



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

**April 16, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA ZOOM

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

The public has the option to watch the meeting virtually via the Zoom platform using the below or attend in person. **All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/82922934233?pwd=UUVIbHIWeng1YStOUUVmVWdtZXllQT09>

Passcode: 249745

Or join by phone:

312.626.6799

301.715.8592

Or One tap mobile:

+13052241968,,82922934233#,,, *249745# US

+13092053325,,82922934233#,,, *249745# US

B. AGENDA ADOPTION

C. SPECIAL PRESENTATIONS

D. PUBLIC COMMENT - Anyone wishing to address the Board during the Public Comment section of the meeting must be present in person. 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. Consideration of Approval of Minutes from the March 19, 2024 meeting.

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2024-03-R 9274 Naron Lane Map Amendment: request to rezone a 0.47 acre parcel from County LDR to Harrisburg RM

5. **STAFF UPDATES/INFORMATION**

6. **ADJOURNMENT**

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of Minutes from the March 19, 2024 meeting.

Presenting Personnel:

Suggested Motion or Action:

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ MINS MARCH 19 24

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, MARCH 19, 2024
6:00 PM**

MINUTES

1. CALL TO ORDER

Kevin Schaffner called the meeting to order.

PRESENT: Kevin Schaffner, Kevin Hutchins, Bill Leake, Faith Silva, Jessica Fava, Keziah Hubler (ex officio)

ABSENT: Monica Long, Zac Gordon, Planning Director

STAFF: Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician

A. AGENDA ADOPTION

Kevin Hutchins made a motion to adopt the agenda as presented. The second was made by Bill Leake.

The motion passed 5-0.

B. SPECIAL PRESENTATIONS

None

C. PUBLIC COMMENT

Mark Monroe- 6751 River Hills Dr. He spoke to the upcoming neighborhood developer meeting scheduled for Thursday. His main concern is the amount of traffic this development will bring to Harrisburg stating that the roads are already at capacity.

Karen Batten- 4615 Ardmore Lane. She spoke to two topics asking if there is a plan in Harrisburg for affordable housing. She also asked about the large number of new residents that are moving into Harrisburg, and questioned if a plan for addressing traffic impacts is in place.

2. CONSENT AGENDA

A. Consider adoption of minutes from February 20, 2024, Planning and Zoning Board meeting. Staff pointed out a small clerical change was needed under the Consent Agenda portion reflecting a 6-0 vote, in lieu of the 5-0 vote reflect in the draft minutes.

MOTION: Bill Leake made a motion to approve the amended minutes, second by Kevin Hutchins.
The motion passed 5-0.

3. OLD BUSINESS

4. NEW BUSIENSS

A. H-2024-01-R-PUD Farmington: Request to amend the Farmington PUD by adding a master sign program for the development.

Shelley DeHart presented the staff report that included background information on legislative actions associated with the Farmington Development. The Farmington development is a 185-acre master planned unit development (PUD) situated partly in the Town of Harrisburg and the City of Charlotte, located just east of the 485 loop at Rocky River Road. The applicant is requesting to amend the PUD zoning district establishing a master sign program (MSP) for the Farmington Village portion of the development through this conditional zoning action. The intent of a master sign plan is to provide a sign program that will enhance a cohesive sense of place throughout a master planned community or development. These types of plans are typical and required in most communities to ensure the vision for the community is realized. The applicant is requesting flexibility within the proposed master sign program to achieve their vision for the development as it relates to ground signs while operating within the spirit of the Town's sign regulations.

Staff recommend the proposed conditional zoning petition H-2024-01-R be approved and transmit a recommendation to approve to the Town Council with the following conditions:

1. The applicant shall comply with all conditions of approval established in the previously approved conditional zoning petition for the Farmington Planned Unit Development.
2. Signs proposed within the right-of-way shall require approval of an encroachment permit from the Town. Sign locations are subject to adjustments based on field locations of utilities and sight requirements.
3. Signage at Rocky River Road intersections shall comply with NCDOT sight-triangles.
4. Permitting and compliance is required with all local, state, or federal agencies.

The applicant, George Macon, then gave a brief presentation on the project and answered questions from the Board members.

The Board discussed and deliberated the proposed sign program in length recommending approval.

