



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

**June 18, 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=UUVibHIWenglYStOUUVmVWdtZXllQT09>

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 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. Adopt 2024-2025 Annual Meeting Calendar

B. Consideration of Approval of Minutes from the May 21, 2024 meeting.

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2023-03-R McKinley Subdivision Map Amendment

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:

Adopt 2024-2025 Annual Meeting Calendar

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to adopt the FY2025 meeting calendar for the Planning and Zoning Board.

Description/Background:

Town staff prepares an annual meeting calendar for each board to review and adopt. This has been reviewed for conflicts of National Holidays.

Recommendation:

Recommend approval

Fiscal Impact:

None

Attachments:

1. PZ BOARD 2024-2025



PLANNING AND ZONING BOARD

**2024-2025 MEETING CALENDAR
THIRD TUESDAY OF EACH MONTH AT 6 PM
HARRISBURG TOWN HALL**

JULY 16, 2024

AUGUST 20, 2024

SEPTEMBER 17, 2024

OCTOBER 15, 2024

NOVEMBER 19, 2024

DECEMBER 17, 2024

JANUARY 21, 2025

FEBRUARY 18, 2025

MARCH 18, 2025

APRIL 15, 2025

MAY 20, 2025

JUNE 17, 2025



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of Minutes from the May 21, 2024 meeting.

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve the minutes of May 21, 2024 Planning & Zoning meeting.

Description/Background:

The minutes of the May 21, 2024 Planning & Zoning Board meetings have been attached to this item.

Recommendation:

Staff recommends approval of the attached minutes.

Fiscal Impact:

None.

Attachments:

1. PZ MINS MAY 21 24

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, MAY 21, 2024
6:00 PM**

MINUTES

1. CALL TO ORDER

Kevin Schaffner called the meeting to order.

PRESENT: Kevin Schaffner, Bill Leake, Faith Silva, Monica Long,

ABSENT: Zac Gordon, Planning Director, Keziah Hubler (ex officio), Jessica Fava, Kevin Hutchins

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

A. AGENDA ADOPTION

Monica Long made a motion to adopt the agenda as presented. The second was made by Bill Leake.
The motion passed 4-0.

B. SPECIAL PRESENTATIONS

None.

C. PUBLIC COMMENT

None.

2. CONSENT AGENDA

A. Consider adoption of minutes from April 16, 2024, Planning and Zoning Board meeting.

MOTION: Faith Silva made a motion to approve the amended minutes, second by Monica Long.
The motion passed 4-0.

3. OLD BUSINESS - None

4. NEW BUSIENSS - None

5. STAFF UPDATES/INFORMATION

Shelley DeHart gave a presentation that was recently presented to the Citizens Academy on Planning 101. The discussion focused on multiple aspects on planning such as: the planning toolbox, long range plans, projected growth and future land use, transportation plans, corridor/small area plans, the Unified Development Ordinance (UDO), the municipal code and common code violations. Mrs. DeHart also went over plannings development committees and shared which staff participates in the approval process of projects that the town receives. Once the presentation was

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
MAY 21, 2024**

completed, the Board members then participated in a Planning Jeopardy game going over topics that was recently discussed.

6. ADJOURNMENT

MOTION: There being no further business, Faith Silva made a motion to adjourn, with a second from Bill Leake. **The motion passed 4-0.**

Adopted on the 18th of June 2024

Kevin Schaffner, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2023-03-R McKinley Subdivision Map Amendment

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

- Motion to approve H-2023-03-R McKinley Map Amendment for a 60-lot single-family detached subdivision; and
- Motion to recommend the Town Council approve the map amendment as conditioned, and make the required findings.

Description/Background:

This is a petition to rezone approximately 190 acres from CZ- RL (Residential Low Conditional District) to CZ- RL (Residential Low Conditional District) for the purpose of revising the approved conditional zoning plan. The conditional zoning plan consists of a 60-lot single-family detached conservation designed subdivision that includes open space (57%), transportation improvements, and landscaped buffers around the perimeter.

Recommendation:

Receive the report, public comment, and after deliberations:

- Motion to approve H-2023-03-R McKinley Map Amendment for a 60-lot single-family detached subdivision; and
- Motion to recommend the Town Council approve the map amendment as conditioned, and make the required findings that project H-2023-03-R is:
 - *A reasonable request is in the best interest of the public because:*
 - *The 190-acre site is located within a rural area of the Town that promotes the use of conservation-designed communities to preserve the natural resources of the area; and*
 - *The proposed project is reducing the number of approved lots from 162-lots to 60-lots, thus reducing the potential impacts to the natural environment, traffic impacts, and stormwater runoff, while providing housing opportunities within the Town; and*
 - *The project is consistent with the very low-density land use area identified within the HALUP because it complies with the following goals of the plan:*
 - LU-3 Balance Development and conservation interest- the development is utilizing the conservation design approach maintaining over 50% open space.
 - LU-2 Link Land Use with Transportation Improvements: the development includes transportation improvements on adjacent roads appropriate for this development.
 - PR-3 Integrate Open Space & Amenities in New Development: this project's conservation design and open space preservation is proposed within an area having sensitive natural resources.

Fiscal Impact:

Attachments:

1. H-2023-03_McKinley_PB Report
2. Attachment A_McKinley_Harrisburg Legislative Approval Application_signed

3. Attachment B_2021 -Rezoning Approval Letter w_site plan - McKinley
4. Attachment -C_McKinley Subdivision - Rezoning Plan_Packet
5. Attachment D_Mckinley Neighborhood Meeting Notes COMBINED



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2023-03-(R)**

DATE: May 29, 2024

SUBJECT: H-2023-03-R-McKinley Subdivision Map Amendment
Request to rezone approximately 190 acres from CZ- RL
(Residential Low Conditional District) to CZ- RL (Residential
Low Conditional District) for the purpose of revising the approved
conditional zoning plan.

LOCATION 9820 Lower Rocky River Rd (PINs#5526-14-5424 & 5526-21-8401)

APPLICANT: Steve Geoge of the CSC Group

PROPERTY OWNER: Bethesda Association LLC & Rocky Investments LLC
Represented by Steve Geoge

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: August 17, 2023 & September 7, 2023

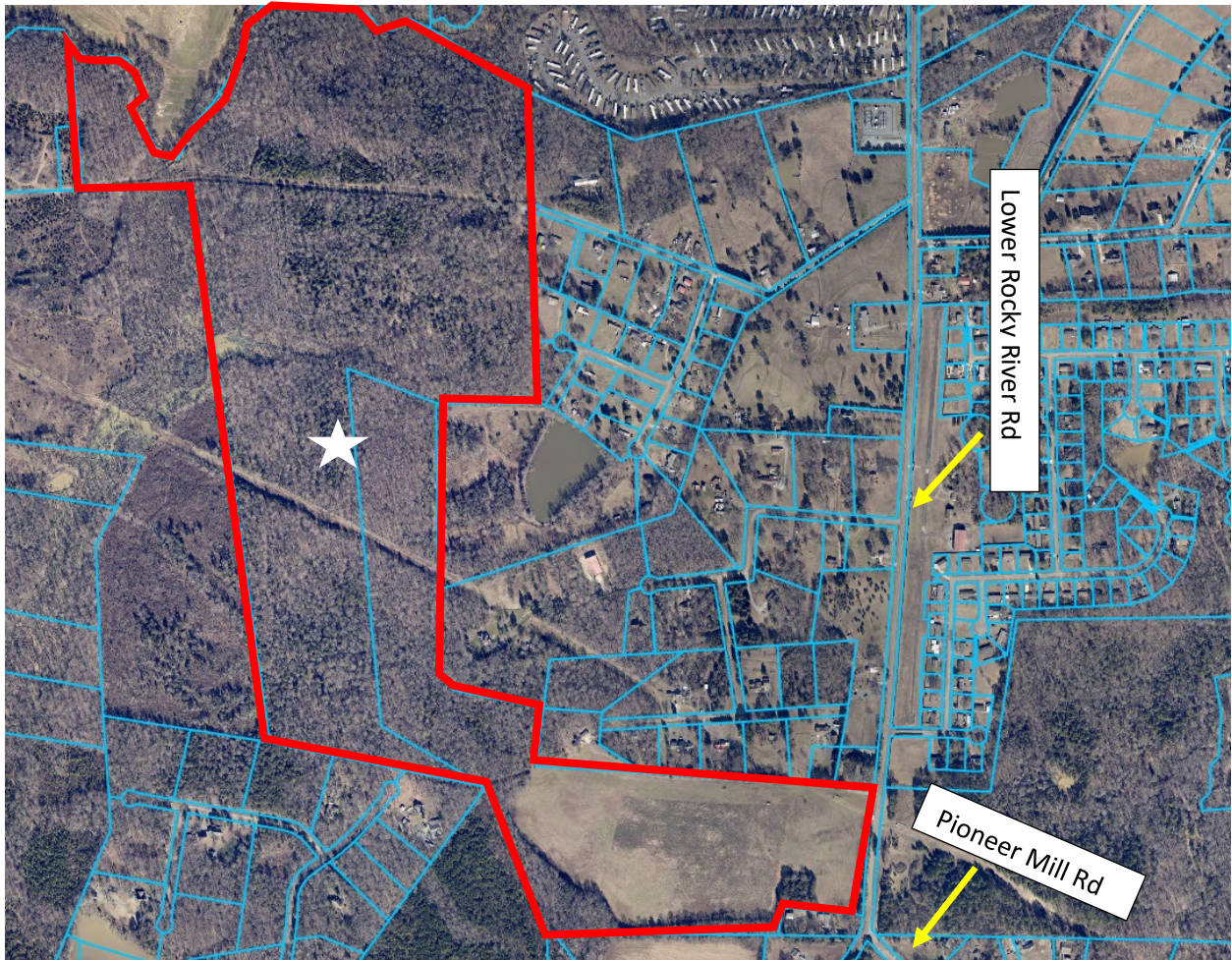
Existing Land Use: Vacant

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

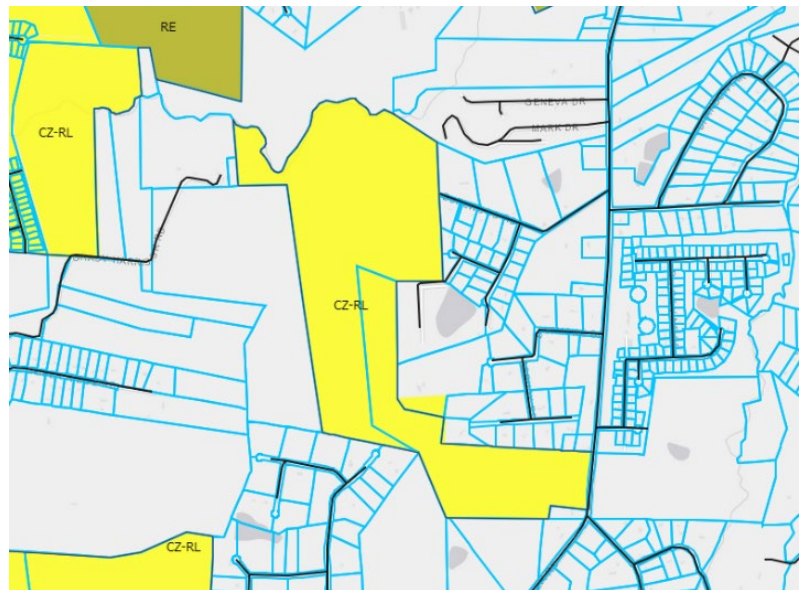
APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with sixty (60) detached units. The lot areas varying from a minimum of $\frac{1}{2}$ acre to over one acre in size. The average lot area within the proposed community is 34,870 sq. ft. or over $\frac{3}{4}$ of an acre in size.
- The proposed density of the site is 0.32 dwelling units per acre. The RL district has a maximum density of two (2) dwelling units per acre, however, if approved, this conditional zoning district will be tied to the proposed site plan and density be capped at 0.32 units/acre.
- The applicant is proposing 20.34 acres of open space (active and passive) within the community and proposing to publicly dedicate the remaining 88.77-acre open space area to the Town.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration (**Attachment C**).
- The applicant agrees to install the road improvements as detailed in the conditions of approval and as identified on the conditional zoning plan.



ANALYSIS: The subject properties represent 190.52 acres in area and were annexed and zoned into the Town on November 8, 2021. This prior approval (H-2020-07-R), established a conditional RL (Residential Low) zoning district that authorized the development of a 162- single-family lot subdivision, with associated conditions of approval (**Attachment B**). The property owner reapplied for a zoning map amendment in June of 2023, proposing to maintain the zoning classification of CZ-RL; however, is modifying the site plan by reducing the residential lot count from 162 lots to sixty (60) residential lots (see attachment C). This change in the number of lots requires the processing of a new conditional zoning petition.

Zoning Classification: The RL zoning classification allows for a maximum density up to two (2) dwelling units per acre. There are two sets of dimensional standards based on the type of subdivision. The applicant is proposing a “Conservation” subdivision. A dimensional standard comparison chart is provided below. The project, as proposed, complies with all the dimensional standards of the base Residential Low (RL) zoning district.



	Density	% Open Space	Lot Area	Lot Width	Height	Front	Side Inter	Side Exterior	Rear	% Lot Coverage
Conservation Development	2 du/ac	30	14,500 SF	75 ft	35'	25'	10'	20'	25'	35
Proposed Development	.32 du/ac	57	26,824 Avg. 34,870 SF	112ft +	35'	25'	10'	20'	25'	35

Transportation: The 60-lot single-family detached residential community was evaluated to determine whether a traffic impact analysis (TIA) would be required. Although the trip generation for the proposed development did not meet the threshold for a TIA per the UDO, there were concerns regarding the driveway location at Lower Rocky River Road (LRRR), safety concerns related the curvature of the road (LRRR) just south of the access drive, and safety concerns at the intersection of Pioneer Mill Road. The previously approved project (H-2020-07-R) for this site included a TIA that did required mitigation of traffic impacts. This study has provided staff with valuable information regarding traffic impacts associated with the proposed development.

Based on the review of the previous TIA, the current site plan, and current conditions, staff is recommending that these improves be a condition of approval:

- **Lower Rocky River Road & Pioneer Mill Road**
 - Construction of a southbound left-turn land along Lower Rocky River Road with a minimum of 100 ft of storage.
 - Constriction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and Site Access.
- **Lower Rocky River Road and Site Access**
 - Construction of the eastbound approach with one ingress & one egress lane and an internal protected stem of 100 ft, within which no driveways will be permitted.
 - Construction of a southbound right-turn lane along Lower Rocky River Road with a minimum storage length of 100 ft.
 - Construction of a northbound left-turn lane along lower Rocky River Road with a minimum storage length of 100 ft.

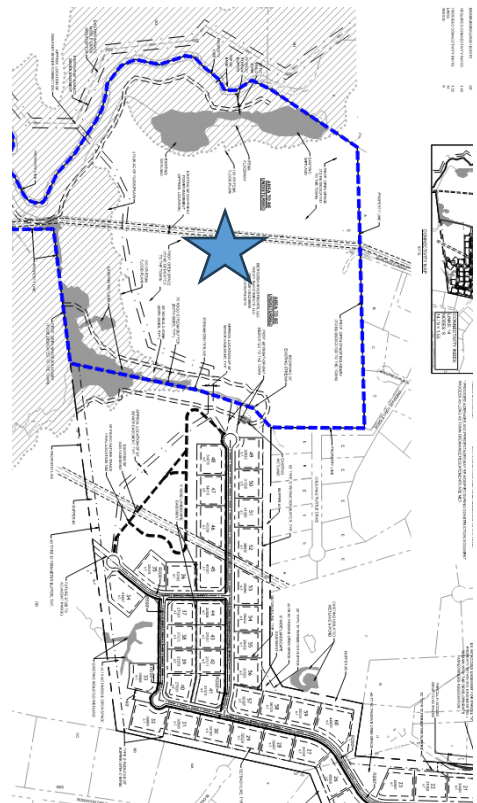
The conditions described above have been discussed and agreed to by the developer.

Open Space: The proposed conservation development is required to provide a minimum of 30 percent open space (57.16-acres) within the development acreage. The project as designed provides a total of 109.11 acres of open space - or 57 percent of the total site area. This open space is required to be split between active, passive, and public open space dedication. The project proposes the following:

Type of Open Space	Required	Proposed
Active Open Space	1.5 acres	2.48 acres
Public Open Space (Dedication)	1.71 acres	88.77*
Passive Open Space	No minimum	17.87 acres
Total Required	57.16 acres	109.12 acres

The applicant is proposing to dedicate 88.77 acres of open space to the Town. This area is primarily undisturbed, heavily wooded land, with a mix of evergreen and hardwoods (heritage trees), along with floodplain/floodway area adjacent to Reedy Creek. This property can be accessed by Burlwood Road, and if approved, a possible future connection through the proposed development. Town plans identify a future greenway at the northern end of the property adjacent to Reedy Creek.

