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

July 16, 2024
6:00 PM

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

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 YouTube platform using the link 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.

https://www.youtube.com/@HarrisburgNC/streams

B. AGENDA ADOPTION

C. SPECIAL PRESENTATIONS

1. Swear in New Board Members

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. Consideration of Approval of minutes from June 18th, 2024 meeting

3. OLD BUSINESS

4. NEW BUSINESS

A. Election of Chairman and Vice Chairman

B. H-2023-04-R Tramore II: A request to annex and rezone a 25.2 acre parcel for the purpose of developing a 23-lot single-family residential development.

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:
Swear in New Board Members

Presenting Personnel:
Zac Gordon, Planning Director

Suggested Motion or Action:
Swear in new members of Planning and Zoning Board appointed by Town Council.

Description/Background:
The following appointments have been approved by Town Council and will be sworn in as noted below and for the related term.

Name	Position	Term	
Suzi Schoonmaker	Regular Seat	7/1/2024 to 6/30/2026	Term 1
Jeremiah Norberg	Regular Seat	7/1/2024 to 6/30/2026	Term 1
Steven Larson	ETJ Seat	7/1/2024 to 6/30/2026	Term 1

Recommendation:
Swear in new Board members appointed by Town Council.

Fiscal Impact:

Attachments:
None

TOWN OF HARRISBURG

Agenda Item Details

Title:
Consideration of Approval of minutes from June 18th, 2024 meeting

Presenting Personnel:
Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:
Motion to approve minutes of June 18, 2024 as presented.

Description/Background:
Attached are the minutes from June 18th, 2024 Planning Board Meeting.

Recommendation:
Approve as presented.

Fiscal Impact:
None

Attachments:
1. PZ MINS JUNE 18 24

TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, JUNE 18, 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, Jessica Fava, Kevin Hutchins

ABSENT: Keziah Hubler (ex officio), Carly Bedgood

STAFF: Shelley DeHart, Assistant Planning Director, Zac Gordon, Planning Director

A. AGENDA ADOPTION
Monica Long made a motion to adopt the agenda as presented. A second was made by Kevin Hutchins.
The motion passed 6-0.

B. SPECIAL PRESENTATIONS
None.

C. PUBLIC COMMENT
None.

2. CONSENT AGENDA
A. Adopt 2024-2025 Annual Meeting Calendar

MOTION: Bill Leake made a motion to approve the presented annual meeting calendar, seconded by Jessica Fava.
The motion passed 6-0.

B. Consider adoption of minutes from May 21, 2024, Planning and Zoning Board meeting.

MOTION: Kevin Hutchins made a motion to approve the minutes, second by Bill Leake.
The motion passed 6-0.

3. OLD BUSINESS – None

4. NEW BUSIENSS

H-2023-03-R McKinley Subdivision Map Amendment - Shelley DeHart started her presentation with a brief background on this project. This site was zoned and annexed into the Town on November 8th, 2021, with a CZ-RL zoning designation. This approval, subject to conditions, authorized 162 single family lots. The applicant is now proposing to modify this previous approval to develop a single-family subdivision with sixty (60) detached units. The lot areas vary from a minimum of ½ acre to over one acre in size. The average lot area within the proposed community is 34,870 sq. ft., or over ¾ of an acre in size. The proposed density of the site is 0.32 dwelling units per 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. The applicant agrees to install the road improvements as detailed in the conditions of approval and as identified on the conditional zoning plan.

The Civil Engineer, Andrew Allison, gave a short presentation about the project. He showed the maps of the proposed project site and answered any questions from the board members. Jessica Fava asked why their plan is to come to Harrisburg and not stay in County, Andrew answered that they will need public utilities and must be in Harrisburg for that to happen. It was clarified that the property is already within Harrisburg's jurisdictional boundaries. Kevin Hutchins asked why the reduction to sixty lots when initial approval was for 162 lots. Andrew answered that the market desire and feedback received is for larger lots with custom homes. He noted that the current proposal is a much larger project and with that you need more land space. Board member Moniac Long, expressed concern about rock blasting during development and asked the applicant to address this. Andrew stated that once their grading plan is approved, they will know more but they are focused on minimizing the blasting as much as possible.

Public Comment:

Two residents**,** Wally Wallace, and Mark Monroe had multiple concerns regarding this project. Main concerns were if a retention pond would be located on this property, why there are only sidewalks on one side of the road, and the percentage of rentals allowed in this development. Mark mentioned that for the land being given to the Town, he would love to see walking trails, bike trails or projects that are low density with no development. The applicant responded that there would be a detention pond, that the proposed road cross-section only requires sidewalks on one side of the road and that rentals would be limited to no more than 10%.

Board members asked additional questions to staff and the applicant. These questions were focused on:

- Available utilities – water & sewer
- Impacts on public services such as fire department and public schools.
- Low Impact Development infrastructure design.

Staff's recommendation was to approve the proposed map amendment H-2023-03-R and for the Board to transmit a recommendation to the Town Council for approval, subject to 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 comparable 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.

Findings:
Map Amendment (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-2023-3-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.

MOTION:
Kevin Hutchins made a motion to approve H-2023-03-R and recommend approval to the Town Council, with a second from Bill Leake. **Motion passed 5-1 (Jessica Fava voting against).**

Consistency Statement
MOTION:
Kevin Hutchins made a motion to approve the findings as read in the record earlier with a second from Bill Leake. **The motion passed 6-0.**

5. STAFF UPDATES/INFORMATION
- Our next scheduled meeting will be on July 16th; we will need to vote on a new Chair and Vice Chair. Our new board members will be sworn in at this meeting.
- Residential development is right on track and we are looking at around 360 new single-family units by the end of the year. Currently there are more townhomes being sold than single-family homes.
- Commercial development includes the new Animal hospital on Highway 49 currently under construction, with Cook Out schedule to begin very soon.

- Another residential development is Shamrock, which staff is still working with the applicant to refine.
- The Westgate proposal is still in the pipeline, and we are working on that. We want to bring something to the Board that is well prepared so that the Board has all of the information required to make a decision.
- The Town Center plan RFQ will be issued soon, with a target date of July 1st.
- The Train Station project is still in the development stage and we are making slow but steady progress on it.

6. ADJOURNMENT

MOTION: There being no further business, Jessica Fava made a motion to adjourn, with a second from Bill Leake. **The motion passed 6-0.**

Adopted on the 16th of July 2024

_____
Kevin Schaffner, Chairperson

_____
Carly Bedgood, Secretary

TOWN OF HARRISBURG

Agenda Item Details

Title:
Election of Chairman and Vice Chairman

Presenting Personnel:
Zac Gordon, Planning Director

Suggested Motion or Action:
Motion to elect Chairman and Vice Chairman upon vote of the membership from July 1, 2024 - June 30, 2025.

Description/Background:
The Rules of Procedure for the Planning and Zoning Board require the election of a Chairman and Vice Chairman at the regular meeting in July. These appointments are for a one year term.

Recommendation:
Adopt motions to elect a Chairman and Vice Chairman

Fiscal Impact:
None

Attachments:
None

TOWN OF HARRISBURG

Agenda Item Details

Title:
H-2023-04-R Tramore II: A request to annex and rezone a 25.2 acre parcel for the purpose of developing a 23-lot single-family residential development.

Presenting Personnel:
Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:
Motion to approve and recommend Town Council approval of H-2023-04: Tramore II Map Amendment, for a 23-lot single-family detached subdivision, with conditions as noted in the staff report and agreed to by the applicant, and to make the required findings.

Description/Background:
This is a petition to rezone approximately 25 acres from Cabarrus County Countryside Residential (CR) to Harrisburg Residential Low Conditional Zoning District for the purpose of developing a 23-lot residential neighborhood. This zoning map petition will be considered with a petition for annexation by the Town Council. The proposed subdivision is designed to include:

- Density less than one dwelling unit per acre (.91 du/acre)
- Lots are a minimum of a 1/2 acre in size.
- Open space is provided that includes a payment in lieu of public open space dedication
- Construction of a connector road as identified in the Harrisburg Transportation Plan.

Recommendation:
Receive the report, public comment and after deliberations:

Motion to recommend the Town Council approve the map amendment as conditioned, and make the required findings that project H2023-04- R is:

- **A reasonable request and is in the best interest of the public because**:
  - The 25-acre site is located within a rural area of the Town envisioned for very low density and the development is proposing a density less than 1 dwelling unit to the acre; and
  - It includes a future roadway connector that will aid in overall transportation circulation within the Town in the future.

- **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-2**: Link Land Use with Transportation Improvements: the development is a very low-density residential land use that includes transportation improvements that are envisioned in the future. These improvements include a southbound right-turn lane enhancing safety and the construction of an important local road connector identified within the Harrisburg Transportation Plan that will link two thoroughfares within the Town in the future.