MOTION: Bill Leake made a motion to approve H-2024-01-R-PUD Farmington with a review from Legal to make sure there are no discrepancies and if none, recommend approval to the Town Council, with a second from Jessica Fava. **The motion passed unanimously 5-0.**

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

The conditional zoning petition is found to be consistent with Sections 145.01.07 & 145.03.03 of the UDO and is a reasonable request and consistent with LU-6 and ED-3 goals of the HALUP.

MOTION:

Kevin Hutchins made a motion to approve the proposed **Consistency Statement** with a second from Bill Leake. **The motion passed 5-0.**

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

MOTION: There being no further business, Jessica Fava made a motion to adjourn, with a second from Kevin Hutchins. **The motion passed 5-0.**

Adopted on the 19th of April 2024

Kevin Schaffner, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-03-R 9274 Naron Lane Map Amendment: request to rezone a 0.47 acre parcel from County LDR to Harrisburg RM

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

For approval, the following motion is suggested: Motion to recommend approval of H-2024-03 R -Naron Lane Rezone petition to the Town Council as presented.

Motion to approve the following consistency statements for Map Amendment H-2024-03 9274 Naron Lane (PID# 5506-61-3971):

The proposed map amendment is consistent with the Common Decision Criteria found within Section 145.01.07 and 145.03.02 (B) of the UDO and the HALUP because:

LU-7 This map amendment demonstrates the intent to implement the land use plan by encouraging and supporting single-family residential use with a compatible housing type in character of the surrounding neighborhood and town.

LU- 6 This map amendment will maintain property values and protect property owner's investments within the neighborhood by promoting high-quality development consistent with Town development regulations.

Description/Background:

The applicant has petitioned the Town for annexation and rezoning for the purpose of connecting to Town utilities per policy. The request is to change the existing zoning district from Cabarrus County LDR, to the Town of Harrisburg's RM (Residential Medium) zoning district. The annexation is being processed separately per NC General Statutes at the Town Council level.

Recommendation:

Staff recommends the Planning & Zoning Board recommend approval of the map amendment to the Town Council as presented by staff.

Fiscal Impact:

Attachments:

1. H-2024-03_Naron Ln_PB Report
2. Attachment A - Application Package
3. Attachment B_Draft Ordinance



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2024-03-(R)**

DATE: April 4, 2024

SUBJECT: H-2024-03-R-Naron Ln Map Amendment
Request to rezone approximately 0.47 acres from County LDR
(Low Density Residential) to RM (Residential Medium)

LOCATION 9274 Naron Lane (PIN#5506-61-3971)

APPLICANT: Uwharrie Bank
Represented by Barry Brummitt

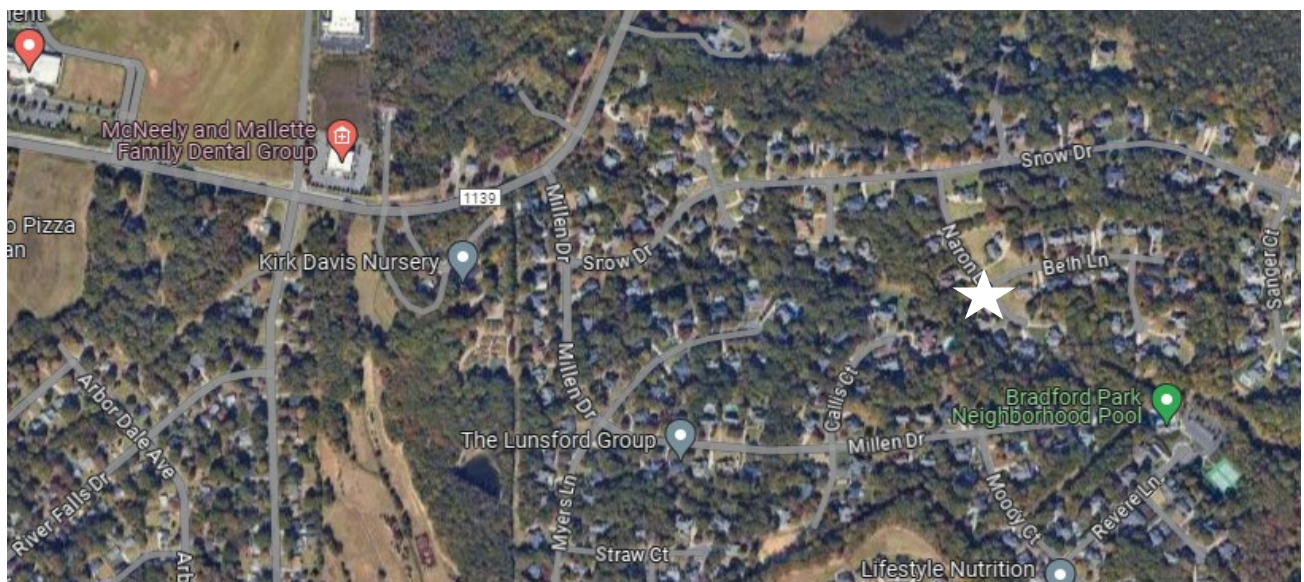
Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