Staff presented the offered open space dedication to the Parks and Recreation Advisory Board for its consideration and recommendation to the Town Council on April 15th. After a thorough discussion, the Board unanimously approved a recommendation to accept the open space dedication on the condition that the Town is not obligated to develop the area. If the 88.77-acre area is accepted by the Town, the neighborhood would maintain 22.34 acres of

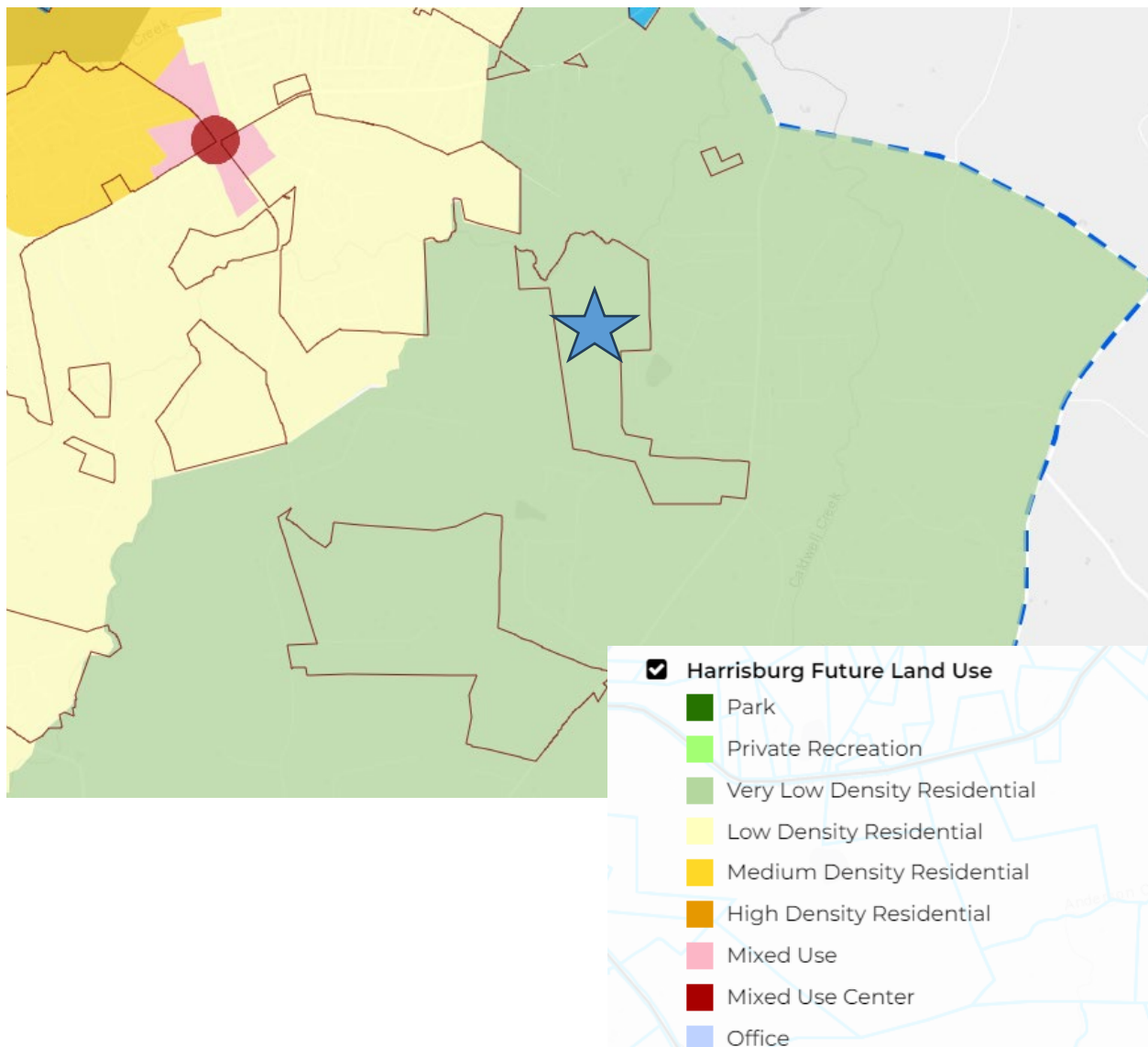




open space area and have a future connection to the Town owned open space area if ever developed.

According to the UDO, the RL zoning classification should align with the future land use category of Low Density Residential found in the Harrisburg Area Land Use Plan (HALUP). The HALUP map provided below places the subject property within the Very Low-Density Residential land use classification. This area is envisioned to remain rural while allowing residential uses at very low densities. Conservation designed communities are anticipated within this area if utilities are available, trading opportunities for smaller lots in exchange for preservation of open space.

The project, as proposed, complies with the vision of the HALUP because it utilizes the conservation design approach, and is proposed at a very low density of .32 dwelling units to the acre, and is providing heavily landscaped buffers around the perimeter of the development site.



SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conditional zoning petition shall meet the requirements of Section 145.03.03 (E) and the common decision criteria found in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed conditional zoning map amendment conforms to the standards and purpose of the Unified Development Ordinance and Town codes and is conditioned to comply with all local, state, or federal requirements.
2. This is a new conditional zoning petition and therefore not required to comply with any previous approval.
3. The project promotes the purpose of the UDO around public health and safety by proposing a density that is in keeping with the surrounding area and supports the quality of life by utilizing the conservation design approach and providing housing choice.
4. The proposed zoning map amendment, as conditioned, will not be detrimental to or endanger the public health, safety, or welfare, and adequate public facilities are present and/or planned to serve.
5. This application follows the public hearing process as provided within the UDO that includes a Neighborhood Developer Meeting, Public Meeting at the Planning Board, and a future public hearing at the Town Council.
6. The map amendment demonstrates compatibility with the character, permitted uses and building types of the surrounding neighborhood.
7. The proposed conditional zoning map amendment complies with the HALUP in vision, density, conservation, and land use and does not impair the implementation of the HALUP or other adopted plan.
8. The development is limited to single-family residential use within a conservation designed subdivision supporting existing single-family residential community within the area of the proposed development.

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District uses appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.
The proposed CZ-RL development is appropriate for the area and consistent with the following goals and objectives of the HALUP:
 - LU-3: Balance Development and conservation interest- the development is utilizing the conservation design approach maintaining over 50% open space.
 - LU-2: Link Land Use with Transportation Improvements: the development includes transportation improvements on adjacent roads appropriate for this development.
 - PR-3: Integrate Open Space & Amenities in New Development: this project's conservation design and open space preservation is proposed within an area having sensitive natural resources.
2. *Eligible Uses.* The use(s) requested are among those listed as eligible permitted use, permitted use with limitations, or special use in the general use district as included in the CZ Zoning Map Amendment request.
The proposed development for a 60-lot single-family residential community is consistent with allowed uses for the CZ-RL zoning classification.

3. *Nuisance Mitigation.* The design of the proposed 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 design of the residential community includes the following design features minimizing the potential for adverse impacts:

- 50-foot wide, type D landscape buffers are provided along the perimeter of the community providing visual screening between neighboring properties; and
- Transportation improvements are proposed to mitigate the **potential** for traffic impacts including improvements at Pioneer Mill Road and Lower Rocky River Road; and
- The design of the proposed community is consistent with the requirements of the Unified Development Ordinance, which includes appropriate infrastructure as required for the proposed residential use.

4. *Reasonableness.* 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 proposed development, as designed and conditioned, is a reasonable conditional district, appropriate for the zoning area, and can be implemented and enforced through the Town's development process.

5. *Improvement from General Zoning District.* 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;

The conditional zoning district (CZ-RL) as designed and conditioned, meets and/or exceeds the minimum requirements of the Unified Development Ordinance (UDO).

6. *Greater Standards.* 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.

The proposed development meets and/or exceeds the standards of the Unified Development Ordinance (UDO).

7. *Applicant's Agreement.* The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district; and

The applicant has agreed to accept the use limitations and conditions associated with this conditional zoning district.

8. *Town Statement.* For approval, the Town Council shall adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the HALUP and that the Town Council considers the action to be reasonable and in the public interest.

The proposed project (H-2023-03-R) is a reasonable request and is in the best interest of the public because:

- *The 190-acre site is located within a rural area of the Town that promotes the use of conservation designed communities to preserve the natural resources of the area; and*
- *The proposed project is reducing the number of approved lots from 162-lots to 60-lots, thus reducing the potential impacts to the natural environment, traffic impacts, and stormwater runoff, while providing housing opportunities within the Town.*

The Board further finds the proposed development (H-2024-3-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following goals:

- LU-3: Balance Development and conservation interest- the development is utilizing the conservation design approach maintaining over 50% open space.
- LU-2: Link Land Use with Transportation Improvements: the development includes transportation improvements on adjacent roads appropriate for this development.
- PR-3: Integrate Open Space & Amenities in New Development: this project's conservation design and open space preservation is proposed within an area having sensitive natural resources.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed map amendment H-2024-03-R rezoning 190+ acres to a RL conditional zoning district for the purpose of developing a 60-lot single-family conservation subdivision and for the Board to transmit a recommendation to approve to the Town Council with the following conditions as agreed to by the applicant:

1. The conditional zoning district shall be restricted to a 60-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes the dedication of an 88.77 acre as depicted in the rezoning plan. Dedication shall occur prior to the recording of the first final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
4. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
5. The following transportation improvements are required and shall be installed and complete prior to the recordation of the first final plat:
 - a. **Lower Rocky River Road & Pioneer Mill Road**
 - i. Construction of a southbound left-turn land along Lower Rocky River Road with a minimum of 100 ft of storage.
 - ii. Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and Site Access.
 - b. **Lower Rocky River Road and Site Access**
 - i. Construction of the eastbound approach with one ingress & one egress land and an internal protected stem of 100 ft.
 - ii. Construction of a southbound right-turn lane along Lower Rocky River Road, with a minimum storage length of 100 ft.
 - iii. Construction of a northbound left-turn lane along lower Rocky River Road with a minimum storage length of 100 ft.



6. An 8-foot landscape easement (4 feet on each side of the property line) is required for residential lots sharing a rear property line. Easements shall be recorded with Final Plats
7. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of ten' over at least 25% of the permanent pool area. Said pond shall be fence with a vinyl 4-rail farm fence, preferably white.
8. The existing gravel driveway, on an existing easement that runs parallel along the proposed lots 15 through 21 and provides access to parcel 55262174560000 outside this proposed subdivision, shall be:
 - a. Established as a sixty-foot-wide easement; and
 - b. Paved to Town standards; and
 - c. Prohibit parking within said easement; and
 - d. Equipped with a fire access gate with Knox box.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. The mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
12. If applicable, the applicant shall have a certified professional inspect ground water wells located within 100 ft from rock blasting activities a minimum of 14 days prior to any blasting activities. The well shall be reinspected a minimum of two times over the course of rock blasting activities with the final inspection occurring within 30 days of completion of the rock blasting. Inspection report shall be documented and presented to Town Staff for review. If it is determined that rock blasting construction had a negative impact on the well, the property owner will be compensated for any loss and such negotiations will occur between the applicant and affected property owner.
13. There will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by deed restrictions.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

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

Attachment A – Application- H-2023-03-R McKinley

Attachment B – 2021 H-2020-07-R McKinley Approval

Attachment C – Proposed Conditional Zoning Plan

Attachment D – Neighborhood Meeting Notes

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: McKinley Subdivision
- b. Project Location/Address: 9820 Lower Rocky River Road
- c. Tax Map and Parcel Number (PIN): 5526-14-5424; 5526-21-8401
- d. Zoning: Existing: CZ-RL C.S. Proposed: CZ-RL C.S.
- e. Land Use: Existing: Vacant/Wooded Proposed: Single Family Subdivision
- g. Description of Request (attach separate sheet if needed):

Modification from the previously approved CZ-RL Conservation Subdivision to reflect 60 lots and one point of access. Front Setback: 25', Side Setback: 10', Rear Setback: 25', Corner Setback: 25'; Garage Setback: 20' from Property Line (all sides)

3. Contact Information

- a. Project Manager/Contact Person: Andrew Allison
Company: Timmons Group
Address: 610 East Morehead Street, Suite 250 City, State, Zip: Charlotte, NC 28202
Phone Number: 704-227-1564 Email Address: andrew.allison@timmons.com
- b. Applicant Name (if different than above): Steve George
Company: The CSC Group
Address: 600 Park Offices Drive City, State, Zip: Durham, NC 27709
Phone Number: 919-815-9987 Email Address: steve@thecscgroup.com
- c. Owner Name: Bethesda Association LLC & Rocky Investments LLC
Company: _____
Address: 600 Park Offices Drive City, State, Zip: Durham, NC 27709
Phone Number: 919-815-9987 Email Address: steve@thecscgroup.com

4. Owner's Consent

Bethesda Association LLC &
Rocky Investments LLC

(“Owner”) certifies that it is the owner of the property located at
9820 Lower Rocky River Road (“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, The CSC Group 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: _____

Date: 3/7/24

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

Project Name: McKinley Subdivision

Submittal Date: 03/06/2024

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 under-
stand 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 admin-
istrative 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: Steve George

Applicant Signature: _____

6. Staff Use Only:

Record of Process

Date Received: _____ Original received on 6/30/23 - Requested new application form be used - Submitted 3/7/24 _____

Application Number: _____ H-2023-03-R _____

Is Application Complete? ☒ Yes ☐ No

Public Hearing Date(s): _____ PB on 6/16/24; TC - TBD _____

Published Notice Date: _____ TBD _____

Mailed Notice Date: _____ TBD _____

Posted Notice Date: _____ TBD _____

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



March 25, 2022

Timmons Group
Attn: Chris Todd
[Via email]

Mr. Todd,

This letter is to inform you that the rezoning request H2020-07-(R) was **approved** by the Town Council on Monday, November 8th, 2021 meeting.

This property includes parcel PIN# 5526145424 and 5526212487 located on the western side of Lower Rocky River Road near the intersection of Pioneer Mill Road. The rezoning request H2020-07-(R) was to rezone approximately 193.12 acres from Cabarrus County CR, Countryside Residential 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 one-hundred sixty-two (162) 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 primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
3. Applicant agrees that there will be no exposed concrete foundations and that appropriate cladding must extend to the ground level on all sides of the homes.
4. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis.
5. Applicant agrees to provide a minimum 8 foot landscape easement (4 feet on each side of the property line) for residential lots sharing a rear property line.
6. Applicant agrees to construct the portion of town adopted Reedy Creek Greenway along the entire northern property line.
7. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
8. Applicant agrees to pave the existing gravel driveway on an existing easement that runs parallel along the proposed lots 34 through 53 and provides access to parcel 55262174560000 outside this proposed subdivision. No vehicle parking allowed on the easement.
9. Applicant agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
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.



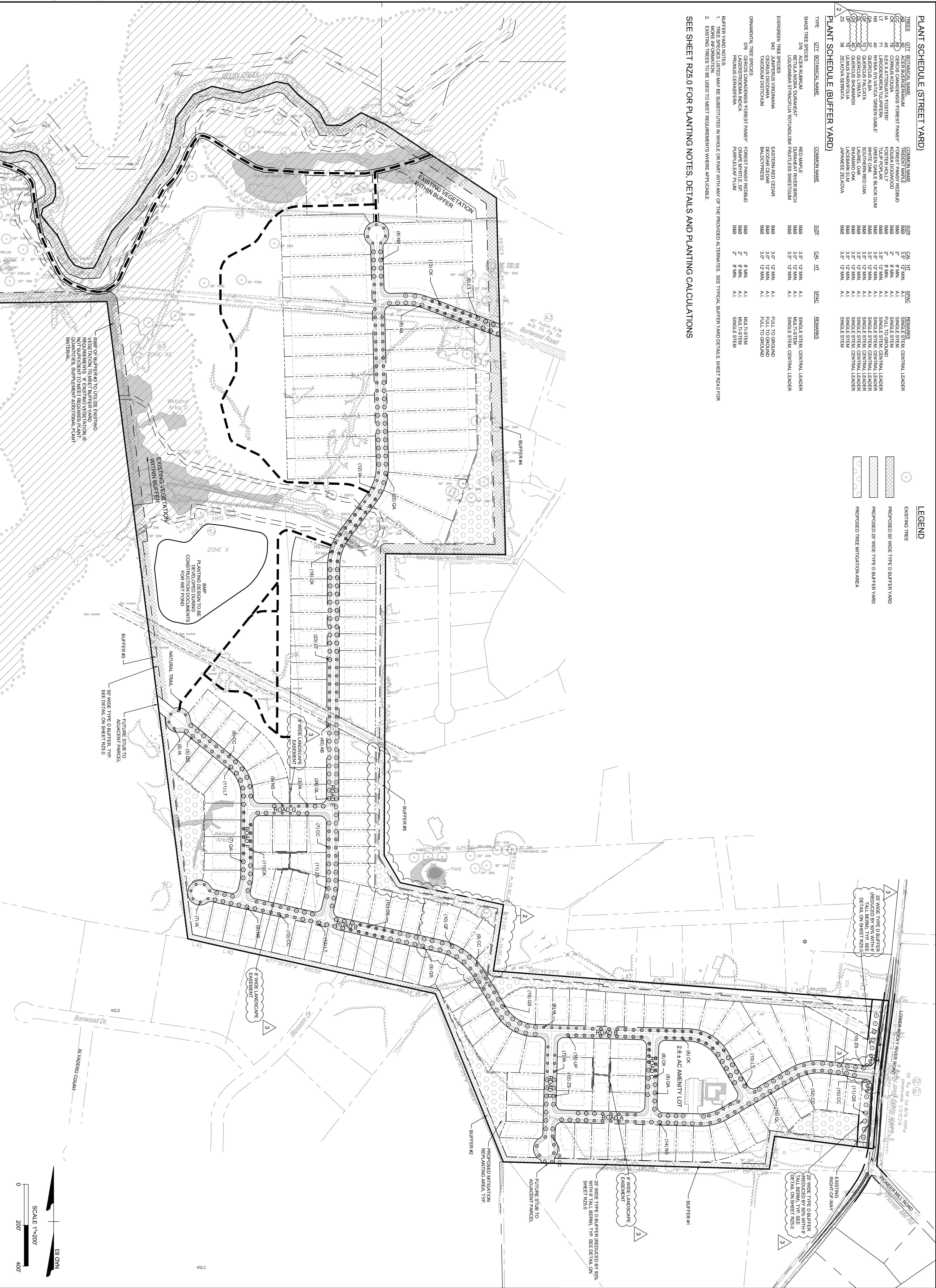
12. Applicant will construct a NCDOT approved single lane roundabout at the intersection of Lower Rocky River RD and Pioneer Mill Rd if required Right-of-way and temporary construction easement can be reasonably obtained from adjacent property owners.
13. The applicant shall have a certified professional inspect ground water wells located within 100 ft from rock blasting activities a minimum of 14 days prior to any blasting activities. The well shall be reinspected a minimum of 2 times over the course of rock blasting activities with the final inspection occurring within 30 days of completion of the rock blasting. Inspection report shall be documented and presented to Town Staff. If it is determined that rock blasting construction had a negative impact on the well, the property owner will be compensated for any loss and such negotiations will occur between the applicant and owner.