- **LU-7**: Ensure Zoning in the Planning area is consistent with the Future Land Use Plan Map: The proposed zoning classification of Residential Low density is consistent with the future Land Use Plan Map and criteria of the UDO.

Fiscal Impact:
None

Attachments:
1. H-2023-04 Tramore II_PB Report
2. Attachment A Rezoning Application + Joinder Agreement
3. Attachment B_ Tramore I Approved Plat_
4. Attachment C_2024-06-25 Tramore II.3RD RESUB
5. Attachment D 2024-02-15 Tramore II Neighborhood Meeting Summary

Planning and Zoning Department

Staff Report – Planning and Zoning Board
Rezoning H-2023-04-(R)

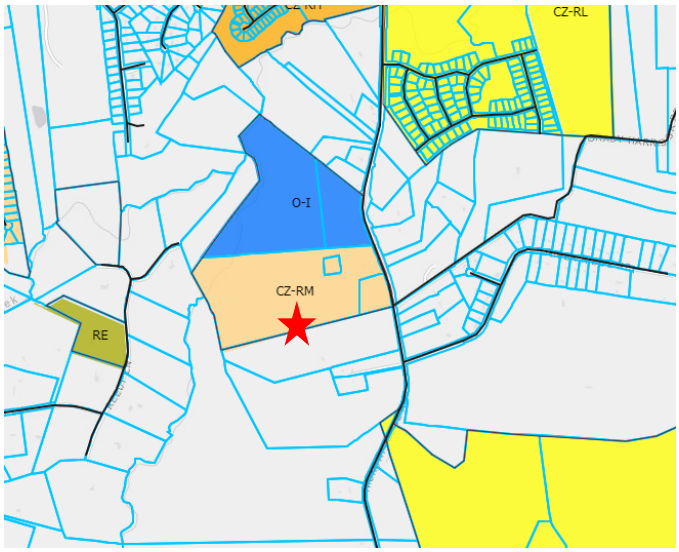
DATE:	June 28, 2024
SUBJECT:	H-2023-04-R-Tramore II Subdivision Map Amendment Request to rezone approximately 25 acres from Cabarrus County CR to CZ- RL (Residential Low Conditional District) for the purpose of developing a 23-lot residential neighborhood.
LOCATION	9664 Hickory Ridge Rd (PIN# 5516-41-5119)
APPLICANT:	Taylor Morrison - Represented by Alan Kerley
PROPERTY OWNER:	Hickory Ridge Holdings, LLC
Staff Report Prepared by:	Shelley DeHart, Assistant Planning Director
Neighborhood Meeting:	February 15, 2024
Existing Land Use:	Vacant
Existing Zoning:	Countryside Residential – Cabarrus County
Proposed Zoning:	Residential Low Conditional District – Harrisburg
Zoning within 500 feet:	North - Conditional Residential Medium (CZ-RM), Harrisburg South - Countryside Residential (CR), Cabarrus County East - Countryside Residential (CR), Cabarrus County West - Countryside Residential (CR), Cabarrus County
Land Uses within 500 feet:	North - Under Development SFR, Harrisburg 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 is proposing an annexation and rezoning of a 25-acre site for the purpose of developing a single-family subdivision with twenty-three (23) detached units. Lot sizes vary from a minimum of a 1/2 acre to over 3/4-acres lot. The average lot size within the proposed community is 27,435 sq. ft. or over half of an acre in size.
- The proposed density for the site is 0.91 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 0.91 units/acre.
- The applicant is proposing 6.74 acres of open space (active and passive) within the community and offering to make a fee-in-lieu payment to the Town for the required public open space.
- 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**).

ANALYSIS: The subject property is 25.20 acres in area, vacant, with a mix of pastures and wooded areas, and tributary encroachments from McKee Creek at the north and west area of the property. The applicant is currently developing the site (Tramore I) located to the north of the subject property pursuant to an approved conditional zoning permit that authorized a 42-lot single family residential community (**Attachment B**).

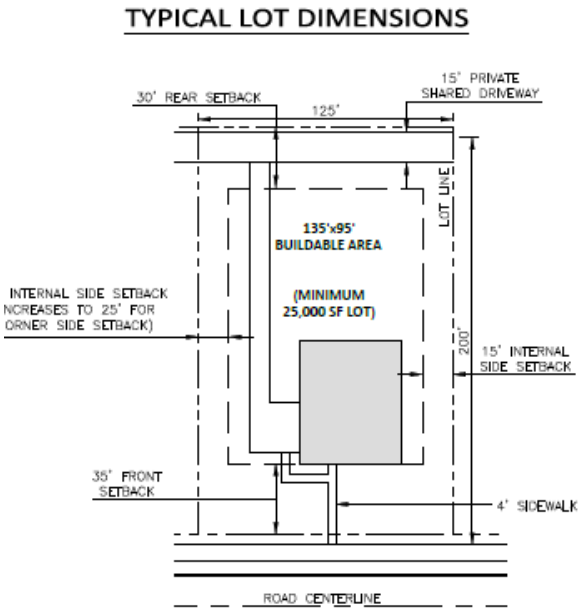
Zoning Classification: The RL zoning classification proposed by the applicant for the site allows for a maximum density of up to two (2) dwelling units per acre. Dimensional standards are based on the type of subdivision being proposed ("Conventional" or "Conservation"). The applicant is proposing a "Conventional" subdivision. The table shown below compares the dimensional standards for the proposed subdivision with the standards for a conventional subdivision in the RL subdivision. The project, as proposed, complies with all the dimensional standards of the base Residential Low (RL) zoning district under the conventional classification.



	Density	% Open Space	Lot Area	Lot Width	Height	Front	Side Inter	Side Exterior	Rear	% Lot Coverage
Conventional Development	1 - 2 du/ac	20	25,000 SF	125 ft	35'	35'	15'	25'	30'	N/A
Proposed Development	.91 du/ac	26.7	25,081 Avg. 27,435 SF	125 ft +	35'	35'	15'	25'	30'	N/A

Transportation and Lot Design: The subdivision has been designed to incorporate a future road connector identified within the Harrisburg Transportation Plan. This road was envisioned to connect Robinson Church Road with Hickory Ridge Road as depicted below.

The connector road is proposed to be the primary road through the development extending from Hickory Ridge Road to the western boundary of the site (Attachment C). The road is designed as a two-lane connector, with a sidewalk on one side of the street and a 10' multi-use path on the other. There will be no direct driveway connections from adjacent lots. To accommodate the road design, the lots are proposed to have private driveway access at the rear of the lots. The private driveway will be located on the lots within an easement. Garbage services will be at the front of the lots at the connector street.



Parking within the community will be accommodated within the long driveways and garages on the individual lots and within the on-street parking offered at the mailbox kiosk. Parking within the shared private driveway easement is prohibited and will be enforced by the community's Homeowners Association.

The proposed development of 23-single-family residential lots does not generate enough trips to meet the threshold requiring a Traffic Impact Analysis (TIA). The developer is providing a southbound, right-turn lane into the community on Hickory Ridge Road, to enhance safety for vehicles turning into the development.

Open Space: The proposed conventional development is required to provide a minimum of twenty (20) percent open space (5.24-acres) within the development acreage. The project as designed provides a total of 6.74 acres of open space - or 26.7 percent of the total site area. This open space is required to be split between active, passive, and public open space dedication. A breakdown of the required and proposed acreage for each of these categories is shown below:

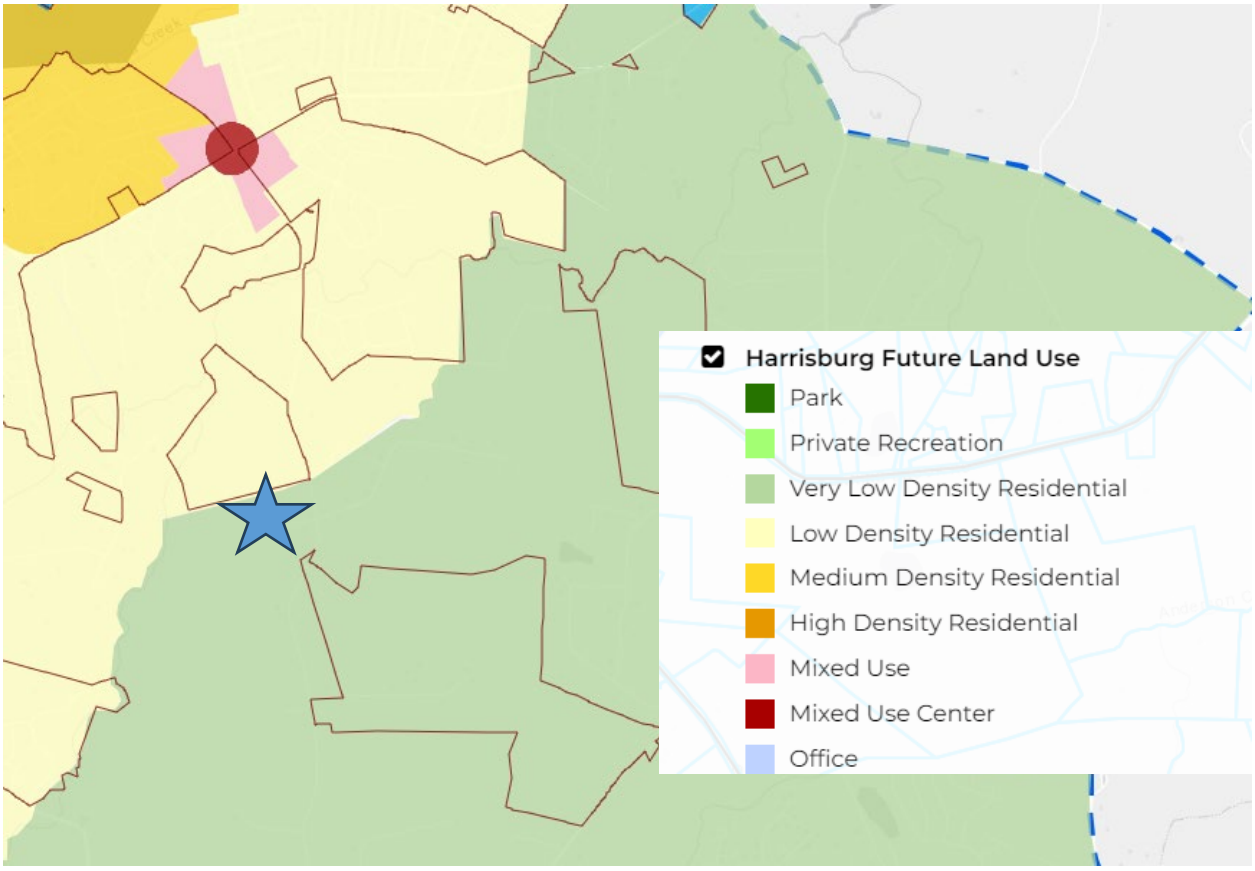
Type of Open Space	**Required**	**Proposed**
Active Open Space	0.57 acres	1.62 acres
Public Open Space (Dedication)	0.657 acres	0.657 acre offered as Payment In-Lieu of Dedication*
Passive Open Space	4.013 acres	5.12 acres
Total Required	5.24 acres	6.74 acres within development

The payment in-lieu of public open space dedication is scheduled to be considered by the Park and Recreation Advisory Committee at its July meeting for a recommendation to the Town Council.

Architecture: The developer, Taylor Morrison, is proposing homes with a mix of building materials, including brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious fiber board siding, or similar product. Vinyl or aluminum may only be used on windows, soffits, and handrails/railings. Garages are proposed to be side loading with driveway access provided at the rear of the property and a shared driveway running parallel to the rear property lines. Product examples are provided within **Attachment C** – page 2.

Harrisburg Area Land Use Plan (HALAP): 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.

The project, as proposed, complies with the vision of the HALUP because it proposes a very low density < 1 dwelling unit to the acre, and is providing heavily landscaped buffers around the perimeter of the development site.



Neighborhood Developer Meeting: The neighborhood/developer meeting was held on February 15th at Town Hall. The following issues were raised by those who attended the meeting:

- Buffering and/or fencing along the southern property line. One of the adjacent property owners requested a fence. Staff worked with the applicant on providing an enhanced 20-foot Type C landscape buffer behind lots 16 -23 to address their concern.

- Stormwater impacts adjacent properties. This project will be required to comply with Town regulations regarding stormwater run-off.
- Noise and/or vehicle light impacts associated with rear driveways. Landscape buffers are required along the perimeter of the development and are proposed to be enhanced in some areas.
- Future connection of the proposed connector road. Staff provided a follow-up email explaining the alignment and that the connection is development driven (Not a town project).

Please refer to **Attachment D** for a complete summary of the meeting.

SPECIFIC REVIEW CRITERA: 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 pertaining to public health and safety by proposing a density that is in keeping with the surrounding area and providing housing choice for future residents.
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 zoning 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 and land use and does not impair the implementation of the HALUP or other adopted plans such as the Harrisburg Transportation Plan.
8. The development is limited to single-family residential use, which is supportive of the 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-2: Link Land Use with Transportation Improvements: the proposed development is a very low-density residential land use that includes transportation improvements to be constructed in the future. These improvements include a southbound right-turn lane

enhancing safety and the construction of an important local road connector identified within the Harrisburg Transportation Plan that will link to throughfares within our community in the future.

- LU-7: Ensure Zoning in the Planning area is consistent with the Future Land Use Plan Map: The proposed project is consistent with the future Land Use Plan Map and criteria of the UDO.

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 23-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:

   - Landscape buffers are proposed at the perimeter of the community providing visual screening between neighboring properties to aid in potential noise and vehicle headlight reduction associated with the private driveways; and
   - Transportation improvements are proposed to mitigate the **potential** for traffic impacts including improvements at Hickory Ridge Road and the future connector through the community; 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 zoning district, appropriate for the 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-2023-04-R) is a reasonable request and is in the best interest of the public because:

   - *The 25-acre site is located within a rural area of the Town envisioned for very low density and the development is proposing a density less than 1 dwelling unit to the acre; and*
   - *Includes a future roadway connector that will aid in overall transportation circulation within the Town in the future.*

   The Board further finds the proposed development (H-2023-4-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-2: Link Land Use with Transportation Improvements: the development is a very low-density residential land use that includes transportation improvements that are envisioned in the future. These improvements include a southbound right-turn lane enhancing safety and the construction of an important local road connector identified within the Harrisburg Transportation Plan that will link two thoroughfares within the Town in the future.
   - LU-7: Ensure Zoning in the Planning area is consistent with the Future Land Use Plan Map: The proposed zoning classification of Residential Low density is consistent with the future Land Use Plan Map and criteria of the UDO.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed map amendment H-2023-04-R, rezoning 25+ acres from Cabarrus County zoning – Countryside Residential to a Harrisburg RL conditional zoning district (CZ-RL) for the purpose of developing a 23-lot single-family conventional subdivision. This recommendation is made subject to annexation of the proposed development area by the Town Council. Staff further recommends that the Board transmit a recommendation to approve the requested zoning map amendment to the Town Council with the following conditions as agreed to by the applicant:

1. The conditional zoning district shall be restricted to a 23-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of $8,212.00 and is due prior to the recording of the final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.
4. 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.

5. Proposed walking trails shall be paved and constructed or bounded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
6. A minimum of a type A buffer is required around the perimeter of the development. A field inspection and/or detailed tree/shrub survey will be required (of combination thereof) for existing landscaping that is proposed to be retained towards required buffers. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
    a. A 50-ft. type D buffer is required along the Hickory Grove Road frontage. This area shall be clear of utilities that may impact the ability to meet said buffer.
    b. A 20-ft type C buffer is required behind lots 16-23.
7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
8. All ponds, if required, 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. Said pond shall be fenced with a vinyl 4-rail farm fence, preferably white.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets should be built 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. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
13. Associated annexation plat shall be recorded within 30 days.

PLANNING BOARD ACTION REQUESTED

Receive the report, public comment, and after deliberations:

- 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-2023-04-R Tremore II
Attachment B – H-2021-04- Tramore I Preliminary Plat Plan
Attachment C – Proposed Conditional Zoning Plan H-2023-04 Tramore II
Attachment D – Neighborhood Meeting Notes

Harrisburg NC
The right side of opportunity

Planning & Zoning Department
4100 Main Street Ste 102, Harrisburg, NC 28075
(704) 455-5614

Legislative Approval Application

1. Application Type (select all that apply)

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

2. Project Information

a. Project Name: Tramore II

b. Project Location/Address: 9664 Hickory Ridge Rd, Harrisburg, NC 28075

c. Tax Map and Parcel Number (PIN): 5516415119

d. Zoning: Existing: Cabarrus Co - CR Proposed: Harrisburg - RL-CZ

e. Land Use: Existing: Agriculture/Vacant Proposed: Single-family detached dwellings

g. Description of Request (attach separate sheet if needed):

Develop the site with a mixture of single-family lot sizes + dwellings that will offer diverse housing opportunities to this area of Harrisburg. Create residential collector street through site per adopted Land Use Plan. The proposed + future residential collector street will create multi-modal connectivity to the north of the site, that is currently under construction, and to the south. Tramore I has a proposed pathway that will exteded into Tramore II. Site layout has been designed to preserve existing streams + environmental features.

3. Contact Information

a. Project Manager/Contact Person: Eddie Moore
Company: McAdams
Address: 2100 South Tryon St., 400 City, State, Zip: Charlotte, NC 28203
Phone Number: 704-724-3594 Email Address: emoore@mcadamsco.com

b. Applicant Name (if different than above): Alan Kerley
Company: Taylor Morrison
Address: 11405 N Community House Rd., 150 City, State, Zip: Charlotte, NC 28277
Phone Number: 704-971-8854 Email Address: AKerley@taylormorrison.com

c. Owner Name: Please refer to attached Joinder Agreement
Company:
Address: City, State, Zip:
Phone Number: Email Address:

4. Owner's Consent

Please refer to attached Joinder Agreement ("Owner") certifies that it is the owner of the property located at _____ ("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: _____ Date: _____

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

Project Name: Tramore II Submittal Date: 01/10/2024

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: Alan Kerley

Applicant Signature: Alan Kerley

6. Staff Use Only:

Record of Process

Date Received: 01/24/2024

Application Number: H-2023-04-R

Is Application Complete? [X] Yes [ ] No

Public Hearing Date(s): PB Meeting - 7/16/24; TC Public Hearing TBD

Published Notice Date: TBD

Mailed Notice Date: TBD

Posted Notice Date: TBD

Final Action Applicant Notification Mailed Date:

Town Staff Signature: Shelley DeHart, AICP

Digitally signed by Shelley DeHart, AICP
DN: C=US, E=sdehart@harrisburgnc.org, O=Town of Harrisburg, OU=Planning and Zoning Department, CN="Shelley DeHart, AICP"
Date: 2024.06.27 17:20:43-04'00'

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

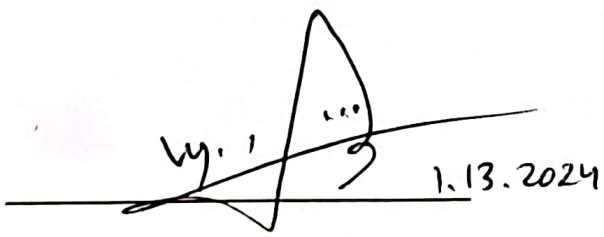
REZONING + ANNEXATION PETITION JOINDER AGREEMENT

TAYLOR MORRISON

The undersigned, as the owner of that parcel of land that is designated as Tax Parcel Number: 5516415119 in Cabarrus County, North Carolina and which is the subject of the attached Rezoning and Annexation Application, hereby join in this Rezoning and Annexation Application.

Since the application is a conditional rezoning, the owners hereby agree to the rezoning as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the Rezoning Site Plan as part of this Rezoning Application.

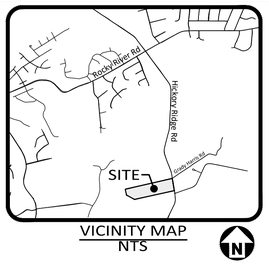
Owner hereby authorizes, Taylor Morrison as agent, to file this application and represent owner at any and all meetings and hearings required for the approval of this Rezoning and Annexation.



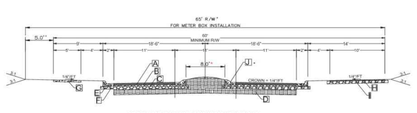
1.13.2024

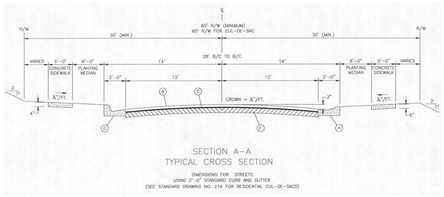
Hickory Ridge Holdings LLC

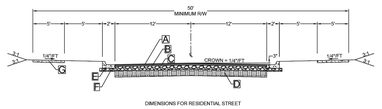
CamScanner



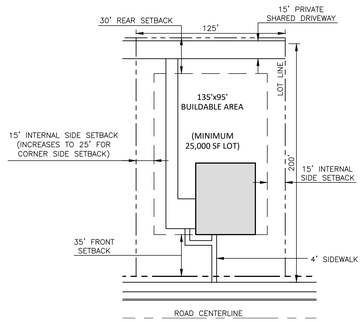
VICINITY MAP
NTS

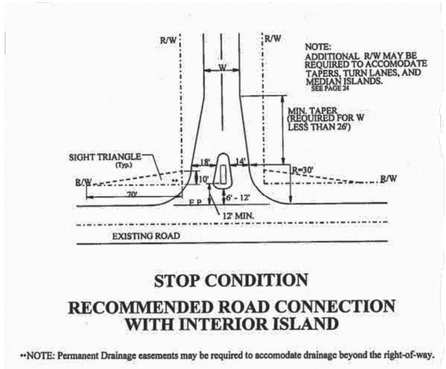






TYPICAL LOT DIMENSIONS





SITE DATA

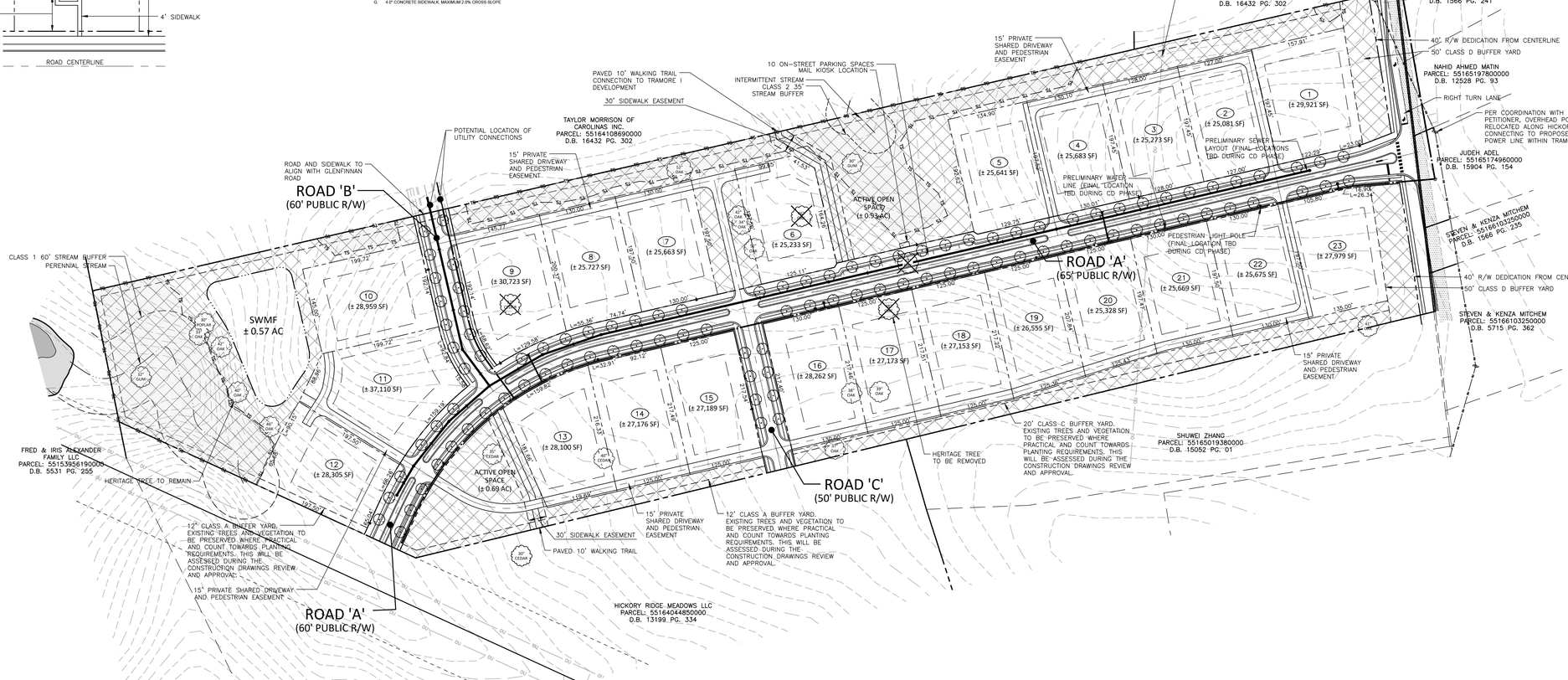
PREPARED BY:	MCADAMS COMPANY (EDDIE MOORE) 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704-527-0800 EMOORE@MCADAMSCO.COM
PARCEL PIN: 5516-41-5119	
TOTAL SITE ACREAGE:	±25.20 AC
CURRENT ZONING:	CABARRUS COUNTY - CR
PROPOSED ZONING:	HARRISBURG - RL-CZ (CONVENTIONAL DESIGN)
UNIT TYPE:	SINGLE-FAMILY
PROPOSED NUMBER OF LOTS:	23 LOTS
LOT SIZE RANGE:	25,081 SF - 37,110 SF
AVERAGE LOT SIZE:	27,435 SF
LOT SETBACKS:	FRONT YARD= 35' CORNER SIDE YARD= 25' SIDE YARD= 15' REAR YARD= 30'
MINIMUM LOT WIDTH:	125'
TOTAL DENSITY:	+/- 0.91 LOTS / AC
RIGHT-OF-WAY WIDTH:	60'
LINKS AND NODES (MIN. = 1.4):	2.5
TREE SAVE AREA PROVIDED:	11.5% OF SITE (±2.91 AC)
REQUIRED COMMON OPEN SPACE:	20% OF SITE (± 5.24 AC)
PROPOSED ACTIVE OPEN SPACE:	6.4% OF SITE (± 1.62 AC)
PROPOSED PASSIVE OPEN SPACE:	20.3% OF SITE (± 5.12 AC)
PROPOSED OVERALL OPEN SPACE:	26.7% OF SITE (± 6.74 AC)
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 23 = 0.65 AC AVERAGE FAIR MARKET VALUE)