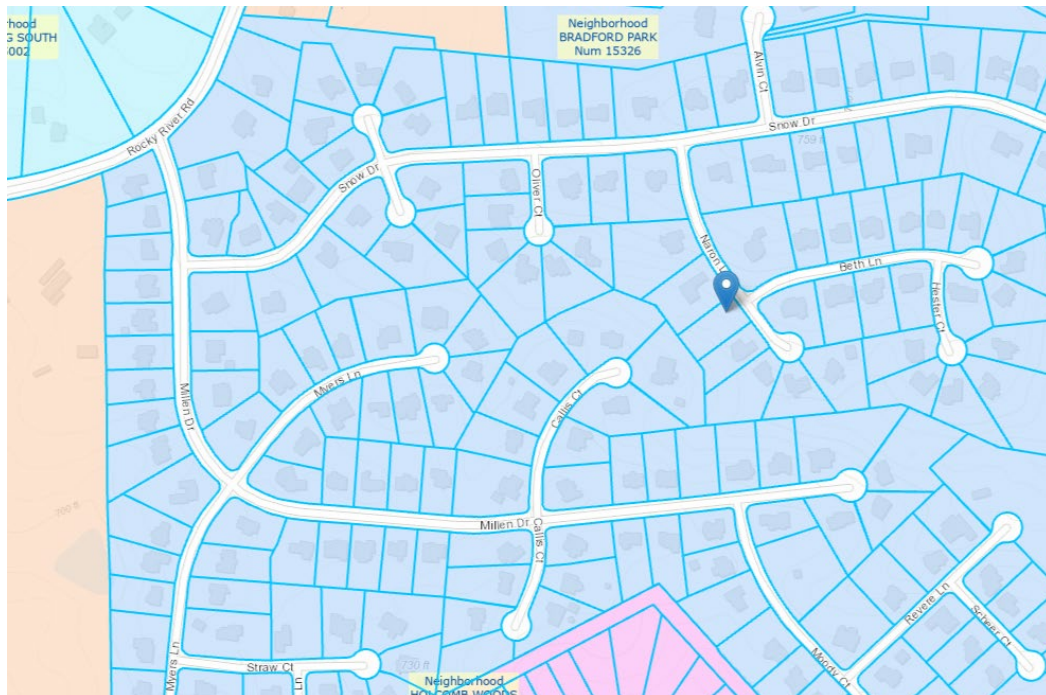
Existing Land Use: Vacant

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 - Single-family Residential, County
South - Single-family Residential and Vacant, County
East - Single-family Residential, County
West - Single-family Residential, County



BACKGROUND: The subject property is a 0.47-acre lot located within the Bradford Park neighborhood located south of Rocky River Road. The property is one of the few remaining undeveloped properties within the neighborhood. The property owner is requesting to rezone and annex the parcel into the Town to connect to Town utilities (water & sewer) per Town policy. This rezoning action is running concurrent to the annexation process to be considered together in a future Town Council public hearing.



ANALYSIS:

The subject property was originally platted in 1990 as Lot 172 of Bradford Park Phase II, Map 3 in Cabarrus County. A plat revision was recorded in 2000, that included the subject property modifying the location of the 20-foot drainage easement across multiple lots on Naron Lane. A survey of the property reveals the property is constrained by sanitary sewer and drainage easements; however, the property still provides adequate area for development of a single-family dwelling unit. The plats and the survey are included in attachment A with the application.