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, AICP
Planning & Economic Development Director
Town of Harrisburg



PLANT SCHEDULE (STREET YARD)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CA	HT	SPAC	REMARKS
30	1	CERES CANADENSIS	FOREST PANSY	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
31	1	CEDELLA DECORA	RED MAPLE	B&B	3.5'	12 MIN.	A.1	MULTI-STEM
32	1	BETULA NIGRA	DURHAM RIVER BIRCH	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
33	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
34	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
35	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
36	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
37	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
38	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
39	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
40	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
41	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
42	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
43	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
44	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
45	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
46	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
47	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
48	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
49	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
50	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER

PLANT SCHEDULE (BUFFER YARD)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CA	HT	SPAC	REMARKS
30	1	CERES CANADENSIS	FOREST PANSY	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
31	1	CEDELLA DECORA	RED MAPLE	B&B	3.5'	12 MIN.	A.1	MULTI-STEM
32	1	BETULA NIGRA	DURHAM RIVER BIRCH	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
33	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
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48	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
49	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER
50	1	QUERCUS ALBA	WHITE OAK	B&B	3.5'	12 MIN.	A.1	SINGLE STEM, CENTRAL LEADER

1. TREE SPECIES LISTED MAY BE SUBSTITUTED IN WHOLE OR PART WITH ANY OF THE PROVIDED ALTERNATES. SEE TYPICAL BUFFER YARD DETAILS, SHEET RZ4.0 FOR 2. EXISTING TREES TO BE USED TO MEET REQUIREMENTS WHERE APPLICABLE.

SEE SHEET RZ5.0 FOR PLANTING NOTES, DETAILS AND PLANTING CALCULATIONS

LEGEND

EXISTING TREE

PROPOSED 50' WIDE TYPE D BUFFER YARD

PROPOSED 25' WIDE TYPE D BUFFER YARD

PROPOSED TREE MITIGATION AREA

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

MCKINLEY SUBDIVISION

HARRISBURG, NORTH CAROLINA

PLANTING PLAN

JTH

1" = 200'

DATE

11/13/2020

06/29/2021

07/13/2021

REVISION DESCRIPTION

REVISED PER TOWN COMMENTS

REVISED PER TOWN COMMENTS

REVISED PER TOWN COMMENTS

600 PARK OFFICES DRIVE, SUITE 372

DURHAM, NORTH CAROLINA 27709

THIS DRAWING PREPARED AT THE

CHARLOTTE OFFICE

610 E. Morehead Street, Suite 250 | Charlotte, NC 28202

TEL 704.602.8600 FAX 704.376.1076 www.timmons.com

JOB NO.

45805

SHEET NO.

RZ 4.0

DESIGNED BY

JTH

CHECKED BY

JTH

SCALE

1" = 200'

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ZONING CODE SUMMARY:

PROPERTY OWNER: BETHESDA INVESTMENTS, LLC
600 OFFICES DRIVE, DURHAM, NC 27709

ROCKY INVESTMENTS, LLC
205 IVEYSHAW ROAD, CARY, NC 27519

TOTAL SITE ACREAGE: 190.521± ACRES

FLOOD PANEL: 5526 MAP DATE 11/16/2018

TAX PARCEL #S: 5526-21-8401 & 5526-14-5424

EXISTING ZONING: CZ-RL CONSERVATION SUBDIVISION

PROPOSED ZONING: CZ-RL CONSERVATION SUBDIVISION

EXISTING USE: VACANT

PROPOSED USE: SINGLE FAMILY - DETACHED

NUMBER OF LOTS: 60 LOTS

MAXIMUM DENSITY: 2.0 UNITS PER ACRE

DENSITY PROVIDED: 60 / 190.521 = 0.32 UNITS PER ACRE (LOW DENSITY)

REQUIRED FRONT SETBACK: 25' (MIN.)

REQUIRED REAR SETBACK: 25' (MIN.)

REQUIRED SIDE SETBACK: 10' (MIN.)

REQUIRED EXTERIOR SIDE SETBACK: 20' (MIN.)

MINIMUM GARAGE SETBACK: 20' FROM PROPERTY LINE (SIDES)

REQUIRED LOT WIDTH: 75' (MIN.)

PROPOSED LOT DEPTH: 112' (MIN.) (VARIES)

REQUIRED LOT SIZE: 14,500 SF (MIN.)

LOT AREA RANGE/AVERAGE LOT AREA: 26,824-61,285 SF / AVG. 34,870 SF

MAXIMUM LOT COVERAGE: 35%

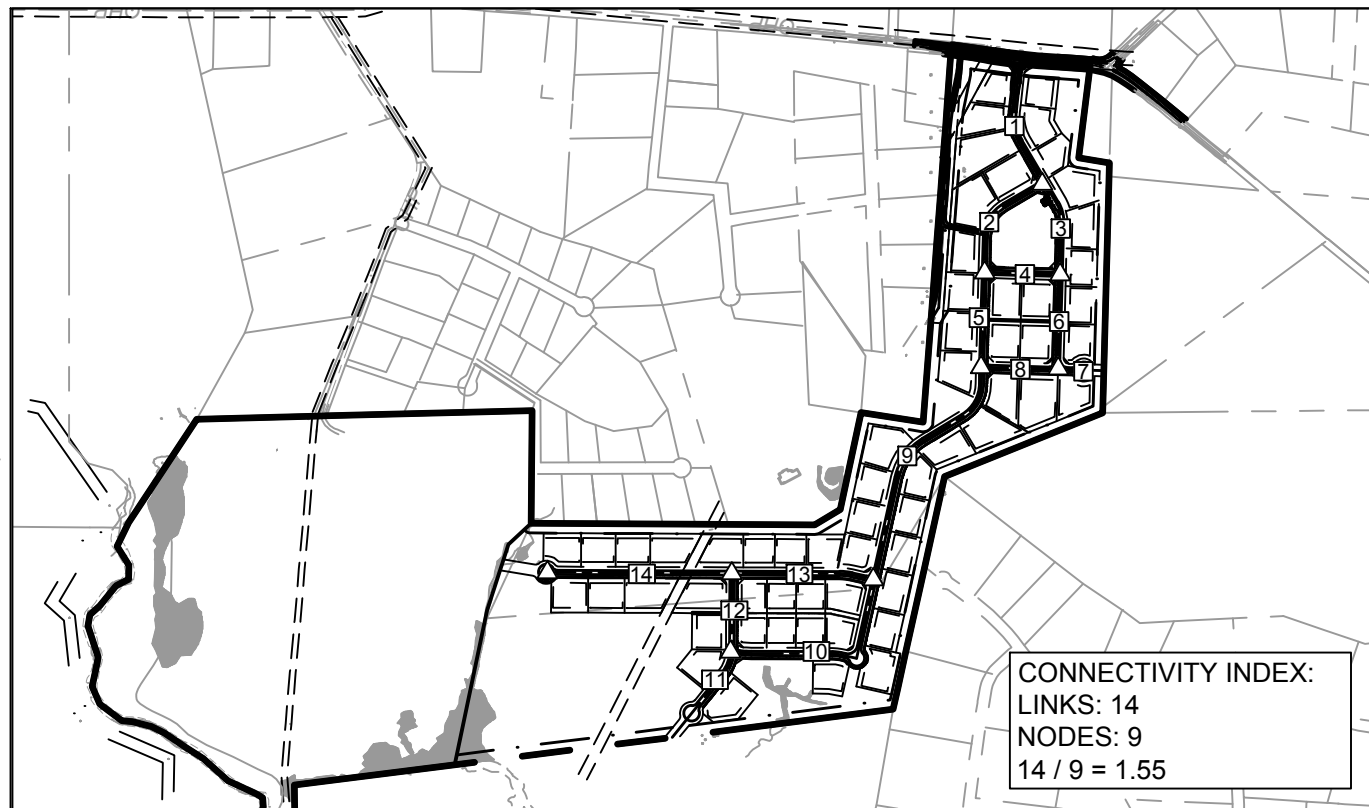
MAXIMUM BUILDING HEIGHT: 35'

REQUIRED CONNECTIVITY RATIO: 1.40

PROVIDED CONNECTIVITY RATIO: 1.55

LINKS: 14

NODES: 9



CONNECTIVITY MAP
N.T.S.

BLOCK LENGTH SUMMARY:

MCKINLEY AVE (LOWER ROCKY RIVER RD TO RUSHMORE AVE): 680'

MCKINLEY AVE (RUSHMORE AVE TO OLYMPUS AVE): 504'

MCKINLEY AVE (OLYMPUS AVE TO TOLUCA ST): 495'

RUSHMORE AVE (MCKINLEY AVE TO OLYMPUS AVE): 629'

RUSHMORE AVE (OLYMPUS AVE TO TOLUCA ST): 465'

RUSHMORE AVE (TOLUCA ST TO CROWDERS AVE): 1,312'

RUSHMORE AVE (CROWDERS AVE TO CUL-DE-SAC): 418'

RUSHMORE AVE (CUL-DE-SAC TO DENALI DR): 563'

OLYMPUS AVE (MCKINLEY AVE TO RUSHMORE AVE): 395'

TOLUCA ST (MCKINLEY AVE TO RUSHMORE AVE): 395'

TOLUCA ST (MCKINLEY AVE TO CUL-DE-SAC): 241'

CROWDERS AVE (RUSHMORE AVE TO DENALI DR): 752'

CROWDERS AVE (DENALI DR TO CUL-DE-SAC): 968'

DENALI DR (CROWDERS AVE TO RUSHMORE AVE): 413'

DENALI DR (RUSHMORE AVE TO CUL-DE-SAC): 546'

OPEN SPACE SUMMARY:

REQUIRED:

TOTAL OVERALL OPEN SPACE: 30% OF TOTAL SITE AREA (190.521 x 0.30 = 57.16± ACRES)

ACTIVE OPEN SPACE: 0.025 AC / LOT (0.025 x 60 = 1.50 AC)

PUBLIC OPEN SPACE: 1/35 AC / LOT (1/35 X 60 = 1.71 AC)

PROVIDED:

TOTAL OVERALL OPEN SPACE: *20.34± AC (SEE SHEET RZ 2.0)

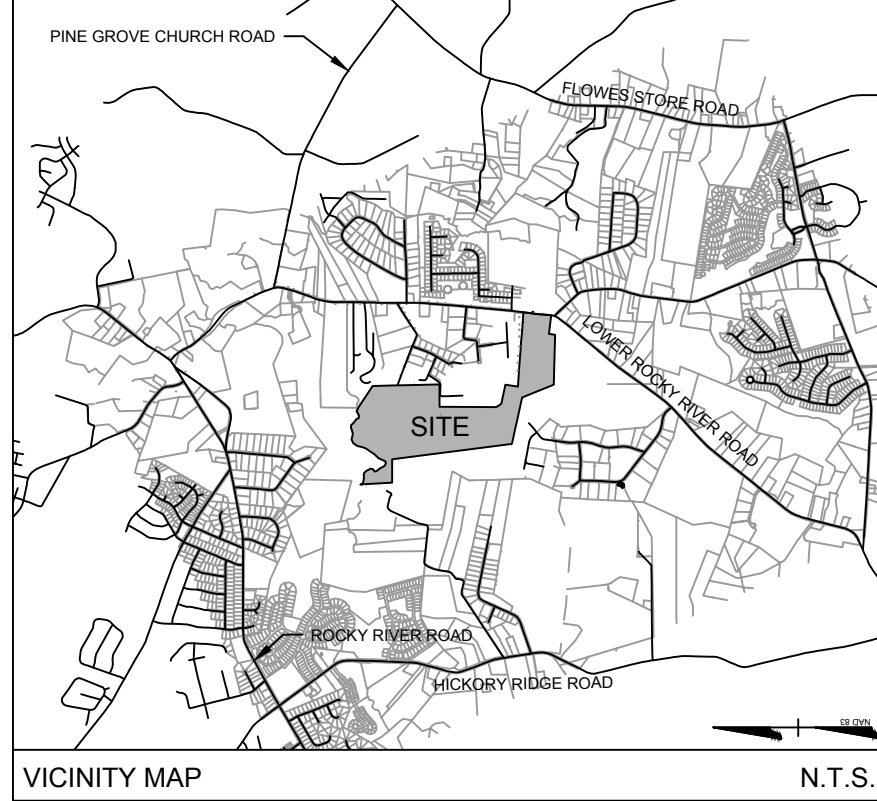
*28.77± AC OPEN SPACE TO BE DEDICATED TO THE TOWN

*108.11± AC TOTAL

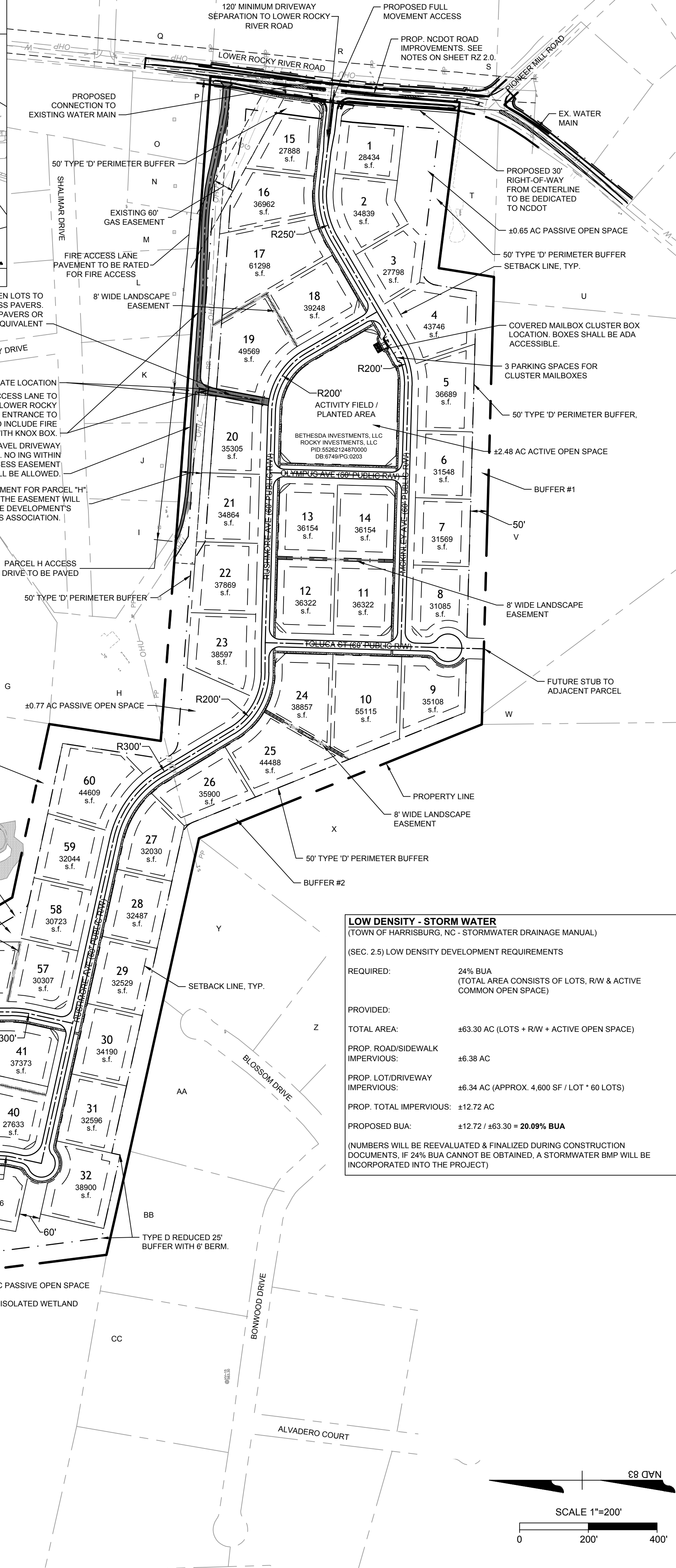
ACTIVE OPEN SPACE: *2.48± AC. ACTIVITY FIELD

PUBLIC OPEN SPACE: *8.77± AC OPEN SPACE TO BE DEDICATED TO THE TOWN

* PROVIDED ACRES AND PERCENTAGES MAY BE MODIFIED DURING CONSTRUCTION DOCUMENT PROCESS AS LONG AS TOWN ORDINANCE REQUIREMENTS ARE MET.



