.



December 29, 2022

Public Hearing Notice

To Whom It May Concern:

Our records indicate that you are the owner of property located within 300' of property located off Blackwelder Road, designated as Cabarrus County PIN 5518-44-8790 and 5518-34-3293 (see site location map on the reverse side of this letter). The owner of this property has submitted a request to rezone this property from County LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium) and to annex property into the Town of Harrisburg corporate limits.

A public hearing on this request will be held on January 9, 2023 at 6:00 pm at Harrisburg Town Hall in the Town Council chambers. You are being notified of this public hearing in accordance with the requirements of Section 145.01.08.C of the Harrisburg Unified Development Ordinance (UDO) and are invited to attend the meeting (in person or virtually) and provide input or ask questions. Please see instructions below on how to access this meeting virtually.

Virtual Meeting Information:

Please click this URL to join.

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

Passcode: 212521

Or join by phone: (301) 715-8592

Dial: (301) 715-8592

Webinar ID: 834 8187 7476

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

If you have any questions prior to the meeting, please feel free to call 704-455-5614.

H2022-07-R Blackwelder Rezoning

Date: Monday, January 9, 2023

Time: 6:00 PM

Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,

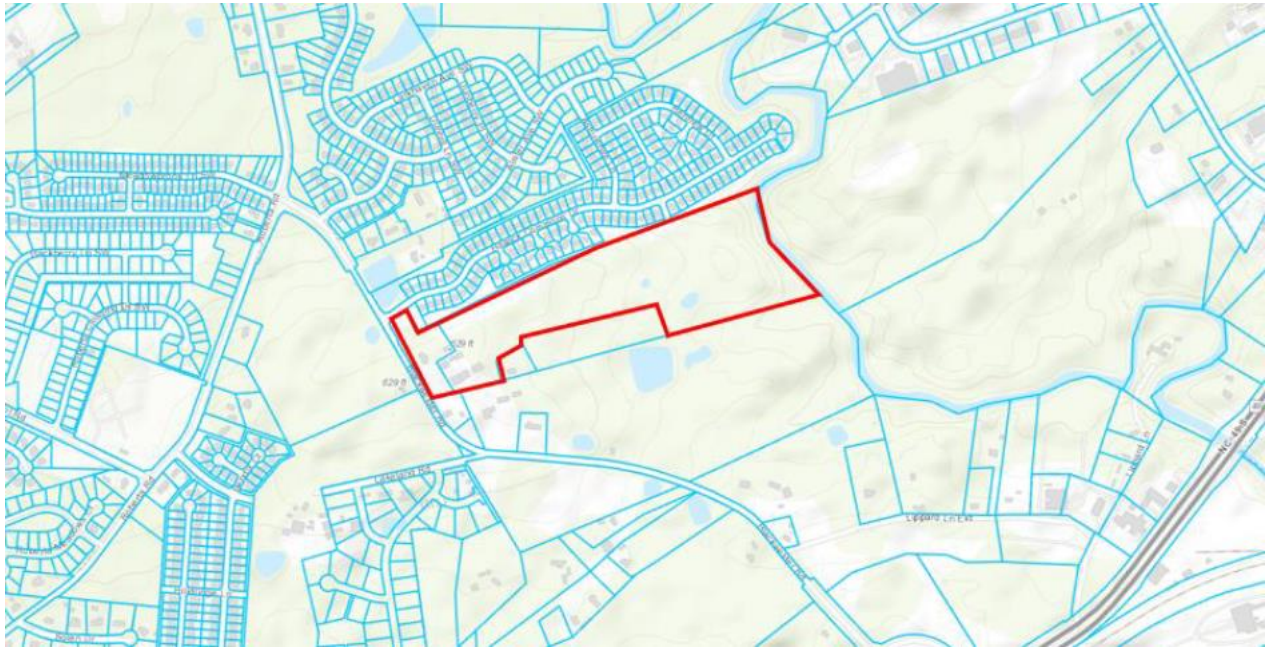


Craig Thomas

Senior Planner

Town of Harrisburg

Site Location Map (Blackwelder)



ADJACENT PROPERTY OWNERS (INCLUDES ALL PARCELS WITHIN 150' OF PROPERTIES)

PIN	Property Owner	Mailing Address
5518435849	Joyce Blackwelder Hardister	PO Box 280 Harrisburg, NC 28075
5518446303	Jenoal G. Blackwelder	5127 Blackwelder Rod Concord, NC 28027
5518440106	Brandon Odell Amy Odell	5151 Blackwelder Road Concord, NC 28027
5518335796	Joyce Hardister Nelson Hardister	PO Box 280 Harrisburg, NC 28075
5518212875	TC Blackwelder	124 Le Cline Drive NE Concord, NC 28025
5518245187	Andrew Jackson Walker Family Trust Gail B Walker Family Trust	6185 Rocky River Road Concord, NC 28025
5518341671	Hawick Commons HOA % Hawthorne Management	4530 Park Road, Suite 201 Charlotte, NC 28209
5518343448	Michael Griffin Patricia Griffin	3350 Hawick Commons Drive Concord, NC 28027
5518343595	Michael Griffin Patricia Griffin	3350 Hawick Commons Drive Concord, NC 28027
5518344547	Sean Honan	3342 Hawick Commons Drive Concord, NC 28027
5518345508	TAH MS-2 Borrower LLC % Tricon American Homes LLC	1508 Hollowbrook Drive Santa Ana, CA 92705
5518345569	Angela Jeffers	3432 Guido Street Oakland, CA 94602
5518346631	Alisa Evans	3296 Hawick Commons Drive Concord, NC 28027
5518346684	Billy Corzine Linda Corzine	240 Branchview Dr NE, Apt 120 Concord, NC 28025
5518347629	Yamasa Co LTD	PO Box 4090 Scottsdale, AZ 85261
5518347764	Andrew Deaton	3276 Hawick Commons Drive Concord, NC 28027
5518348800	Linda Ranatza	3268 Hawick Commons Drive Concord, NC 28027
5518349735	Raymond John Christie Joann Christie	5010 Opus Court Concord, NC 28027
5518440706	Randall McDonald	5022 Opus Court Concord, NC 28027
5518440769	Willet Alexander Adams, III	5033 Opus Court Concord, NC 28027
5518441824	Beverly Shepherd Trina Snuggs	909 Brighton Drive Kannapolis, NC 28081
5518441887	RS Rental II, LLC	1955 S. Val Vista Drive, Suite 126 Mesa, AZ 85204
5518442858	Raymond Moore	5024 Drayton Lane Concord, NC 28027
CONTINUED NEXT PAGE		

PIN	Property Owner	Mailing Address
5518443911	Jennifer Campbell Timothy Campbell	5035 Drayton Lane Concord, NC 28027
5518443975	Patricia Garner	5043 Drayton Lane Concord, NC 28027
5518444946	Sherry Elizabeth Cheek	1076 Iveywood Place NW Concord, NC 28027
5518445918	Karen Shelor	4964 Somerled Court Concord, NC 28027
5518455063	2018-4 IH Borrower LP Partnership % Invitation Homes	1717 Main Street, Suite 2000 Dallas, TX 75201
5518456046	Manjil Malla Kamana Malla	4987 Somerled Court Concord, NC 28027
5518651950	Hawick Commons HOA % Hawthorne Management	4530 Park Road, Suite 201 Charlotte, NC 28209
5518456176	John Bridges	3064 Hawick Commons Drive Concord, NC 28027
5518457136	Progress Residential Borrower 6, LLC	PO Box 4090 Scottsdale, AZ 85261
5518457195	David Francis Astrid Francis	3050 Hawick Commons Dive Concord, NC 28027
5518458155	Progress Residential Borrower 6, LLC	PO Box 4090 Scottsdale, AZ 85261
5518459114	Cynthia Pierce	3038 Hawick Commons Dive Concord, NC 28027
5518459174	SN NC, LLC	8390 E Via De Ventura, Suite F110 Scottsdale, AZ 85258
5518550136	Lanif Lopez Michael L'Heureux	3026 Hawick Commons Dive Concord, NC 28027
5518550199	Frank Kerschbaumer	3020 Hawick Commons Dive Concord, NC 28027
5518552213	IH6 Property North Carolina LP Partnership	17174 Main Street, Suite 2000 Dallas, TX 75201
5518552276	Tony Mosley Norma Mosley	66 Edgewood Avenue NE Concord, NC 28025
5518553320	Cynthia Mahler	3002 Hawick Commons Drive Concord, NC 28027
5518553383	George Hoffman Faye Hoffman	2996 Hawick Commons Drive Concord, NC 28027
5518554335	Ravi Kiran Nalla, Trustee Soumya Rao Chikkala, Trustee	7012 Livery Lane San Jose, CA 95135
5518554388	George Fitzsimmons Michelle Fitzsimmons	10115 Edgecliff Road Huntersville, NC 28078
5518555431	Bradley Wilcox	2978 Hawick Commons Drive Concord, NC 28027
5518555494	Michelle Pierce	2972 Hawick Commons Drive Concord, NC 28027
CONTINUED ON NEXT PAGE		

PIN	Property Owner	Mailing Address
5518556447	Jessica Deboe Nathan Deboe	2966 Hawick Commons Drive Concord, NC 28027
5518557500	BSFR I Owner I, LP	997 Morrison Drive, Suite 402 Charleston, SC 29403
5518557554	Progress Residential Borrower 12, LLC	PO Box 4090 Scottsdale, AZ 85261
5518755722	Patti Corzine, Trustee Kenneth Stough, Trustee	4744 Stough Road SW Concord, NC 28027
END OF LIST		



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 Residential

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.).

Will Offer Minimum of 30% Side Loaded Garage Products

Increase Front Setbacks to 30' When Using Front Loaded Garages

Provide Full Access to Blackwelder Road w/RTL and LTL (subject to NCDOT approval)

Provide Landscaped Berm Along Frontage of Blackwelder Road



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 Jenoal G Blackwelder

(TM#5518448790 & TM#5518343293 partial owner)

Address 5127 Blackwelder Rd.

Concord, NC 28027

Phone _____

Fax _____

Signature Jenoal G. Blackwelder

6-22-22
Jenoal G. Blackwelder

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: _____



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.

Robin Ann Blackwelder

Address

5151 Blackwelder Rd.

Concord, NC 28027

Phone

Fax

Signature

Robin Ann Blackwelder

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: _____

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, NOVEMBER 15, 2022**

MINUTES

1.

CALL TO ORDER

Thelma Thorne-Chapman called the meeting to order.

PRESENT: Kevin Schaffner, Jacob Carpenter, Thelma Thorne-Chapman, Monica Long

STAFF: Zac Gordon, Planning Director, Craig Thomas, Senior Planner, Carly Bedgood, Planning Technician

ABSENT: Andy Rathke, Kevin Hutchins

A.

AGENDA ADOPTION

Jacob Carpenter added that we will need to add the swearing in of our new member, Monica Long under Special Presentations.

MOTION

Jacob Carpenter made a motion to adopt the agenda with the change and a second was made by Kevin Schaffner.

The motion passed 3-0.

B.

SPECIAL PRESENTATIONS

Monica Long was sworn in as a new member for the Planning and Zoning Board and the Board of Adjustment Board.

C.

PUBLIC COMMENT

None

2.

CONSENT AGENDA

A. Planning Board meeting minutes of October 18, 2022, Planning and Zoning Board meeting.

MOTION

Kevin Schaffner made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 4-0.**

3.

OLD BUSINESS

None

4.

NEW BUSINESS

A.

H2022-14 (R) Stallings Road and Jon Chris Rd Rezoning and Annexation

The applicant proposes to rezone five parcels from County LDR (Low Density Residential) to RM (Residential Medium Density). The purpose of this rezoning is to allow for the annexation of these parcels into the Town of Harrisburg limits to access sewer services for each lot. The RM District allows a gross density between 2 and 3 units per acre. At 2.20 units per acre the proposed rezoning is consistent with the requirements of the UDO. The Harrisburg Area Land Use

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, November 15, 2022**

Plan (HALUP) locates this property within a “Low Density Residential” area. The LDR designation calls for 1 -2 units per acre. The proposed density is 2.20 dwelling units per acre – just over the 1-2 units per acre designated by the HALUP. Although the lots slightly exceed the recommended LDR density, the five lots are existing and would not be allowed to be subdivided further. Along with this request for rezoning, the applicant has submitted a petition to be annexed into the Town of Harrisburg corporate limits. The rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Department staff therefore supports approval of the rezoning request and request for annexation.

MOTION:

Jacob Carpenter made a motion to recommend approval of H2022-14 R and sent it on to the Town Council for their consideration with a second from Kevin Schaffner. **The motion passed 4-0.**

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

CONSISTENCY STATEMENT:

1. Based on the staff report and staff presentation, 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 Schaffner made a motion to approve the proposed Consistency Statement with a second from Jacob Carpenter. **The motion passed 4-0.**

B.

H2022-07-(R) Blackwelder Rezoning and Annexation

The applicant proposes to develop a 51-lot single-family subdivision. To achieve this, the applicant is requesting the proposed subdivision property be annexed into the Town of Harrisburg corporate limits and be rezoned from its current Cabarrus County Low Density Residential (LDR) district designation to Conditional Zoning Residential Medium (CZRM) in accordance with the site plan submitted with the application. The RM zoning district has a maximum density of two dwelling units per acre. The proposed density for this subdivision is 1.31 dwelling units per acre. If rezoning approval is granted, site density may not exceed 1.31 units/acre and the development will be subject to all of the conditions imposed by the Town Council and agreed to by the applicant. The request to rezone the subject property as Residential Medium (RM) is consistent with the HALUP, which designates this property as Low Density Residential (LDR). The LDR designation calls for 1-2 dwelling units per acres. Based upon consistency of the proposed subdivision with the Harrisburg Area Land Use Plan and compliance with the Unified Development Ordinance, Planning and Zoning Department staff recommends approval of the applicant’s request for rezoning, subject to the conditions noted in the staff report. Furthermore, staff recommends that the Planning and Zoning Board recommends Town Council approval of the applicant’s request for conditional zoning.

1. The applicant shall obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Primary cladding materials for all residential buildings shall be restricted to masonry or similar products (no vinyl siding will be allowed).
3. All concrete foundations shall be covered with siding and/or other material and must extend to the ground level on all sides.
4. Mitigation/replacement of identified heritage trees shall be required if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. A minimum 8-foot-wide landscape easement (4 feet on each side of the property line, existing tree save or newly planted) shall be provided for residential lots sharing a rear property line.
6. A fee-in-lieu of payment for required “Public Open Space” shall be made in the amount \$36,162 (calculation is based on a per acre value of \$38,065 for .95 acres). This fee-inlieu dedication shall be made to the Town prior to final plat approval.
7. A 10’ wide paved greenway shall be constructed as shown on the rezoning site plan. In addition, a 25’ wide

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, November 15, 2022**

greenway public access easement shall be dedicated to the Town of Harrisburg.

8. 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.

9. Fences surrounding all detention ponds shall be vinyl 4-rail farm fence, preferably white.

10. Mailbox clusters shall meet ADA Standards at a minimum.

11. All streets shall be designed and built to Town of Harrisburg Engineering Design standards. Alternate pavement schedule design is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

Public Comment:

Applicant- Brandon Pridemore, spoke in favor of the project. He shared a PowerPoint and answered many questions from the Board. Jacob Carpenter from the Board asked what was the purpose of the Zoning choice and why it should not be zoned to the next zoning down (RL) from the proposed one. Mr. Pridemore indicated that the RM zoning designation was selected because it offered more flexibility in site design (including lot configurations). Monica Long from the Board asked what type of siding would be used on the proposed homes? Mr. Pridemore indicated that the siding would be a combination of hardi-plank, stone and brick.

Bill Leake, 7238 Sandown Ct, Harrisburg, NC- addressed the Board and identified several site design issues which he suggested be addressed. Mr. Pridemore indicated that the plans would be revised to address these comments.

MOTION:

Kevin Schaffner made a motion to recommend approval of H2022-07- R and sent it on to the Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 4-0.**

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 Monica Long. **The motion passed 4-0.**

C.

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

The applicant proposes to rezone parcel PIN 5516-96-2556 from RE (Residential Estate) to AG (Agricultural) and limit the uses allowed on the property to Crop Production and Crop Production Support Activity. 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. The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request.

Public Comment:

Applicant Mike Arnold, 4138 French Fields Lane, Harrisburg, spoke in favor of his request. He answered questions from the Board mostly about what he plans to use the land for.

MOTION:

Jacob Carpenter 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 Kevin Schaffner. **The motion passed 4-0.**

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, November 15, 2022**

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 Schaffner made a motion to approve the proposed Consistency Statement with a second from Thelma Thorne-Chapman. **The motion passed 4-0**

5.

STAFF UPDATES/INFORMATION

- Our next scheduled meeting will be held on December 20th. We more than likely will have another Board of Adjustment item along with our regular scheduled meeting.
- We still have a huge interest in Single Family homes here in Harrisburg.
- We will provide the Board with an updated list of the projects that are currently in the pipeline along with updates on projects that have been approved.
- Farmington Parkway is fully opened.
- We are still working on getting a new ETJ member for the Board, hope to have someone soon to join.

6.

ADJOURNMENT

MOTION:

There being no further business, Jacob Carpenter made a motion to adjourn, with a second from Kevin Schaffner. **The motion passed 4-0.**

Thelma Thorne-Chapman, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-14-R: Public Hearing to consider non-contiguous annexation of property located on Stallings Road and Jon Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347).

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

At such time as Town Council takes action:

FOR APPROVAL:

Motion to Approve the request for annexation of property located on Stallings Road and John Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) consisting of approximately 2.27 acres.

FOR DENIAL:

Motion to Deny the request for annexation of property located on Stallings Road and John Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) consisting of approximately 2.27 acres.

Description/Background:

- The applicant is requesting permission to annex five (5) lots, consisting of approximately 2.27 acres, into the Town limits in order to access Town utility (water and sewer) services. This request is considered a non-contiguous annexation, as the proposed subdivision is not adjacent to the Town's primary corporate limits.
- Concurrent with this request for annexation, the applicant has also submitted an application for conditional rezoning, which may be considered after the Town Council has approved the annexation and established zoning jurisdiction over this property.

As an annexation, this is subject to a public hearing this month and a decision the following month. However, Town Council has the option of making the decision at the same meeting, if they so choose.

Recommendation:

Staff recommends approval of the request for annexation into the Town limits for property located on Stallings Road and Jon Chris Road (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347), consisting of approximately 2.27 acres, as noted in the attached survey and legal description.

Fiscal Impact:

None

Attachments:

1. H-2022-14-R Annexation Application
2. H-2022-14-R Survey
3. H-2022-14-R Stallings Glen - Combined Legal Description
4. H-2022-14-R Public Hearing Notice Jan. 9, 2023
5. H-2022-14-R Public Notice Letter Jon Chris

6. H-2022-14-R Abutter Notification
7. H-2022-14-R Certificate of Sufficiency - Jon Chris-Stallings
8. H-2022-14-R Resolution Fixing Date of Public Hearing - Jon Chris-Stallings
9. H-2022-14-R Annexation Ordinance 7028 - Jon Chris-Stallings

Annexation Application

1. Request for Annexation

- ☒ 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. Property Information

- a. Property Location/Address: 2306 + 2312 Jon Chris Drive / 2301, 2307, 2313 Stallings Rd
- b. Tax Map and Parcel Number (PIN): _____
- c. Current Zoning: Country Rural
- d. Current Land Use: Vacant lots
- e. Area to be annexed is: ☐ Contiguous ☐ Non-Contiguous
- f. Boundaries of territory to be annexed (attach separate sheet or describe below):

3. Contact Information

- a. Contact Person: Robert K. Williams, Jr.
Company: RKW Builders, LLC
Address: 8392 Rocky River Road City, State, Zip: Harrisburg NC 28075
Phone Number: (704) 222 3814 Email Address: RKWJR Homes@gmail.com
- b. Applicant Name (if different than above): _____
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Robert K Williams, Jr.
Company: RKW Builders, LLC
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____

4. Signature of Owner(s)

Owner Name: Robert K Williams, Jr Address: 8392 Rocky River Rd
Harrisburg NC 28075
Owner Signature: R K Willy Date: 9/25/22

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Robert K. Williams, Jr. Submittal Date: 9/25/22

Applicant Signature: R K Willy

7. Required Attachments

All Annexation Application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Sealed survey showing area proposed for annexation in relation to the primary corporate limits of the Town of Harrisburg.

6. Staff Use Only:

Record of Process

Date Received: _____

Application Number: _____

Is Application Complete?

☐

Yes

☐

No

Public Hearing Date(s): _____

Published Notice Date: _____

Mailed Notice Date: _____

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation:

☐

Approve

☐

Deny

Final Action:

☐

Approve

☐

Deny

STATE OF NORTH CAROLINA CABARRUS COUNTY

"I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 641, PAGE 265 OR OTHER REFERENCE SOURCE); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 22, PAGE 68; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600)." THIS 23rd DAY OF SEPTEMBER, 2022.

PROFESSIONAL LAND SURVEYOR

PRELIMINARY
NOT FOR SALES OR CONVEYANCES

"I, MARK C. CARTER, 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: A
2. POSITIONAL ACCURACY: 0.03 US FEET
3. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
4. DATES OF SURVEY: SEPT 7, 2022
5. DATUM/EPOCH: NAD83
6. PUBLISHED/FIXED CONTROL USE: NGS 'PEMBROOK'
7. GEIOD MODEL USED: GEIOD 2018
8. COMBINED GRID FACTOR: 0.99985000
9. UNITS: US SURVEY FEET

MARK C CARTER NCPLS L-5102

DATE

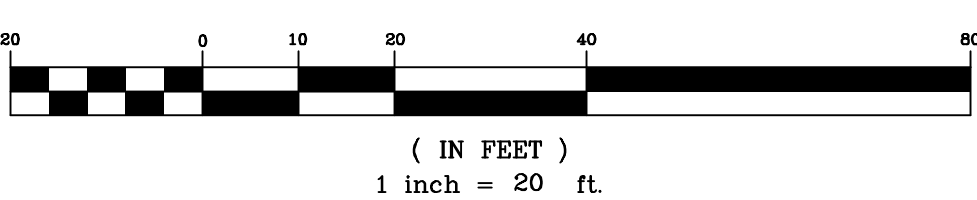
NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE CABARRUS COUNTY. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCOS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE per CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED LDR.
11. PROPERTY SUBJECT TO EASEMENT(S) per MB 22 PG 68.
12. PROPERTY SUBJECT TO RESTRICTIONS per DB 424 PG 231, AND DB 684 PG 196.
13. THE COMMUNITY FLOOD FRINGE BASE FLOOD ELEVATION (BFE) REPRESENTS THE COMPUTED FLOOD ELEVATION (NAVD 88) FOR THE 0.2% ANNUAL CHANCE FLOOD EVENT. (500 YEAR FLOOD).
14. NO DWELLING OR OTHER STRUCTURE OR BUILDING SHALL BE LOCATED ON ANY LOT NEARER THAN 10 FEET TO AN INTERIOR LOT LINE OR NEARER THAN 15 FEET TO ANY REAR LOT LINE PER DB 684 PG 196.

LEGEND

- | | |
|-----|-----------------------------|
| RF | REBAR FOUND |
| PTF | PINCHED TOP PIPE FOUND |
| RS | REBAR SET |
| R/W | RIGHT-OF-WAY |
| SF | SQUARE FEET |
| MB | MAP BOOK |
| DB | DEED BOOK |
| PG | PAGE |
| BL | BUILDING LINE |
| RY | REAR YARD |
| SY | SIDE YARD |
| SDE | STORM DRAINAGE EASEMENT |
| DUE | DRAINAGE & UTILITY EASEMENT |
| RCP | REINFORCED CONCRETE PIPE |
| CFF | COMMUNITY FLOOD FRINGE |
| BFE | BASE FLOOD ELEVATION |
| SD | STORM DRAIN LINE |
| SS | SANITARY SEWER LINE |
| PP | POWER POLE |
| APL | ADJOINER PROPERTY LINE |
| RWL | R/W LINE |
| EPL | EXTERIOR PROPERTY LINE |
| TL | TOP BANK |
| SDE | STORM DRAINAGE EASEMENT |
| DUE | DRAINAGE & UTILITY EASEMENT |
| BL | BUILDING SETBACK LINE |
| CFF | COMMUNITY FLOOD FRINGE |
| WM | WATER METER |
| CT | CABLE TV |
| TP | TELEPHONE PEDESTAL |
| ICV | ICV |
| SS | SANITARY SEWER MANHOLE |

GRAPHIC SCALE



SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LDR.
FRONT: 40 FEET (per MB 22 PG 68)
SIDE YARD: 10 FEET (per DB 684 PG 196)
REAR YARD: 30 FEET (LDR ZONING)

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 3710551700K, DATED: 11/16/2018.



Combined Legal Description

#2306 Jon Chris Drive - Parcel ID # 55176073470000

#2312 Jon Chris Drive - Parcel ID # 55176064510000

#2313 Stallings Road - Parcel ID # 55176075290000

#2307 Stallings Road - Parcel ID # 55176085250000

#2301 Stallings Road - Parcel ID # 55176095120000

Cabarrus County, NC

BEING all of lots 74-76, 108 & 109, Stallings Glen Phase 1, Map 1 found in Map Book 22 Page 68 of the Cabarrus County Register of Deeds office and being more accurately described by a surveys by Phoenix Land Surveying Inc. as follows:

BEGINNING at a pinched top pipe found on northern margin of Jon Chris Drive (MB 22 PG 68), said point being located N 53-56-55 W 2,901.12 feet from NGS Monument "Pembrook" (Grid Coordinates – N: 568,543.57, E: 1,519,135.97), thence from said BEGINNING point N 70-20-16 W 99.99 feet to pinched top pipe, thence N 70-22-13 W 87.36 feet to #4 rebar set, thence following a curve to the right having an arc length of 11.60 feet, a radius of 691.75 feet, and a chord bearing and distance of N 70-56-57 W 11.60 feet to a pinched top pipe, thence N 16-21-36 E 200.45 feet to a pinched top pipe, thence S 70-31-24 E 10.01 feet, thence N 19-31-30 E 199.99 feet to a pinched top pipe found in the southern margin of Stallings Road (MB 22 PG 68), thence S 70-26-19 E 100.06 feet to new #4 rebar set, thence S 70-30-22 E 99.93 feet to a pinched top pipe, thence S 70-26-30 99.95 feet to a pinched top pipe, thence S 19-28-49 W 200.02 feet to a pinched top pipe, thence N 70-20-53 W 100.19 feet to a ½" iron pipe found, thence S 19-30-01 W 200.59 feet to the point and place of BEGINNING containing 2.315 acres.

PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, January 9, 2023 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2022-07-R – Rezoning. Request to rezone approximately 39.32 acres located off Blackwelder Road (PINs: 5518-44-8790 and 5518-34-3293) from County LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium) and to annex property into the Town of Harrisburg corporate limits.

H-2022-14-R – Rezoning. Request to rezone approximately 2.27 acres located off Stallings Road and Jon Chris Road (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

****Virtual Meeting Information** will be posted on the published agenda and can be accessed here <https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: Friday December 30, 2022, and Friday January 6, 2023.



December 29, 2022

Public Hearing Notice

To Whom It May Concern:

Our records indicate that you are the owner of property located within 300' of property located off Stallings Road and Jon Chris Road, designated as Cabarrus County PIN 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347 (see site location map on the reverse side of this letter). The owner of this property has submitted a request to rezone this property from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

A public hearing on this request will be held on January 9, 2023 at 6:00 pm at Harrisburg Town Hall in the Town Council chambers. You are being notified of this public hearing in accordance with the requirements of Section 145.01.08.C of the Harrisburg Unified Development Ordinance (UDO) and are invited to attend the meeting (in person or virtually) and provide input or ask questions. Please see instructions below on how to access this meeting virtually.

Virtual Meeting Information:

Please click this URL to join.

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

Passcode: 212521

Or join by phone: (301) 715-8592

Dial: (301) 715-8592

Webinar ID: 834 8187 7476

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

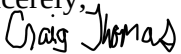
If you have any questions prior to the meeting, please feel free to call 704-455-5614.

H2022-14-R Rezoning

Date: Monday, January 9, 2023

Time: 6:00 PM

Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,


Craig Thomas
Senior Planner
Town of Harrisburg

The map displays a residential neighborhood with a grid of streets. A red-outlined area, consisting of several lots, is highlighted for rezoning. The streets shown include Stollings Rd, Book Creek, Quail Hollow Dr, Cedar Oak Pl, and others. The map also shows property lines, lot numbers, and the locations of existing houses and a creek.

Address	Unit #	City	State	Zip	County	APN
2324 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 44
8227 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 90
2318 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 54
2284 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 70 12
2290 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 70 02
8224 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 23
8219 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 42
8207 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 46
8201 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 57
8237 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 40
8242 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5516 69 19
8241 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5516 69 49
8231 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 99
8202 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 28
3015 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 05
8224 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 60
2296 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 93
2297 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 04
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 46
2279 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 23
2285 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 24
2291 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 14
8230 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 22
8235 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 98
8206 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 26
8218 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 24
2300 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 83
8234 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 21
2312 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 64
Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 73
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 75
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 95
2307 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 85
8226 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 71
8233 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 41
8238 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 20
8212 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 25
2319 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 66
8230 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 69

Abutter Notification - H-2022-14-R - Annexation

Owner Occ	Owner 1 Fi	Owner 1 La	Owner 2 Fi	Owner 2 La	Mailing Car	Mailing Ad	Mailing Un	Mailing City
Yes	Stephen	Caldwell	Carol	Caldwell	Stephen &	2324 Jon C		Harrisburg
Yes	Larry	Cole	Joanne	Cole	Larry & Joa	8227 Ferre		Harrisburg
Yes	Michael	Gadson	Debra	Gadson	Michael &	2318 Jon C		Harrisburg
Yes	Rudolph	Jackson	Joan	Jackson	Rudolph &	2284 Jon C		Harrisburg
Yes	Dana	Hall	Pamela	Hall	Dana & Par	2290 Jon C		Harrisburg
Yes	Jewelle	Lewis			Jewelle Lev	8224 Quail		Harrisburg
Yes	Samuel	Wilson	Deborah	Wilson	Samuel & L	8219 Quail		Harrisburg
Yes	Lester	Linthicum	Alice	Linthicum	Lester & Al	8207 Quail		Harrisburg
Yes	Larry	Gladden		Larry J Glac		8201 Quail		Harrisburg
Yes	Irvin	Shirley	Ann	Shirley	Irvin & Ann	8237 Quail		Harrisburg
Yes	John	Kissling	Cheryl	Kissling	John & Che	8242 Quail		Harrisburg
Yes	Thomas	Reeves	Andrea	Reeves	Thomas & ,	8241 Quail		Harrisburg
Yes	David	Martina	Carolyn	Martina	David & Ca	8231 Ferre		Harrisburg
Yes	Terry	Illyes			Terry Illyes	8202 Quail		Harrisburg
No	Kenneth	Powell	Christine	Powell	Kenneth & Po	Box 236		Harrisburg
Yes	Roger	Cannady		Cannady Ca		8224 Ferre		Harrisburg
Yes	Michael	Sims	Judy	Sims	Michael & .	2296 Jon C		Harrisburg
Yes	Frank	Thigpen	Janice	Thigpen	Frank & Jar	2297 Stallir		Harrisburg
No		Christophe				2700 Stallir		Harrisburg
Yes	Michael	Lankford	Michelle	Lankford	Michael & I	2279 Stallir		Harrisburg
Yes	Edison	Wilson	Joris	Wilson	Edison & Jc	2285 Stallir		Harrisburg
Yes	Louis	Setek	Lucille	Leggio-Sete	Louis Setek	2291 Stallir		Harrisburg
Yes	Stephen	Petit	Christina	Petit	Stephen &	8230 Quail		Harrisburg
Yes	Karen	Cagler			Karen Cagle	8235 Ferre		Harrisburg
Yes	Angela	Ward			Angela Wa	8206 Quail		Harrisburg
Yes	Christophe	Desmet	Amy	Desmet	Christophe	8218 Quail		Harrisburg
Yes	Andrew	Carter	Amanda	Carter	Andrew & ,	2300 Jon C		Harrisburg
Yes	Andrew	Hill			Andrew Hil	8234 Quail		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
Yes	Richard	Ellington	Danielle	Ellington	Richard & L	8226 Ferre		Harrisburg
Yes	Lloyd	Murray	Shirley	Murray	Lloyd & Shi	8233 Quail		Harrisburg
Yes	Jeffrey	Tretter			Jeffrey Tret	8238 Quail		Harrisburg
Yes	Charles	Long	Danielle	Long	Charles & L	8212 Quail		Harrisburg
Yes	Maria	Alvarado	Jose	Sanchez	Maria Alva	2319 Stallir		Harrisburg
Yes	Christophe	Stehle			Christophe	8230 Ferre		Harrisburg

Mailing Sta	Mailing Zip	Mailing Co	Do Not Ma	Property Ty	Bedrooms	Total Bathr	Building Sq	Lot Size Sq
NC	28075			Single Fami	3	2.5	2068	25265
NC	28075			Single Fami	4	2.5	2561	22651
NC	28075			Single Fami	4	2.5	2456	23087
NC	28075			Single Fami	4	2.5	2375	19602
NC	28075			Single Fami	3	2	2035	19602
NC	28075			Single Fami	3	2.5	2230	19602
NC	28075			Single Fami	4	2.5	2513	24829
NC	28075			Single Fami	3	2.5	2137	20473
NC	28075			Single Fami	3	2.5	2298	21780
NC	28075			Single Fami	3	2	1813	21780
NC	28075			Single Fami	4	2	1941	20473
NC	28075			Single Fami	3	2.5	2628	20473
NC	28075			Single Fami	3	2	1878	20473
NC	28075			Single Fami	4	2	2180	27443
NC	28075			Single Fami				66647
NC	28075			Single Fami	3	2	1808	21344
NC	28075			Single Fami	3	2.5	2436	19602
NC	28075			Single Fami	3	3.5	3220	19602
NC	28075			Rural Resid	4	2.5	3486	102497
NC	28075			Single Fami	2	2	1927	19602
NC	28075			Single Fami	3	2	2026	19602
NC	28075			Single Fami	3	2	1707	19602
NC	28075		Yes	Single Fami	4	3	2788	19602
NC	28075			Single Fami	3	2	1718	20473
NC	28075			Single Fami	4	2.5	2236	21344
NC	28075			Single Fami	4	2.5	2477	19602
NC	28075			Single Fami	3	2	1938	19602
NC	28075			Single Fami	3	2	1786	20038
NC	28075			Single Fami				20473
NC	28075			Single Fami				19602
NC	28075			Single Fami	4	2.5	3486	19602
NC	28075			Single Fami				19602
NC	28075			Single Fami				19602
NC	28075			Single Fami	4	3	2538	27007
NC	28075			Single Fami	4	2.5	2300	22216
NC	28075			Single Fami	4	2	2277	20038
NC	28075			Single Fami	4	2.5	2594	22216
NC	28075			Single Fami	3	2	1661	19602
NC	28075			Single Fami	3	2	1868	21344

Effective Year	Total Asses	Last Sale Reco	Last Sale Ai	Total Open	Est. Remain	Est. Value	Est. Loan-to	Est. Equity
1999	257750	1990-01-12	130000	1	121283	450763	26.906	329480
2000	298810	1990-08-31	168500	1	155788	518196	30.064	362408
1999	249360	1990-09-28	153500	2	72503	471766	15.368	399263
2001	245470	1991-10-18	145000	1	98248	458417	21.432	360169
2001	244620	1992-03-26	132000	1	65309	434868	15.018	369559
2000	259480	1992-06-30	155000	1	147565	460509	32.044	312944
1999	274030	1992-12-21	145000	1	80171	497852	16.103	417681
1999	256060	1993-06-25	140000	1	178918	453915	39.417	274997
2004	266730	1994-08-02	22000	1	9356	471937	1.982	462581
2000	253950	1995-05-15	160000	0	0	437485	0	437485
2000	244210	1995-07-26	163500	0	0	428923	0	428923
2000	283440	1995-09-25	175000	0	0	508364	0	508364
2001	261880	1996-09-10	161000	1	52456	446297	11.754	393841
2002	254550	1998-02-06	163000	1	118944	456155	26.075	337211
	30000	2000-02-18	17000	0	0	89503	0	89503
2005	264710	2000-10-30	180000	1	262435	416466	63.015	154031
2001	275610	2002-04-29	180000	1	22910	488248	4.692	465338
2008	358690	2002-08-02	33000	2	189458	592306	31.987	402848
1999	451280	2002-09-19	65000	0	0	697081	0	697081
2002	252050	2004-10-27	185000	1	186984	412900	45.286	225916
2005	275840	2006-03-06	229000	1	214015	435912	49.096	221897
2002	237880	2006-04-13	185000	1	201493	392202	51.375	190709
1999	291080	2006-06-28	224500	2	176199	472254	37.31	296055
2006	274200	2006-10-23	225000	1	27963	395941	7.062	367978
1999	255970	2006-12-08	265000	1	233235	449905	51.841	216670
1999	307310	2008-06-11	210000	1	193373	519436	37.227	326063
2001	246760	2011-08-05	190000	1	117123	428818	27.313	311695
2009	277870	2016-02-12	230000	1	156740	403968	38.8	247228
	36000	2022-08-30	650000	0	0	102864	0	102864
	36000	2022-08-30	650000	0	0	102500	0	102500
1999	36000	2022-08-30	650000	0	0	102863	0	102863
	36000	2022-08-30	650000	0	0	102863	0	102863
	36000	2022-08-30	650000	0	0	102887	0	102887
2001	281710	2015-03-13	240000	2	268631	486115	55.261	217484
2002	265020	1993-11-30	170000	0	0	467727	0	467727
2002	257950	2019-05-09	250000	1	206461	433662	47.609	227201
2005	294660	2019-06-21	296000	2	424668	487278	87.151	62610
2010	274830	2019-08-16	272000	1	178409	428211	41.664	249802
2006	273770	2020-07-10	300500	1	277045	418905	66.136	141860

MLS Status	MLS Date	MLS Amou	Lien Amou	Marketing	Date Added to Method of Add
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
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				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
SOLD	2015-03-01 0C	240100		1	2022-09-28 05 Manual
FAIL	2015-07-01 0C	275000		1	2022-09-28 05 Manual
SOLD	2019-05-01 0C	250000		1	2022-09-28 05 Manual
SOLD	2019-06-01 0C	295550		1	2022-09-28 05 Manual
SOLD	2019-08-01 0C	272000		1	2022-09-28 05 Manual
SOLD	2022-03-01 0C	2050		1	2022-09-28 05 Manual

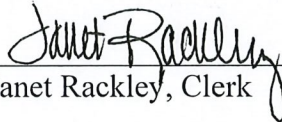


To the Town Council of the Town of Harrisburg of Harrisburg North Carolina:

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 29th day of November 2022.




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on January 9, 2023.

Combined Legal Description

#2306 Jon Chris Drive - Parcel ID # 55176073470000

#2312 Jon Chris Drive - Parcel ID # 55176064510000

#2313 Stallings Road - Parcel ID # 55176075290000

#2307 Stallings Road - Parcel ID # 55176085250000

#2301 Stallings Road - Parcel ID # 55176095120000

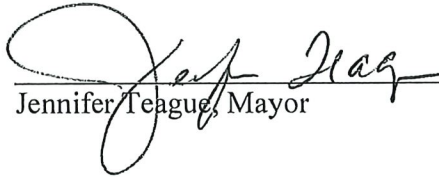
Cabarrus County, NC

BEING all of lots 74-76, 108 & 109, Stallings Glen Phase 1, Map 1 found in Map Book 22 Page 68 of the Cabarrus County Register of Deeds office and being more accurately described by a surveys by Phoenix Land Surveying Inc. as follows:

BEGINNING at a pinched top pipe found on northern margin of Jon Chris Drive (MB 22 PG 68), said point being located N 53-56-55 W 2,901.12 feet from NGS Monument "Pembroke" (Grid Coordinates – N: 568,543.57, E: 1,519,135.97), thence

from said BEGINNING point N 70-20-16 W 99.99 feet to pinched top pipe, thence N 70-22-13 W 87.36 feet to #4 rebar set, thence following a curve to the right having an arc length of 11.60 feet, a radius of 691.75 feet, and a chord bearing and distance of N 70-56-57 W 11.60 feet to a pinched top pipe, thence N 16-21-36 E 200.45 feet to a pinched top pipe, thence S 70-31-24 E 10.01 feet, thence N 19-31-30 E 199.99 feet to a pinched top pipe found in the southern margin of Stallings Road (MB 22 PG 68), thence S 70-26-19 E 100.06 feet to new #4 rebar set, thence S 70-30-22 E 99.93 feet to a pinched top pipe, thence S 70-26-30 99.95 feet to a pinched top pipe, thence S 19-28-49 W 200.02 feet to a pinched top pipe, thence N 70-20-53 W 100.19 feet to a ½" iron pipe found, thence S 19-30-01 W 200.59 feet to the point and place of BEGINNING containing 2.315 acres.

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


Jennifer Teague, Mayor

ATTEST:


Janet Rackley, Clerk



ORDINANCE #7028

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

WHEREAS, the Town of Harrisburg has been petitioned under G.S. 160A-58.1 to annex the area described below; and

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

WHEREAS, the Town of Harrisburg Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg, N.C. on January 9th, 2023, after due notice by Independent Tribune; and

WHEREAS, the Town of Harrisburg finds that the area described therein meets the standards of G.S. 160A-58,1(b), to wit:

- a. The nearest point on the proposed satellite corporate limits is not more than three (3) miles from the corporate limits of the Town of Harrisburg;
- b. No point of the proposed satellite corporate limits is closer to another municipality than to the Town of Harrisburg;
- c. The area described is so situated that the Town of Harrisburg will be able to provide the same services within the proposed satellite corporate limits that it provides within the primary corporate limits;
- d. No subdivision, as defined in G.S. 160A-376, will be fragmented by this proposed annexation;
- e. The area within the proposed satellite corporate limits, when added to the area within all other satellite corporate limits, does not exceed ten percent (10%) of the area within the primary corporate limits of the Town of Harrisburg; and

WHEREAS, the Town Council further finds that the petition has been signed by all owners of the real property in the area who are required by law to sign; and

WHEREAS, the Town Council further finds that the petition is otherwise valid, and that the public health, safety and welfare of the Town of Harrisburg and of the area proposed for annexation will best served by annexing the area described;

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

Section 1. By virtue of the authority granted by G.S. 160A-58.2, the following described non-contiguous territory is hereby annexed and made part of the Town of Harrisburg:

Combined Legal Description

#2306 Jon Chris Drive - Parcel ID # 55176073470000

#2312 Jon Chris Drive - Parcel ID # 55176064510000

#2313 Stallings Road - Parcel ID # 55176075290000

#2307 Stallings Road - Parcel ID # 55176085250000

#2301 Stallings Road - Parcel ID # 55176095120000

Cabarrus County, NC

BEING all of lots 74-76, 108 & 109, Stallings Glen Phase 1, Map 1 found in Map Book 22 Page 68 of the Cabarrus County Register of Deeds office and being more accurately described by a surveys by Phoenix Land Surveying Inc. as follows:

BEGINNING at a pinched top pipe found on northern margin of Jon Chris Drive (MB 22 PG 68), said point being located N 53-56-55 W 2,901.12 feet from NGS Monument "Pembrook" (Grid Coordinates – N: 568,543.57, E: 1,519,135.97), thence from said BEGINNING point N 70-20-16 W 99.99 feet to pinched top pipe, thence N 70-22-13 W 87.36 feet to #4 rebar set, thence following a curve to the right having an arc length of 11.60 feet, a radius of 691.75 feet, and a chord bearing and distance of N 70-56-57 W 11.60 feet to a pinched top pipe, thence N 16-21-36 E 200.45 feet to a pinched top pipe, thence S 70-31-24 E 10.01 feet, thence N 19-31-30 E 199.99 feet to a pinched top pipe found in the southern margin of Stallings Road (MB 22 PG 68), thence S 70-26-19 E 100.06 feet to new #4 rebar set, thence S 70-30-22 E 99.93 feet to a pinched top pipe, thence S 70-26-30 99.95 feet to a pinched top pipe, thence S 19-28-49 W 200.02 feet to a pinched top pipe, thence N 70-20-53 W 100.19 feet to a ½" iron pipe found, thence S 19-30-01 W 200.59 feet to the point and place of BEGINNING containing 2.315 acres.

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

Section 2. Upon and after January 9th, 2023, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

Section 3. The Mayor of the Town of Harrisburg shall cause to be recorded in the office of the Register of Deeds of Cabarrus County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of the ordinance. Such a map shall also be delivered to the Cabarrus County Board of Election, as required by G.S. 163-288.1.

Adopted this 9th day of January, 2023

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-14-R: Public Hearing to consider the rezoning of property located on Stallings Road and Jon Chris Drive (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from LDR to RM.

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

At such time as Town Council takes action:

For approval, the following motion is suggested:

Motion to approve the request for rezoning of property located on Stallings Road and Jon Chris Road (Case # H-2022-14) as proposed by the applicant.

Consistency Statement:

Based on the staff report, staff presentation and testimony of the applicant, the request for rezoning is consistent with the Harrisburg Area Land Use Plan, and is reasonable and in the public interest.

For denial, the following motion is suggested:

Motion to deny the request for rezoning of property located on Stallings Road and Jon Chris Road (Case # H-2022-14) as proposed by the applicant.

Description/Background:

- The applicant proposes to rezone five parcels from County LDR (Low Density Residential) to RM (Residential Medium). This request for rezoning is in conjunction with a request for the annexation of these parcels into the Town of Harrisburg limits to access utility services for each lot. NCGS require the assignment of a zoning designation for all property located within the Town's corporate limits.
- The RM District allows a gross density between 2 and 3 units per acre. At 2.20 units per acre the proposed rezoning is consistent with the requirements of the UDO. The Harrisburg Area Land Use Plan (HALUP) locates this property within a "Low Density Residential" area. The LDR designation calls for 1 -2 units per acre. The proposed density is 2.20 dwelling units per acre – just over the 1-2 units per acre designated by the HALUP. Although the lots slightly exceed the recommended LDR density, the five lots are existing and could not be further subdivided.
- Along with this request for rezoning, the applicant has submitted a petition to be annexed into the Town of Harrisburg corporate limits.

As a rezoning, this is subject to a public hearing this month and a decision the following month. However, Town Council has the option of making the decision at the same meeting, if they so choose.

Recommendation:**STAFF RECOMMENDATION:**

The request for rezoning of property located on Stallings Road and Jon Chris Road (Case # H-2022-14) is consistent with the Harrisburg Area Land Use Plan (HALUP) and the requirements of the UDO. Planning and Zoning staff therefore recommends approval of the request for rezoning.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended Town Council approval of the proposed rezoning at their November 15, 2022 meeting (see attached minutes).

Fiscal Impact:

None

Attachments:

1. H-2022-14-R Staff Report TC Stallings Rd and Jon Chris Rd
2. H-2022-14-R Site Map
3. H-2022-14-R Site Plan
4. H2022-14-R Application
5. H-2022-14-R Public Hearing Notice Jan. 9, 2023
6. H-2022-14-R Public Notice Letter Jon Chris
7. H-2022-14-R Abutting Property Owners
8. PZ MINS NOV 15 22



Town of Harrisburg
Planning and Economic Development Department
Rezoning Staff Report for Town Council

DATE: December 30, 2022

SUBJECT:

Request H-2022-14-(R): To rezone approximately 2.27 acres from County LDR (Low Density Residential) to RM (Residential Medium Density)

Location: The subject properties are located on Stallings Road and Jon Chris Drive (PIN 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347)

Applicant: Robert Williams

Staff Report Prepared by: Craig Thomas, Senior Planner

Neighborhood Meeting: N/A

Planning and Zoning Board
Review: November 15, 2022

BACKGROUND:

Area: ±2.27 acres Total

Existing Land Use: Vacant/Single-Family Residential

Zoning within 500 feet: North - Low Density Residential (LDR), Cabarrus County
South - Low Density Residential (LDR), Cabarrus County
East - Low Density Residential (LDR), Cabarrus County
West - Low Density Residential (LDR), Cabarrus County

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

APPLICATION SUMMARY:

- The applicant proposes to rezone five parcels from County LDR (Low Density Residential) to RM (Residential Medium Density). The purpose of this rezoning is to allow for the annexation of these parcels into the Town of Harrisburg limits to access utility services for each lot.
- The RM District allows a gross density between 2 and 3 units per acre. At 2.20 units per acre the proposed rezoning is consistent with the requirements of the UDO.
- The Harrisburg Area Land Use Plan (HALUP) locates this property within a “Low Density Residential” area. The LDR designation calls for 1 -2 units per acre. The proposed density is 2.20 dwelling units per acre – just over the 1-2 units per acre designated by the HALUP. Although the lots slightly exceed the recommended LDR density, the five lots are existing and could not be further subdivided.
- Along with this request for rezoning, the applicant has submitted a petition to be annexed into the Town of Harrisburg corporate limits.

APPROVAL CRITERIA:

1. The size of the tract in question;

The subject properties measure approximately 2.27 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 Harrisburg Area Land Use Plan, the subject property is located in an area designated on the future land use map as **Low Density Residential**. The description of Low Density Residential is as follows:

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

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

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

Recommendation LU-7 of the Plan recommends consistency between the Town’s zoning regulations and the adopted Future Land Use Map. A table included as part of this goal establishes the “appropriate” zoning districts to use when making zoning decisions based on the Future Land Use Map. The map, as previously stated, designates this area as Low Density Residential and the proposed density of 2.20 dwelling units per acre is compatible with the standards designated by the RM district.

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

***RM:** The RM district provide areas for medium-density, single-family residential uses on smaller lots or single-family detached and attached dwellings cluster around common open space used as buffers between districts or housing types and to provide for resource protection and preservation of sensitive lands.*

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

The request for rezoning does not appear to have any detrimental impact for the owner, neighbors, and surrounding community. Development of the existing vacant lots for five single-family residential units at a proposed density of 2.20 dwelling units per acre would be consistent with the existing residential development pattern surrounding these lots.

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

a. Utilities:

Utilities are available in this area and are sufficient to meet the needs of this property. Water is available along Stallings Road and sewer access is available along the rear property lines.

Sewer Allocation

In 2021, due to the need to expand capacity at the Rocky River Regional Wastewater Treatment Plant, the Water and Sewer Authority of Cabarrus County (WSACC) began the process of expanding capacity at the plant to serve new growth. In conjunction with this planned expansion, WSACC imposed a limit on the available sewer allocation for customers within its service area. In response, the Town has adopted a “Sewer Allocation Policy” to ensure that the capacity available to the Town is not exceeded. Town staff meets on a quarterly basis to review applications for sewer allocations and either approves or denies allocations, based on the availability of capacity. If rezoning and annexation approval is granted for these five (5) lots, sewer allocation approval would also be required before any construction could occur on these lots.

b. Transportation:

A TIA was not required based on the limited amount of traffic generated by this rezoning, with only five (5) lots and five potential homes involved. Driveway

access will be reviewed and permitted by the Town and NCDOT during the permitting review and approval process.

c. Safety and Sanitation Services:

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

d. Schools:

Cabarrus County Schools did not offer a student impact statement for this rezoning as the impact was deemed to be 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 zoning to allow single-family residential development at a density of 2.20 dwelling units per acre would be compatible with the existing surrounding single family residential 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 lots.

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

The areas around this property are generally zoned for low density residential use. Existing land use patterns in the area typically consist of low-density residential lots and vacant 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 for single family detached homes is consistent with the surrounding neighborhood and aligns with the 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 since the surrounding Stalling Glen neighborhood has been developed.

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;

There is an adequate supply of land in the area to accommodate the zoning and community needs.

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.

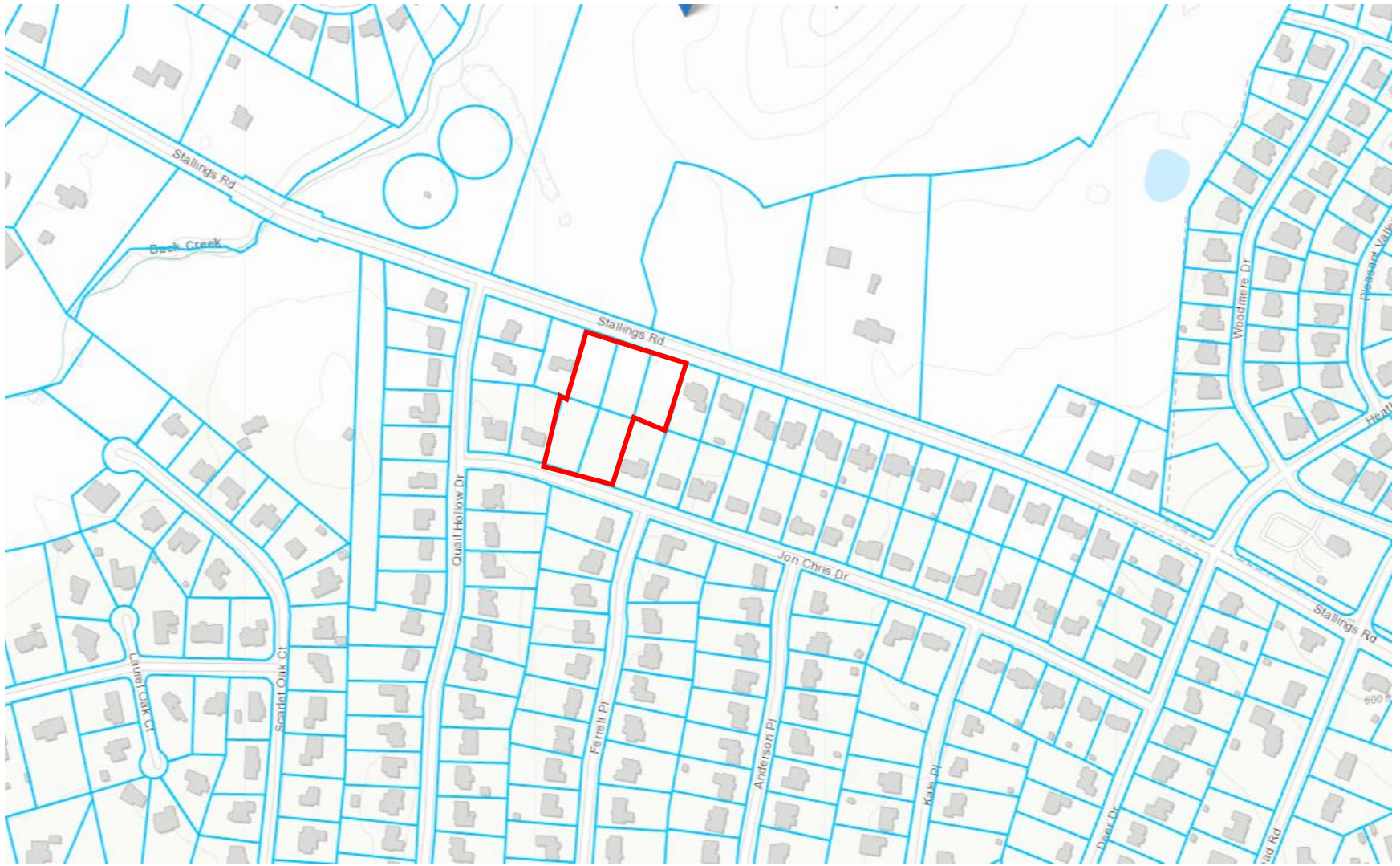
PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board recommended Town Council approval of the proposed rezoning at their November 15, 2022 meeting (see attached minutes).

STAFF RECOMMENDATION:

Based upon consistency of the proposed rezoning with the Harrisburg Area Land Use Plan (HALUP) and compliance with the Unified Development Ordinance (UDO), Planning and Zoning Department staff recommends approval of the applicant's request for rezoning from LDR – County to RM (Residential Medium Density).

H2022-14-R Stallings Road and Jon Chris Five Lot Rezoning



7. MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 641, PAGE 265 OR OTHER REFERENCE SOURCE _____); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK 22, PAGE 68 OR OTHER REFERENCE SOURCE _____; THAT THE RATIO OF PRECISION OR POSITION ACCURACY IS 1:10,000, AND THAT THIS MAP MEET THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). THIS 23rd day OF SEPTEMBER, 2022.

PROFESSIONAL LAND SURVEYOR

"I, MARK C. CARTER, 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: A
2. POSITIONAL ACCURACY: 0.03 US FEET
3. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
4. DATES OF SURVEY: SEPT 7, 2022
5. DATUM/EPOCH: NAD83
6. PUBLISHED/FIXED CONTROL USE: NGS "PEMBROOK"
7. GEOID MODEL USED: GEOID 2018
8. COMBINED GRID FACTOR: 0.99985000
9. UNITS: US SURVEY FEET

MARK C CARTER NCPLS L-5102

DATE _____

NOTES

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM CABARRUS COUNTY TAX OFFICE RECORDS, AND ARE COINTEGRATED AS NOW OR FORMERLY.
3. IRON RODS AT ALL CORNERS UNLESS NOTED.
4. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHTS OF UTILITY, AND RESPECTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
5. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
6. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE CABARRUS COUNTY. BUYER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH CABARRUS COUNTY AND HOMEOWNERS ASSOCIATION ZONING ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
7. THIS LOT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
8. NO NCGS MONUMENT FOUND WITHIN 2000 FEET.
9. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY ZONED LDR.
11. PROPERTY SUBJECT TO EASEMENT(S) per MB 22 PG 68.
12. PROPERTY SUBJECT TO RESTRICTIONS per DB 42 PG 231, AND DB 68 PG 196.
13. THE COMMUNITY FLOOD RING BASE FLOOD ELEVATION (BFE) REPRESENTS THE COMPUTED FLOOD ELEVATION (NAVD 83) FOR THE 0.2% ANNUAL CHANCE FLOOD EVENT. (500 YEAR FLOOD).
14. NO DWELLING OR OTHER STRUCTURE OR BUILDING SHALL BE LOCATED ON ANY LOT NO LARGER THAN 10 FEET TO AN INTERIOR LOT LINE OR 15 FEET TO ANY REAR LOT LINE. REAR LOT LINE PER 684 PG 196.

RF	REBAR FOUND
PTF	PINCHED TOP PIPE FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
MB	MAP BOOK
DB	DEED BOOK
PG	PAGE
BL	BUILDING LINE
RY	REAR YARD
SY	SIDE YARD
SDE	STORM DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
RCP	REINFORCED CONCRETE PIPE
CFF	COMMUNITY FLOOD FRINGE
BFE	BASE FLOOD ELEVATION

--SD--	STORM DRAIN LINE
--SS--	SANITARY SEWER LINE
	POWER POLE
- - - -	ADJOINER PROPERTY LINE
- - - -	R/W LINE
=====	EXTERIOR PROPERTY LINE
- - - -	TOP BANK
-----	STORM DRAINAGE EASEMENT
.....	DRAINAGE & UTILITY EASEMENT
-----	BUILDING SETBACK LINE
===== - - - -	COMMUNITY FLOOD FRINGE

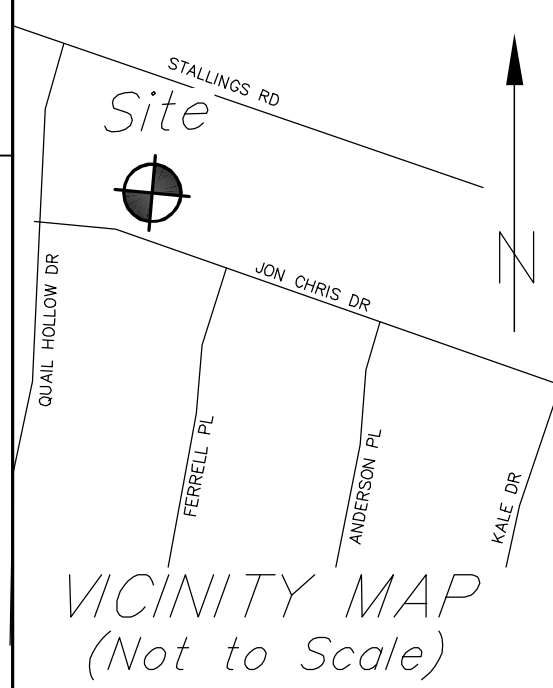
	WATER METER
	CABLE TV
	TELEPHONE PEDESTAL
	ICV
	SANITARY SEWER MANHOLE

(IN FEET)
1 inch = 20 ft.

SITE NOTES:

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED LDR.
FRONT: 40 FEET (per MB 22 PG 68)
SIDE YARD: 10 FEET (per DB 684 PG 196)
REAR YARD: 30 FEET (LDR ZONING)

FLOOD NOTE:
A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON
LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A.
FLOOD INSURANCE RATE MAP. COMMUNITY PANEL
3710551700K, DATED: 11/16/2018.



FRANK THIGPEN &
JANICE THIGPEN
NOW OR FORMERLY
LOT 77
MB 22 PG 68
DB 3939 PG 001
TAX # 55177004090000

MICHAEL SIMS &
JUDY SIMS
NOW OR FORMERLY
LOT 106
MB 22 PG 68
DB 3939 PG 001
TAX #55177004090000

PRELIMINARY OVERALL SITE LAYOUT
LOT 74-76, 108,109 – STALLINGS GLEN
PHASE 1, MAP 1
DB 16183 PG 30, MB 22 PG 68
NO 1 TOWNSHIP, CABARRUS COUNTY, NC
FOR: RKW BUILDERS LLC



PHOENIX LAND SURVEYING, INC.
3316 OLD MONROE ROAD
STALLINGS, NORTH CAROLINA 28104
PH: (704)-335-1655
EMAIL: INFO@PHOENIX-SURVEYING.COM
FIRM # C-3912

FIELD WORK: DB, CC ~ MAPPING: KH
PROJ # 1016-68-01 2312 JON CHRIS DRIVE



Harrisburg NC

The right side of opportunity

Planning & Zoning Department

4100 Main Street Ste 102, Harrisburg, NC 28075

(704) 455-5614

Legislative Approval Application

1. Application Type (select all that apply)

- ☐ UDO Text Amendment ☐ Zoning Map Amendment (rezoning) ☐ Conditional Zoning Approval
☐ Certificate of Appropriateness

2. Project Information

- a. Project Name: 5 small lots 3 Stallings / 2 Jon Chris
- b. Project Location/Address: 2306 + 2312 Jon Chris Dr. / 2301, 2307 + 2313 Stallings Road
- c. Tax Map and Parcel Number (PIN): _____
- d. Zoning: Existing: LD R Proposed: RM
- e. Land Use: Existing: Residential Proposed: Residential
- g. Description of Request (attach separate sheet if needed):

3. Contact Information

- a. Project Manager/Contact Person: Robert K Williams, Jr
Company: RKW Builders LLC
Address: 8392 Rocky River Road City, State, Zip: Harrisburg NC 28075
Phone Number: (704) 222-3814 Email Address: RKW JR Homes @ gmail.com
- b. Applicant Name (if different than above): _____
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Robert K. Williams, Jr
Company: RKW Builders, LLC.
Address: 8392 Rocky River Road City, State, Zip: Harrisburg NC 28075
Phone Number: (704) 222 3814 Email Address: RKW JR Homes @ gmail.com

4. Owner's Consent

Robert K Williams, Jr. ("Owner") certifies that it is the owner of the property located at Rocky Ridge Road, Jon Chris Stollings ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, Larry Thompson + Paul Thompson as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: M K Wilfr. Date: 9/25/22

5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

Project Name: _____ Submittal Date: 9/25/22

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Robert K Williams, Jr.

Applicant Signature: M K Wilfr.

6. Staff Use Only:

Record of Process

Date Received: _____

Application Number: _____

Is Application Complete?

☐

Yes

☐

No

Public Hearing Date(s): _____

Published Notice Date: _____

Mailed Notice Date: _____

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation:

☐

Approve

☐

Deny

Final Action:

☐

Approve

☐

Deny

7. Required Attachments

All development application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies consult staff during pre-application meeting for any required paper copies.

Conditional Zoning Approval

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
 - a. Copies of the Traffic Impact Analysis (TIA)
 - b. Proposed site plan
 - c. Landscape plan (with number, location, and type of proposed plantings)
 - d. Proposed building elevations
5. A digital (PDF) copy of a complete site-specific development plan
6. List of specific proposed permitted uses (chosen from permitted used of proposed district)
7. Any specific conditions willing to be imposed as part of application (e.g. no outside storage, increased buffer width, etc.)

Zoning Map Amendment (rezoning)

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting.
4. If determined required at the pre-application meeting:
 - a. Copies of the Traffic Impact Analysis (TIA)
 - b. Proposed site plan
 - c. Landscape plan (with number, location, and type of proposed plantings)
 - d. Proposed building elevations

UDO Text Amendment

1. Proposed text of amendment ordinance
2. Written rationale for the change

PUBLIC HEARING NOTICE

Harrisburg Town Council ****Onsite/Virtual Meeting****

Monday, January 9, 2023 @ 6:00 PM

Harrisburg Town Hall- Council Chambers

4100 Main Street

Harrisburg, NC 28075

H-2022-07-R – Rezoning. Request to rezone approximately 39.32 acres located off Blackwelder Road (PINs: 5518-44-8790 and 5518-34-3293) from County LDR (Low Density Residential) to a Town of Harrisburg designation of CZ-RM (Conditional Zoning Residential Medium) and to annex property into the Town of Harrisburg corporate limits.

H-2022-14-R – Rezoning. Request to rezone approximately 2.27 acres located off Stallings Road and Jon Chris Road (PINs: 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347) from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

****Virtual Meeting Information** will be posted on the published agenda and can be accessed here <https://harrisburgnc.org/129/Agendas-Minutes>

Publication Dates: Friday December 30, 2022, and Friday January 6, 2023.



December 29, 2022

Public Hearing Notice

To Whom It May Concern:

Our records indicate that you are the owner of property located within 300' of property located off Stallings Road and Jon Chris Road, designated as Cabarrus County PIN 5517-60-7529, 5517-60-8525, 5517-60-9512, 5517-60-6451, and 5517-60-7347 (see site location map on the reverse side of this letter). The owner of this property has submitted a request to rezone this property from County LDR (Low Density Residential) to RM (Residential Medium Density) and to annex property into the Town of Harrisburg corporate limits.

A public hearing on this request will be held on January 9, 2023 at 6:00 pm at Harrisburg Town Hall in the Town Council chambers. You are being notified of this public hearing in accordance with the requirements of Section 145.01.08.C of the Harrisburg Unified Development Ordinance (UDO) and are invited to attend the meeting (in person or virtually) and provide input or ask questions. Please see instructions below on how to access this meeting virtually.

Virtual Meeting Information:

Please click this URL to join.

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

Passcode: 212521

Or join by phone: (301) 715-8592

Dial: (301) 715-8592

Webinar ID: 834 8187 7476

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

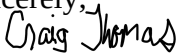
If you have any questions prior to the meeting, please feel free to call 704-455-5614.

H2022-14-R Rezoning

Date: Monday, January 9, 2023

Time: 6:00 PM

Location: Harrisburg Town Hall
4100 Main Street
Harrisburg, NC 28075

Sincerely,


Craig Thomas
Senior Planner
Town of Harrisburg

This map illustrates a residential subdivision project in St. Louis, Missouri. The proposed subdivision is outlined in red, showing a grid of lots. The surrounding area includes existing streets such as Stollings Rd, Quail Hollow Dr, and others. The map also depicts existing buildings, trees, and a creek, providing a comprehensive view of the project's location and context.

Address	Unit #	City	State	Zip	County	APN
2324 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 44
8227 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 90
2318 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 54
2284 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 70 12
2290 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 70 02
8224 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 23
8219 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 42
8207 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 46
8201 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 57
8237 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 40
8242 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5516 69 19
8241 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5516 69 49
8231 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 99
8202 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 28
3015 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 05
8224 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 60
2296 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 93
2297 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 04
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 46
2279 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 23
2285 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 24
2291 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 70 14
8230 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 22
8235 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 98
8206 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 26
8218 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 24
2300 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 83
8234 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 21
2312 Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 64
Jon Chris Dr		Harrisburg	NC	28075	Cabarrus	5517 60 73
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 75
2700 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 95
2307 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 85
8226 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5517 60 71
8233 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 41
8238 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 20
8212 Quail Hollow Dr		Harrisburg	NC	28075	Cabarrus	5517 60 25
2319 Stallings Rd		Harrisburg	NC	28075	Cabarrus	5517 60 66
8230 Ferrell Pl		Harrisburg	NC	28075	Cabarrus	5516 69 69

Abutter Notification - H-2022-14-R - Annexation

Owner Occ	Owner 1 Fi	Owner 1 La	Owner 2 Fi	Owner 2 La	Mailing Car	Mailing Ad	Mailing Un	Mailing City
Yes	Stephen	Caldwell	Carol	Caldwell	Stephen &	2324 Jon C		Harrisburg
Yes	Larry	Cole	Joanne	Cole	Larry & Joa	8227 Ferre		Harrisburg
Yes	Michael	Gadson	Debra	Gadson	Michael &	2318 Jon C		Harrisburg
Yes	Rudolph	Jackson	Joan	Jackson	Rudolph &	2284 Jon C		Harrisburg
Yes	Dana	Hall	Pamela	Hall	Dana & Par	2290 Jon C		Harrisburg
Yes	Jewelle	Lewis			Jewelle Lev	8224 Quail		Harrisburg
Yes	Samuel	Wilson	Deborah	Wilson	Samuel & L	8219 Quail		Harrisburg
Yes	Lester	Linthicum	Alice	Linthicum	Lester & Al	8207 Quail		Harrisburg
Yes	Larry	Gladden		Larry J Glac		8201 Quail		Harrisburg
Yes	Irvin	Shirley	Ann	Shirley	Irvin & Ann	8237 Quail		Harrisburg
Yes	John	Kissling	Cheryl	Kissling	John & Che	8242 Quail		Harrisburg
Yes	Thomas	Reeves	Andrea	Reeves	Thomas & ,	8241 Quail		Harrisburg
Yes	David	Martina	Carolyn	Martina	David & Ca	8231 Ferre		Harrisburg
Yes	Terry	Illyes			Terry Illyes	8202 Quail		Harrisburg
No	Kenneth	Powell	Christine	Powell	Kenneth & Po	Box 236		Harrisburg
Yes	Roger	Cannady		Cannady Ca		8224 Ferre		Harrisburg
Yes	Michael	Sims	Judy	Sims	Michael & .	2296 Jon C		Harrisburg
Yes	Frank	Thigpen	Janice	Thigpen	Frank & Jar	2297 Stallir		Harrisburg
No		Christophe				2700 Stallir		Harrisburg
Yes	Michael	Lankford	Michelle	Lankford	Michael & I	2279 Stallir		Harrisburg
Yes	Edison	Wilson	Joris	Wilson	Edison & Jc	2285 Stallir		Harrisburg
Yes	Louis	Setek	Lucille	Leggio-Sete	Louis Setek	2291 Stallir		Harrisburg
Yes	Stephen	Petit	Christina	Petit	Stephen &	8230 Quail		Harrisburg
Yes	Karen	Cagler			Karen Cagle	8235 Ferre		Harrisburg
Yes	Angela	Ward			Angela Wai	8206 Quail		Harrisburg
Yes	Christophe	Desmet	Amy	Desmet	Christophe	8218 Quail		Harrisburg
Yes	Andrew	Carter	Amanda	Carter	Andrew & ,	2300 Jon C		Harrisburg
Yes	Andrew	Hill			Andrew Hil	8234 Quail		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
No		Rkw Builde				8392 Rocky		Harrisburg
Yes	Richard	Ellington	Danielle	Ellington	Richard & L	8226 Ferre		Harrisburg
Yes	Lloyd	Murray	Shirley	Murray	Lloyd & Shi	8233 Quail		Harrisburg
Yes	Jeffrey	Tretter			Jeffrey Tret	8238 Quail		Harrisburg
Yes	Charles	Long	Danielle	Long	Charles & L	8212 Quail		Harrisburg
Yes	Maria	Alvarado	Jose	Sanchez	Maria Alva	2319 Stallir		Harrisburg
Yes	Christophe	Stehle			Christophe	8230 Ferre		Harrisburg

Mailing Sta	Mailing Zip	Mailing Co	Do Not Ma	Property Ty	Bedrooms	Total Bathr	Building Sq	Lot Size Sq
NC	28075			Single Fami	3	2.5	2068	25265
NC	28075			Single Fami	4	2.5	2561	22651
NC	28075			Single Fami	4	2.5	2456	23087
NC	28075			Single Fami	4	2.5	2375	19602
NC	28075			Single Fami	3	2	2035	19602
NC	28075			Single Fami	3	2.5	2230	19602
NC	28075			Single Fami	4	2.5	2513	24829
NC	28075			Single Fami	3	2.5	2137	20473
NC	28075			Single Fami	3	2.5	2298	21780
NC	28075			Single Fami	3	2	1813	21780
NC	28075			Single Fami	4	2	1941	20473
NC	28075			Single Fami	3	2.5	2628	20473
NC	28075			Single Fami	3	2	1878	20473
NC	28075			Single Fami	4	2	2180	27443
NC	28075			Single Fami				66647
NC	28075			Single Fami	3	2	1808	21344
NC	28075			Single Fami	3	2.5	2436	19602
NC	28075			Single Fami	3	3.5	3220	19602
NC	28075			Rural Resid	4	2.5	3486	102497
NC	28075			Single Fami	2	2	1927	19602
NC	28075			Single Fami	3	2	2026	19602
NC	28075			Single Fami	3	2	1707	19602
NC	28075		Yes	Single Fami	4	3	2788	19602
NC	28075			Single Fami	3	2	1718	20473
NC	28075			Single Fami	4	2.5	2236	21344
NC	28075			Single Fami	4	2.5	2477	19602
NC	28075			Single Fami	3	2	1938	19602
NC	28075			Single Fami	3	2	1786	20038
NC	28075			Single Fami				20473
NC	28075			Single Fami				19602
NC	28075			Single Fami	4	2.5	3486	19602
NC	28075			Single Fami				19602
NC	28075			Single Fami				19602
NC	28075			Single Fami	4	3	2538	27007
NC	28075			Single Fami	4	2.5	2300	22216
NC	28075			Single Fami	4	2	2277	20038
NC	28075			Single Fami	4	2.5	2594	22216
NC	28075			Single Fami	3	2	1661	19602
NC	28075			Single Fami	3	2	1868	21344

Effective Year	Total Asses	Last Sale Reco	Last Sale Ai	Total Open	Est. Remain	Est. Value	Est. Loan-to	Est. Equity
1999	257750	1990-01-12	130000	1	121283	450763	26.906	329480
2000	298810	1990-08-31	168500	1	155788	518196	30.064	362408
1999	249360	1990-09-28	153500	2	72503	471766	15.368	399263
2001	245470	1991-10-18	145000	1	98248	458417	21.432	360169
2001	244620	1992-03-26	132000	1	65309	434868	15.018	369559
2000	259480	1992-06-30	155000	1	147565	460509	32.044	312944
1999	274030	1992-12-21	145000	1	80171	497852	16.103	417681
1999	256060	1993-06-25	140000	1	178918	453915	39.417	274997
2004	266730	1994-08-02	22000	1	9356	471937	1.982	462581
2000	253950	1995-05-15	160000	0	0	437485	0	437485
2000	244210	1995-07-26	163500	0	0	428923	0	428923
2000	283440	1995-09-25	175000	0	0	508364	0	508364
2001	261880	1996-09-10	161000	1	52456	446297	11.754	393841
2002	254550	1998-02-06	163000	1	118944	456155	26.075	337211
	30000	2000-02-18	17000	0	0	89503	0	89503
2005	264710	2000-10-30	180000	1	262435	416466	63.015	154031
2001	275610	2002-04-29	180000	1	22910	488248	4.692	465338
2008	358690	2002-08-02	33000	2	189458	592306	31.987	402848
1999	451280	2002-09-19	65000	0	0	697081	0	697081
2002	252050	2004-10-27	185000	1	186984	412900	45.286	225916
2005	275840	2006-03-06	229000	1	214015	435912	49.096	221897
2002	237880	2006-04-13	185000	1	201493	392202	51.375	190709
1999	291080	2006-06-28	224500	2	176199	472254	37.31	296055
2006	274200	2006-10-23	225000	1	27963	395941	7.062	367978
1999	255970	2006-12-08	265000	1	233235	449905	51.841	216670
1999	307310	2008-06-11	210000	1	193373	519436	37.227	326063
2001	246760	2011-08-05	190000	1	117123	428818	27.313	311695
2009	277870	2016-02-12	230000	1	156740	403968	38.8	247228
	36000	2022-08-30	650000	0	0	102864	0	102864
	36000	2022-08-30	650000	0	0	102500	0	102500
1999	36000	2022-08-30	650000	0	0	102863	0	102863
	36000	2022-08-30	650000	0	0	102863	0	102863
	36000	2022-08-30	650000	0	0	102887	0	102887
2001	281710	2015-03-13	240000	2	268631	486115	55.261	217484
2002	265020	1993-11-30	170000	0	0	467727	0	467727
2002	257950	2019-05-09	250000	1	206461	433662	47.609	227201
2005	294660	2019-06-21	296000	2	424668	487278	87.151	62610
2010	274830	2019-08-16	272000	1	178409	428211	41.664	249802
2006	273770	2020-07-10	300500	1	277045	418905	66.136	141860

MLS Status	MLS Date	MLS Amou	Lien Amou	Marketing	Date Added to Method of Add
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
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				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
				1	2022-09-28 05 Manual
SOLD	2015-03-01 0C	240100		1	2022-09-28 05 Manual
FAIL	2015-07-01 0C	275000		1	2022-09-28 05 Manual
SOLD	2019-05-01 0C	250000		1	2022-09-28 05 Manual
SOLD	2019-06-01 0C	295550		1	2022-09-28 05 Manual
SOLD	2019-08-01 0C	272000		1	2022-09-28 05 Manual
SOLD	2022-03-01 0C	2050		1	2022-09-28 05 Manual

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, NOVEMBER 15, 2022**

MINUTES

1.

CALL TO ORDER

Thelma Thorne-Chapman called the meeting to order.

PRESENT: Kevin Schaffner, Jacob Carpenter, Thelma Thorne-Chapman, Monica Long

STAFF: Zac Gordon, Planning Director, Craig Thomas, Senior Planner, Carly Bedgood, Planning Technician

ABSENT: Andy Rathke, Kevin Hutchins

A.

AGENDA ADOPTION

Jacob Carpenter added that we will need to add the swearing in of our new member, Monica Long under Special Presentations.

MOTION

Jacob Carpenter made a motion to adopt the agenda with the change and a second was made by Kevin Schaffner.

The motion passed 3-0.

B.

SPECIAL PRESENTATIONS

Monica Long was sworn in as a new member for the Planning and Zoning Board and the Board of Adjustment Board.

C.

PUBLIC COMMENT

None

2.

CONSENT AGENDA

A. Planning Board meeting minutes of October 18, 2022, Planning and Zoning Board meeting.

MOTION

Kevin Schaffner made a motion to approve the Consent Agenda. Second was made by Jacob Carpenter. **The motion passed 4-0.**

3.

OLD BUSINESS

None

4.

NEW BUSINESS

A.

H2022-14 (R) Stallings Road and Jon Chris Rd Rezoning and Annexation

The applicant proposes to rezone five parcels from County LDR (Low Density Residential) to RM (Residential Medium Density). The purpose of this rezoning is to allow for the annexation of these parcels into the Town of Harrisburg limits to access sewer services for each lot. The RM District allows a gross density between 2 and 3 units per acre. At 2.20 units per acre the proposed rezoning is consistent with the requirements of the UDO. The Harrisburg Area Land Use

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, November 15, 2022**

Plan (HALUP) locates this property within a “Low Density Residential” area. The LDR designation calls for 1 -2 units per acre. The proposed density is 2.20 dwelling units per acre – just over the 1-2 units per acre designated by the HALUP. Although the lots slightly exceed the recommended LDR density, the five lots are existing and would not be allowed to be subdivided further. Along with this request for rezoning, the applicant has submitted a petition to be annexed into the Town of Harrisburg corporate limits. The rezoning request is consistent with the Harrisburg Area Land Use Plan (HALUP) and the Unified Development Ordinance (UDO). Planning and Zoning Department staff therefore supports approval of the rezoning request and request for annexation.

MOTION:

Jacob Carpenter made a motion to recommend approval of H2022-14 R and sent it on to the Town Council for their consideration with a second from Kevin Schaffner. **The motion passed 4-0.**

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

CONSISTENCY STATEMENT:

1. Based on the staff report and staff presentation, 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 Schaffner made a motion to approve the proposed Consistency Statement with a second from Jacob Carpenter. **The motion passed 4-0.**

B.

H2022-07-(R) Blackwelder Rezoning and Annexation

The applicant proposes to develop a 51-lot single-family subdivision. To achieve this, the applicant is requesting the proposed subdivision property be annexed into the Town of Harrisburg corporate limits and be rezoned from its current Cabarrus County Low Density Residential (LDR) district designation to Conditional Zoning Residential Medium (CZRM) in accordance with the site plan submitted with the application. The RM zoning district has a maximum density of two dwelling units per acre. The proposed density for this subdivision is 1.31 dwelling units per acre. If rezoning approval is granted, site density may not exceed 1.31 units/acre and the development will be subject to all of the conditions imposed by the Town Council and agreed to by the applicant. The request to rezone the subject property as Residential Medium (RM) is consistent with the HALUP, which designates this property as Low Density Residential (LDR). The LDR designation calls for 1-2 dwelling units per acres. Based upon consistency of the proposed subdivision with the Harrisburg Area Land Use Plan and compliance with the Unified Development Ordinance, Planning and Zoning Department staff recommends approval of the applicant’s request for rezoning, subject to the conditions noted in the staff report. Furthermore, staff recommends that the Planning and Zoning Board recommends Town Council approval of the applicant’s request for conditional zoning.

1. The applicant shall obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Primary cladding materials for all residential buildings shall be restricted to masonry or similar products (no vinyl siding will be allowed).
3. All concrete foundations shall be covered with siding and/or other material and must extend to the ground level on all sides.
4. Mitigation/replacement of identified heritage trees shall be required if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. A minimum 8-foot-wide landscape easement (4 feet on each side of the property line, existing tree save or newly planted) shall be provided for residential lots sharing a rear property line.
6. A fee-in-lieu of payment for required “Public Open Space” shall be made in the amount \$36,162 (calculation is based on a per acre value of \$38,065 for .95 acres). This fee-inlieu dedication shall be made to the Town prior to final plat approval.
7. A 10’ wide paved greenway shall be constructed as shown on the rezoning site plan. In addition, a 25’ wide

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
Tuesday, November 15, 2022**

greenway public access easement shall be dedicated to the Town of Harrisburg.

8. 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.

9. Fences surrounding all detention ponds shall be vinyl 4-rail farm fence, preferably white.

10. Mailbox clusters shall meet ADA Standards at a minimum.

11. All streets shall be designed and built to Town of Harrisburg Engineering Design standards. Alternate pavement schedule design is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

Public Comment:

Applicant- Brandon Pridemore, spoke in favor of the project. He shared a PowerPoint and answered many questions from the Board. Jacob Carpenter from the Board asked what was the purpose of the Zoning choice and why it should not be zoned to the next zoning down (RL) from the proposed one. Mr. Pridemore indicated that the RM zoning designation was selected because it offered more flexibility in site design (including lot configurations). Monica Long from the Board asked what type of siding would be used on the proposed homes? Mr. Pridemore indicated that the siding would be a combination of hardi-plank, stone and brick.

Bill Leake, 7238 Sandown Ct, Harrisburg, NC- addressed the Board and identified several site design issues which he suggested be addressed. Mr. Pridemore indicated that the plans would be revised to address these comments.

MOTION:

Kevin Schaffner made a motion to recommend approval of H2022-07- R and sent it on to the Town Council for their consideration with a second from Jacob Carpenter. **The motion passed 4-0.**

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 Monica Long. **The motion passed 4-0.**

C.

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

The applicant proposes to rezone parcel PIN 5516-96-2556 from RE (Residential Estate) to AG (Agricultural) and limit the uses allowed on the property to Crop Production and Crop Production Support Activity. 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. The rezoning request is consistent with the Harrisburg Area Land Use Plan. Planning and Zoning Department staff supports approval of the rezoning request.

Public Comment:

Applicant Mike Arnold, 4138 French Fields Lane, Harrisburg, spoke in favor of his request. He answered questions from the Board mostly about what he plans to use the land for.

MOTION:

Jacob Carpenter 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 Kevin Schaffner. **The motion passed 4-0.**

**TOWN OF HARRISBURG, NORTH CAROLINA
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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 Schaffner made a motion to approve the proposed Consistency Statement with a second from Thelma Thorne-Chapman. **The motion passed 4-0**

5.

STAFF UPDATES/INFORMATION

- Our next scheduled meeting will be held on December 20th. We more than likely will have another Board of Adjustment item along with our regular scheduled meeting.
- We still have a huge interest in Single Family homes here in Harrisburg.
- We will provide the Board with an updated list of the projects that are currently in the pipeline along with updates on projects that have been approved.
- Farmington Parkway is fully opened.
- We are still working on getting a new ETJ member for the Board, hope to have someone soon to join.

6.

ADJOURNMENT

MOTION:

There being no further business, Jacob Carpenter made a motion to adjourn, with a second from Kevin Schaffner. **The motion passed 4-0.**

Thelma Thorne-Chapman, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2022-03-S: Blume Estates Preliminary Plat

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

Motion to approve Preliminary Plat for Blume Estates - H-2022-03-S

Description/Background:

The applicant, Oakvu, LLC, has submitted a Preliminary Plat application for a 31 lot single family subdivision on property located on the eastern side of Hickory Ridge Road south of Rocky River Road and connecting to Cornflower Drive. The property, consisting of 65.01 acres (PIN 5516-75-9310), was rezoned by the Town Council on March 14, 2022 (H-2021-01-R) to Conditional Zoning-Residential Low Density (CZ-RL). Annexation of this property was approved by the Town Council in conjunction with the rezoning.

Staff reviewed the preliminary plat submitted by the applicant and found it to be consistent with the intent and conditions of the conditional zoning site plan approved by the Town Council and the standards of the UDO for a preliminary plat. The Planning and Zoning Board reviewed the preliminary plat and recommended Town Council approval at their December 20, 2022 meeting.

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

Recommendation:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-RL zoning designation and the conditional rezoning plan (H-2021-01-R). approved by the Town Council on March 14, 2022. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Blume Estates.

Fiscal Impact:

None

Attachments:

1. H2022-03-R Blume Estates TC Prelim Plat Staff Report
2. H-2022-3-S Aerial Map
3. H-2022-03-S Preliminary Plat
4. Oakview Rezoning Plan REV_Approved
5. Rezoning Approval Letter - Oakview



Town of Harrisburg
Planning and Economic Development Department

DATE: January 3, 2023

SUBJECT: H-2022-03-S, Blume Estates, Preliminary Plat

Owner/ Developer: Oakvu, LLC; Harri Vuppala

Location: The subject property is located on the eastern side of Hickory Ridge Road south of Rocky River Road and connecting to Cornflower Drive (PIN 5516-75-9310).

TO: Town Council

BACKGROUND:

Area: Approximately 65.01 acres

Zoning: Conditional Zoning Residential Low Density (CZ-RL)

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

GENERAL DISCUSSION:

- The applicant is requesting that the Preliminary Plat be reviewed and approved to allow 30 single family lots.
- Staff has reviewed the submitted preliminary plat and has found it to be consistent with the approved conditional zoning site plan and the standards of the UDO. Staff has recommended conditions of approval as outlined in this staff report, consistent with the Rezoning approval H-2021-01-R.

APPROVAL CRITERIA:

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

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

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

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

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

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

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

The approval of the conditional zoning map amendment and associated site plan and conditions for the subject property established that the proposed development is compatible with the surrounding area. The zoning districts of the surrounding properties are residential in nature. The properties to the west have similar size lots and densities, whereas the properties to the north, south and east are mostly vacant. There will be a connection to the existing Blume subdivision via Cornflower Lane.

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

The proposed project is a residential detached subdivision. The approved density and layout are compatible with surrounding development. An approval of this preliminary plat would

allow the development to continue with subsequent approvals necessary for the development of the property.

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

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

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

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

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

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

APFO REVIEW:

Schools

The schools serving this area are Hickory Ridge Elementary School, Hickory Ridge Middle School, and Hickory Ridge High School. According to the Cabarrus School Department, it is anticipated that, upon build-out, these single-family homes would generate an additional 12

elementary students, 6 middle school students, and 8 high school students. While these student generation figures are relatively small, the elementary school is currently over capacity at 109%. However, the County has noted that the number of additional students would not exceed the acceptable level of 110% capacity. The middle school capacity is currently at 93% and the additional students could be accommodated with a projected 93% capacity. The high school would also be impacted as it would increase from a current 112 % capacity to 113% program capacity.

Transportation

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

Fire, Police and Sanitation Services

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

Utilities

Town water and sewer is available in this area. Any utility line extensions or upgrades necessary to serve this development will be the responsibility of the developer.

Sewer Allocation

In 2021, due to the need to expand capacity at the Rocky River Regional Wastewater Treatment Plant, the Water and Sewer Authority of Cabarrus County (WSACC) began the process of expanding capacity at the plant to serve new growth. In conjunction with this planned expansion, WSACC imposed a limit on the available sewer allocation for customers within its service area. In response, the Town has adopted a “Sewer Allocation Policy” to ensure that the capacity available to the Town is not exceeded. Town staff meets on a quarterly basis to review applications for sewer allocations and either approves or denies allocations, based on the availability of capacity. If rezoning and annexation approval is granted for this subdivision, sewer allocation approval would also be required before any construction could occur on the site.

CONDITIONS:

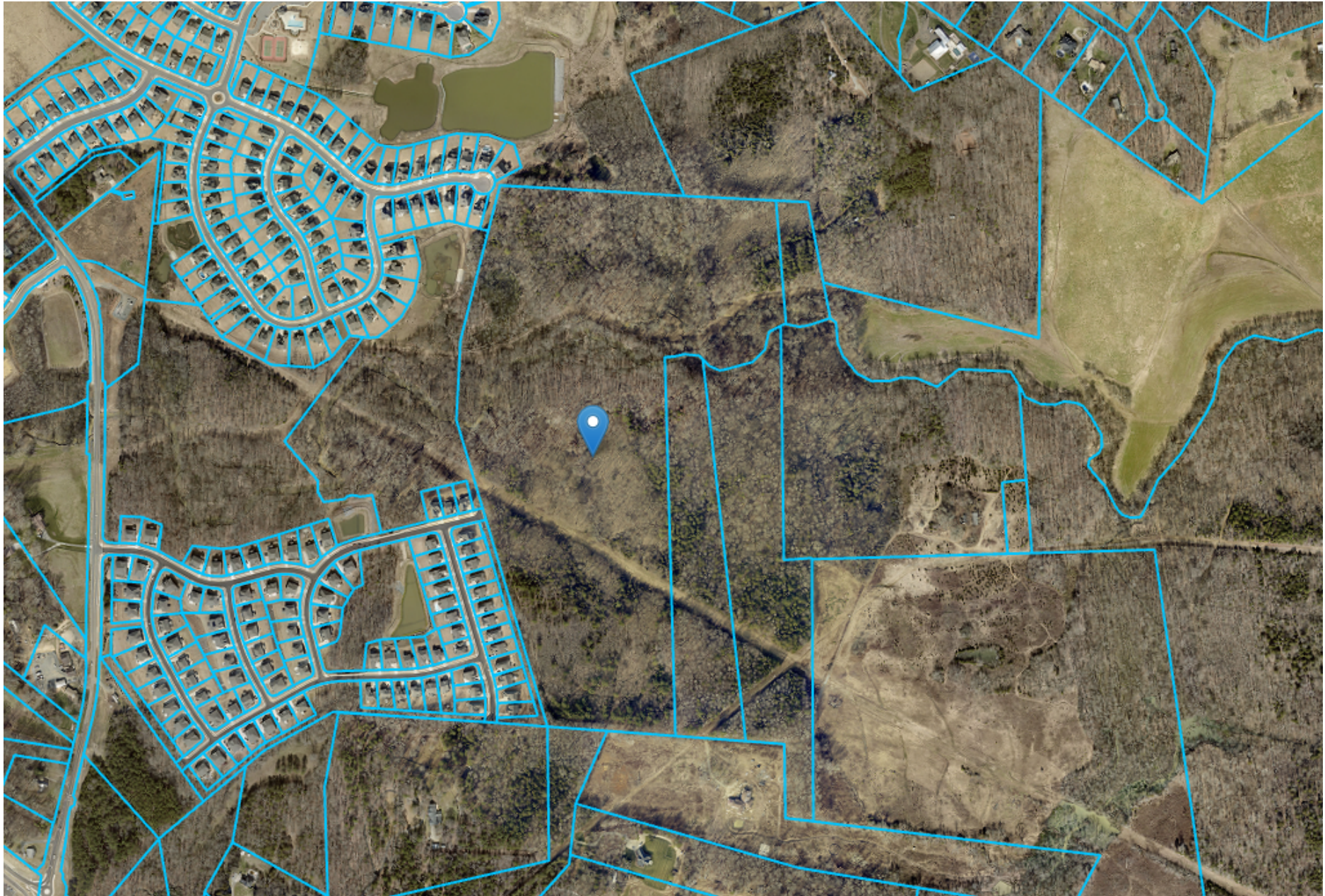
In considering an application for a subdivision plat, the decision-making agency shall consider and may impose modifications or conditions to the extent that such modifications or conditions are necessary to ensure compliance with the criteria of Chapter 142 of the UDO.

Should the Town Council approve the preliminary plat for the Blume Estates subdivision, staff requests that the following original conditions (H-2021-01-R) become part of the approval, which are inclusive of the conditions agreed to as part of the conditional approval granted by the Town Council:

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 the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. 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.
6. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
7. Applicant agrees to construct greenway along Reedy Creek and provide pedestrian connection via pedestrian bridge to the proposed neighborhood.
8. Applicant agrees to bond the subdivision streets in the existing Blume Subdivision and perform any required maintenance due to construction access and heavy vehicle and equipment traffic on the Blume Subdivision streets.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

RECOMMENDATION:

The preliminary plat is consistent with the Harrisburg Area Land Use Plan and the existing CZ-RL zoning designation and the conditional rezoning plan (H-2021-01-R). approved by the Town Council on March 14, 2022. Therefore, the Planning and Zoning Department recommends approval of this preliminary plat application for Blume Estates.



Cabarrus County shall not be held liable for any errors in the data represented on this record. This includes errors of omission, commission, concerning the content of the data, and relative positional accuracy of the data. The data cannot be construed to be a legal document. Primary sources from which this data was compiled must be consulted for verification of information

represented on this map document.

Physical Address:	2718 GRADY HARRIS SR RD HARRISBURG NC 28075	PIN14:	55167593100000
Account Name 1:	OAKVU LLC	Account Name 2:	
Mailing Address:	399 SUTRO FOREST DR NW	Mailing City:	CONCORD
Mailing State:	NC	Mailing Zip Code:	28027
Property Real ID:	01-022 -0018.00	Plat Book:	00072
Plat Page:	00041	Land Units:	65.014
Units Type:	AC	Land Value:	AC
Building Value:	0	OBXF Value:	undefined
Assessed Value:	441610	Market Value:	441610
Sale Year:	2020	Sale Month:	4
Sale Price:	288000	Deed Book:	14150
Deed Page:	0333	Fire District:	
Zoning:	RE	Elementary School:	Hickory Ridge ES
Middle School:	Hickory Ridge MS	High School:	Hickory Ridge HS
Precinct Name:	undefined	Legal Description:	undefined
Floodway:	Yes	100 Yr Flood:	Yes
500 Yr Flood:	Yes	Watershed	undefined
FIRM Panel Number	undefined		

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
22026

ISSUED FOR
PRELIMINARY PLAT

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09-29-22	PER TOWN'S REVIEW	CD/R
2	11-04-22	PER TOWN'S REVIEW	CD/R

PROJ. MANAGER: HN
DRAWN BY: JMM
CHECKED BY: HN

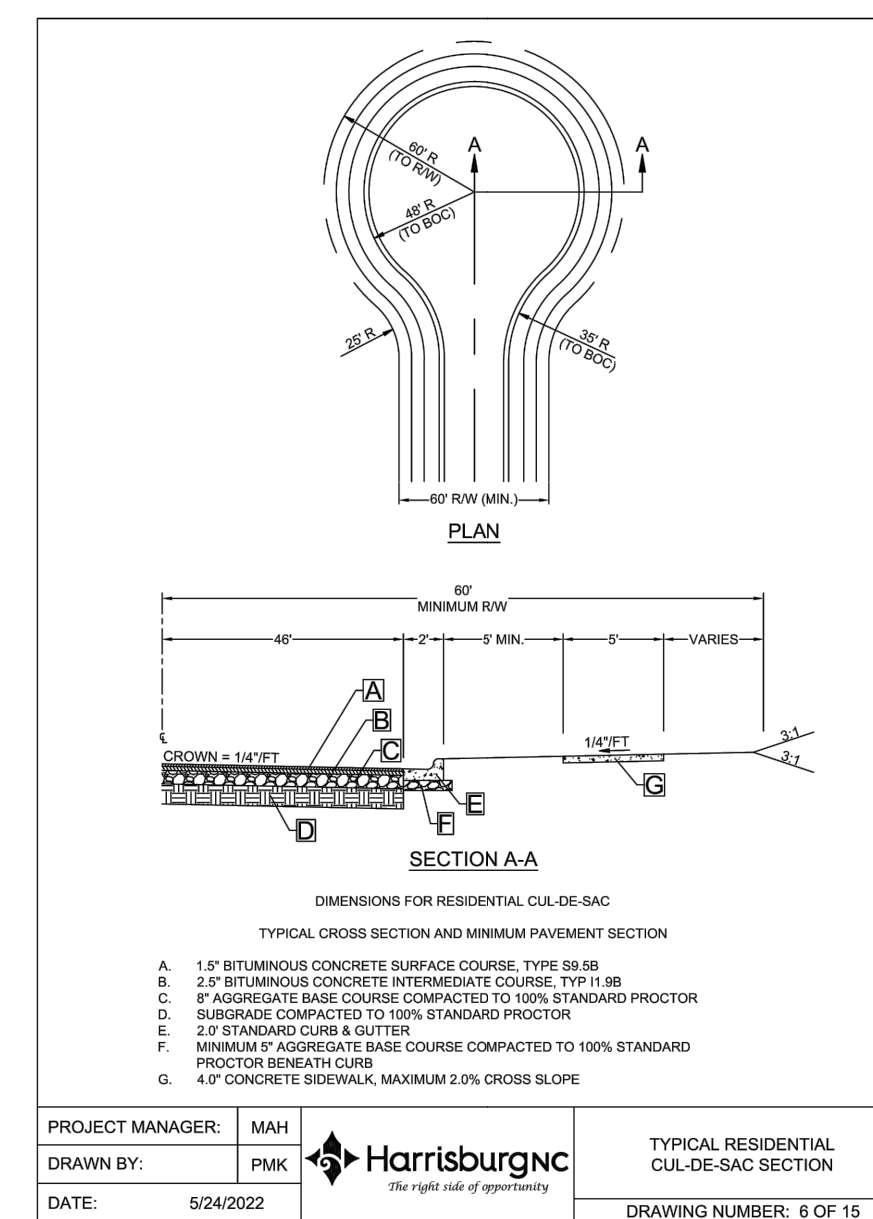
SEAL

SCALE 000
AS INDICATED

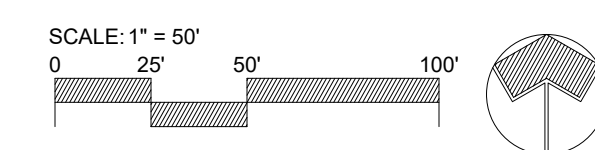
DRAWING

PRELIMINARY PLAT (NORTH)

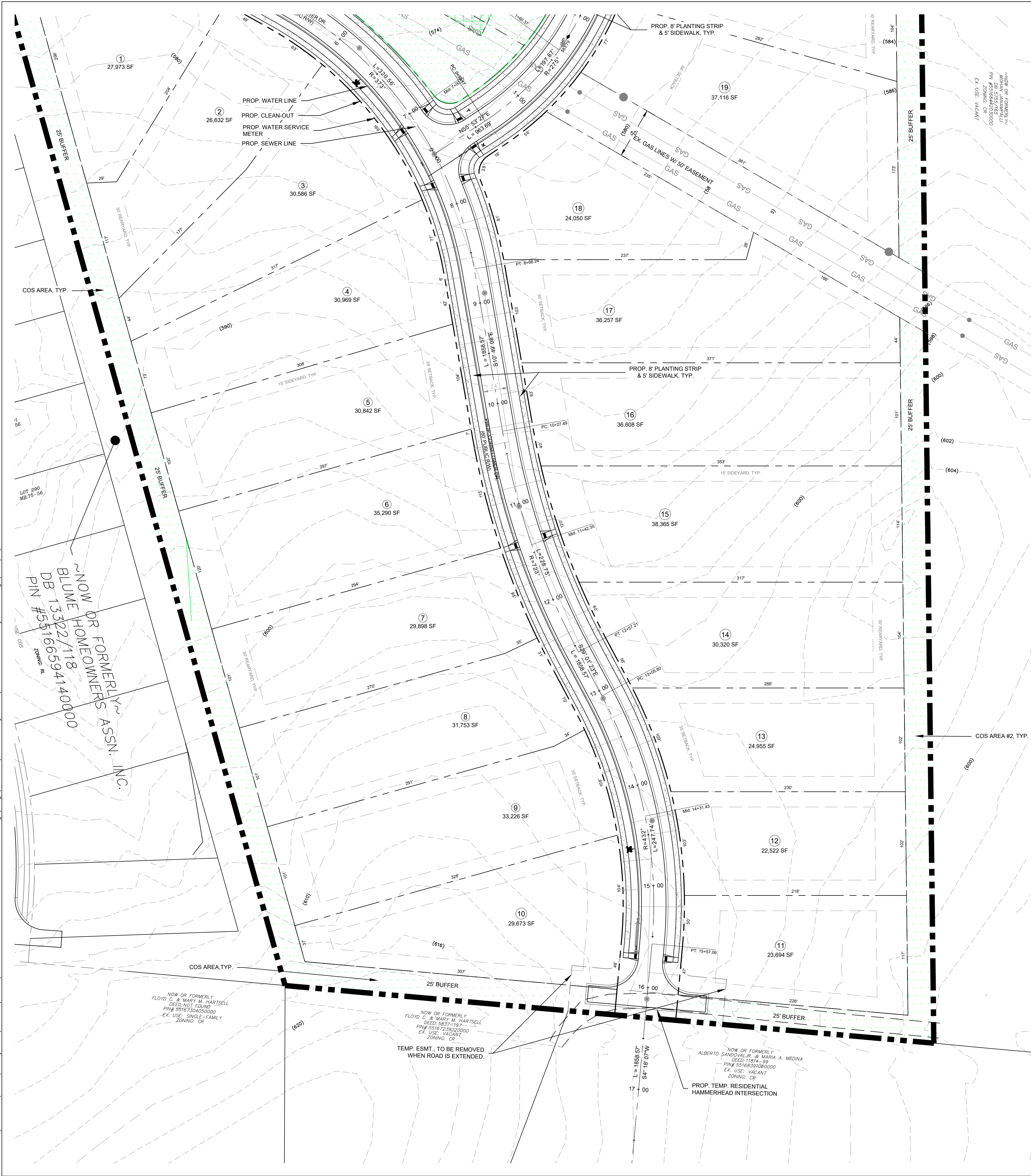
PP-02



 EXISTING PROPERTY LINE
 PROPOSED LOT LINE
 PROPOSED SUBLOT LINE, TYP.
 PROPOSED BUFFER
 PROPOSED LOT NUMBERS
 PROPOSED RIGHT OF WAY
 PROPOSED SIDEWALK
 PROPOSED T.H. INGRESS/EGRESS EASEMENT, TYP.
 PROPOSED SETBACK LINE



Plotted: C:\DPR Dropbox\Projects\Active\2022\2026 Blume Estates-OakVu-Harrisburg\Draw\Sheets\Preliminary Plat\2026_Preliminary Plat.dwg / 11/4/2022 1:44 PM



LEGEND

- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED SUBLOT LINE, TYP.
- PROPOSED BUFFER
- PROPOSED LOT NUMBERS
- PROPOSED RIGHT OF WAY
- PROPOSED SIDEWALK
- PROPOSED T.H. INGRESS/EGRESS EASEMENT, TYP.



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704.332.1204 . www.dpr.design
NC Firm License # C-0560

CLIENT / OWNER

OAKVU, LLC
389 SUTRO FOREST DR. NW
CONCORD, NC 28027
704-699-5218 HARI VUPPALA

SURVEYOR

MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-0800

KEY MAP

PROJECT

BLUME ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER

20206

DATE

05/25/2022

ISSUED FOR

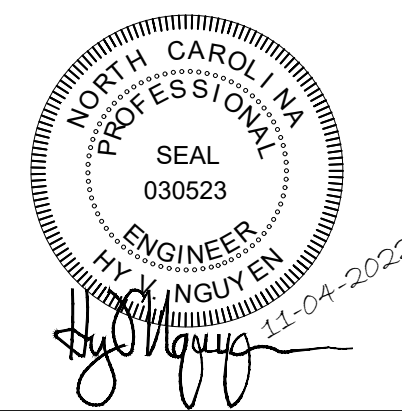
PRELIMINARY PLAT

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	09-29-22	PER TOWN'S REVIEW	CDRT
2	11-04-22	PER TOWN'S REVIEW	CDRT

PROJ. MANAGER: HN
DRAWN BY: JMM
CHECKED BY: HN

SEAL



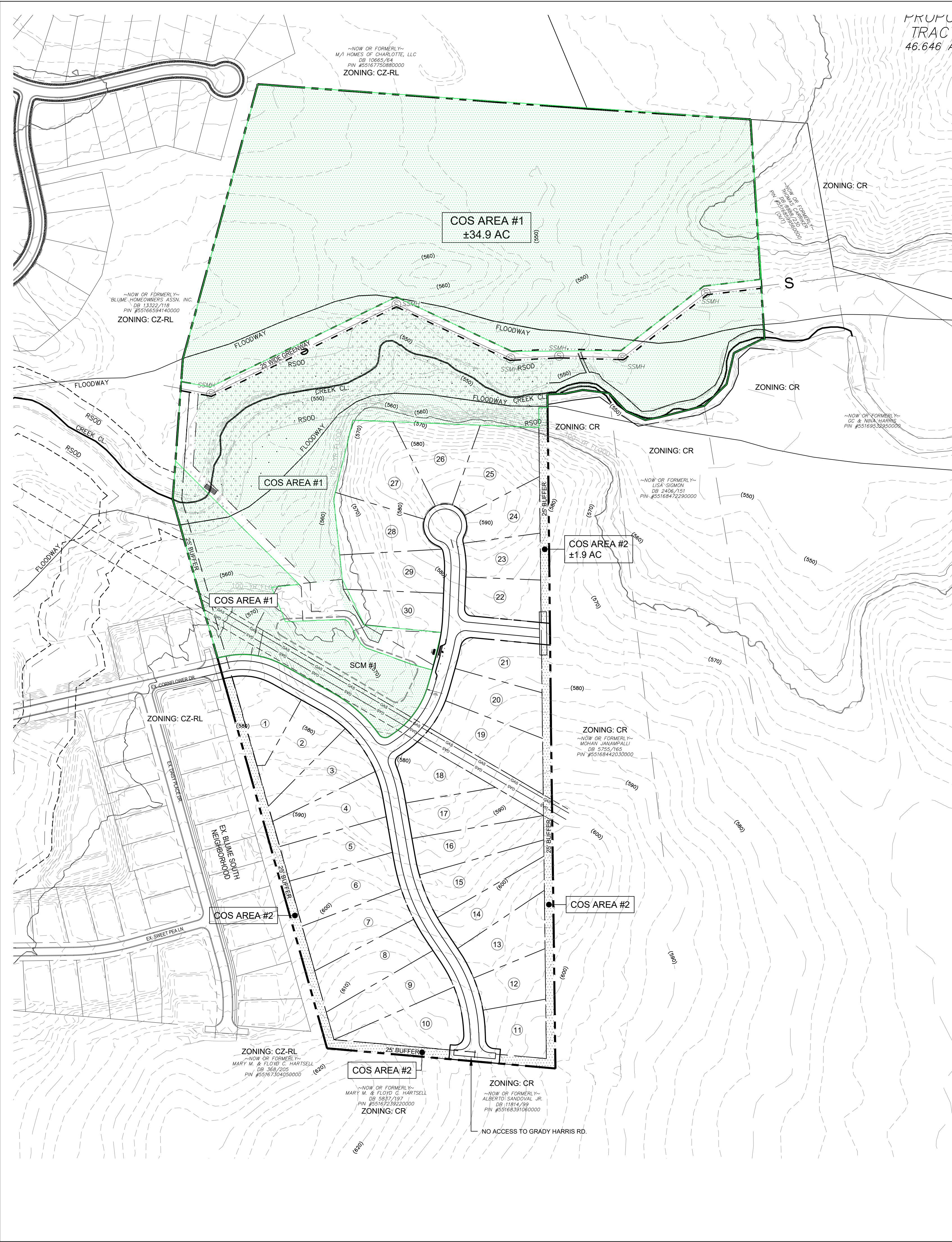
SCALE

AS INDICATED

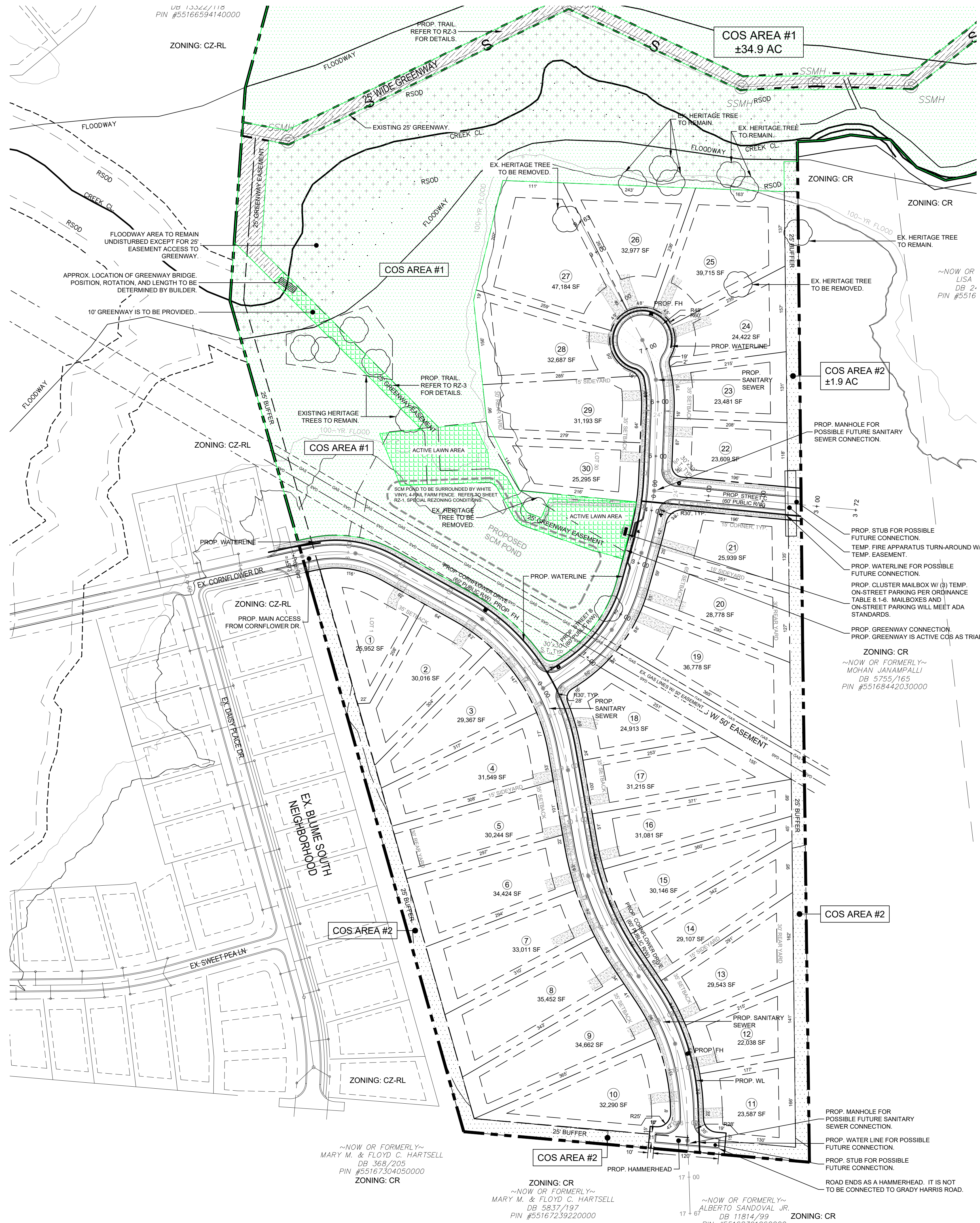
DRAWING

PRELIMINARY PLAT (SOUTH)

PP-03



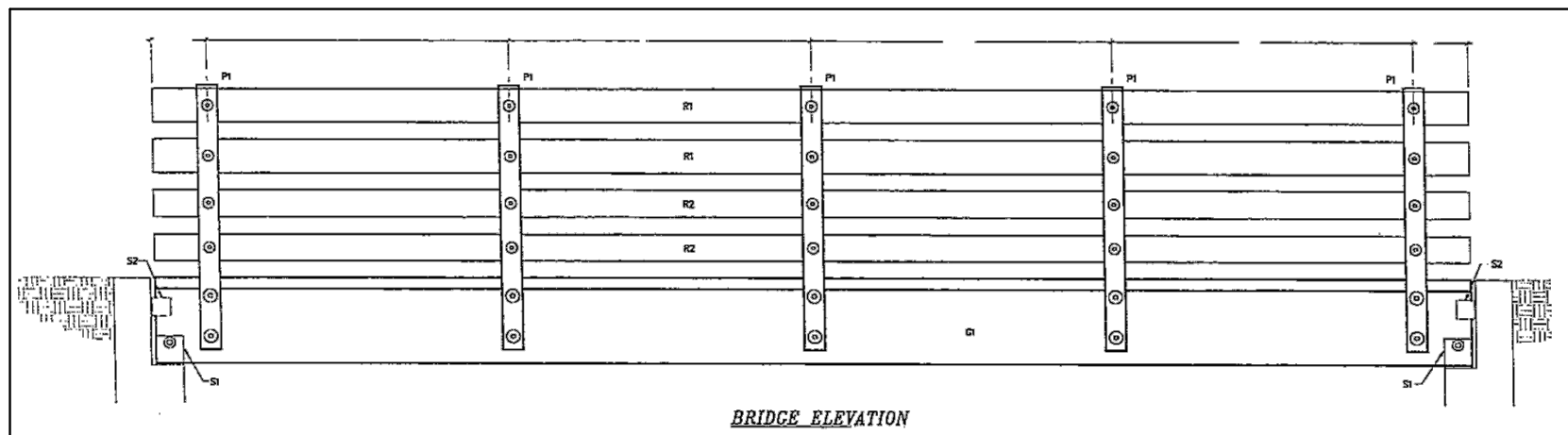
Plotted: C:\DPR\Dropbox\Projects\Active\2020\2006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN 2006 Rezoning Plan 2021-03-22.dwg / 3/8/2022 1:50 PM



LEGEND

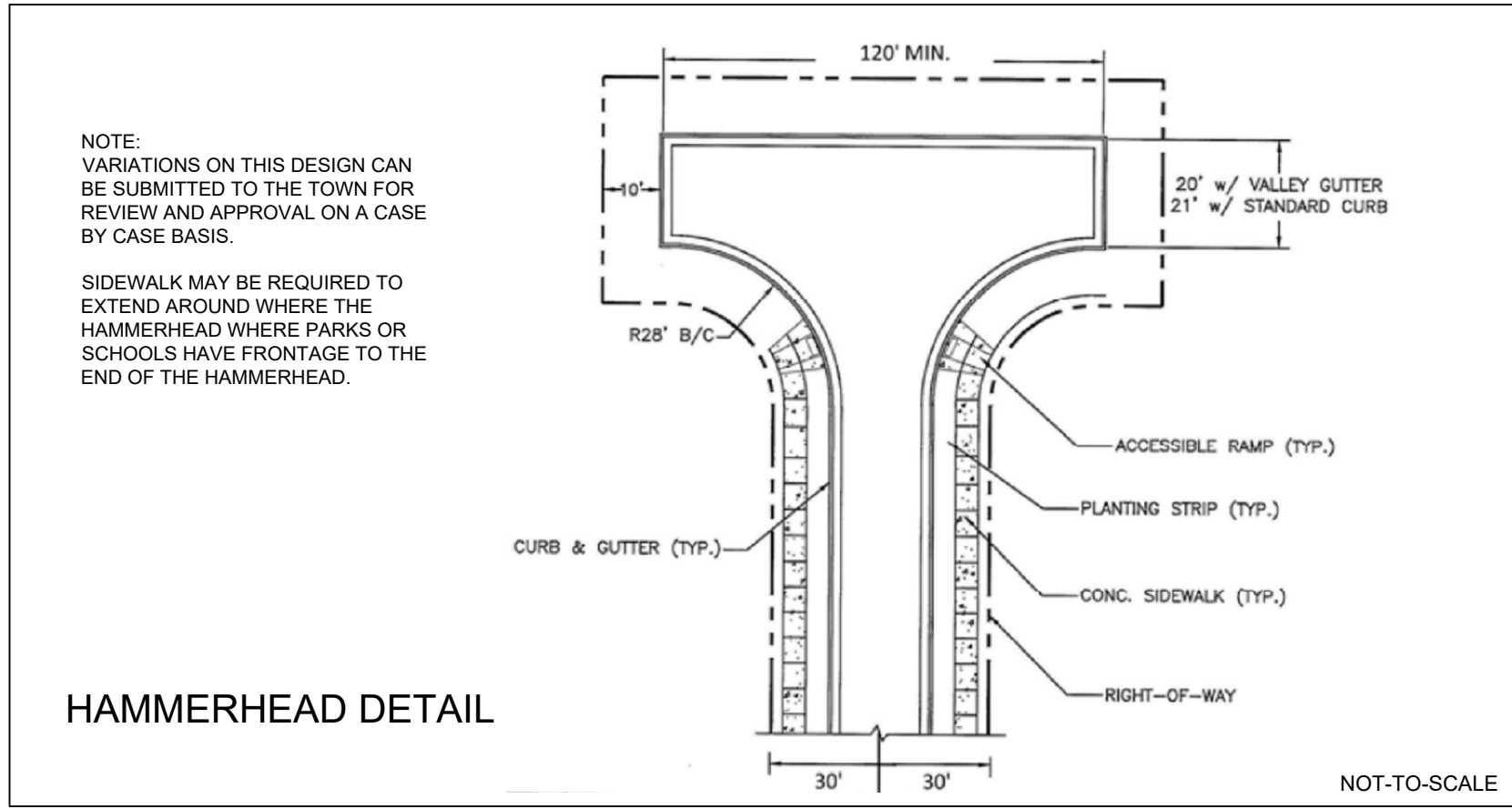
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT NUMBER
- PROPOSED BMP POND OUTLINE
- PROPOSED SUBDIVISION COS
- PROPOSED ACTIVE SUBDIVISION COS
- PROPOSED COMMON OPEN SPACE
- PROPOSED TREESAVE
- EXISTING RSOD BUFFER
- EXISTING HERITAGE TREE
- PROPOSED COMMUNITY MAILBOX
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN

NOTE:
SEE SHEET RZ-1 FOR SITE PLAN NOTES

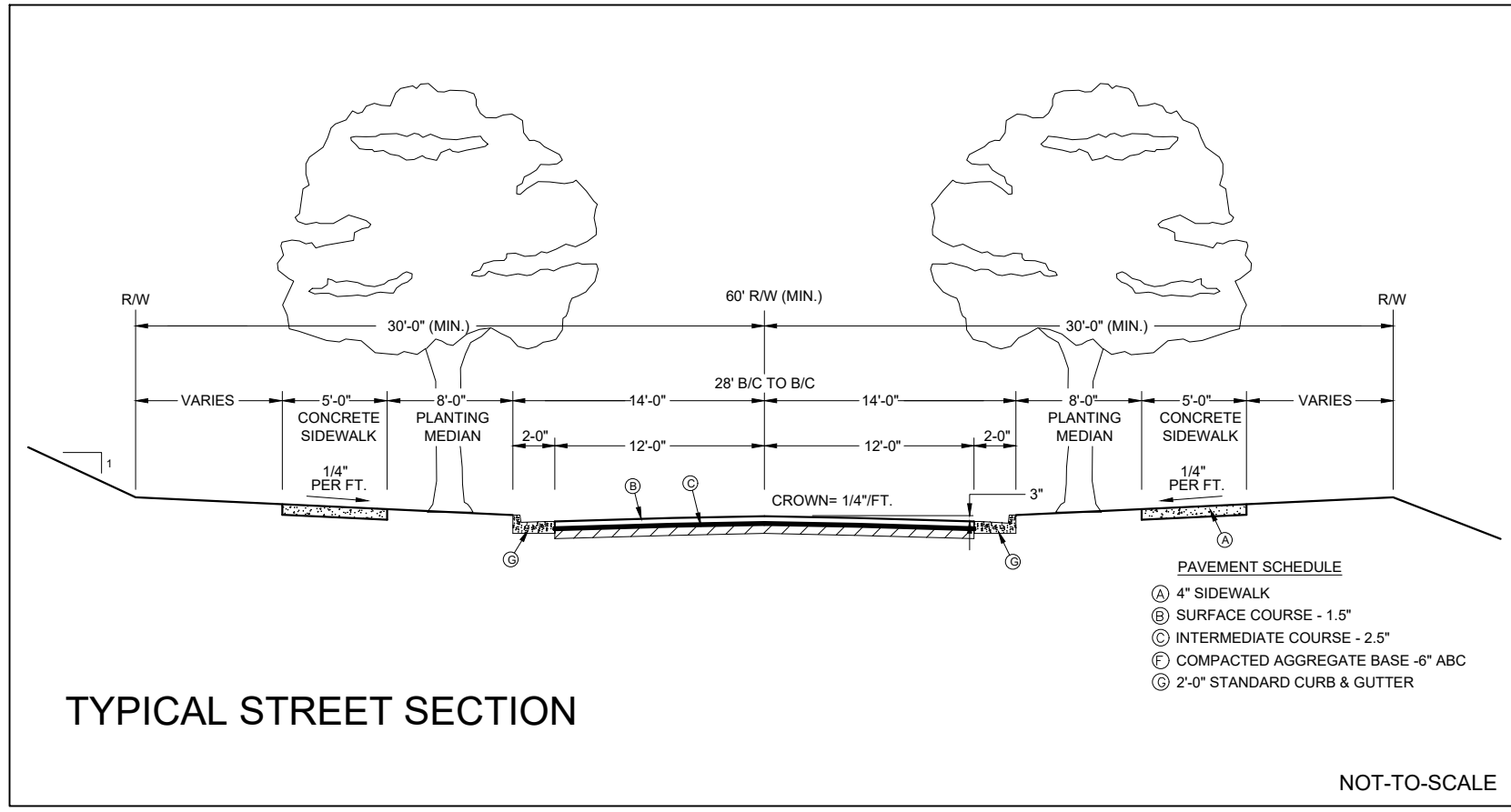


PEDESTRIAN BRIDGE ELEVATION & SECTION

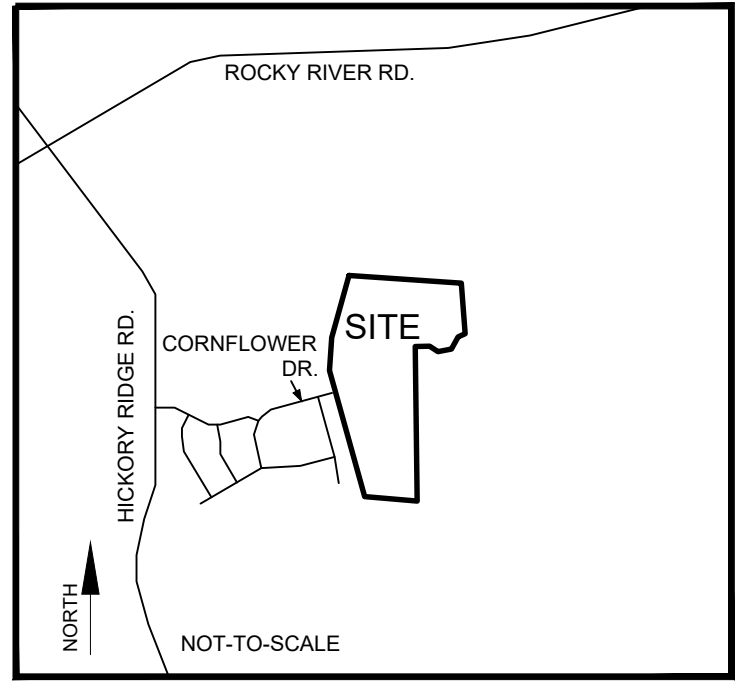
(STYLE, PLACEMENT, DIMENSIONS, & MATERIALS TO BE DETERMINED BY BUILDER.)



HAMMERHEAD DETAIL



TYPICAL STREET SECTION



VICINITY MAP

NOT-TO-SCALE

SCALE: 1" = 100'

0 50' 100' 200'



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704-699-5218 HARI VUPPALA

SURVEYOR
MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-9800

KEY MAP

OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

ISSUED FOR

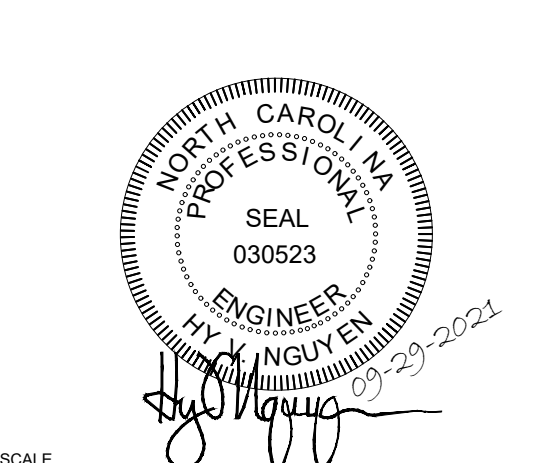
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JMHN
2	07/19/2021	2ND CITY COMMENTS	JMHN
3	09/07/2021	3RD CITY COMMENTS	JMHN
4	09/29/2021	4TH CITY COMMENTS	JMHN

PROJ. MANAGER: HN
DRAWN BY: JMUF
CHECKED BY: HN

SEAL



SCALE
AS INDICATED

DRAWING

REZONING SITE PLAN

RZ-2

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE _____

09/07/2021

ISSUED FOR

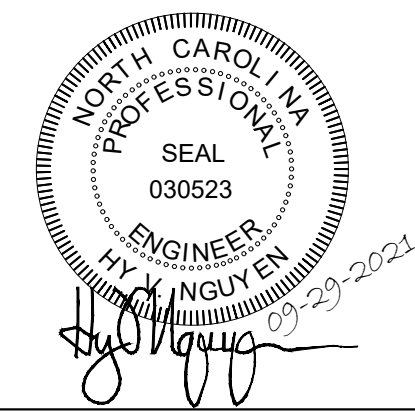
REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
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2	07/19/2021	2ND CITY COMMENTS	JM/H
3	09/07/2021	3RD CITY COMMENTS	JM/H
4	09/29/2021	4TH CITY COMMENTS	JM/H

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

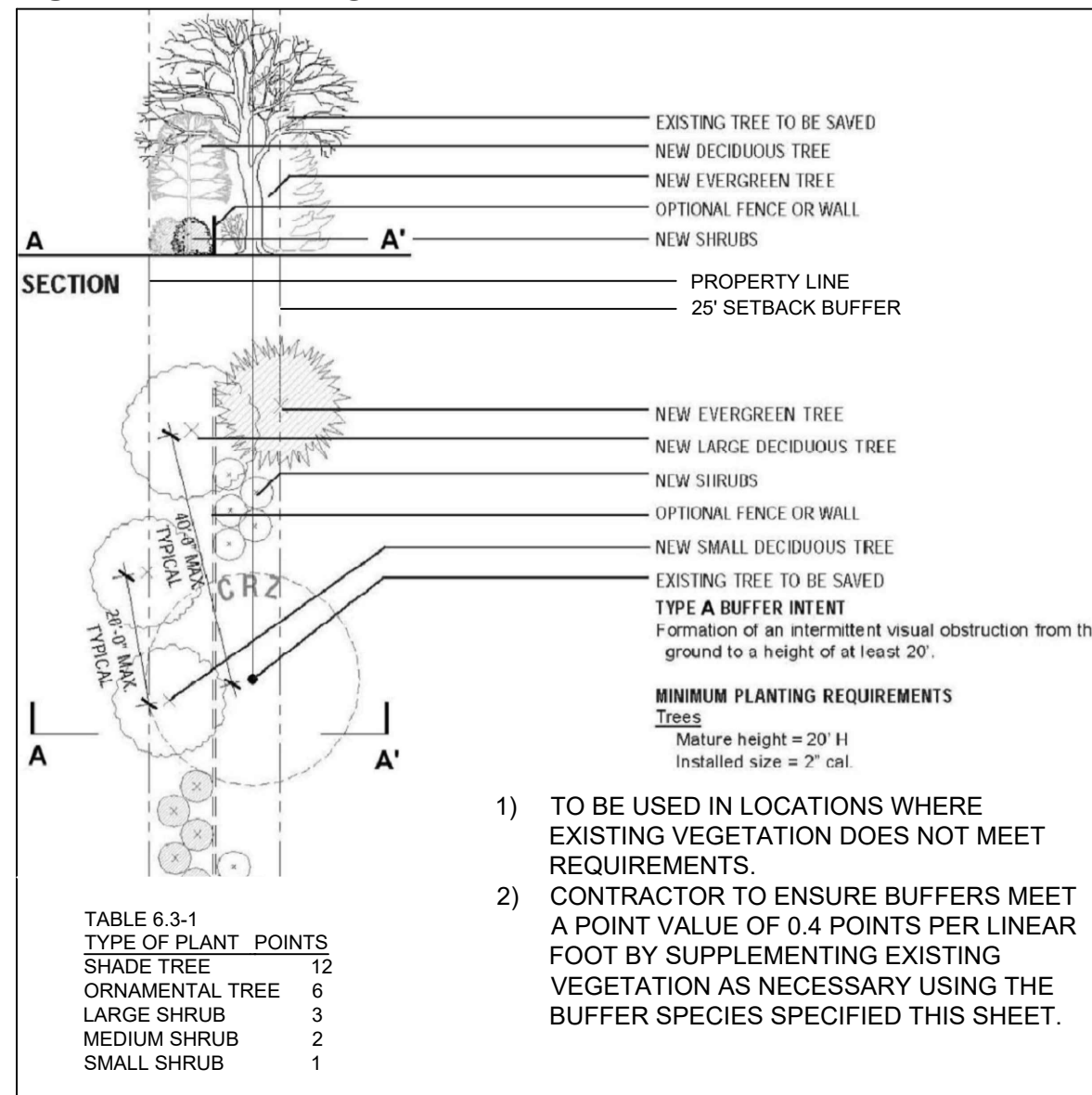
SEA

SCALE
AS INDICATED

DRAWING

REZONING PLANTING PLAN

RZ-3



HERITAGE TREES REQUIRED TO BE REMOVED

30" TOTAL COTTONWOOD DIAMETER

30" OAK + 38" OAK = 68" TOTAL OAK DIAMETER

HERITAGE TREE REPLACEMENT

COTTON WOOD USING TULIP POPLAR
(12) x 2.5" MINIMUM DIA. = 30.0" TOTAL

OAK USING WHITE OAK
(19) x 2.5" MINIMUM DIA. = 47.5"
& USING SAWTOOTH OAK
(09) x 2.5" MINIMUM DIA. = 22.5"
TOTAL: 47.5" + 22.5" = 70" TOTAL

COMMON OPEN SPACE

COS, SUBDIVISION REQUIRED	±05.3 AC (8%)
COS, SUBDIVISION PROVIDED	±36.8 AC (52%)
ACCESSIBLE COS AREA 1	±34.9 AC
IN-ACCESSIBLE COS AREA 2	±1.9 AC

COS, ACTIVE SUBDIVISION REQUIRED (30) LOTS x 0.025 AC	±0.75 AC
COS, ACTIVE SUBDIVISION PROVIDED	±1.00 AC

ACTIVE OPEN SPACE INCLUDES ACTIVE LAWN AREAS, BENCH AREA, AND TRAIL FROM LAWN AREAS TO AND INCLUDING THE PEDESTRIAN BRIDGE.

COMMON OPEN SPACE REQUIRED ±0.86 AC

(30) LOTS x $\frac{1}{30}$ AC/LOT
COMMON OPEN SPACE PROVIDED ±1.20 AC
GREENWAY AS ACTIVE TRAIL (INCLUDES TRAIL
ALONG CREEK AND BENCH AREA TO THE
PEDESTRIAN BRIDGE.)

TREESAVE PROVIDED

TREESAVE AREA #1	±3.42 AC.
TREESAVE AREA #2	±4.15 AC.
TREESAVE AREA #3	±3.46 AC.
TREESAVE AREA #4	<u>±15.42 AC.</u>
	±26.45 AC.

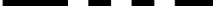
STREET TREES PLANT SCHEDULE OVERALL

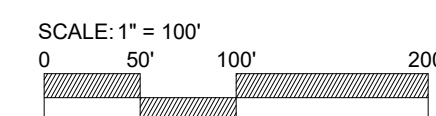
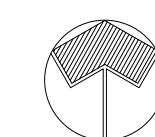
<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL</u>	<u>HEIGHT</u>	<u>REMARKS</u>
CP	28	QUERCUS PHELLOS	WILLOW OAK	B&B	2"-2.5"	10-12'	
CC	28	CERCIS CANADENSIS	EASTERN RED BUD	B&B	1.5"-2"	6-8'	
UP	22	ULMUS PARVIFOLIA	LACE BARK ELM	B&B	2"-2.5"	10-12'	
CP	22	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORNE	B&B	1.5"-2"	6-8'	

HERITAGE TREE REPLACEMENT PLANT SCHEDULE

<u>DECIDUOUS TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT.</u>	<u>CAL.</u>	<u>HEIGHT</u>	<u>REMARKS</u>
LT	12	LIRODENDRON TULIPIFER	TULIP POPLAR	B&B	2.5"	8'-10'	
QA	19	QUERCUS ALBA	WHITE OAK	B&B	2.5"	8' -10'	
QAT	09	QUERCUS ACUTISSIMA	SAWTOOTH OAK	B&B	2.5"	8'-10'	

LEGEND

	EXISTING PROPERTY LINE		PROPOSED BMP POND OUTLINE		EX. TREES TO BE REMOVED.
	PROPOSED LOT LINE		PROPOSED SUBDIVISION COS		PROPOSED TREESAVE
	PROPOSED RIGHT OF WAY		PROPOSED ACTIVE SUBDIVISION COS		
	PROPOSED LOT NUMBER		PROPOSED COMMON OPEN SPACE		
					



Plotted: C:\DPR Dropbox\Projects\Active\2020\2006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\SHEETS\SITE\REZONING PLAN\2006 Rezoning Plan_2021-03-22.dwg / 3/8/2022 1:22 PM



HOUSE EXAMPLES FOR OAKVIEW ESTATES

NOTE:
THE ABOVE IMAGES ARE CONCEPTUAL IMAGES FOR THE PROPOSED HOMES
AND ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND THE
QUALITY OF HOMES TO BE CONSTRUCTED ON THE SITE. THE ACTUAL
HOMES CONSTRUCTED ON THE SITE MAY VARY FROM THESE CONCEPTUAL
IMAGES PROVIDED THAT THE DESIGN INTENT IS PRESERVED.



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NC Firm License # C-0560

CLIENT / OWNER
OAKVIEW, LLC
399 SUTRO FOREST DR. NW
CONCORD, NC 28027
704-699-5218 HARI VUPPALA
SURVEYOR
MCADAMS
3450 TORINGDON WAY, SUITE 110
CHARLOTTE, NC 28277
704-527-9800

KEY MAP

PROJECT

OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER
20006

DATE
09/07/2021

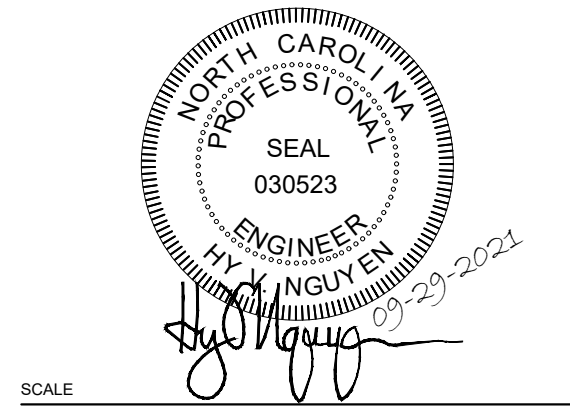
ISSUED FOR

REZONING PLAN

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JMHN
2	07/19/2021	2ND CITY COMMENTS	JMHN
3	09/07/2021	3RD CITY COMMENTS	JMHN
4	09/29/2021	4TH CITY COMMENTS	JMHN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

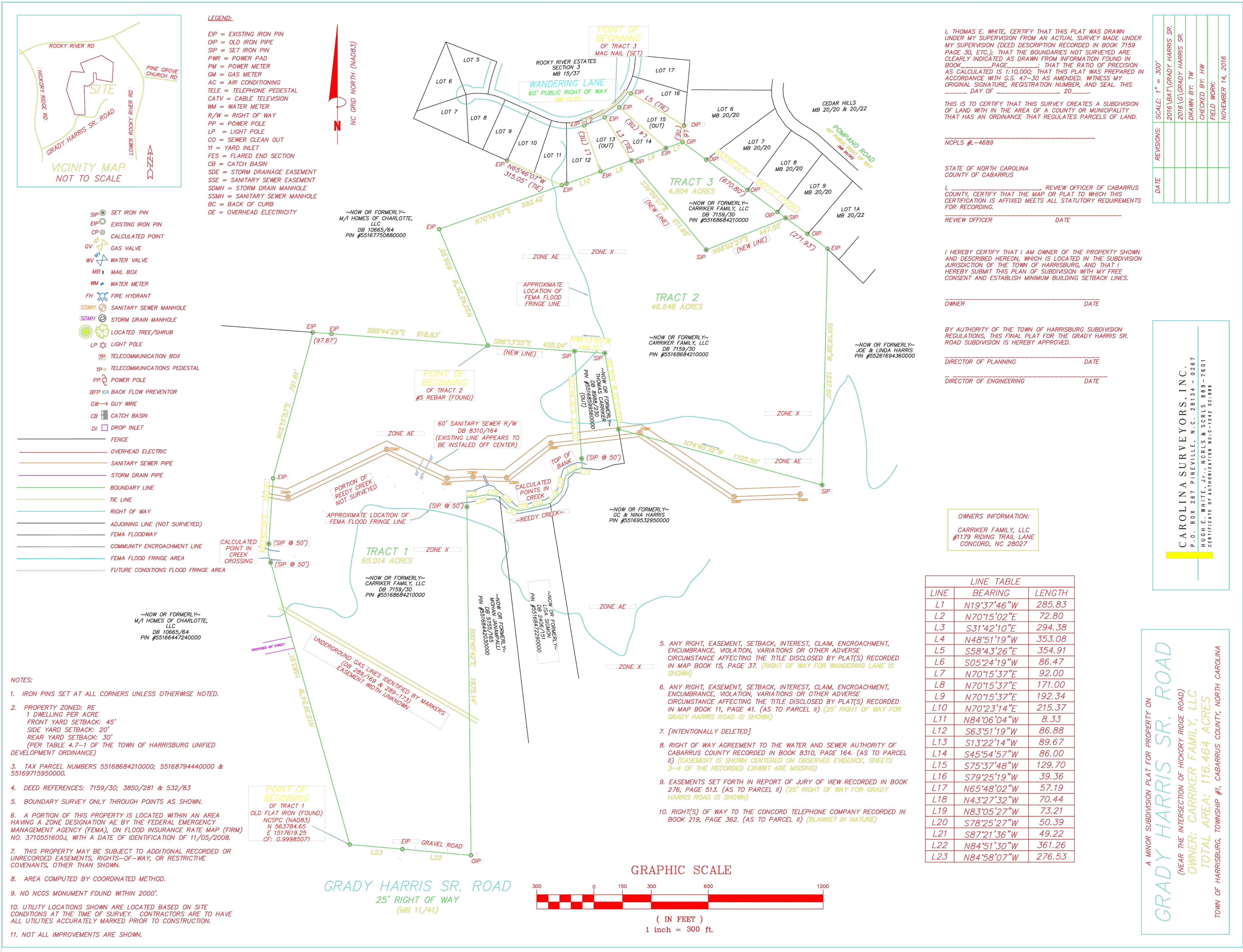


SCALE
AS INDICATED

DRAWING
REZONING ELEVATIONS

RZ-4

Plotted: C:\DPR Dropbox\Projects\Active\2020\20006 OakView Neighborhood SF-AVA Global-Harrisburg\CAD\Sheets\Site\REZONING PLAN\20006 Rezoning Plan 2021-03-22.dwg / 3/8/2022 1:22 PM



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704-527-9800

KEY MAP

PROJECT

OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER

20006

DATE

09/07/2021

ISSUED FOR

REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JMHN
2	07/19/2021	2ND CITY COMMENTS	JMHN
3	09/07/2021	3RD CITY COMMENTS	JMHN
4	09/29/2021	4TH CITY COMMENTS	JMHN

PROJ. MANAGER: HN
DRAWN BY: JMUF
CHECKED BY: HN

SEAL

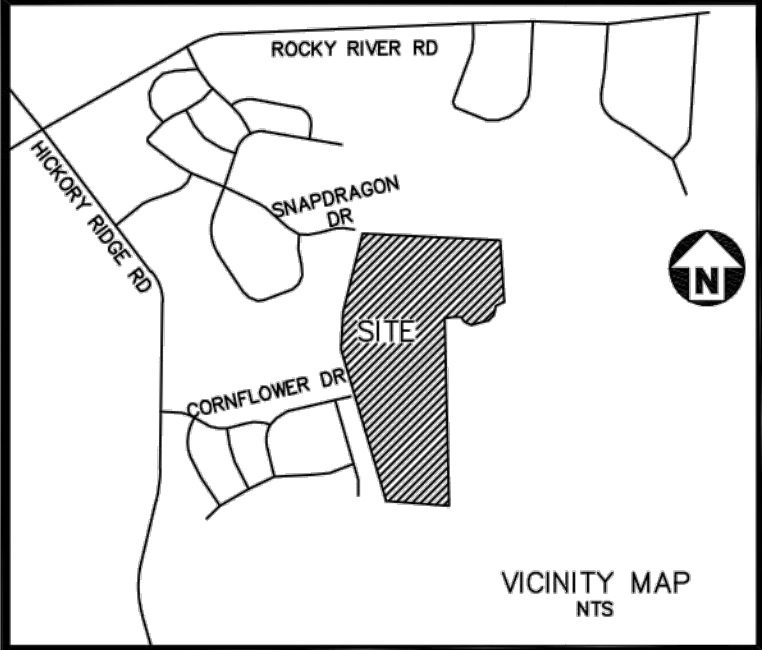
SCALE

AS INDICATED

DRAWING

REZONING SURVEY

RZ-5



GENERAL NOTES

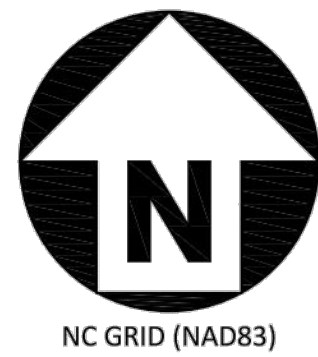
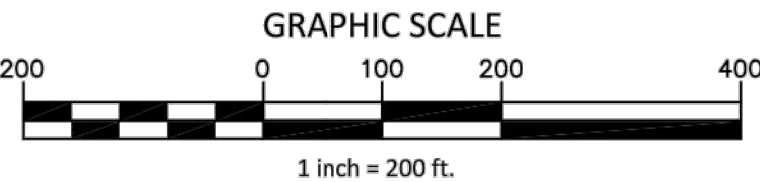
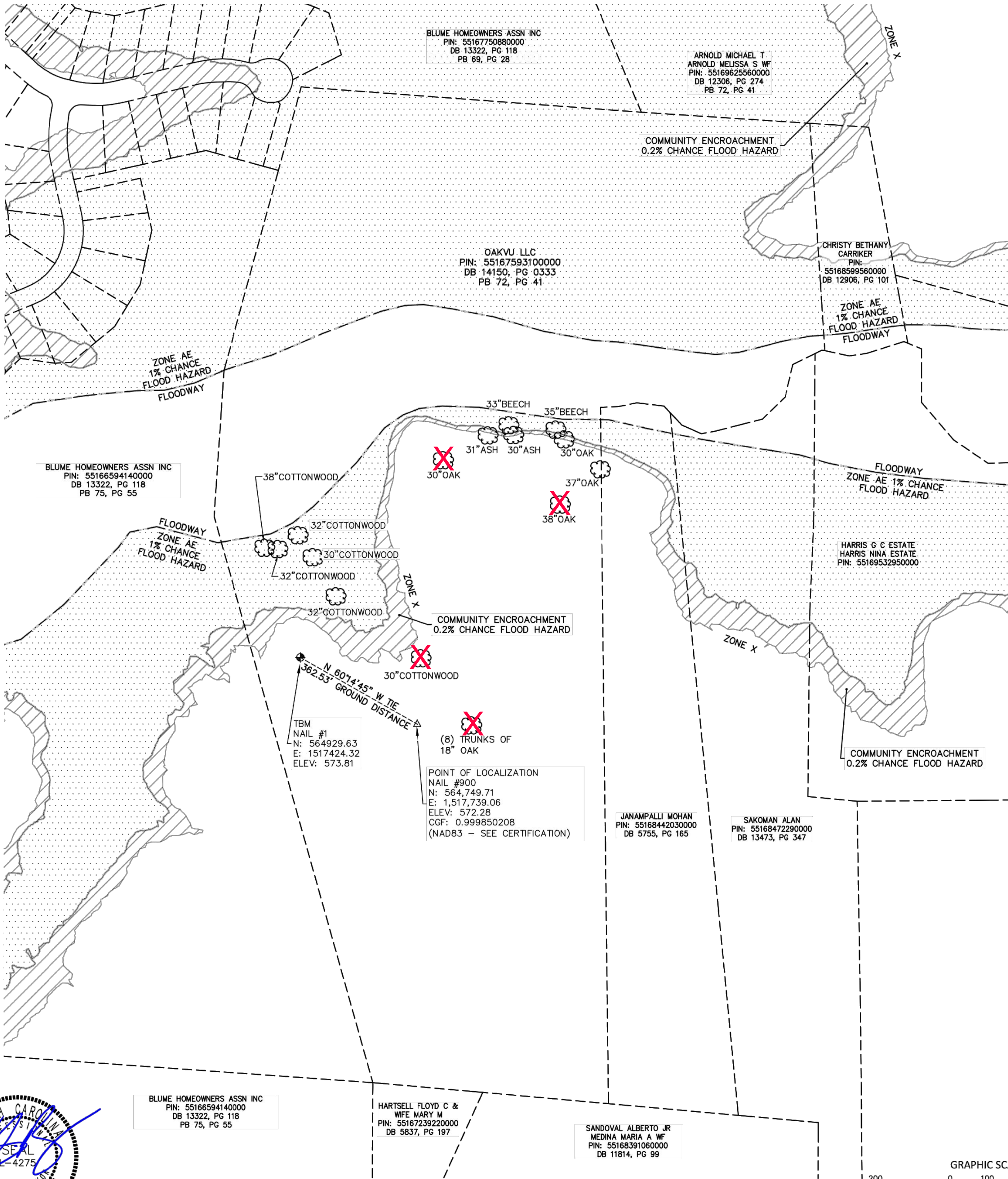
- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND. THIS IS A TREE SURVEY. NO BOUNDARY SURVEY HAS BEEN PERFORMED. ALL DATA EXCEPT FOR TREE LOCATIONS, POINT OF LOCALIZATION AND TBM ARE PROVIDED ARE SHOWN PER GIS.
- 2.) BASIS OF HORIZONTAL DATUM IS NAD83(2011) AND VERTICAL DATUM IS NAVD88.
- 3.) ZONING: "RE" PER CABARRUS COUNTY GIS
- 4.) FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "AE FLOODWAY" AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 3710551600K DATED NOVEMBER 16, 2018.
- 5.) REFERENCES: DEED BOOK 14150, PAGE 333; PLAT BOOK 72, PAGE 41 OF THE CABARRUS COUNTY REGISTRY PIN 55167593100000
- 6.) NO GRID MONUMENTS WERE FOUND WITHIN 2000' OF SITE.

LEGEND

- TEMPORARY BENCHMARK
- POINT OF LOCALIZATION
- TREE
- TIE LINE
- FEMA FLOODWAY
- PROPERTY LINE NOT SURVEYED

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 07-17-2020
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NC49
- (7) GEOID MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.999850219
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET



The John R. McAdams Company, Inc.
3430 Toringdon Way
Suite 110
Charlotte, NC 28277
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293

www.mcadamsco.com

OWNER

HARI VUPPALA
OAKVU LLC
399 SUTRO FOREST DRIVE NW
CONCORD, NC 28027

GRADY HARRIS TREE SURVEY PROJECT ADDRESS CITY, CABARRUS COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. SURS-20001
FILENAME SURS20001-T1.dwg
CHECKED BY KSB
DRAWN BY CCG
SCALE 1"=200'
DATE 7. 27. 2020

SHEET

TREE SURVEY

1-1



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SURVEYOR

MCADAMS
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704-527-0800

KEY MAP

PROJECT

OAKVIEW ESTATES

2718 GRADY HARRIS SR. DR.
HARRISBURG, NORTH CAROLINA

PROJECT NUMBER

20006

DATE

09/07/2021

ISSUED FOR

REZONING PLAN

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	05/05/2021	1ST CITY COMMENTS	JMHN
2	07/19/2021	2ND CITY COMMENTS	JMHN
3	09/07/2021	3RD CITY COMMENTS	JMHN
4	09/29/2021	4TH CITY COMMENTS	JMHN

PROJ. MANAGER: HN
DRAWN BY: JM/JF
CHECKED BY: HN

SEAL

SCALE
AS INDICATED

DRAWING

TREE SURVEY

RZ-6



March 25, 2022

OakVu, LLC
Attn: Hari Vuppala
[Via email]

Mr. Vuppala,

This letter is to inform you that the rezoning request H2021-01-(R) was **approved** by the Town Council on Monday, March 14th, 2022 meeting.

This property includes parcel PIN# 5516759310 located on the eastern side of Hickory Ridge Road south of Rocky River Road and connecting to Cornflower Drive. The rezoning request H2021-01-(R) was to rezone approximately 65.01 acres from RE, Rural Estate to CZ-RL, Conditional Zoning Residential Low Density. The parcel may be subdivided provided minimum standards of the CZ-RL zoning are met. The rezoning was approved for a maximum of thirty (30) single family lots. The rezoning was approved with the following conditions and attached rezoning site plan:

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 the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
5. 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.
6. Applicant agrees fence surrounding detention pond shall be vinyl 4-rail farm fence, preferably white.
7. Applicant agrees to construct greenway along Reedy Creek and provide pedestrian connection via pedestrian bridge to the proposed neighborhood.
8. Applicant agrees to bond the subdivision streets in the existing Blume Subdivision and perform any required maintenance due to construction access and heavy vehicle and equipment traffic on the Blume Subdivision streets.
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 that no fewer than 30% of the dwelling units shall contain a side-loaded garage.
12. Applicant agrees that no more than 20% of the residential units as rentals at any given time and will be restricted as such by the deed restrictions.



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

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

Sincerely,

Sushil Nepal

Sushil Nepal, AICP

Planning & Economic Development Director

Town of Harrisburg



TOWN OF HARRISBURG

Agenda Item Details

Title:

Resolution of Support for an NCDOT Paved Trails and Sidewalks Feasibility Study Grant for a Mecklenburg-Cabarrus Greenway along Mallard Creek and Rocky River

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

Motion to approve a Resolution of Support for a grant application by Carolina Thread Trail to the North Carolina Department of Transportation's Paved Trails and Sidewalks Feasibility Study Program for a grant to study the feasibility, location and cost of a Greenway connection from Mecklenburg County to Cabarrus County, including a section within the Town of Harrisburg from the Mecklenburg County line to the City of Concord/Town of Harrisburg boundary.

Description/Background:

The Carolina Thread Trail non-profit organization is submitting an application for grant funding under the North Carolina Department of Transportation's Paved Trails and Sidewalks Feasibility Study Program to study a Greenway connection from Mecklenburg County to Cabarrus County, including a portion that is located in the Town of Harrisburg from the County line along Reedy Creek to Rocky River and north to the Concord City limits. The CTT has requested the support of Mecklenburg and Cabarrus County, the City of Charlotte, the City of Concord and the Town of Harrisburg for this proposed grant application. The request for grant funding is anticipated to be \$100,000 to \$150,000 and will be used to hire a consultant to study the feasibility of this Greenway connection and to identify potential Greenway trail routes and to develop preliminary cost estimates. While there is not requirement for matching funds, the CTT has requested that each of the jurisdictions noted above commit \$2,000 each as a demonstration of their support.

Recommendation:

Staff is recommending that the Town Council approve the attached Resolution of Support in support of the grant application by the Carolina Thread Trail to fund a feasibility study to identify the feasibility, location and cost of a Greenway connection from the Mecklenburg County/Cabarrus County line to the City of Concord boundary along Reedy Creek and Rocky River.

Fiscal Impact:

The Town is being asked to commit \$2,000 along with the City of Charlotte, Mecklenburg County, Cabarrus County and City of Concord in support of the request for grant funding.

Attachments:

1. Resolution of Support - NCDOT Feasibility Study Grant Joint App - Jan. 2023



RESOLUTION OF SUPPORT FOR A GRANT APPLICATION TO THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION'S PAVED TRAILS AND SIDEWALKS FEASIBILITY STUDY PROGRAM

WHEREAS, the Town Council is the decision-making body for the Town of Harrisburg; and

WHEREAS, NCDOT has established the *Paved Trails and Sidewalks Feasibility Study Program* for the purpose of improving the ease of bicycle/pedestrian projects accessing federal and state funding, resulting in successful implementation of projects led by communities prioritizing multi-modal infrastructure; and

WHEREAS, the Town of Harrisburg has identified a greenway connection along Reedy Creek from the Mecklenburg/Cabarrus County line to its confluence with Rocky River and continuing on to the Concord City limits as a priority planned greenway in the 2015 *Town of Harrisburg's Comprehensive Bicycle, Pedestrian, and Greenway Plan* and the 2018 *Harrisburg Area Land Use Plan*; and

WHEREAS, Carolina Thread Trail is submitting a grant application to NCDOT under the *Paved Trails and Sidewalks Feasibility Study Program* for a Feasibility Grant to study the Mecklenburg-Cabarrus greenway; and

WHEREAS, a feasibility study of the connection will identify a preferred alignment, generate cost estimates, and prepare the project(s) for future implementation funding opportunities; and

WHEREAS, the Harrisburg Town Council supports continuing efforts to evaluate trail development opportunities along the planned greenway connection along Reedy Creek and Rocky River;

NOW, THEREFORE BE IT RESOLVED that the Harrisburg Town Council supports an application by the Carolina Thread Trail for a Paved Trails and Sidewalks Feasibility Study Grant to evaluate the Mecklenburg – Cabarrus Greenway Connection, to include the portion of this greenway connection in the Town of Harrisburg.

This the 9th day of January 2023.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Appointment of Members to the Harrisburg Arts, Culture and Heritage Committee

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

If approved: Motion to approve the re-appointment of Micah Cash, Jitendra Hiremath and Toni Wheeler Jeschke for another two-year term to the Harrisburg Arts, Culture and Heritage Committee.

Description/Background:

The Arts, Culture and Heritage Committee is a sub-committee of the Parks and Recreation Advisory Board. The committee is comprised of 5 members who serve two-year staggering terms.

Per the By-Laws: "Terms run January through December. The committee must submit names with applications for each committee vacancy to Town Council. Town Council may appoint Committee members from the recommended list or from applications made directly to Town Council."

Three member's terms expired in December of 2022:

Micah Cash

Jitendra Hiremath

Toni Wheeler Jeschke

All three members have submitted applications to be re-appointed along with two additional applications: Dewayne Lott and Larissa Mervin. Both Dewayne Lott and Larissa Mervin were formally interviewed.

Applications for all five are attached.

Committee Members Karen Andrade (Chair) and Kimmy Roberts (Secretary) have recommended the re-appointment of the three current members: Micah Cash, Jitendra Hiremath and Toni Wheeler Jeschke.

Recommendation:

Staff recommends following the recommendation of the HACH Committee to re-appoint Micah Cash, Jitendra Hiremath and Toni Wheeler Jeschke for another two year term.

Fiscal Impact:

None.

Attachments:

1. Dewayne Lott
2. Jitendra Hiremath
3. Larissa Mervin
4. Micah Cash
5. Toni Wheeler Jeschke



TOWN OF HARRISBURG ARTS, CULTURE & HERITAGE COMMITTEE

Application for Town of Harrisburg Arts, Culture & Heritage Committee

Town of Harrisburg Parks Arts, Culture & Heritage Committee

The Town of Harrisburg Arts, Culture & Heritage Committee, a sub-committee of the Parks and Recreation Advisory Board, provides a voice, specific for the Arts, Culture and Heritage of the Harrisburg community. The Committee consists of individuals who live in the local region and community and have interest in supporting and preserving programs, events, history & heritage, culture and the arts of Harrisburg. Through monthly meetings, information obtained from the Arts, Culture and Heritage Committee is provided to Harrisburg Parks & Recreation Advisory Board and Town Council to help make informed decisions that support the arts, culture and heritage of the community. The Committee typically meets the 1st Monday of each month at 6pm at Harrisburg Town Hall. To review a complete detail of the Arts, Culture & Heritage Committee Bylaws and its commission, please visit <https://www.harrisburgnc.org/town-government/parks-recreation-advisory-board>.

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APPLICANT INFORMATION				
Name	Dewayne Lott		Date	12/2/2022
Address	3534 Grace Church Street		Apartment/Unit #	
City	Harrisburg	State	NC	Zip 28075
Phone	501-772-3490		Email Address	dewlott99@sbcglobal.net
Are you able to attend regularly scheduled meetings once a month?	YES ☒	NO ☐		
Are you a resident of Cabarrus County?	YES ☒	NO ☐	If so, dates?	May 2014 - Present
Are you a resident of Harrisburg?	YES ☒	NO ☐	If so, dates?	May 2014 - Present
Have you ever been convicted of a felony?	YES ☐	NO ☒	If yes, explain?	

REFERENCES	
<i>Please list three references.</i>	
Name Kimani Waltin	Relationship Friend
Company American Airlines	Phone 914) 513-9058
Address 8484 Whitworth Avenue, Harrisburg, NC 28075	
Name Roosevelt Bell	Relationship Friend
Company UPS	Phone 704) 309-7317
Address 3522 Grace Church Street, Harrisburg, NC 28075	
Name David Briggs	Relationship Cousin
Company United States Navy	Phone 619) 922-7648
Address 26314 Kobe Place, Murrieta, CA 92563	

EMPLOYMENT	
Company 1 Office of the Comptroller of the Currency	Phone 202) 649-6800
Address 400 7th Street SW	City / State Washington D.C.
Job Title Retail Credit Lead Expert	
Responsibilities Provide retail credit guidance to examiners and agency management.	
Dates	From 6/30/03 To Present
Company 2	Phone ()
Address	City / State
Job Title	
Responsibilities	
Dates	From To

EDUCATION	
School University of Arkansas at Little Rock	From 1999 To 2003
Degree Bachelor of Business Administration	Major Finance
Additional Information	

ADDITIONAL COMMENTS

Provide a brief statement outlining why you wish to serve on the Arts, Culture & Heritage Committee.

I am interested in joining the Harrisburg Parks & Recreation Arts, Culture, & Heritage Committee due to my desire to provide assistance and ideas to build a distinct art and culture scene in Harrisburg that enhances quality of life for residents and helps attract and retain businesses. Over recent years, Harrisburg has shown the desire to establish a distinct art and culture scene. By joining the committee, I hope to provide ideas to take Harrisburg's art and culture scene to the next level by establishing:

- * Innovative art programming that attracts young and old residents and non-residents;
- * A strategy to embrace the town's heritage and incorporate into a distinct cultural identity or theme for the town; and,
- * A long-term strategy for the town to become a destination in the metro Charlotte area where people come shop, dine, and visit due to the town's distinct culture and art vibe that has attracted art galleries, boutiques, fine dining restaurants, and festivals.

Based on what you know about the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee, what skills and abilities can you provide that will make the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee able serve the community better?

Based on my work experience and personality, I bring strong collaboration, organization, and communication skills. These skills will allow me to assist the committee with continuing to build connections with local, regional, and national arts organizations and artists. Also, these skills would assist the committee with ensuring we effectively communicate our vision and ideas to the Parks & Recreation Advisory Board, Town Council, and residents, when needed. Further, I have expertise related to budgeting and finance.

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions on which you may have served.

None

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature **Dewayne Lott**

Digitally signed by Dewayne Lott
Date: 2022.12.02 19:18:31 -05'00'

Date



TOWN OF HARRISBURG ARTS, CULTURE & HERITAGE COMMITTEE

Application for Town of Harrisburg Arts, Culture & Heritage Committee

Town of Harrisburg Parks Arts, Culture & Heritage Committee

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APPLICANT INFORMATION			
Name Jitendra (Jeet) Hiremath		Date 12/09/2022	
Address 7536 Chasewater Dr.		Apartment/Unit #	
City Harrisburg	State NC	Zip 28075	
Phone 980-229-0381	Email Address jit.hire@gmail.com		
Are you able to attend regularly scheduled meetings once a month?	YES ☒	NO ☐	
Are you a resident of Cabarrus County?	YES ☒	NO ☐	If so, dates? Sept.2010
Are you a resident of Harrisburg?	YES ☒	NO ☐	If so, dates? Sept.2010
Have you ever been convicted of a felony?	YES ☐	NO ☒	If yes, explain?

REFERENCES	
<i>Please list three references.</i>	
Name Mark Curko	Relationship Sensei (Teacher) / Friend
Company Integrated Martial Arts	Phone (704) 363-6236
Address 3816 Highway 49 South, Harrisburg, NC 28075	
Name Delroy Ross	Relationship Friend & Neighbor
Company	Phone 860 573-4121
Address 7539 Chasewater Dr, Harrisburg NC 28075	
Name Sridevi Vinnakota	Relationship Friend & Colleague
Company Wells Fargo	Phone (704) 733-8009
Address Blume, 8462 Rosemary Way, Harrisburg, NC 28075	

EMPLOYMENT	
Company 1 Wells Fargo	Phone ()
Address 300 S Brevard	City / State Charlotte
Job Title Senior Scrum Master	
Responsibilities Facilatating & Managing multiple scrum teams	
Dates	From Jul 2009 To Till Date
Company 2	Phone ()
Address	City / State
Job Title	
Responsibilities	
Dates	From To

EDUCATION	
School Christ College	From 2004 To 2006
Degree Masters in Foreign Trade	Major International Business
Additional Information DCSc, BA, PGD-IB, MBA (Masters in Business Administration)	

ADDITIONAL COMMENTS

Provide a brief statement outlining why you wish to serve on the Arts, Culture & Heritage Committee.

During these past 4 years, I have learnt, grown & enjoyed being part of HACH committee. Its a great experience, connecting and working with HACH committee team members, Parks & Rec staff and council members.
I am passionate to serve our diverse communities in Harrisburg through initiatives like

1. Multicultural Festival: platform for our diverse communities to Connect, Share their rich tradition & culture and Embrace difference & similarities.
2. Food Drive: Serve the not-so-fortunate families.
3. More
and this is inline with HACH committee's vision.

Based on what you know about the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee, what skills and abilities can you provide that will make the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee able serve the community better?

1. Passion to serve.
2. Organizing events (Reliable & Dependable).
3. Positive attitude (Eager & willing to learn).
4. Team Player.
5. Problem solving (Improvise & Adapt).
6. Great with Youth members.
7. Connections

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions on which you may have served.

1. Serving on Harrisburg Y board.
2. Serving on Cabarrus County Educational Foundation (CCEF) board.

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature: Jitendra Hiremath

Date 12/09/2022



TOWN OF HARRISBURG ARTS, CULTURE & HERITAGE COMMITTEE

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APPLICANT INFORMATION			
Name Larissa Mañón Mervin		Date 11/22/2022	
Address 9112 Kensington Forest Dr.		Apartment/Unit #	
City Harrisburg	State NC	Zip 28075	
Phone (919) 931-1856	Email Address lmervin12@gmail.com		
Are you able to attend regularly scheduled meetings once a month?	YES ☒	NO ☐	
Are you a resident of Cabarrus County?	YES ☒	NO ☐	If so, dates?
Are you a resident of Harrisburg?	YES ☒	NO ☐	If so, dates?
Have you ever been convicted of a felony?	YES ☐	NO ☒	If yes, explain?

REFERENCES	
<i>Please list three references.</i>	
Name Suzanne Canali	Relationship Bar Association Colleague
Company Safe Alliance	Phone 704-999-3738
Address skcanali@gmail.com	
Name Spencer Schold	Relationship Legal Aid Colleague
Company Legal Aid of North Carolina, Inc.	Phone 704-609-5023
Address Spencers@legalaidnc.org; 363 Church St. North Suite 200, Concord, NC 28025	
Name Jasmine Gregory	Relationship Former supervisee
Company Legal Aid of North Carolina, Inc.	Phone 704-917-8561
Address gregoryj2017@gmail.com; 5525 Albemarle Rd., Suite 100, Charlotte, NC 28212	

EMPLOYMENT	
Company 1 Legal Aid of North Carolina, Inc.	Phone 704-594-8667
Address 5525 Albemarle Rd., Suite 100	City / State Charlotte, NC
Job Title Statewide Supervising Attorney - Pro Bono Program	
Responsibilities Supervise staff, serve as LANC liaison to local law schools, create and implement pr	
Dates	From 9/2022 To present
Company 2 Legal Aid of North Carolina, Inc.	Phone 704-597-8667
Address 5525 Albemarle Rd., Suite 100	City / State Charlotte, NC
Job Title Charlotte Supervising Attorney - Domestic Violence Unit	
Responsibilities Supervised domestic violence and family law unit. We all represented survivors of d	
Dates	From 10/2020 To 09/2022

EDUCATION	
School Quinnipiac University School of Law	From 2008 To 2011
Degree Juris Doctorate	Major Law
Additional Information Studied as a Visiting Student at the University of North Carolina School of Law (	

ADDITIONAL COMMENTS

Provide a brief statement outlining why you wish to serve on the Arts, Culture & Heritage Committee.

Prior to entering the legal field, I was dedicated much of my time to the arts. I had a family who encouraged the arts and I pursued an arts education growing up, including starting off as a dance major at UNCG. When I decided to pursue law instead midway through my undergraduate studies, I still maintained my dance credits to obtain a minor in dance. Even while I was practicing as an attorney, I continued to teach dance in Raleigh prior to moving to Cabarrus Co. in 2018.

Additionally, my children are involved in Parks & Recreation sports and activities offered through the Town of Harrisburg and I've personally seen the value it brings to local families.

Based on what you know about the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee, what skills and abilities can you provide that will make the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee able serve the community better?

I believe that I have the arts and culture background based on the information described above to bring value to the discussion when planning arts, culture, and heritage programming through the Town of Harrisburg, and when considering various points of view. I also believe that my legal skills, such as advocating, negotiating, project management, and collaboration, would serve me well in this role. I also very much appreciate the Town since we've moved here and would love the opportunity to contribute in a way that I believe I have the skillset to do.

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions on which you may have served.

American Bar Association -

-Young Lawyers Division: ABA YLD Scholar, 2021 – present, YLD Liaison to the ABA Commission on Racial & Ethnic Diversity, YLD Liaison to the Diversity and Inclusion Advisory Council, Associate Editor – TYL, 2021 – 22

-Family Law Section: Family Law Fellow, 2022-24 term; Vice-Chair, Modest Means Committee, 2022 - present; Vice Chair, Domestic Violence Committee, 2022 - present; CLE Speaker

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature



Date 11/22/2022



TOWN OF HARRISBURG ARTS, CULTURE & HERITAGE COMMITTEE

Application for Town of Harrisburg Arts, Culture & Heritage Committee

Town of Harrisburg Parks Arts, Culture & Heritage Committee

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APPLICANT INFORMATION			
Name Micah Cash		Date 12/17/22	
Address 7801 Asheby Dr		Apartment/Unit #	
City Charlotte	State NC	Zip 28213	
Phone (803) 466-3622		Email Address micahcash@gmail.com	
Are you able to attend regularly scheduled meetings once a month?	YES ☒	NO ☐	
Are you a resident of Cabarrus County?	YES ☒	NO ☐	If so, dates?
Are you a resident of Harrisburg?	YES ☒	NO ☐	If so, dates?
Have you ever been convicted of a felony?	YES ☐	NO ☒	If yes, explain?

REFERENCES	
<i>Please list three references.</i>	
Name Lauren Greenwald	Relationship Served on SPE board with her
Company MiraCosta College	Phone 505) 206-2754
Address	
Name Anne Cash	Relationship Spouse
Company	Phone 443) 803-8670
Address	
Name Jennifer Garrison	Relationship Co-Director
Company Queen City Zine Fest	Phone 803) 448-3089
Address	

EMPLOYMENT	
Company 1 Self-Employeed	Phone 803) 466-3622
Address 7801 Asheby Dr	City / State Charlotte, NC 28213
Job Title Fundraising Consultant, currently contracted with RSC Fundraising	
Responsibilities Fundraising coaching including Annual Fund strategy	
Dates	From 08/2021 To present
Company 2 Charlotte Symphony Orchestra	Phone 704) 333-9755
Address 128 S Tryon St., Suite 350	City / State Charlotte, NC
Job Title Individual Giving Senior Manager	
Responsibilities Responsible for CSO ' s annual fund and individual giving strategy.	
Dates	From 03/2019 To 07/2021

EDUCATION	
School University of Connecticut	From 2012 To 2014
Degree Master of Fine Arts	Major Studio Art
Additional Information Bachelor of Fine Arts from University of South Carolina, 2005	

ADDITIONAL COMMENTS

Provide a brief statement outlining why you wish to serve on the Arts, Culture & Heritage Committee.

I have served two terms on the Arts, Culture & Heritage committee and desire to help the group continue to grow Harrisburg's programming and arts community. I am a resident of Harrisburg and remain excited at the growing artistic presence and cultural diversity of the town. I would like to continue volunteering my time and expertise to aid the Parks & Recreation department.

Based on what you know about the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee, what skills and abilities can you provide that will make the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee able to serve the community better?

I have leadership experience and understand how to organize community programming. I have experience in team-based environments and have helped plan and implement Harrisburg's Art Walk and Multicultural Festival. As the town grows and programming needs change, my experiences in curatorial work, stakeholder stewardship, and board governance would be an addition to the committee.

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions on which you may have served.

I have served two terms on the current Arts, Culture & Heritage committee. I am also finishing my three year term on the national Board of Directors for the Society for Photographic Education, where I served on the Executive Committee as Secretary, on the Finance Committee, the Governance Committee, and the chair for the Development Committee. I am also the co-director of the Queen City Zine Festival, a celebration of independent publishing that is held in Charlotte twice a year.

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature



Date 12/17/22



TOWN OF HARRISBURG ARTS, CULTURE & HERITAGE COMMITTEE

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APPLICANT INFORMATION					
Name	Toni Wheeler Jenschke		Date	12/14/2022	
Address	6230 Roseway Ct		Apartment/Unit #		
City	Harrisburg	State	NC	Zip	28075
Phone	(704) 713 3729	Email Address	skystew@aol.com		
Are you able to attend regularly scheduled meetings once a month?	YES ☒	NO ☐			
Are you a resident of Cabarrus County?	YES ☒	NO ☐	If so, dates?		
Are you a resident of Harrisburg?	YES ☒	NO ☐	If so, dates?		
Have you ever been convicted of a felony?	YES ☐	NO ☒	If yes, explain?		

ADDITIONAL COMMENTS

Provide a brief statement outlining why you wish to serve on the Arts, Culture & Heritage Committee.

I would like to continue to serve in this committee, to bring light to the Arts, research and remember the history and to acknowledge the growing diversity and culture of Harrisburg.

Based on what you know about the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee, what skills and abilities can you provide that will make the Town of Harrisburg Parks & Recreation Arts, Culture & Heritage Committee able serve the community better?

Creativity, some what out of the box thinking and of course some humor.

Please list any current civic and/or community participation you may be involved with, in the space below. Include any public boards or commissions on which you may have served.

Current member of HACH committee,
50th birthday celebration of Harrisburg
Committee and Pharr Mill project

DISCLAIMER AND SIGNATURE

I certify that my answers are true and complete to the best of my knowledge.

Signature

Date

12/14/2022

REFERENCES

Please list three references.

Name	Nancy Hoffarth	Relationship	friend
Company		Phone	704 516 0905
Address	6000 Creekside Ct, Harrisburg NC		
Name	Donna Rodgers	Relationship	friend / ^{past} director
Company		Phone	704 309-8502
Address	601 Spruce meadows, Willow Springs NC		
Name	Jason Lanier	Relationship	co friend / former coworker
Company	life fellowship	Phone	704 312-5433
Address	20010 Chantown Dr. Cornelius NC		

EMPLOYMENT

Company 1	On site medic (contractor)	Phone	704 773 3729
Address	6230 Roseway court	City / State	Harrisburg NC
Job Title	videographer, photographer (owner)		
Responsibilities	filming local news coverage, community news etc		
Dates	From 2014	To	current
Company 2	(retired)	Phone	()
Address		City / State	
Job Title			
Responsibilities			
Dates	From	To	

EDUCATION

School	UNCC / Liberty University	From	To 2008 / 2010
Degree	BA	Major	Education
Additional Information	med Teaching & Learning		



TOWN OF HARRISBURG

Agenda Item Details

Title:

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

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

If approved:

Motion to approve Parks and Recreation capital outlay not to exceed \$6,000 and the related FY2023 Budget Ordinance Amendment to be funded with a grant received by HCYA from Cabarrus County.

Description/Background:

The Parks and Recreation Department, by way of HCYA, has received a Cabarrus County matching grant to help fund the purchase of free standing exercise equipment including five pieces at Harrisburg Park. There is not currently any fitness equipment at Harrisburg Park. The staff see this as an added amenity that can be used by the community. The cost of the project is approximately \$11,200. Cabarrus County provides up to a 50% matching grant for approved projects to HCYA, which will in turn match the funds and cover the entire cost of the project for the Town. The HCYA Board of Directors met to discuss the project and formally approved it's scope and funding.

Recommendation:

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

Fiscal Impact:

The total project cost is approximately \$11,200. HCYA has received the grant directly from Cabarrus County and will pass it along to the Town, meaning that HCYA will contribute up to \$6,000 along with the County to fund the project for the Town. The attached budget amendment recognizes this contributed revenue from HCYA and establishes authorization for the capital expenditure not to exceed \$6,000. The County will pay its \$5,600 contribution directly to the vendor providing the fitness equipment and per the attached award letter, will turn full ownership of the project over to the Town at its completion.

There is no cost to the Town for this \$11,200 asset acquisition.

Attachments:

1. Award Letter- HCYA- Exercise Equipment Harrisburg Park
2. Amendment - GF - HCYA Contribution Fitness Equipment 01092023



TO: Erin Kegley-Parris, Town of Harrisburg

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

DATE: 12/20/2022

RE: Matching Incentive Grant Application: Harrisburg Youth Association

Congratulations! The matching incentive grant application on behalf of Harrisburg Community and Youth Association has been approved by Cabarrus County's Board of Commissioners. Pending adherence to the project guidelines, the completed project (Exercise Equipment at Harrisburg Park) will be owned and operated by the Town of Harrisburg. Once a check has been delivered in person to Concord Senior Center (331 Corban Ave SE Concord, NC 28025) for the Harrisburg Community and Youth Association's match of \$5,556.89 the contract process and project can begin.

Sincerely,

Londa Strong, Director

Cabarrus County Active Living and Parks



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

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

Section 1. Amend General Fund to account for an HCYA contribution of funds for fitness equipment at Harrisburg Park.

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

Increase line item 100-5000-57103 Capital Outlay 2023-5000-012	\$ 6,000
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Decrease line item 100-5000-55802 HCYA Projects	\$ 5,000
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Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-48900 Contributions from HCYA	\$ 1,000
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Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 9th day of January, 2023.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Discussion and Consideration of the FY2024 Budget Calendar

Presenting Personnel:

Robert Donham, Town Manager, Brian Lee, Finance Director

Suggested Motion or Action:

If approved,

Motion to approve FY2024 budget calendar, as presented.

Description/Background:

Town staff will present the recommended FY2024 Budget Calendar, for Council's consideration.

Recommendation:

Staff recommends approval of the presented FY2024 Budget Calendar.

Fiscal Impact:

N/A

Attachments:

None