The applicant has petitioned the Town to rezone the property from County Low Density Residential (LDR) to Residential Medium (RM). The standards for the RM zoning district are as follows:

Table 140.02.01-4, RM Dimensional Standards											
Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% in-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	2.0 to	12	10	15,000	75	35	25	10	20	25	N/A
Conservation	3.0	30	10	9,500	55	35	20	10	20	25	45

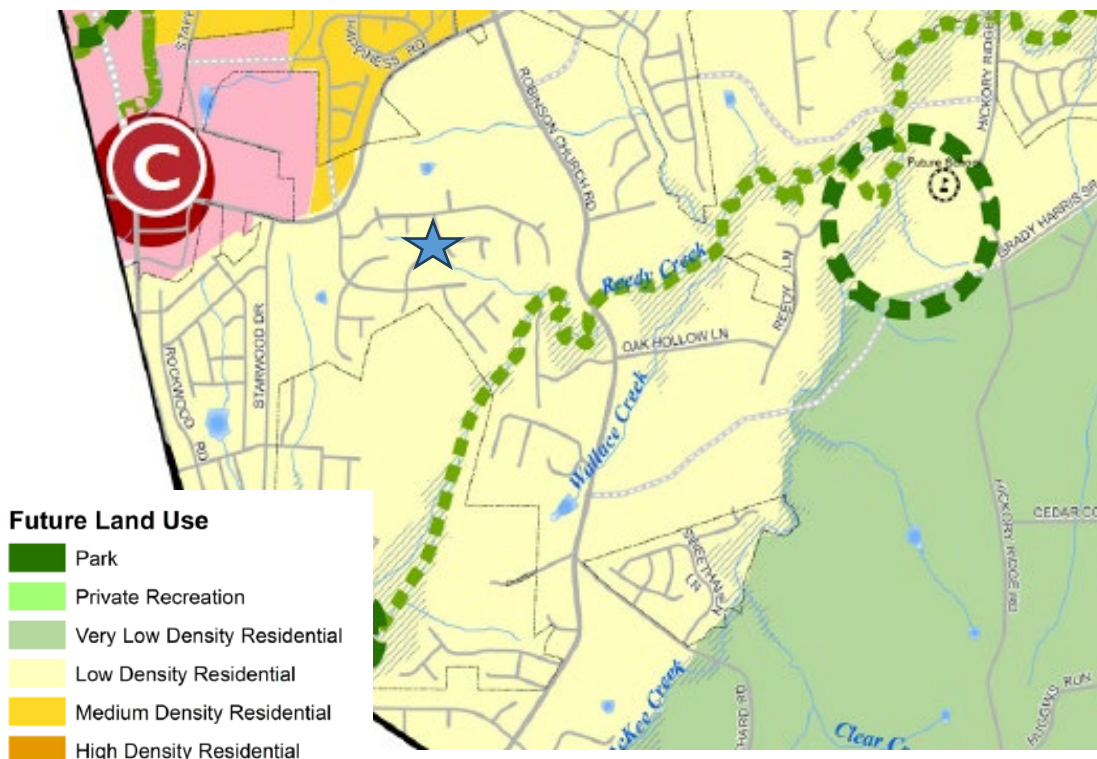


The table below compares dimensional standards for the subject property to the proposed zoning district RM and one other Town district - Residential Low (RL).

Dimensions	Subject Property	RM	RL
Minimum Lot Size	20,474 sq. ft	15,000 sq. ft	25,000
Minimum Lot Width	100.10'	75'	125'
Front Setback	Lot platted at 30'	25'	35'
Interior Side Setback	Lot platted at 10'	10'	15'
Rear Yard	30'	25'	30'

Based on the existing lot dimensions the RM zoning classification would be the appropriate zoning classification based on lot size, width, and setbacks. Zoning the parcel in the RM district also avoids creating a non-conforming lot as it relates to lot size and width. According to the UDO, the RM zoning classification should align with the Medium Density Residential land use classification of the Harrisburg Area Land Use Plan (HALUP).

The HALUP map provided on page 3, places the subject property within the Low-Density Residential land use classification. This future land use classification is characterized by low to moderate-density residential development, (1 to 2 dwelling units to the acre), targeted for single-family detached home development. The subject property is just under a half-of-an acre (0.47) and cannot meet the minimum dimensions of the RL zoning classification; however, it does exceed the minimum dimension for the RM district in lot size and width. Since the HALUP is a guide, the Town Council may approve a rezone that does not perfectly align with the adopted land use plan but could result in an automatic update of the future land use map.



SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conditional zoning petition shall meet the requirements of Section 145.03.02 (B) and the common decision criteria in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning map amendment substantially conforms to the standards and purpose of the Unified Development Ordinance.
2. The proposed zoning map amendment will not be detrimental to or endanger the public health, safety, or welfare, and adequate public facilities are present to serve.
3. This application follows the public hearing process as provided within the UDO.
4. The map amendment demonstrates compatibility with the character, permitted uses, building types, of the surrounding neighborhood.
5. The proposed zoning map amendment generally complies with the HALUP in that it is slightly over the anticipated density (2.12 dwelling units per acre), it is limited to single-family residential use, within an existing single-family residential neighborhood.

Criteria in Section 145.03.02 (B):

1. Whether:

- a) The proposed rezoning is compatible with the surrounding area, or the adopted [Harrisburg Area Land Use Plan](#) (HALUP);

The proposed rezoning is compatible with the surrounding area.

- b) There will be adverse effects on the capacity or safety of the portion of street network influenced by the Zoning Map Amendment;

No adverse effect on capacity or safety of the street network will result from this zoning map amendment because the site is an existing lot planned for single-family residential development.

- c) Parking problems

Parking problems will not result from the development of the existing lot.

- d) 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.

No environmental impacts should result from this this map amendment and development on the existing lot consistent with the regulations of the Town's UDO.

2. Any change of character in the area due to installation of public facilities, other Zoning Map Amendments, new growth trends, deterioration, and development;

The proposed map amendment will not change the character of the area because it is an existing lot within a planned neighborhood.

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

The proposed residential zoning district is compatible with the existing residential zoning and residential land uses of the surrounding properties.



4. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning district.

The subject property is suitable for the uses under the existing and proposed single-family residential zoning district.

5. Whether subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDO, including parking and buffering requirements.

The subject property is 0.47 acre in size, with suitable dimensions to accommodate a single-family residential dwelling consistent with the UDO, including on-site parking.

6. Whether the Zoning Map Amendment is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

The proposed map amendment is compatible with the adjacent neighborhood because it is a single-family designation and is of similar size and use of other lots within the Bradford Park Neighborhood that will support the stability and character of the community.

7. The length of time the subject property has remained vacant as zoned.

The subject property was platted in 1990 as part of an approved neighborhood within Cabarrus County. It has remained vacant since that time.

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

Land supply is not a direct issue in the area.

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

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

STAFF RECOMMENDATION:

Staff recommend the proposed map amendment H-2024-01-R rezoning 9247 Naron Lane from County LDR to Harrisburg RM zoning district be approved and transmit a recommendation to approve to the Town Council with the following conditions:

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

- Motion to Approve, approve with modifications, or disapprove the zoning amendment; and
- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning amendment; and
- Make the required finding for reasonableness and consistency with the HALUP.

Attachment A – Application

Attachment B – Draft Ordinance

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: Naron Lane Rezone
- b. Project Location/Address: Lot 172 Bradford Park / 9274 Naron Ln
- c. Tax Map and Parcel Number (PIN): 5506-61-3971
- d. Zoning: Existing: LAR Proposed: RM
- e. Land Use: Existing: _____ Proposed: _____
- g. Description of Request (attach separate sheet if needed):

Requesting Annexation to allow ability to hook up to water/sewer. Rezone from LAR to RM

3. Contact Information

- a. Project Manager/Contact Person: Barry Brummitt
Company: Unhannie Bank
Address: 167 N. Second St. City, State, Zip: Albemarle, NC 28001
Phone Number: 704-991-1147 Email Address: bbrummitt@unhannie.com
- b. Applicant Name (if different than above): _____
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Unhannie Bank
Company: _____
Address: 167 N. Second St. City, State, Zip: Albemarle, NC 28001
Phone Number: 704-991-1147 Email Address: _____

4. Owner's Consent

Whispering Bank ("Owner") certifies that it is the owner of the property located at 9274 Naxon Ln ("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, _____ 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: Whispering Bank by: [Signature] SUP Date: 3/12/2024