VICINITY MAP
N.T.S.



LOW DENSITY - STORM WATER
(TOWN OF HARRISBURG, NC - STORMWATER DRAINAGE MANUAL)
(SEC. 2.5) LOW DENSITY DEVELOPMENT REQUIREMENTS

REQUIRED: 24% BUA
(TOTAL AREA CONSISTS OF LOTS, R/W & ACTIVE COMMON OPEN SPACE)

PROVIDED:

TOTAL AREA: ±63.30 AC (LOTS + R/W + ACTIVE OPEN SPACE)

PROP. ROAD/SIDEWALK IMPERVIOUS: ±6.38 AC

PROP. LOT/DRIVEWAY IMPERVIOUS: ±6.34 AC (APPROX. 4,600 SF / LOT * 60 LOTS)

PROP. TOTAL IMPERVIOUS: ±12.72 AC

PROPOSED BUA: ±12.72 / ±63.30 = **20.09% BUA**

(NUMBERS WILL BE REEVALUATED & FINALIZED DURING CONSTRUCTION DOCUMENTS, IF 24% BUA CANNOT BE OBTAINED, A STORMWATER BMP WILL BE INCORPORATED INTO THE PROJECT)

FOR REZONING ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Monrovia Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.576.1076 www.timmons.com

THE CSC GROUP
COMMITTED TO THE SUCCESS OF OUR CLIENTS
THE CSC GROUP
600 PARK OFFICES DRIVE, SUITE 372
DURHAM, NC 27709

DATE
09/28/2023
03/05/2024
05/22/2024

REVISION DESCRIPTION
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS

DATE
06/23/2023

DRAWN BY
A. CARUSO

DESIGNED BY
A. ALLISON

CHECKED BY
C. TODD

SCALE
1"=200'

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA

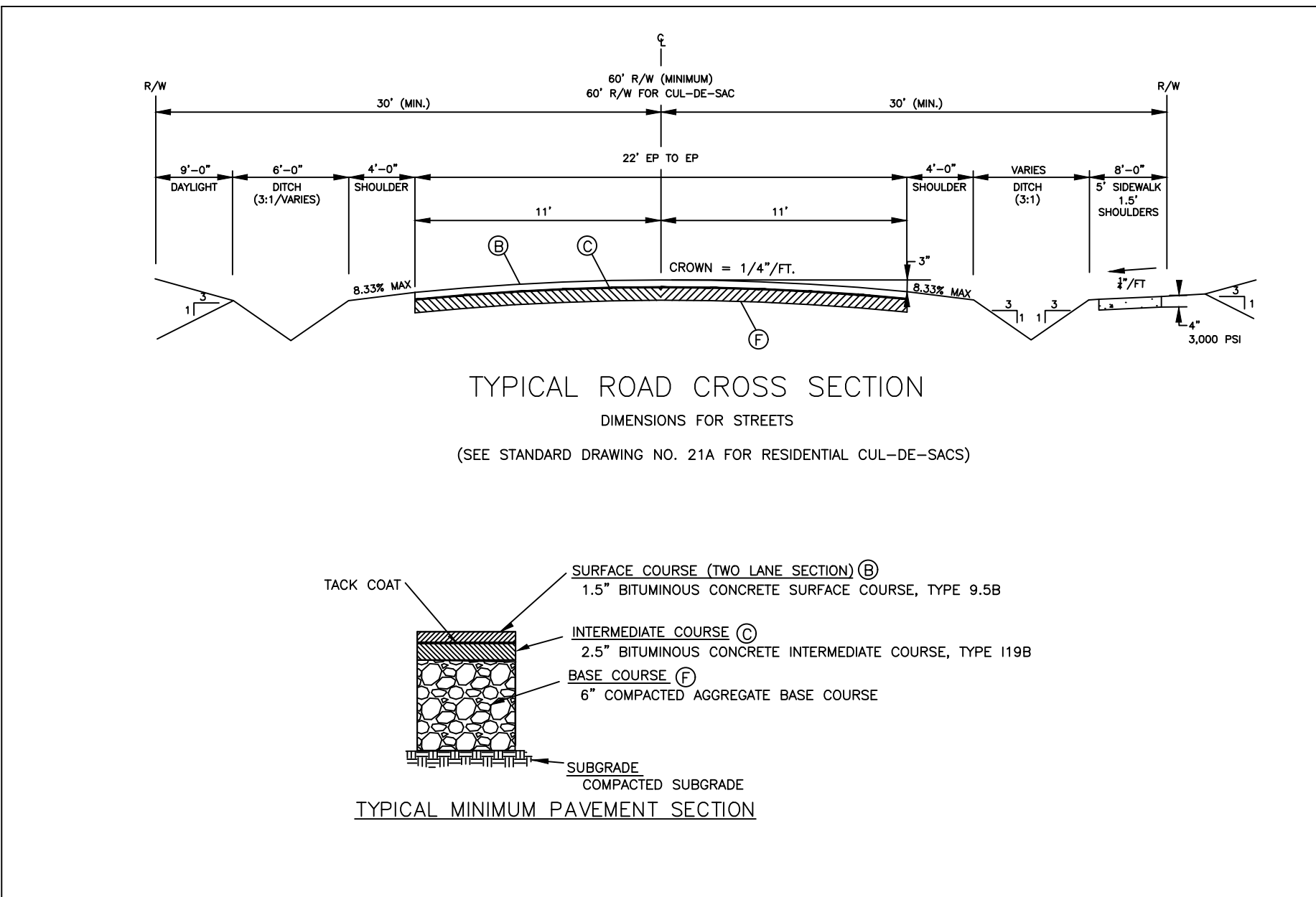
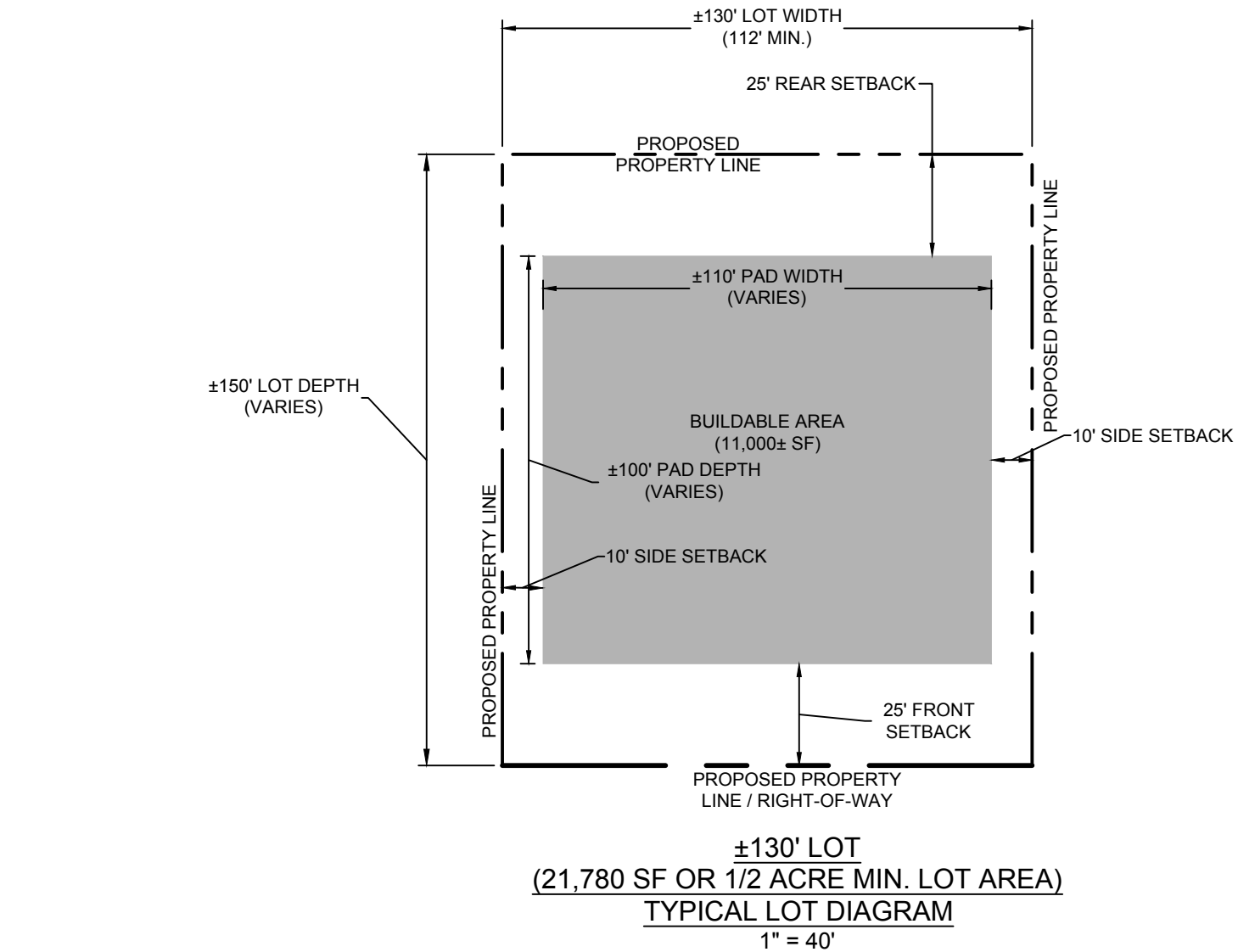
REZONING SITE PLAN

JOB NO.
45805

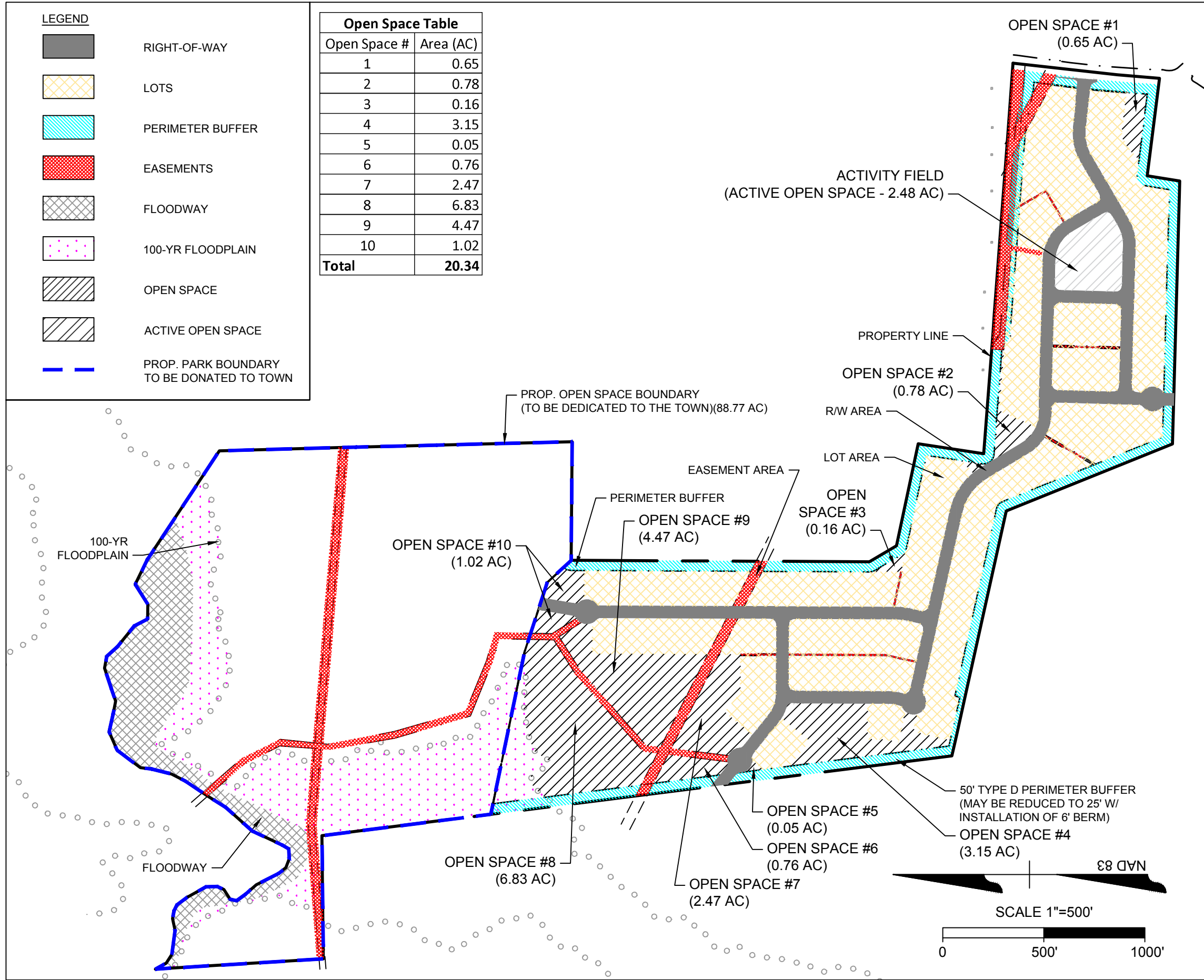
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RZ 1.0

Page 30 of 43

S:\10450423-McKinley Subdivision (DRH)\DWG\Sheet\25042302-REZONING PLAN.dwg | Plotted on 06/20/2024 3:48 PM | by Andrew Allison



ADJACENT PROPERTY OWNERS			
LOT	PARCEL NUMBER	PROPERTY OWNER	ADDRESS
A	5526247710000	BLUE WATER INVESTMENTS OF THE CAROLINAS, LLC	PO BOX 507, CONCORD, NC 28026
B	55262461790000	GESSLER ROBERT J & GESSLER CHRISTINA	1413 BURLWOOD RD, CONCORD, NC 28025
C	55262368550000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025
D	55262365670000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025
E	55262259730000	FREEMAN BRANDON A ESTATE & FREEMAN EVELYN L	9055 LOWER ROCKY RIVER RD, CONCORD, NC 28025
F	55262262130000	GREEN MATTHEW SCOTT	1446 BILTMORE DR, CONCORD, NC 28025
G	55262177690000	DORTON STEVEN A	9800 LOWER ROCKY RIVER RD, CONCORD, NC 28025
H	55262174560000	DORTON STEVEN A	9800 LOWER ROCKY RIVER RD, CONCORD, NC 28025
I	55263104750000	TODD JOHN KEVIN & TERRI M	813 FREEMAN DR, CONCORD, NC 28025
J	55263134130000	WISEMAN MICHAEL H & SHIRLEY K	1311 SHALIMAR DR, CONCORD, NC 28025
K	55263154700000	OVERMAN CAROLYN H	1305 SHALIMAR DR, CONCORD, NC 28025
L	55263184210000	GRIFFIN BOYD D & NAN C	1211 SHALIMAR DR, CONCORD, NC 28025
M	55264104680000	DAVIES ANGELA	1203 SHALIMAR DR, CONCORD, NC 28025
N	55264113610000	DAVIES ANGELA	1203 SHALIMAR DR, CONCORD, NC 28025
O	55264132590000	CAWLEY MARIE	1120 BOTTLE BRUSH LN, HARRISBURG, NC 28075
P	55264132590000	CAWLEY MARIE	1120 BOTTLE BRUSH LN, HARRISBURG, NC 28075
Q	55264277920000	HUNTLEY F W CONSTRUCTION CO, INC	PO BOX 690725, CHARLOTTE, NC 28227
R	55265185070000	HUNTLEY F W CONSTRUCTION CO, INC	PO BOX 690725, CHARLOTTE, NC 28227
S	55264063830000	HARPER ANTHONY FRANK	1233 NC HWY 24-27 W, MIDLAND, NC 28107
T	55264004840000	THOMPSON JAMES C & THOMPSON TRACY A	9910 LOWER ROCKY RIVER RD, CONCORD, NC 28025
U	55264001270000	JOHNSON CHAD & JOHNSON LAURA	9982 LOWER ROCKY RIVER RD, CONCORD, NC 28025
V	55253947490000	JONES RICHARD E & JONES LARRY E	10110 PIONEER MILL RD, CONCORD, NC 28025
W	55252992220000	DEMPSTER BRANDON A & DEMPSTER SUSAN S	10200 LOWER ROCKY RIVER RD, CONCORD, NC 28025
X	55252901390000	STALLINGS MARGARET ANN	3550 STALLINGS RD, HARRISBURG, NC 28075
Y	55261180350000	WOOD GRAY FRANKLIN	9705 BLOSSOM DR, CONCORD, NC 28025
Z	55261078150000	STONE MICHAEL A & TRINKA WESTBROOK	800 GOLF COURSE RD, COLUMBUS, NC 28722
AA	55261142830000	MONTGOMERY JEFFREY D & MONTGOMERY ANNA C	9712 BLOSSOM DR, CONCORD, NC 28025
BB	55261112470000	MONTGOMERY JEFFREY D & MONTGOMERY ANNA C	9712 BLOSSOM DR, CONCORD, NC 28025
CC	55260173460000	WHITLEY CURTIS L & WHITLEY DEBRA H	1825 BONWOOD DR, CONCORD, NC 28025
DD	55260344060000	HARRIS MARK LEE ESTATE	C/O JAMARIAN MONROE, 1029 BLUE LARKSPUR AVE, WAKE FOREST, NC 27587
EE	55260407970000	GREE TREE SERVICING LLC, FKA CONSECO FINANCE SERV CORP	160 MINE LAKE CT, STE 200, RALEIGH, NC 27615
FF	55169532950000	HARRIS G C ESTATE & HARRIS NINA ESTATE	C/O SHARAN H RANKIN, PO BOX 1673, CHANDLER, AZ 85244
GG	55261694360000	HARRIS JOE B & HARRIS LINDA	1643 PEMBROOK RD, HARRISBURG, NC 28075
HH	55263651500000	FREEMAN WILLIE A	8776 LOWER ROCKY RIVER RD, CONCORD, NC 28025
II	55263554150000	ATHENA CEDAR LLC & A DELAWARE LLC	98 MILL PLAIN RD, STE 3C, DANBURY, CT 06811



ADDITIONAL CONDITIONS:

- ENVIRONMENTAL FEATURES:** THE APPLICANT SHALL HAVE A CERTIFIED PROFESSIONAL INSPECT GROUND WATER WELLS LOCATED WITHIN 100 FT FROM ROCK BLASTING ACTIVITIES A MINIMUM OF 14 DAYS PRIOR TO ANY BLASTING ACTIVITIES. THE WELL SHALL BE REINSPECTED A MINIMUM OF 2 TIMES OVER THE COURSE OF ROCK BLASTING ACTIVITIES WITH THE FINAL INSPECTION OCCURRING WITHIN 30 DAYS OF COMPLETION OF THE ROCK BLASTING. INSPECTION REPORTS SHALL BE DOCUMENTED AND PRESENTED TO TOWN STAFF. IF IT IS DETERMINED THAT ROCK BLASTING CONSTRUCTION HAD A NEGATIVE IMPACT ON THE WELL, THE PROPERTY OWNER WILL BE COMPENSATED FOR ANY LOSS AND SUCH NEGOTIATIONS WILL OCCUR BETWEEN THE APPLICANT AND OWNER.