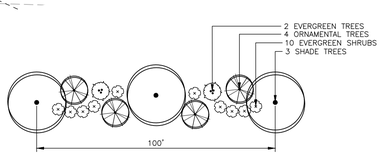
BLOCK LENGTHS:

LOTS 1-5:	753 LF
LOTS 6-9:	521 LF
LOTS 10-11:	266 LF
LOTS 11-12:	318 LF
LOTS 13-16:	500 LF
LOTS 17-23:	1,156 LF

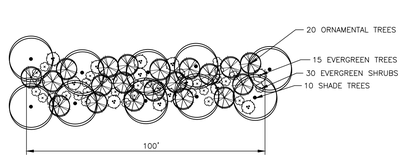
SITE LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- CENTERLINE
- FLOODPLAIN BOUNDARY
- OPEN SPACE
- TREE SAVE AREA
- HERITAGE TREES TO REMAIN
- PEDESTRIAN LIGHT POLE
- FIRE HYDRANT ASSEMBLY
- SANITARY SEWER MANHOLE
- SEWER FLOW DIRECTION ARROW
- WATERLINE
- SANITARY SEWER

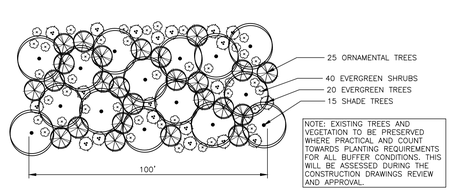




CLASS A BUFFER YARD SECTION



CLASS C BUFFER YARD SECTION



CLASS D BUFFER YARD SECTION - HICKORY RIDGE ROAD

GRAPHIC SCALE
0 50 100 200
1 inch = 100 ft.

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE , NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison
Homes Inspired by You

TRAMORE II SINGLE FAMILY
REZONING CONCEPT PLAN
9664 HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA 28075

REVISIONS

NO.	DATE	
1	03. 22. 2024	PER CITY COMMENTS
2	04. 29. 2024	PER CITY COMMENTS
3	06. 21. 2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=100'
DATE	01. 23. 2024

SHEET

REZONING PLAN

RZ.01

M:\Projects\TAH\TMH22018\04-Production\Engineering\Rezoning\TMH22018-RZ1.dwg, 6/27/2024 11:59:12 AM, Drew Singleton

DEVELOPMENT NOTES

RL-CZ (Conventional Design) Zoning Site Development Standards:

Max Density:	**1-2 DUA**
Min. Lot Width:	**125 feet**
Proposed Lot Width:	**125 feet**
Min. Lot Size:	**25,000 square feet**
Proposed Typical Lot Size:	**25,000 square feet**
Min. Front Setback:	**35 feet**
Min. Corner Side Setback:	**25 feet**
Min. Internal Side Setback:	**15 feet**
Min. Rear Setback:	**30 feet**
Min. Links + Nodes:	**1.4**
Proposed Links + Nodes:	**2.5**

Site Development Data:

Acreage:	**+- 25.2 acres**
Tax Parcels:	**5516-41-5119**
Existing Zoning:	**Cabarrus County - CR**
Proposed Zoning:	**Harrisburg - RL-CZ**
Existing Uses:	**Vacant**
Proposed Uses:	**Up to 23 single-family detached lots**
Proposed Density:	**0.91 DUA**
Required Common Open Space:	**5.24 acres (20% of site)**
Proposed Common Open Space:	**6.74 acres (26.7% of site)**
Proposed Public Open Space:	**Fee-in lieu dedication**

1. General Provisions:

These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Taylor Morrison (the "Petitioner") to accommodate the development of a single-family residential community on that approximately 25.2-acre site located on the west side of Hickory Ridge Road, which is more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 5516-41-5119.

Development of the Site shall be governed by the Rezoning Plan, the Site Development Data, Development Notes, and the applicable provisions of the Town of Harrisburg Unified Development Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the RL Conventional Zoning District shall govern all development taking place on the Site.

Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the exact alignments of streets and points of access, the configurations and placements of parking areas and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements and sizes of the buildings and parking areas depicted on the Rezoning Plan are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum parking and building envelope lines established on the Rezoning Plan are not violated and the proposed alterations or modifications do not exceed the parameters established under the Site Development Data and under the Ordinance for the RL Conventional zoning district.

2. Permitted Uses and Maximum Development:

The Site may be developed with up to 23 single-family detached dwelling units, together with any incidental and accessory uses related thereto that are allowed in the RL Conventional zoning district.

3. Open Space:

a) Open spaces are generally depicted on the Rezoning Plan. The placement and configuration on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg.

4. Transportation:

a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.

b) As depicted on the Rezoning Plan, the Site will be served by public streets and private shared driveways.

c) Internal sidewalks and pedestrian connections shall be provided along all public streets throughout the Site.

d) As depicted on the Rezoning Plan, a deceleration right turn lane into the Site is provided along Hickory Ridge Road.

e) Existing fire truck turnaround from Tramore I will be required to be demolished and constructed as a connecting street. Existing ROW for the hammerhead may be abandoned to the existing property owners.

5. Architectural Standards:

a) The principal buildings used for residential uses constructed on the Site may use a variety of building materials. The building materials used for buildings may be a combination of the following: brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, or cementitious fiber board siding. Vinyl or aluminum as a building material may only be used on windows, soffits, and handrails/railings. The proposed roofing materials may be architectural shingles, wood shake, slate, tile, and/or metal.

b) The Petitioner agrees to restrict cladding materials for all buildings to cladding products other than vinyl siding.

6. Streetscape and Landscaping, and Environmental Features:

a) The Petitioner shall provide a minimum 50 foot Type D landscape bufferyard along Hickory Ridge Road as generally depicted on the Rezoning Plan.

b) The Site shall meet the provisions of the Ordinance related to connectivity provided.

c) The Petitioner shall comply with Tree Preservation and Post Construction Stormwater requirements.

d) Up to 3 heritage trees (126 caliper inches) are proposed to be removed from the site. Heritage trees mitigation may consist of 84 trees (planted at 3" caliper). Mitigation trees may be planted in common open space areas and/or perimeter buffers. The Petitioner shall replace such heritage trees on-site, except as allowed in paragraph e., below, with trees of similar type planted at least 30 feet from any other tree such that the total caliper inches of trees planted is no less two times the diameter of the tree removed. The Director may offer flexibility with the required spacing of the trees depending on the type of tree removed and the type of tree being used as a replacement.

e) If the Director determines that it is impossible or impractical, the remaining balance of required replacement trees shall be planted on the nearest site owned by Town or other public entity (for example, a park, school, or similar property) where the Director determines there is sufficient capacity to accommodate this option. The Director may allow tree replacement on an adjacent privately-owned site where the tree replanting area will be permanently preserved via covenant or easement. Planting shall be carried out directly by the Petitioner with direction and inspection of the Director or other appropriate Town staff.

f) A 12 foot Type A Landscape Buffer and 20' Type C Landscape Buffer will be provided as generally depicted on the Rezoning Plan. Existing healthy trees and vegetation within the Buffers to be preserved where practical and count towards planting requirements. This will be assessed during the construction drawings review and approval.

g) The Petitioner is requesting relief from the maximum block length for Road A based on the location of the existing stub street for Road B and need to extend Road A to the western property line.

7. Amendments to Rezoning Plan:

Future amendments to the Site Development Data may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of the Ordinance.

Further alterations or modifications to this Rezoning Plan which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Site Development Data or any of its conditions or which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the Ordinance, as applicable.

8. Binding Effect of the Rezoning Documents and Definitions:

a) If this Rezoning Plan is approved, all conditions applicable to development of the Site imposed within the Site Data and Development Notes , unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

b) Throughout the Site Development Data, the terms, "Petitioner" and "Owner" and "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owners of the Site from time to time who may be involved in any future development thereof.

9. Additional Conditions:

a) Petitioner agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.

b) Petitioner agrees that there will be no exposed concrete block foundations and that siding must extend to the ground level on all sides of the residential dwellings.

c) Petitioner agrees mailbox clusters shall meet ADA Standards at a minimum and have a roof covering.

d) Petitioner agrees to the mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg UDO.

e) Petitioner agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10 feet over at least 25% of the permanent pool area.

f) Petitioner agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

g) Proposed walking trail will be constructed or bonded prior to first final plat.

h) Petitioner acknowledges that overall lot count may be impacted by stormwater control facilities, existing power structures, and other proposed utilities. Lots may be lost during preliminary plat or construction document phase based on the final layout of the existing and proposed utilities and stormwater control measures.

i) Garbage collection will be at the public street.

j) A maximum of 10% of the dwellings may be available for rent at any given time.

POTENTIAL/ILLUSTRATIVE BUILDING ELEVATIONS

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704. 527. 0800
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

ALAN KERLEY
TAYLOR MORRISON
1410 WEST MOOREHEAD STREET, SUITE 100
CHARLOTTE , NORTH CAROLINA 28208
PHONE: 704.357.6632

taylor morrison
Homes Inspired by You

TRAMORE II SINGLE FAMILY
REZONING CONCEPT PLAN
9664 HICKORY RIDGE ROAD
HARRISBURG, NORTH CAROLINA 28075

REVISIONS

NO.	DATE	
1	03. 22. 2024	PER CITY COMMENTS
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3	06. 21. 2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	01. 23. 2024

SHEET

REZONING NOTES & ELEVATIONS

RZ.02

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MCADAMS

NEIGHBORHOOD MEETING REPORT – H-2023-04-R

TRAMORE II

PETITIONER: **ALAN KERLEY – TAYLOR MORRISON**

AGENT: **EDDIE MOORE, AICP – McADAMS** EM

PARCEL #: **5516-41-5119**

SITE: **WEST OF HICKORY RIDGE ROAD + OPPOSITE GRADY HARRIS SR ROAD**

DATE: **FEBRUARY 15, 2024**

This Neighborhood Meeting Report is being filed with the Town of Harrisburg Planning and Zoning Department and available for review.

PERSONS + ORGANIZATIONS CONTACTED WITH DATES + EXPLANATIONS OF HOW CONTACTED:

The required Neighborhood Meeting was held on Thursday, February 15, 2024. Town staff mailed a written notice of the date, time, and location of the Neighborhood Meeting to the individuals and organizations set out on **EXHIBIT A**. A copy of the written notice is attached as **EXHIBIT B**.

TIME + LOCATION OF MEETING:

The Neighborhood Meeting, required by the Unified Development Ordinance, was held at Harrisburg Town Hall – 4100 Main Street, Harrisburg, North Carolina 28075 on Thursday, February 15, 2024 at 6:00 PM and concluded around 6:45 PM.

PERSONS IN ATTENDANCE AT MEETING:

A sign in sheet from the required Neighborhood Meeting is attached as **EXHIBIT C**.

Alan Kerley with Taylor Morrison conducted the meeting. In addition, Shelley DeHart with the Town of Harrisburg and Eddie Moore with McAdams attended the meeting.

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Petitioner's Presentation.

Introduction + Overview of Rezoning + Development Plan:

Shelley DeHart with the Town of Harrisburg opened the meeting and welcomed those in attendance.

Alan Kerley, with Taylor Morrison provided an overview of Taylor Morrison. Mr. Kerley provided a summary of the site location, land use recommendation from the Harrisburg Area Land Use Plan, and zoning conditions. He provided information on the requested CZ-RL conditional zoning district and described the types of dwellings proposed for the site.

The proposed CZ-RL rezoning plan will be conditional, and all voluntary conditions run with property. The site is conditioned for up to 23 single-family detached dwellings. The plan proposes a maximum residential density of approximately 0.91 dwelling units per acre. The plan proposes approximately 32% of the site as designated open space and tree save areas. Overall, the proposed design is rural in nature and meets the intent of the Harrisburg Area Land Use Plan recommendations.

Vehicular access to the dwellings will be made by rear loaded by alleys and garage doors will be orientated to face the side of the proposed lots. The garage doors will not face the rear of the proposed lots.

Ms. DeHart thanked those in attendance and provided next steps in the rezoning and annexation process.

II. Summary of Questions/Comments + Responses:

Attendees made the following statements and asked the following questions and the development team and Town staff provided responses to those questions:

1. Will the existing trees along the site's southern property line be preserved and are the alleys located in the perimeter buffer? – *Healthy trees and existing vegetation will be preserved in this location to the extent possible. The alleys are located outside the perimeter buffers.*
2. How will the proposed Connector street connect to Robinson Church Road through the neighboring parcels? – *Road A will be designed as a Connector street and Ms. DeHart will follow up with future plans for connection to Robinson Church Road.*
3. Why are the lots required to have rear loaded garages? – *The garages will be side loaded, so the garage doors will not face the rear of the lots. In addition, the Connector street cannot have individual driveways accessing the street. This results in the need for alleys throughout the proposed development.*
4. What is the timing of development for Tramore I and II? – *Tramore I is planned to start construction in early to mid-summer of 2024 with an anticipated build out in 18-24 months. There may be a slight gap between when Tramore I is completed and commencement of Tramore II.*
5. Are there sewer capacity issues in this area? – *The Water and Sewer Authority of Cabarrus County has capacity issues in areas of Concord, Kannapolis, and a small portion of northern Mecklenburg County. There are no sewer capacity issues in this area of Harrisburg.*
6. Are there other opportunities to voice concerns? – *The Neighborhood Meeting serves as an opportunity to voice concerns. In addition, Town staff can be contacted with concerns that will be recorded and passed along to the Petitioner.*

7. Concerns of increased traffic in the area, rear loaded alleys resulting in increased noise, and advising other property owners of a Connector street connecting Robinson Church and Hickory Ridge Roads.
8. Will any additional noise abatement be provided due to the rear alleys? – *Existing trees will be maintained and there may be opportunities for berming in some areas. The alleys serve as driveways and not as streets.*
9. Will the slides of the presentation be available for review? – *Yes and along with information submitted with the rezoning and annexation packet.*
10. Will stormwater drain onto neighboring properties? – *The stormwater will be collected and routed to the proposed stormwater facility. The stormwater facility will be designed to detain, treat, and exit the facility based on existing pre-development flow rates. We cannot pitch stormwater onto neighboring properties and stormwater from neighboring properties will flow onto the site and be treated.*
11. How close will the development be to the site's southern property line? Concerns of animals drifting onto the Tramore II site. – *Healthy trees and existing vegetation will be preserved in this location to the extent possible and there are opportunities for berming in this location.*
12. Will a fence be provided around the perimeter of the site? – *No not along the shared property lines. Each property owner will have an opportunity to provide a fence on their property.*
13. Can a fence be requested and provided on the rezoning plan? – *Comments from the neighboring property owners are being collected and will be discussed with the Petitioner.*
14. Where is the location of the stormwater facility and where will it discharge? Will drainage pipes be located in existing creeks? – *The stormwater facility is located in the rear/western portion of the site. Stormwater will be treated and exit the facility based on existing pre-development rates. There will not be any drainage pipes placed into existing creeks.*

Ms. DeHart thanked everyone in attendance and provided next steps in the rezoning and annexation process. A Neighborhood Meeting summary will be provided to Town staff and review of the rezoning plan and annexation plat will occur with Town staff. The Planning and Zoning Board meets on the 3rd Tuesday of each month and will make a recommendation on the rezoning to Town Council who makes the final decision on the rezoning and annexation. Public notices for upcoming meetings will be sent out and those in attendance, who were not on the neighboring property owner list, will be added.

PROPERTY OWNER NOTIFICATION LIST:
Tramore II Conditional Rezoning + Annexation
9664 Hickory Ridge Road

PIN	OWNER NAME	MAILING ADDRESS
5516410869	TAYLOR MORRISON OF CAROLINAS INC	11405 N COMMUNITY HOUSE RD CHARLOTTE, NC 28277
5516512789	TAYLOR MORRISON OF CAROLINAS INC	11405 N COMMUNITY HOUSE RD CHARLOTTE, NC 28277
5516518896	MITCHEM BARBARA H	9679 HICKORY RIDGE ROAD HARRISBURG, NC 28075
5516519780	MATIN NAHID AHMED	3737 FROSTED LEAF DR MADISON, WI 53719
5516517496	JUDEH ADEL	8487 TWICKENHAM TER HARRISBURG, NC 28075
5516610325	MITCHEM STEVEN MITCHEM KENZA/WIFE	2850 TIMBER RIDGE RD HARRISBURG, NC 28075
5516501938	ZHANG SHUWEI ZHU LIN/WIFE	9808 HICKORY RIDGE RD HARRISBURG, NC 28075
5516404485	HICKORY RIDGE MEADOWS LLC	105 DEVINE WAY CARY, NC 27511
5515395619	FRED & IRIS ALEXANDER FAMILY LLC	10075 HICKORY RIDGE RD HARRISBURG, NC 28075

**** Council Chamber and Virtual Meeting****

NEIGHBORHOOD MEETING NOTICE

February 2, 2024

Dear Property Owner,

Our records indicated you own property near a proposed development site located at 9664 Hickory Ridge (PID #5516-41-5119). The property owner, in partnership with Taylor Morrison, is proposing to annex and rezone a 25+ acre property to accommodate a future 23-lot, single-family residential development. You are receiving this invitation to attend a Neighborhood Meeting to learn more about the development project.

The Town of Harrisburg hosts the meeting providing a forum for the developers and adjacent property owners to engage in informal discussions about the proposed project. Participation is open for both in-person attendance and virtual attendance via Zoom.

Meeting Information

Date: **Thursday, February 15, 2024**

Time: **6:00 PM**

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

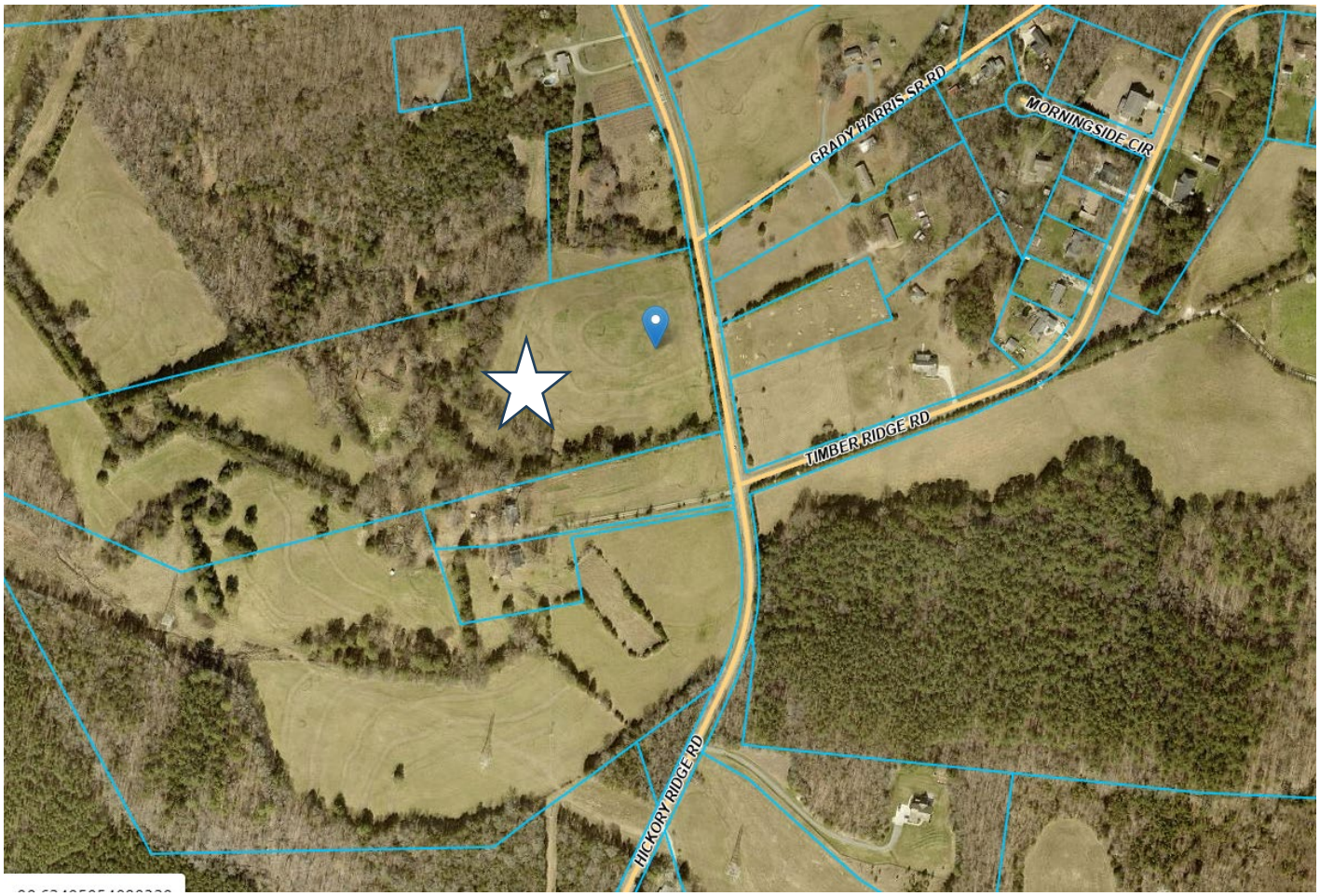
Project: **H-2023-04-R Tramore II Subdivision**

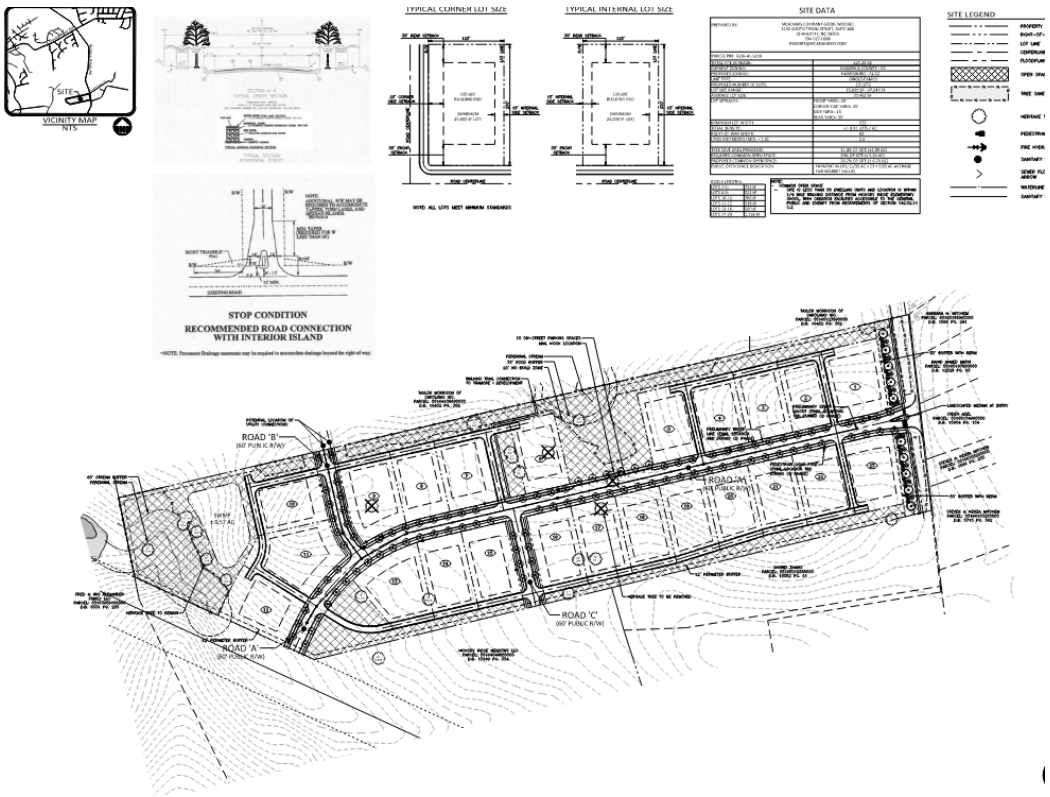
Join Zoom Meeting: Please click this URL to join.

Meeting ID: 869 7070 3269
Passcode: 309142 Or join by phone:
https://us02web.zoom.us/j/86970703269?pwd=elJyTTJ2SGdhd1RkY3FBUlg0WC96UT09

Dial: 301 715 8592 or 929 205 6099
Webinar ID: 869 7073269

Any questions regarding the meeting can be directed to planning@harrisburgnc.org or call 704.455.5614.


GRADY HARRIS SR RD
MORNINGSIDE CIR
TIMBER RIDGE RD
HICKORY RIDGE RD


VICINITY MAP
NTS
TYPICAL CORNER LOT SIZE
TYPICAL INTERNAL LOT SIZE
SITE DATA
SITE LEGEND
STOP CONDITION
RECOMMENDED ROAD CONNECTION
WITH INTERIOR ISLAND
ROAD 'A'
(60' PUBLIC R/W)
ROAD 'B'
(60' PUBLIC R/W)
ROAD 'C'
(60' PUBLIC R/W)
ROAD 'W'
(60' PUBLIC R/W)

MCADAMS

COMMUNITY MEETING SIGN IN SHEET

TRAMORE II

HARRISBURG TOWN HALL – FEBRUARY 15, 2024

NAME	ADDRESS	EMAIL / PHONE
Monica Long	3714 Ayrshire Court	
William Howie	Virtual	
Shuwei Zhang	Virtual	

TRAMORE II – NEIGHBORHOOD MEETING

REZONING
CABARRUS COUNTY CR
TO HARRISBURG CZ-RL

SINGLE-FAMILY DETACHED DWELLINGS
HICKORY RIDGE ROAD

FEBRUARY 15, 2024

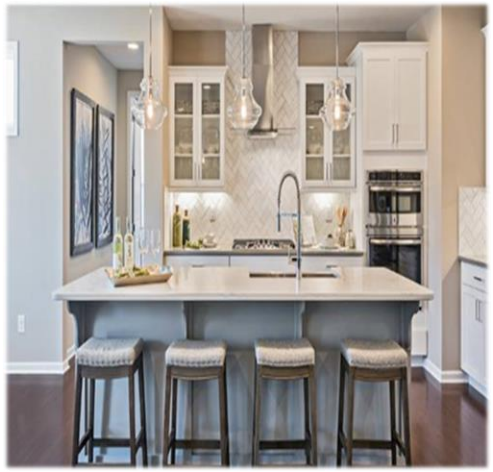
TaylorMorrison®

ALAN KERLEY
VP, LAND ACQUISITION | CHARLOTTE

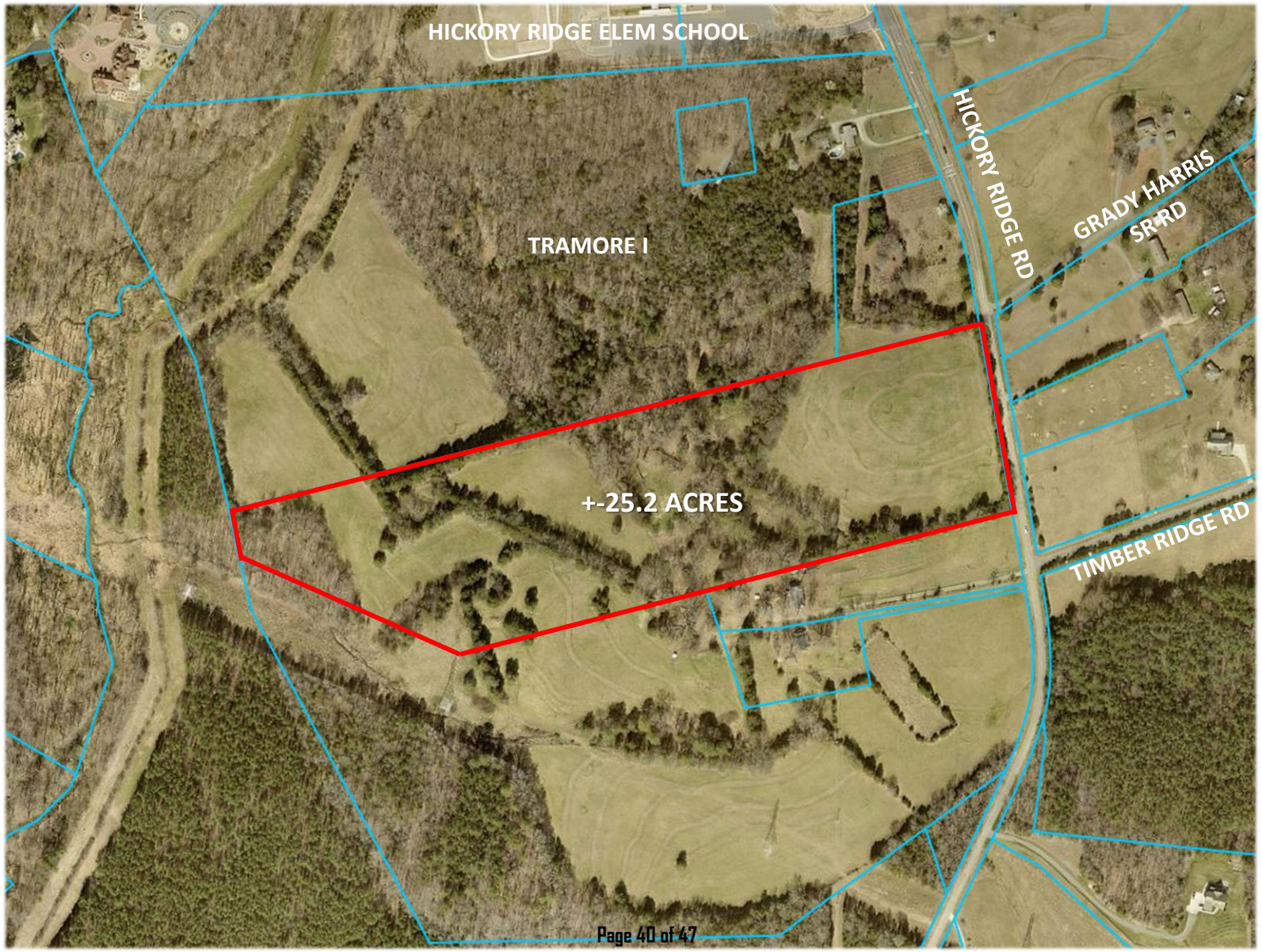
EDDIE MOORE, AICP
DIRECTOR, PLANNING + ENTITLEMENT

ABOUT TAYLOR MORRISON

- ✓ "*AMERICA'S MOST TRUSTED HOME BUILDER*" AWARD PRESENTED BY LIFESTORY RESEARCH FOR 8 CONSECUTIVE YEARS.
- ✓ 5TH LARGEST BUILDER IN THE UNITED STATES IN 2022.
- ✓ TOP TEN BUILDER IN CHARLOTTE MARKET.
- ✓ 2020 BUILDER OF THE YEAR AWARD PRESENTED BY BIG BUILDER MAGAZINE.



PROPERTY LOCATION



RL REQUESTED ZONING

Table 140.02.01-3, RL 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	1.0 to 2.0	20	10	25,000	125	35	35	15	25	30	N/A
Conservation		30	10	14,500	75	35	25	10	20	25	35

- ✓ MIN 25,000 SF LOT SIZE
- ✓ MIN 125’ LOT WIDTHS

HARRISBURG
AREA LAND USE PLAN

Very Low Density Residential

VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.

- ✓ *RURAL DEVELOPMENT + VERY LOW DENSITY*
- ✓ *PROPOSED DENSITY = 0.91 HOMES PER ACRE*

REZONING CONDITIONS / COMMITMENTS

- ✓ DEVELOPMENT ***MUST*** FOLLOW ***APPROVED CONDITIONAL REZONING PLAN***:
  - RURAL SINGLE-FAMILY DETACHED DEVELOPMENT
  - MAX 23 DWELLINGS
  - OVER ½ ACRE LOT SIZES
  - 0.91 HOMES PER ACRE (23 LOTS / 25.2 AC)
  - +- 32% SITE = OPEN SPACE + TREE SAVE
  - DWELLINGS WILL HAVE SIDE LOADED GARAGES
  - GARAGES WILL BE ACCESSED FROM BACK OF LOTS

GRADY HARRIS
SR RD
HICKORY RIDGE RD
TIMBER RIDGE RD
TREE SAVE
TREE SAVE
PRIVATE ALLEY
PRIVATE ALLEY
PRIVATE ALLEY
PRIVATE ALLEY
ROAD 'A'
60' R/W
ROAD 'B'
60' R/W
ROAD 'C'
60' R/W

HICKORY RIDGE ELEM SCHOOL
5' TRAIL CONNECTION TO SCHOOL
20' EMERGENCY ACCESS DRIVE
TREE SAVE
ROAD 'A' 60' R/W
HICKORY RIDGE RD
GRADY HARRIS SR RD
TRAMORE I
TREE SAVE
TREE SAVE
ROAD 'B' 60' R/W
PRIVATE ALLEY
PRIVATE ALLEY
ROAD 'A' 60' R/W
ROAD 'B' 60' R/W
TRAMORE II
ROAD 'C' 60' R/W
TREE SAVE
PRIVATE ALLEY
PRIVATE ALLEY
TIMBER RIDGE RD

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ILLUSTRATIVE PURPOSES ONLY

QUESTIONS + DISCUSSION