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

Project Name: _____ Submittal Date: 3/12/2024

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: Whispering Bank

Applicant Signature: Whispering Bank by: [Signature] SUP

6. Staff Use Only:

Record of Process

Date Received: 3/12/2024

Application Number: H-2024-03-R 9274 Naron Ln

Is Application Complete? ☒ Yes ☐ No

Public Hearing Date(s): TBD

Published Notice Date: TBD

Mailed Notice Date: TBD

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

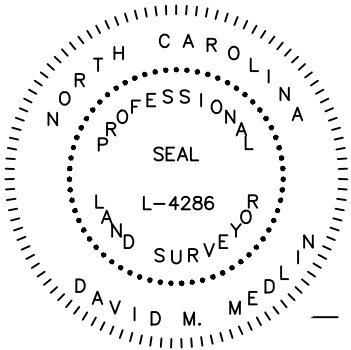
Reviewed By: _____

Recommendation: ☐ Approve ☐ Deny

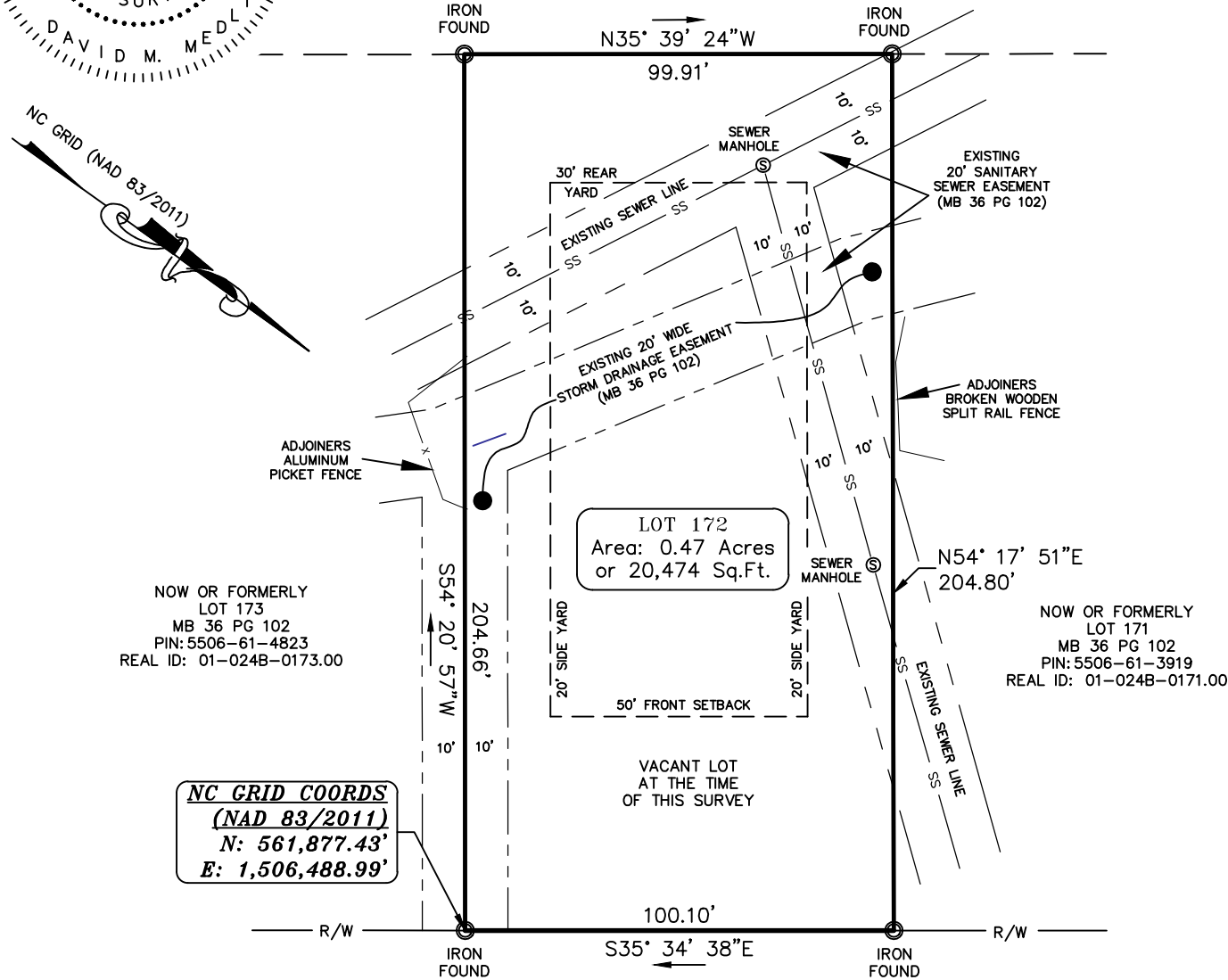
Final Action: ☐ Approve ☐ Deny

I, DAVID M. MEDLIN CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION. LEGAL DESCRIPTION RECORDED IN DEED BOOK 16419 PAGE 173; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS FROM INFORMATION FOUND IN DEED BOOK 16419 PAGE 173; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 8th DAY OF JULY, A.D., 2023.