NCDOT ROAD IMPROVEMENTS:

THE FOLLOWING NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) ROAD IMPROVEMENTS WILL BE INSTALLED BY THE DEVELOPMENT. ALL TRANSPORTATION IMPROVEMENTS SHALL BE REQUIRED TO BE COMPLETE PRIOR TO THE RECORDATION OF THE FIRST FINAL PLAT.

- LOWER ROCKY RIVER ROAD AND PIONEER MILL ROAD
- CONSTRUCTION OF A SOUTHBOUND LEFT-TURN LANE ALONG LOWER ROCKY RIVER ROAD WITH A MINIMUM OF 100 FT OF STORAGE.
- CONSTRUCTION OF A THREE-LANE SECTION ALONG LOWER ROCKY RIVER ROAD BETWEEN PIONEER MILL ROAD AND SITE ACCESS.
- LOWER ROCKY RIVER ROAD AND SITE ACCESS
- CONSTRUCTION OF THE EASTBOUND APPROACH WITH ONE INGRESS & ONE EGRESS LANE AND AN INTERNAL PROTECTED STEM OF 100 FT.
- INTERNAL PROTECTED STEM SHALL BE PLANTED PER UDO REQUIREMENTS
- CONSTRUCTION OF A SOUTHBOUND RIGHT-TURN LANE ALONG LOWER ROCKY RIVER ROAD WITH A MINIMUM STORAGE LENGTH OF 100 FT.
- CONSTRUCTION OF A NORTHBOUND LEFT-TURN LANE ALONG LOWER ROCKY RIVER ROAD WITH A MINIMUM STORAGE LENGTH OF 100 FT.
- CONSTRUCTION OF A THREE-LANE SECTION ALONG LOWER ROCKY RIVER ROAD BETWEEN PIONEER MILL ROAD AND SITE ACCESS.

GENERAL PROVISIONS:

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL REZONING SITE PLAN ASSOCIATED WITH THE CONDITIONAL REZONING SITE PLAN FILED BY CSC GROUP ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF THE PROPOSED RESIDENTIAL SUBDIVISION ON APPROXIMATELY 190.52 ACRE SITE LOCATED ALONG LOWER ROCKY RIVER ROAD (THE "SITE").
- ZONING DISTRICTS / ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING SITE PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE TOWN OF HARRISBURG ZONING ORDINANCE (THE "ORDINANCE").
- GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS OF THE STREETS, LOTS, SIDEWALKS, ACTIVITY FIELD, OPEN SPACE AND OTHER SITE DEVELOPMENT ELEMENTS (COLLECTIVELY THE "DEVELOPMENT / SITE ELEMENTS") SET FORTH ON THE REZONING SITE 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 SITE PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT / SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING SITE PLAN NOT ANTICIPATED BY THE REZONING SITE PLAN WILL BE REVIEWED AND APPROVED.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING SITE 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 BY THE TOWN OF HARRISBURG WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS.

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.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED SHALL NOT EXCEED 60. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING LOCATED ON THE SITE. ACCESSORY STRUCTURES AND BUILDINGS INCLUDE, BUT ARE NOT LIMITED TO, A MAIL KIOSK, DUMPSTER ENCLOSURES, GAZEBOs, TRELLISES, STORAGE BUILDINGS, CLUBHOUSE, CABANA.

PERMITTED USES & DEVELOPMENT AREA LIMITATION:

- THE SITE MAY BE DEVELOPED WITH UP TO 60 SINGLE FAMILY DETACHED LOTS, TOGETHER WITH ACCESSORY USES ALLOWED IN THE CZ-RL CONSERVATION SUBDIVISION ZONING DISTRICT.
- THE PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY CAN OCCUR.

PLANNING CONDITIONS:

- MAILBOX CLUSTERS SHALL BE COVERED AND MEET MINIMUM ADA STANDARDS.
- THE PETITIONER AGREES TO PROVIDE A MINIMUM 8 FOOT LANDSCAPE EASEMENT (4 FOOT MINIMUM ON EACH LOT) FOR RESIDENTIAL LOTS SHARING A REAR PROPERTY LINE.
- APPLICANT AGREES TO HAVE A DETAIL PLANTING/LANDSCAPE PLAN BE REVIEWED AND APPROVED DURING THE PRELIMINARY PLAT AND/OR CONSTRUCTION DOCUMENT REVIEW PHASE.

ARCHITECTURAL CONDITIONS:

- EXPPOSED CONCRETE FOUNDATIONS ARE NOT PERMITTED. FOUNDATIONS SHALL BE VENEERED TO GROUND LEVEL ON ALL SIDES OF THE HOME.
- EXTERIOR BUILDING MATERIALS USED ON PRINCIPLE BUILDINGS SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: BRICK, STONE, PRECAST MASONRY PRODUCTS, SYNTHETIC STONE, CEMENT FIBER BOARD, STUCCO, DECORATIVE BLOCK, WOOD AND OTHER MATERIALS ALLOWED BY THE TOWN OF HARRISBURG ORDINANCE. VINYL SIDING WILL NOT BE USED EXCEPT ON SOFFITS, WINDOWS AND OTHER ACCESSORY FEATURES.
- ALL DRIVEWAY CULVERT HEADWALLS SHALL BE DECORATIVE IN NATURE.

ACCESS AND TRANSPORTATION CONDITIONS:

- ACCESS TO THE SITE WILL BE FROM LOWER ROCKY RIVER ROAD IN THE MANNER GENERALLY DEPICTED ON THE REZONING SITE PLAN.
- THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS IS SUBJECT TO MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE ENGINEERING AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY NCDOT AND/OR THE TOWN OF HARRISBURG IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN LOT CONFIGURATIONS, TRAFFIC PATTERNS, ING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG IN ACCORDANCE WITH PUBLISHED STANDARDS.
- ALL STREETS AND PAVEMENT SCHEDULES SHOULD BE DESIGNED TO TOWN OF HARRISBURG ENGINEERING STANDARDS. ROADWAY CROSS-SECTIONS WILL BE REVIEWED AND APPROVED DURING THE CONSTRUCTION DOCUMENT PHASE.
- STOP SIGN LOCATIONS WILL BE DETERMINED BY A NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER AND REVIEWED BY THE TOWN OF HARRISBURG ENGINEERING STAFF FOR APPROVAL DURING THE CONSTRUCTION DOCUMENT PHASE.
- THE PETITIONER SHALL COORDINATE WITH CABARRUS COUNTY E911 ADDRESSING COORDINATOR ON PROPOSING PROJECT NAME AND STREET NAMES.
- BASED UPON THE PROPOSED FIRE ACCESS PROVIDED FROM THE ADJACENT DRIVEWAY EASEMENT TO PARCEL "H", ALONG LOWER ROCKY RIVER ROAD, THE SUBDIVISION CAN WITHHOLD A MAXIMUM OF 60 UNITS BY HAVING TWO (2) POINTS OF EMERGENCY ACCESS. IF FOR ANY REASON THIS SECOND POINT OF ACCESS CANNOT BE PROVIDED THE 60 UNITS SHALL BE EQUIPPED WITH SPRINKLERS OR THE YIELD SHALL BE REDUCED TO 30 LOTS.

BUFFERS/TRAILS:

- A 50' TYPE "D" BUFFER IS PROVIDED ADJACENT TO THE PERIMETER OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SHEET RZ 1.0. BUFFER REQUIREMENTS MAY BE MET WITH EXISTING VEGETATION AS ALLOWED BY THE TOWN'S PUBLISHED ORDINANCE STANDARDS.
- PROPOSED NATURE TRAILS SHALL BE 10' WIDE AND SHALL BE PAVED. TRAIL LOCATIONS SHOWN ON THE REZONING PLAN ARE GRAPHICAL REPRESENTATIONS WITH FINAL LOCATIONS TO BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE AS APPROVED BY THE TOWN OF HARRISBURG.
- ANY PORTION OF NATURAL TRAILS THAT HAVE ACCESS TO STORMWATER BMPs, IF REQUIRED, SHALL BE A PAVED MATERIAL.

ENVIRONMENTAL FEATURES:

- THE PETITIONER SHALL COMPLY WITH THE TOWN OF HARRISBURG STORMWATER ORDINANCE AND ENGINEERING STANDARDS.
- THE SITE SHALL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF HARRISBURG STORMWATER DRAINAGE MANUAL AND ENGINEERING STANDARDS.
- IF THE SITE FALLS UNDER THE REQUIREMENTS OF SECTION 2.5 OF THE STORMWATER DRAINAGE MANUAL AND HOLDS THE SITE BUA UNDER 24 PERCENT, THEN THE SITE SHALL BE CONSIDERED LOW DENSITY. LOW DENSITY DEVELOPMENTS ARE NOT REQUIRED TO BE EQUIPPED WITH STORM WATER CONTROL MEASURES (SCMs) PROVIDING THAT THE BUILT-UPON-AREA IS LIMITED, FLOW IS DISPERSED WHERE POSSIBLE, AND STORMWATER CONVEYANCES ARE VEGETATED.
- STORMWATER MANAGEMENT BMPs, IF NEEDED, WILL BE INCLUDED AND DESIGNED DURING THE CONSTRUCTION DOCUMENT PHASE.
- IF STORMWATER WETPONDS ARE REQUIRED, THE FOLLOWING DESIGN CRITERIA SHALL BE UTILIZED:
 - WET PONDS SHALL PROVIDE A FOUNTAIN.
 - WET PONDS SHALL PROVIDE AT LEAST A 10 FT DEPTH OVER AT LEAST 25% OF THE PERMANENT POOL AREA.
 - THE PERMANENT POOL OF A WET POND SHOULD TRY TO BE VISIBLE FROM ADJACENT LOTS AS MUCH AS EXISTING TOPOGRAPHY AND EXISTING TREE CANOPY CAN REASONABLY ALLOW. SITE CONSTRAINTS WILL LARGELY DETERMINE THE FEASIBILITY BUT EFFORTS WILL BE MADE TO MEET THIS OBJECTIVE.
- IMPACTS TO JURISDICTIONAL WATERS WILL BE PERMITTED THROUGH THE U.S. ARMY CORP OF ENGINEERS AND THE NC DEQ AS REQUIRED.
- A TREE PRESERVATION STUDY WILL BE COMPLETED AND PREPARED PRIOR TO THE PRELIMINARY PLAT PHASE. ANY HERITAGE TREES THAT ARE TO BE REMOVED WILL REQUIRE THE TOWN OF HARRISBURG UDO SPECIFIED MITIGATION.
- HERITAGE TREES DAMAGED DURING CONSTRUCTION SHALL BE MITIGATED OR REPLACED IN ACCORDANCE TO THE TOWN OF HARRISBURG UDO.
- HERITAGE TREES SHOWN ON RZ-3.0 TO REMAIN ARE SUBJECT TO FINAL GRADING CONDITIONS DURING CONSTRUCTION DOCUMENT PHASE, LIKEWISE, THERE MAY BE TREES SHOWN TO BE REMOVED THAT MAY BE ABLE TO REMAIN.
- ALL TREE MITIGATION AREAS PROPOSED ON PRIVATE LOTS WILL REQUIRE A RECORDED TREE CONSERVATION EASEMENT.

UTILITIES:

- PROPOSED WATER AND SEWER CONNECTIONS ARE CONCEPTUAL IN NATURE. FINAL CONNECTION LOCATIONS WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENT PHASE.

AMENDMENTS TO THE REZONING SITE PLAN:

- FUTURE AMENDMENTS TO THE CONDITIONAL REZONING SITE PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA. PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT. ALL AMENDMENTS SHALL FOLLOW THE PROCESS AND REQUIREMENTS OF THE TOWN OF HARRISBURG UDO.

BINDING EFFECT OF THE REZONING SITE PLAN:

- IF THE REZONING SITE PLAN IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE ZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST OR ASSIGNS.

FOR REZONING ONLY

THIS DRAWING PREPARED AT THE
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DATE
06/23/2023

DRAWN BY
A. CARUSO

DESIGNED BY
A. ALLISON

CHECKED BY
C. TODD

SCALE
1" = 200'

YOUR VISION ACHIEVED THROUGH OURS.

TECHNICAL DATA SHEET

MCKINLEY SUBDIVISION

NORTH CAROLINA LICENSE NO. C-1652

HARRISBURG, NORTH CAROLINA

JOB NO.

45805

SHEET NO.

RZ 2.0

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S:\0450423-McKinley Subdivision (DRH)DWG\SheetRZ304230-REZONING PLAN.dwg | Plotted on 8/21/2024 3:59 PM | by Andrew Allison

Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed		
564318.9577	1522456.853	OAK	48	1		560374.9202	1523231.736	OAK* 30	30	1		563398.2704	1522280.468	BIRCH*	48	1		561494.25	1521738.39	30" OAK	30	1	X	561494.25	1521738.39	30" OAK	30	1	X	561494.25	1521738.39	30" OAK	30	1	X		
564321.8342	1522365.116	OAK	32	1		560378.2922	1523783.309	OAK* 30	30	1	X	563423.0852	1522262.622	OAK* 36	36	1		561536.13	1522134.83	30" OAK	30	1	X	561536.13	1522134.83	30" OAK	30	1	X	561536.13	1522134.83	30" OAK	30	1	X		
564353.9461	1522412.821	OAK	30	1		560378.5328	1523159.844	OAK* 30	30	1		563425.71	1521604.72	36"OAK	36	1	X	561652.7	1521709.39	40" OAK	40	1	X	561652.7	1521709.39	40" OAK	40	1	X	561652.7	1521709.39	40" OAK	40	1	X		
564426.7173	1522269.454	OAK	30	1		560378.5972	1523404.808	OAK* 30	30	1		563466.01	1520826.31	30" OAK	30	1		562123.01	1521596.63	36" OAK	36	1	X	562123.01	1521596.63	36" OAK	36	1	X	562123.01	1521596.63	36" OAK	36	1	X		
564433.8217	1522455.265	POPLAR	30	1		560382.4778	1523839.615	OAK* 30	30	1	X	563471.426	1521941.9	OAK* 30	30	1		562297.15	1521653.96	30" SWEETGUM	30	1	X	562297.15	1521653.96	30" SWEETGUM	30	1	X	562297.15	1521653.96	30" SWEETGUM	30	1	X		
564434.0178	1522470.241	POPLAR	30	1		560393.1107	1523713.565	OAK* 42	42	1	X	563477.5816	1521997.706	OAK* 30	30	1		562327.31	1521662.1	30" SWEETGUM	30	1	X	562327.31	1521662.1	30" SWEETGUM	30	1	X	562327.31	1521662.1	30" SWEETGUM	30	1	X		
564528.7175	1522041.065	OAK*	30	1		560396.5014	1523603.861	OAK* 30	30	1	X	563494.0321	1521894.645	BIRCH* 30	30	1		562367.31	1521651.7	30" OAK	30	1	X	562367.31	1521651.7	30" OAK	30	1	X	562367.31	1521651.7	30" OAK	30	1	X		
564591.9606	1522444.59	WALNUT** 32	32	1		560399.9563	1523444.802	OAK* 38	38	1	X	563498.76	1520811.77	30" OAK	30	1		562396.42	1521569.06	30" POPLAR	30	1	X	562396.42	1521569.06	30" POPLAR	30	1	X	562396.42	1521569.06	30" POPLAR	30	1	X		
564614.6972	1522508.324	OAK* 30	30	1		560405.8962	1523396.738	OAK* 36	36	1	X	563508.25	1521181.06	30"MAPLE	30	1		562448.89	1521677.62	30" HICKORY	30	1	X	562448.89	1521677.62	30" HICKORY	30	1	X	562448.89	1521677.62	30" HICKORY	30	1	X		
564740.8526	1522431.078	OAK** 48	48	1		560416.3789	1523466.423	IRONWOOD** 30	30	1	X	563524.2238	1521911.988	POPLAR* 30	30	1		562714.41	1521569.72	30" POPLAR	30	1	X	562714.41	1521569.72	30" POPLAR	30	1	X	562714.41	1521569.72	30" POPLAR	30	1	X		
564749.7351	1522550.982	OAK* 32	32	1		560424.1544	1523486.917	IRONWOOD** 30	30	1	X	563570.96	1521733.42	30" BIRCH	30	1		563244.48	1521810.18	36" OAK	36	1	X	563244.48	1521810.18	36" OAK	36	1	X	563244.48	1521810.18	36" OAK	36	1	X		
564768.7598	1520472.066	IRONWOOD** 30	30	1		561220.0089	1522403.253	OAK* 36	36	1	X	563506.261	152432.717	OAK* 30	30	1		563264.63	1521696.26	30" OAK	30	1	X	563264.63	1521696.26	30" OAK	30	1	X	563264.63	1521696.26	30" OAK	30	1	X		
564779.8836	1522527.358	POPLAR** 30	30	1		561261.8309	1523569.361	IRONWOOD** 30	30	1		563663.46	1521750.21	30" BIRCH	30	1		563281.89	1521108.96	36" MAPLE	36	1		563281.89	1521108.96	36" MAPLE	36	1		563281.89	1521108.96	36" MAPLE	36	1			
564793.8269	1522529.217	POPLAR* 40	40	1		561274.9391	1523343.416	OAK* 38	38	1		563674.7356	1522347.167	OAK* 30	30	1		563297.76	1521566.25	34" OAK	34	1	X	563297.76	1521566.25	34" OAK	34	1	X	563297.76	1521566.25	34" OAK	34	1	X		
564801.2851	1520619.417	SWEETG* 30	30	1		561320.7598	1522063.158	OAK* 40	40	1	X	563683.3765	1522331.179	OAK* 30	30	1		563353.01	1521704.75	30" OAK	30	1	X	563353.01	1521704.75	30" OAK	30	1	X	563353.01	1521704.75	30" OAK	30	1	X		
564820.1405	1520434.117	WALNUT** 36	36	1		561401.4528	1522126.611	OAK* 30	30	1	X	563719.3344	1522393.636	OAK* 30	30	1		564211.96	1522347.23	30" MAPLE	30	1		564211.96	1522347.23	30" MAPLE	30	1		564211.96	1522347.23	30" MAPLE	30	1			
564857.0691	1520317.162	POPLAR* 30	30	1		561619.2468	1522506.317	OAK* 30	30	1	X	563720.69	1521947.65	30"IRONWOOD	30	1		564225.09	1522223.34	34" OAK	34	1		564225.09	1522223.34	34" OAK	34	1		564225.09	1522223.34	34" OAK	34	1			
564865.8743	1520239.358	OAK* 30	30	1		564508.0284	1520852.817	POPLAR* 40	40	1		563721.6264	1522390.022	OAK* 34	34	1		564257.28	1521791.33	30" SWEETGUM	30	1		564257.28	1521791.33	30" SWEETGUM	30	1		564257.28	1521791.33	30" SWEETGUM	30	1			
564937.8121	1520843.769	IRONWOOD** 30	30	1		564710.7672	1520174.153	OAK* 42	42	1		563728.5291	1522494.113	OAK* 32	32	1		564340.74	1522143.82	30" SWEETGUM	30	1		564340.74	1522143.82	30" SWEETGUM	30	1		564340.74	1522143.82	30" SWEETGUM	30	1			
565005.4563	1520197.76	OAK* 34	34	1		564766.8769	1520083.978	OAK* 30	30	1		563853.0466	1522557.956	OAK* 30	30	1		564343.97	1522145.13	30" OAK	30	1		564343.97	1522145.13	30" OAK	30	1		564343.97	1522145.13	30" OAK	30	1			
565012.561	1520833.081	SWEETG* 30	30	1		564770.8832	1520152.341	POPLAR* 30	30	1		563861.2405	1522569.409	OAK* 34	34	1		564358.85	1521605.48	30" SWEETGUM	30	1		564358.85	1521605.48	30" SWEETGUM	30	1		564358.85	1521605.48	30" SWEETGUM	30	1			
565076.595	1520826.605	MAPLE* 34	34	1		564777.4887	1520068.706	HICKORY** 48	48	1		563905.65	1520843.03	30" SWEETG	30	1		564541.61	1520984.89	60" OAK	60	1		564541.61	1520984.89	60" OAK	60	1		564541.61	1520984.89	60" OAK	60	1			
565096.5187	1520141.603	POPLAR* 34	34	1		564801.5995	1520067.174	OAK* 30	30	1		563962.42	1520817.68	30" SWEETGUM	30	1		565017.42	1521974.94	42" CEDAR	42	1		565017.42	1521974.94	42" CEDAR	42	1		565017.42	1521974.94	42" CEDAR	42	1			
565132.4809	1520165.189	POPLAR* 30	30	1		564811.2019	1520061.191	POPLAR* 36	36	1		563997.1792	1522553.54	OAK* 40	40	1		565162.59	1521871.89	30" CEDAR	30	1		565162.59	1521871.89	30" CEDAR	30	1		565162.59	1521871.89	30" CEDAR	30	1			
565223.7024	1521065.662	MAPLE* 30	30	1		564887.0509	1520087.086	POPLAR** 48	48	1		564026.7544	1522454.602	OAK* 30	30	1		565168.98	1521904.68	30" CEDAR	30	1		565168.98	1521904.68	30" CEDAR	30	1		565168.98	1521904.68	30" CEDAR	30	1			
565257.6479	1522332.164	POPLAR* 36	36	1		564907.7043	1520086.561	POPLAR** 36	36	1		564673.41	1522413.64	36" OAK	36	1		565190	1522118.48	42" BIRCH	42	1		565190	1522118.48	42" BIRCH	42	1		565190	1522118.48	42" BIRCH	42	1			
565272.1272	1520945.127	BIRCH** 30	30	1		564916.901	1520157.941	POPLAR** 30	30	1		564701.53	1521125.55	30" PINE	30	1		565192.6	1521771.3	34" CEDAR	34	1		565192.6	1521771.3	34" CEDAR	34	1		565192.6	1521771.3	34" CEDAR	34	1			
565339.8309	1521775.456	IRONWOOD** 30	30	1		565009.5005	1520097.514	OAK* 30	30	1		564717.24	1521308.38	30" PINE	30	1		565237.97	1521993.93	34" BIRCH	34	1		565237.97	1521993.93	34" BIRCH	34	1		565237.97	1521993.93	34" BIRCH	34	1			
565370.4868	1521934.495	BIRCH* 30	30	1		565033.4589	1520113.193	OAK* 30	30	1		564722.53	1522243.94	POPLAR	36	2																					
565387.6791	1521068.833	POPLAR	30	2		565082.9825	1520199.156	HICKORY** 30	30	1		564732.26	1521924.61	30" PINE	30	1																					
565404.1238	1521021.157	BIRCH** 30	30	1		565089.4372	1520121.298	OAK* 30	30	1		564839.22	1522008.97	36" OAK	30	1																					
565415.7599	1521085.99	HICKORY** 36	36	1		565159.4861	1520136.766	POPLAR* 30	30	1		564871.06	1522378.39	30" IRONWOOD	30	1																					
565416.2574	1521737.5	BIRCH** 30	30	1		565160.6778	1520090.636	POPLAR** 34	34	1		564895.2	1521469.05	30" OAK	30	1																					
565437.053	1521662.994	WALNUT** 30	30	1		565163.2304	1520155.104	POPLAR** 30	30	1		565263.4	1521447.76	46" MAPLE	46	1																					
565466.4187	1521642.582	ELM* 30	30	1		565234.4553	1520186.647	POPLAR** 30	30	1		565275.56	1521501.61	30" MAPLE	30	1																					
565486.3425	1521957.326	BIRCH** 30	30	1		565238.8024	1520127.582	POPLAR** 30	30	1		565341.5	1521524.82	30" ELM	30	1																					
565542.2383	1521056.858	BIRCH** 30	30	1		565248.4529	1520014.005	POPLAR** 30	30	1		565368.14	15213																								

PLANT SCHEDULE (STREET YARD)

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
AB	16	ACER BUERGERIANUM	TRIDENT MAPLE	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
CC	92	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.I.	SINGLE STEM
CK	54	CORNUS KOUSA	KOUSA DOGWOOD	B&B	2"	8' MIN.	A.I.	SINGLE STEM
IA	25	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	B&B	2"	8' MIN.	A.I.	FULL TO GROUND
LT	51	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
NS	31	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QA	15	QUERCUS ALBA	WHITE OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QF	10	QUERCUS FALCATA	SOUTHERN RED OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
QL	30	QUERCUS LYRATA	LAUREL OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
UP	40	QUERCUS SHUMARDII	SHUMARD OAK	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
ZS	17	ULMUS PARVIFOLIA	LACEBARK ELM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM
	36	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM

PLANT SCHEDULE (BUFFER YARD)

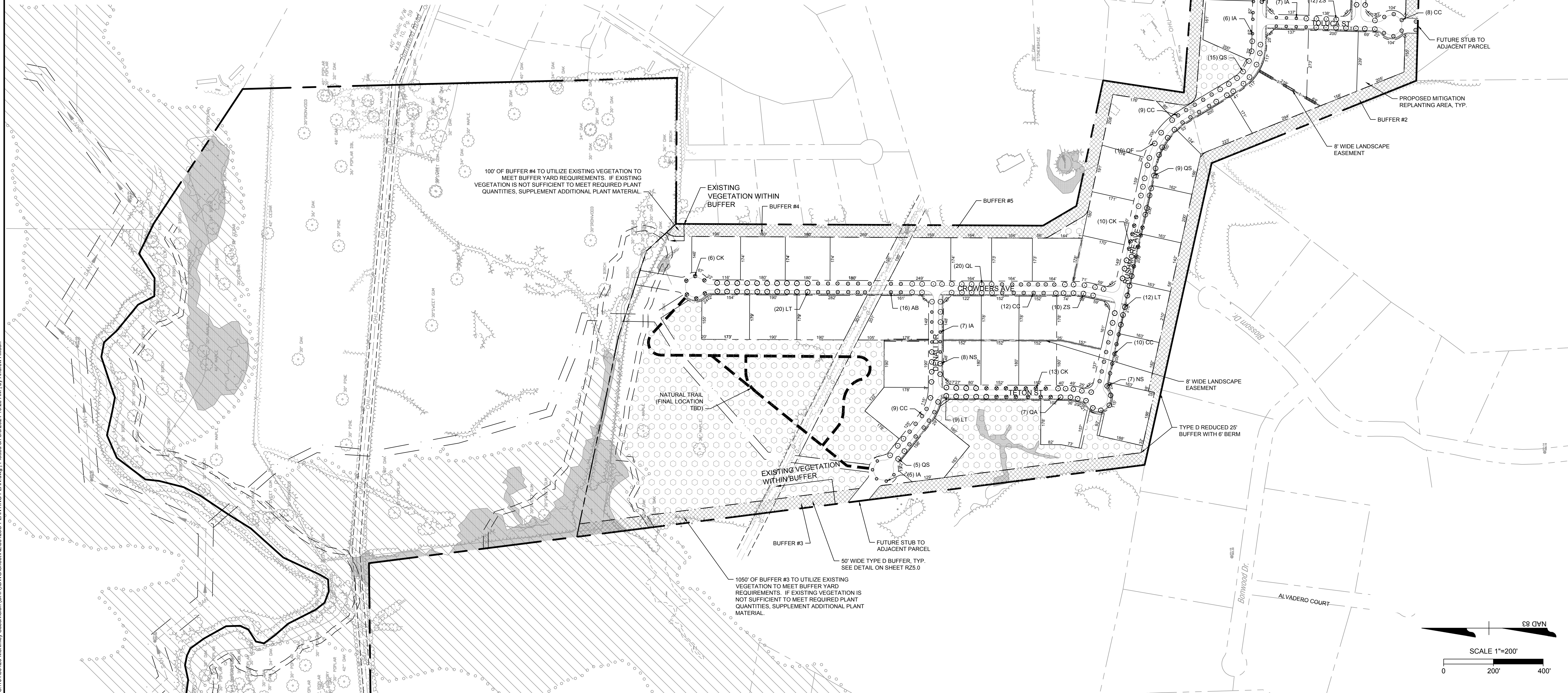
TYPE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
SHADE TREE SPECIES								
	376	ACER RUBRUM	RED MAPLE	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
		BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B&B	3.0"	12' MIN.	A.I.	MULTI-STEM
		LIQUIDAMBAR STYACIFLUA ROTUNDILOBA	FRUITLESS SWEETGUM	B&B	3.5"	12' MIN.	A.I.	SINGLE STEM, CENTRAL LEADER
EVERGREEN TREE SPECIES								
	943	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
		CEDRUS DEODARA	DEODAR CEDAR	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
		TAXODIUM DISTICHUM	BALDCYPRESS	B&B	3.0"	12' MIN.	A.I.	FULL TO GROUND
ORNAMENTAL TREE SPECIES								
	376	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.I.	MULTI-STEM
		LAGERSTROEMIA INDICA	CRAPPE MYRTLE, SP.	B&B	2"	8' MIN.	A.I.	MULTI-STEM
		FRUNUS CERASIFERA	PURPLELEAF PLUM	B&B	2"	8' MIN.	A.I.	SINGLE STEM

BUFFER YARD NOTES:
1. TREE SPECIES LISTED MAY BE SUBSTITUTED IN WHOLE OR PART WITH ANY OF THE PROVIDED ALTERNATES. SEE TYPICAL BUFFER YARD DETAILS, SHEET R24.0 FOR MORE INFORMATION.
2. EXISTING TREES TO BE USED TO MEET REQUIREMENTS WHERE APPLICABLE.

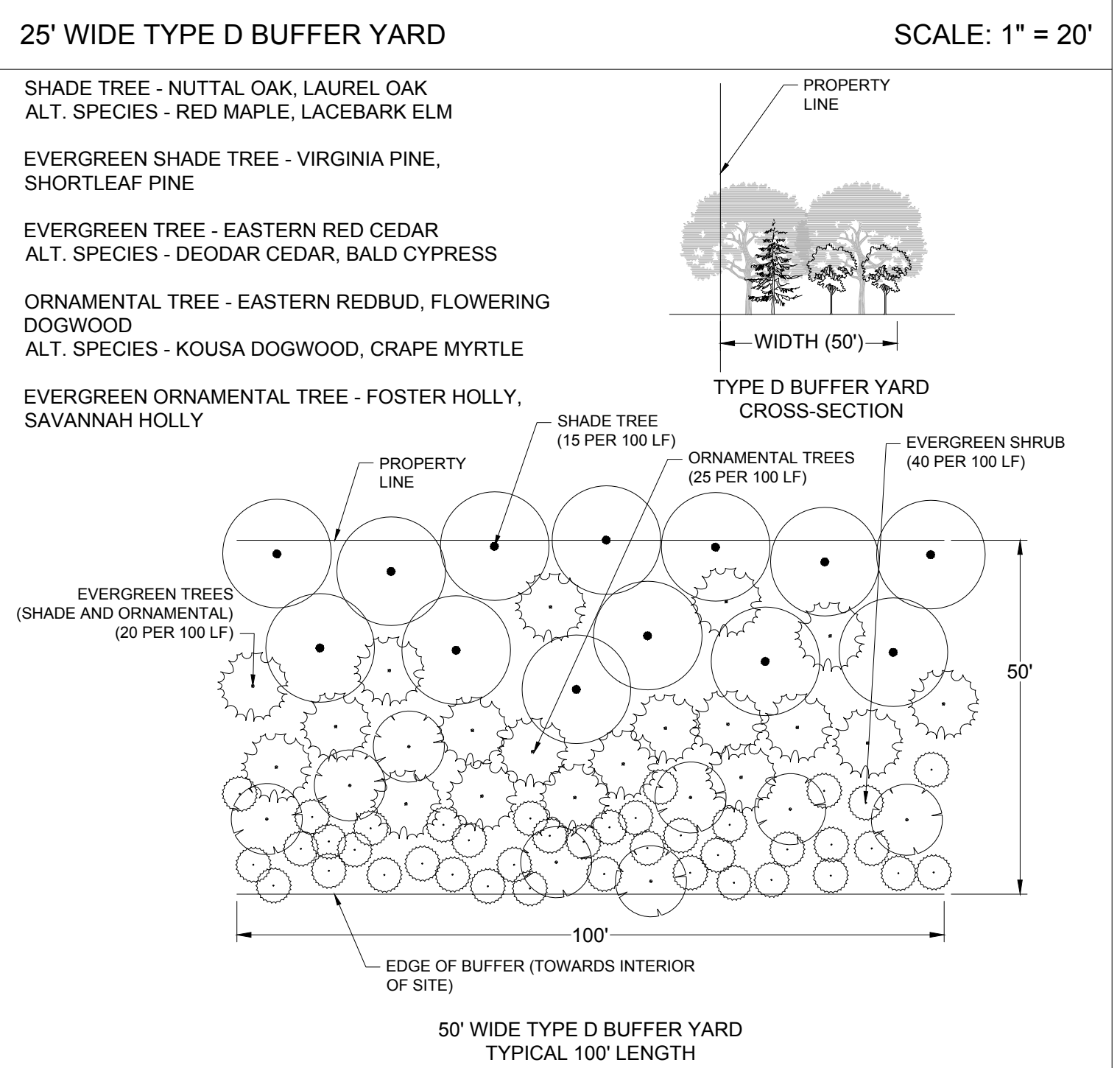
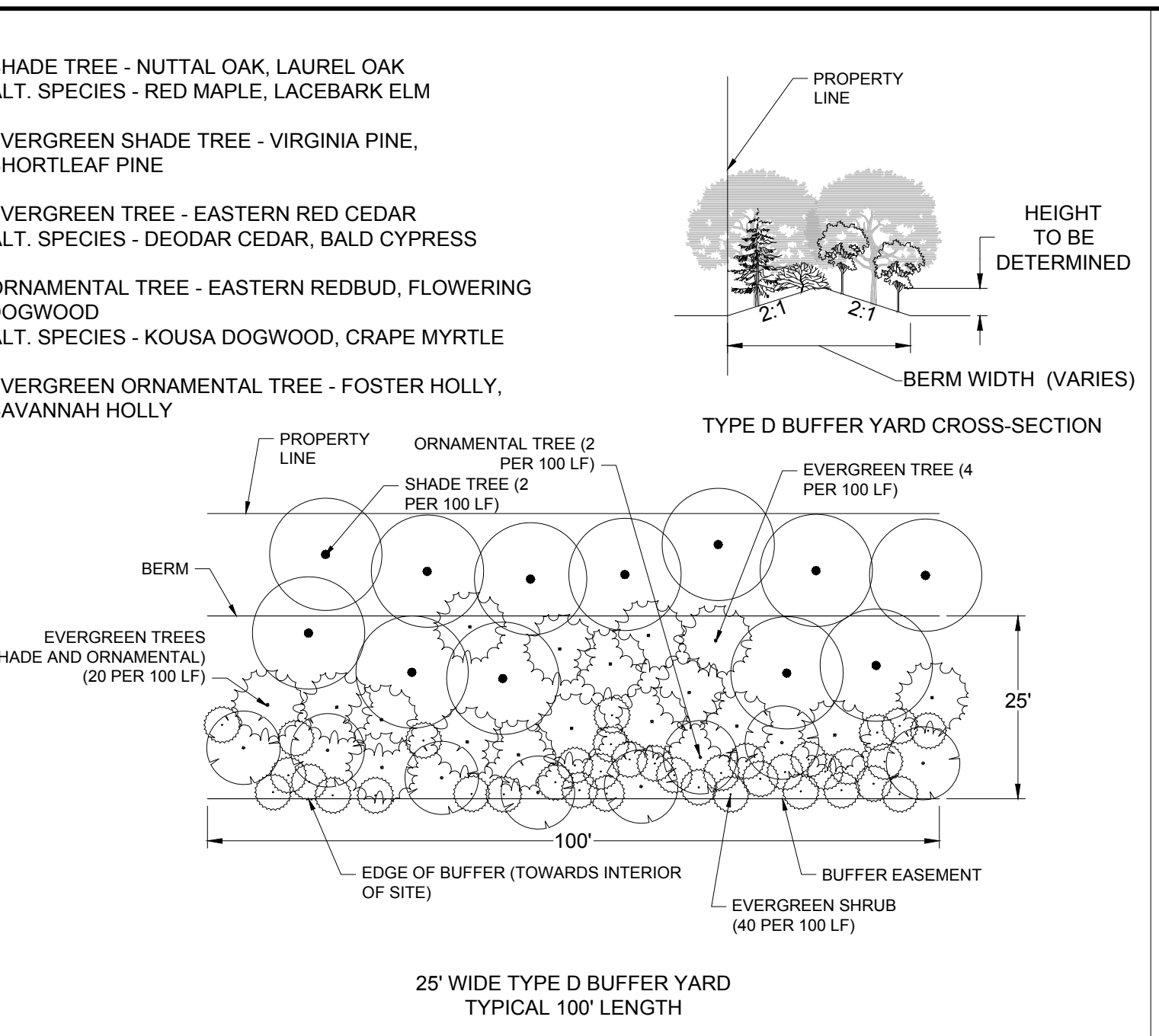
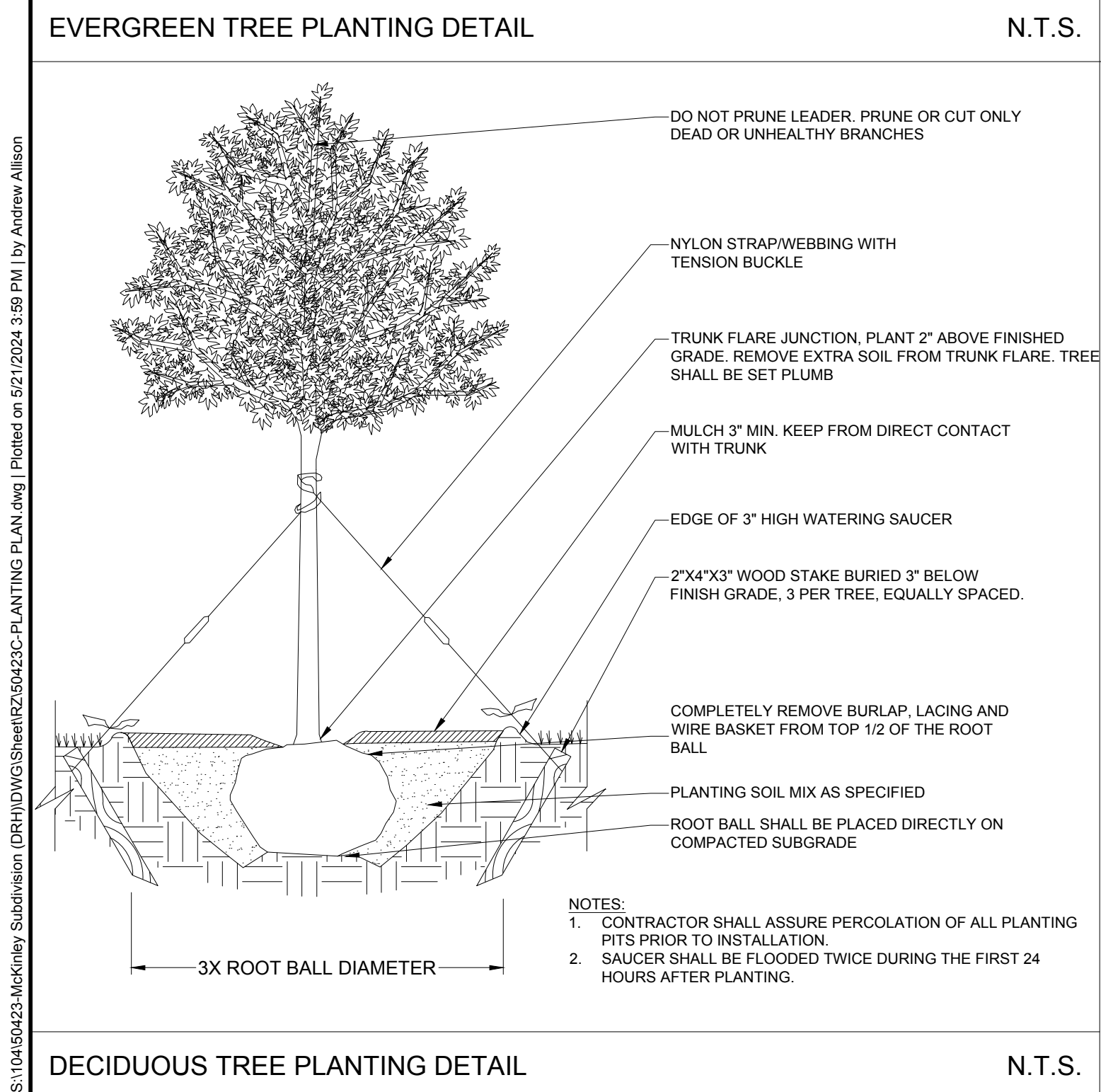
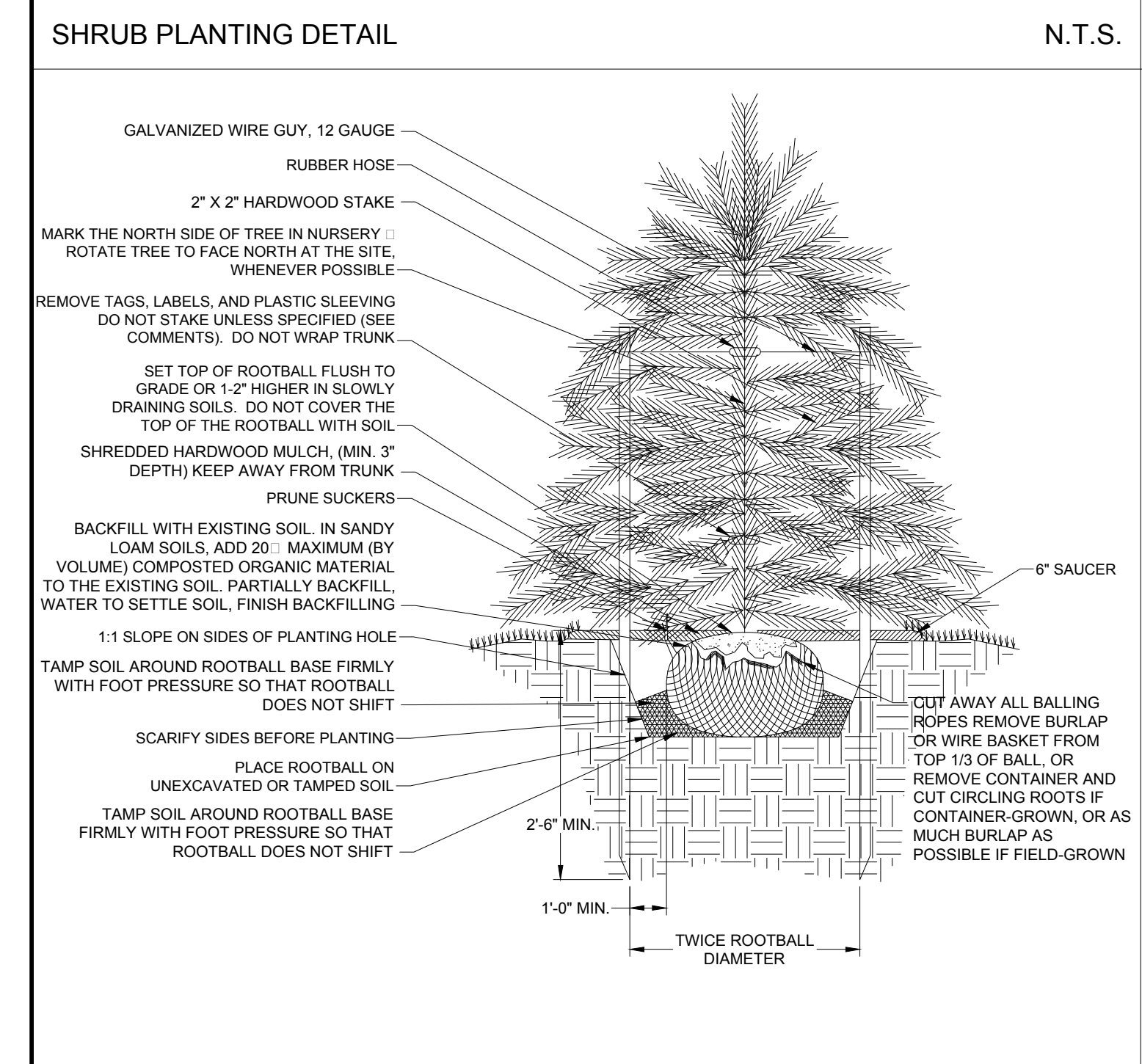
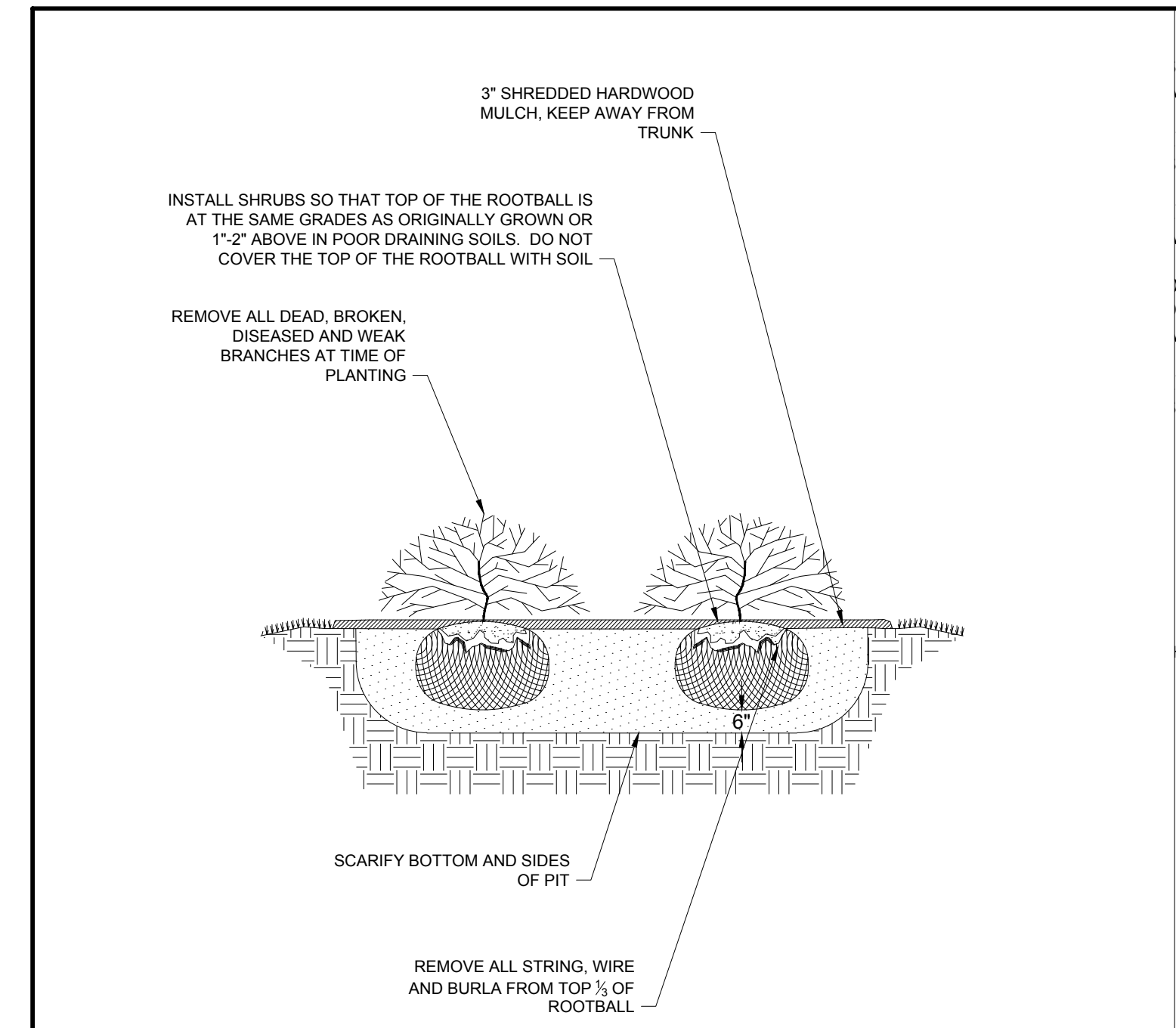
SEE SHEET RZ5.0 FOR PLANTING NOTES, DETAILS AND PLANTING CALCULATIONS

LEGEND

	EXISTING TREE
	PROPOSED 50' WIDE TYPE D BUFFER YARD
	PROPOSED 25' WIDE TYPE D BUFFER YARD
	PROPOSED TREE MITIGATION AREA



S:\10450423-McKinley Subdivision (DR) HDWG\SheetRZ50423C-PLANTING PLAN.dwg | Printed on 5/21/2024 3:59 PM | by Andrew Allison



- PLANTING NOTES:**
1. SIZE AND GRADING STANDARDS OF PLANT MATERIAL SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARDS FOR NURSERY STOCK", BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 2. ALL ANNUAL/PERENNIAL BEDS SHALL BE AMENDED BY THE CONTRACTOR PER THE SPECIFICATIONS AND RAISED 6" ABOVE EXISTING OR PROPOSED GRADE. CONTRACTOR SHALL PROVIDE TOPSOIL AS REQUIRED TO RAISE GRADES.
 3. CONTRACTOR SHALL MOUND ALL PARKING LOT ISLANDS TO 6" ABOVE BACK OF CURB AT THE CENTER OF ISLAND. CONTRACTOR SHALL SUPPLY AND PLACE ADDITIONAL TOPSOIL IF NECESSARY FOR MOUNDING AS INDICATED ON CONSTRUCTION DOCUMENTS.
 4. CONTRACTOR SHALL MULCH ALL LANDSCAPE BEDS WITH DOUBLE-HAMMERED HARDWOOD MULCH AT MIN 1.5"-2" THICK.
 5. ALL DISTURBED AREAS WITHIN THE PROPERTY NOT INDICATED TO RECEIVE SOD OR MULCH SHALL BE SODDED BY THE CONTRACTOR.
 6. CONTRACTOR SHALL REMOVE ALL HARD LUMPS OF CLAY, ROCKS OVER 1" IN DIAMETER, AND ALL CONSTRUCTION DEBRIS INCLUDING GRAVEL, ROOTS, LIMBS AND OTHER DELETERIOUS MATTER WHICH WOULD BE HARMFUL, OR PREVENT PROPER ESTABLISHMENT AND/OR MAINTENANCE OF PLANTING AREAS.
 7. IN AREAS WHERE CONSTRUCTION GRAVEL IS EMBEDDED IN THE SOIL, CONTRACTOR SHALL REMOVE CONTAMINATED SOIL TO A DEPTH OF 6" AND FILL WITH CLEAN TOPSOIL. CONTRACTOR SHALL IMPORT TOPSOIL AT NO CHARGE TO OWNER IF REQUIRED TO FILL THESE EXCAVATIONS.
 8. CONTRACTOR SHALL RESEED LAWN AREAS DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 9. CONTRACTOR SHALL REPAIR ANY PAVERS OR HARDSCAPE DAMAGED DUE TO PLANT MATERIAL INSTALLATION.
 10. ALL PLANT MATERIAL : INSTALLATION TECHNIQUES SHALL CONFORM TO THE LATEST STANDARDS BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
 11. CONTRACTOR SHALL COORDINATE PLANTING PLAN WITH ALL CIVIL DRAWINGS AND LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING.
 12. ALL CHANGES OR FIELD SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
 13. CONTRACTOR SHALL REMOVE TOP 4" OF EXISTING SOIL WITHIN PLANTING BEDS AND REPLACE WITH PRECONDITIONED SOIL WITH APPROPRIATE PERCENTAGE OF ORGANIC CONTENT FOR OPTIMUM DRAINAGE SUCH AS "GARDEN MAX" SOILS FROM BLUE MAX MATERIALS. BLACK WONDER 5000 BY SIDES SEEDING OR AN APPROVED EQUAL. CONTRACTOR TO TILL IN AMENDED SOIL IN ALL BEDS TO A DEPTH OF 12"-18".
 14. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON PLANS. DRAWINGS SHALL RULE OVER PLANT SCHEDULES.
 15. HEIGHT AND/OR WIDTH OF PLANT MATERIAL SUPERCEDES CONTAINER SIZE.
 16. ALL ANNUAL BEDS DESIGNATED ON THE PLANTING PLAN SHALL BE DESIGNED AND INSTALLED PER THE LANDSCAPE CONTRACTOR'S DISCRETION DURING THE APPROPRIATE SEASON AT TIME OF PLANTING (WARM OR COOL SEASON) WITH INPUT AND/OR APPROVAL FROM OWNER AND/OR ITS REPRESENTATIVES.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE ANSI A300 STANDARD FOR TREE, SHRUB, AND OTHER WOODY PLANT MANAGEMENT-STANDARD PRACTICES.
 18. ALL PLANT STOCK SHALL COMPLY WITH THE CURRENT EDITION OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK.
 19. UTILITIES SHALL BE LOCATED BEFORE PLANTING. WWW.NC811.ORG
 20. ANY PROPOSED PRIVATE IRRIGATION SHALL NOT LIE WITHIN UTILITY EASEMENTS OR STREET RIGHT OF WAYS.
 21. PLANTING LOCATIONS WILL BE ADJUSTED TO PROVIDE SUFFICIENT SPACE FOR UTILITIES, EASEMENTS, STREET LIGHTING, TRAFFIC SIGNS, AND SIGHT TRIANGLES. 5' CLEARANCE AROUND ALL SIDES OF FIRE HYDRANTS AND UTILITY APPURTENANCES. ON PUBLIC STREETS, NO TREES SHALL BE PLANTED WITHIN 75' OF APPROACHING A STOP SIGN. NO PLANTS OR SIGNS OVER 2' TALL WITHIN SITE TRIANGLES.
 22. ALL TREES AND THEIR PLANTED LOCATIONS SHALL BE INSPECTED BY TOWN STAFF BEFORE APPROVAL. ANY PLANT MATERIAL WHICH HAS DIED, TURNED BROWN, OR DEFOLIATED PRIOR TO INSPECTION SHALL BE REJECTED.
 23. ALL PLANTING AREAS SHALL MEET THE REQUIREMENTS OF THE TOWN OF HARRISBURG UNIFIED DEVELOPMENT ORDINANCE.
 24. ANY PROPOSED REDESIGN OF THE APPROVED PLANTING PLAN OR PLANT SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE TOWN ARBORIST BEFORE INSTALLATION.

LANDSCAPE YARDS CALCULATION SUMMARY									
STREET YARD LANDSCAPING									
LOCATION	LEVEL	LENGTH	WIDTH	SHADE TREES	ORNAMENTAL TREES	LARGE SHRUBS	MEDIUM SHRUBS	SMALL SHRUBS	REQUIRED POINTS/LF
1 LOWER ROCKY RIVER ROAD		668'	6'	7 (10)	7 (11)	0	0	0	N/A (186)
2 MCKINLEY AVE		1684'	6'	34 (38)	34 (34)	0	0	0	N/A (660)
3 RUSHMORE AVE		2853'	6'	57 (69)	57 (63)	0	0	0	N/A (1206)
4 OLYMPUS AVE		415'	6'	8 (8)	8 (8)	0	0	0	N/A (144)
5 TOLUCA ST		542'	6'	11 (15)	11 (12)	0	0	0	N/A (252)
6 TETON ST		663'	6'	13 (13)	13 (16)	0	0	0	N/A (252)
7 DENALI DR		800'	6'	16 (21)	16 (17)	0	0	0	N/A (364)
8 CROWDERS AVE		1720'	6'	34 (34)	34 (46)	0	0	0	N/A (684)
. INCLUDES STREET FRONTAGE ON BOTH SIDES OF NEW STREET. (.) REPRESENTS QUANTITY OF PROPOSED TREES AND/OR SHRUBS.									
BUFFER YARD LANDSCAPING									
LOCATION	TYPE	LENGTH	WIDTH	SHADE TREES	ORNAMENTAL TREES	EVERGREEN TREE PERCENT ()	EVERGREEN TREES	EVERGREEN SHRUBS	
1 SOUTH	D	1672'	25'	251	418	50	335	669	
2 SOUTH	D	3366'	25'	505	842	50	674	1,347	
3 SOUTH	D	1050'	50'	 BUFFER WILL UTILIZE EXISTING VEGETATION					
4 WEST	D	100'	50'	 BUFFER WILL UTILIZE EXISTING VEGETATION					
5 WEST	D	4566'	25'	91 (91)	91 (91)	50	91(183)	228 (228)	
SEE TYPICAL BUFFER SECTIONS. THIS SHEET, PLANT QUANTITIES ARE ESTIMATES BASED ON LENGTH OF BUFFER YARDS. (.) REPRESENTS QUANTITY OF PROPOSED TREES AND/OR SHRUBS. (.) IDENTIFIES BUFFER THAT WILL UTILIZE EXISTING VEGETATION TO MEET PLANTING REQUIREMENTS.									
BUFFER YARD LANDSCAPE REQUIREMENTS PER TABLE 141.04.03-2 HARRISBURG, NC UDO CLASS D BUFFER YARD TYPE MIN REQUIRED SHADE TREES PER 100 LF: 15 MIN REQUIRED ORNAMENTAL TREES PER 100 LF: 25 TREES TO BE EVERGREEN PER 100 LF: 20 MIN REQUIRED EVERGREEN SHRUBS PER 100 LF: 40 EVERGREEN TREES SHALL BE INTERSPERSED WITH OTHER REQUIRED PLANTING ON A REGULAR INTERVAL									
NOTE: 1. FINAL LANDSCAPING QUANTITIES TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS.									

FOR REZONING ONLY

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 FAX 704.576.1076 www.timmons.com

THE CSC GROUP
CONTRACTORS TO THE TOWN OF HARRISBURG
THE CSC GROUP
600 PARK OFFICES DRIVE, SUITE 372
DURHAM, NC 27709

DATE
01/28/2023
03/05/2024
05/22/2024

REVISION DESCRIPTION
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA

PLANTING NOTES

JOB NO.
45805

SHEET NO.
RZ 5.0

Page 34 of 43

McKinley Subdivision - Neighborhood Meeting Notes

In person meeting 8/17/2023 @ 6:00pm

Virtual Meeting 9/7 @ 6:00pm

Craig brief introduction to begin meeting.

Andrew Allison presented for Timmons group. Focused on changes that are bringing this plan back to the rezoning process. New plan reduces site down to 60 lots.

Previous plan was 162 lots - 1/3 and 1 acre lots mixed

New plan is 60 ½ acre lots. Once connection. Larger lots, less road connections.

Planning board sept 19

Town council Oct 9 & decision Nov 13

Plan provides low density, no curb and gutter, no wet pond, ditch sections along streets.

Q & A:

R = Response

Where is the entrance on lower rocky river road? Dangerous entrance near Pioneer Mill Road.

R: Due to minimal frontage the entrance is splitting the difference between the lot lines.

Is there a traffic signal?

R: NCDOT does not require a traffic signal.

How much road frontage is there? How far is the entrance to the curve?

R: 500' of road frontage. About 400' to the Pioneer Mill Road intersection.

Is there a traffic impact analysis done?

R: No traffic impact analysis was required due to only 60 lots based on town and NCDOT requirements.

Is this a new rezoning, is it buildable?

R: The plan is within the current zoning and is buildable.

Why the decrease in the number of homes?

R: To reduce the amount of road improvements and reduce the amount of right of way required to be obtained.

Water and sewer connections?

R: Water line down lower rocky river road. Sewer line near the creek onsite.

Stubs for future development? Future development on the parcel?

R: The rest of the parcel is not planned to be subdivided. Any future development will have to go through the same rezoning process prior to developing the rest of the parcel. The remaining portion of the parcel will have to be sold by the HOA.

Concerns with the plan west portion of the site being developed?

R: It will be very unlikely that anyone developed the second half. As it will need rezoned again.

Where are the future stubs?

R: Plan right cul de sac, plan south cul de sac and a cul de sac left short of the stream. The streets and stubs will all be owned by the Town of Harrisburg. Stubs have been clarified that they provide more connectivity and are required by the Town in the case of any neighboring future developments.

Is emergency access provided?

R: Emergency access provided through lots by developing existing access drive by paving and widening for fire traffic. The access will be gated.

Is there a berm between adjacent properties?

R: Berm along access will be between lots and the access road.

What size berm will be used? 25 or 50?

R: Mostly 50 and 25 will be used in some circumstances.

Where is runoff going to be directed?

R: Runoff collected in roadside ditches and directed to plan south. It will be collected in backyards and collected in ditches.

What will be done with the open space?

R: Currently a 2.5 acre activity field for the HOA.

What is the dashed line?

R: Proposed conceptual open space nature trails for residents.

Will there be any land given to the town? Is there a greenway easement in the new plan?

R: The town is not requiring the greenway easement or trail to be crossed through the property.

Any plans for a roundabout?

R: No plans for a roundabout.

Are the entrances going to be marked well?

R: The entrance to the site will have a monument and street signage.

Is there a builder or elevations?

R: There is no current architectural for the homes or builder involved currently.

What happens if it gets approved and there is no builder?

R: The developer can choose to move forwards with the design of the site whether or not a builder is involved.

Has it been rezoned and annexed already?

R: Yes, it has been rezoned and annexed into the city currently. The new plan will not change the zoning. Only the conditions of the site layout are changing.

Traffic backing up to rocky river church the whole way to pioneer mill. How are these people leaving their homes?

R: It has been acknowledged that the traffic is bad, and the 162-home plan is being reduced to 60 lots which is significantly better than previously.

Will this be another case for taxpayers to pay it forward for sewer and water?

R: The town is not responsible for construction costs and installation of utilities on the site.

Water and sewer allocation issues?

R: The town has a policy in place to allocate water and sewer each year. The development will follow the policy in place.

The sewer location and smell adjacent to properties?

R: Sewer will be located underground and flows to the sewer line existing near the creek.

Will there be standing water?

R: All runoff will be routed downstream and offsite to avoid standing water issues.

Who will be able to access the emergency route and gate?

R: The access gate will be controlled by emergency services only.

What is prohibiting an entrance off Burlwood instead of Lower Rocky River:

R: Burlwood Dr is not wide enough for emergency access. Connecting to that road will trigger permission and acquisition right of way from homeowners to be able to improve the road. The only feasible frontage is along Lower Rocky River Road.

What prohibits from shifting the entrance to the left of the frontage?

R: Existing driveway too close to the left as well as the gas easement. Sight distance prohibits shifting the entrance to the right of the frontage.

How many acres are in the greenspaces?

R: The activity field is approx. 2.5 acres. Approximately 40-50 acres located across the stream that bisects the site.

Will there be any blasting onsite during construction?

R: Wells will still be tested if blasting occurs. Blasting will likely be minimized as much as possible.

When will development start?

R: Best case scenario building starts Fall 2024 or beginning of 2025.

Will the rendering be posted on the town site?

R: The town will upload the new rendering online for residents to view publicly.

Virtual Meeting Minutes:

Mary –

The original plan had turn lanes, will there be road improvements or turn lanes associated with this project?

R: Because of the reduction in lots, a TIA was not required. There will not be road improvements.

Steve Dorton –

No one has discussed the Emergency Entrance with me. How could this get designed without someone speaking to me? Property belongs to him and he would like to be reached out to.

R: The CSC group will reach out to Steve and discuss the access road to his property.

Mary –

When will construction begin?

R: Early 2025.

Steve Dorton –

What will happen to the powerlines that cross the property?

R: Contractor will work with Union Power to relocate if needed.

Contact information shared with the neighborhood for Andrew Allison with Timmons Group engineer and Craig Thomas with Town of Harrisburg.

H2023-03 McKinley Neighborhood Meeting

8/17/2023

H2020-07-R approved September 2021 CZ-RL
min lot width 75 feet
min lot size 14,500 sq ft
190 acres 0.32 DUA 60 lots

* ditch cross-section

Acreage in green space?

Where is the entrance? dangerous near Pioneer Mill

Traffic signal?

Road frontage?

Turn lane? Roundabout?

Why decrease in # of lots?

Water/Sewer?

Stubs for future? Where?

Emergency road? What if they refuse access?

Is there going to be a berm? 50 or 25 ft

What is the hatched line?

Was the greenway removed? Dedicate easement?

Current builder?

Safety and traffic? How will this be addressed?

Standing water/mosquitos

Why not include Burlwood as a connection?

Entrance location?

Blasting?

Timeline?

PUBLIC COMMENT SIGN-UP SHEET

Meeting Date:

Please Print Your Name	Street Address	City	Phone Number	Topic of Concern
Carolyn H. Overman	1305 Shalimar Dr	Concord	435 9261	Traffic
Matt Green	1446 Biltmore Dr	Concord	704-965-7163	
Tracy Thompson	9910 Lower Rocky River	Concord	980 332 3451	TRAFFIC Drainage
Brian Coley	10215 Blossom Dr.	Concord	704-455-6912	GENERAL INFORMATION
Robi Barbara Whaley	9811 Blossom Dr.	Concord	704-455-6280	info re new ^{sub-} division
Rodney Dellinger	3713 Ayrshire CT	Harrisburg	704-617-1350	Just to listen
Bill Leake	7238 Sandown Ct. 8726 L. Rocky Rd	Harrisburg	980-521-3740	INFO / Traffic
Will & Melanie Freeman		Concord	704-455-9545	development
STEVE GEORGE	207 Lexington Dr	CARY	919-815-9587	Melvin Du.
Anthony Canuso	610 E Morehead St.	Charlotte	724-598-7794	McKinley Robinson
BOYD GRIFFIN	1211 Shalimar	Concord	704-455-2321	TRAFFIC



Please Print Your Name

Street Address

City

Phone Number

Topic of Concern

[illegible]

NM-McKinley
in person 8/17

9/7/2023
Zoom

ATTENDEES	Francis Gillispie	Lloyd Quay
	Kyle	Brandon D.
	Steve Dorton	Mary Ferguson
	Wes Church	Chad Bancorn
	919 815-9987 Steve	704 701-7366
	Boyd	Chris Todd (late)

QUESTIONS Road improvements?
Paved access road?
Construction schedule?
Power?