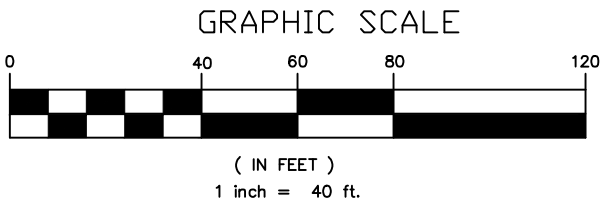
David M. Medlin
DAVID M. MEDLIN NCPLS



NOW OR FORMERLY
LOT 118
MB 31 PG 97
PIN: 5506-61-2782
REAL ID: 01-024B-0118.00

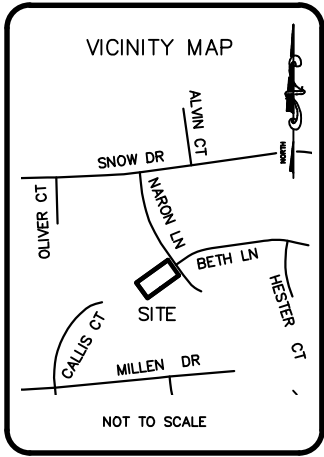


- LEGEND:
- R/W : RIGHT OF WAY
- EXISTING PROPERTY LINES
 - LINES NOT SURVEYED (OR AS NOTED)
 - EXISTING RIGHT OF WAY LINE
 - EXISTING IRON FOUND
 - ⊙ COMPUTED POINT (NO POINT SET)



NARON LANE
40' PUBLIC R/W
(MB 36 PG 102)

- NOTES:
1. THIS PLAT IS SUBJECT TO ALL R/W'S, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD.
 2. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY MEDLIN SURVEYING CO.
 3. AREA BY COORDINATE METHOD.
 4. THIS PLAT MAY BE RECORDED AS AN ATTACHMENT TO A DEED, ONLY.
 5. PROPERTY CURRENTLY ZONED: LDR (CABARRUS COUNTY GIS)

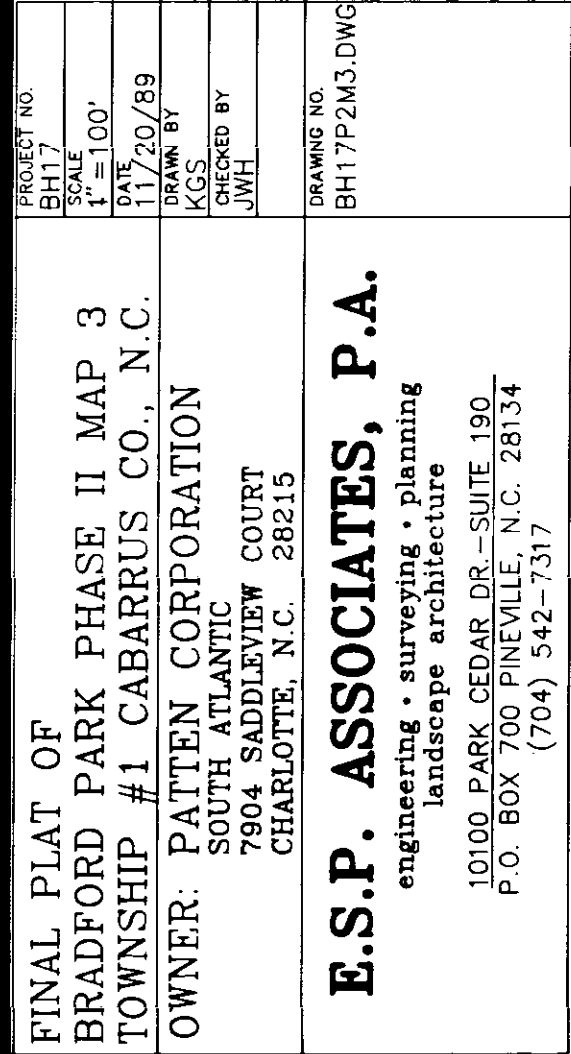


PHYSICAL SURVEY FOR
MITCHELL AND JOCELYN MONTEMAYOR
9274 NARON LANE HARRISBURG, NC 28075
LOT 172 (REVISED) OF
BRADFORD PARK PHASE II, MAP 3
No.1 TOWNSHIP, CABARRUS CO., N.C.

SCALE: 1"=40'
DATE: JULY 08, 2023
REAL ID: 01-024B-0172.00
PIN: 5506-61-3971
DRAWN BY: DMM
PLAT REF: 36-102
DEED REF: 16419-173

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS
LOCATED WITHIN FEMA AREA "X" AS SHOWN
ON FIRM COMMUNITY PANEL 3710550600K
DATED: 11/16/2018

MEDLIN SURVEYING CO.
2915 STALLINGS RD.
HARRISBURG, N.C. 28075
Cell:(704) 201-4332
MEDLINSURVEY@YAHOO.COM



THIS MAP IS 19,1267 ACRES.
 SUBJECT TO ANY DESIGNATED
 FIRM MAP #370036-0195-B.
 SOUTHERN SERVICES TO BE OWNED
 BY MISSISSIPPI POWER SERVICE, INC.
 EXISTING FACILITIES IN CABARRUS
 COUNTY, NC.
 CONSULT IN THIS PLANT USED ONLY
 FOR THE PURPOSES OF THE
 PERMITTING PROCESS.
 3350 PAGE 339
 4335 PAGE 379
 5330 PAGE 001
 UNLESS OTHERWISE NOTED,
 TRAVERSE WITHIN 2000' OF SITE.
 SUBJECT TO DECLARATION OF COVENANTS,
 EASEMENTS AND RESTRICTIONS AS
 RECORDED IN DEED

BUILDING SETBACK
 EASEMENT
 DRAIN EASEMENT
 SEWER R/W
 MONUMENT
 -WAY
 SEWER LATERAL

SP

ATES, P.A.



ORDINANCE TO AMEND THE TOWN OF HARRISBURG OFFICIAL ZONING MAP

WHEREAS, the Town of Harrisburg has a Unified Development Ordinance (UDO) and Official Zoning Map that provides for various rules and operational framework for how land can be used and developed within Harrisburg's planning and zoning jurisdiction; and

WHEREAS, Uwharrie Bank, applicant, and property owner of record, submitted for a zoning map amendment (H-2024-03-R) requesting to rezone the subject property (9274 Naron Lane, PID#5506-61-3971) from County Low Density Residential (LDR) to Harrisburg Residential Medium (RM) zoning district for the purpose connecting to Town utilities; and

WHEREAS, Uwharrie Bank, applicant and property owner of record has also petitioned the Town Council to annex the subject property into Harrisburg Town Limits and shall be considered and approved prior to decision for said map amendment petition; and

WHEREAS, the public hearing for this text amendment has been noticed in compliance with North Carolina General Statutes; and

WHEREAS, the Planning and Zoning Advisory Board reviewed this zoning map amendment petition (H-2024-03-R) at its April 16, 2024 public meeting and voted **XX** to recommend (**approval or denial**) to the Town Council finding the amendment consistent with the Common Decision Criteria found in Sections 145.01.07 and Specific Review Criteria found in Section 145.03.02 (B) of the UDO, and with the goals of the Harrisburg Area Land Use Plan (HALUP); and

WHEREAS, the Harrisburg Town Council held the public hearing on **TBD**, and after considering the testimony in the public hearing and deliberations made the finding that this petition is consistent with Common Decision Criteria found within Section 145.01.07 and 145.03.02 (B) of the UDO and the HALUP because:

The proposed map amendment rezoning the subject property from County LDR to Harrisburg RM is a reasonable request and is generally consistent with the following Goals of the HALUP:

LU-7 This map amendment demonstrates the intent to implement the land use plan by encouraging and supporting single-family residential use with compatible housing type in character of the surrounding neighborhood and Town.

LU- 6 This map amendment will maintain property values and protect property owner's investments within the neighborhood by promoting high-quality development consistent with Town development regulations.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg, North Carolina, that the official zoning map be amended to reflect the Residential Medium (RM) zoning district for PID#5506-61-3971, located at 9274 Naron Lane.

PASSED and ADOPTED this **XX** day of XXXX 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk