



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

**August 12, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. The meeting may be viewed remotely via YouTube at the following link:
[Meeting Video](#)
- B. AGENDA ADOPTION
- C. INVOCATION
- D. PLEDGE OF ALLEGIANCE
- E. SPECIAL PRESENTATIONS
 - 1. July 4th Presentation
- F. PUBLIC COMMENT - Anyone wishing to address the Town Council may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consider the minutes of the July 8, 2024, Town Council Meeting.
- B. Consideration of H-2024-01-ANX Tramore II: Certify the sufficiency of the annexation petition and call for a Public Hearing to Annex a 25-acre parcel located at 9664 Hickory Ridge Road.
- C. Consideration of Contract with Charlotte Referee Group for soccer officials
- D. Consideration of Purchase Contract for a Chevrolet 2500 Service Body Truck for the Water and Sewer Department
- E. Consideration of Contract with Carolinas Umpire Association for baseball, softball, flag football, basketball, adult flag football and adult softball officials

3. COMMUNICATIONS

- A. TOWN MANAGER REPORT
- B. FINANCE REPORT

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

4. **PUBLIC HEARINGS**

- A. H-2023-03-R: McKinley Subdivision - Zoning Map Amendment and Development Agreement

5. **OLD BUSINESS**

- A. Continued Item H-2024-04-Anx Morehead Properties: to consider an annexation petition for two properties located at 6111 and 6161 Morehead Road.

6. **NEW BUSINESS**

- A. Consideration of Cellular Equipment Lease Agreement Extension with Verizon Wireless
- B. Presentation of Draft of the Strategic Economic Development Plan by TPMA

7. **ACTION ITEMS**

8. **CLOSED SESSION**

- A. Closed session for real estate, legal and personnel matters.

9. **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:

Consider the minutes of the July 8, 2024, Town Council Meeting.

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the July 8, 2024, Town Council Meeting.

Description/Background:

Draft minutes of the July 8, 2024, Town Council Meeting for review.

Recommendation:

Approval of minutes as presented.

Fiscal Impact:

n/a

Attachments:

1. Minutes July 8, 2024

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, JULY 8, 2024
6:00 PM**

MINUTES

Mayor Jennifer Teague called the meeting to order.

PRESENT: Mayor Jennifer Teague; Mayor Pro-Tem La'Trecia Glover, Councilmembers Altyn Cotell, Mike Thevenin, Chris Faw, Ian Patrick

ABSENT: Councilmembers Ron Smith and Maurice Price Jr

1A.

CALL TO ORDER

Mayor Teague called the meeting to order.

1B.

AGENDA ADOPTION

MOTION:

Councilmember Thevenin made a motion to approve the agenda as presented. Second was made by Councilmember Patrick. **The motion passed 5-0.**

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

1F.

PUBLIC COMMENT

The following residents spoke against the proposed greenway near Fenton Dell:

Town Manager Rob Donham stated that the HOA in Fenton Dell has retained an attorney on this issue, so the Town will have limited response to concerns raised tonight.

- Annette Young, 7865 Grimsby Circle, Harrisburg
- Jan Battaglia, 7952 Grimsby Circle, Harrisburg
- Tony Battaglia, 7952 Grimsby Circle, Harrisburg
- Phyllis Iadarola, 7813 Tottenham Drive, Harrisburg
- Anna Tumino, 7828 Tottenham Drive, Harrisburg

- Angelo Tumino, 7828 Tottenham Drive, Harrisburg
- Angie Mull, 7901 Grimsby Circle, Harrisburg
- Darlene Siebert, 7917 Tottenham Drive, Harrisburg
- Brian Mull, 7901 Grimsby Circle, Harrisburg
- Vickie Frazier, 7926 Tottenham Drive, Harrisburg
- Carmen Blalock, 7959 Tottenham Drive, Harrisburg
- Linda Thorston, 7933 Tottenham Drive, Harrisburg
- Valerie Jackson, 7992 Grimsby Circle, Harrisburg

The following spoke asking Council to make a change to the UDO to allow backyard chickens as pets:

- Kaylen Hodges, 3606 Charolais Lane, Harrisburg
- Derrick Hodges, 3606 Charolais Lane, Harrisburg
- Chloe Hodges, 3606 Charolais Lane, Harrisburg
- Tina Hodges, 3606 Charolais Lane, Harrisburg

Others speaking:

- Jim Eskew, 8010 Wycombe Court, Harrisburg – spoke in favor of the proposed greenway
- Mark Monroe, 6751 River Hills Drive, Harrisburg – spoke concerning traffic issues, specifically on Veteran's, due to development and the closing of railroad crossings, and a proposed subdivision that would be between Shamrock Road and Stallings Road that would cause more issues

Town Manager, Rob Donham, spoke to the suggestions tonight that the Town had not been transparent or ethical concerning the proposed greenway. The proposed greenway has been on the books since about 2015 and there have been several public engagement sessions throughout the years, so this should not have been a surprise. The Town Council and staff take pride in transparency and operating ethically. He will be happy to meet with anyone who would like to discuss this issue further and show them the process the greenway has gone through thus far.

2.

CONSENT AGENDA

- A. Consider the minutes of the June 10, 2024, Town Council Meeting

MOTION:

Councilmember Patrick made a motion to approve the Consent Agenda. Second was made by Councilmember Thevenin. **The motion passed 5-0.**

3A.

COMMUNICATIONS

Town Manager Report

- Our July 4th Celebration was incredibly successful this year. The staff, law enforcement and volunteers did a great job as always. Extremely proud of this event. Highlights from this year include:
 - Increased communications efforts
 - Park and Ride program usage increased
 - Fireworks displays were improved for both nights
 - Added a games midway
 - Opened the Splash Pad for select hours each day
 - Created more room on the fields for rides and the lines for those rides

- Changed the parking layout to increase pedestrian safety
- \$115,000 in ticket sales
- Attendance of approximately 8,000 people on July 3rd, and 27,000 on July 4th
- State budget/lobbying updates:
 - The State has not approved a budget yet
 - ARPA funding has been shifted to General Fund to help extend deadlines for using that money
 - \$67 million has been approved to keep the childcare subsidies
 - Continue to attempt to limit our land use privileges/powers
 - Reduced the ETJ from two miles to one mile
 - Ruled that we can no longer require businesses to have backflow preventers
 - Residential plan review must be completed within twenty days or must refund developer
 - Can no longer hold CO for communities that have not been completed – for things like landscaping, lighting, etc.
 - Tried to take away the ability to have a sanitary sewer allocation process – this did not pass
 - Passed by the Senate – limiting when changes can be made, such as how many members sit on our Town Council to only during a census year
- Will be presenting Council with some options for the Town to have an advocate at the legislature soon

3B. COMMUNICATIONS

Finance Report

Finance Director Brian Lee presented the Finance report.

3C. COMMUNICATIONS

Law Enforcement Report:

Captain Chris Measimer presented the Law Enforcement report.

3D. COMMUNICATIONS

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report.

3E. COMMUNICATIONS MAYOR'S COMMENTS

- July 4th Celebration – Great event, and thank you to all who worked so hard to put it together
- Congratulations to the newly graduated fire recruits

3F. COMMUNICATIONS COUNCIL COMMENTS Councilmember Faw

- Thanked everyone for coming out tonight to have their voices heard. We may not always get what we want but it is important to come out and make our wishes known.
- July 3rd and 4th -Wonderful event. The parade was fantastic. Great job to all.
- Attended the recent fire recruit graduation and they received a call right in the middle of that. It was nice to see how they handled that and then also to see three generations of firefighters in one family. Got to see a grandfather and father pin their recruit.

Councilmember Thevenin

- Thanked everyone who worked on the July 4th celebration. Everyone did a great job.

Mayor Pro-Tem Glover

- Very happy that opening the Splash Pad on the 3rd and 4th worked out well.
- Congratulations to everyone for the July 4th celebration, it was a great event
- Congratulations to the newly graduated fire recruits

Councilmember Patrick

- Have received the information from Rob Donham concerning backyard chickens but have not had a chance to review it yet. Agree that we should try to get some resolution to this issue as quickly as possible.
- Fuda Creek Greenway – because the HOA has retained an attorney there is not much this Council can do on this subject right now

Councilmember Cotell

- Have read through other Towns' rules about backyard chickens but thinks this is doable

4A.

PUBLIC HEARING

H2024-04-Anx Morehead Properties – consideration of an annexation petition for two properties located at 6111 and 6161 Morehead Road. The property owner of 6111 and 6161 Morehead Road has petitioned to annex (contiguous) into the Town jurisdictional boundaries. The two properties are located at the intersection of Rocky River Crossing Road and Morehead Road and total 2.737 acres in lot area. These properties are also located within the Town's Extraterritorial Jurisdiction (ETJ) area; therefore, no rezoning is required. The existing zoning classification of Residential Medium (RM) will be retained on the properties.

This public hearing can be heard and voted on in the same meeting.

The public hearing was opened.

Speaking:

- Jason Gaddis, 8619 Wellington Drive, Harrisburg

The public hearing was then closed.

Council has some conditions they would like to propose to the developer, but to do that this would need to go through the Conditional Use process.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a motion to continue H-2024-04-Anx Morehead Rd Annexation to the August Council meeting. Second was made by Councilmember Faw. **The motion passed 5-0.**

5A.

OLD BUSINESS

Consideration of Contract with Waste Pro for the collection of solid waste and recycling.

In November 2023, the Town advertised a Request for Proposals to renew its solid waste contract, which expires in June of 2024. The Town received bids and has compared bidders and options and presented the results to Town Council in February 2024. The Town has since negotiated the contract with Waste Pro for the Collection of Solid Waste and Recycling, as well as a contract with Cascade Engineering for the assembly and delivery of refuse and recycling bins. The Town and Waste Pro have negotiated to continue the same service provisions within the original, or existing, contract for the next five years. The contract will also have an option to renew after five years. Waste Pro will continue to provide collection of solid waste on a weekly basis and recycling on a bi-weekly basis. The contract will require that the Town use Waste Pro's work order system for bulk pickup, which will still be offered on a weekly basis on the normal trash pickup day.

Contracts for Solid Waste Services are considered a franchise contract, under North Carolina Law (NCGS 160A-76 (a)), franchises are required to have contract approval in the form of an ordinance which requires approval at two consecutive regular meetings of the Town Council. This was approved by Town Council for the first time at the June 10, 2024, Town Council meeting.

MOTION:

Councilmember Cotell made a motion to award a Contract to Waste Pro for the Collection of Solid Waste and Recycling for the period of July 1, 2024, to June 30, 2029, as presented & execution of the resolution as presented. Second was made by Councilmember Thevenin. **The motion passed 5-0.**

6A.

NEW BUSINESS

Presentation of Parks and Recreation Ten Year Master Plan. Nate Halubka from McGill & Associates presented the Parks and Recreation Ten Year Comprehensive Master Plan to the Town Council. The study began last September and was completed by McGill in late-June. The plan as presented includes a description of the current state of our Parks & Recreation programs, facilities and personnel while also covering a snapshot of the probable progression of the department over the next ten years. The study takes into consideration the likely growth of Harrisburg as well as the demographics and other influences driving that growth. Upon conclusion of the presentation, ultimately, McGill identified 10 recommendations, ranging from land acquisition to programming expansion and parks facilities. A copy of the draft plan has been provided to Council members. Consideration of plan adoption will be presented to the Town Council at the August 12th Council meeting.

6B.

NEW BUSINESS

Consider amendments to the Harrisburg Youth Council Bylaws. The Harrisburg Youth Council Bylaws have been updated to better suit the goals and mission of the Harrisburg Youth Council Chapter. These revisions include increasing the membership allocation, implementing a points system, and adding new positions to the Executive Board.

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a motion to approve the amendments to the Youth Council Bylaws as presented. Second was made by Councilmember Thevenin. **The motion passed 5-0.**

7.

ACTION ITEMS

None

8.

CLOSED SESSION

None

9.

ADJOURNMENT

MOTION:

There being no further business, Mayor Pro-Tem Glover made a motion to adjourn the meeting. Second was made by Councilmember Cotell. **The motion passed 5-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of H-2024-01-ANX Tramore II: Certify the sufficiency of the annexation petition and call for a Public Hearing to Annex a 25-acre parcel located at 9664 Hickory Ridge Road.

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to accept the Certificate of Sufficiency and adopt the Resolution fixing the public hearing date for petition H-2024-01-ANX for the September 9, 2024 Town Council Meeting at 6:00 pm.

Description/Background:

The property owner and applicant has petitioned to annex into the Town jurisdictional boundaries for the purpose of developing a 23-lot single-family residential subdivision. This petition is being processed concurrent with zoning map petition 2023-04-R Tramore II; a request to rezone the site from Cabarrus County Countryside Residential zoning to Harrisburg Residential Low Conditional Zoning District. The associated conditional map amendment was heard at the Planning & Zoning Board's meeting on July 16th and continued to its August 20th meeting to allow modification of the roadway detail and modified conditions. It is anticipated that the P & Z Board will make a recommendation at its August 20th meeting to the Town Council, allowing the public hearing at Council to occur at its September 9, 2024 meeting.

Pursuant to a Resolution Directing the Town Clerk to Investigate the Annexation Petition on May 13, 2024, the Town Clerk presents the Certificate of Sufficiency and Resolution fixing the public hearing for the subject annexation petition for September 9, 2024.

Recommendation:

Staff recommends Town Council accept the Certificate of Sufficiency and Adopt the Resolution Fixing the Public Hearing Date for September 9, 2024.

Fiscal Impact:

N/A

Attachments:

1. H-2024-01-ANX- Annexation Application + Joinder
2. H-2024-01-ANX- Legal Annexation Description
3. H-2024-01-ANX -Annexation Plat.1ST RESUB
4. Directing Town Clerk to Investigate Annexation Petitions 5-13-2024
5. Certificate of Sufficiency
6. Resolution Fixing Date of Public Hearing - 9664 Hickory Ridge Road

Annexation Application

1. Request for Annexation

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

2. Property Information

- a. Property Location/Address: 9664 Hickory Ridge Rd, Harrisburg, NC 28075
- b. Tax Map and Parcel Number (PIN): 5516415119
- c. Current Zoning: Cabarrus Co - CR
- d. Current Land Use: Agriculture/Vacant
- e. Area to be annexed is: ☒ Contiguous ☐ Non-Contiguous
- f. Boundaries of territory to be annexed (attach separate sheet or describe below):

Annexation Plat attached

3. Contact Information

- a. 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. Signature of Owner(s)

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

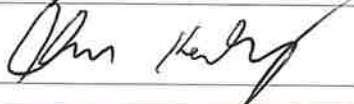
5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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

Applicant Name: Alan Kerley Submittal Date: 01/10/2024

Applicant Signature: 

7. Required Attachments

All Annexation Application submittals must be accompanied by:

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

6. Staff Use Only:

Record of Process

Date Received: 1/24/24

Application Number: H-2024-01-ANX Tramore II

Is Application Complete?

☒ Yes

☐ No

Public Hearing Date(s): TBD - Proposing 9/9/2024

Published Notice Date: 8/30/2024

Mailed Notice Date: 8/30/2024

Posted Notice Date: 8/30/2024

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: 2024.07.25 11:50:17-04'00'

Record of Decision

Reviewed By:

Recommendation:

☐ Approve

☐ Deny

Final Action:

☐ Approve

☐ Deny

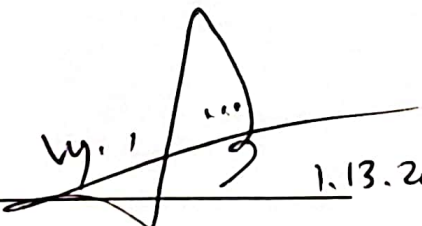
REZONING + ANNEXATION PETITION JOINDER AGREEMENT

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.

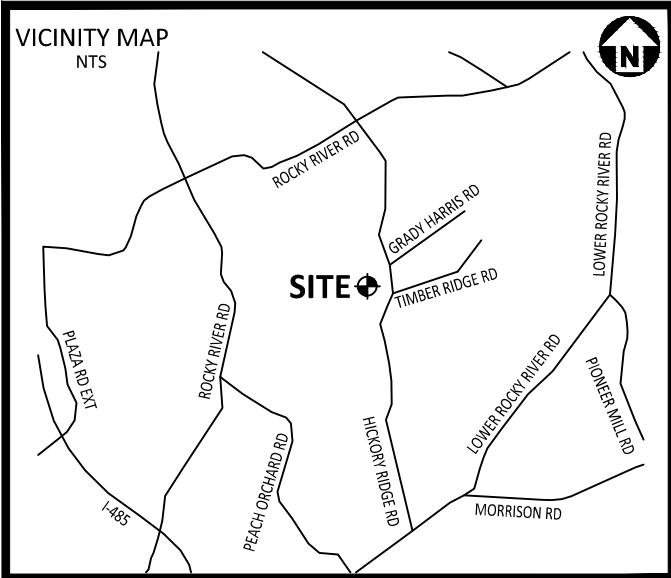
Since the application is a conditional rezoning, the owners hereby agree to the rezoning as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the Rezoning Site Plan as part of this Rezoning Application.

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

BEGINNING at an iron pin located in the right-of-way of Hickory Ridge Road and being the northeastern corner of the property of Hickory Ridge Meadows, LLC as acquired through Deed Book 13199, Page 334 and further identified by Cabarrus County PIN 5516 40 5716 0000, said iron pin marking the POINT AND PLACE OF BEGINNING, Thence S. 06-46-23 E. 122.43 feet to a point; Thence S. 06-46-23 E. 125.34 feet to a point; Thence S. 06-42-38 E. 154.50 feet to a point; Thence S 06-43-27 E 75.99 feet to a point; Thence S. 06-38-40 E. 64.45 feet to a point, a new line in Hickory Ridge Meadows, LLC; Thence continuing S. 76-24-37 W. 11.86 feet to a rebar, continuing a new line in Hickory Ridge Meadows, LLC; Thence S. 76-24-37 W. 894.28 feet to a rebar along said new line; Thence continuing the new line N. 65-21-25 W. 685.57 feet to an iron pipe to a new corner on the existing line; Thence N. 11-25-10 W. 135.85 feet to a one-inch iron pipe located at NC GRID NAD83(2011) N: 561,186.059' E: 1,513,310.695'; Thence N. 76-56-57 E. 1,784.88 feet to a rebar; Thence N. 76-58-24 E. 36.66 feet to a point; Thence N. 76-58-24 E. 2.52 feet BACK TO THE POINT AND PLACE OF BEGINNING.

The foregoing constituting that certain 25.205 acres tract identified as "New Parcel 1" on that certain plat labeled "Hickory Ridge Meadows Subdivision Plat, Hickory Ridge Road" as prepared by Kevin S. Baucom North Carolina license number L-4275 of the John R. McAdams Company, Inc., as recorded in Map Book 94, Page 110 and Book 95, Pages 1 & 2 of the Cabarrus County Public Registry to which reference is made for a further and more complete description by metes and bounds.



GENERAL NOTES

- 1.) THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND. THE PURPOSE OF THIS PLAT IS TO DEPICT A PROPOSED ANNEXATION OF PARCEL NO 55164151190000 INTO THE TOWN OF HARRISBURG.
- 2.) BEARINGS ARE BASED ON NC STATE PLANE NAD83(2011).
- 3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- 4.) FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA F.I.R.M. MAP NUMBER 3710551600K DATED NOVEMBER 16, 2018.
- 5.) REFERENCES: DB 16535, PG 291 OF THE CABARRUS COUNTY REGISTRY
- 6.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.

ANNEXATION PLAT CERTIFICATION:

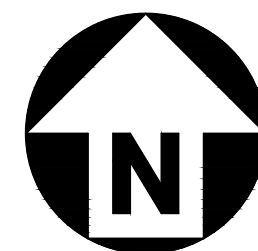
THE PROPERTY ON THIS PLAT WAS DULY APPROVED FOR ANNEXATION BY THE TOWN COUNCIL OF TOWN OF HARRISBURG ON THE ____ DAY OF _____, 2024.

MAYOR _____

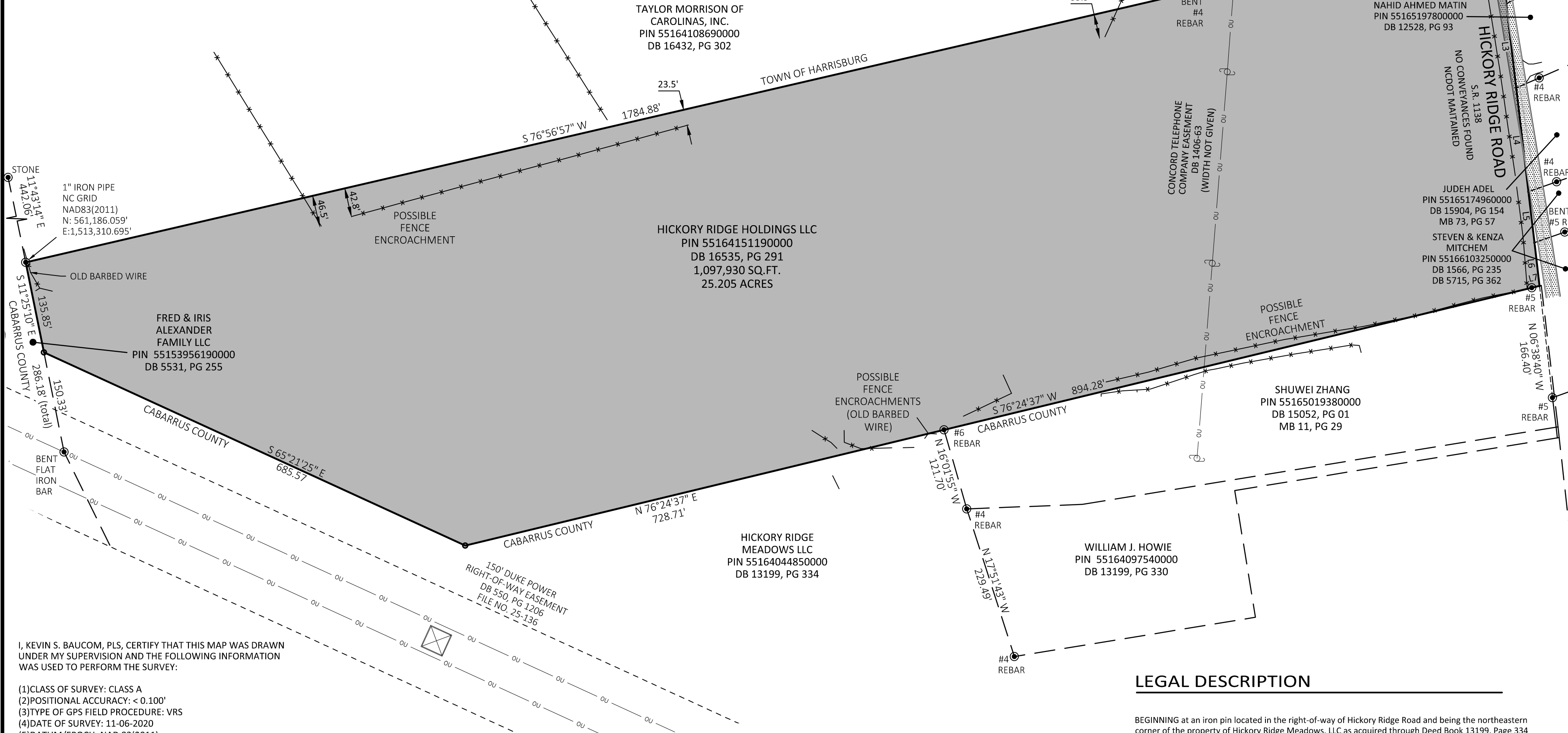
DATE _____

LEGEND

- EXISTING MARKER AS NOTED
- IRON PIPE SET
- CALCULATED POINT
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- ANNEXATION PARCEL
- FENCE LINE (CHAIN LINK)



NC GRID (NAD83)



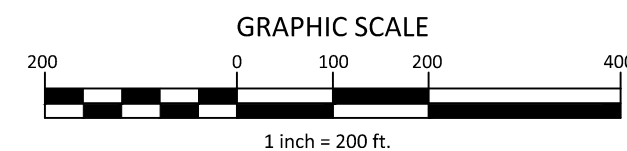
LEGAL DESCRIPTION

BEGINNING at an iron pin located in the right-of-way of Hickory Ridge Road and being the northeastern corner of the property of Hickory Ridge Meadows, LLC as acquired through Deed Book 13199, Page 334 and further identified by Cabarrus County PIN 5516 40 5716 0000, said iron pin marking the POINT AND PLACE OF BEGINNING, Thence S. 06-46-23 E. 122.43 feet to a point; Thence S. 06-46-23 E. 125.34 feet to a point; Thence S. 06-42-38 E. 154.50 feet to a point; Thence S 06-43-27 E 75.99 feet to a point; Thence S. 06-38-40 E. 64.45 feet to a point, a new line in Hickory Ridge Meadows, LLC; Thence continuing S. 76-24-37 W. 11.86 feet to a rebar, continuing a new line in Hickory Ridge Meadows, LLC; Thence S. 76-24-37 W. 894.28 feet to a rebar along said new line; Thence continuing the new line N. 65-21-25 W. 685.57 feet to an iron pipe to a new corner on the existing line; Thence N. 11-25-10 W. 135.85 feet to a one-inch iron pipe located at NC GRID NAD83(2011) N: 561,186.059' E: 1,513,310.695'; Thence N. 76-56-57 E. 1,784.88 feet to a rebar; Thence N. 76-58-24 E. 36.66 feet to a point; Thence N. 76-58-24 E. 2.52 feet BACK TO THE POINT AND PLACE OF BEGINNING.

The foregoing constituting that certain 25.205 acres tract identified as "New Parcel 1" on that certain plat labeled "Hickory Ridge Meadows Subdivision Plat, Hickory Ridge Road" as prepared by Kevin S. Baucum North Carolina license number L-4275 of the John R. McAdams Company, Inc., as recorded in Map Book 94, Page 110 and Book 95, Pages 1 & 2 of the Cabarrus County Public Registry to which reference is made for a further and more complete description by metes and bounds.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCES OR SALES



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

- (1) CLASS OF SURVEY: CLASS A
- (2) POSITIONAL ACCURACY: < 0.100'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATE OF SURVEY: 11-06-2020
- (5) DATUM/EPOCH: NAD 83(2011)
- (6) PUBLISHED/FIXED-CONTROL USED: NC49
- (7) GEOID MODEL: GEOID12A
- (8) COMBINED GRID FACTOR(S): 0.99984013
- (9) UNITS: METERS CONVERTED TO US SURVEY FEET

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(1)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

PROFESSIONAL LAND SURVEYOR

I, KEVIN S. BAUCUM, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEED DESCRIPTION RECORDED IN BOOK AND PAGE SHOWN; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AND DRAWN FROM INFORMATION FOUND IN BOOK AND PAGE SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS

____ DAY OF _____, A.D. 2024.

KEVIN S. BAUCUM, PLS L-4275



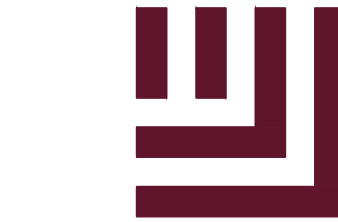
PLAT REVIEW OFFICER CERTIFICATE

State of North Carolina
County of Cabarrus

I, _____, Review Officer of Cabarrus County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Review Officer _____

Date _____



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

OWNER

TAYLOR MORRISON
11405 N. COMMUNITY HOUSE RD.
SUITE 150
CHARLOTTE, NORTH CAROLINA 28277

TRAMORE II
ANNEXATION PLAT
9664 HICKORY RIDGE ROAD
CABARRUS COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TMH-23020

FILENAME TMH23020-F1

CHECKED BY KSB

DRAWN BY JC

SCALE 1"=200'

DATE 1.18.2024

SHEET

**ANNEXATION
PLAT**

1-1



RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF HARRISBURG, NORTH CAROLINA DIRECTING THE TOWN CLERK TO INVESTIGATE ANNEXATION PETITIONS

WHEREAS, to the extent that it is required by statute for the Town Council for the Town of Harrisburg to do a resolution directing the Town Clerk to investigate any petition for annexation submitted to the Town, the Town hereby directs the Town Clerk to automatically conduct such investigation without the need for a separate resolution for each such petition; and

WHEREAS, this resolution applies to any petition for annexation of contiguous properties pursuant to N. C. Gen. Stat. § 160A-31(c) and any petition for annexation of non-contiguous properties pursuant to N. C. Gen. Stat. § 160A-58.1(d); and

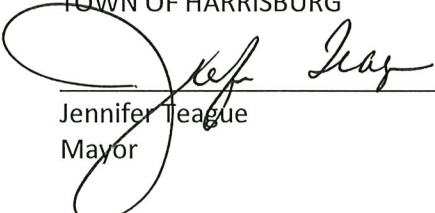
WHEREAS, pursuant to the power vested in the Town Council by the constitution and statutes of the State of North Carolina and the Town Charter, the Town Council issues the following resolution.

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF HARRISBURG, RESOLVES THAT:

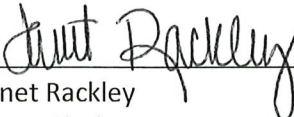
1. The Town Clerk is automatically directed by the Town Council to investigate any petition for annexation submitted to the Town, without the need for a separate resolution from the Town Council for each such petition.

ADOPTED the 13th day of May, 2024.

TOWN OF HARRISBURG


Jennifer Teague
Mayor

ATTEST:


Janet Rackley
Town Clerk





CERTIFICATE OF SUFFICIENCY

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

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

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Harrisburg of Harrisburg, North Carolina, this 25th day of July 2024.




Janet Rackley, Clerk



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

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

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

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

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

Section 1. A public hearing on the question of annexation of the area described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on September 9, 2024.

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

BEGINNING at an iron pin located in the right-of-way of Hickory Ridge Road and being the northeastern corner of the property of Hickory Ridge Meadows, LLC as acquired through Deed Book 13199, Page 334 and further identified by Cabarrus County PIN 5516 40 5716 0000, said iron pin marking the POINT AND PLACE OF BEGINNING, Thence S. 06-46-23 E. 122.43 feet to a point; Thence S. 06-46-23 E. 125.34 feet to a point; Thence S. 06-42-38 E. 154.50 feet to a point; Thence S 06-43-27 E 75.99 feet to a point; Thence S. 06-38-40 E. 64.45 feet to a point, a new line in Hickory Ridge Meadows, LLC; Thence continuing S. 76-24-37 W. 11.86 feet to a rebar, continuing a new line in Hickory Ridge Meadows, LLC; Thence S. 76-24-37 W. 894.28 feet to a rebar along said new line; Thence continuing the new line N. 65-21-25 W. 685.57 feet to an iron pipe to a new corner on the existing line; Thence N. 11-25-10 W. 135.85 feet to a one-inch iron pipe located at NC GRID NAD83(2011) N: 561,186.059' E: 1,513,310.695'; Thence N. 76-56-57 E. 1,784.88 feet to a rebar; Thence N. 76-58-24 E. 36.66 feet to a point; Thence N. 76-58-24 E. 2.52 feet BACK TO THE POINT AND PLACE OF BEGINNING.

The foregoing constituting that certain 25.205 acres tract identified as "New Parcel 1" on that certain plat labeled "Hickory Ridge Meadows Subdivision Plat, Hickory Ridge Road" as prepared by Kevin S. Baucom North Carolina license number L-4275 of the John R. McAdams Company, Inc., as recorded in Map Book 94, Page 110 and Book 95, Pages 1 & 2 of the Cabarrus County Public Registry to which reference is made for a further and more complete description by metes and bounds.



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

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract with Charlotte Referee Group for soccer officials

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve a contract with Charlotte Referee Group for Soccer Officials for FY2025 totaling up to \$105,350

Description/Background:

Parks and Recreation has been using Charlotte Referee Group services for five years and feels it has provided high quality officiating for our growing soccer program. This contract will provide the officiating for the Fall 2024 and Spring 2025 soccer seasons for both youth and adult regular season and post-season tournament games.

Recommendation:

Staff recommends approving contract for Charlotte Referee Group

Fiscal Impact:

The fiscal impact of the contract with Charlotte Referee Group to provide officials for youth and adult soccer is estimated at up to \$105,350. This is made up of the following seasons and sports:

Fall

-Youth Soccer - \$47,199

Spring

-Youth Soccer - \$54,425

-Adult Soccer - \$3,726

Service contracts such as these do not require a specific bid process, but staff continually price contracts against the market and weigh the options between the best level of service and the best cost available. In evaluating the service level of this provider against the ability to improve pricing with a new provider, staff has concluded that there are currently no other vendors in our region available to provide the level of service or the quantity of service that we require due to the size of our youth and adult athletic leagues. Staff are confident the Town is paying the prevailing market rate with a provider the Town is happy with.

Attachments:

1. 2024 CRG Contract - Town of Harrisburg Parks & Recreation copy

CHARLOTTE REFEREE GROUP LLC

PO Box 620785
Charlotte NC 28262

SOCCER BOOKING AGENT CONTRACT

T: 336.689.9586
E: CROAssignor@CROReferees.com

Cost of Services

Booking Fee	\$90 Per Participating Team
Arbiter Software Fee	\$250 Per Season

Adult (Full Sided)	\$74 Total Cost Per Official Per Match - 3 Officials
Adult (Small Sided)	\$63 Total Cost Per Official Per Match - 1 Official
U17 - U19	\$74 Total Cost Per Official Per Match - 2 Officials
U15 - U16	\$63 Total Cost Per Official Per Match - 2 Officials
U13 - U14	\$58 Total Cost Per Official Per Match - 2 Officials
U11 - U12	\$48 Total Cost Per Official Per Match - 2 Officials
U9 - U10	\$42 Total Cost Per Official Per Match - 1 Official
U5 - U8	\$37 Total Cost Per Official Per Match - 1 Official

\$2.00 Transaction Fee will be assessed to the Total Cost Per Official Per Match
Booking Fee and Arbiter Software Fee to be billed in the first Invoice each season.

A Biannual Rate (Even Years) Increase of 5% with actual figures rounded up to the nearest dollar.
- Adjustment Years: 2024 , 2026 , 2028, 2030 , 2032 , 2034 , 2036 , 2038 , 2040 , Ect.
- Adjustments will become effective January 1st of the adjustment year

Total Estimated Contract Price: Not to exceed \$105,350, detailed on the attached exhibits, without written approval from the Town of Harrisburg.

Contractor Duties

Provide certified Officials to the Harrisburg Parks and Recreation for soccer matches.

Provide training and education to officials to ensure appropriate certification has been met for officials to carry out duties in accordance to the duties required.

Ensure all officials have completed and cleared a background check prior to officiating any match associated and will ensure compliance with current City guidelines in reference to hiring practices. Officials will be ineligible unless they have cleared a systemic background check within the past year.

Ensure Officials are provided with league rules, guidelines and pertinent documents to carry out their duties as officials.

Ensure officials are dressed in professional uniform as appropriate for the assigned sport

Manage all payment services for assigned officials

Ensure timely arrival of Officials prior to the scheduled start of all games

Provide current proof of liability insurance and will hold insurance coverage for the entire duration of services provided.

Cancellation Policy	The City / Town of Harrisburg reserves the right to cancel any match or contest for any reason. Cancellations will be billed based on the 96 Hour (4 Days) Charlotte Referee Group (CRG) cancellation policy. Weather related cancellations will not be billed for Referee Fees unless the matches are cancelled after 8 AM the day of the matches are to be played. 96 Hour (4 Days) Cancellation Policy - Any and all Referees fees will be billed to the organization responsible for cancellations should the cancellation occur within 96 Hour (4 Days) of the date the match was scheduled to take place. Matches that are changed or moved to a new date, time, location or have any other detail changed will be considered cancelled and the new / changed details for the match will be considered as a New Match and billed accordingly and subject to all other policies.
City / Town Duties	Provide game and tournament schedules to Charlotte Referee Group at least one (3) week in advance of first match date Provided necessary credentials for Charlotte Referee Group administrative staff to enter and use facilities to carry out administrative functions before, during and after scheduled matches. Provide use of available facilities to Charlotte Referee Group for Referee specific functions at no cost to Charlotte Referee Group. These functions must relate to training or recruitment of officials for Charlotte Referee Group and / or Harrisburg Parks and Recreation. Requests will be submitted via email to Harrisburg Parks and Recreation and will be granted so long as there is not current booking for the event, classroom or field is already in place. Pay submitted invoices within 30 days of receipt of invoice.
Duration of Contact	The duration of contact will last 1 year (365 Days) from date signed and / or agreed. Should a new contract not be signed for an upcoming renewal year, but services are retained / used in a calendar, the most recent contract terms agreed between the two parties will remain as the de facto agreement between the two parties. All agreements and policies will remain in place for the entirety of the calendar year services continue to be used.
Termination of Contract	Should Harrisburg Parks and Recreation choose to nullify this agreement prior to the agreed upon date will become effective once a written notice providing two (2) weeks notice of termination is received by Charlotte Referee Group. All fees and funds paid to Charlotte Referee Group will be forfeit and all work completed by Charlotte Referee Group will be billed via invoice and paid within 30 days by the City / Town of Harrisburg.

In WITNESS WHEREOF, the parties have duly executed this contract as of July of 12

Contractor / Booking Agent

Contractor Name Kevin Broadley

Contractor Signature  Date 07.12.24

Contractor Address PO Box 620785 City / State Charlotte Zip Code 28262

Town of Harrisburg

Town Manager _____ Date _____

Soccer Officials Budget Projection

Fall 2024 - Regular YOUTH Season

Soccer - Carolina Referee Group LLC

Kevin Broadly

\$2.00 Transaction Fee will be assessed to the Total Cost Per Official Per Match - has been added to cost in officials per game

Item #	Description	Games	Officials Per Game	Price
Arbiter Software Fee	\$250 per season	1	\$ 250.00	\$ 250.00
Booking Fee Per Team	\$90 Per Team, 84 Teams	95	\$ 90.00	\$ 8,550.00
U7 Soccer - 1 Official Per game	53 total games	53	\$ 37.00	\$ 1,961.00
U9 Boys and Girls - 1 Official Per Game	106 total games. - 2 Officials Per Game.	106	44.00	\$ 4,664.00
U11 Boys and Girls - 2 officials per game	115 total games. - 2 Officials Per Game.	115	94.00	\$ 10,810.00
U13 Boys and Girls - 2 officials per game	58 total games. - 2 Officials Per Game.	58	114.00	\$ 6,612.00
U15 Boys and U16 Girls 2 officials per game	44 total games. - 2 Officials Per Game.	44	124.00	\$ 5,456.00
U18 Soccer - 1 Official Per game	16 total games. - 2 Officials Per Game.	16	144.00	\$ 2,304.00
			Total:	\$ 40,607.00

Fall 2024 - YOUTH Tournament Games

Soccer - Carolina Referee Group LLC

Kevin Broadly

Item #	Description	Games	Officials Per Game	Price
U9 Boys and Girls - 1 Official Per Game	24 total tournament games. - 1 Officials Per Game.	24	44.00	\$ 1,056.00
U11 Boys and Girls - 2 officials per game	26 total tournament games. - 2 Officials Per Game.	26	100.00	\$ 2,600.00
U13 Boys and Girls - 2 officials per game	12 total tournament games. - 2 Officials Per Game.	12	120.00	\$ 1,440.00
U15 Boys and U16 Girls 2 officials per game	8 total tournament games. - 2 Officials Per Game.	8	130.00	\$ 1,040.00
U18 Soccer - 2 Official Per game	3 total tournament games. - 2 Officials Per Game.	3	152.00	\$ 456.00
			Total:	\$ 6,592.00

Spring 2025 - Regular YOUTH Season

Soccer - Carolina Referee Group LLC

Kevin Broadly

Item #	Description	Games	Officials Per Game	Price
Arbiter Software Fee	\$250 per season	1	\$ 250.00	\$ 250.00
Booking Fee Per Team	\$90 Per Team, 103 Teams	103	\$ 90.00	\$ 9,270.00
U7 Soccer - 1 Official Per game	51 total games	51	\$ 39.00	\$ 1,989.00
U9 Boys and Girls - 1 Official Per Game	114 total games. - 1 Officials Per Game.	114	44.00	\$ 5,016.00
U11 Boys and Girls - 2 officials per game	116 total games. - 2 Officials Per Game.	116	100.00	\$ 11,600.00
U13 Boys and Girls - 2 officials per game	68 total games. - 2 Officials Per Game.	68	120.00	\$ 8,160.00
U15 Boys and U16 Girls 2 officials per game	52 total games. - 2 Officials Per Game.	52	130.00	\$ 6,760.00
U18 Soccer - 2 Official Per game	19 total games. - 2 Officials Per Game.	19	152.00	\$ 2,888.00
			Total:	\$ 45,933.00

Spring 2025 - YOUTH Tournament Games

Soccer - Carolina Referee Group LLC

Kevin Broadly

Item #	Description	Games	Officials Per Game	Price
U9 Boys and Girls - 1 Official Per Game	28 total tournament games. - 1 Officials Per Game.	28	44.00	\$ 1,232.00
U11 Boys and Girls - 2 officials per game	29 total tournament games. - 2 Officials Per Game.	29	100.00	\$ 2,900.00
U13 Boys and Girls - 2 officials per game	17 total tournament games. - 2 Officials Per Game.	17	120.00	\$ 2,040.00
U15 Boys and U16 Girls 2 officials per game	12 total tournament games. - 2 Officials Per Game.	12	130.00	\$ 1,560.00
U18 Soccer - 2 Official Per game	5 total tournament games. - 2 Officials Per Game.	5	152.00	\$ 760.00
			Total:	\$ 8,492.00

Fall 2024 - Spring 2025 Season Total for **YOUTH** Soccer

Total: \$ 101,624.00

Soccer Officials Budget Projection

Spring 2025 - Regular ADULT Season

Soccer - Carolina Referee Group LLC

Kevin Broadly

Item #	Description	Games	Officals Per Game	Price
Arbiter Software Fee	\$250 per season	1	\$ 250.00	\$ 250.00
Booking Fee Per Team	\$90 Per Team, 4 Teams	4	\$ 90.00	\$ 360.00
Adult Soccer - 2 officials per game	16 total games - 2 officials per game	16	\$ 152.00	\$ 2,432.00
Tournament Games - 3 officials per game	3 total games, 3 officials per game	3	\$ 228.00	\$ 684.00
Total:				\$ 3,726.00



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Purchase Contract for a Chevrolet 2500 Service Body Truck for the Water and Sewer Department

Presenting Personnel:

Mallory Hodgson, Public Works Director, Brian Lee, Finance Director

Suggested Motion or Action:

Motion to award a purchase contract totaling \$61,901 to Capital Chevrolet, Inc. for the purchase of a 2024 Chevrolet Silverado 2500 for the Water & Sewer Department.

Description/Background:

This project was approved during the FY2025 budget process and CIP and involves replacement of the Town's 2011 Chevrolet Silverado 2500 Reg Cab truck that serves the water and sewer department. It is currently being used for daily work assignment by the Water Technician. The replacement of this vehicle, as approved during budget deliberations, is being done with a minimum standard vehicle, which is a three-quarter ton, 4x4, 4-door, utility bed truck.

The recommendation to replace is due to age and condition of existing vehicle/equipment. Keeping the 2011 Model in the fleet will contribute to rising maintenance costs and loss of productivity from downtime due to repairs. The Town has continued to see good surplus values, and expects to receive at least \$7,500 for the 2011 truck.

Recommendation:

Staff recommends approval of the attached purchase with Capital Chevrolet, Inc.

Fiscal Impact:

The fiscal impact of this purchase is approximately \$62,000 plus taxes and title fees. The budget for this project is \$70,000. The purchase is part of the NC State Contract which receives a 6% discount and exempts the Town from bidding procedures usually in place for purchases greater than \$30,000. The cost of the additional equipment to fully outfit this vehicle and have it ready for use will be funded within the remaining budget.

Attachments:

1. Capital Chevrolet - Silverado 2500 Service Body

Capital Chevrolet Inc.

Government Sales Divisor

From
Phone/Fax
E-Mail

Rod Mitchell Government Account Manager
Office 919-573-8530
rmitchell@capitalchevroletnc.com

July 12 2024

NC State Contract 2510A

2024 Chevrolet Silverado 2500 Crew Cab 172" WT 4WD CK20943

		\$	46,547.60
	MSRP		Less 6% Discount
JL1 Trailer Brake controller	\$ 275.00	\$	258.50
DWI Mirrors, out side power-adjustable vertical trailing heated auto-dimming	\$ 720.00	\$	676.80
KI4 120V outlet	\$ 225.00	\$	211.50
K4Z Battery auxiliary	\$ 135.00	\$	126.90
KW5 Alternator, 220 amp	\$ 150.00	\$	141.00
PCV WT convenience package	\$ 800.00	\$	752.00
NQA Autotrac 2-speed transfer case	\$ 200.00	\$	188.00
Z71 package	\$ 525.00	\$	493.50
UF2 LED cargo lights	\$ 125.00	\$	117.50
NQH Transfer case, two speed active	\$ 200.00	\$	188.00
Knapheide MUNI Service body Spray-in liner		\$	12,199.48

Colors available: White

TOTAL PRICE \$ 61,900.78

Remit to:

rmitchell@capitalchevroletnc.com
Capital Chevrolet of Wake Forest
9820 Capital Blvd
Wake Forest, NC 27587



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract with Carolinas Umpire Association for baseball, softball, flag football, basketball, adult flag football and adult softball officials

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve a contract with Carolinas Umpire Association for the FY2025 baseball, softball, flag football, basketball, adult flag football and adult softball seasons' officials totaling up to \$138,460.

Description/Background:

Parks and Recreation has been using Carolinas Umpire Association services for 10+ years and feels the company has provided high quality officiating for our baseball, softball, basketball and flag football programs. This contract will provide the officiating for the Fall 2024, Winter 2024-2025 and Spring 2025 baseball, softball, basketball and flag football for both youth and adult regular season and post-season tournament games.

Recommendation:

Staff recommends approving contract with Carolinas Umpire Association for the FY2025 baseball, softball, flag football, basketball, adult flag football and adult softball seasons' officials totaling up to \$138,460.

Fiscal Impact:

The fiscal impact of the contract with Carolinas Umpire Association to provide officials for youth and adult sports is estimated at up to \$138,460. This is made up of the following seasons and sports:

Fall

- Youth Baseball/Softball - \$29,920
- Youth Flag Football - \$1,470
- Adult Co-Ed Softball - \$8,420

Winter

- Youth Basketball - \$55,040
- Adult Flag Football - \$3,170

Spring

- Youth Baseball/Softball - \$32,020
- Adult Co-Ed Softball - \$8,420

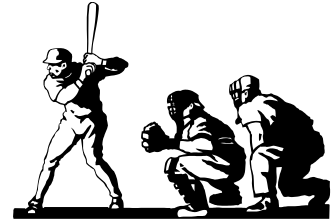
Note that this does not include soccer, which is provided by a separate vendor who specializes in soccer officiating.

Service contracts such as these do not require a specific bid process, but staff continually price contracts against the market and weigh the options between the best level of service and the best cost available. In evaluating the service level of this provider against the ability to improve pricing with a new provider, staff has concluded that there are currently no other vendors in our region available to provide the level of service or the quantity of service that we require due to the size of our youth and adult athletic leagues. In addition, Carolinas Umpire Association provides officiating services to

Concord and Kannapolis leagues, so staff is confident the Town is paying the prevailing market rate with a provider the Town is happy with.

Attachments:

1. 2024-2025 Harrisburg NC Proposal



Frank J. DiCesare
Carolinas Umpire Association
926 Gasser Dr.
Concord, NC 28027
980-581-7069

Harrisburg Youth and Adult Sports

This is our proposed price structure for youth and adult sports for the Town of Harrisburg ,NC
For the Following seasons: Fall, Winter, Spring 2024-2025

Baseball and Softball Umpires:

7/8 Year Olds-\$40.00 per official 1 per game
9/10 Year Olds- \$55.00 per official per game (2) per game Total (\$110.00)
Solo \$83.00 per game
11/12 Year Olds- - \$55.00 per official per game (2) per game Total (\$110.00)
Solo \$83.00 per game
13/15 Year Olds- - \$60.00 per official per game (2) per game Total (\$120.00)
Solo \$90.00 per game

Basketball

7 and 8 Year olds -\$40.00 per official 2 per game (\$80.00)
Solo \$60.00
7/8 Year Olds-\$40.00 per official 2 per game Total (80.00)
Solo \$60.00
9/10 Year Olds- \$45.00 per official per game (2) per game Total (\$90.00)
Solo \$68.00 per game
11/12 Year Olds- - \$45.00 per official per game (2) per game Total (\$90.00)
Solo \$68.00 per game
13/15 Year Olds- - \$45.00 per official per game (2) per game Total (\$90.00)
Solo \$68.00 per game

Youth Flag Football

5/6 Flag Football \$50.00 per official (1) per game

Adult Sports

Adult Softball-\$45.00 per Game 2 Official per game Total (\$90.00)
Solo \$60.00
Scorekeepers \$20.00 per game

Flag Football -\$50.00 per official (2) per game Total (\$100.00). Solo \$75.00

Any additional sports would be added at a agreed price. Booking Fee is \$45.00 per Team per sport per season

Supply Officials for youth and adult sports.
Supply Rules and instructions on city adjusted rules

Plan Clinic for officials.

Total Estimated Contract Price: Not to exceed \$138,460, detailed on the attached exhibits, without written approval from the Town of Harrisburg.

Sincerely,
Frank DiCesare

Town of Harrisburg

Carolinas Umpire Association

Rob Donham - Town Manager

Frank DiCesare

Umpire Budget Projection

Fall 2024

Baseball/Softball - Carolinas Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	56 total teams at \$45 per team	56	\$	45.00	\$ 2,520.00
7/8 BB & SB - 1 official per game	80 total games. Includes Tournament games.	80	\$	40.00	\$ 3,200.00
9/10 BB & SB - 2 officials per game	90 total games. Includes Tournament games. - 2 Officials Per Game.	90		110.00	\$ 9,900.00
11/12 BB & SB - 2 officials per game	70 total games. Includes Tournament games. - 2 Officials Per Game.	70		110.00	\$ 7,700.00
13/15 BB & SB - 2 officials per game	55 total games. Includes Tournament games. - 2 Officials Per Game.	55		120.00	\$ 6,600.00
Total:					\$ 29,920.00

Spring 2025

Baseball/Softball - Carolina Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	60 total teams at \$45 per team	62	\$	45.00	\$ 2,790.00
7/8 BB & SB - 1 official per game	95 total games. Includes Tournament games.	95	\$	40.00	\$ 3,800.00
9/10 BB & SB - 2 officials per game	101 total games. Includes Tournament games. - 2 Officials Per Game.	101		110.00	\$ 11,110.00
11/12 BB & SB - 2 officials per game	80 total games. Includes Tournament games. - 2 Officials Per Game.	80		110.00	\$ 8,800.00
13/15 BB & SB - 2 officials per game	46 total games. Includes Tournament games. - 2 Officials Per Game.	46		120.00	\$ 5,520.00
Total:					\$ 32,020.00

Total: \$ 61,940.00

Umpire Budget Projection

Fall 2024 ADULT COED SOFTBALL

Baseball/Softball - Carolinas Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	14 total teams at \$40 per team	14	\$	45.00	\$ 630.00
Adult Softball Officials - 2 per game	57 total games.	57	\$	90.00	\$ 5,130.00
Adult Softball Officials - Play Off Games - 2 per game	11 total games	11		90.00	\$ 990.00
Adult Softball Officials - Championship Games - 3 per game	2 total games. Includes Tournament games. - 3 Officials Per Game.	2		135.00	\$ 270.00
Scorekeepers - 1 scorekeeper for each game	70 total games. Includes Tournament games.	70		20.00	\$ 1,400.00
				Total:	\$ 8,420.00

Spring 2025 ADULT COED SOFTBALL

Baseball/Softball - Carolina Umpire Association
Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	14 total teams at \$40 per team	14	\$	45.00	\$ 630.00
Adult Softball Officials - 2 per game	57 total games.	57	\$	90.00	\$ 5,130.00
Adult Softball Officials - Play Off Games - 2 per game	11 total games	11		90.00	\$ 990.00
Adult Softball Officials - Championship Games - 3 per game	2 total games. Includes Tournament games. - 3 Officials Per Game.	2		135.00	\$ 270.00
Scorekeepers - 1 scorekeeper for each game	70 total games. Includes Tournament games.	70		20.00	\$ 1,400.00
				Total:	\$ 8,420.00

				Total:	\$ 16,840.00
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Flag Football ADULT Officials Budget Projection

Winter 2025 ADULT Flag Football

Adult Flag Football - Carolina Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	6 total teams at \$45 per team	6	\$	45.00	\$ 270.00
Adult Flag Football Officials - 2 per game. Includes Tournament Games	24 total games. 5 Tournament Games	29	\$	100.00	\$ 2,900.00
Total:					\$ 3,170.00

Flag Football YOUTH Officials Budget Projection

Fall 2024 YOUTH Flag Football

YOUTH Flag Football - Carolinas Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	6 total teams at \$45 per team	6	\$	45.00	\$ 270.00
Flag Football Officials - 1 per game.	24 total games.	24	\$	50.00	\$ 1,200.00
				Total:	\$ 1,470.00

Official Budget Projection

Winter 2024-2025 - YOUTH

Basketball - Carolinas Umpire Association

Frank DiCesare

Item #	Description	Games	Officials Per Game		Price
Booking Fee Per Team	114 total teams at \$40 per team	114	\$	45.00	\$ 5,130.00
7 Boys Basketball	46 total games. Includes Tournament games. 2 officials per game	46	\$	80.00	\$ 3,680.00
8 Boys Basketball	56 total games. Includes Tournament games. 2 officials per game	56		80.00	\$ 4,480.00
7/8 Girls Basketball	46 total games. Includes Tournament games. 2 officials per game	46	\$	80.00	\$ 3,680.00
9/10 Boys Basketball	96 total games. Includes Tournament games. - 2 Officials Per Game.	96		90.00	\$ 8,640.00
9/10 Girls Basketball	61 total games. Includes Tournament games. - 2 Officials Per Game.	61		90.00	\$ 5,490.00
11/12 Boys Basketball	101 total games. Includes Tournament games. - 2 Officials Per Game.	101		90.00	\$ 9,090.00
11/12 Girls Basketball	31 total games. Includes Tournament games. - 2 Officials Per Game.	31		90.00	\$ 2,790.00
13/14 Boys Basketball	61 total games. Includes Tournament games. - 2 Officials Per Game.	61		90.00	\$ 5,490.00
13/15 Girls Basketball	22 total games. Includes Tournament games. - 2 Officials Per Game.	22		90.00	\$ 1,980.00
15/16 Boys Basketball	51 total games. Includes Tournament games. - 2 Officials Per Game.	51		90.00	\$ 4,590.00
				Total:	\$ 55,040.00



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2023-03-R: McKinley Subdivision - Zoning Map Amendment and Development Agreement

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

According to the Town Council's *"Policy for Decision-making for Planning and Zoning Matters"*, consideration and final decision of a Zoning Map Amendment is a two-step process: The first step is a public hearing at an initial meeting, with the second step being a final decision vote at a second meeting. Under this policy, the Public Hearing for this rezoning would occur on August 12th, with a Final Decision to be made on September 9th. The Council's policy also has an option for a one-step process, where the public hearing and final decision may occur at the same meeting.

Motions for both of these options are found below:

Two-Step Decision-making process (Public Hearing tonight and Final Decision on September 9th)

- **Motion to continue** consideration of Case # H-2023-03 Map Amendment and the associated Development Agreement until September 9th for final decision.

One-Step Decision-making process (Public Hearing and Final Decision tonight)

If approved:

- **Motion to approve** Case# H-2023-03-R: McKinley Subdivision Zoning Map Amendment for a 60-lot single-family detached subdivision with conditions as presented by staff, subject to the terms of a "Development Agreement" between the Town and Developer (see Attachment G) and to authorize the Town Attorney to make any necessary editorial changes to finalize the "Development Agreement" and to authorize the Town Manager to sign the agreement.

CONSISTENCY STATEMENT

- **Motion to approve the following Consistency Statement for H-2023-03-R: McKinley Subdivision - Zoning Map Amendment.** The Town Council finds this map amendment is consistent with applicable Common Decision Criteria found within Section 145.01.07 and Specific Review Criteria within Section 145.03.03 of the UDO and with the HALUP, because:

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-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 HALUP goals:

- LU-3: Balance Development and conservation interest-the development is utilizing the conservation design approach development, 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.

Description/Background:

The subject properties consist of 190.52 acres in area and were annexed into the Town on November 8, 2021. In conjunction with this annexation, the Town Council approved a conditional zoning designation of RL-CZ (Residential Low – Conditional Zoning). This prior approval authorized the development of a 162-lot single-family subdivision, with associated conditions of approval. In June 2023, the property owner reapplied for a zoning map amendment, proposing to maintain the zoning classification of CZ-RL, but modify the site plan by reducing the residential lot count from 162 lots to sixty (60). This change in the number of lots requires the processing of a new conditional zoning petition.

Rezoning

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% of total site acreage), transportation improvements, and landscaped buffers around the perimeter.

This zoning petition was presented to the Planning and Zoning Board on June 18, 2024, and after receiving the report, public comment, and deliberations, the Board recommended approval of the zoning map amendment as conditioned (5-1).

Development Agreement

A "Development Agreement" between the Town and Developer has been prepared to accompany approval of this request for rezoning. This Agreement sets forth the conditions of approval (including public infrastructure improvements to accompany the development), along with the benefits to, and the obligations of each party. Pursuant to N.C.G.S 160D-1003 (b), the development agreement may be considered concurrently with a zoning map amendment. The development agreement is attached as Attachment G of this report.

Each item, the map amendment and development agreement (H-2023-03-R), are required to be heard by Town Council in a public hearing. The legal ads for these items were advertised under one public hearing and will be presented together to the Council in a single presentation.

Recommendation:

Staff recommends approval of the proposed Zoning Map amendment and the related development agreement as presented.

Fiscal Impact:

None

Attachments:

1. H-2023-03_McKinley_TC 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_07.26.2024
5. Attachment D_McKinley Neighborhood Meeting Notes COMBINED
6. Attachment E_PB Minutes
7. Attachment F-Draft Ordinance H-2023-03

8. Attachment G_H-2023-03 R_McKinley Development_Agreement



Planning and Zoning Department

**Staff Report – Town Council
Rezoning H-2023-03-(R)**

DATE: July 24, 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 George of the CSC Group

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

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

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

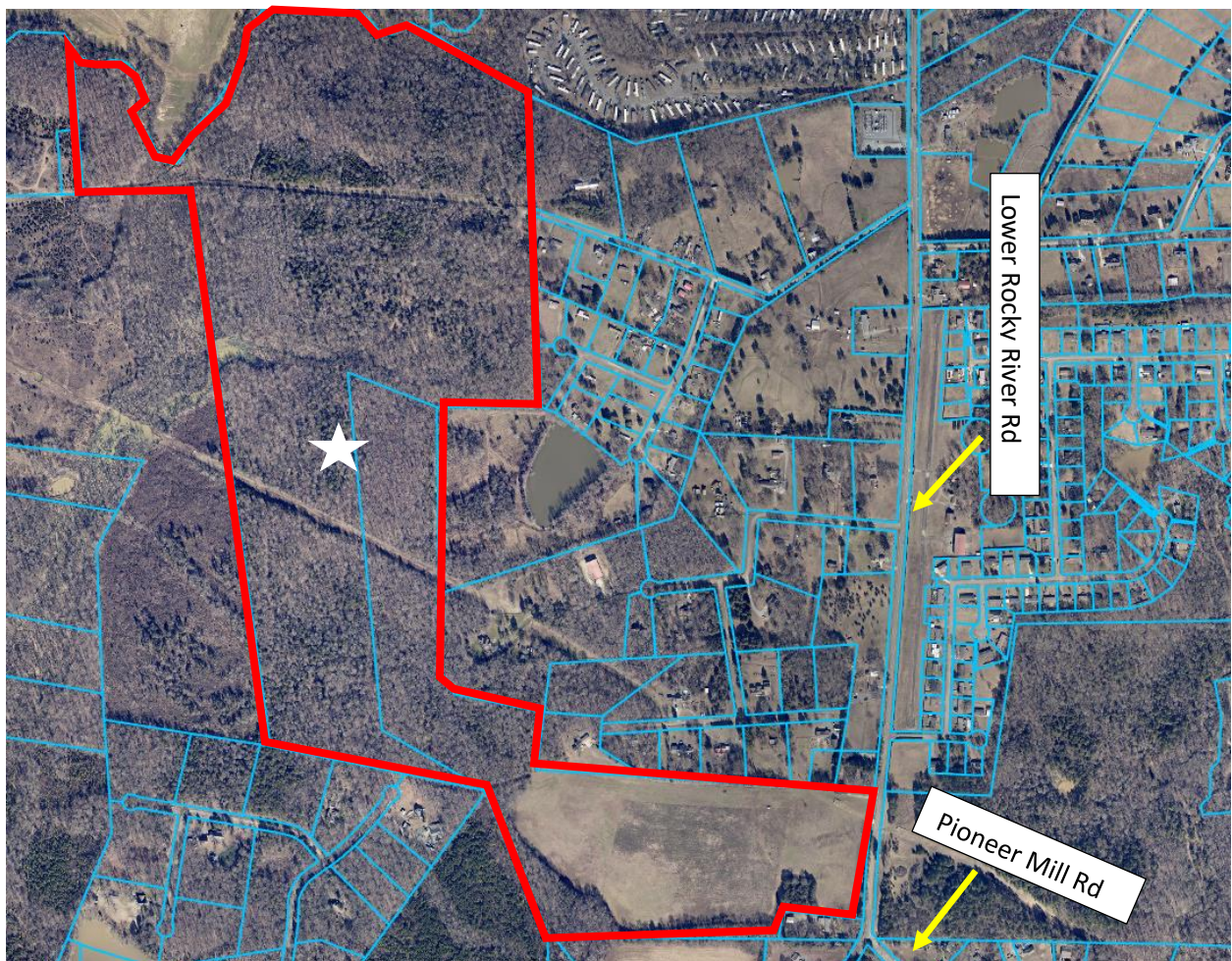
Existing Land Use: Vacant

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

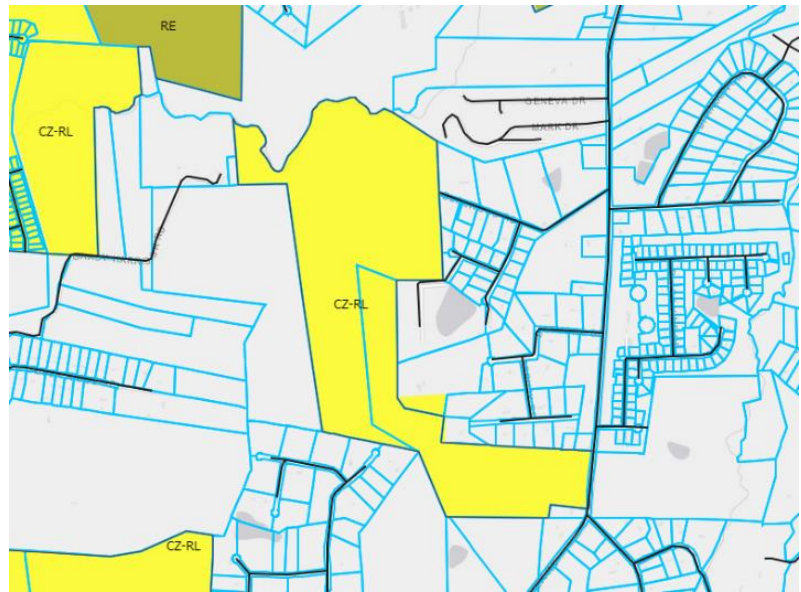
APPLICATION SUMMARY:

- The applicant proposes to develop a single-family subdivision with sixty (60) detached units. The lot areas vary 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 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.
- The Planning Board heard this item at its June 18th meeting, and after receiving the report, public comment, and deliberations, approved a motion to approve as presented (5-1).



STAFF ANALYSIS: The subject properties consist of 190.52 acres in area and were annexed into the Town on November 8, 2021. In conjunction with this annexation, the Town Council approved a conditional zoning designation of RL-CZ (Residential Low – Conditional Zoning). This prior approval authorized the development of a 162-lot single-family subdivision, with associated conditions of approval (**Attachment B**). In June 2023, the property owner reapplied for a zoning map amendment, proposing to maintain the zoning classification of CZ-RL, but modify the site plan by reducing the residential lot count from 162 lots to sixty (60) (see **Attachment C**). This change in the number of lots requires the processing of a new conditional zoning petition.

Zoning Classification: The RL zoning designation allows for a maximum density up to two (2) dwelling units per acre. For the RL district, there are two sets of dimensional standards based on the type of subdivision (i.e., “Conventional” and “Conservation”). The applicant is proposing a “Conservation” subdivision. A comparison of dimensional standards for each of these types of subdivision is provided below. The proposed project complies with all the dimensional standards of the Residential Low (RL) zoning district.



Dimensional Standards for RL District (Conventional & Conservation Subdivisions)

Type of Development	Density (Units/Acre)	Open Space %	Lot Area	Lot Width	Ht.	Front Yard	Side Yard (Intern.)	Side Yard (Extern.)	Rear Yard	Lot Cover %
Conventional	1 du/ac	20	25,000	125	35'	35'	15'	25'	30'	N/A
Conservation	2 du/ac	30	14,500 SF	75 ft	35'	25'	10'	20'	25'	35'
Proposed	.32 du/ac	57	26,824 SF (Min.) 34,870 SF (Average)	112 ft +	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 the following improvements be made conditions of any approval:

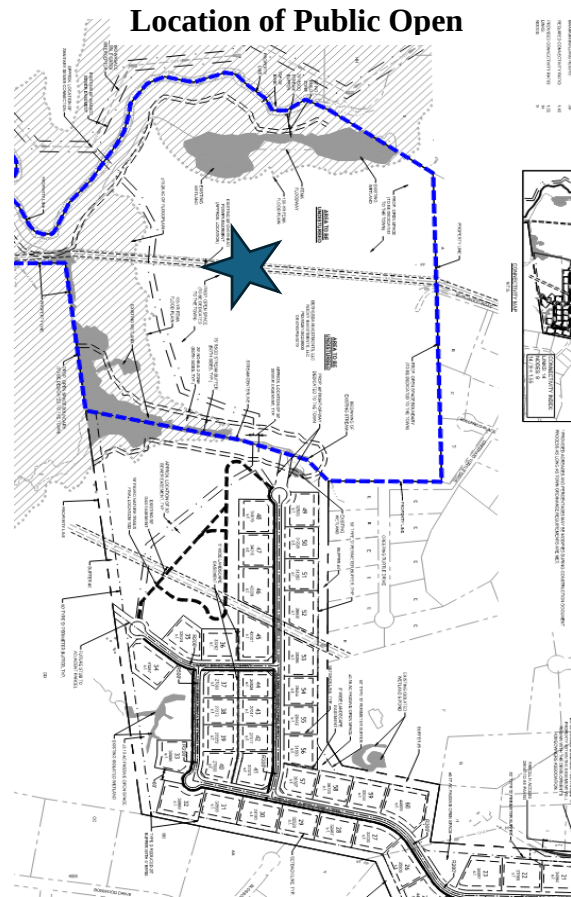
- **Lower Rocky River Road & Pioneer Mill Road**
 - Construction of a southbound left-turn lane along Lower Rocky River Road with a minimum of 100 ft of storage.
 - Construction of a three-lane section along Lower Rocky River Road between Pioneer Mill Road and Site Access.
- **Lower Rocky River Road and Site Access**
 - Construction of the eastbound approach with one ingress & one egress lane and an internal protected stem of 100 ft, 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.

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 and passive recreation space, and public open space. The project proposes the following:

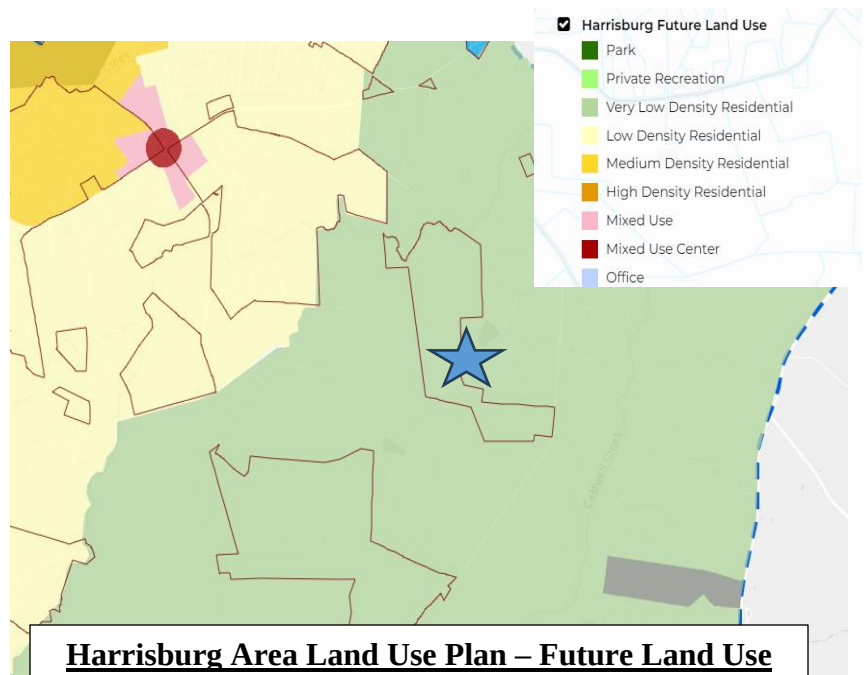
Type of Open Space	Required	Proposed
Active Open Space	1.5 acres	2.48 acres
Public Open Space (Dedication)	1.71 acres	88.77*
Passive Open Space	No minimum	17.87 acres
Total Required	57.16 acres	109.12 acres

Public Open Space: 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 the rezoning is approved, from 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 public 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.

PLANNING AND ZONING BOARD CONSIDERATION AND RECOMMENDATION:

The Planning and Zoning Board considered the zoning map petition at its June 18, 2024, meeting. Questions raised by the Board and members of the public were focused on:

- Natural and environmental features within the proposed public dedication open space area and future use and/or protection of this area.
- Infrastructure associated with a low-density development such as sidewalk on one-side of the street, stormwater facilities, location of street-trees within this type of design, and how low-density development percentages are calculated.
 - *As a result of this discussion, the roadway cross-section has been modified to ensure the required street trees can be placed within a 6-foot-wide planting area between the paved street and the ditch. The new right-of-way detail has been incorporated into the zoning site plan.*
- Noting a condition related to blasting rock, a discussion ensued regarding the need for rock blasting and what it entails. *It is unknown at this time whether blasting will be required. If required, the applicant will adhere to the condition of approval.*
- Associated utilities to serve the development that included water, sewer, and fire protection. *This project has been reviewed by Town staff for utility service.*

See Attachment E for the minutes from the June 18th Planning Board meeting. The motion to recommend approval of H-2023-03 to the Town Council was approved 5-1 (Jessica Fava voting against). The board unanimously passed a motion making a positive finding of consistency with the HALUP.

REVIEW CRITERIA:

Pursuant to the UDO, a conditional zoning petition shall meet the requirements of the “Common Decision Criteria” found in Section 145.01.07.A of the UDO, “Specific Review Criteria” found in Section 145.03.03.E, and as detailed below.

Common Decision Criteria (Section 145.01.07):

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.

1. This is a new conditional zoning petition and therefore not required to comply with any previous approval.
2. 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.

3. 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.
4. 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.
5. The map amendment demonstrates compatibility with the character, permitted uses and building types of the surrounding neighborhood.
6. 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.
7. 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.

Specific Review Criteria (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-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.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed map amendment (H-2023-03-R) rezoning 190+ acres to a RL conditional zoning district for the purpose of developing a 60-lot single-family conservation subdivision, 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 similar products (no vinyl siding).
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 lane 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 5526-2174-5600 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. 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.
14. The developer shall enter into a developer's agreement with the Town.
15. The conditions shall run with the Property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this conditional zoning ordinance.

TOWN COUNCIL ACTION: According to Town Council's internal policy, this development would require consideration at two (2) Council meetings: Meeting 1 – Public Hearing; Meeting 2 – Final Decision. Under this approach a public hearing would be held on August 12th, with a final vote to be taken on September 9, 2024, at the Town Council meeting. However, the Council has the option to take action the same night as the public hearing (If the Council decides to consider this for a vote at this current meeting see below for Motion options). If the Council adheres to a two (2) meeting approach, these options would be considered at the Council's September 9, 2024, meeting.

Rezoning

For approval, the following motion is suggested: Motion to approve H-2023-03-R McKinley Map Amendment for a 60-lot single-family detached subdivision as presented by staff; and

Consistency Statement

Motion to approve the following Consistency Statement for Map Amendment H-2023-03 for the McKinley Subdivision: The Town council finds this map amendment is consistent with applicable Common Decision Criteria found within Section 145.01.07 and 145.03.03 of the UDO and the HALUP because:

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-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 development, 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.

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
Attachment E - June 18, 2024, Planning Board Minutes
Attachment F - Draft Ordinance
Attachment G – Draft Development Agreement

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:	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: 2024.06.09 09:25:03-04'00'

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



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.



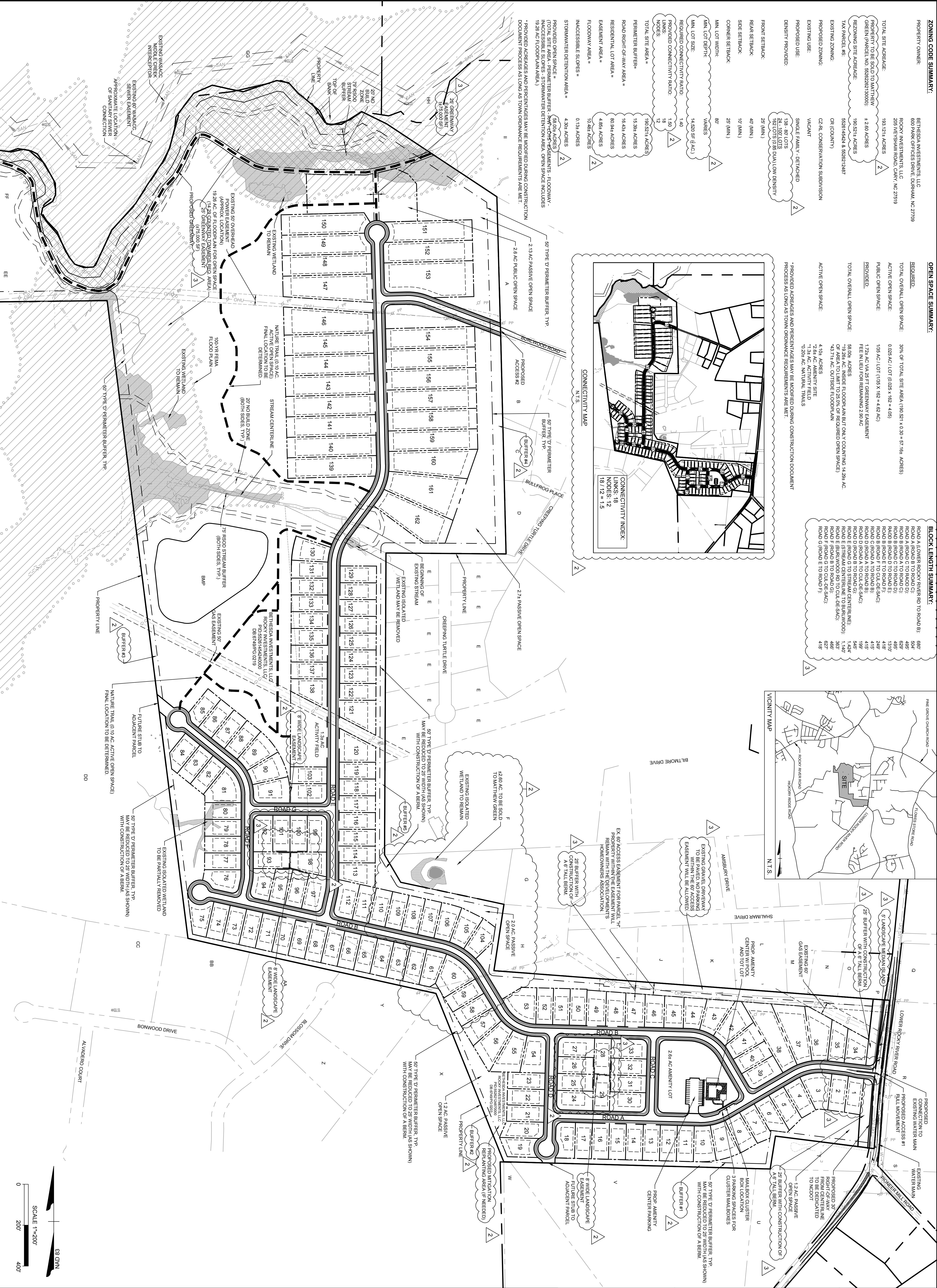
12. Applicant will construct a NCDOT approved single lane roundabout at the intersection of Lower Rocky River RD and Pioneer Mill Rd if required Right-of-way and temporary construction easement can be reasonably obtained from adjacent property owners.
13. The applicant shall have a certified professional 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



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

YOUR VISION ACHIEVED THROUGH OURS.

MCKINLEY SUBDIVISION

HARRISBURG, NORTH CAROLINA

REZONING SITE PLAN

DATE	REVISION DESCRIPTION
11/13/2020	REVISED PER TOWN COMMENTS
6/29/2021	REVISED PER TOWN COMMENTS
07/13/2021	REVISED PER TOWN COMMENTS

9/27/2020	DRAWN BY	JH
	CHECKED BY	JTH
	DESIGNED BY	JTH
	SCALE	1" = 200'

CSC GROUP
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 1.0

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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%

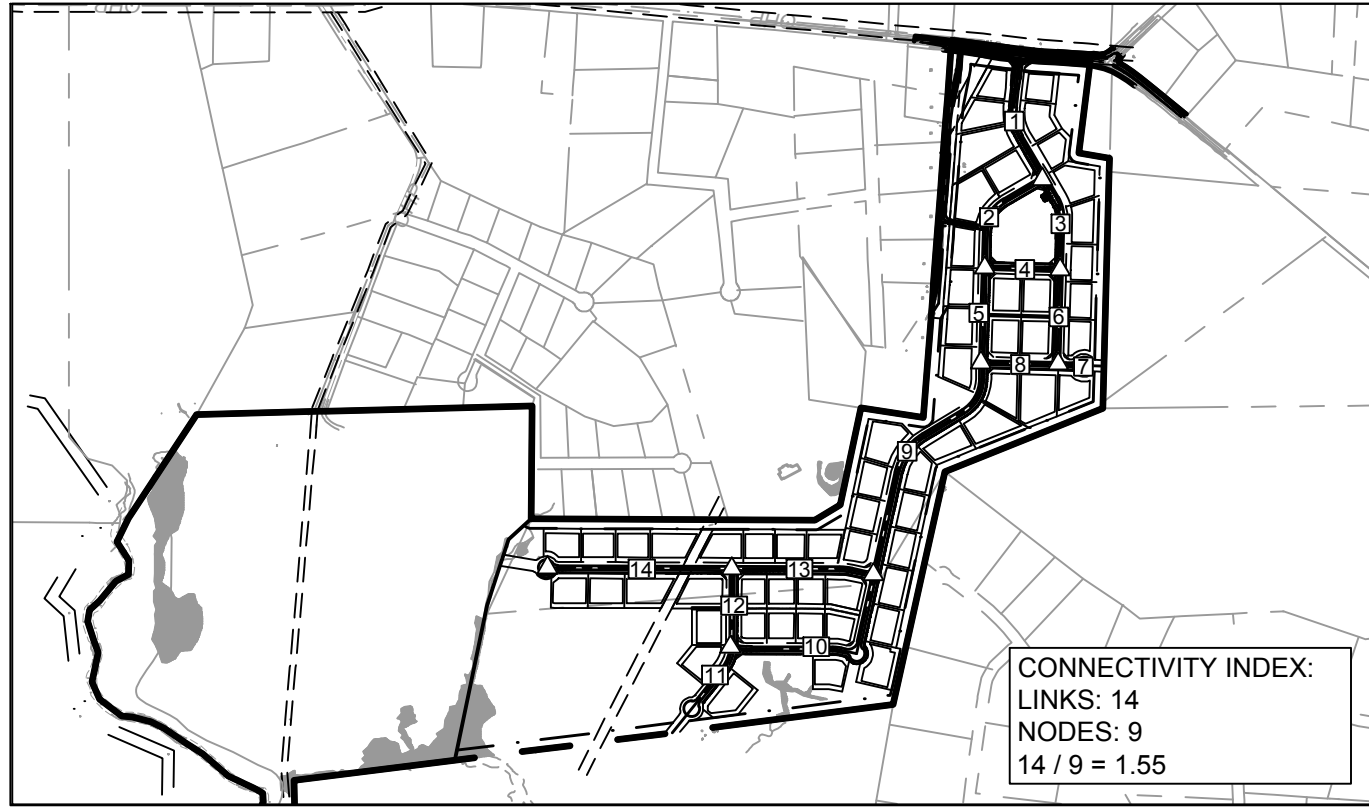
MAXIMUM BUILDING HEIGHT: 35'

REQUIRED CONNECTIVITY RATIO: 1.40

PROVIDED CONNECTIVITY RATIO: 1.55

LINKS: 14

NODES: 9



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): 495'

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)

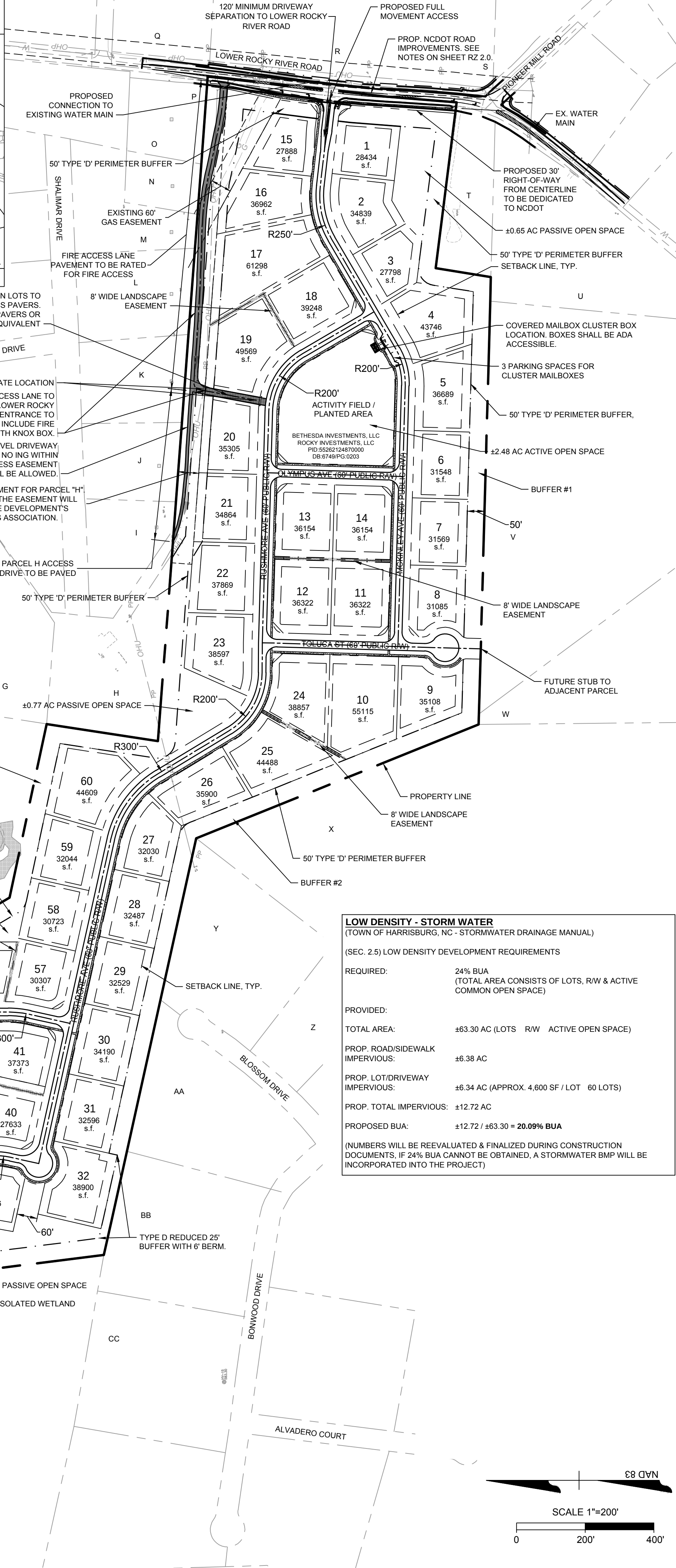
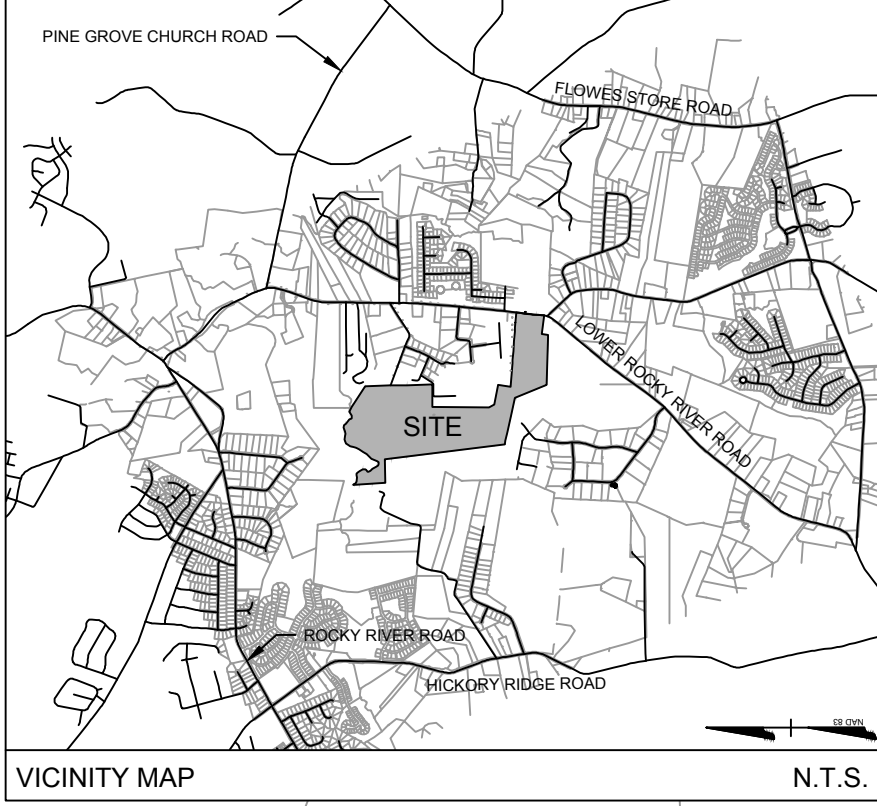
88.77± AC OPEN SPACE TO BE DEDICATED TO THE TOWN

103.11± AC TOTAL

ACTIVE OPEN SPACE: 2.48± AC. ACTIVITY FIELD

PUBLIC OPEN SPACE: 88.77± 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.



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

DATE
06/23/2023

DRAWN BY
A. CARUSO

DESIGNED BY
A. ALLISON

CHECKED BY
C. TODD

SCALE
1"=200'

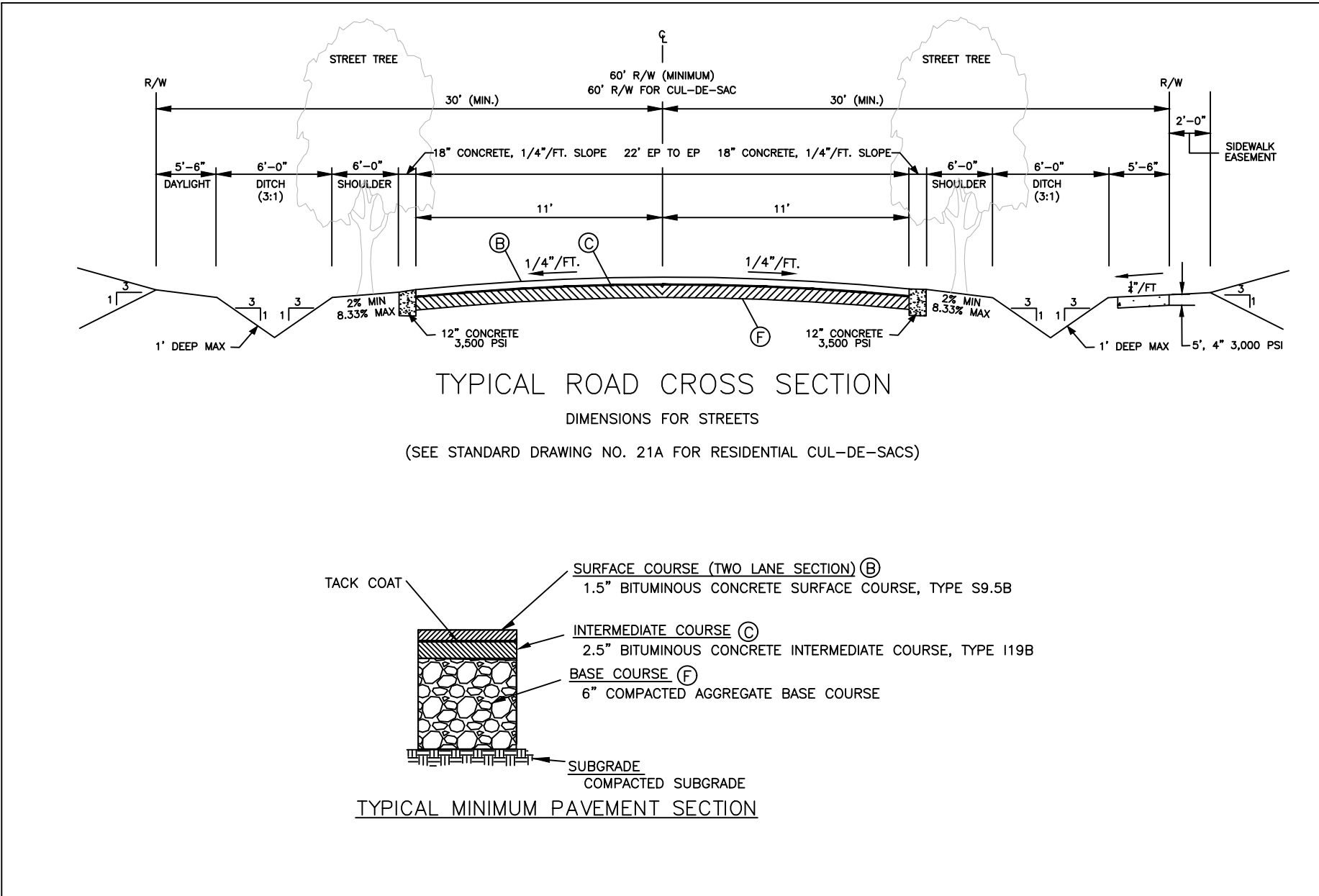
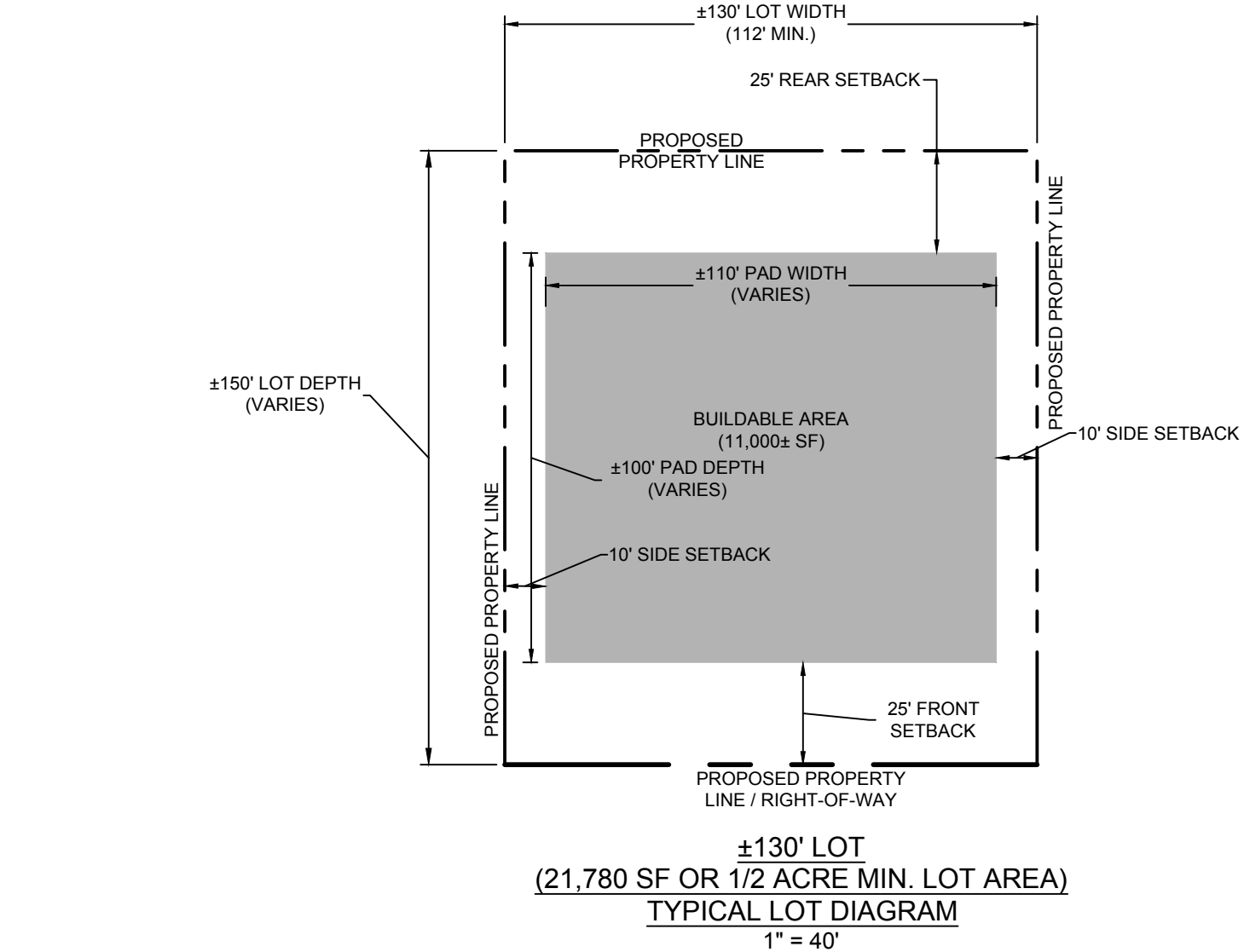
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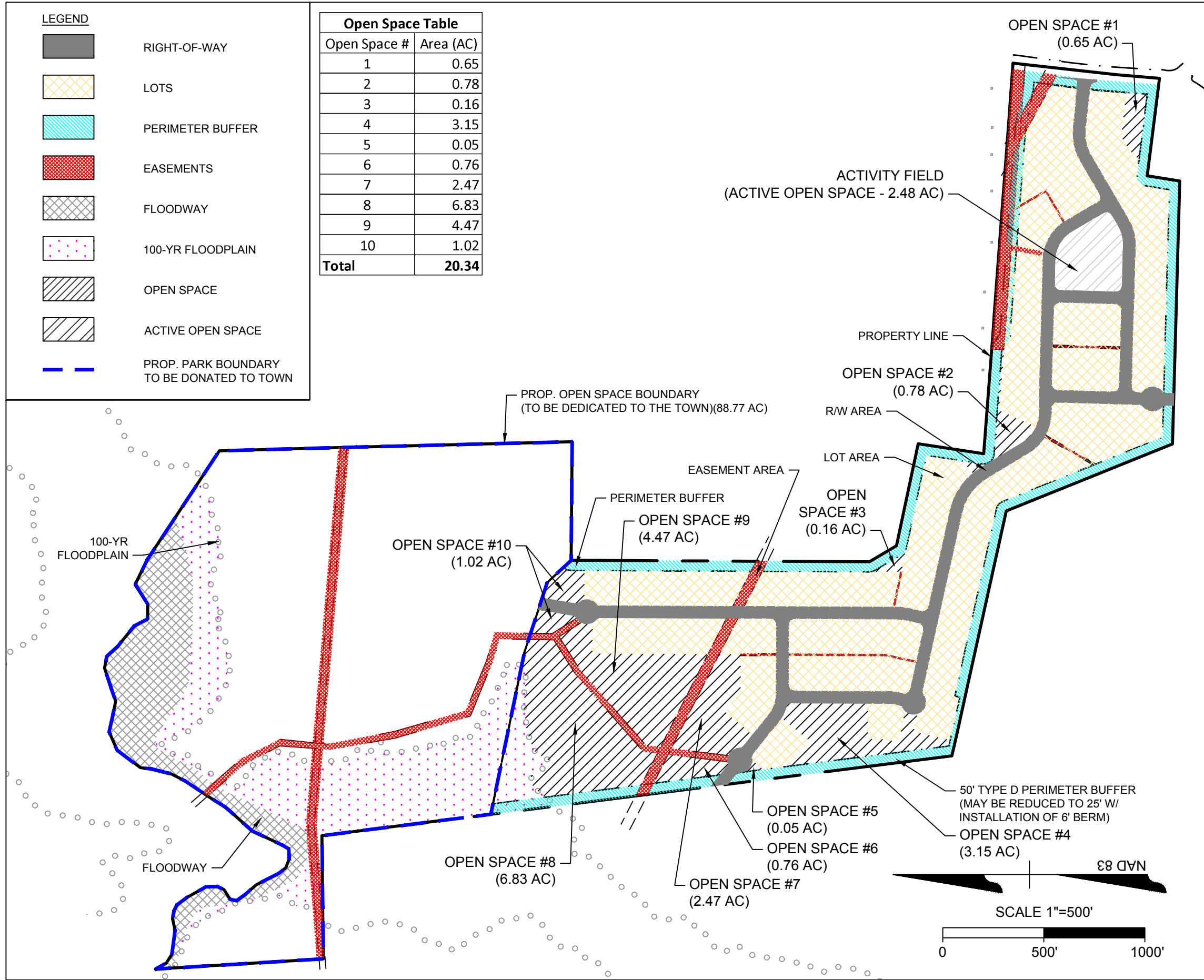
MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA
NORTH CAROLINA LICENSE NO. C-1652
REZONING SITE PLAN

JOB NO.
45805
SHEET NO.
RZ 1.0

S:\10450423-McKinley Subdivision (DRH)\DWG\Sheet\625042302-REZONING PLAN.dwg | Plotted on 7/26/2024 8:38 AM | 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	55264104880000	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	55189532950000	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.

NC DOT ROAD IMPROVEMENTS:

THE FOLLOWING NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NC DOT) ROAD IMPROVEMENTS WILL BE INSTALLED BY THE DEVELOPER. 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 NC DOT 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 (SIXTY) 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
CHARLOTTE OFFICE
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THE CSC GROUP
CONSULTANTS TO THE TOWN OF HARRISBURG
THE CSC GROUP
609 PARK OFFICES DRIVE, SUITE 372
DURHAM, NC 27709

DATE
06/23/2023
DRAWN BY
A. CARUSO
DESIGNED BY
A. ALLISON
CHECKED BY
C. TODD
SCALE
1" = 200'

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA
TECHNICAL DATA SHEET

JOB NO.
45805
SHEET NO.
RZ 2.0

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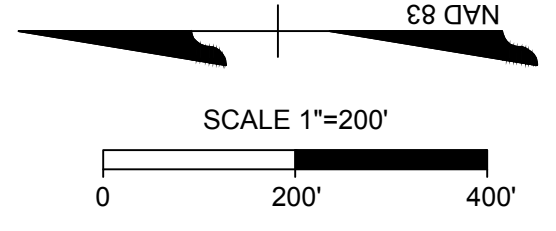
Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed	Northing	Easting	Species	Inches	Trunks	Removed		
564318.9577	1522456.853	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		
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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		
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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			
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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			
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565466.4187	1521642.582	ELM* 30	30	1		565234.4553	1520186.647	POPLAR** 30	30	1		565275.56	1521501.61	30" MAPLE	30	1																					
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TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
AB	66	ACER BURGERIANUM	TRIDENT MAPLE	B&B	3"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
CC	92	CERCIS CANADENSIS* FOREST PANSY	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.1	SINGLE STEM
CK	44	CORNUS KOUSA	KOUSA DOGWOOD	B&B	2"	8' MIN.	A.1	SINGLE STEM
LS	25	ILEX X ATTENUATA 'FOSTER'	FOSTER HOLLY	B&B	2"	8' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
LT	51	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
NS	31	NYSSA SYLVATICA 'GREEN GABLE'	GREEN GABLE BLACK GUM	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
QF	14	QUERCUS ALBA	WHITE OAK	B&B	3"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
QF	10	QUERCUS FALCATA	SOUTHERN RED OAK	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
QL	30	QUERCUS LYRATA	LAUREL OAK	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
QF	40	QUERCUS SHUMARDII	SHUMARD OAK	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
QP	17	ULMUS PARVIFOLIA	LACEBARK ELM	B&B	3.5"	12' MIN.	A.1	SINGLE STEM
ZS	66	ZELKOVA SERRATA	JAPANESE ZELKOVA	B&B	3.5"	12' MIN.	A.1	SINGLE STEM

TYPE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPAC	REMARKS
SHADE TREE SPECIES								
	376	ACER RUBRUM	RED MAPLE	B&B	3.0"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
		BETULA NIGRA 'DURAHEAT'	DURAHEAT RIVER BIRCH	B&B	3.0"	12' MIN.	A.1	MULTI-STEM
		LIQUIDAMBAR STYRACIFLUA 'ROTUNDOLOBA'	FRUITLESS SWEETGUM	B&B	3.5"	12' MIN.	A.1	SINGLE STEM, CENTRAL LEADER
EVERGREEN TREE SPECIES								
	943	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B&B	3.0"	12' MIN.	A.1	FULL TO GROUND
		CEDRUS DEODARA	DEODAR CEDAR	B&B	3.0"	12' MIN.	A.1	FULL TO GROUND
		TAXODIUM DISTICHUM	BALD/CYPRESS	B&B	3.0"	12' MIN.	A.1	FULL TO GROUND
ORNAMENTAL TREE SPECIES								
	376	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	B&B	2"	8' MIN.	A.1	MULTI-STEM
		LAGERSTROMIA INDICA	CRAPE MYRTLE, SP.	B&B	2"	8' MIN.	A.1	MULTI-STEM
		PRUNUS CERISIFERA	PLUM	B&B	2"	8' MIN.	A.1	SINGLE STEM

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

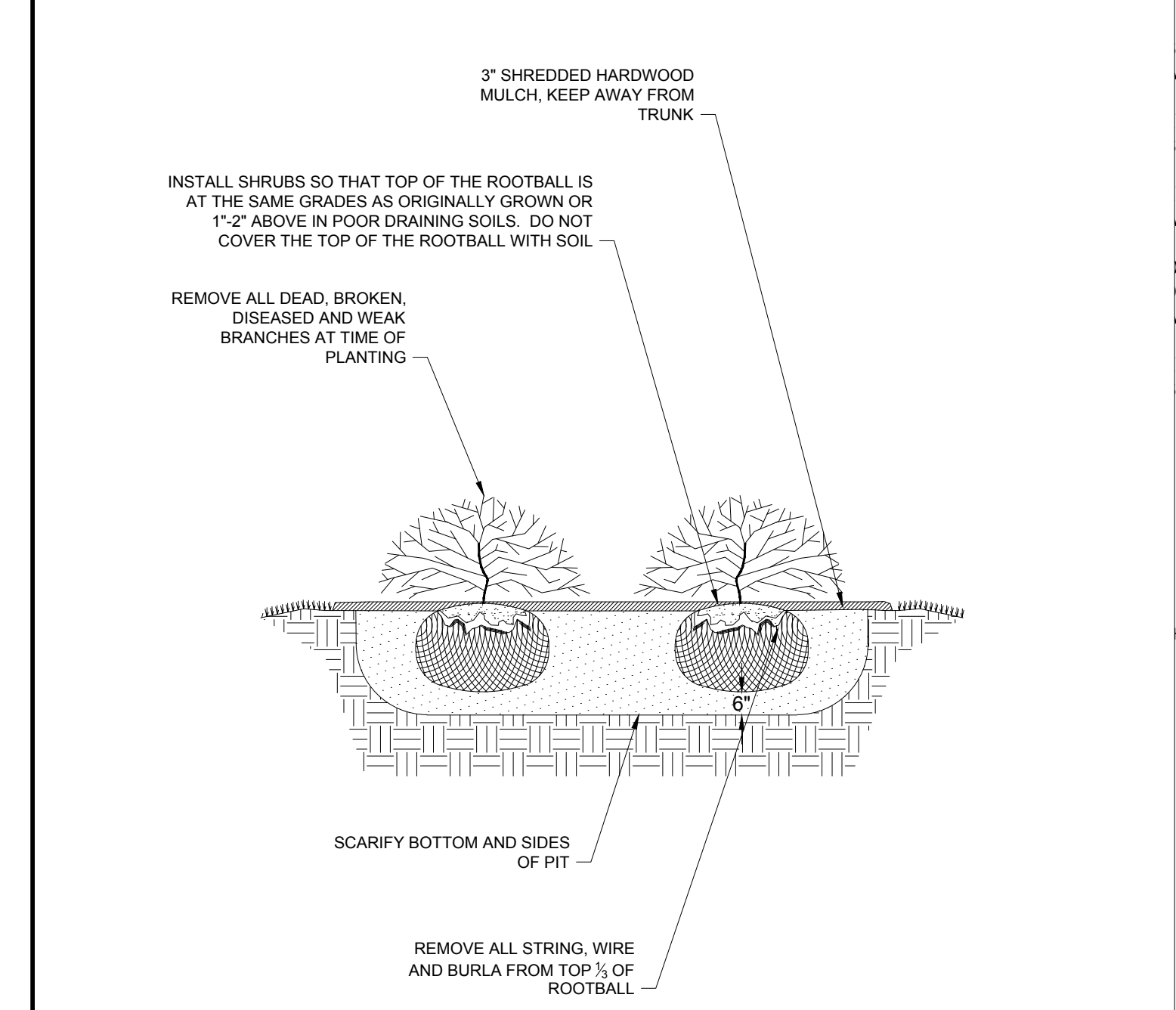
	EXISTING TREE
	PROPOSED 50' WIDE TYPE D BUFFER YARD
	PROPOSED 25' WIDE TYPE D BUFFER YARD
	PROPOSED TREE MITIGATION AREA



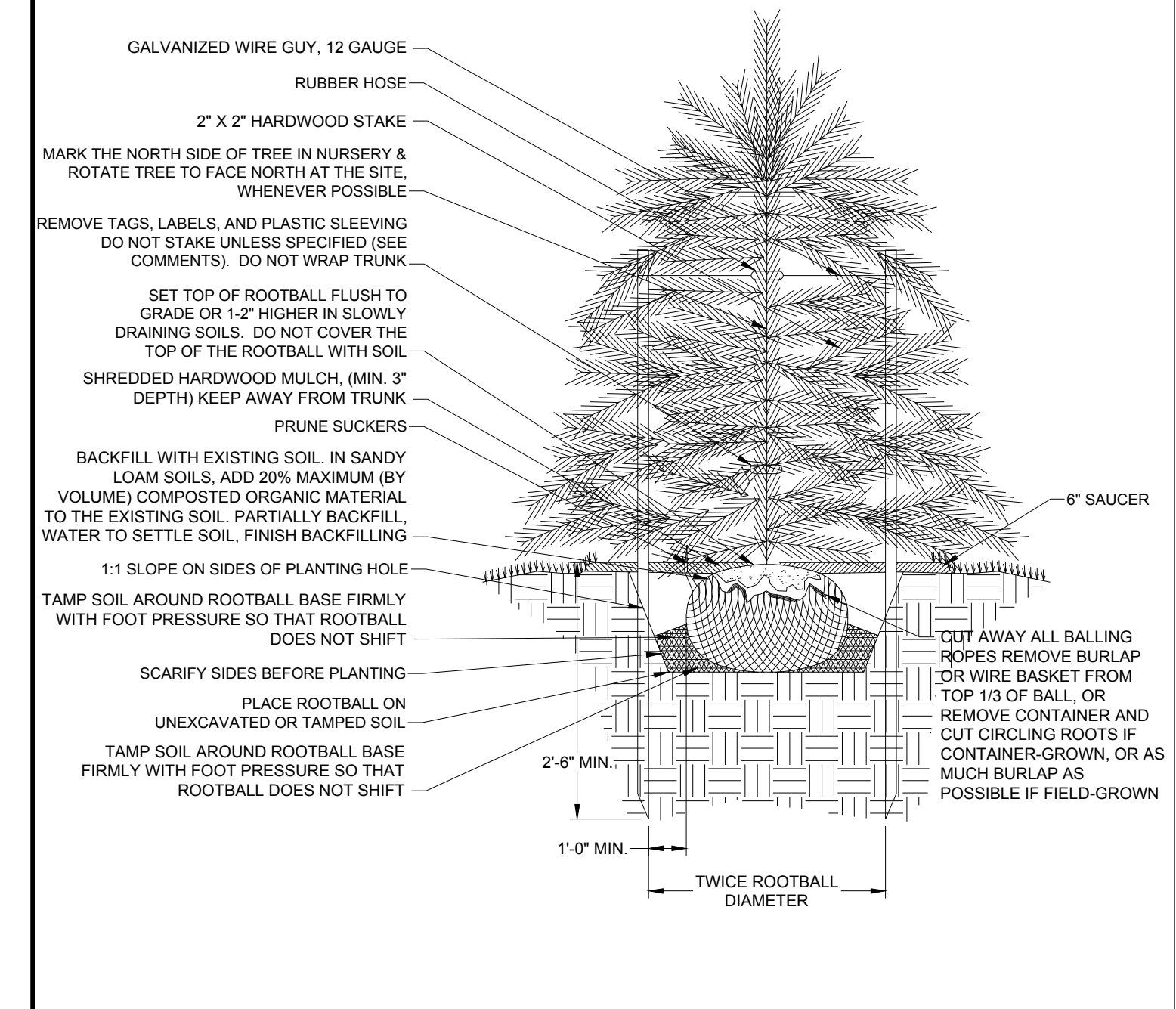
JOB NO.
4580
SHEET NO.
RZ 4.

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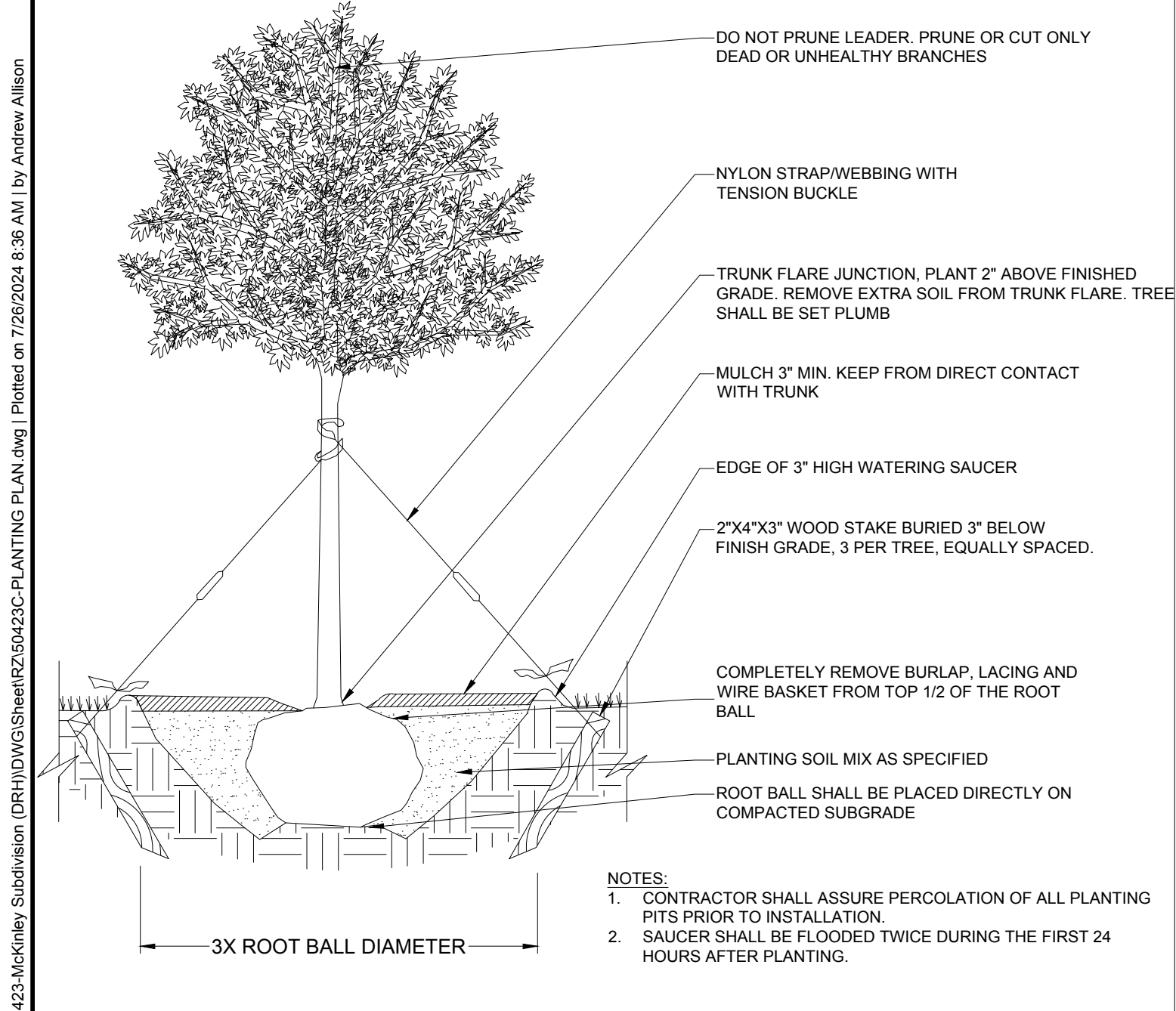
S:\04\50423-McKinley Subdivision (DR)\HDWG\SheetRZ50423C-PLANTING PLAN.dwg | Printed on 7/26/2024 8:38 AM | by Andrew Allison



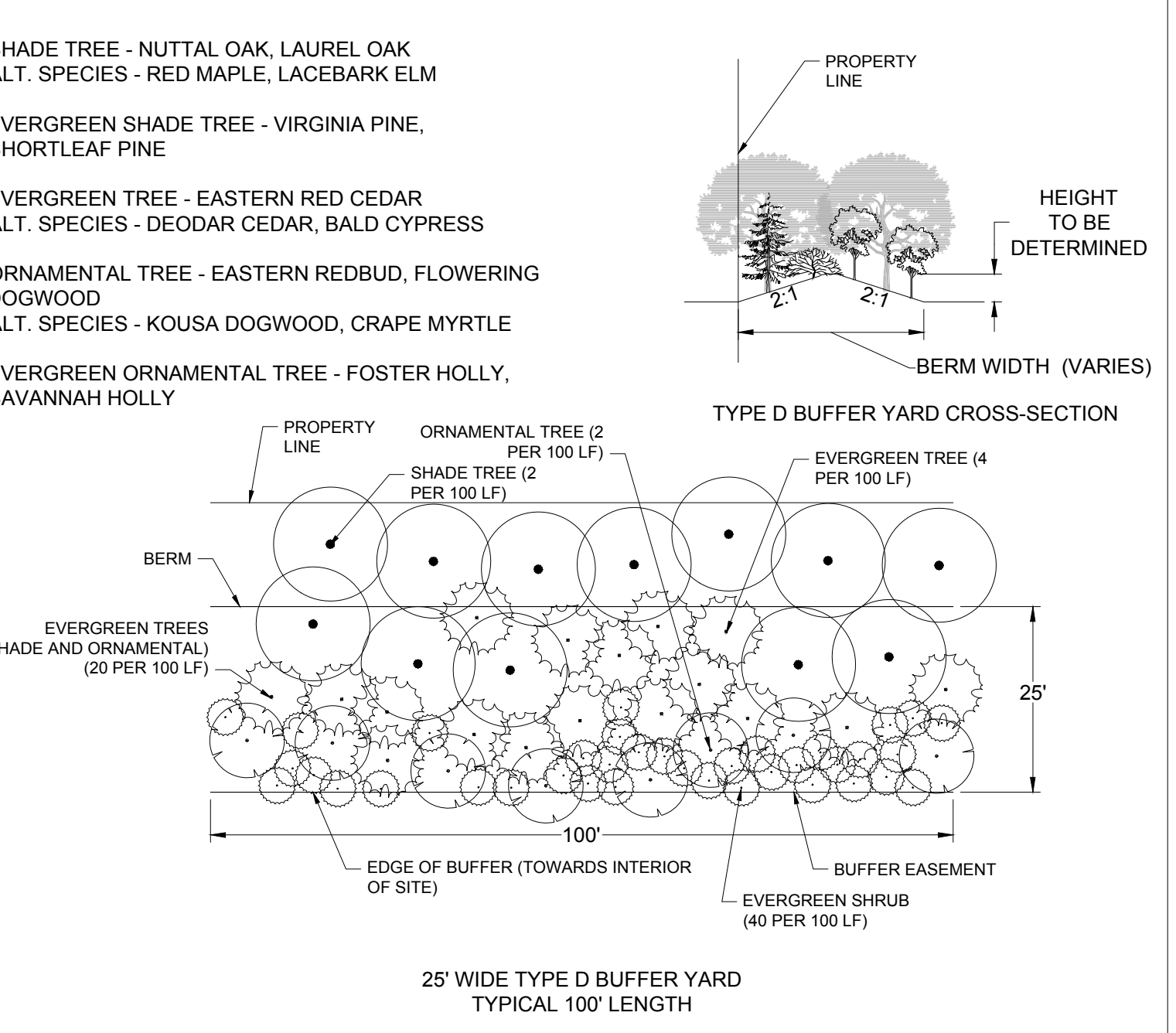
SHRUB PLANTING DETAIL N.T.S.



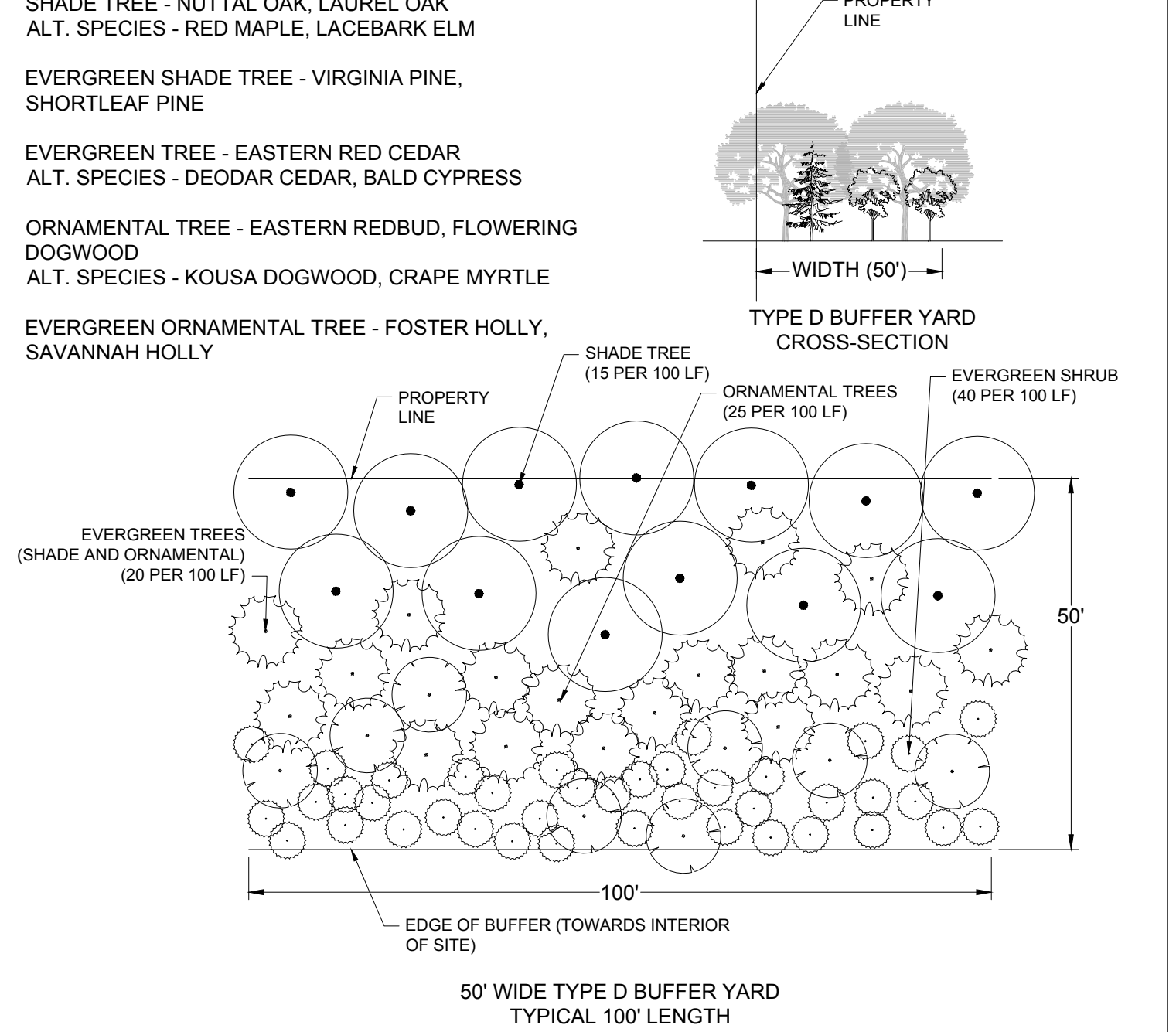
EVERGREEN TREE PLANTING DETAIL N.T.S.



DECIDUOUS TREE PLANTING DETAIL N.T.S.



25' WIDE TYPE D BUFFER YARD SCALE: 1" = 20'



50' WIDE TYPE D BUFFER YARD SCALE: 1" = 20'

- 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
09/28/2023
03/05/2024
05/22/2024
07/26/2024

REVISION DESCRIPTION
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
REVISED PER TOWN COMMENTS
REVISED STREET SECTION PER TOWN COMMENTS

TIMMONS GROUP

YOUR VISION ACHIEVED THROUGH OURS.

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION
HARRISBURG, NORTH CAROLINA

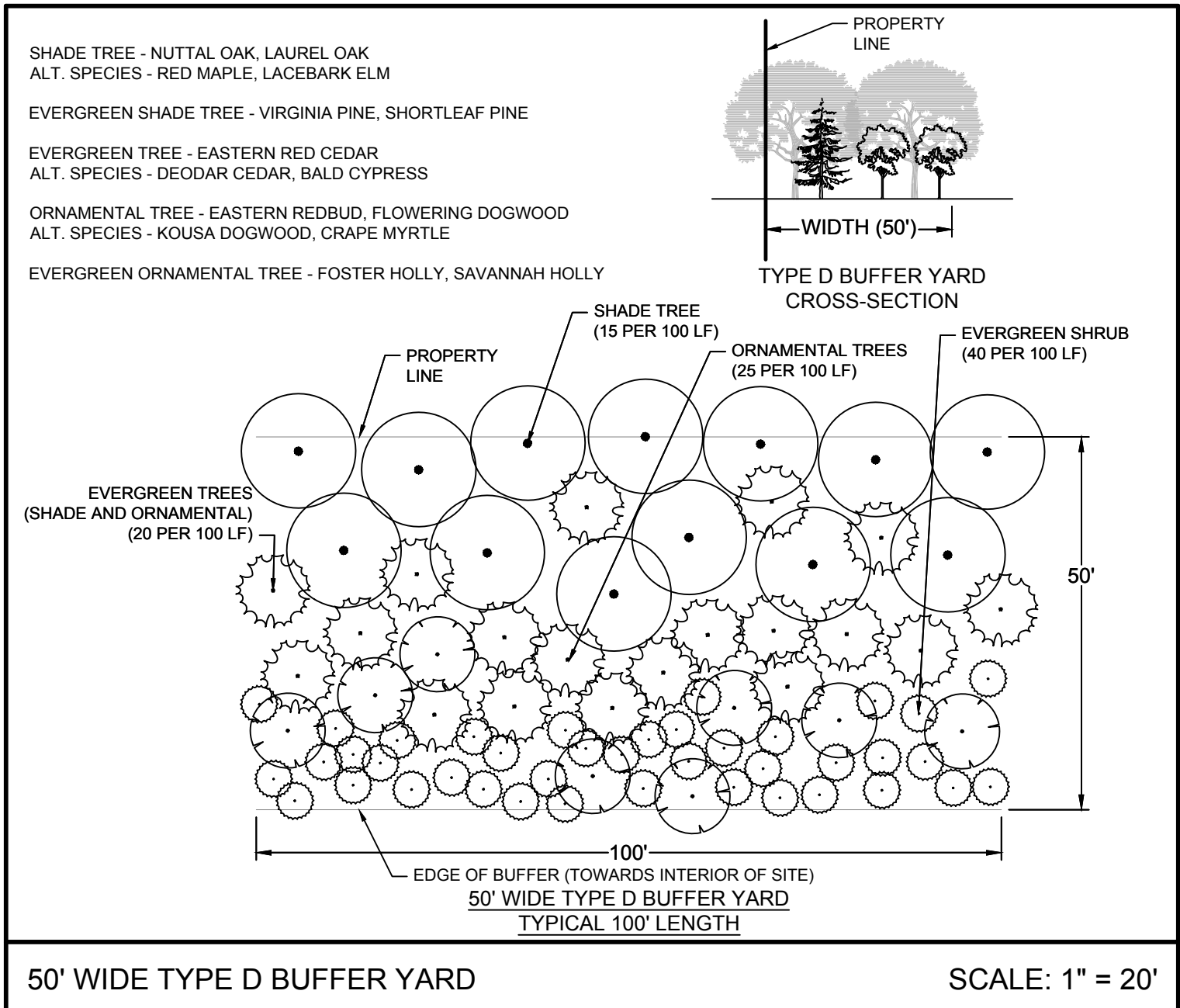
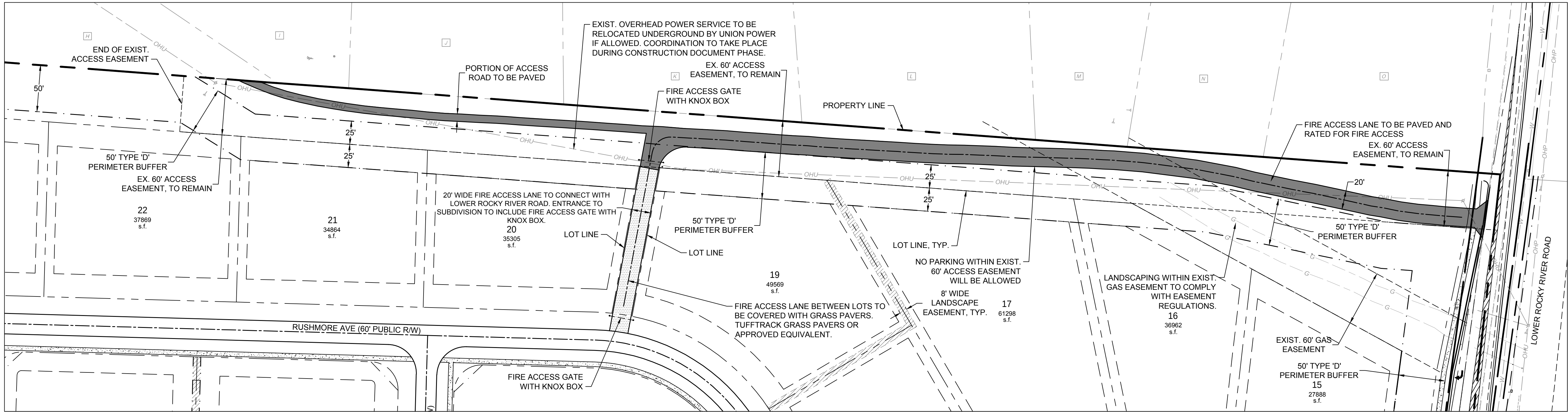
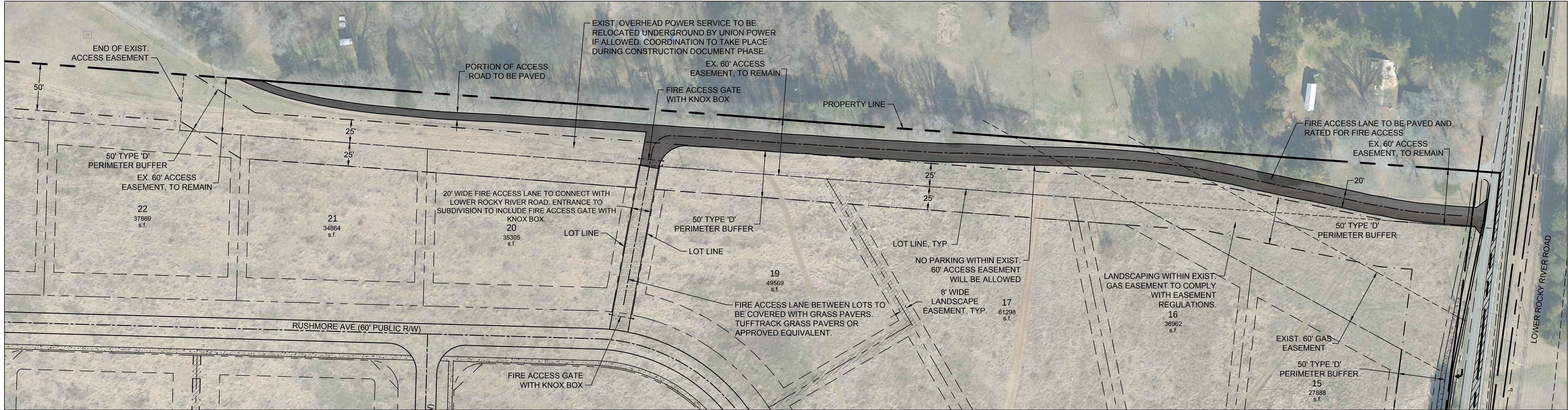
PLANTING NOTES

JOB NO.
45805

SHEET NO.
RZ 5.0

Page 67 of 256

S:\10450423-McKinley Subdivision (DRH)\DWG\Sheet\250423C-REZONING PLAN.dwg | Plotted on 7/26/2024 8:36 AM | by Andrew Allison



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 CONSULTANTS TO THE UNIVERSITY OF CAROLINA THE CSC GROUP 600 PARK OFFICES DRIVE, SUITE 372 DURHAM, NC 27709	DATE 05/22/2024 07/26/2024
REVISION DESCRIPTION	REVISED PER TOWN COMMENTS
REVISED STREET SECTION	PER TOWN COMMENTS

YOUR VISION ACHIEVED THROUGH OURS.

TIMMONS GROUP

MCKINLEY SUBDIVISION
NORTH CAROLINA LICENSE NO. C-1652
HARRISBURG, NORTH CAROLINA

MCKINLEY SUBDIVISION NORTH CAROLINA LICENSE NO. C-1652 HARRISBURG, NORTH CAROLINA	
ACCESS ROAD BUFFER DETAIL	
JOB NO.	45805
SHEET NO.	RZ 6.0

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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 Ayeshie CT	Harrisburg	704-617-1350	Just to listen
Bill Leake	7238 Sandown Ct. 8776 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 Shalman	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?

**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

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JUNE 18, 2024**

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:

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JUNE 18, 2024**

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

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JUNE 18, 2024**

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.

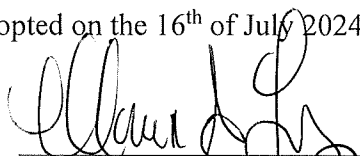
**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JUNE 18, 2024**

- 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



Monica Long, Chairperson

Carly Bedgood, Secretary



**ORDINANCE TO AMEND THE TOWN OF HARRISBURG OFFICIAL ZONING MAP
AND ENTER INTO A DEVELOPMENT AGREEMENT**

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

WHEREAS, Bethesda Associations, LLC and Rocky Investments, LLC represented by Steve George of the CSC Group, applicant, and property owner of record, submitted a zoning map amendment petition (H-2023-03-R) to amend an existing CZ-RL conditional use zoning district for the McKinley Subdivision to modify the approved zoning site plan by reducing the total lot count from 162 lots to 60 residential lots; and

WHEREAS, the zoning map amendment petition is accompanied by a development agreement between the Town and the applicant that sets forth the conditions of the approval granted by the Council, including the benefits to be received by the Town and Developer resulting from development of this project, along with the obligations to be met by both parties to this Agreement.; and

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

WHEREAS, the Planning and Zoning Advisory Board reviewed this zoning map amendment petition (H-2023-03-R) at its June 18, 2024, public meeting and voted 5-1 to recommend approval to the Town Council finding the amendment consistent with the Common Decision Criteria found in Sections 145.01.07.A and Specific Review Criteria found in Section 145.03.03 (E) of the UDO, and with the goals of the Harrisburg Area Land Use Plan (HALUP); and

WHEREAS, the Harrisburg Town Council held a public hearing on August 12, 2024, for the map amendment and development agreement, and, after considering the testimony in the public hearing and Council deliberations, made the finding that this petition is consistent with Common Decision Criteria found within Section 145.01.07.A and Specific Review Criteria in Section 145.03.03(E) of the UDO and the HALUP because:

The proposed zoning map amendment modifying the associated zoning plan for the McKinley Subdivision is a reasonable request and is consistent with the goals of the HALUP, as follows:

- *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.*

- *LU-3: Balance Development and conservation interest-the development is utilizing the conservation design approach development, 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.*

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg, North Carolina, that approval is hereby granted to H-2023-03-R McKinley Subdivision modifying the zoning site plan as described on Exhibit A (attached herein), **and** development agreement attached herein as Exhibit B, fully enforced from the time this ordinance is adopted as conditioned below:

1. The conditional zoning district shall be restricted to a 60-lot, single-family detached residential community as designed within the accompanied site plan (Exhibit A). 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 (no vinyl siding).
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 lane 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.

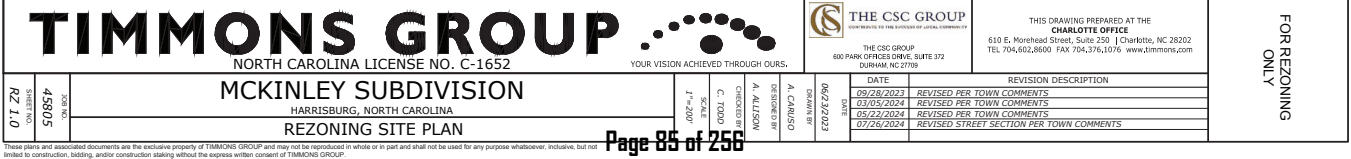
8. The existing gravel driveway, on an existing easement that runs parallel along the proposed lots 15 through 21 and provides access to parcel 55262174560000 outside this proposed subdivision, shall be:
 - a. Established as a sixty-foot-wide easement; and
 - b. Paved to Town standards; and
 - c. Prohibit 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. 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.
14. The developer shall enter into a Development Agreement with the Town as provided by in Exhibit B.
15. The conditions shall run with the Property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this conditional zoning ordinance.

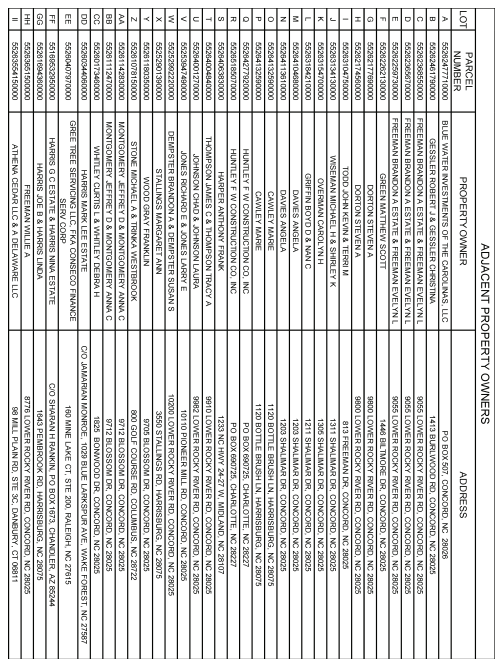
PASSED and ADOPTED this 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



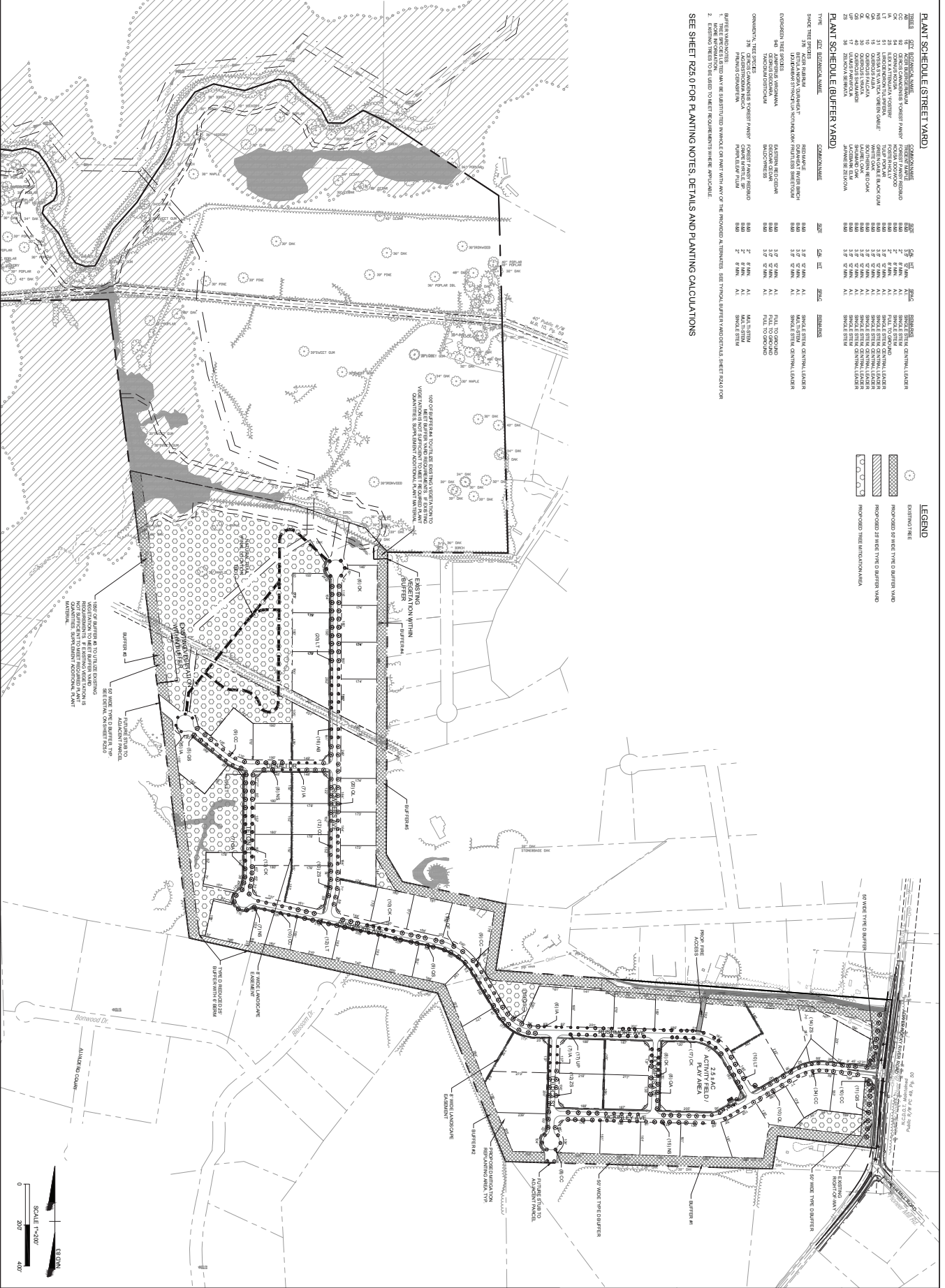


THE CSC GROUP CORPORATION FOR THE SERVICE OF CHARLOTTE, NORTH CAROLINA CSC GROUP PARK OFFICE BUILDING, SUITE 372 DOWNTOWN CHARLOTTE, NC 27709	THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE 610 E. Morehead Street, Suite 220 Charlotte, NC 28202 TEL 704.602.8600 FAX 704.376.1076 www.thescgroup.com
DATE REVISION DESCRIPTION	
09/28/2023	REVISED PER TOWN COMMENTS
03/05/2024	REVISED PER TOWN COMMENTS
03/05/2024	REVISED PER TOWN COMMENTS
07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS



Ordering	Number	Year	Month	Day	Time	Removed	North	East	Species	Index	Tracks	Removed	North	East	Species	Index	Tracks	Removed
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TIMMONS GROUP NORTH CAROLINA LICENSE NO. C-1652		YOUR VISION ACHIEVED THROUGH OURS.		THE CSC GROUP CONSULTING SERVICES GROUP, INC. THE CSC GROUP 600 PARK OFFICES DRIVE, SUITE 372 DURHAM, NC 27709		THIS DRAWING PREPARED AT THE CHARLOTTE OFFICE 610 E. Morehead Street, Suite 200 Charlotte, NC 28202 TEL 704.662.8600 FAX 704.734.3706 www.timmons.com		FOR RECORDING (ONLY)									
MCKINLEY SUBDIVISION HARRISBURG, NORTH CAROLINA TREE SURVEY		DATE: 09-28-2023 SCALE: 1" = 20' DRAWN BY: C. CALDWELL CHECKED BY: H. ALSTON		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">DATE</th> <th style="width: 70%;">REVISION DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>09/28/2023</td> <td>REVISED PER TOWN COMMENTS</td> </tr> <tr> <td>03/09/2024</td> <td>REVISED PER TOWN COMMENTS</td> </tr> <tr> <td>05/22/2024</td> <td>REVISED PER TOWN COMMENTS</td> </tr> <tr> <td>07/26/2024</td> <td>REVISED STREET SECTION PER TOWN COMMENTS</td> </tr> </tbody> </table>		DATE	REVISION DESCRIPTION	09/28/2023	REVISED PER TOWN COMMENTS	03/09/2024	REVISED PER TOWN COMMENTS	05/22/2024	REVISED PER TOWN COMMENTS	07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS	SHEET NO. 48805 TOTAL SHEETS 42 DATE: 02-10-2024	
DATE	REVISION DESCRIPTION																
09/28/2023	REVISED PER TOWN COMMENTS																
03/09/2024	REVISED PER TOWN COMMENTS																
05/22/2024	REVISED PER TOWN COMMENTS																
07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS																



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION

HARRISBURG, NORTH CAROLINA

PLANTING PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THE CSC GROUP

THE CSC GROUP
600 PARK OFFICE DRIVE, SUITE 372
DURHAM, NC 27709

DATE: 06/23/2023

DESIGNED BY: A. ALLISON

CHECKED BY: A. CARLSON

SCALE: 1" = 200'

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE
610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.602.8600 | FAX 704.276.1070 | www.timmons.com

REVISION DESCRIPTION	
09/28/2021	REVISED PER TOWN COMMENTS
03/05/2024	REVISED PER TOWN COMMENTS
05/22/2024	REVISED PER TOWN COMMENTS
07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS

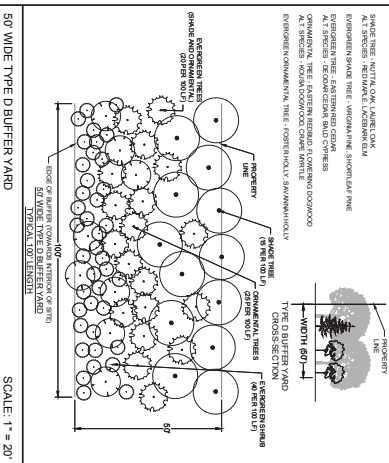
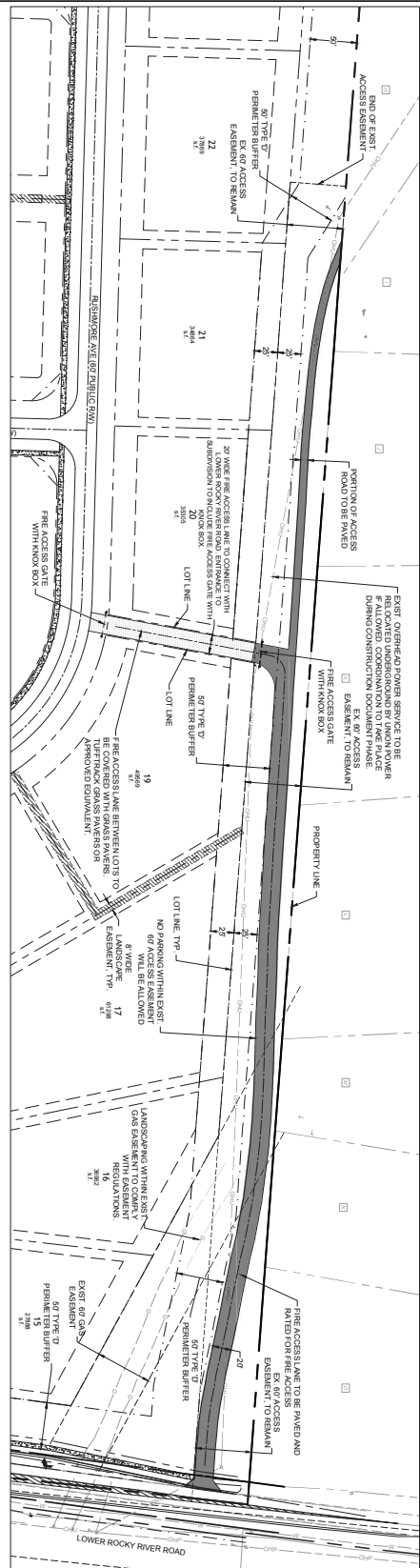
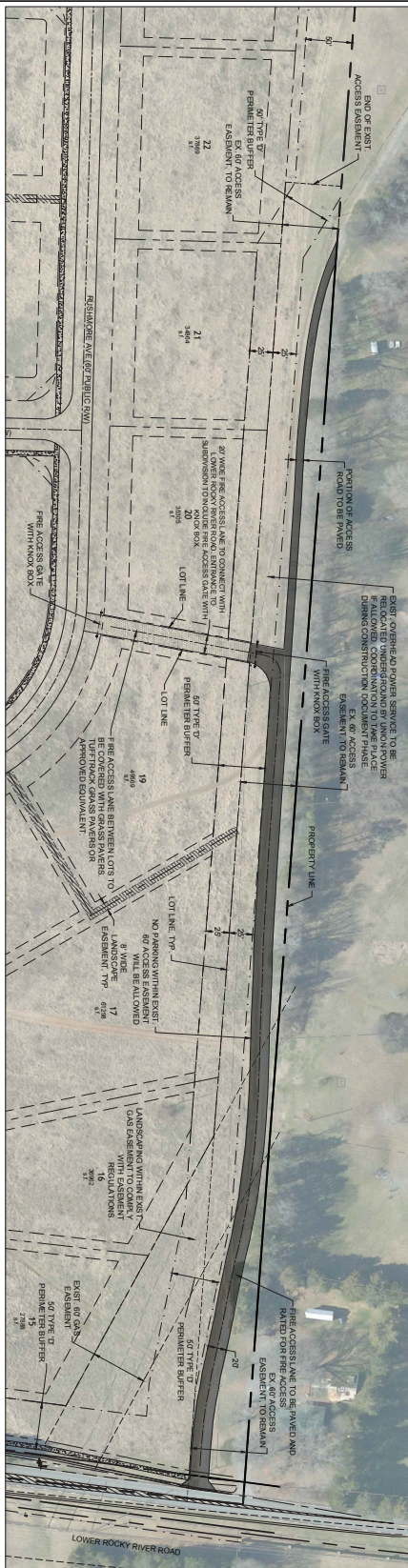
FOR REZONING ONLY

JOB NO. 45805
SHEET NO. R2 4.0

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Page 88 of 256

1. FINAL LANDSCAPING QUANTITIES TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS



TIMMONS GROUP
NORTH CAROLINA LICENSE NO. C-1652
HARRISBURG, NORTH CAROLINA
ACCESS ROAD BUFFER DETAIL

THE CSC GROUP
THE CSC GROUP
600 PARK CIRCLES DRIVE, SUITE 372
DURHAM, NC 27709

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610 E. Morehead Street, Suite 250 | Charlotte, NC 28202
TEL 704.662.8600 | FAX 704.767.1076 | www.timmons.com

FOR REZONING
ONLY

DATE	REVISION DESCRIPTION	
	DATE	DESCRIPTION
05/22/2024	REVISED PER TOWN COMMENTS	
07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS	
06/27/2023		

DESIGNED BY
A. ALLISON
CHECKED BY
C. TROTT
SCALE
AS SHOWN

EXHIBIT B

**DEVELOPMENT AGREEMENT
BY AND BETWEEN**

THE TOWN OF HARRISBURG, NORTH CAROLINA

AND

BETHESDA ASSOCIATION, LLC, AND ROCKY INVESTMENTS, LLC

DRAFT

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (together with the Exhibits attached hereto, (the “Agreement”) is entered into effective as of the _____ day of _____, 2024 (the “Effective Date”), by and between the Town of Harrisburg, a municipal corporation of the State of North Carolina (the “Town”) and Bethesda Association, LLC, and Rocky Investments, LLC (collectively “Developer”), a Delaware limited liability company. The project (“Project”) is known as “McKinley Subdivision.” The Town and the Developer are sometimes separately referred to in this Agreement as a “party” or jointly referred to as the “parties.”

LEGAL FRAMEWORK

The North Carolina General Statutes (“N.C.G.S.”) §160D-1001 through §160D-1012, as it exists on the Effective Date of this Agreement (the “Development Agreement Act”), enables local governments to enter into binding development agreements with entities intending to develop real property under certain conditions set forth in the Development Agreement Act.

N.C.G.S. 160D-1001(a)(1) provides that “Development projects often occur in multiple phases over several years, requiring a long-term commitment of both public and private resources.”

N.C.G.S. 160D-1001(a)(3) provides that “Because of their scale and duration, such projects often require careful coordination of public capital facilities planning, financing, and construction schedules and phasing of the private development.”

N.C.G.S. 160D-1001(a)(4) provides that “Such projects involved substantial commitments of private capital, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of development.”

N.C.G.S. 160D-1001(a)(5) provides that “Such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas.”

N.C.G.S. 160D-1001(a)(6) provides that “To better structure and manage development approvals for such developments and ensure their proper integration into local capital facilities programs, local governments need flexibility to negotiate such developments.”

In view of the foregoing, N.C.G.S. §160D-1001 through §160D-1012 (Development Agreements) expressly authorize local governments and agencies to enter into development agreements with developers pursuant to the procedures and requirements of N.C.G.S. 160D-1001 through 1012, which procedures and requirements include approval of the development agreement by the governing body of the local government by ordinance after a duly notice public hearing.

N.C.G.S. 160D-1004 provides that “a local government may enter into a development agreement with a developer for the development of property as provided in this Article for developable property of any size,” and that “development agreements shall be of a reasonable term specified in the agreement.”

In addition to any force of law conferred upon this Agreement by North Carolina law related to local governments, the terms of this Agreement are also contractual in nature, are a significant inducement and consideration to enter into this Agreement and may be enforced as contractual terms.

RECITALS

- A. The Developer is the fee simple owner of the real property described as Cabarrus County Property Real ID, as further depicted on Exhibit A and defined herein, and has the full and complete authority to enter into this Agreement.
- B. The Town is a local government entity, which is governed by its Town Council, and has full and complete authority to enter into this Agreement, which is being entered into for the public interest.
- C. The North Carolina Department of Transportation (the “NCDOT”) is the owner and maintenance provider of SR-1139 (“Lower Rocky River Road”) and SR-1134 (“Pioneer Mill Road”).
- D. The parties have determined that it is in the best interest of each to enter into this Agreement as described below.
- E. The purpose of this Agreement is to facilitate the Development (as defined herein) of the Property, of which the Developer is the fee simple owner, in a way that best realizes the benefits to the parties.
- F. The Development of the Property requires a major investment by the Developer and substantial commitment of resources to achieve the benefits of the Development for the Parties.
- G. The Development of the Property is consistent with the Town’s Unified Development Ordinance (“UDO”) and is reasonable and in the public interest for the following reasons, each of which serve as a benefit to the Town:
 - 1. Furthering the goals of securing an appropriate use and density on the Property and implementation of the Development Plan (as defined below); and
 - 2. Provision of an efficient, effective, and practical overall plan for addressing the Development of the Property.
- H. The general benefits to be received by the Developer from the Development of the Property include, without limitation:
 - 1. Development rights for residential development community, consisting of sixty (60) detached single-family units.
 - 2. A sewer allocation in accordance with the Town’s “Wastewater Allocation and Commitment Policy (see Exhibit E)
- I. The general benefits to be received by the Town from the Development of the Property include, without limitation:
 - 1. Enhancement of the tax base of the Town and provision of needed single-family housing; and
 - 2. Construction by Developer of public infrastructure as described in Paragraph 11, Section.B; and
 - 3. Development of the Property in accordance with the Harrisburg Area Land Use Plan (“HALUP”).
- J. This Agreement would be a companion item to Conditional Rezoning Case #H-2023-03-R.

K. This Agreement was considered by the Harrisburg Town Council at its August 12, 2024 meeting, in a duly called and advertised public hearing.

L. Pursuant to N.C.G.S. 160D-105, a public hearing regarding this Agreement was held at the August 12, 2024 meeting of the Town Council. The notice of public hearing specified, among other things, the location of the Property subject to this Agreement, the development uses proposed on the Property in accordance with the Development Plan, and a place where a copy of the proposed Agreement could be obtained. The Agreement was available for public inspection on the Town's website and at Town Hall.

NOW, THEREFORE, in consideration of the above Recitals and Terms contained below, the Developer and the Town agree as follows:

TERMS

1. **The Property.** The property to be developed pursuant to this Agreement is described and depicted in the map recorded in Book _____ Page _____ of the Cabarrus County Register of Deeds Office ("Property").
2. **Definitions.** Capitalized terms in the Agreement shall have the meanings assigned to them below or elsewhere in this Agreement:
 - a) "Applicable Law" means all federal, state, and local statutes, ordinances, regulations, and requirements governing the Project, including, without limitation, the Current Regulations.
 - b) "Current Regulations" means all ordinances, resolutions, regulations, and comprehensive plans adopted by the Town on or before the Effective Date affecting the Development of the Property and includes, without limitation, laws governing permitted uses of the Property, density, design, and improvements, subject to Section 6 below.
 - c) "Development" shall have the same meaning as it does in the Harrisburg Unified Development Ordinance, Chapter 148: *Word Usage*.
 - d) "Zoning Permit" or "Development Permit" means any building permit, site plan, subdivision approval, rezoning certification, variance, certificate of occupancy and any other official action of Local Government having the effect of permitting the Development for the use of the Property contemplated in this Agreement.
 - e) "Development Plan" means a type of plan that becomes part of the zoning of a property that establishes the level of development allowed absent further zoning action except as otherwise allowed or required under this Agreement, and which is incorporated into the zoning map change approved as part of Case #H-2023-03-R, and as set forth on **Exhibit B** hereto.
 - f) "Development Schedule" means the schedule for development as shown in **Exhibit C**.
 - g) "Infrastructure" means major capital or community developments including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.
 - h) "Local Government" means any municipality or governmental entity of the State of North Carolina established pursuant to Applicable Law which exercises regulatory authority over, and grants Development Permits for land Development or which provides public Infrastructure.
 - i) "Parcel" means any lot of record on which Development may occur in accordance with the Development Plan.
 - j) "Project" means the Development that will occur within and upon the Property pursuant to this Agreement and in accordance with the Development Plan.
 - k) "Property Owner" means (i) any person or entity, other than the Town, which shall have acquired any portion of the fee interest in the Property from and after the Effective Date, and (ii) any successor in interest to such person or entity.

3. Relationship of the Parties. This Agreement creates a contractual relationship between the parties. This Agreement shall not be interpreted or construed to create the relationship of master/servant, principal/agent, association, partnership, joint venture, or any other relationship where one party may be held responsible for acts of the other party. This Agreement does not impose any partnership obligation or liability upon either party. Further, this Agreement is not intended to create, nor does it create a relationship whereby the conduct of Developer constitutes “state action” for any purposes.
4. Legislative Act. Any change in the Developer Obligations established by this Agreement and as set forth in Paragraph 11, shall require the approval of Harrisburg Town Council, subject to compliance with applicable statutory procedures and consistent with Section 6(a). This Agreement constitutes a legislative act of Town Council. Town Council adopted this Agreement only after following procedures required by Applicable Law.
5. Covenants Running with the Property. The conditions, covenants, and benefits set forth in this Agreement shall run with the Property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be entitled to the benefits of this Agreement, as set forth in paragraph H. of the Recitals, for a duration of five (5) years in accordance with the terms of this Agreement. In addition, even after the term of this Agreement shall have expired, the zoning for the Property as described in the Development Plan shall survive and shall apply to future development of the Property, unless the Property is subsequently rezoned.
6. Applicable Regulations.
 - a) Applicable Law and Development Standards. Except as otherwise provided by this Agreement and in accordance with N.C.G.S. § 160D-1001-1012 (Development Agreements), Development of the Property, including, without limitation, approval procedures and impact fees applicable thereto, shall be in conformance with the Current Regulations and all other Applicable Law.
 - b) Vested Rights. Pursuant to the authority granted therefor in N.C.G.S. § 160D-1001 through 1012 and subject to the provisions of subparagraph (a) above, all rights and prerogative accorded the Developer by this Agreement, including, without limitation, application of the Current Regulations, shall constitute vested rights for the Development of the Property throughout the term of this Agreement.
 - c) Building Codes and Laws Other Than Land Use Regulations. Developer, notwithstanding any provision which may be construed to the contrary in this Agreement, must comply with any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the Town or other governmental entity. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the Town or other governmental entity.
 - d) Updates to Town Ordinances. Where any Town ordinance, fee structure, resolution, or regulation adopted after of the date hereof (a “New Ordinance”), differs from the Current Regulations, Developer may, at any time after adoption of such New Ordinance, request that such New Ordinance, or any portion thereof, be incorporated into the Current Regulations. The parties recognize that this section shall not apply to any commitments reflected in the Development Plan or this Agreement. Developer shall submit such request in writing to the Town, and the Town shall review and respond to such request within sixty (60) days. Incorporation of a New Ordinance, or any portion thereof, into the Current Regulations shall be a non-material change to the Agreement.
7. Local Development Permits and Other Permits Needed. The parties anticipate that the following local Development Permits and other regulatory permits will be needed to complete the Development of the Project: Rezoning approval, Site Plan approval, plat approvals (preliminary or final), street, water, sewer, and stormwater construction drawing approval, zoning clearance permits, building permits,

certificate of compliance, Town water and sewer permits, and stormwater control measure agreements. The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with all laws governing permit requirements, conditions, terms, or restrictions. It shall be the responsibility of the developer to obtain all applicable local, state and federal permits and adhere to the terms and conditions of these permits.

8. Project Development

- a) Project Development. Developer shall construct the Project substantially in accordance with the provisions of **Exhibit B** (“Development Plan”), including improvements within the public right-of-way, attached hereto and this Agreement.
- i. Significant Changes. Significant changes to the Development Plan or the Development Agreement, which is incorporated into the Development Plan as a text commitment, shall be considered in accordance with the procedures set forth in the UDO and State law.

9. Town Obligations.

- a) In accordance with the Town’s **Wastewater Allocation and Commitment Policy** (see **Exhibit D**), Developer may apply for a Wastewater Allocation Permit (“Allocation Permit”) to supply public water and sewer treatment for the Project as provided therein for an amount not to exceed 60 lots, or 22,500 gpd

10. Other Approvals. To the extent that any county or other Local Government, state or federal approvals are required in connection with the Development of the Project, the Town shall use reasonable efforts to assist Developer in obtaining such approvals.

11. Developer Obligations.

A. Developer shall develop the property in accordance with the Development Plan and conditions of approval granted by the Town of Harrisburg on _____ 2024, as enumerated below. For purposes of this section, “Applicant” shall mean and refer to Developer as herein defined.

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 88.77 acres to the Town 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 (no vinyl siding).
4. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
5. 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
6. 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.

7. 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.
8. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
9. The mailbox clusters shall meet minimum ADA Standards and include a cover structure.
10. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
11. 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.
12. 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.
13. The conditions shall run with the property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this conditional zoning ordinance.

B. 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 lane 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 lane 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

C. Developer will be responsible for the acquisition of all necessary right-of-way to accommodate the required road improvements noted in subsection 11.B. of this agreement. Should it be necessary, the Town will assist in the right-of-way acquisition process to the extent allowed under the NCGS.

D,. Developer will dedicate all public utilities and public right of way improvements to the Town and/or NCDOT as appropriate and required by Ordinance.

12. Schedule. All work relating to the Project shall be conducted in accordance with the specifications (zoning, details, etc.) as detailed in the applicable Project documents (site plan, preliminary plat and construction drawings, etc.) and Exhibit C, Development Schedule and Public Facilities Schedule/Scope of Work.

14. Maintenance and Warranty. The Developer will be bound to warranty and maintenance of the Project after completion solely prescribed within any surety bond or other Project agreement entered into with the Town or the NCDOT.

15. Default.

a) Developer Default. Developer must initiate construction of the Project on or before 120 days following issuance of a "Preliminary Sewer Allocation Permit". Commencement of installation of water and/or sewer infrastructure shall begin within 120 days of final permit approval, or approval shall be revoked.. In cases where no utility extensions are necessary, construction permits must be obtained and building foundations constructed within 120 days of construction drawing approval or final allocation will be revoked. In the event the extension of utilities is required, construction of the Project must be initiated on or before 180 days after issuance of the NC Department of Environmental Quality Wastewater Collection System Extension Permit. If the Developer fails to make continuous progress (which for purposes of this section shall be defined as proceeding with the planning and construction of the Project without major (more than 90 days) interruption) in the period following submission of construction plans for review and issuance of the NC Department of Environmental Quality Wastewater Collection System Extension Permit the projects sewer allocation may be revoked in the discretion of the Town as a material default under this Agreement. This requirement applies to construction for each phase of the Project for which an Allocation Permit is issued. If the Developer commits a material breach of the terms or conditions of this Agreement, Town shall serve notice in writing upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the Developer shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the Developer shall be permitted such time as reasonably necessary to effect such cure so long as the Developer shall use commercially reasonable efforts to diligently prosecute such cure.

b) Town Default. If the Town commits a material breach of the terms or conditions of this Agreement, Developer shall serve notice in writing upon the Town setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the Town shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the Town shall be permitted such time as reasonably necessary to effect such cure so long as the Town shall use commercially reasonable efforts to diligently prosecute such cure.

16. Remedies.

a. Town Remedies for Developer Default. In the event of a Developer material breach of this Agreement and fails to cure such breach within a 60-day period following notice Town may:

- i) Refuse to issue certificates of compliance for the Development.
- ii) Rescind any sewer allocation permit
- iii) Terminate this agreement.
- b. Developer Remedies. If the Town fails to cure any material breach within a 60-day period following notice, then such breach shall be a “Town Default” hereunder, and Developer may be entitled to reimbursement of an amount of actual damages suffered by Developer from that breach, and shall not include any special, indirect, incidental, consequential or exemplary damages.

17. General Provisions.

- a. Term. The term of this Agreement shall commence only upon the full execution of this Agreement. This Agreement shall terminate five (5) years thereafter. The end of the term of this Agreement (the “Termination Date”), as may be extended from time to time by the parties or earlier terminated in accordance with the provisions of this Agreement.
- b. Amendment. As required by N.C.G.S. § 160D-1006(e), major modifications or significant changes to this Agreement shall follow the same notice, public hearing, and approval procedures as were followed initially when the parties formed this Agreement. A major modification or significant change of this agreement shall include any change not agreed to by both parties hereto. Except as otherwise set forth herein, this Agreement may be amended only by written mutual consent of the parties or by their successors in interest. Wherever said consent or approval is required, the same shall not be unreasonably withheld. In the event state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, the pertinent provisions of this Agreement shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations. In such event, compliance with all other provisions of this Agreement shall remain unaffected and unmodified.
- c. Severability. If any word, phrase, sentence, paragraph, or provision of this Agreement shall be finally adjudicated to be invalid, void, or illegal, it shall be deleted and in no way affect, impair, or invalidate any other provision hereof.
- d. Merger. This Agreement, coupled with its Exhibits, which are incorporated herein by reference, state the final and complete expression of the parties’ intentions with respect to the subject matter hereof.
- e. Further Assurances. The parties hereto shall cooperate with each other to effectuate the provisions of this Agreement and to act reasonably and expeditiously in all obligations under the Agreement. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties shall cooperate in defending such action.
- f. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the substantive laws of the State of North Carolina, without regard to principles of conflicts of laws. The only proper venue and court for litigation related to, arising out of, or connected with this Agreement or the relationships between the parties established by this Agreement shall be Cabarrus County Superior Court.
- g. Successors in Interest and Recordation. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all assignees or successors in interest of the Parties to this Agreement. The term “Developer” as used herein, shall denote (i) the named Developer herein, and (ii) any successor of Developer (which shall mean any person or entity that takes over the Project from Developer). The Developer shall record this Agreement in the Cabarrus County public records within fourteen (14) days after the execution of the Agreement by the parties. The rights and obligations contained herein shall run with the land.
- h. Third Parties. Notwithstanding any provision herein to the contrary, this Agreement shall not be

binding and shall have no force or effect as to persons or entities not parties or successors and assigns to this Agreement.

- i. Estoppel. Each party agrees, from time to time, within thirty (30) days after request of another party, to deliver to the requesting party or such party's designee, an estoppel certificate stating that this Agreement is in full force and effect, the unexpired term of this Agreement, and whether or not, to such party's knowledge, there are any existing defaults or matter which, with the passage of time, would become defaults under this Agreement. It is understood and agreed that the party's obligations to furnish such estoppel certificates in a timely fashion is a material inducement for execution of this Agreement.
- j. Representations and Warranties of the Developer. The Developer represents and warrants to the Town that:
 - i) It is an entity duly organized, existing, and in good standing under the laws of the State of Delaware; and
 - ii) It has the full right, power, and authority to enter into this Agreement and to perform its obligations hereunder.
- k. Force Majeure. In addition to specific provisions of this Agreement, no party shall be responsible for any default, delay or failure to perform if such default, delay or failure to perform is due to causes beyond such party's reasonable control, including, but not limited to, strikes, lockouts, actions or inactions of governmental authorities, epidemics, pandemic, wars, embargoes, fires, hurricanes, adverse weather, acts of God, interference duly caused by any other party, or the default of a common carrier. In the event of a default, delay or failure to perform due to causes beyond such party's reasonable control or due to interference by another party, any date or times by which the parties are otherwise scheduled to perform, if any, shall be extended for a period of time equal in duration to the time lost by reason of the cause beyond the reasonable control of such party. Written notice of such alleged delay shall be given to the other party within thirty days of the commencement of such delay. An extension of time, if any, for such cause shall be mutually agreed upon in writing by the parties. The parties agree that such consent to an extension of time shall not be unreasonably withheld.
- l. Construction of Agreement. Both parties hereto have been represented by counsel in the negotiation of this Agreement, and neither this Agreement nor any provision hereof shall be construed against a party hereto because such party drafted it or caused it to be drafted.
- m. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the Town Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the Town has the power to amend, modify or alter this Agreement or waive any of its conditions except as set forth herein.
- n. E-Verify . For agreements that include construction or services, parties contracting with the Town as identified in Article 2 of Chapter 64 of the NC General Statutes must comply with E-Verify requirements to contract with a North Carolina local government entity.
- o. Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid, or by delivery through a nationally recognized overnight carrier, delivery confirmation required, provided that such notices may be delivered via electronic mail if such notice shall also be delivered by one of the other methods described in this section. Delivery shall be deemed effective as of the date of the delivery receipt, or, for notices delivered electronically, on the date such notice was sent via electronic mail without automatic notification of any delivery error. Notices shall be delivered to the following addresses:

To the Town:

Town Manager's Office
Town of Harrisburg
4100 Main Street
Harrisburg, North Carolina 28075
Email: rdonham@harrisburgnc.org

With copies to:

Town Attorney
Town of Harrisburg
3220 Prosperity Church Road, Suite 201
Charlotte, NC 28269
Email: lawoffice@richardkochlaw.com

To the Developer:

Steve George
steve@thescgrp.com
10030 Green Level Church Road
Suite 802, #149
Cary, NC 27519
Email: ping@thescgrp.com

With copies to:

Nicole Loeffler
Weatherspoon & Voltz
3700 Glenwood Avenue
Suite 250
Raleigh, NC 27612
Email: nicole@wvllp.com

Ping Chen
10030 Green Level Church Road
Suite 802, #149
Cary, NC 27519
Email: ping@thescgrp.com

- p. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile or scanned copies of executed originals and may further be executed by counterpart signature pages.
- q. Time for Performance. Any reference to “day” or “days” herein shall mean calendar day(s) unless otherwise specified, and any deadline or outside date set forth herein falling on a Saturday, Sunday, or holiday on which banks are closed for business in Harrisburg, North Carolina shall be automatically extended to the following business day.
- r. Conflicting Terms; Conflicting Requirements. In the event of a conflict between the requirements of this Agreement and the requirements of any Exhibits, the more stringent requirements shall apply.

[Separate Signature Page To Follow]

IN WITNESS WHEREOF, this Development Agreement has been executed by the parties on the day and year first above written.

TOWN OF HARRISBURG

By: Robert Donham

Title: Town Manager

Attest: _____

Janet Rackley, CMC
Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State aforesaid, certify that Janet Rackley personally came before me this day and acknowledged that she is Town Clerk of the Town of Harrisburg, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town of Harrisburg, the foregoing instrument was signed in its name by Robert Donham, Town Manager, sealed with its municipal seal and attested by her as its Town Clerk.

Witness my hand and notarial seal, this _____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

DEVELOPER

BETHESDA ASSOCIATION, LLC

By: Steve George, The CSC Group, Inc.
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State aforesaid,
certify that _____ personally came before me this day and
acknowledged that (s)he is _____ of _____, and that by authority duly
given and as the act of the company, the foregoing instrument was signed in its name by.

_____, _____.

Witness my hand and notarial seal, this _____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

ROCKY INVESTMENTS, LLC

By: Steve George, The CSC Group, Inc
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State aforesaid,
certify that _____ personally came before me this day and
acknowledged that (s)he is _____ of _____, and that by authority duly
given and as the act of the company, the foregoing instrument was signed in its name by.

_____, _____.

Witness my hand and notarial seal, this _____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

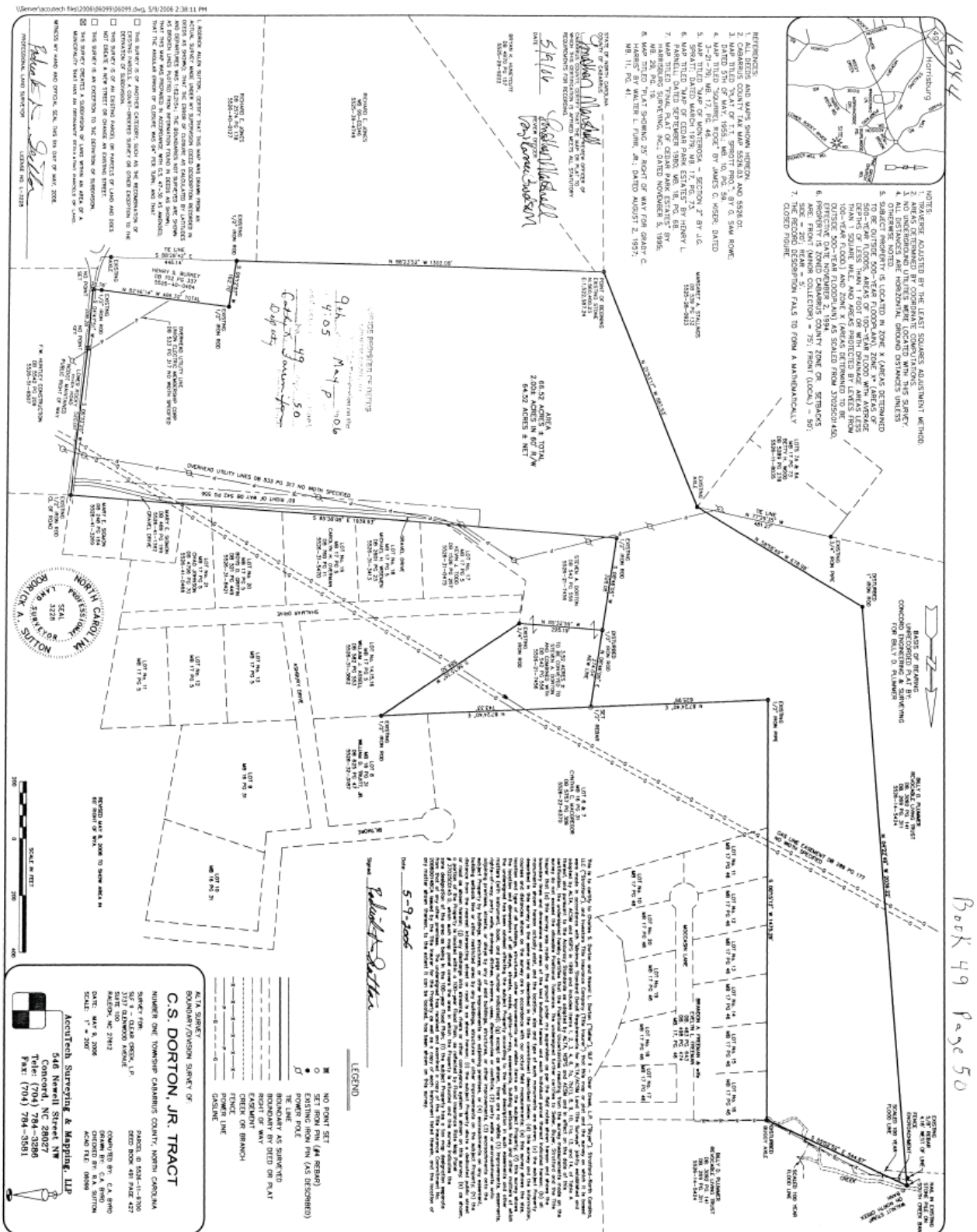
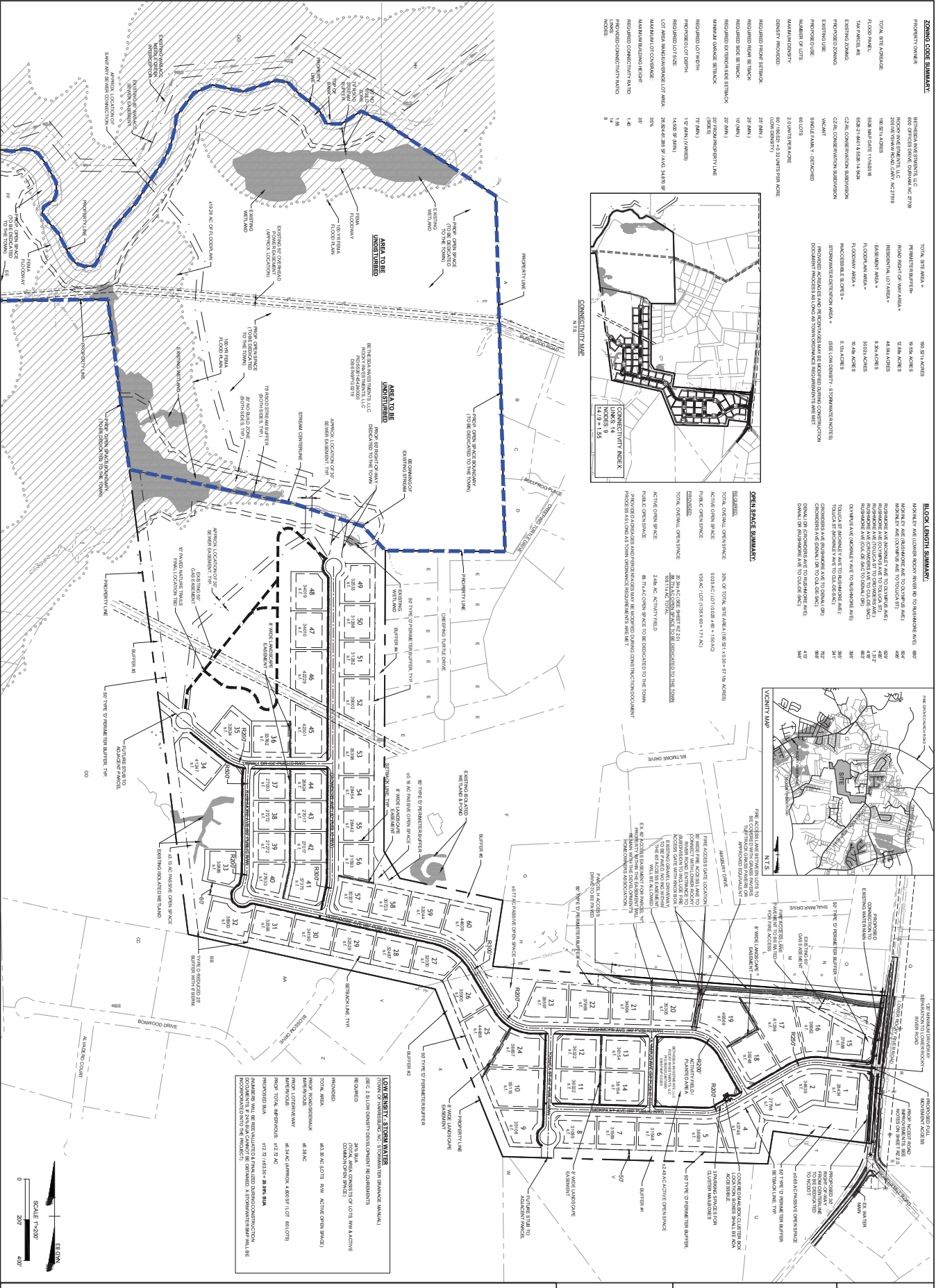


EXHIBIT B - DEVELOPMENT PLAN

8:10460423 McKinley Subdivision (DWG) (Sheet) RZ-02423C REZONING PLAN (dwg) Printed on 7/26/2024 8:36 AM by Andrew Allison



TIMMONS GROUP

NORTH CAROLINA LICENSE NO. C-1652

MCKINLEY SUBDIVISION

HARRISBURG, NORTH CAROLINA

REZONING SITE PLAN

YOUR VISION ACHIEVED THROUGH OURS.

THE CSC GROUP

600 PARK CENTER DRIVE, SUITE 372

KIRKLAND, NC 27701

DATE: 06/23/2023

SCALE: 1"=200'

SHEET NO. 45805

RZ 1.0

REVISION DESCRIPTION

DATE	REVISION DESCRIPTION
06/28/2023	REVISED PER TOWN COMMENTS
07/02/2023	REVISED PER TOWN COMMENTS
05/22/2024	REVISED PER TOWN COMMENTS
07/26/2024	REVISED STREET SECTION PER TOWN COMMENTS

FOR REZONING ONLY

EXHIBIT C
Development Schedule and Public Facilities
Schedule/Scope of Work

1. Development of sixty (60) single-family detached homes in a residential community, including all infrastructure improvements for water, sanitary sewer, paving, and drainage, in accordance with the approved Construction documents for the McKinley Subdivision.
2. Construction of road improvements detailed in Section 11.B., with all transportation improvements to be completed prior to recording of the first final plat.
3. Comply with the requirements of the Town's Wastewater Allocation and Commitment Policy, adopted by the Town of Harrisburg on April 11, 2022, and as amended March of 2024.
4. Development Project is anticipated to be completed on or before December 31, 2026, but such construction completion timetable shall not be an obligation of Developer.

EXHIBIT D
Town of Harrisburg
Wastewater Allocation and
Commitment Policy
(See Next Page)

DRAFT



HarrisburgNC

The right side of opportunity

Wastewater Allocation and Commitment Policy

Originally Published: April 2022

Modified: March 2024

1. Term

- a. This policy shall control the preliminary allocation of wastewater capacity to projects requiring permits based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County ("WSACC"). This Policy may be amended by the Harrisburg Town Council at any time.

2. Policy Applicability.

- a. All development within the Town of Harrisburg ("Town") which requires development approval in accordance with the Unified Development Ordinance (UDO) and any successor ordinance(s) will be required to make a request for a Wastewater Treatment Capacity Allocation Permit ("Allocation Permit"). Any existing development approval - with or without an Allocation Permit - that is modified or expanded in any way shall be considered a new allocation and will require a new Allocation Permit. More specifically, any increase in wastewater collection/treatment impacts, including discharge limits and volume allocation will require a new Allocation Permit.

In general, parcels of land with an existing wastewater service connection at the time of the adoption of this policy is considered to have an existing wastewater treatment capacity allocation based on current land and/or building use. A parcel of land with no wastewater service connection at the time of the adoption of this Policy is considered to not have an existing wastewater treatment capacity allocation.

Approval of a new or modified Allocation Permit will be at the sole and absolute discretion of the Town and shall be in accordance with this Policy. An allocation committee comprised of the Town Manager, Deputy Town Manager, and one staff member from each of the following Town Departments - Engineering, Public Works, and Planning, shall make allocation determinations under this Policy and hereafter referred to as "Allocation Committee".

b. Notwithstanding the provisions of Section 3, the following types of developments are exempt from the requirements of this Policy:

1. A single- or two-family home on one existing, recorded lot at the time of the adoption of this Policy.
2. New or expanded accessory building on a lot, where a primary structure already exists.
3. New additions or interior renovations to existing residential or commercial buildings.
4. Property serviced by a septic system which will not be connected to the Town's wastewater system.

3. General Policy.

The Town seeks to grant wastewater allocations in a way that supports its economic growth, economic diversity, strengthening of the tax base, creation of jobs, and promotion of high- quality development, while maximizing existing infrastructure and service delivery capacity. To provide a foundation for this policy, the Harrisburg Town Council hereby adopts the following broad development priorities and determines that they are in the best interests of the Town, its citizens and stakeholders.

This Policy provides that all development projects seeking an Allocation Permit fall into one of three (3) categories as described below. The priorities are rank ordered (first being most important).

- a. Priority 1: Economic Development and Strategic Reserve. This priority consists of a strategic reserve of wastewater treatment capacity to support future projects or development sites that support the general policy statement at the beginning of this Section IV, the Town economic development process, or municipal or civic facilities. These projects fall into a wide range of the development process from conceptual to preliminary plat or preliminary site plan submittal. In some cases no specific project will have been identified and only a high-level development carrying capacity estimate (density and design) for a particular site will be used. This estimate will be prepared by the Town. Further, a reserve amount for a general land development category (and not a specific site) may be set aside. The decision to set aside capacity for these projects, future sites and development categories will be at the sole discretion of the Town. Generally, these projects, project sites or development categories are expected to have significant positive community impacts. These strategic reserve projects, sites and development categories are intended to align with the following strategic priorities:

1. **Recent Town investments.** These are projects or project sites served by water, wastewater, storm water, street, buildings or other such public investments currently secured by current Town debt obligations.
 2. **Town Center Development.** These are projects or project sites: 1) located in the Harrisburg Town Center; and 2) identified by the Town as high quality that meet a Town need and complement the existing uses of Town Center
 3. **Economic Development.** These projects or project sites include commercial, office and industrial development (and similar uses) which create significant tax base, create jobs and require limited public resources.
 4. **Improved Town services or infrastructure.** These are projects that, if developed, will result in significant improvements to existing Town services or infrastructure through private financial participation. Examples may be partnerships on water or wastewater extensions that meet a Town need, or dedication of land for a public park. The improvements must be substantial in nature including a significant private commitment of funding or other public asset development.
- b. **Priority 2: Waiting List Projects.** These are projects that are not included in Section 3.a and have been previously denied a Wastewater Allocation Permit. The projects in this priority category become part of a waiting list and they are delineated as such on forms developed by Town staff. Should additional wastewater capacity become available from WSACC or from projects not proceeding expeditiously in accordance with this Policy, then projects on the waiting list will become eligible to request an Allocation Permit. Prior to considering approval of an Allocation Permit for a project on the waiting list, the Town shall review the project plan and re-affirm and/or update the prioritization scoring results based on any changes that may have been made to the project. This potential for assigning additional allocation will only occur once every six (6) months after receiving updated capacity reports from WSACC (expected by the end of January and July of each year) except in extraordinary circumstances as approved by the Town Manager. Projects that have secured preliminary plat or preliminary site plan approval at the time of the adoption of this policy shall be given first consideration for additional allocation over other projects.

4. Procedure.

- a. Amount of wastewater allocation:
 1. The amount of wastewater allocation available and attributable to any designated calendar year shall be the amount given by WSACC to the Town,

as determined through the interlocal agreement executed by the Town Council.

2. The Town shall reserve at least 30 percent (30%) its available wastewater capacity for Economic Development projects and as a Strategic Reserve. As Economic Development flow is allocated, non-residential flow will be used to re-balance the Economic Development reserve, if available.
3. The Town shall allot from the remaining amount 40% to residential, 60% to non-residential .

Mixed use projects may be allocated using allocations from the non-residential and residential allocations, if available and approved by Allocation Committee.

- b. The owner or developer of any project requiring an Allocation Permit from the Town shall submit a written application via a form provided by Town staff. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule and phasing in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town Additional information may be required and may be subject to other ordinances or policies of the Town and WSACC.
- c. Projects exempt from submitting a written application for wastewater treatment capacity allocation, still require Allocation Permit issued by the Town prior to construction commencing.
- d. In accordance with the Allocation Agreement, every six (6) months the updated wastewater treatment capacity available to the Town from WSACC will be reconciled with a list of projects that have applied for but have not yet received an Allocation Permit. At this time the Town will consider allocating some or all of its then available wastewater treatment capacity to strategic reserve projects and waiting list projects. There is no guarantee of any project receiving an Allocation Permit.

The assignment of any additional wastewater treatment capacity will only occur once every three (3) months except in extraordinary circumstances as approved by the Town Manager.

- e. Due to weather-related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available capacity is, by its very nature, inexact and subject to change. The Town will continually track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

- f. Allocation Permits issued by the Town will reserve the approved wastewater treatment plant capacity and permit the completion by the applicant of construction drawings. The Allocation Permit issued by the Town will be followed by the corresponding final allocation approval by WSACC following the final approval of construction drawings by the Town.
- g. Allocation Permits are not transferrable except upon written consent of the Town.
- h. Preliminary Allocation approvals
 - 1. Allocation Committee will be the body to approve preliminary allocation requests.
 - 2. Projects (excluding Economic Development) will be presented quarterly to the Allocation Committee. The Town Council will approve Economic Development projects separately.
 - 3. The Allocation Committee will be presented with current allocation available, and the impact of the projects presented on remaining capacity. Projects will be assigned prioritization points based upon the point system attached.
 - 4. Residential approvals may be phased to allow a maximum of 50 units per year. The 50 units is within a project and not cumulative Town-wide.
 - 5. If approved by the committee, a Preliminary Wastewater Allocation Permit shall be issued. A Preliminary Wastewater Allocation Permit may not be issued without the acceptance of Construction Documents for review by the Town, unless approved by the Town Manager. The Preliminary Permit will expire after six months. In the event where construction document approvals are not secured by the applicant within six months, a new Preliminary Wastewater Allocation Permit may be required. A project must have a valid Preliminary Wastewater Allocation Permit prior to receiving a final wastewater allocation, which shall occur at the time of utility permitting. The final wastewater allocation shall not be more than the preliminary wastewater allocation.
 - 6. Commencement of installation of water and/or wastewater infrastructure shall begin within 120 days of final permit approval, or approval shall be revoked. In cases where no utility extensions are necessary, construction permits must be obtained and building foundations constructed within 120 days of construction drawing approval or final allocation will be revoked.
 - 7. Any extension of preliminary or final wastewater allocation timelines must be approved by the Town Manager.

i. Project Prioritization Scoring

1. Projects will be scored using the table below.

The project score is simply a guide for Town to evaluate the projects based on the given criteria. Project scores do not guarantee acceptance or rejection and projects are also not specifically competing against each other. Project scores are one evaluation technique for Town Staff. Final allocation authority is the sole decision of the Town.

2. Projects deemed Economic Development projects will not be scored and will be evaluated by Town Council and potentially awarded an allocation through existing Economic Development processes.

RESIDENTIAL PRIORITIZATION EVALUATION

• Located within an adopted small area plan or growth nodes	+2
• Vertical mixed use	+2
• Redevelopment Site	+1
• Horizontal mixed use	+1
• Town Center Development	+1
• Construction of an existing Town C.I.P.	+1
• Low Density Storm Water Qualified	+2
• Median lot sizes greater than ¾ acre	+2
• Significant non-required Park and Rec. elements	+1
• Contiguous Annexation	-1
• Non-Contiguous Annexation	-2

NON-RESIDENTIAL PRIORITIZATION EVALUATION

• Office	+1
• Located within an adopted small area plan or growth nodes	+1
• Part of an approved mixed-use plan or PUD	+1
• Contiguous Annexation (Non- economic development)	-1
• Non-Contiguous Annexation (Non- economic development)	-2
• Industrial use	+1
• Construction of an existing Town C.I.P.	+1
• Complementary use to existing development*	+2

*If seeking points for complementary use, the applicant should define the proposed use for the site and how it complements adjacent and nearby development.

- j. Additional Factors which Town may consider.

1. Whether in Town's opinion, the application is for a land use which is consistent with the Town's adopted policies concerning growth and development, and
2. Such other factors as may be identified by the Allocation Committee in its deliberations, which either suggest that a particular application promotes or undermines the public health or safety, or the general welfare of the Town.

5. General Conditions

- a. This Policy shall replace any previous practices or policies on wastewater treatment capacity allocations adopted by the Town.
- b. Due to the limited wastewater treatment capacity, it is the intention of this Policy to prohibit "capacity banking" where valuable wastewater treatment capacity is allocated but not used by a development project within a reasonable timeframe. More specifically all allocation execution timeframes in accordance with section 4(a) shall apply to the priority categories described in Section 3(a-c) above unless otherwise approved by the Town Manager
- c. For large, multi-phase projects, an approved phasing plan will include specific timing of construction drawing submittals that will generally adhere to the principles of this policy; however, the first phase must comply with the timeframes of subsection 4(a). Notwithstanding the above, if contractual obligations between a developer and the Town provide a different schedule for securing these approvals the contractual obligations shall become the requirement.
- d. An Allocation Permit will expire if a project has not progressed in accordance with the timeframes described in Sections 4(a) above and any approved extensions. Projects with an expired Allocation Permit will be required to submit a new application. These projects will be placed on the waiting list described in Section 3(c).
- e. The final decisions on project phasing will be at the sole discretion of the Town Manager or designee due to the phased nature of wastewater treatment capacity increases and the intent to provide a fair and equitable allocation of capacity to as many development projects as possible.
- f. If a project is unsuccessful in obtaining any required federal, State, or local government permit or approval the allocation may be retracted. The Town shall bear no liability for any costs incurred by the applicant, or any further responsibility in the matter.

- g. Granting of a wastewater treatment capacity allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- h. This policy shall be reviewed annually and, when appropriate, modified by Town Council.

6. Appeals Process

Any issue relating to a decision assigned to any project may be appealed to the Town Manager. A final decision shall be rendered by the Manager. Such decision may be appealed to the Town Council who shall hear the appeal at the next regularly scheduled council meeting and render a final decision. Notice for any appeal shall be delivered to the Town Clerk for scheduling within following notice of the final decision by written notice or e-mail from the Town Manager.

DRAFT

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE TOWN OF HARRISBURG, NORTH CAROLINA
AND
BETHESDA ASSOCIATION, LLC, AND ROCKY INVESTMENTS, LLC**

DRAFT

DEVELOPMENT AGREEMENT

This development agreement (together with the Exhibits attached hereto, (the “Agreement”) is entered into effective as of the _____ day of _____, 2024 (the “Effective Date”), by and between the Town of Harrisburg, a municipal corporation of the State of North Carolina (the “Town”) and Bethesda Association, LLC, and Rocky Investments, LLC (collectively “Developer”), both of which are limited liability companies. The project (“Project”) is known as “McKinley Subdivision.” The Town and the Developer are sometimes separately referred to in this Agreement as a “party” or jointly referred to as the “parties.”

LEGAL FRAMEWORK

The North Carolina General Statutes (“N.C.G.S.”) §160D-1001 through §160D-1012, as it exists on the Effective Date of this Agreement (the “Development Agreement Act”), enables local governments to enter into binding development agreements with entities intending to develop real property under certain conditions set forth in the Development Agreement Act.

N.C.G.S. 160D-1001(a)(1) provides that “Development projects often occur in multiple phases over several years, requiring a long-term commitment of both public and private resources.”

N.C.G.S. 160D-1001(a)(3) provides that “Because of their scale and duration, such projects often require careful coordination of public capital facilities planning, financing, and construction schedules and phasing of the private development.”

N.C.G.S. 160D-1001(a)(4) provides that “Such projects involved substantial commitments of private capital, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of development.”

N.C.G.S. 160D-1001(a)(5) provides that “Such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas.”

N.C.G.S. 160D-1001(a)(6) provides that “To better structure and manage development approvals for such developments and ensure their proper integration into local capital facilities programs, local governments need flexibility to negotiate such developments.”

In view of the foregoing, N.C.G.S. §160D-1001 through §160D-1012 (Development Agreements) expressly authorize local governments and agencies to enter into development agreements with developers pursuant to the procedures and requirements of N.C.G.S. 160D-1001 through 1012, which procedures and requirements include approval of the development agreement by the governing body of the local government by ordinance after a duly notice public hearing.

N.C.G.S. 160D-1004 provides that “a local government may enter into a development agreement with a developer for the development of property as provided in this Article for developable property of any size,” and that “development agreements shall be of a reasonable term specified in the agreement.”

In addition to any force of law conferred upon this Agreement by North Carolina law related to local governments, the terms of this Agreement are also contractual in nature, are a significant inducement and consideration to enter into this Agreement and may be enforced as contractual terms.

RECITALS

- A. The Developer is the fee simple owner of the real property described as Cabarrus County Property Real ID, as further depicted on Exhibit A and defined herein, and has the full and complete authority to enter into this Agreement.
- B. The Town is a local government entity, which is governed by its Town Council, and has full and complete authority to enter into this Agreement, which is being entered into for the public interest.
- C. The North Carolina Department of Transportation (the “NCDOT”) is the owner and maintenance provider of SR-1139 (“Lower Rocky River Road”) and SR-1134 (“Pioneer Mill Road”).
- D. The parties have determined that it is in the best interest of each to enter into this Agreement as described below.
- E. The purpose of this Agreement is to facilitate the Development (as defined herein) of the Property, of which the Developer is the fee simple owner, in a way that best realizes the benefits to the parties.
- F. The Development of the Property requires a major investment by the Developer and substantial commitment of resources to achieve the benefits of the Development for the Parties.
- G. The Development of the Property is consistent with the Town’s Unified Development Ordinance (“UDO”) and is reasonable and in the public interest for the following reasons, each of which serve as a benefit to the Town:
 - 1. Furthering the goals of securing an appropriate use and density on the Property and implementation of the Development Plan (as defined below); and
 - 2. Provision of an efficient, effective, and practical overall plan for addressing the Development of the Property.
- H. The general benefits to be received by the Developer from the Development of the Property include, without limitation:
 - 1. Development rights for residential development community, consisting of sixty (60) detached single-family units.
 - 2. A sewer allocation in accordance with the Town’s “Wastewater Allocation and Commitment Policy (see Exhibit E)
- I. The general benefits to be received by the Town from the Development of the Property include, without limitation:
 - 1. Enhancement of the tax base of the Town and provision of needed single-family housing; and
 - 2. Construction by Developer of public infrastructure as described in Paragraph 11, Section.B; and
 - 3. Development of the Property in accordance with the Harrisburg Area Land Use Plan (“HALUP”).
- J. This Agreement would be a companion item to Conditional Rezoning Case #H-2023-03-R.

K. This Agreement was considered by the Harrisburg Town Council at its August 12, 2024 meeting, in a duly called and advertised public hearing. Pursuant to N.C.G.S. 160D-105, a public hearing regarding this Agreement was held at the August 12, 2024 meeting of the Town Council. The notice of public hearing specified, among other things, the location of the Property subject to this Agreement, the development uses proposed on the Property in accordance with the Development Plan, and a place where a copy of the proposed Agreement could be obtained. The Agreement was available for public inspection on the Town's website and at Town Hall.

NOW, THEREFORE, in consideration of the above Recitals and Terms contained below, the Developer and the Town agree as follows:

TERMS

1. **The Property.** The property to be developed pursuant to this Agreement is described and depicted in the map recorded in Book 49 Page 50 of the Cabarrus County Register of Deeds Office ("Property").
2. **Definitions.** Capitalized terms in the Agreement shall have the meanings assigned to them below or elsewhere in this Agreement:
 - a) "Applicable Law" means all federal, state, and local statutes, ordinances, regulations, and requirements governing the Project, including, without limitation, the Current Regulations.
 - b) "Current Regulations" means all ordinances, resolutions, regulations, and comprehensive plans adopted by the Town on or before the Effective Date affecting the Development of the Property and includes, without limitation, laws governing permitted uses of the Property, density, design, and improvements, subject to Section 6 below.
 - c) "Development" shall have the same meaning as it does in the Harrisburg Unified Development Ordinance, Chapter 148: *Word Usage*.
 - d) "Zoning Permit" or "Development Permit" means any building permit, site plan, subdivision approval, rezoning certification, variance, certificate of occupancy and any other official action of Local Government having the effect of permitting the Development for the use of the Property contemplated in this Agreement.
 - e) "Development Plan" means a type of plan that becomes part of the zoning of a property that establishes the level of development allowed absent further zoning action except as otherwise allowed or required under this Agreement, and which is incorporated into the zoning map change approved as part of Case #H-2023-03-R, and as set forth on **Exhibit B** hereto.
 - f) "Development Schedule" means the schedule for development as shown in **Exhibit C**.
 - g) "Infrastructure" means major capital or community developments including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.
 - h) "Local Government" means any municipality or governmental entity of the State of North Carolina established pursuant to Applicable Law which exercises regulatory authority over, and grants Development Permits for land Development or which provides public Infrastructure.
 - i) "Parcel" means any lot of record on which Development may occur in accordance with the Development Plan.
 - j) "Project" means the Development that will occur within and upon the Property pursuant to this Agreement and in accordance with the Development Plan.
 - k) "Property Owner" means (i) any person or entity, other than the Town, which shall have acquired any portion of the fee interest in the Property from and after the Effective Date, and (ii) any successor in interest to such person or entity.
3. **Relationship of the Parties.** This Agreement creates a contractual relationship between the parties.

This Agreement shall not be interpreted or construed to create the relationship of master/servant, principal/agent, association, partnership, joint venture, or any other relationship where one party may be held responsible for acts of the other party. This Agreement does not impose any partnership obligation or liability upon either party. Further, this Agreement is not intended to create, nor does it create a relationship whereby the conduct of Developer constitutes “state action” for any purposes.

4. Legislative Act. Any change in the Developer Obligations established by this Agreement and as set forth in Paragraph 11, shall require the approval of Harrisburg Town Council, subject to compliance with applicable statutory procedures and consistent with Section 6(a). This Agreement constitutes a legislative act of Town Council. Town Council adopted this Agreement only after following procedures required by Applicable Law.
5. Covenants Running with the Property. The conditions, covenants, and benefits set forth in this Agreement shall run with the Property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this Agreement, and shall be entitled to the benefits of this Agreement, as set forth in paragraph H. of the Recitals, for a duration of five (5) years in accordance with the terms of this Agreement. In addition, even after the term of this Agreement shall have expired, the zoning for the Property as described in the Development Plan shall survive and shall apply to future development of the Property, unless the Property is subsequently rezoned.
6. Applicable Regulations.
 - a) Applicable Law and Development Standards. Except as otherwise provided by this Agreement and in accordance with N.C.G.S. § 160D-1001-1012 (Development Agreements), Development of the Property, including, without limitation, approval procedures and impact fees applicable thereto, shall be in conformance with the Current Regulations and all other Applicable Law.
 - b) Vested Rights. Pursuant to the authority granted therefor in N.C.G.S. § 160D-1001 through 1012 and subject to the provisions of subparagraph (a) above, all rights and prerogative accorded the Developer by this Agreement, including, without limitation, application of the Current Regulations, shall constitute vested rights for the Development of the Property throughout the term of this Agreement.
 - c) Building Codes and Laws Other Than Land Use Regulations. Developer, notwithstanding any provision which may be construed to the contrary in this Agreement, must comply with any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the Town or other governmental entity. This Agreement shall not be construed to supersede or contravene the requirements of any building, housing, electrical, mechanical, plumbing and gas codes subsequently adopted by the Town or other governmental entity.
 - d) Updates to Town Ordinances. Where any Town ordinance, fee structure, resolution, or regulation adopted after of the date hereof (a “New Ordinance”), differs from the Current Regulations, Developer may, at any time after adoption of such New Ordinance, request that such New Ordinance, or any portion thereof, be incorporated into the Current Regulations. The parties recognize that this section shall not apply to any commitments reflected in the Development Plan or this Agreement. Developer shall submit such request in writing to the Town, and the Town shall review and respond to such request within sixty (60) days. Incorporation of a New Ordinance, or any portion thereof, into the Current Regulations shall be a non-material change to the Agreement.
7. Local Development Permits and Other Permits Needed. The parties anticipate that the following local Development Permits and other regulatory permits will be needed to complete the Development of the Project: Rezoning approval, Site Plan approval, plat approvals (preliminary or final), street, water, sewer, and stormwater construction drawing approval, zoning clearance permits, building permits, certificate of compliance, Town water and sewer permits, and stormwater control measure agreements.

The failure of this Agreement to address a particular permit, condition, term, or restriction does not relieve the Developer of the necessity of complying with all laws governing permit requirements, conditions, terms, or restrictions. It shall be the responsibility of the developer to obtain all applicable local, state and federal permits and adhere to the terms and conditions of these permits.

8. Project Development

- a) Project Development. Developer shall construct the Project substantially in accordance with the provisions of **Exhibit B** (“Development Plan”), including improvements within the public right-of-way, attached hereto and this Agreement.
- i. Significant Changes. Significant changes to the Development Plan or the Development Agreement, which is incorporated into the Development Plan as a text commitment, shall be considered in accordance with the procedures set forth in the UDO and State law.

9. Town Obligations.

- a) In accordance with the Town’s **Wastewater Allocation and Commitment Policy** (see **Exhibit D**), Developer may apply for a Wastewater Allocation Permit (“Allocation Permit”) to supply public water and sewer treatment for the Project as provided therein for an amount not to exceed 60 lots, or 22,500 gpd.

10. Other Approvals. To the extent that any county or other Local Government, state or federal approvals are required in connection with the Development of the Project, the Town shall use reasonable efforts to assist Developer in obtaining such approvals.

11. Developer Obligations.

A. Developer shall develop the property in accordance with the Development Plan and conditions of approval granted by the Town of Harrisburg on August 12, 2024, as enumerated below. For purposes of this section, “Applicant” shall mean and refer to Developer as herein defined.

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 88.77 acres to the Town 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 (no vinyl siding).
4. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
5. 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
6. 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.

7. 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.
 8. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
 9. The mailbox clusters shall meet minimum ADA Standards and include a cover structure.
 10. All streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
 11. 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.
 12. 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.
 13. The conditions shall run with the property, and every purchaser, assignee, or transferee of an interest in the Property or any portion thereof, shall be obligated and bound by the terms and conditions of this conditional zoning ordinance.
- B. 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 lane 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 lane 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.

C. Developer will be responsible for the acquisition of all necessary right-of-way to accommodate the required road improvements noted in subsection 11.B. of this agreement.

Should it be necessary, the Town will assist in the right-of-way acquisition process to the extent allowed under the NCGS.

D. Developer will dedicate all public utilities and public right of way improvements to the Town and/or NCDOT as appropriate and required by Ordinance.

12. Schedule. All work relating to the Project shall be in accordance with the specifications (zoning, details, etc.) as detailed in the applicable Project documents (site plan, preliminary plat and construction drawings, etc.) and Exhibit C, Development Schedule and Public Facilities Schedule/Scope of Work.

13. (Intentionally Omitted)

14. Maintenance and Warranty. The Developer will be bound to warranty and maintenance of the Project after completion solely prescribed within any surety bond or other Project agreement entered into with the Town or the NCDOT.

15. Default.

- a) Developer Default. Per **Section 4. Procedure**, of the “Town of Harrisburg Wastewater Allocation and Commitment Policy”, Developer must initiate construction of the Project on or before 180 days following issuance of a “Preliminary Sewer Allocation Permit. Commencement of installation of water and/or sewer infrastructure shall begin within 120 days of final permit approval,” or approval shall be revoked. In cases where no utility extensions are necessary, construction permits must be obtained and building foundations constructed within 120 days of construction drawing approval or final allocation will be revoked. In the event the extension of utilities is required, construction of the Project must be initiated on or before 180 days after issuance of the NC Department of Environmental Quality Wastewater Collection System Extension Permit. If the Developer fails to make continuous progress (which for purposes of this section shall be defined as proceeding with the planning and construction of the Project without major (more than 90 days) interruption) in the period following submission of construction plans for review and issuance of the NC Department of Environmental Quality Wastewater Collection System Extension Permit the projects sewer allocation may be revoked in the discretion of the Town as a material default under this Agreement. This requirement applies to construction for each phase of the Project for which an Allocation Permit is issued. If the Developer commits a material breach of the terms or conditions of this Agreement, Town shall serve notice in writing upon the Developer setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the Developer shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the Developer shall be permitted such time as reasonably necessary to effect such cure so long as the Developer shall use commercially reasonable efforts to diligently prosecute such cure.

- b) Town Default. If the Town commits a material breach of the terms or conditions of this Agreement, Developer shall serve notice in writing upon the Town setting forth with reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and the Town shall have sixty (60) days to cure such breach, provided that if such breach cannot be cured within sixty (60) days using commercially reasonable efforts, the Town shall be permitted such time as reasonably necessary to effect such cure so long as the Town shall use commercially reasonable efforts to diligently prosecute such cure.

16. Remedies.

- a. Town Remedies for Developer Default. In the event of a Developer material breach of this Agreement and fails to cure such breach within a 60-day period following notice Town may:
 - i) Refuse to issue certificates of compliance for the Development.
 - ii) Rescind any sewer allocation permit
 - iii) Terminate this agreement.
- b. Developer Remedies. If the Town fails to cure any material breach within a 60-day period following notice, then such breach shall be a “Town Default” hereunder, and Developer may be entitled to reimbursement of an amount of actual damages suffered by Developer from that breach, and shall not include any special, indirect, incidental, consequential or exemplary damages.

17. General Provisions.

- a. Term. The term of this Agreement shall commence only upon the full execution of this Agreement. This Agreement shall terminate five (5) years thereafter. The end of the term of this Agreement (the “Termination Date”), as may be extended from time to time by the parties or earlier terminated in accordance with the provisions of this Agreement.
- b. Amendment. As required by N.C.G.S. § 160D-1006(e), major modifications or significant changes to this Agreement shall follow the same notice, public hearing, and approval procedures as were followed initially when the parties formed this Agreement. A major modification or significant change of this agreement shall include any change not agreed to by both parties hereto. Except as otherwise set forth herein, this Agreement may be amended only by written mutual consent of the parties or by their successors in interest. Wherever said consent or approval is required, the same shall not be unreasonably withheld. In the event state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, the pertinent provisions of this Agreement shall be modified or suspended as may be necessary to comply with the state or federal laws or regulations. In such event, compliance with all other provisions of this Agreement shall remain unaffected and unmodified.
- c. Severability. If any word, phrase, sentence, paragraph, or provision of this Agreement shall be finally adjudicated to be invalid, void, or illegal, it shall be deleted and in no way affect, impair, or invalidate any other provision hereof.
- d. Merger. This Agreement, coupled with its Exhibits, which are incorporated herein by

reference, state the final and complete expression of the parties' intentions with respect to the subject matter hereof.

- e. Further Assurances. The parties hereto shall cooperate with each other to effectuate the provisions of this Agreement and to act reasonably and expeditiously in all obligations under the Agreement. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties shall cooperate in defending such action.
- f. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with the substantive laws of the State of North Carolina, without regard to principles of conflicts of laws. The only proper venue and court for litigation related to, arising out of, or connected with this Agreement or the relationships between the parties established by this Agreement shall be Cabarrus County Superior Court.
- g. Successors in Interest and Recordation. The burdens of this Agreement are binding upon, and the benefits of this Agreement shall inure to, all assignees or successors in interest of the Parties to this Agreement. The term "Developer" as used herein, shall denote
 - (i) the named Developer herein, and (ii) any successor of Developer (which shall mean any person or entity that takes over the Project from Developer). The Developer shall record this Agreement in the Cabarrus County public records within fourteen (14) days after the execution of the Agreement by the parties. The rights and obligations contained herein shall run with the land.
- h. Third Parties. Notwithstanding any provision herein to the contrary, this Agreement shall not be binding and shall have no force or effect as to persons or entities not parties or successors and assigns to this Agreement.
- i. Estoppel. Each party agrees, from time to time, within thirty (30) days after request of another party, to deliver to the requesting party or such party's designee, an estoppel certificate stating that this Agreement is in full force and effect, the unexpired term of this Agreement, and whether or not, to such party's knowledge, there are any existing defaults or matter which, with the passage of time, would become defaults under this Agreement. It is understood and agreed that the party's obligations to furnish such estoppel certificates in a timely fashion is a material inducement for execution of this Agreement.
- j. Representations and Warranties of the Developer. The Developer represents and warrants to the Town that:
 - i) It is an entity duly organized, existing, and in good standing under the laws of the State of Delaware; and
 - ii) It has the full right, power, and authority to enter into this Agreement and to perform its obligations hereunder.
- k. Force Majeure. In addition to specific provisions of this Agreement, no party shall be responsible for any default, delay or failure to perform if such default, delay or failure to perform is due to causes beyond such party's reasonable control, including, but not limited to, strikes, lockouts, actions or inactions of governmental authorities, epidemics, pandemic, wars, embargoes, fires, hurricanes, adverse weather, acts of God, interference duly caused by any other party, or the default of a common carrier. In the event of a default, delay or failure to perform due to causes beyond such party's reasonable control or due to interference by

another party, any date or times by which the parties are otherwise scheduled to perform, if any, shall be extended for a period of time equal in duration to the time lost by reason of the cause beyond the reasonable control of such party. Written notice of such alleged delay shall be given to the other party within thirty days of the commencement of such delay. An extension of time, if any, for such cause shall be mutually agreed upon in writing by the parties. The parties agree that such consent to an extension of time shall not be unreasonably withheld.

- l. Construction of Agreement. Both parties hereto have been represented by counsel in the negotiation of this Agreement, and neither this Agreement nor any provision hereof shall be construed against a party hereto because such party drafted it or caused it to be drafted.
- m. No Waiver. Failure of a party hereto to exercise any right hereunder shall not be deemed a waiver of any such right and shall not affect the right of such party to exercise at some future time said right or any other right it may have hereunder. Unless this Agreement is amended by vote of the Town Council taken with the same formality as the vote approving this Agreement, no officer, official or agent of the Town has the power to amend, modify or alter this Agreement or waive any of its conditions except as set forth herein.
- n. E-Verify . For agreements that include construction or services, parties contracting with the Town as identified in Article 2 of Chapter 64 of the NC General Statutes must comply with E-Verify requirements to contract with a North Carolina local government entity.
- o. Notices. All notices hereunder shall be given in writing by certified mail, postage prepaid, or by delivery through a nationally recognized overnight carrier, delivery confirmation required, provided that such notices may be delivered via electronic mail if such notice shall also be delivered by one of the other methods described in this section. Delivery shall be deemed effective as of the date of the delivery receipt, or, for notices delivered electronically, on the date such notice was sent via electronic mail without automatic notification of any delivery error. Notices shall be delivered to the following addresses:

To the Town:

Town Manager's
Office Town of
Harrisburg 4100 Main
Street
Harrisburg, North Carolina 28075
Email: rdonham@harrisburgnc.org

With copies to:

Town Attorney
Town of
Harrisburg
3220 Prosperity Church Road, Suite 201
Charlotte, NC 28269
Email: lawoffice@richardkochlaw.com

To the Developer:

Steve George
steve@thescgrp.com
10030 Green Level Church Road
Suite 802, #149
Cary, NC 27519
Email: ping@thescgrp.com

With copies to:

Nicole Loeffler
Weatherspoon & Voltz
3700 Glenwood Avenue
Suite 250
Raleigh, NC 27612
Email: nicole@wvllp.com

Ping Chen
10030 Green Level Church Road
Suite 802, #149
Cary, NC 27519
Email: ping@thescgrp.com

- p. Execution of Agreement. This Agreement may be executed in multiple parts as originals or by facsimile or scanned copies of executed originals and may further be executed by counterpart signature pages.
- q. Time for Performance. Any reference to “day” or “days” herein shall mean calendar day(s) unless otherwise specified, and any deadline or outside date set forth herein falling on a Saturday, Sunday, or holiday on which banks are closed for business in Harrisburg, North Carolina shall be automatically extended to the following business day.
- r. Conflicting Terms; Conflicting Requirements. In the event of a conflict between the requirements of this Agreement and the requirements of any Exhibits, the more stringent requirements shall apply.

[Separate Signature Page To Follow]

DRAFT

IN WITNESS WHEREOF, this Development Agreement has been executed by the parties on the day and year first above written.

TOWN OF HARRISBURG

By: Robert Donham

Title: Town Manager

Attest: _____

Janet Rackley, CMC
Town Clerk

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State aforesaid, certify that Janet Rackley personally came before me this day and acknowledged that she is Town Clerk of the Town of Harrisburg, a North Carolina municipal corporation, and that by authority duly given and as the act of the Town of Harrisburg, the foregoing instrument was signed in its name by Robert Donham, Town Manager, sealed with its municipal seal and attested by her as its Town Clerk.

Witness my hand and notarial seal, this ____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

DEVELOPER

BETHESDA ASSOCIATION, LLC

By: Steve George, The CSC Group, Inc.

Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State
aforesaid, certify that _____ personally came before me this
day and acknowledged that (s)he is _____ of _____, and
that by authority duly given and as the act of the company, the foregoing instrument was signed in its
name by.

_____.

Witness my hand and notarial seal, this _____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

ROCKY INVESTMENTS, LLC

By: Steve George, The CSC Group, Inc
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF CABARRUS

I, _____, a Notary Public of the County and State
aforesaid, certify that _____ personally came before me this
day and acknowledged that (s)he is _____ of _____, and
that by authority duly given and as the act of the company, the foregoing instrument was signed in its
name by.

_____.

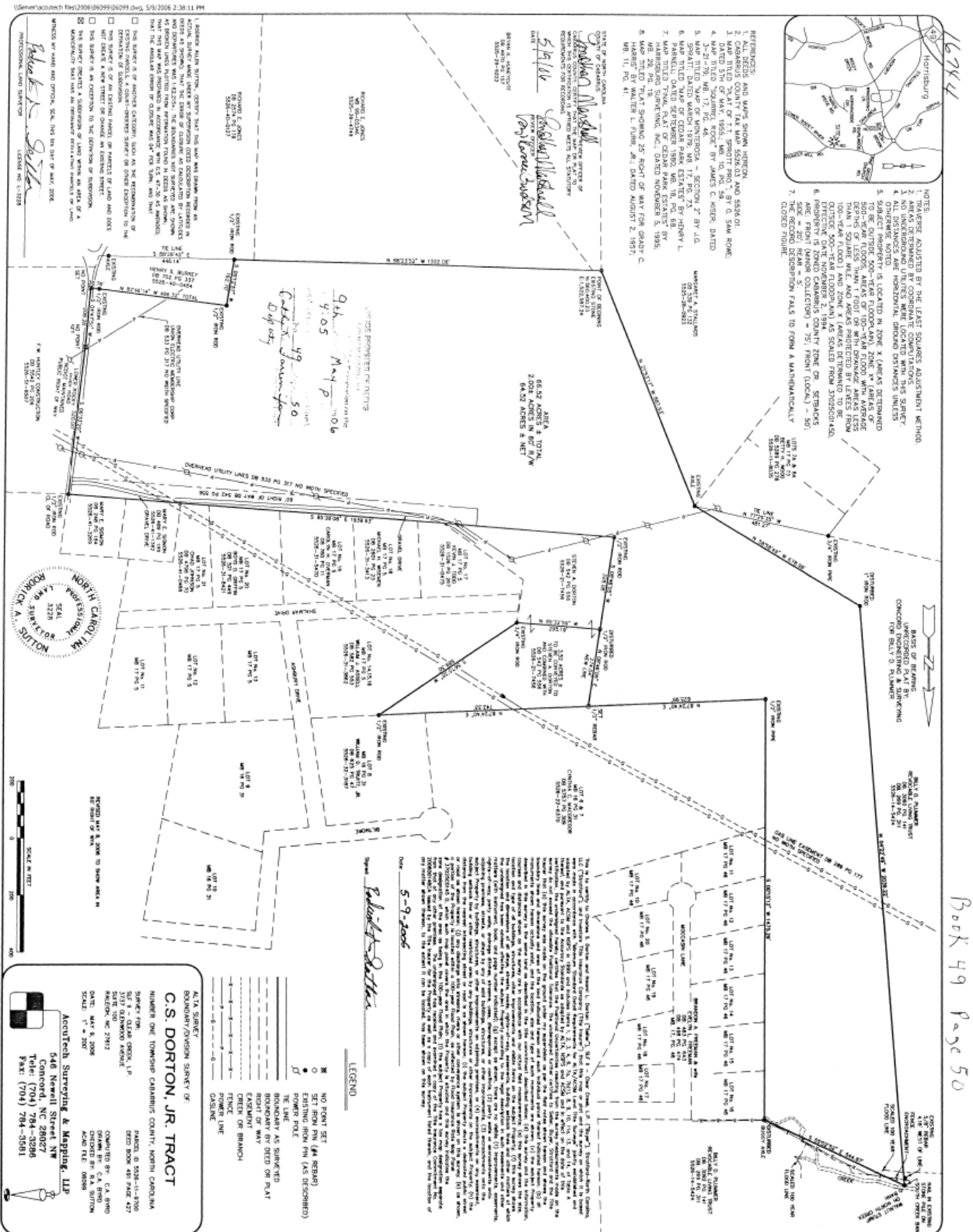
Witness my hand and notarial seal, this _____ day of _____, 2024.

Notary Public

[SEAL]

My commission expires: _____

Page 135 of 256



S:\1104\60423-McKinley Subdivision (DRH)\DWG\Sheets\RZ-60423C-REZONING PLAN.dwg | Plotted on 7/26/2024 8:36 AM | by Andrew Allison

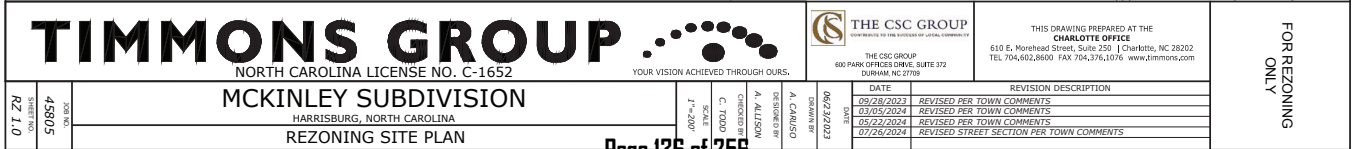


EXHIBIT C
Development Schedule and Public Facilities
Schedule/Scope of Work

1. Development of sixty (60) single-family detached homes in a residential community, including all infrastructure improvements for water, sanitary sewer, paving, and drainage, in accordance with the approved Construction documents for the McKinley Subdivision.
2. Construction of road improvements detailed in Section 11.B., with all transportation improvements to be completed prior to recording of the first final plat.
3. Comply with the requirements of the Town's Wastewater Allocation and Commitment Policy, adopted by the Town of Harrisburg on April 11, 2022, and as amended March of 2024.
4. Development Project is anticipated to be completed on or before December 31, 2026, but such construction completion timetable shall not be an obligation of Developer.

EXHIBIT D
Town of Harrisburg
Wastewater Allocation and
Commitment Policy
(See Next Page)

DRAFT



HarrisburgNC

The right side of opportunity

Wastewater Allocation and Commitment Policy

Originally Published: April 2022

Modified: March 2024

1. Term

- a. This policy shall control the preliminary allocation of wastewater capacity to projects requiring permits based upon 15A NCAC Subchapter 2T rules and the Water and Sewer Authority of Cabarrus County ("WSACC"). This Policy may be amended by the Harrisburg Town Council at any time.

2. Policy Applicability.

- a. All development within the Town of Harrisburg ("Town") which requires development approval in accordance with the Unified Development Ordinance (UDO) and any successor ordinance(s) will be required to make a request for a Wastewater Treatment Capacity Allocation Permit ("Allocation Permit"). Any existing development approval - with or without an Allocation Permit - that is modified or expanded in any way shall be considered a new allocation and will require a new Allocation Permit. More specifically, any increase in wastewater collection/treatment impacts, including discharge limits and volume allocation will require a new Allocation Permit.

In general, parcels of land with an existing wastewater service connection at the time of the adoption of this policy is considered to have an existing wastewater treatment capacity allocation based on current land and/or building use. A parcel of land with no wastewater service connection at the time of the adoption of this Policy is considered to not have an existing wastewater treatment capacity allocation.

Approval of a new or modified Allocation Permit will be at the sole and absolute discretion of the Town and shall be in accordance with this Policy. An allocation committee comprised of the Town Manager, Deputy Town Manager, and one staff member from each of the following Town Departments - Engineering, Public Works, and Planning, shall make allocation determinations under this Policy and hereafter referred to as "Allocation Committee".

b. Notwithstanding the provisions of Section 3, the following types of developments are exempt from the requirements of this Policy:

1. A single- or two-family home on one existing, recorded lot at the time of the adoption of this Policy.
2. New or expanded accessory building on a lot, where a primary structure already exists.
3. New additions or interior renovations to existing residential or commercial buildings.
4. Property serviced by a septic system which will not be connected to the Town's wastewater system.

3. General Policy.

The Town seeks to grant wastewater allocations in a way that supports its economic growth, economic diversity, strengthening of the tax base, creation of jobs, and promotion of high- quality development, while maximizing existing infrastructure and service delivery capacity. To provide a foundation for this policy, the Harrisburg Town Council hereby adopts the following broad development priorities and determines that they are in the best interests of the Town, its citizens and stakeholders.

This Policy provides that all development projects seeking an Allocation Permit fall into one of three (3) categories as described below. The priorities are rank ordered (first being most important).

- a. Priority 1: Economic Development and Strategic Reserve. This priority consists of a strategic reserve of wastewater treatment capacity to support future projects or development sites that support the general policy statement at the beginning of this Section IV, the Town economic development process, or municipal or civic facilities. These projects fall into a wide range of the development process from conceptual to preliminary plat or preliminary site plan submittal. In some cases no specific project will have been identified and only a high-level development carrying capacity estimate (density and design) for a particular site will be used. This estimate will be prepared by the Town. Further, a reserve amount for a general land development category (and not a specific site) may be set aside. The decision to set aside capacity for these projects, future sites and development categories will be at the sole discretion of the Town. Generally, these projects, project sites or development categories are expected to have significant positive community impacts. These strategic reserve projects, sites and development categories are intended to align with the following strategic priorities:

1. **Recent Town investments.** These are projects or project sites served by water, wastewater, storm water, street, buildings or other such public investments currently secured by current Town debt obligations.
 2. **Town Center Development.** These are projects or project sites: 1) located in the Harrisburg Town Center; and 2) identified by the Town as high quality that meet a Town need and complement the existing uses of Town Center
 3. **Economic Development.** These projects or project sites include commercial, office and industrial development (and similar uses) which create significant tax base, create jobs and require limited public resources.
 4. **Improved Town services or infrastructure.** These are projects that, if developed, will result in significant improvements to existing Town services or infrastructure through private financial participation. Examples may be partnerships on water or wastewater extensions that meet a Town need, or dedication of land for a public park. The improvements must be substantial in nature including a significant private commitment of funding or other public asset development.
- b. **Priority 2: Waiting List Projects.** These are projects that are not included in Section 3.a and have been previously denied a Wastewater Allocation Permit. The projects in this priority category become part of a waiting list and they are delineated as such on forms developed by Town staff. Should additional wastewater capacity become available from WSACC or from projects not proceeding expeditiously in accordance with this Policy, then projects on the waiting list will become eligible to request an Allocation Permit. Prior to considering approval of an Allocation Permit for a project on the waiting list, the Town shall review the project plan and re-affirm and/or update the prioritization scoring results based on any changes that may have been made to the project. This potential for assigning additional allocation will only occur once every six (6) months after receiving updated capacity reports from WSACC (expected by the end of January and July of each year) except in extraordinary circumstances as approved by the Town Manager. Projects that have secured preliminary plat or preliminary site plan approval at the time of the adoption of this policy shall be given first consideration for additional allocation over other projects.

4. Procedure.

- a. Amount of wastewater allocation:
 1. The amount of wastewater allocation available and attributable to any designated calendar year shall be the amount given by WSACC to the Town,

as determined through the interlocal agreement executed by the Town Council.

2. The Town shall reserve at least 30 percent (30%) its available wastewater capacity for Economic Development projects and as a Strategic Reserve. As Economic Development flow is allocated, non-residential flow will be used to re-balance the Economic Development reserve, if available.
3. The Town shall allot from the remaining amount 40% to residential, 60% to non-residential .

Mixed use projects may be allocated using allocations from the non-residential and residential allocations, if available and approved by Allocation Committee.

- b. The owner or developer of any project requiring an Allocation Permit from the Town shall submit a written application via a form provided by Town staff. The application shall include detailed information on the amount of capacity necessary to serve the project, the nature of the project, project schedule and phasing in relation to demand of utility capacity, and other supporting information demonstrating how the project serves the needs and interests of the Town Additional information may be required and may be subject to other ordinances or policies of the Town and WSACC.
- c. Projects exempt from submitting a written application for wastewater treatment capacity allocation, still require Allocation Permit issued by the Town prior to construction commencing.
- d. In accordance with the Allocation Agreement, every six (6) months the updated wastewater treatment capacity available to the Town from WSACC will be reconciled with a list of projects that have applied for but have not yet received an Allocation Permit. At this time the Town will consider allocating some or all of its then available wastewater treatment capacity to strategic reserve projects and waiting list projects. There is no guarantee of any project receiving an Allocation Permit.

The assignment of any additional wastewater treatment capacity will only occur once every three (3) months except in extraordinary circumstances as approved by the Town Manager.

- e. Due to weather-related factors, the regulatory environment, and the dynamic nature of wastewater flow and treatment, accounting of available capacity is, by its very nature, inexact and subject to change. The Town will continually track allocation reservations granted and the amount of capacity available. Such reports do not constitute a policy statement, commitment or guarantee on the amount of capacity available for allocation.

- f. Allocation Permits issued by the Town will reserve the approved wastewater treatment plant capacity and permit the completion by the applicant of construction drawings. The Allocation Permit issued by the Town will be followed by the corresponding final allocation approval by WSACC following the final approval of construction drawings by the Town.
- g. Allocation Permits are not transferrable except upon written consent of the Town.
- h. Preliminary Allocation approvals
 - 1. Allocation Committee will be the body to approve preliminary allocation requests.
 - 2. Projects (excluding Economic Development) will be presented quarterly to the Allocation Committee. The Town Council will approve Economic Development projects separately.
 - 3. The Allocation Committee will be presented with current allocation available, and the impact of the projects presented on remaining capacity. Projects will be assigned prioritization points based upon the point system attached.
 - 4. Residential approvals may be phased to allow a maximum of 50 units per year. The 50 units is within a project and not cumulative Town-wide.
 - 5. If approved by the committee, a Preliminary Wastewater Allocation Permit shall be issued. A Preliminary Wastewater Allocation Permit may not be issued without the acceptance of Construction Documents for review by the Town, unless approved by the Town Manager. The Preliminary Permit will expire after six months. In the event where construction document approvals are not secured by the applicant within six months, a new Preliminary Wastewater Allocation Permit may be required. A project must have a valid Preliminary Wastewater Allocation Permit prior to receiving a final wastewater allocation, which shall occur at the time of utility permitting. The final wastewater allocation shall not be more than the preliminary wastewater allocation.
 - 6. Commencement of installation of water and/or wastewater infrastructure shall begin within 120 days of final permit approval, or approval shall be revoked. In cases where no utility extensions are necessary, construction permits must be obtained and building foundations constructed within 120 days of construction drawing approval or final allocation will be revoked.
 - 7. Any extension of preliminary or final wastewater allocation timelines must be approved by the Town Manager.

i. Project Prioritization Scoring

1. Projects will be scored using the table below.

The project score is simply a guide for Town to evaluate the projects based on the given criteria. Project scores do not guarantee acceptance or rejection and projects are also not specifically competing against each other. Project scores are one evaluation technique for Town Staff. Final allocation authority is the sole decision of the Town.

2. Projects deemed Economic Development projects will not be scored and will be evaluated by Town Council and potentially awarded an allocation through existing Economic Development processes.

RESIDENTIAL PRIORITIZATION EVALUATION

• Located within an adopted small area plan or growth nodes	+2
• Vertical mixed use	+2
• Redevelopment Site	+1
• Horizontal mixed use	+1
• Town Center Development	+1
• Construction of an existing Town C.I.P.	+1
• Low Density Storm Water Qualified	+2
• Median lot sizes greater than ¾ acre	+2
• Significant non-required Park and Rec. elements	+1
• Contiguous Annexation	-1
• Non-Contiguous Annexation	-2

NON-RESIDENTIAL PRIORITIZATION EVALUATION

• Office	+1
• Located within an adopted small area plan or growth nodes	+1
• Part of an approved mixed-use plan or PUD	+1
• Contiguous Annexation (Non- economic development)	-1
• Non-Contiguous Annexation (Non- economic development)	-2
• Industrial use	+1
• Construction of an existing Town C.I.P.	+1
• Complementary use to existing development*	+2

*If seeking points for complementary use, the applicant should define the proposed use for the site and how it complements adjacent and nearby development.

- j. Additional Factors which Town may consider.

1. Whether in Town's opinion, the application is for a land use which is consistent with the Town's adopted policies concerning growth and development, and
2. Such other factors as may be identified by the Allocation Committee in its deliberations, which either suggest that a particular application promotes or undermines the public health or safety, or the general welfare of the Town.

5. General Conditions

- a. This Policy shall replace any previous practices or policies on wastewater treatment capacity allocations adopted by the Town.
- b. Due to the limited wastewater treatment capacity, it is the intention of this Policy to prohibit "capacity banking" where valuable wastewater treatment capacity is allocated but not used by a development project within a reasonable timeframe. More specifically all allocation execution timeframes in accordance with section 4(a) shall apply to the priority categories described in Section 3(a-c) above unless otherwise approved by the Town Manager
- c. For large, multi-phase projects, an approved phasing plan will include specific timing of construction drawing submittals that will generally adhere to the principles of this policy; however, the first phase must comply with the timeframes of subsection 4(a). Notwithstanding the above, if contractual obligations between a developer and the Town provide a different schedule for securing these approvals the contractual obligations shall become the requirement.
- d. An Allocation Permit will expire if a project has not progressed in accordance with the timeframes described in Sections 4(a) above and any approved extensions. Projects with an expired Allocation Permit will be required to submit a new application. These projects will be placed on the waiting list described in Section 3(c).
- e. The final decisions on project phasing will be at the sole discretion of the Town Manager or designee due to the phased nature of wastewater treatment capacity increases and the intent to provide a fair and equitable allocation of capacity to as many development projects as possible.
- f. If a project is unsuccessful in obtaining any required federal, State, or local government permit or approval the allocation may be retracted. The Town shall bear no liability for any costs incurred by the applicant, or any further responsibility in the matter.

- g. Granting of a wastewater treatment capacity allocation does not imply or confer approval of any other applications or reviews as may be required by Town Ordinance or policy and does not imply or create any vested right.
- h. This policy shall be reviewed annually and, when appropriate, modified by Town Council.

6. Appeals Process

Any issue relating to a decision assigned to any project may be appealed to the Town Manager. A final decision shall be rendered by the Manager. Such decision may be appealed to the Town Council who shall hear the appeal at the next regularly scheduled council meeting and render a final decision. Notice for any appeal shall be delivered to the Town Clerk for scheduling within following notice of the final decision by written notice or e-mail from the Town Manager.

DRAFT



TOWN OF HARRISBURG

Agenda Item Details

Title:

Continued Item H-2024-04-Anx Morehead Properties: to consider an annexation petition for two properties located at 6111 and 6161 Morehead Road.

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to continue H-2024-04-Anx Morehead Rd Annexation, to the September 9th Town Council Meeting.

Description/Background:

A public hearing was held on July 8, 2024 to consider an annexation petition for 6111 and 6161 Morehead Road. The two properties are located at the intersection of Rocky River Crossing Road and Morehead Road and total 2.737 acres in lot area. These properties are also located within the Town's Extraterritorial Jurisdiction (ETJ) area; therefore, no rezoning is required. The existing zoning classification of Residential Medium (RM), will be retained on the properties. Please see the attached staff report for further detail.

After conducting the public hearing, the Town Council continued this item requesting it be accompanied by a conditional zoning petition to ensure certain standards would be applied to development on these properties. The staff evaluated action options with the applicant and the Town Attorney. It was determined that either a conditional zoning or development agreement would achieve the objective of Council to ensure certain standards would be applied. Of these two options, the development agreement would be a quicker process for the applicant to complete. Based on these available options, the applicant is requesting to follow the Development Agreement process.

The staff is preparing the agreement in coordination with the Town Attorney and the applicant's team and respectfully request this item be continued to allow additional time to complete the required documents.

Recommendation:

Continue this item to the September 9, 2024 Town Council Meeting.

Fiscal Impact:

N/A

Attachments:

1. July 8, 2024 Public Hearing _TC Report
2. Attachment A_ KEBL Annexation Application (signed) (signed)
3. Attachment A_ Exhibit _MOREHEAD ROAD ANNEXATION PRELIM



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Annexation H-2024-04-(ANX)**

DATE: June 18, 2024

SUBJECT: H-2024-04-Anx- Morehead Annexation
Request to annex two properties into the Town jurisdictional boundaries.

LOCATION 6111 & 6161 Morehead Road (PINs #5507-39-3419 & 5507-39-4441)

APPLICANT: KEBL, LLC Represented by Jason Gaddis

PROPERTY OWNER: KEBL, LLC Represented by Jason Gaddis

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Existing Land Use: Single-Family Residential

Existing Zoning: Residential Medium (RM) withing the ETJ Area

APPLICATION SUMMARY:

- The applicant/property owner is requesting the annexation of two contiguous properties, totaling 2.737 acres in size, into the Town’s jurisdictional boundaries. These properties are contiguous because they either touch a parcel within Harrisburg’s jurisdictional boundaries or are located across the street from the Town’s jurisdictional boundaries.
- These properties are located within Harrisburg’s Extraterritorial Jurisdiction (ETJ) with the established Harrisburg Zoning Classification of Residential Medium (RM); therefore, **no zoning action is required**.
- Pursuant to N.C.G.S. 160A-31, the following actions have been taken:
 - The Town Clerk investigated the sufficiency of the annex petition as directed in the adopted resolution dated May 13, 2024 (Attachment B).
 - The Town Clerk has certified the sufficiency of the petition on May 24, 2024, and presented it to the Town Council on June 10, 2024 (Attachment C).
 - The Town Council adopted a Resolution at its June 10, 2024 meeting (Attachment D) fixing the public hearing date for the requested annexation for the July 8, 2024, meeting.
 - The public hearing was advertised as required.

ANALYSIS: The subject properties are located at the corner of Rocky River Crossing and Morehead Road, are located within the Town's ETJ area, and contiguous to our jurisdictional boundaries. Each lot has an existing residential type of structure located on the site that is planned to be removed by the property owner. These properties are currently served by septic and well.



The properties are zoned Residential Medium (RM), which will be retained after the annexation. The property owner is requesting annexation for the purpose of developing these lot for single-family residential use under the existing RM zoning classification. Annexation is required to connect to Town utilities and water and sewer lines exist within Rocky River Crossing Road.

STAFF RECOMMENDATION:

Staff recommends the Town Council conduct a public hearing to consider the annexation request and approve the annexation.

Attachment A – Application- H-2024-04-Anx Morehead Road

Attachment B – Resolution Directing the Town Clerk to Automatically investigate petition.

Attachment C – Certificate of Sufficiency

Attachment D – Resolution Fixing the Public Hearing Date

Attachment E – Draft Annexation Ordinance for H-2024-04-Anx Morehead Road

Annexation Application

1. Request for Annexation

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

2. Property Information

- a. Property Location/Address: 6111 MOREHEAD RD & 6161 MOREHEAD RD
- b. Tax Map and Parcel Number (PIN): 55073934190000 & 55073944410000
- c. Current Zoning: RM
- d. Current Land Use: RESIDENTIAL
- e. Area to be annexed is: ☒ Contiguous ☐ Non-Contiguous
- f. Boundaries of territory to be annexed (attach separate sheet or describe below):

See Attached

3. Contact Information

- a. Contact Person: JASON GADDIS
Company: KEBL, LLC
Address: 8619 WELLINGTON LN City, State, Zip: HARRISBURG, NC 28075
Phone Number: 704 438 7090 Email Address: jason@keblg.com
- b. Applicant Name (if different than above): _____
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: KEBL, LLC
Company: _____
Address: 8619 WELLINGTON LN City, State, Zip: HARRISBURG, NC 28075
Phone Number: 704 438 7090 Email Address: jason@keblg.com

4. Signature of Owner(s)

Owner Name: JASON GADDIS Address: 8619 WELLINGTON LN
Owner Signature:  Date: MAY 14 2024

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

Owner Name: _____ Address: _____

Owner Signature: _____ Date: _____

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

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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

Applicant Name: JASON GADDIS Submittal Date: MAY 15 2024

Applicant Signature: 

7. Required Attachments

All Annexation Application submittals must be accompanied by:

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

6. Staff Use Only:

Record of Process

Date Received: 5/15/2024

Application Number: H-2024-04-Anx Morehead Parcels

Is Application Complete?

☒ Yes

☐ No

Public Hearing Date(s): July 8, 2024

Published Notice Date: June 27, 2024

Mailed Notice Date: June 27, 2024

Posted Notice Date: June 27, 2024

Final Action Applicant Notification Mailed Date: TBD

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: 2024.05.30 13:39:17-0400

Record of Decision

Reviewed By: _____

Recommendation:

☐ Approve

☐ Deny

Final Action:

☐ Approve

☐ Deny

DESCRIPTION OF THE KEBL, LLC PARCELS ON MOREHEAD ROAD

Being a metes and bounds description of the total extents of two separate parcels, described in aggregate for the purpose of describing a proposed area for Town of Harrisburg Annexation, situated and lying in the state of North Carolina, Cabarrus County, Township 1, Harrisburg, within the Extra Territorial Jurisdiction of the Town of Harrisburg, one parcel being the Remainder of Lot 1, Margaret P. Sloop Property, to KEBL, LLC in Deed Book 16880, Page 205, described in Map Book 22, Page 12, (all references to map and deed books refer to the records of the Cabarrus County Register of Deeds), and the second parcel being the Remainder of Lot 2, Margaret P. Sloop Property, to KEBL, LLC, in Deed Book 16880, Page 266, described in Map Book 22, Page 12, more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found at the base of a fence corner post, having North Carolina State Plane Coordinate system position of Northing: 579,686.17', Easting: 1,503,410.88', being the north corner of the remainder of said Lot 1, same being the east corner of the parcel to Ezequiel Reyes in Deed Book 4212, Page 121, same being a west angle point of the parcel to Morehead Developers, LLC in Deed Book 16630, Page 177, for the **POINT OF BEGINNING** and the north corner of the parcel described herein, from which a 3/4" iron rod found, being the north corner of said Reyes Parcel, bears North 45°10'56" West, a distance of 151.32';

THENCE, South 44°17'18" East, with the northeast line of said Lot 1, same being a west line of said Morehead Developers, LLC parcel, also being an east line of the parcel described herein, a distance of 170.96', to a 3/4" iron rod found, for an east corner of the parcel described herein; same being the east corner of said Lot 1, also being the north corner of said Lot 2, also being a southwest angle point of said Morehead Developers, LLC parcel;

THENCE, South 45°04'30" East, with an east line of said Lot 2, same being a west line of said Morehead Developers, LLC parcel, same being an east line of the parcel described herein, a distance of 114.84', to a 1.5" iron pipe found, directly proximate to a 5/8" iron rod found, for an east corner of parcel described herein, same being an east corner of said Lot 2, also being a west corner of said Morehead Developers, LLC parcel;

THENCE, South 28°05'32" East, with an east line of said Lot 2, same being a west line of said Morehead Developers, LLC parcel, same being an east line of the parcel described herein, a distance of 70.20', to a 1/2" iron rod found for the southeast corner of the parcel described herein, being the southeast corner of said Lot 2, same being a southwest corner of said Morehead Developers, LLC parcel also being on the north 60' right-of-way of Rocky River Crossing Road, as dedicated in Map Book 37, Page 1, from which a 1/2" iron rod with cap found, being a southeast corner of said Morehead Developers, LLC parcel, bears North 61°53'35" East, a distance of 75.57';

THENCE, South 61°53'35" West, with the north right-of-way of said Rocky River Crossing Road, same being the south line of said Lot 2, also being the south line of the parcel described herein, a distance of 430.65', to a 5/8" iron rod set for the south corner of the parcel described herein, same being the south corner of said Lot 2, same being on the right-of-way of Morehead Road, as described in Deed Book 10988, Page 274, further referenced from NCDOT Project Number 43815, plans dated September 27, 2014;

(continues on next page)

THENCE, to the right, 299.88' feet along the arc of a curve whose radius is 2443.31', with a central angle of 7°01'56", whose chord bears North 17°01'45" West, a distance of 299.69', with the ROW line of said Morehead Road, same being the west line of said Lot 2, at 72.29' (measured along the arc), continuing with the west line said Lot 1, continuing with the ROW line of said Morehead Road, now described in Deed Book 10988, Page, 268, further referenced from said plans, all being the west line of the parcel described herein, to a nail found in concrete, for the northwest corner of parcel described herein; being the northwest corner of Said Lot 1, same being the southwest corner of said Reyes parcel, from which a 1/2" iron rod found, for the northwest corner of said Reyes parcel, bears North 16°18'20" West, a distance of 160.93';

THENCE, North 52°09'05" East, a distance of 296.20', along the northwest line of said Lot 1, same being the southeast line of said Reyes parcel, also being the northwest line of the parcel described herein, to the **POINT OF BEGINNING**, containing ±2.737 acres, as shown on a survey by Whitehall Land Survey, PLLC, titled "RETRACMENT SURVEY AND PROPOSED ANNEXATION MAP OF THE KEBL, LLC PROPERTIES ON MOREHEAD ROAD", dated May 14, 2024, said map incorporated by reference considered an integral part of this description.

The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.00015590.

Title	KEBL Annexation Application (signed)
File name	KEBL Annexation Application (signed).pdf
Document ID	11e4b96a7ddbc26048f3eafc2d95977cb7242cd4
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

05 / 14 / 2024

20:27:30 UTC

Sent for signature to Jason Gaddis (jason@keblg.com) from tyler@whitehallsurvey.com
IP: 162.125.63.39



VIEWED

05 / 14 / 2024

22:16:04 UTC

Viewed by Jason Gaddis (jason@keblg.com)
IP: 166.199.150.2



SIGNED

05 / 14 / 2024

22:16:36 UTC

Signed by Jason Gaddis (jason@keblg.com)
IP: 166.199.150.2



COMPLETED

05 / 14 / 2024

22:16:36 UTC

The document has been completed.

ANNEXATION CERTIFICATE

THIS PLAT REPRESENTS ONE AREA BEING ANNEXED TO THE TOWN OF HARRISBURG, NORTH CAROLINA PURSUANT TO NCGS 160A-31, BY ORDINANCE DULY ADOPTED (ANNEXATION) OR DINANCE _____

THIS ____ DAY OF _____, 2024

MAYOR, TOWN OF HARRISBURG _____

ATTEST _____

TOWN CLERK _____

REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA, COUNTY OF CABARRUS

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

REVIEW OFFICER _____ DATE _____

CABARRUS COUNTY, NORTH CAROLINA

OWNER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN, AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS WITH MY FREE CONSENT.

OWNER _____ DATE _____

N/F
MOREHEAD DEVELOPERS, LLC
PIN # 55094005770000
DB: 16630, PG. 177

N/F
KEBL, LLC
PIN # 55073926550000
DB: 16880, PG. 205

N/F
KEBL, LLC
PIN # 5507394410000
DB: 16880, PG. 286

CONTROL CORNER
NORTHING (N): 579.42078
EASTING (E): 1.50344462
CSF: 0.99984412



WHITEHALL

LAND SURVEY

200 S. Boston Street, #164 | China Grove, NC 28023-1164

704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com

White Hall Land Survey, PLLC | NCEBS Registered Firm P-2474

BOUNDARY SURVEY AND PROPOSED ANNEXATION MAP OF THE KEBL, LLC PROPERTIES ON MOREHEAD ROAD

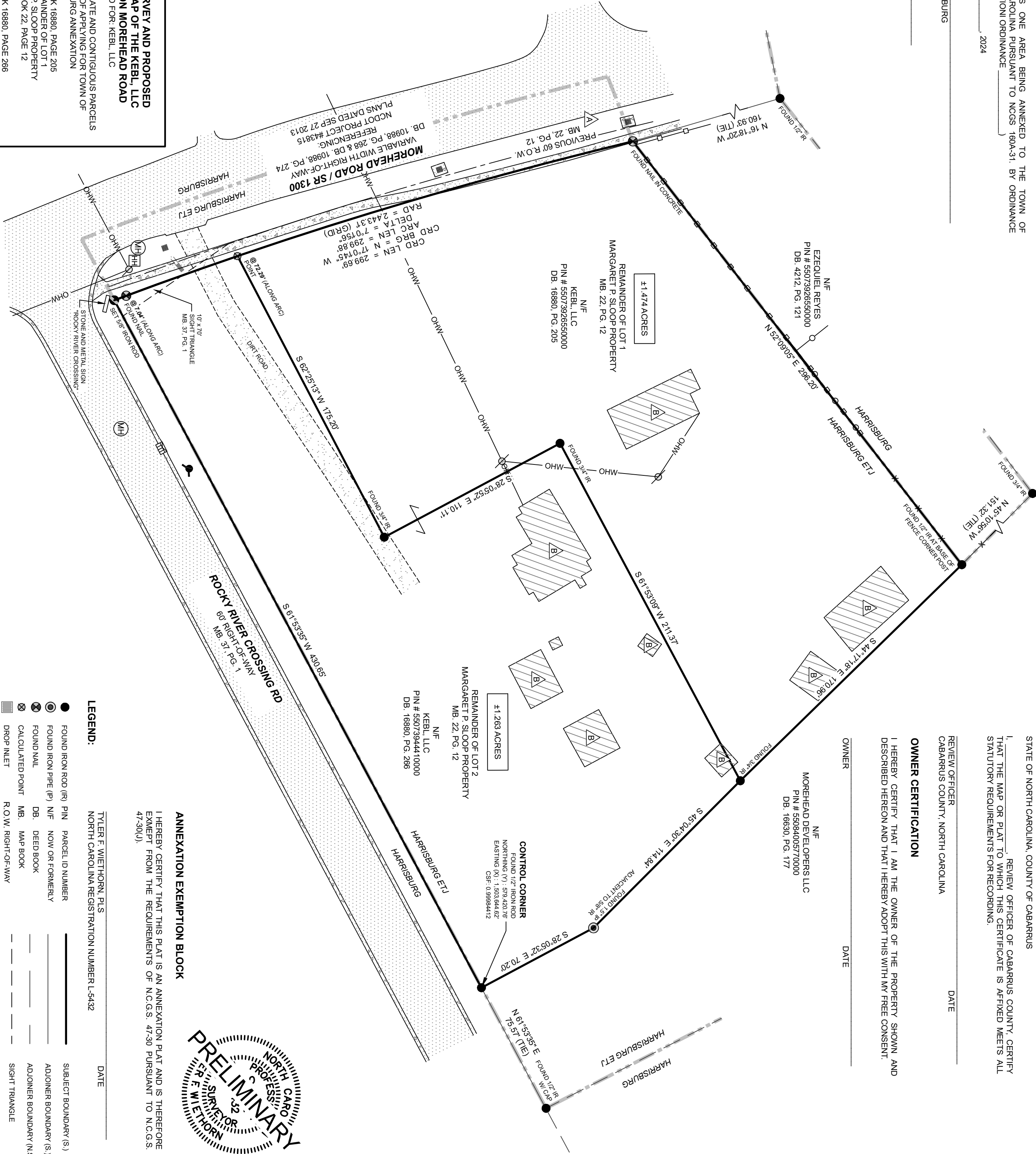
PROVIDED FOR: KEBL, LLC

DESCRIBING TWO SEPARATE AND CONTIGUOUS PARCELS FOR THE PURPOSE OF APPLYING FOR TOWN OF HARRISBURG ANNEXATION

DEED BOOK: 16880, PAGE 205
THE REMAINDER OF LOT 1
MARGARET P. SLOOP PROPERTY
MAP BOOK 22, PAGE 12

DEED BOOK: 16880, PAGE 266
THE REMAINDER OF LOT 2
MARGARET P. SLOOP PROPERTY
MAP BOOK 22, PAGE 12

TOWNSHIP 1, HARRISBURG
CABARRUS COUNTY, NORTH CAROLINA



- ZONING AND SETBACKS:**
- PER CABARRUS COUNTY GIS, SUBJECT PARCEL IS CLASSIFIED AS ZONE "X" (RESIDENTIAL MEDIUM DENSITY).
 - MINIMUM BUILDING STRUCTURE SETBACKS:
- | | PRINCIPAL |
|-------|-----------|
| FRONT | 25' |
| SIDE | 10' / 20' |
| REAR | 25' |
- SIDE SETBACK IS 10' FOR INTERIOR SIDE, 20' FOR EXTERIOR SIDE.
 - ALWAYS CONTACT THE PRESIDING JURISDICTIONS' PLANNING OFFICE PRIOR TO ANY FURTHER IMPROVEMENTS OR DEVELOPMENT.

- FLOOD AND WATERSHED NOTES:**
- PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA FIRM PANEL NO. 3710560700K WITH AN EFFECTIVE DATE OF 11/16/2018.
 - PER CABARRUS COUNTY GIS, THIS PARCEL IS NOT LOCATED WITHIN A PROTECTED WATERSHED.

LEGEND:

●	FOUND IRON ROD (IR)	PIN	PARCEL ID NUMBER
○	FOUND IRON PIPE (IP)	N/F	NOW OR FORMERLY
⊗	FOUND NAIL	DB	DEED BOOK
⊗	CALCULATED POINT	MB	MAP BOOK
⊗	DROP INLET	R.O.W.	RIGHT-OF-WAY
⊗	CURB INLET	CSF	COMBINED SCALE FACTOR
⊗	UTILITY POLE	(S)	SURVEYED LINE
⊗	HYDRANT	(NS)	NOT-SURVEYED LINE
⊗	MANHOLE	←	LAND HOOK
⊗	TELECOM HANDHOLE	↖	LINE BREAK
			ASPHALT
			CONCRETE
			DIRT

DATE

—	SUBJECT BOUNDARY (S)
—	ADJONER BOUNDARY (S)
—	ADJONER BOUNDARY (NS)
—	SIGHT TRIANGLE
—	RIGHT-OF-WAY
—	APPROX. TOWN LIMITS
—	WOOD FENCE
—	WIRE FENCE
—	CHAIN LINK FENCE
—	OH WIRE
—	CULVERT

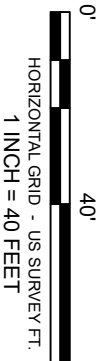
- ADDITIONAL NOTES:**
- MAP BOOK 22, PAGE 12 DESCRIBES SUBJECT PARCELS AS EXTENDING TO THE CENTERLINE OF MOREHEAD ROAD, SUBJECT TO A 60' RIGHT-OF-WAY. DEED BOOK 10988, PAGE 266, AND DEED BOOK 10988, PAGE 274, DESCRIBE PORTIONS OF SUBJECT PARCEL OUTSIDE OF PRESUMED EXISTING 60' RIGHT-OF-WAY. CONVEYED IN FEET TO NCDOT SURVEYOR. FOUND NO RECORDS HAVING CONVEYED OR DEDICATED LANDS FALLING WITHIN ORIGINAL 60' RIGHT-OF-WAY.
 - IMPROVEMENT IS IN DISREPAIR AND IS PROPOSED TO BE REMOVED PENDING APPROPRIATE PERMITS.
- SURVEY NOTES:**
- THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT. THIS MAP REFLECTS ONLY THE DOCUMENTS EXPRESSLY REFERENCED, WHICH WERE LOCATED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK. PROPERTY IS SUBJECT TO ANY ITEMS OF RECORD, INCLUDING ADDITIONAL CONVEYANCES, EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS THAT MAY HAVE BEEN DISCLOSED BY A COMPLETE AND ACCURATE TITLE EXAMINATION.
 - LAND SURVEYS DO NOT DETERMINE LAND OWNERSHIP, CONVEY TITLE, OR GRANT RIGHTS.
 - THIS SURVEY INCLUDES A RETRACEMENT OF AN EXISTING BOUNDARY, IS BASED ON THE BEST AVAILABLE EVIDENCE AND REFERENCED DOCUMENTS, AND REPRESENTS THE PROFESSIONAL OPINION OF THE SURVEYOR.
 - REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
 - AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
 - ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
 - ANY TIE TO A MONUMENT BEING "LEFT" OR "RIGHT" IS PERPENDICULAR RELATIVE TO THE DIRECTION OF THE REFERENCED LINE. ANY CALL TO A FEATURE BEING "IN" OR "OUT" IS RELATIVE TO THE SUBJECT PROPERTY BOUNDARY LINE MEASURED PERPENDICULAR.
 - A FEATURE BEING SHOWN AS "IN" OR "OUT" OF THE SUBJECT PROPERTY LINE MAY BE CONSIDERED AN ENCROACHMENT. THIS SURVEY MAKES NO CERTIFICATION OR STATEMENT AS TO THE RIGHTS (UNWRITTEN, ADVERSE, OR OTHERWISE) TO ANY ENCROACHED AREA.
 - THE DELINEATED BOUNDARIES OF ANY GRAVEL OR DIRT AREAS ARE INTENDED TO APPROXIMATE OBSERVED USAGE AND SHOULD NOT BE RELIED UPON AS DEFINITIVE BOUNDARY OF DEPICTED MATERIAL.

- CLASS OF SURVEY:** B
POSITIONAL ACCURACY: ± 0.12' ± 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: MAY 2024
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORRS RTN
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99984412
UNITS: US SURVEY FEET
- THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) * AS CERTIFIED ON INDICATED DATE.
- THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED, PER G.S. 47-30 SECTION F-11. THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.
- PRELIMINARY PLAT**
NOT FOR RECORDATION,
CONVEYANCES, OR SALES.
- TYLER F. WIETHORN, PLS DATE _____
NORTH CAROLINA REGISTRATION NUMBER L-5432

NCSPC GRID - NAD83 (2011)



VICINITY MAP (NOT TO SCALE)





TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Cellular Equipment Lease Agreement Extension with Verizon Wireless

Presenting Personnel:

Mallory Hodgson, Public Works Director

Suggested Motion or Action:

If approved:

Motion to approve the attached First Amendment to the Lease Agreement with Cellco Partnership d/b/a Verizon Wireless to extend the current agreement for lease of cellular equipment on the elevated water tank at 8893 Rocky River Road for two (2) additional five (5) year periods beginning April 2025 until March 2035 with a rate to begin at \$36,000 per year with a 3% rate increase on each anniversary of the Commencement Date.

Description/Background:

In 2014, the Town and Verizon Wireless agreed to a lease arrangement to allow Verizon to utilize its facilities on the Town's Water Tower at 8893 Rocky River Road. Verizon seeks to extend the lease agreement, which expires on March 31, 2025. Upon expiration of the current term, the amendment will automatically extend for two additional five year terms unless Verizon terminates the agreement, which requires at least six months notice prior to the end of the current, or then-current term. The annual rent shall increase on April 1, 2025 to \$36,000 which will be paid in monthly installments. Further, the agreement shall have an annual rent increase of 3% on each anniversary of the commencement date.

Staff negotiated the easement payment up from a projected value of \$32,254 in 2025 to the current value of \$36,000 to account for inflation that exceeded the 3% annual rental increase.

Per NCGS 160A-272, lease extensions require 30 days public notice by publication. The publication ran on July 10, 2024, to provide the 30-day public notice.

Recommendation:

Staff recommends approval of the attached amendment to the lease agreement.

Fiscal Impact:

The fiscal impact of the amendment to the lease agreement is a revenue of \$36,000 annually, which shall increase by 3% each year on the anniversary date. The lease extension agreement amendment has been reviewed by the Town attorney. The total lease revenue that would be realized over the life of these two additional five-year lease terms would amount to approximately \$460,000.

Attachments:

1. Verizon Wireless Lease - 1st Amendment
2. Public Notice

FIRST AMENDMENT TO WATER TOWER LEASE AGREEMENT

This First Amendment to Water Tower Lease Agreement (this "Amendment") is made this ____ day of _____, 20____, by and between **Town of Harrisburg**, hereinafter "Lessor", and **Celco Partnership** d/b/a Verizon Wireless, hereinafter "Lessee". Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as the "Party".

WHEREAS, Lessor and Lessee, or their predecessors in interest, entered into a Water Tower Lease Agreement dated December 15, 2014 (the "Agreement") whereby Lessee leases from Lessor a portion of Lessor's land and space on Lessor's water tower located at 8893 Rocky River Road, Harrisburg, Cabarrus County, North Carolina., as further described in the Agreement;

WHEREAS, the term of the Agreement will expire on March 31, 2025 and Lessor and Lessee hereby desire to amend the Agreement for the purpose of adding two (2) additional five (5) year Renewal Terms as hereinafter described.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereto agree to be legally bound to this Amendment as follows:

1. The above recitals are incorporated herein by reference. Except as expressly set forth in this Amendment, all defined terms herein used shall have the same meaning as set forth in the Agreement.
2. Effective upon the expiration of the current term, the Agreement shall automatically be extended for two (2) additional five (5) year extension terms unless Lessee terminates the Agreement by giving Lessor written notice of the intent to terminate at least six (6) months prior to the end of the current term or then current term.
3. Commencing on April 1, 2025 the total annual rent shall be increased to \$36,000.00 which will continue to be paid in equal monthly installments. In addition, the Parties acknowledge and agree that pursuant to Paragraph 5 of the Agreement annual rent shall increase during the additional extension terms on each anniversary of the Commencement Date by three percent (3%).
4. All remaining provisions of the Agreement shall remain in full force and effect as to all other terms and conditions, and shall remain binding on the Parties hereto. The Parties hereby ratify the Agreement, as amended by this Amendment.
5. The Agreement and this Amendment contain all agreements, promises or understandings between Lessor and Lessee and no verbal or oral agreements, promises or understandings shall be binding upon either the Lessor or Lessee in any dispute, controversy or proceeding at law, and any addition, variation or modification to the Agreement and/or this Amendment shall be void and ineffective unless made in writing and signed by the Parties. In the event any provision of the Agreement and/or this Amendment is found to be invalid or unenforceable, such a finding shall not affect the validity and enforceability of the remaining provisions of the Agreement and/or this Amendment. Each of the Parties hereto warrants to the other that the person or persons executing this Amendment on behalf of such party has the full right, power and authority to enter into and execute this Amendment on such Party's behalf and that no consent from any other person or entity is necessary as a condition precedent to the legal effect of this Amendment.

IN WITNESS WHEREOF, the Parties have set forth their hand and seal as of the date indicated above.

LESSOR:

Town of Harrisburg

By: _____ (Seal)

Name: _____

Title: _____

Date: _____

LESSEE:

Cellco Partnership

d/b/a Verizon Wireless

By: _____ (Seal)

Name: _____

Title: _____

Date: _____



INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Concord Independent Tribune** on the dates indicated below. If changes are needed, please contact us prior to deadline at help@column.us

Notice ID: JkfqQJusAeAgbqk818YM | **Proof Updated: Jun. 12, 2024 at 11:09am EDT**
Notice Name: Public Notice - Verizon Cell Tower Lease

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Janet Rackley
jrackley@harrisburgnc.org
(704) 455-0705

FILING FOR

Concord Independent Tribune

Columns Wide: 2

Ad Class: Legals

07/10/2024: General Legal	62.11
Affidavit Fee	20.00

Total	\$82.11
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See Proof on Next Page

Town of Harrisburg Public Notice

Verizon Wireless entered into a Water Tower Lease agreement with the Town of Harrisburg on December 15, 2014, whereby Verizon leases from the Town a portion of the Town's land and space on the Town's water tower at 8893 Rocky River Road, Harrisburg, NC. Verizon Wireless seeks to renew its lease agreement with the Town for the purpose of adding two (2) additional five (5) year renewal terms to the contract. The total annual rent shall be increased to \$36,000 which will be paid in equal monthly installments. The annual rent shall increase during the extension terms on each anniversary of the commencement date by three percent (3%). The lease agreement is intended to be presented to the Harrisburg Town Council for approval on August 12, 2024.
Publication Dates: July 10, 2024. #####

TPMA

Town of Harrisburg 2024 Strategic Economic Development Plan

Place the Date Here.

Submitted to

The Town of Harrisburg



Submitted by



Table of Contents

Executive Summary.....	3
Introduction.....	7
Summary of Key Findings.....	11
Demographics.....	11
Population.....	11
Age and Sex	12
Workforce and Industry	16
Infrastructure and Key Assets.....	21
Targeted Industry Analysis	25
Traded Industry Clusters.....	25
Local Industry Clusters	28
Stakeholder Engagement.....	30
Internal Assessment & Framework.....	33
Internal Practice Domains.....	33
Assessment of Current Practices.....	36
Strategic Economic Development Framework	40
Top Priority Strategic Recommendations.....	40
Strategic Focus Area Framework	42
Appendix.....	56
Appendix A: Quantitative Discovery	56
Demographic Overview	56
Livability	61
Harrisburg Livability	64
Workforce Trends.....	67
Economic Prosperity	72
Innovation Intelligence	74
Local Business Tax Rates and Incentives	76
Appendix B: Document Review Summary	77
Key Findings.....	78

Appendix C: Regional Target Industry Analysis 80

Appendix D: Stakeholder Engagement Overview..... 82

 Leadership Interviews..... 82

 In-Person Workshop Summary..... 83

 Public Survey..... 86

 Public Open House 91

DRAFT

Executive Summary

ABOUT ECONOMIC DEVELOPMENT

Successful economic development is paramount for the long-term sustainability of any dynamic community. Despite common misconceptions, economic development is more than just attracting new investment and new businesses. At its core, it is about supporting existing businesses and cultivating an environment where local businesses can thrive. When your existing business base is supported, it will prosper, grow, and create family-sustaining jobs for residents. When aspiring entrepreneurs feel supported, they're more likely to invest and take the necessary risks to start and grow a business.

High-performing local governments, those committed to local economic development, understand how to provide appropriate resources and services to support local businesses. They facilitate a vibrant economy by investing in infrastructure and providing core services that improve the lives of everyday citizens. They collaborate and coordinate with local and regional partners to ensure that the business community has access to programming, resources, tools, and talent.

Local government must play a role in creating a favorable local economic climate. The private sector, including developers, investors, and business owners, often must collaborate with local, state, and federal agencies. Efficient zoning approvals, streamlined permitting processes, modern infrastructure, safe communities, and customer service-focused government actors enhance the local climate for job creators.

Ultimately, the goal of local economic development should be to facilitate a robust and diverse tax base. A diversified local economy is more resilient in times of uncertainty. A community is at risk if its tax base is overly reliant on one employer or sector. As such, local economic development leaders must diversify their business base by attracting new businesses, supporting existing businesses, and cultivating new entrepreneurs.

KEY TAKEAWAYS

Harrisburg is growing. The Town of Harrisburg has great potential to become a healthy, robust, equitable, and prosperous local economy. It is one of the fastest-growing communities in North Carolina, and some growth models estimate that the town will reach a population of approximately 30,000 by 2030.

Residents in Harrisburg are highly educated. The high level of educational achievement in Harrisburg and Cabarrus County surpasses that of the rest of North Carolina. A deep talent pool is attractive to existing and potential businesses and investors.

Harrisburg has exceptional access to transportation routes.

Harrisburg's proximity to major highways and interstates enables access to regional markets, enhancing opportunities for growth and expansion. This is a key determinant for corporate site selection decision-makers.

The town has limited employment opportunities for residents. Most of the resident workforce travels 30 minutes or more to work in locations outside of Harrisburg.

Harrisburg lacks business development support and the capacity to appropriately address its economic development needs. Informed by the discovery phase of the planning process, there is a perception that an increase in resources, funding, and capacity would better support Harrisburg's economic development efforts.

The town lacks meaningful partnerships with other economic development organizations. The stakeholder engagement findings suggest that Harrisburg would benefit from increased collaboration and coordination with regional and state economic development partners.

Because no formal outreach program exists within the town, many businesses may not be aware of the available resources.

Stakeholders have identified gaps in services needed to support the existing business base.

Residents and stakeholders wish to maintain and improve Harrisburg's high quality of life and 'small-town charm.'

Stakeholders expressed interest in increasing local entertainment options, retail and shopping amenities, and walkability, particularly in the Town Center. Housing studies, long-term planning

initiatives, and infrastructure planning will be helpful in determining the next steps needed to meet those goals.

ABBREVIATED STRATEGIC FRAMEWORK

Top Priority Strategic Recommendations

Strategy 1: Invest in Economic Development

Strategy 2: Focus on Coordination and Collaboration

Strategic Focus Area Framework

Strategic Focus Area 1: Business Retention and Expansion

Strategy 1.1: Invest resources to support a formal Business Retention and Expansion Outreach (BRE) program.

Strategy 1.2: Consistently analyze and evaluate the business climate in Harrisburg, periodically updating and revising service provision, programmatic offerings, and resources as appropriate.

Strategy 1.3: Incorporate economic resiliency best practices to ensure the Harrisburg business community is prepared to withstand economic disruptions.

Strategic Focus Area 2: Economic Development Marketing and Attraction

Strategy 2.1: Invest resources to develop an economic development marketing and business attraction campaign.

Strategy 2.2: Take intentional steps to ensure Harrisburg has an inventory of suitable facilities and development-ready land to attract new investment.

Strategic Focus Area 3: Entrepreneurial Support and Small Business Development

Strategy 3.1: Formalize a small business support ecosystem in Harrisburg.

Strategy 3.2: Take intentional steps to create more awareness about entrepreneurs and entrepreneurial support services in Harrisburg.

Strategic Focus Area 4: Quality of Life and Livability

Strategy 4.1: Incorporate economic development priorities into long-range planning initiatives.

Strategy 4.2: Explore ways to activate space along the Town Center, creating demand for additional retail and commercial amenities.

DRAFT

Introduction

“The Town of Harrisburg is a family-oriented community dedicated to providing quality amenities, increasing connectivity, and supporting the thriving local business environment.”

Harrisburg, North Carolina

The Town of Harrisburg, North Carolina, was incorporated in 1973 in Cabarrus County, immediately adjacent to Mecklenburg County and within the Charlotte metropolitan region. With a population of approximately 21,000 residents, Harrisburg is one of the fastest-growing communities in North Carolina. Located near the University of North Carolina at Charlotte and the Charlotte Motor Speedway (CMS), Harrisburg is only thirty minutes from Uptown Charlotte. Harrisburg is within five miles of I-485, which connects to I-85 and I-77. In recent years, the area has been attracting primarily residential development. Still, with the completion of I-485, it is becoming increasingly attractive as a destination for commercial and industrial growth and development.

In 2015, Harrisburg was listed as one of the top fifty best places to live in the United States by Money Magazine. Living in Harrisburg, North Carolina, offers a harmonious blend of small-town charm and urban convenience, with one of its notable advantages being its proximity to Charlotte and Concord. Residents enjoy the best of both worlds – the tranquility of suburban life in Harrisburg and easy access to Charlotte and Concord's vibrant cultural, economic, and entertainment offerings. This valuable location also allows for quick and convenient access to world-class amenities, including an international airport, Interstate 85 and 485, professional sports, cultural events, and a thriving culinary scene, making Harrisburg an ideal choice for those seeking a balanced and enriching lifestyle. In 2023, the Town of Harrisburg celebrated its fiftieth year. Positioned between two of the fastest-growing cities in the country, Charlotte and Concord, Harrisburg has access to higher education institutions, major regional employers, and well-known tourist destinations in the Charlotte region.

Town of Harrisburg Mission

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

Town of Harrisburg Values

- Honesty & Trust,
- Commitment,
- Compassion,
- Community & Relationships,
- Collaboration,
- and Accountability.

As the Town of Harrisburg commemorates its fiftieth anniversary, the community is excited to present the 2024 Strategic Economic Development Plan (SEDP) that will guide economic development efforts for the next five years.

Project Scope

In March 2023, the Town of Harrisburg released a Request for Qualifications (RFQ) soliciting the services of a professional consulting firm to complete a Strategic Economic Development Plan. The project aimed to explore existing economic conditions, create an updated SEDP, and outline implementation steps for the next one to five years. TPMA was selected to facilitate the creation of the SEDP in July 2023.

Process & Methodology

TPMA utilized an integrative methodology to develop the town’s SEDP. The project comprised four interconnected activities: analysis, engagement, alignment, and action.

The analysis phase of the project involved an extensive and comprehensive review of historical and current planning documents from local, regional, and state resources and a quantitative data scan and analysis. The data scan was used to complete a summary of current economic conditions.

Various stakeholder engagement interviews and in-person focus groups were conducted, ensuring a diverse range of voices were heard. This inclusive approach allowed a broad cross-section of community leaders to contribute to creating the new economic development goals and strategic focus areas presented in this plan. Furthermore, a public survey and public open house were organized, providing opportunities

for residents, businesses, and workers to express their views on the identified priorities and proposed strategies.

Lastly, informed by the results of the analysis and alignment phases of the planning process, the project team developed a strategic framework and corresponding tactics for Harrisburg to consider in the short, medium, and long term to achieve a shared vision for Harrisburg's economic future.

Defining a 'Strategic Economic Development Plan'

According to the International Economic Development Council, economic development is defined as "programs, policies, and activities that seek to improve the well-being and quality of life for a community by creating and retaining jobs and providing a stable tax base." More succinctly, "economic development is a revenue strategy for a community, generating additional tax dollars from new business investment." However, one person or entity cannot do this alone. Local economic development practitioners must act as community leaders and collaborate with key stakeholders, including elected officials, workforce development organizations, higher education entities, other civic and community leaders, and the private sector. They must identify strengths, weaknesses, opportunities, and threats to the economic ecosystem. Once identified, economic developers and stakeholders can implement strategies to support strengths and opportunities while mitigating weaknesses and threats through the strategic planning process.

An economic development strategic plan can serve as a galvanizing tool, enabling leaders to leverage resources and identify opportunities for collaboration. For the Town of Harrisburg, a Strategic Economic Development Plan (SEDP) allows a community to envision the future of economic development and to take the appropriate steps to achieve desired outcomes. SEDPs are critical for a prosperous future, long-term economic viability, and a high quality of life for current and future residents.

The following SEDP, customized specifically for Harrisburg, attempts to answer three main questions:

- **Where are we** (What is our current economic base)?
- **Where do we want to go** (What are the opportunities for economic base expansion, and what can we do to share the benefits of economic growth across the Town)?

- **How do we get there** (What is our implementation plan)?

Following a structure outlined by the International Economic Development Council, TPMA and Harrisburg leadership developed a SEDP that provides:

- A realistic appraisal of available assets, challenges, and opportunities through quantitative and qualitative analyses
- Internal assessment of departmental assets and economic development practices
- A list of high-potential priority industry clusters
- A strategic framework for Harrisburg leaders to consider, including goals, strategies, and tactics.

Summary of Key Findings

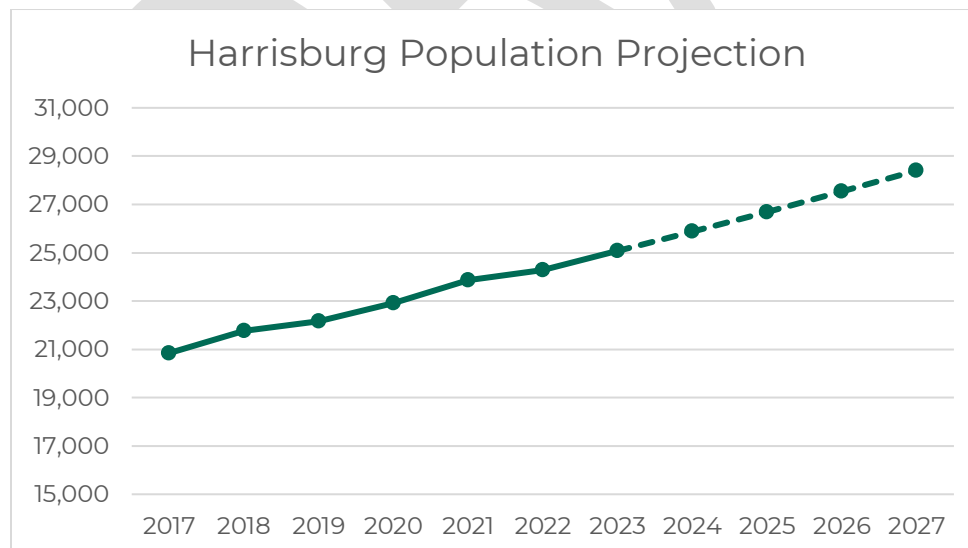
The following is a presentation of key data points uncovered during the discovery and research phases of the strategic planning process. For a full overview of quantitative findings, please see Appendix A. For a full review of desktop research and historical planning documents, please see Appendix B.

Demographics

Population

As of 2022, the Town of Harrisburg had an estimated population of 20,653¹. Linear growth models estimate that the town will reach a population of approximately 30,000 by 2030. The Town of Harrisburg has grown at a moderately higher rate than Cabarrus County as a whole, though the trend is forecasted to slow in coming years.

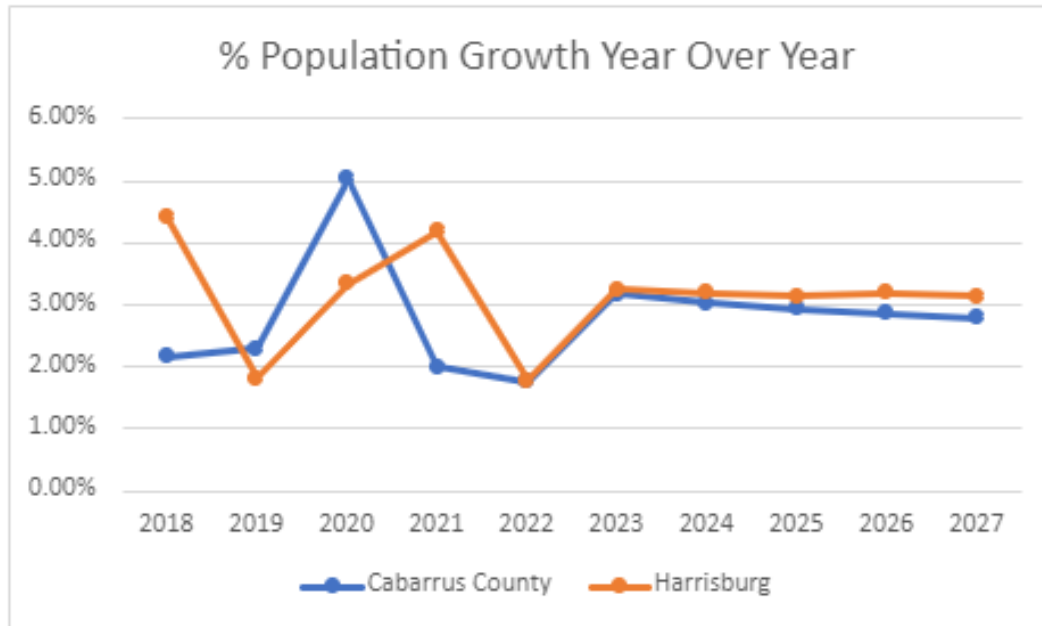
Exhibit 1: Population Projection



¹ based on actual single-family permits issued, using the U.S. Census person/household multiplier of 3.55 pph

Source: Lightcast Population Projections, 2024

Exhibit 2: Historical and Projected Percent Population Growth Year Over Year 2018-2027

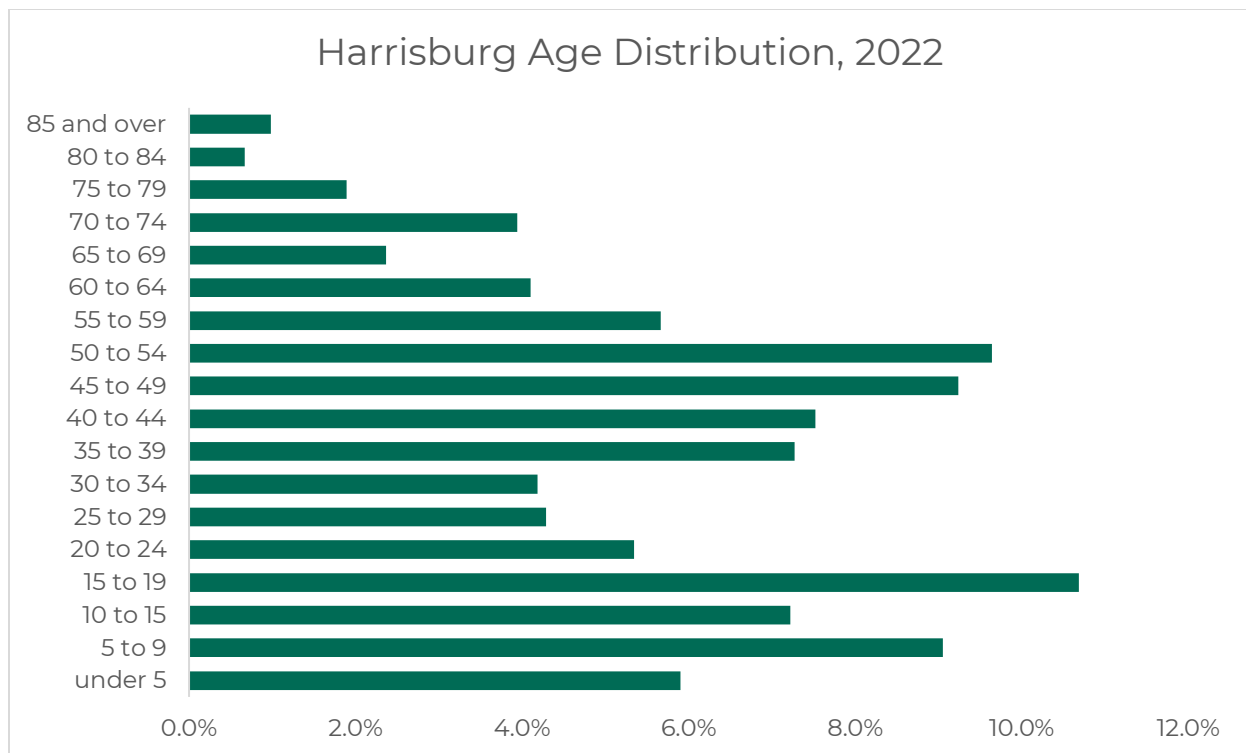


Source: Lightcast Population Projections, 2024

Age and Sex

The town of Harrisburg has an ageing population, with disproportionately large populations of people between the ages of 40 and 60. The impacts of an aging population can be found across communities. Housing requirements vary for the aging and elderly, labor shortages appear in industries reliant on an older workforce, and demand for healthcare resources expands, including both labor and facilities. Communities across the country are grappling with this change and how they will adapt to it.

Exhibit 3: Age and Sex

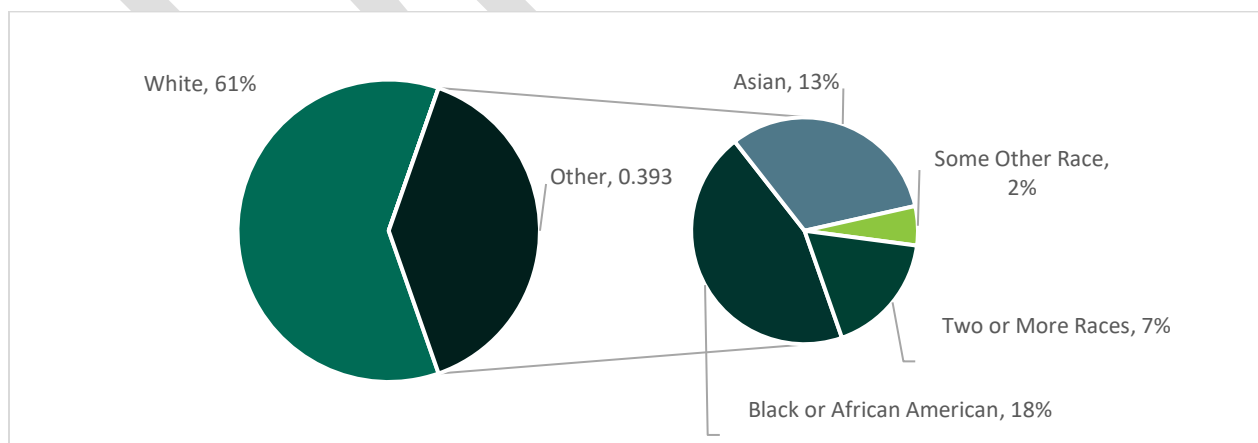


Source: American Community Survey 2022 5-Year Estimates

Race and Ethnicity

Harrisburg's population is approximately 60% white, but the town is slightly more diverse than the county and state. The second and third largest racial demographics are Black and African American (17.6%) and Asian (12.6%) residents.

Exhibit 4: Race and Ethnicity



Source: American Community Survey 2022 5-Year Estimates

Income and Wages

The cost of living in Cabarrus County is approximately 3% lower than the national average²The living wage calculation table demonstrates the hourly wage needed to afford necessities such as housing, groceries, transportation, and childcare. Calculations are based on an annual 2,080 working hours (52 40-hour weeks). In the case of a two-adult household with both adults working, the displayed wage refers to what each adult needs to earn, as opposed to both combined. This data is not meant to be viewed as prescriptive - but rather to demonstrate the income necessary to provide for different household types.

Exhibit 5: Living Wage Calculations for Cabarrus County

	<u>1 Adult</u>	<u>2 Adults (1 Working)</u>	<u>2 Adults (Both Working)</u>
<i>No Children</i>	\$18.20	\$28.22	\$14.11
<i>1 Child</i>	\$37.05	\$34.68	\$20.47
<i>2 Children</i>	\$47.93	\$39.66	\$26.08
<i>3 Children</i>	\$62.95	\$43.96	\$31.36

Source: MIT Living Wage Calculator, 2023

The median household income in Cabarrus County is \$83,828, and \$134,767 in Harrisburg (more than twice the state median)³. Harrisburg's income distribution differs significantly from that of the state and county, with nearly 65% of households earning \$100,000 or more and over 20% earning \$200,000 or more. Poverty rates in Harrisburg reflect this, sitting at approximately 3% of the total population, compared with 8% in the county and 13% in the state⁴.

Cabarrus County employs just under 92,000 people, approximately 7,000 of whom are employed in Harrisburg, which makes up 7% of the county's total employment.

Exhibit 6: Income Distribution in the Past 12 Months; 2022

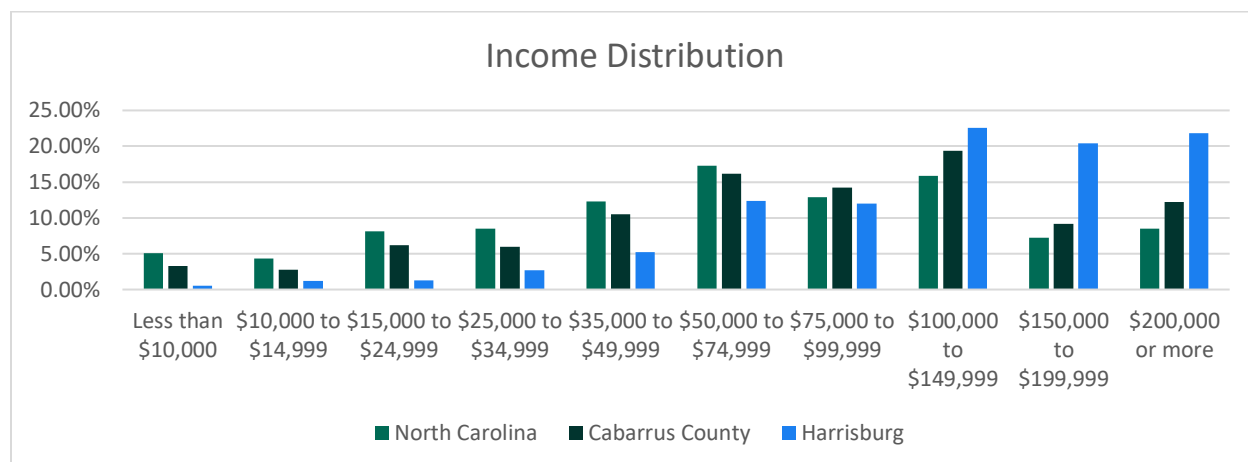
Harrisburg, North Carolina, experienced a consistent increase in income throughout the twelve months of 2022. This rise can be attributed

² Lightcast, 2024

³ American Community Survey 5-Year Estimates, 2022

⁴ American Community Survey 5-Year Estimates, 2022

partly to the migration of higher-income individuals from the Northeast but mainly stems from the region's overall growth.



Source: American Community Survey 2022 5-Year Estimates

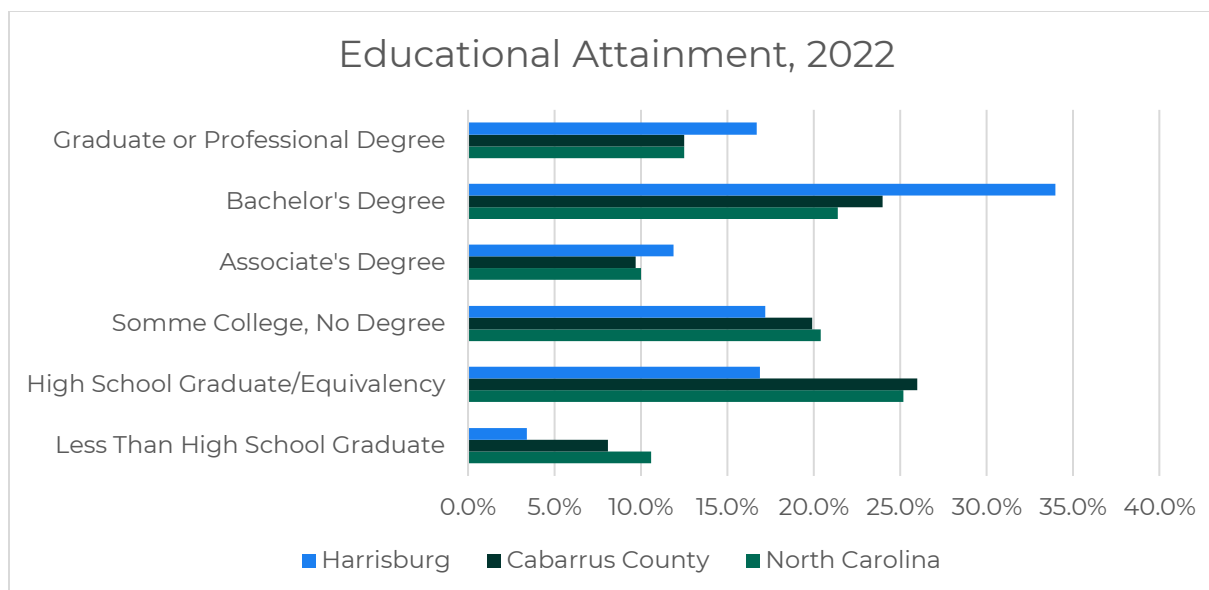
Educational Attainment

Residents in Harrisburg are highly educated. Approximately 97% of the population holds a high school diploma or better, and 50% has a bachelor's degree or higher. Harrisburg's high school diploma attainment rate is 7% higher than the state, and the town's bachelor's (or higher) attainment is 17% higher than the state. See the exhibit on educational attainment for further details.

The town is served by the Cabarrus County School District, with two elementary schools, a middle school, and a high school within town limits. Rowan-Cabarrus Community College (RCCC) also serves the community, with locations throughout Cabarrus County offering various programs and courses. The University of North Carolina (UNC) Charlotte is also located just 4.5 miles from Harrisburg, serving both the town's residents and the greater Charlotte region.

The high level of educational achievement in Harrisburg and Cabarrus County surpasses that of the rest of North Carolina, resulting in a highly valuable workforce for the Charlotte metro area.

Exhibit 7: Educational Attainment, 2022



Source: American Community Survey 2022 5-Year Estimates

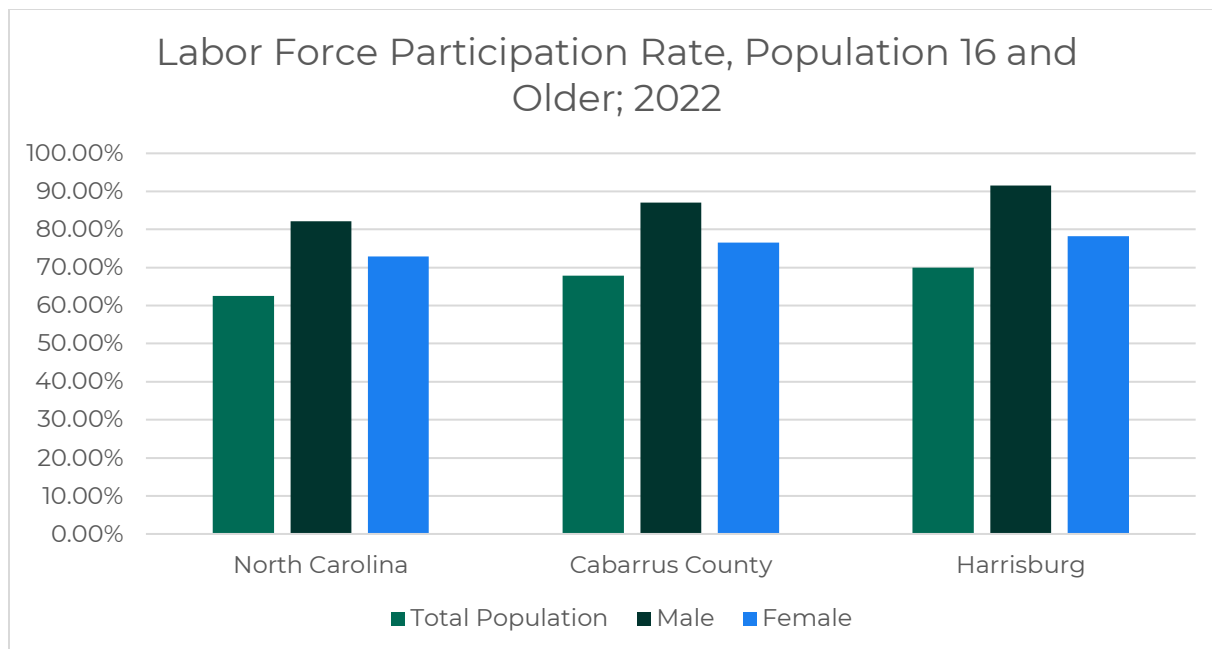
Workforce and Industry

Labor Force Participation Trends

Labor Force participation rates in Cabarrus County have consistently been between 4% - 6% higher than the state average, with Harrisburg slightly higher than the county⁵. This remains the case for both men and women, though it is worth noting that the difference between male and female labor force participation is higher in Harrisburg than in the county or state. While the cause for this discrepancy can vary, it is common in wealthier communities where more families can afford for only one parent to work outside the home.

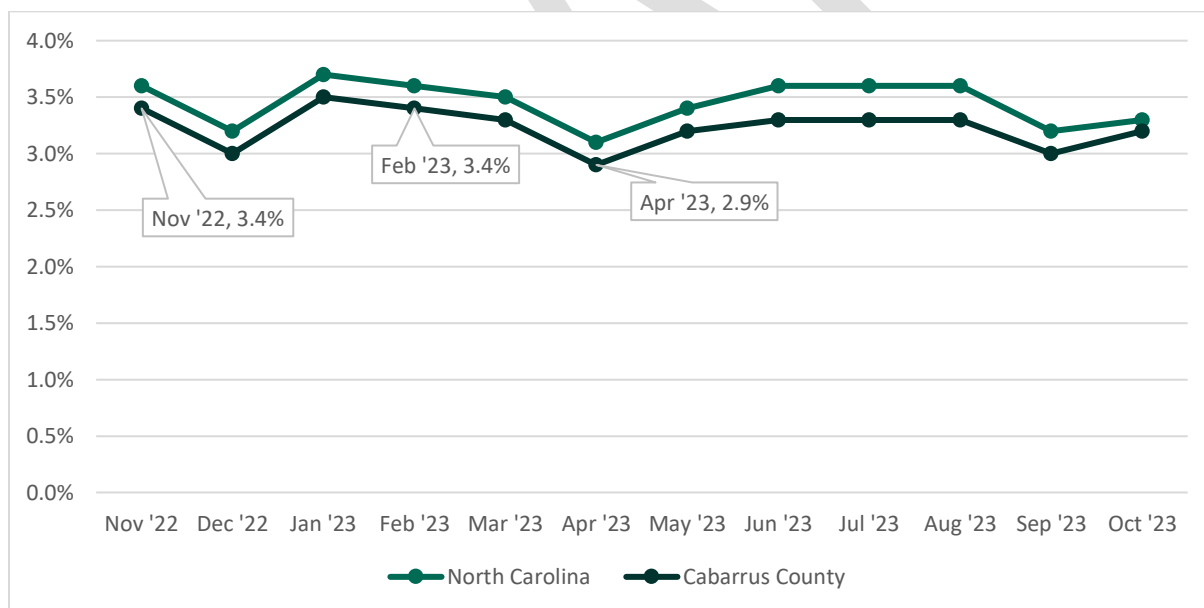
Exhibit 8: Labor Force Participation Rate, Population 16 years and older by sex, 2022

⁵ American Community Survey 5-Year Estimates, 2012-2022



Source: American Community Survey 5-Year Estimates

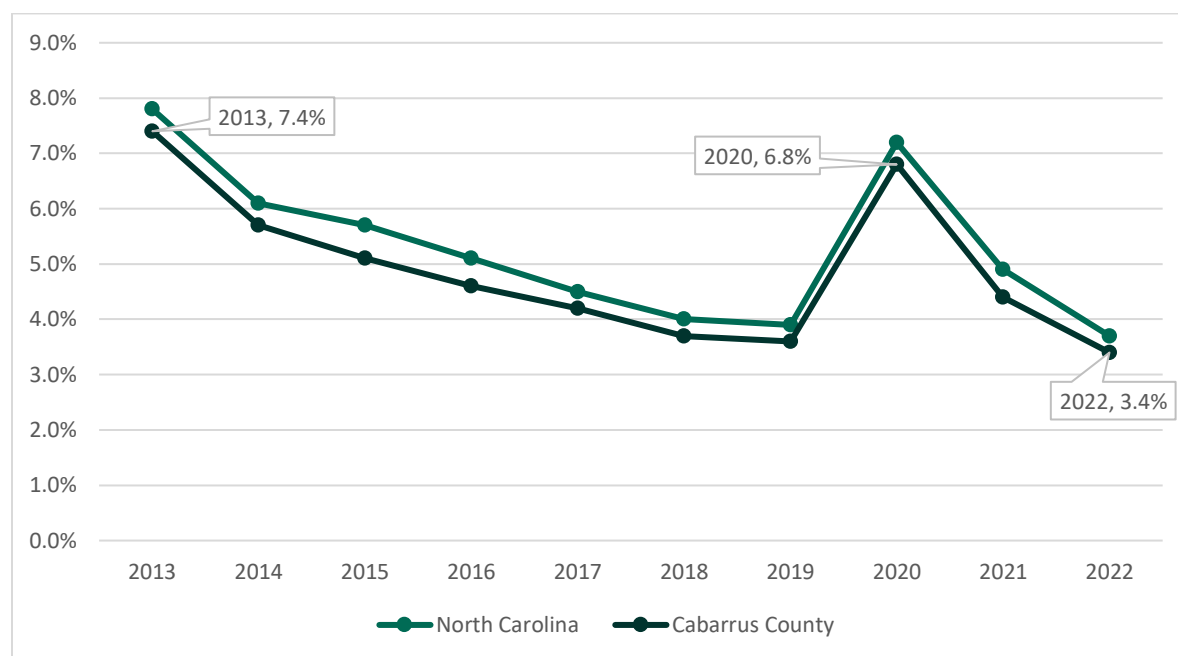
Exhibit 9: 12-month Unemployment Rate, November 2023-October 2024



Source: NC Department of Commerce LAUS

Unemployment in Cabarrus County remained slightly below the state average over the most recently reported 12-month period between November 2022 and October 2023. Unemployment in the county was at a 12-month high in November of 2022 and February of 2023 at 3.4% and reached its lowest point in April of 2023 at 2.9%, averaging 3.3%.

Exhibit 10: Unemployment Rate Annual Averages, 2013-2022



Source: NC Department of Commerce LAUS

Industries and Occupations

The largest industries in Harrisburg (by 3-digit NAICS code) included Food Services and Drinking Places, Local Government, Professional, Scientific, and Technical Services, and Administrative and Support Services. These industries are also some of the largest contributors to GRP, in addition to Merchant Wholesalers of Nondurable and Durable Goods. Notably, while not currently one of the largest industries, Couriers and Messengers are slated to have the largest growth in the next 5 years⁶. Appendix II provides a more detailed look at the town's top industries, including employment, growth, employment concentration, and GRP.

Industry Description	Jobs 2022	GRP 2022
<i>Food Services and Drinking Places</i>	919	\$20,472,322
<i>Local Government</i>	790	\$63,549,293

⁶ Lightcast

<i>Professional, Scientific, and Technical Services</i>	440	\$47,826,930
<i>Administrative and Support Services</i>	421	\$28,928,355
<i>Merchant Wholesalers (Nondurable Goods)</i>	344	\$62,471,945

Source: Lightcast, 2023

The largest occupations in the Town of Harrisburg include Material Moving Workers, Retail Sales Workers, Motor Vehicle Operators, and Cooks and Food Preparation Workers. Material Moving and Cooks and Food Preparation Workers are slated to see the largest growth between 2022 and 2027. Of the top ten occupations in the town, median wages range from \$22,634 (Food and Beverage Serving Workers) to \$93,039 (Computer Occupations), with an average of \$42,405⁷. Appendix A provides a more detailed look at the top occupations in the town, including employment, growth, employment concentration, and median annual wages.

Occupation	Jobs 2022	Median Annual Wages
Material Moving Workers	672	\$30,667
Retail Sales Workers	426	\$25,972
Motor Vehicle Workers	385	\$36,510
Cooks and Food Preparation Workers	374	\$32,706

Source: Lightcast 2023

Entrepreneurship & Innovation

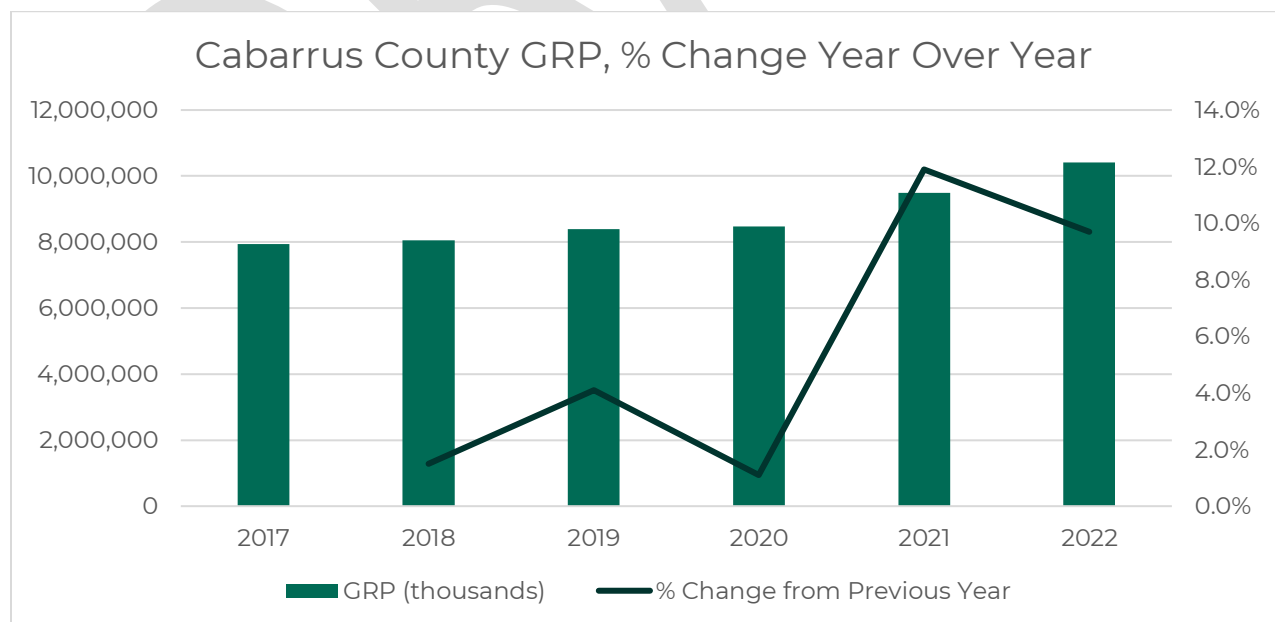
Entrepreneurship and innovation are burgeoning in Harrisburg, North Carolina, as the town experiences growth and economic development.

⁷ Lightcast

While traditionally known for its suburban charm, Harrisburg has seen an influx of businesses and startups fueled by a supportive community and strategic location within the Charlotte metropolitan area. Local entrepreneurs leverage resources and networking opportunities to establish innovative ventures across various sectors, from technology and healthcare to retail and hospitality. Initiatives such as business incubators, networking events, and mentorship programs foster a culture of entrepreneurship, encouraging individuals to pursue their business ideas and contribute to the local economy. Furthermore, Harrisburg's proximity to major highways and interstates facilitates access to regional markets, enhancing opportunities for growth and expansion. As entrepreneurship thrives in Harrisburg, the town is poised to become a hub of innovation, driving economic prosperity and community vitality for years.

It is important to note that much of the data related to gross regional product (GRP) and entrepreneurship is collected and reported on a county-level basis. For this reason, the data visualizations below show county data. That being said, the business environment in the county has an enormous impact on businesses operating in the Town of Harrisburg, and using these data points as a reference can help identify key areas to focus the Town's resources, financial and otherwise.

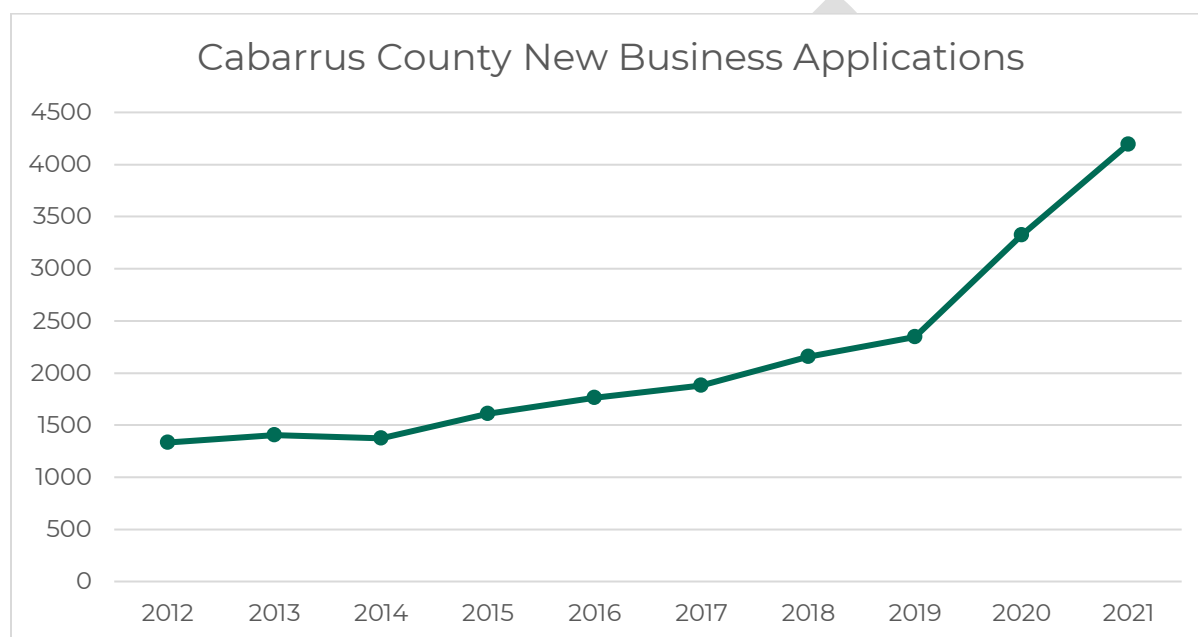
Exhibit 11: Cabarrus County Annual GRP and % Growth, Current-Year Dollars; 2017-2022



Source: Bureau of Economic Analysis

Cabarrus County's gross domestic product in 2022 reached a 5-year high at \$10.4 billion, making up just under 10% of the GDP for the Charlotte MSA. The county has seen a compound annual growth rate of 5.6% since 2017, slightly below the MSA's 6.4%⁸.

Exhibit 12: Cabarrus County New Business Applications, 2012-2021



Source: US Department of Commerce

Infrastructure and Key Assets

Access to Transportation Assets

The Town benefits from a well-connected transportation network of several highways and interstates. Interstate 485 (I-485), known as the Charlotte Outer Loop, encircles the metropolitan area and provides convenient access to Harrisburg via exits like Exit 36 (Rocky River Road) and Exit 33, connecting to Interstate 85 (I-85). I-85 is a major artery running northeast-southwest, passing through Harrisburg and linking it to Charlotte in the southwest and Concord, Salisbury, and beyond in the northeast. U.S. Route 29 (US 29) parallels I-85 and offers an alternative route for travel between Harrisburg and nearby towns and cities. Additionally, North Carolina Highway 49 (NC 49), intersecting

⁸ Bureau of Economic Analysis Regional Data

with I-485, traverses Harrisburg and facilitates travel to neighboring areas such as Concord and Mount Pleasant.

The Town of Harrisburg has direct access to international and regional airports within a twenty-five-mile radius. Charlotte Douglas International Airport, twenty-five miles from Harrisburg, is considered one of the world's busiest airports. In 2022, the Airports Council International placed Charlotte Douglas as number seven in the United States and worldwide for aircraft movements. In 2023, the airport's air traffic reached over 53,445,770, setting a record-breaking year.⁹ The regional airport, Concord-Padgett Regional Airport, eight miles from Harrisburg, is owned by the City of Concord and mainly used for passenger aviation services.

Town Center

Harrisburg's Main Street and the surrounding area are referred to as the "Town Center." Town Hall is located here. The area is highly walkable and can potentially become a magnet for activity. While this node is easily accessible from Highway 49 or Roberta Road, gateways and wayfinding signs may need to be improved.

Primarily, residential development borders the area to the north and east of the Town Center. The proximity of residential assets is promising for future community engagement here. Additional plans for increasing multimodal transportation connectivity for residents and visitors could further this opportunity.

Currently, many of the buildings in the Town Center are occupied by health and wellness-related businesses. In fact, the road parallel to Main Street in the Town Center is named "Physicians Boulevard."

However, to the west of Town Hall, as Main Street intersects with Roberta Road, one can find cafes and eateries, salons and spas, and various services amongst the optometrists and dentists. For many residents and workers in Harrisburg, this hints at additional possibilities for the area to attract retail, food and beverage, arts and culture, and other complementary businesses. When found with some density in an attractive, walkable area, such businesses can become magnets for casual gatherings.

⁹ Retrieved May 28, 2024, from <https://aci.aero/2023/07/19/aci-world-confirms-top-20-busiest-airports-worldwide/>

Morehead Road

Harrisburg's interests along Morehead Road may be particularly intriguing to potential industries. The corridor runs from Highway 49 through some residential neighborhoods and onto Concord Parkway (Route 29), intersecting at the Charlotte Motor Speedway. To the west of that junction, Harrisburg has additional opportunities.

Available properties here have easy and quick connections to major transportation routes, such as I-85, I-485, Concord Parkway, and Highway 49. An extension of Caldwell Road to Concord Parkway (Route 29) would provide additional and valuable connectivity and access to this development node.

Properties along the Morehead Road corridor, especially those at the western intersection, would be suitable for a variety of developments. An industrial park could provide a unique opportunity for economic diversification and relieve the pressure Harrisburg experiences due to significant reliance on the residential tax base. For this area, Harrisburg may do well to target tech-based businesses. Select manufacturing and distribution might thrive in this area due to the proximity of interstate access. The town might also consider Morehead Road for businesses complementary to the Charlotte Motor Speedway, such as lodging and attractions.

Highway 49

Harrisburg's primary corridor, Highway 49, connects I-485 to and through the town. It provides an enviable fast connection to Charlotte and is often the gateway to the Harrisburg experience. Traveling along the corridor, however, one may not recognize the entrance into town limits. As Harrisburg continues to develop its unique identity, efforts should be made to provide a more distinct marker to promote interest in the community.

Highway 49 has significant traffic, with many motorists utilizing the road as a fast route to their destination. The corridor is home to most of the retail, dining, and service business options in the community. Traffic calming measures could encourage residents, visitors, and passerby travelers to take note of businesses and amenities offered along the route. Adjustments could also be made to draw attention to points of interest, such as improved signage or public art.

Sections of the corridor are in need of revitalization and development. Empty storefronts in out-of-date strip malls could be renovated and repurposed. There are undeveloped lots that could be utilized for business or community amenities. Harrisburg should actively pursue upscaling and developing these properties to attract target industries. Select locations that might be appropriate for distribution or light manufacturing. Overall, the corridor is likely best suited for industries such as business and IT services or tourism-related businesses such as higher-end retailers and restaurants desired by local residents. Additional opportunities could be available in the future with an extension of Caldwell Road to Concord Parkway (Route 29).

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Targeted Industry Analysis

In addition to a high-level overview of large and growing industries and occupations in the Town of Harrisburg, the team investigated potential target industries that would serve the town's larger economic strategic goals in coming years. This analysis included an independent study of the existing businesses and workforce in Harrisburg and the incorporation of the region's strategic plans and target industries.

To identify potential target industry clusters, the team analyzed the existing industries using 6-digit NAICS codes, applying the following criteria:

- What industries are projected to see growth* between 2022-2027?
- Does the industry have an employment concentration greater than the national average?
- Do average industry earnings meet or exceed the average wage per job?

*Note: projected industry growth is determined via Lightcast projection models, which consider historical changes in employment and national and regional economic trends.

These industries were then organized by industry clusters, divided between traded and local industry clusters. Traded clusters are groups of related industries that serve markets beyond the region, while local clusters consist of industries that primarily serve the local market. Local clusters are prevalent in every area of the country to some degree, regardless of competitive advantages, and a region's employment often primarily comes from these industries. Since they're tied to their region, they are likely not exposed to competition from other regions.

Traded Industry Clusters

To further narrow down potential traded industry clusters to target in Harrisburg, industry data for the town was compared to the goals and target industries identified by the Centralina CEDS and Cabarrus County's Target Industry Analysis. Aligning strategies for the Town of

Harrisburg with regional goals and targets helps strengthen tactics and allows for more support from the surrounding region.

After reviewing the priority target industries on both the regional and county levels, the team cross-analyzed the data with those clusters previously identified as potential targets for Harrisburg. The final clusters and the associated strongest sub-industries are outlined below. For a more thorough analysis of the regional target industry research, please see Appendix C.

Manufacturing

Manufacturing industries and industry clusters were identified as priorities at both the regional and county levels, and Harrisburg shows strengths in several of these clusters. Biopharmaceuticals is also included here, though it could be listed separately, because the presence in Harrisburg specifically relates to pharmaceutical manufacturing.

Traded Cluster	Sub Industries
Vulcanized & Fired Materials	Pressed & Blown Glass & Glassware Manufacturing
Downstream Metal Products	Fabricated Structural Metal Manufacturing
	Misc. Fabricated Metal Product Manufacturing
Automotive	Automobile & Light Duty Motor Vehicle Manufacturing
Biopharmaceuticals	Pharmaceutical Preparation Manufacturing

Distribution and Electronic Commerce

While not specifically discussed in the Centralina CEDS, this category is highlighted by the county's strategic plan and supports more than 300 jobs in the town.

Traded Cluster	Sub Industries
----------------	----------------

Distribution and Electronic Commerce	Photographic Equipment & Supplies Merchant Wholesalers
	Medical, Dental, & Hospital Equipment & Supplies Merchant Wholesalers
	Industrial Machinery & Equipment Merchant Wholesalers
	Printing & Writing Paper Merchant Wholesalers
	Wine & Distilled Alcoholic Beverage Merchant Wholesalers

Business and IT Services

Information Technology and Financial Services are discussed in detail in the Centralina CEDS and identified as emerging industries by the county strategic plan. While Harrisburg is not rich in employment in this category, the town does host several businesses that provide services in the IT and business services clusters.

Traded Cluster	Sub Industries
Business Services	Administrative Management & General Management Consulting Services
Information Technology & Analytical Instruments	Computer Systems Design Services
Marketing, Design, & Publishing	Marketing Consulting Services

Tourism and Entertainment

The Town of Harrisburg also hosts a unique attraction in the county that supports jobs in the tourism industry cluster. While tourism is not discussed as a target industry by the CEDS or county strategic plan, both plans discuss its importance in the region.

Traded Cluster	Sub Industries
Hospitality & Tourism	Racetracks
Performing Arts	Promoters of Performing Arts, Sports, & Similar Events Without Facilities

Local Industry Clusters

As local industry clusters are present to some degree in most communities, targeting individual clusters for growth is primarily a matter of local priorities and interest. Combining the above criteria with input from town leadership and stakeholders resulted in the following target local industry clusters.

Local Cluster	Description
Commercial Services	This cluster can include professional services, commercial photography, printing, laundry services, building and repair services, and some types of retail.
Education	This cluster includes public and private schools, job training services, and recreational education, such as fine arts schools or driving education.
Financial Services	This cluster includes financial services most often utilized by residents, such as local commercial banks and credit unions, tax preparation services, and insurance agencies and brokerages.
Food & Beverage Processing & Distribution	This cluster includes all local food distribution, including wholesalers, grocery stores and markets, bakeries and other specialty food retailers, and alcoholic beverage sales. It also includes convenience stores and mobile food vendors.

Health Services	Like the previous cluster, health services cover a wide range of industries. These include all healthcare provider offices, hospitals, home and residential care services, funeral homes and crematories, drug stores, and medical equipment distribution.
Real Estate	In addition to traditional real estate agencies and services, this cluster includes general and specialty contractors, developers, and construction services, wholesaling, retailing, and distribution.

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Stakeholder Engagement

Stakeholders are individuals, businesses, and organizations that are interested in or can influence the success of the Strategic Economic Development Plan. These stakeholders include those who live, work, and do business in Harrisburg, as well as those who have contextual information and expertise of the economic ecosystem surrounding Harrisburg. The Town of Harrisburg staff and TPMA collaborated to curate a diverse list of over sixty key stakeholders representing government, economic development, transportation and utilities, healthcare, education, business and industry, and community-based organizations.

Various engagements were planned, including leadership interviews, key stakeholder workshops, a public survey, and an open house. Each engagement is summarized below, and a more detailed analysis of each can be found in Appendix B.

Engagement	Purpose	Summary
Leadership Interviews	Interviews allowed the project team to garner contextual insights into previous economic development strategies, the progress of those initiatives, and the success of prior planning efforts.	After ten interviews with elected officials, business owners, and other community leaders, three themes emerged: lack of business development support, mixed perceptions of the town, and local and regional challenges.
Stakeholder Workshop	The workshop allowed key stakeholders to collaborate on the Harrisburg vision for economic development, SWOT analysis to identify stakeholder priorities, and potential challenges and	On December 7 - 8, 2023, the Town of Harrisburg held two stakeholder workshops to inform its Strategic Economic Development Plan (SEDP). In total, twenty-three stakeholders participated in the sessions

	solutions to implement in the strategic plan.	that focused on developing a vision for the plan, SWOT analysis, and identified challenges and solutions.
Public Survey	The public survey allowed the public to provide insight and feedback on recommended strategies and the community consensus of priorities. It also revealed what strategies needed to be modified to gain public support.	On January 18, 2024, the Town of Harrisburg launched a public survey to inform its Strategic Economic Development Plan (SEDP). The survey was distributed via press releases, social media, key stakeholder outreach, presentations to community organizations, and word of mouth. It closed on February 2, 2024, with 416 responses submitted.
Public Open House	The goal of the open house was to gain consensus from the public on proposed strategies and tactics for the Town of Harrisburg to prioritize.	The open house occurred at Town Hall on February 29, 2024, from 4:00 p.m. to 7:00 p.m. Participants were asked to use color-coded sticky dots to indicate their agreement with and priority for the proposed focus areas, strategies, and tactics. Additionally, participants were encouraged to utilize sticky notes to provide feedback, resources, insight, or interest in the goals, strategies, and tactics.

Key Themes from Stakeholder Engagement

Throughout the stakeholder engagement process and through the various methodologies, several key themes emerged. Those themes are

summarized below. A full analysis of stakeholder engagement can be found in Appendix D.

- Stakeholders demonstrated some skepticism about local economic development due to a history of economic development strategic plans not being implemented. However, participants also recognized and acknowledged a more consistent effort from the current leadership.
- Stakeholders noted a lack of trusting relationships between town leadership and the business community. This lack of trust is derived from feelings of an 'anti-business' stance from previous town leaders, a lack of clear vision, and a perception that local government regulations have hindered business expansion opportunities.
- There is a perception among stakeholders that Harrisburg lacks meaningful relationships with regional economic development organizations, hindering the town's ability to collaborate on economic development initiatives.
- Additionally, participants were optimistic about the potential to continue activating green space and improving the town's appearance through intentional beautification efforts.
- Further, improving the quality of place in Harrisburg was a priority across all stakeholder engagements, including interviews and focus groups, as shown in the community survey results.
- Quality of life priorities revealed across all stakeholder engagements included improving traffic flow, enhancing walkability and bikeability, preserving and activating greenspace, activating the Town Center, and improving access to high-speed internet.
- Survey results showed that a majority of residents are traveling outside of Harrisburg for work, including a large percentage of workers traveling more than 30 minutes for employment.
- Survey participants cited adding restaurant, retail, and recreational amenities as top business development priorities.

Internal Assessment & Framework

Internal Practice Domains

Methodology

TPMA considered four key factors and numerous industry “best practices” when developing its methodology to conduct an internal assessment of the current state of the Town of Harrisburg's economic development initiatives. By incorporating "best practices," the town leadership can address opportunities to improve economic prosperity and leverage strengths and assets in economic development strategies.

Based on the research collected for this study, economic practices fall within four domains:

- department policies and capacity,
- department resources and assets,
- existing programs and services,
- and formal and informal partnerships.

For each of the four domains, we explore best practices that support the evaluation of the Internal Assessment Scorecard.

Department Policies and Capacity

The “Department Policies and Capacity” domain analyzes core internal components focusing on qualitative assets. These components display how sufficiently the town utilizes internal assets.

Best Practice	Key Indicators
Leadership support.	How well are leaders equipped with knowledge, resources, and information on basic Economic Development concepts?
Utilization of past and current plans.	How has the town implemented past Economic development plans to accomplish set goals? Has the town

	utilized updated plans to accommodate economic shifts and goal outcomes?
Applied performance Metrics.	Does the town monitor and evaluate metrics related to established goals and strategies? Are metrics related to overall programs and services? How are metrics reported internally and externally?
Defined vision and purpose.	Is there a clear vision and purpose, and how it's utilized in Town Government support?
Adoption of a “future-ready” mindset.	How knowledgeable are staff in identifying and applying emerging economic development trends?

Department Resources and Assets

“Department Resources and Assets” analyzes core internal components focusing on quantitative assets. These components display how sufficiently the town utilizes internal skills and tangible assets.

Best Practice	Key Indicators
Speculative real estate inventory.	Does the Town of Harrisburg own, lease, or manage real estate or equipment assets?
Financial resources.	How diverse are revenue streams and financial assets to support programs and services?
Available staff capacity and skill set.	Does staff have dedicated roles, skills, and knowledge to implement economic development practices and goals? How credible are our programs amongst stakeholders?
Policies promoting economic development.	Are political, legislative, cultural, or environmental policies preventing or hindering economic development? Can the permitting and licensing process be

	improved for optimal coordination between economic development players?
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Existing Programs and Services

Existing programs and services analyze core external components that focus on the quality and utilization of services. These components display how services benefit target markets adequately.

Best Practice	Key Indicators
Clearly defined target industries.	Does the town have defined target industries (supported by economic base data and analysis) that encourage attraction and expansion opportunities in Harrisburg?
Ease of access to critical information.	How accessible are programs and services to stakeholders? Does provide quality, easy-to-read information about Harrisburg and site selection assets?
Access to capital.	Does the town provide gap financing or other specialized financing tools for customers?
Clearly defined customer base.	Does the town know the customer base directly benefiting from economic development programs and services?
Incorporation of economic resiliency practice.	Does the town consider economic resiliency practices when developing technical programs and services?
Incorporation of equitable economic development practices.	Does the town consider a Diversity, Equity, and Inclusion (DEI) lens to engage diverse groups and businesses of Harrisburg? How aware is town leadership of DEI Economic Development practices?

Formal and Informal Partnerships

Formal and informal partnerships analyze core internal and external components that focus on the strength and influence of key partners. These components display how adequately leadership and staff connect with, utilize, and sustain relations with critical economic development partners.

Best Practice	Key Indicators
Local, regional, and state alignment and collaboration.	How extensively does the town interact with local, regional, and state partners? How is leadership involved with partner activities and events?
Volunteer network.	Does the town rely on a network of volunteers with dedicated time and skills contributing to the town's vision and goals?
Formal partnerships.	Does the town have existing MOAs (Memorandum of Agreement) and other binding agreements? How extensive are formal agreements with partners?
Public awareness of Department Roles in ED.	Are stakeholders and constituents aware of services and programs and the benefits?

Assessment of Current Practices

Methodology

The project team conducted a general analysis of the department's current practices, offered programs, and services and how those are communicated both to internal and external stakeholders.

The analysis continued to compare practices to similar organizations with similar practices, developing a "scorecard" for the town to follow. The scorecard provides a quality rating and improvement system to implement best practices.

Scorecard

The TPMA team reviewed this report's "best practices," "key indicators," and the Stakeholder Engagement Summary of Findings data analysis and compared them to current practices, past plans, documents, and other information provided by Harrisburg leadership when this report was completed. The scores below reflect a score based on a sliding scale from 1 to 4, 1 being "inactive" to 4 being "progressive." The score indicates how the town implements standards and best practices from the practice domain sections above.

Scorecard Ranking & Definition	
Ranking	Definition
Progressive (4)	The town cultivates innovative, "future-ready" practices, tools, and strategies to support and prosper economic development.
Proactive (3)	The town anticipates and plans for changes and economic shifts and builds strategy with key stakeholders and partners.
Reactive (2)	The town utilizes tools or resources to support economic development practices, but actions result in little to no advancement of economic development strategy.
Inactive (1)	The town practices do not actively reflect tools or resources to support economic development strategy.

Domain	Best Practice	PEED Score
Department Policies and Capacity	Leadership support.	2
	Utilization of past and current plans.	1
	Applied performance Metrics.	1
	Defined vision and purpose.	1
	Adoption of a "future-ready" mindset.	2
	Speculative real estate inventory.	1

Department Resources and Assets	Financial resources.	1
	Available staff capacity and skill set.	2
	Policies promoting economic development.	2
Existing Programs and Services	Clearly defined target industries.	1
	Ease of access to critical information.	2
	Access to capital.	1
	Clearly defined customer base.	1
	Incorporation of economic resiliency practice.	1
	Incorporation of equitable economic development practices.	1
Formal and Informal Partnerships	Local, regional, and state alignment and collaboration.	1
	Volunteer network.	1
	Formal partnerships.	1
	Public awareness of Department Roles in ED.	1

Internal Assessment Summary

In recent years, the Town of Harrisburg leadership and staff have taken aggressive steps to realign community resources and assets to enhance the town's economic prosperity. The leadership has utilized local plans like the 2018 Harrisburg Land Use Plan, 2020 Community Transportation Plan, and the Highway 49 Corridor Plan, among other local and county plans and initiatives. With the “new wave” of town leadership, Harrisburg has been able to critically assess some of the best practices listed above to implement strategies to promote economic development in the town. Although the leadership has taken extensive steps in creating economic development strategies, there are opportunities to strengthen leadership efforts to further the economic prosperity of Harrisburg.

When it comes to Department Policies and Capacity and Resources and Assets domains, these have the greatest opportunity to continue to build on. As mentioned previously, the leadership driving these initiatives is motivated and shows great support in achieving success.

They are interested in developing strategies that promote economic growth and look to implement strategies that support an innovative ecosystem. The planning department currently has four full-time staff members but lacks a full-time staff member dedicated to economic development. Additionally, staff are not offered opportunities to enhance their economic development competencies and expertise.

Regarding financial resources, the Town does offer “tax-based incentive grants,” but the policies need to be clearer about the intended user and outline the benefits of utilizing the incentives. The town should continue to develop a clear vision and purpose for economic development incentives, with the intentionality of users. Additionally, the town should consider utilizing other gap financing strategies and other partner financing tools to stimulate private investment in Harrisburg. The town should utilize ongoing plans and develop metrics around those identified strategies to unify the vision for economic development.

Harrisburg scores lowest in the Existing Programs and Services and Formal and Informal Partnerships domains. The project team consistently saw concern about the need for more partnerships and a disconnect between the town and key stakeholders.

In terms of marketing the town, the Harrisburg website is easy to navigate and includes modern features. However, because of the department's unclear vision, programs and services offered for a target customer base are vague, and some of the links are broken or simply not linked, hindering the website's accessibility.

Overall, Harrisburg's leadership and stakeholders are motivated and excited to continue driving economic development and implementing strategies that best position the city's future. The strategies presented in this plan address these critical best practices, which Harrisburg leadership should consider prioritizing and implementing within the next five years.

Strategic Economic Development Framework

Top Priority Strategic Recommendations

Strategy 1: Invest in Economic Development

To compete in the increasingly sophisticated and globally competitive landscape of economic development, communities need a budget that is reflective of their commitment to real economic growth. A demonstrated commitment will ensure Harrisburg has the talent, expertise, and resources to support existing businesses, cultivate new business starts, attract outside investment, and maintain a high quality of life for current and future residents. As such, Harrisburg should dedicate resources to ensure that it can deliver the key functional services of a successful economic development entity:

- **Business Retention and Expansion:** the ability to maintain and expand current business efforts within a community.
- **Business Attraction and Marketing:** the ability to attract businesses to relocate or conduct new business within a community.
- **Entrepreneurial Development:** the ability to encourage, sustain, and support local business entrepreneurs within a community.
- **Quality of Life:** the ability to invest and plan, ensuring economic development is supported by an environment rich in quality-of-life amenities.

Harrisburg leadership should prioritize the following tactics to activate economic development and position the community for future success. Without proper investment, the strategic framework presented later in this plan will be difficult to activate.

- **Tactic 1:** Advocate for a sustainable budget for an official Economic Development Department. A suitable budget for a department of this size will be between \$750,000-\$1,250,000

- **Tactic 2:** Hire an Economic Development Director. This should be the first official hire for the newly imagined economic development department. A reasonable salary for a qualified Director is between \$100,000-\$125,000 annually.
- **Tactic 3:** Empower the new Economic Development Director to hire a Business Outreach Specialist. A reasonable salary for a qualified Business Outreach Specialist is between \$75,000-\$100,000

Strategy 2: Focus on Coordination and Collaboration

The Town of Harrisburg does not exist in a vacuum. To successfully activate an economic development agenda, Harrisburg leadership must collaborate and increase collaboration with local, regional, state, and federal economic development partners. Throughout this planning process, it became increasingly clear that Harrisburg does not have the relationships, both formal and informal, with the appropriate economic stakeholders across the region. To activate the strategies and tactics outlined in this plan, Harrisburg leadership needs to recognize the importance of collaborating with the multitude of organizations across the region that have the resources, expertise, connections, and access needed to support existing businesses, attract new businesses, and facilitate more small business activity.

- **Tactic 1:** Designate an official economic development representative to appropriate and relevant regional economic development organization's board of directors. Relevant organizations could include:
 - Cabarrus Economic Development Corporation
 - Centralina Economic Development District
 - Centralina Workforce Development Board
- **Tactic 2:** Meet regularly with the Southeast Region representative of the Economic Development Partnership of North Carolina.
- **Tactic 3:** Meet regularly with local, state, and federal elected leaders to ensure these elected representatives are informed of the economic priorities of the community.

Strategic Focus Area Framework

Strategic Focus Area 1: Business Retention and Expansion

The core of any economic development strategy should be allocating resources to facilitate local business retention and expansion (BRE) opportunities. From a cost-benefit standpoint, dedicating and deploying resources to existing businesses - those who have planted their proverbial flag in the ground - makes good financial sense. A comprehensive and sophisticated approach to BRE ensures your most committed economic development stakeholders, private businesses, are well-positioned to retain and create more local jobs.

The Challenge: Although residents and business leaders recognize the current efforts being made by town leadership to maintain relationships with existing businesses, there is currently no formal economic development department within the Town of Harrisburg and no formal business retention and expansion (BRE) outreach program. Efforts could be made to ensure existing businesses have the tools, resources, and connections needed to prosper and grow.

Rationale: No formal business outreach program currently exists. Many businesses in the Town of Harrisburg may not be aware of the economic development resources available to them.

The Goal: Develop a formal Business Retention and Expansion (BRE) outreach program that helps create an environment where local businesses can utilize local and regional resources to ensure they are competitively positioned to stay and grow in the Town of Harrisburg.

Strategy 1.1: Invest resources to support a formal Business Retention and Expansion Outreach (BRE) program.

Business Retention and Expansion Outreach (BRE) programs are critical to any economic development ecosystem for various reasons. Successful BRE programs enable communities to maintain an up-to-date picture of the local economy. By visiting companies and conducting business outreach surveys, economic development practitioners are in a unique position to not only assist the individual company but also derive anonymous, aggregated information to better understand local economic trends. This information can be used to inform policy, programs, and resources to better meet the needs of the business community.

- **Tactic 1.1.1:** Develop a staffing plan and economic development department budget to ensure Harrisburg has the human resources to conduct proactive outreach to existing businesses.
- **Tactic 1.1.2:** Meet regularly with town council representatives to communicate the business case for funding to develop and maintain a formal BRE program. To increase transparency and collaboration, consider creating a quarterly or annual report of economic development activities and outcomes to share with the council and other relevant stakeholders. These stakeholders could include other local and regional economic and workforce development organizations.
- **Tactic 1.1.3:** Develop an appropriate job description for the new Economic Development Director. Work with the new director to develop a job description for the Business Outreach Specialist, including annual business outreach goals and objectives.
- **Tactic 1.1.4:** Consider using the identified target industries in this plan to prioritize business outreach activity.
- **Tactic 1.1.5:** Identify funding for adopting a customer relationship management (CRM) system to track business outreach activity, increase communication and collaboration, and identify trends to inform future economic development initiatives.
- **Tactic 1.1.6:** Build relationships with representatives from NCWorks Business Edge network to coordinate business outreach visits to companies on the 'early warning' list, which identifies firms at risk for layoffs or closures.
- **Tactic 1.1.7:** Coordinate with local and regional economic development and workforce development partners to create marketing collateral and digital assets to promote the business retention and expansion program.

Best Practices

SANTA CLARITA VALLEY ECONOMIC DEVELOPMENT CORPORATION, BUSINESS SURVEY

The SVC EDC conducted a business survey with over 155 local companies in 2022 to assess the business climate and quality of life in the region.

<https://www.scvedc.org/blog/2022-santa-clarita-valley-business-survey>

ST. LOUIS ECONOMIC DEVELOPMENT PARTNERSHIP, BRE INITIATIVE

The BRE Initiative links St. Louis companies with government and economic development officials to ensure business owners, leaders, and entrepreneurs know who to contact regarding opportunities or challenges.

<https://stlpartnership.com/businessretentionandexpansion/>

ARLINGTON ECONOMIC DEVELOPMENT, ARLINGTON BUSINESS APPRECIATION MONTH COORDINATED VISITS

Following two years of virtual engagement with businesses during COVID, Arlington Economic Development (AED) aimed to connect companies with valuable resource partners via BRE visits during Business Appreciation Month.

<https://www.arlingtoneconomicdevelopment.com/News-Resources/Blog/Honoring-the-Business-Community-During-Business-Appreciation-Month>

Resources

BLUEDOT, ECONOMIC DEVELOPMENT PLATFORM

Bluedot is a tailor-made business retention, attraction, and workforce development online platform and customer relations management tool.

<https://www.bludot.io/>

EXECUTIVEPULSE, ECONOMIC DEVELOPMENT PLATFORM

ExecutivePulse is the only Customer Relationship Management (CRM) solution built by economic developers for economic developers. The CRM's intuitive design allows users to easily create at-a-glance reports and presentations, optimize their internal and external communication, and track the progress of their initiatives.

<https://www.executivepulse.com/>

Strategy 1.2: Consistently analyze and evaluate the business climate in Harrisburg, periodically updating and revising service provision, programmatic offerings, and resources as appropriate.

- **Tactic 1.2.1:** Consider conducting annual surveys with the business community to better understand the perceived business climate and the awareness and utilization of economic development resources, services, and programs. Address any gaps identified in the annual survey.
- **Tactic 1.2.2:** Collaborate with the regional workforce development board to conduct periodic surveys of the local talent and workforce needs of businesses in Harrisburg. Share this information with local school districts, trade schools, community colleges, and universities to increase synergies between talent development organizations and the private business sector.
- **Tactic 1.2.3:** Work with regional partners to identify funding opportunities to capitalize a Revolving Loan Fund to fill financing gaps for existing businesses looking to make capital investments. Once capitalized, consider using the interest and fees generated from the fund to capitalize a small business grant program.

- **Tactic 1.2.4:** When appropriate, include elected officials at business ribbon cuttings and outreach visits. Use these visits to build strong relationships and gain a deeper understanding of the opportunities and challenges small businesses face in Harrisburg.
- **Tactic 1.2.5:** Consider creating a Small Business Committee to meet with Town leadership monthly. The committee should include a diverse mix of businesses across industries, size, scale, and scope. The goal of this committee is to create a more collaborative environment between business leaders, elected officials, and town leadership. The committee should be asked to share opportunities and challenges and identify trends for the town to address.
- **Tactic 1.2.6:** Identify preexisting coalitions of regional economic development partners that meet regularly with the state and federal elected delegation, ensuring partners speak with one voice about Harrisburg's economic development needs.

Strategy 1.3: Incorporate economic resiliency best practices to ensure the Harrisburg business community is prepared to withstand economic disruptions.

- **Tactic 1.3.1:** Develop a Harrisburg Crisis Communication Playbook. The playbook should inform county leaders (including economic development leaders) how to communicate effectively and efficiently with business leaders during an emergency.
- **Tactic 1.3.2:** Consider forming a coalition of service providers tasked with supporting businesses in the event of a significant economic disruption. Develop an asset map and promotion material to ensure companies are aware of available services.
- **Tactic 1.3.3:** Incorporate emergency preparedness questions into business outreach surveys.
- **Tactic 1.3.4:** Collaborate with local resource providers to facilitate opportunities for private businesses to develop business continuity plans.
- **Tactic 1.3.5:** Collaborate with local resource providers to facilitate opportunities for private businesses to develop succession plans.

Best Practices

GREATER MEMPHIS CHAMBER, SMALL BUSINESS RESILIENCY PLAYBOOK

The Small Business Resiliency Playbook is a dynamic, multi-media platform that small businesses can access to utilize the various tools needed to survive during times of uncertainty and emergency.

Strategic Focus Area 2: Economic Development Marketing and Attraction

While business retention and expansion efforts are crucial to the mission of any community, an intentional business attraction strategy should also be designed to attract businesses that can capitalize on local assets and complement the existing business environment. The attraction of new businesses to Harrisburg will diversify the industry mix, add new jobs, and stimulate economic growth. An overreliance on any single industry can place a community in a precarious situation, and an economic disruption, like an extreme weather event or global pandemic, could cause a profound disruption to the local economy. With a sophisticated business attraction strategy, Harrisburg has an opportunity to attract new, growing industries to diversify the industry mix, create a more resilient economy, and ultimately a more prosperous Town of Harrisburg.

The Challenge: Harrisburg has many desirable assets and competitive advantages, including its proximity to the Charlotte Metro, but national and international site selectors and corporate decision-makers are not aware of the economic development opportunities available for expansion and relocation.

The Rationale: As it stands today, there is no formal economic development marketing and business attraction strategy specific to Harrisburg.

The Goal: Activate a clear vision and story to those looking to make investments or site selection decisions in the Town of Harrisburg.

Strategy 2.1: Invest resources to develop an economic development marketing and business attraction campaign.

- **Tactic 2.1.1:** Review and revise (as appropriate) professional service agreements with the Cabarrus County Chamber of Commerce, Cabarrus County Economic Development Corporation, and Centralina Economic Development District to ensure the partnership's scope includes active marketing of economic development opportunities in Harrisburg.
- **Tactic 2.1.2:** Revise the Economic Development home page on the Town of Harrisburg website. Include key metrics, datasets, competitive advantages, and key contacts on the landing page. Assign a team

member to update the page regularly, ensuring up-to-date information for site visitors.

- **Tactic 2.1.3:** Activate Harrisburg social media accounts (including Facebook, Twitter, and LinkedIn) to share information about recent economic development wins in Harrisburg.
- **Tactic 2.1.4:** Host annual site familiarization tours in Harrisburg with the Cabarrus County Economic Development Corporation and other economic development partners.
- **Tactic 2.1.5:** Work with appropriate partners to create a Harrisburg Business Ambassador Network to participate in prospective business site visits. Consider partnering with local and regional Chambers of Commerce and other economic development organizations. Private business leaders should be encouraged to advocate for Harrisburg as a desirable investment location.
- **Tactic 2.1.6:** Identify appropriate target industry trade shows and events. Consider collaborating with regional partners to attend and market through these events and communication channels.

Best Practices

FREDERICK COUNTY CHAMBER OF COMMERCE, CHAMBER AMBASSADORS

The Frederick County Chamber of Commerce Ambassador program was designed to create a link between its members and the broader community. These professionals also assist by promoting Frederick County to existing and potential new businesses.

<https://www.frederickchamber.org/ambassadors.html>

Resources

SITE SELECTION CONSULTANT DATABASE

The industry-exclusive Site Selection Consultant Database was designed by an economic developer for economic developers. It contains the names and addresses of over 3,700 people who influence corporate site selection decisions. The contacts include consultants, commercial real estate brokers, real estate services firms, architects, engineers, and more. There is no other product like this in the market for economic development organizations.

<https://siteselectiondatabase.com/>

Strategy 2.2: Take intentional steps to ensure Harrisburg has an inventory of suitable facilities and development-ready land to attract new investment.

- **Tactic 2.2.1:** Consider integrating GIS technology into the Harrisburg website to promote active commercial and industrial listings. Consider creating a Commercial Real-Estate Committee to strengthen collaboration between the town and real estate agents.
- **Tactic 2.2.2:** Reassess Harrisburg's incentive policies and Façade Improvement Program to better align with the needs of targeted industries. Actively promote the Façade Improvement Program to property owners to facilitate the collective improvement of curb appeal of commercial properties across Harrisburg.
- **Tactic 2.2.3:** Actively promote North Carolina's Community Development Block Grant and Building Reuse Program to property owners to spur reinvestment and address current commercial vacancies across Harrisburg.
- **Tactic 2.2.4:** Conduct a site readiness assessment across vacant land in Harrisburg. Work closely with public works and utility providers to understand current and future utility needs. Leverage state programs, including the Community Development Block Grant, Economic Development Program, and the Utility Account Program, to address the costs associated with required utility and infrastructure modernization.
- **Tactic 2.2.5:** Work with regional, state, and federal partners to identify funding to capitalize a real estate revolving loan fund. Harrisburg should use the fund to purchase strategic parcels for pre-development and market them to potential industrial or commercial end-users. The self-replenishing pool of money, reliant on interest and property sale, should be utilized to purchase future parcels for continued development.
- **Tactic 2.2.6:** Consider creating an industrial corridor along the planned expansion of Morehead West. Consider amending the zoning ordinance in the area to exclusively include manufacturing, warehouse, and logistic uses. Explore opportunities to incorporate an overlay district, including the potential for a Tax Increment Financing District.

Best Practices

LEAP BLOCK600

The BLOCK600 project highlights how creative redevelopment and reuse can transform blighted, contaminated properties into assets that meet community needs and spur additional transformation.

<http://www.block600lansing.com/>

NORTH RICHLAND HILLS BUSINESS IMPROVEMENT & GROWTH (BIG) PROGRAM

The City of North Richland Hills (NRH) Business “Improvement and Growth (BIG) Program was created in 2009 to revitalize mature commercial corridors in the city.

<https://www.nrhed.com/314/Business-Improvement-and-Growth-Program>

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Strategic Focus Area 3: Entrepreneurial Support and Small Business Development

Entrepreneurship and innovation drive local economies. Realizing that all big businesses were once small, it's important to recognize the importance of supporting and cultivating an environment where risk-takers, innovators, and investors are poised to flourish. A local economy focused on supporting entrepreneurial development is characterized by a multitude of technical service providers willing and able to assist aspiring and new businesses with whatever opportunities or challenges they face as they grow their nascent enterprises. Equally as important, successful communities recognize the importance of fostering a vibrant culture and supportive network, ensuring that these next-generation business owners are surrounded by friends, colleagues, acquaintances, advocates, advisors, investors, and mentors.

The Challenge: Although town leadership and stakeholders recognize the importance of fostering an environment where small businesses can thrive, there currently exists no cohesive and coordinated ecosystem to provide the necessary resources to support entrepreneurial development in Harrisburg.

The Rationale: Small business owners and aspiring entrepreneurs require wrap-around support resources, technical services, and access to capital to successfully launch and sustain their enterprises. This requires a coordinated network of stakeholders invested in the success of small businesses across Harrisburg.

The Goal: To develop a coordinated small business support ecosystem that facilitates new business starts, increased investment activity, and job growth.

Strategy 3.1: Formalize a small business support ecosystem in Harrisburg.

- **Tactic 3.1.1:** Collaborate with appropriate partners to develop a series of networking events to help facilitate connections between small business owners and aspiring entrepreneurs.
- **Tactic 3.1.2:** Develop a toolkit, including an asset map of local, regional, and state resources, programs, and funding opportunities for small businesses to utilize.
- **Tactic 3.1.3:** Consider creating a Harrisburg Small Business Action Team, consisting of economic development service providers across Harrisburg and the region focused on small business support. Convene

the coalition consistently to ensure streamlined service delivery, reduced duplication of efforts, and improved communication.

- **Tactic 3.1.4:** Consider investing in online programs that offer no or low-cost access to critical business and market intelligence for small business owners in Harrisburg.
- **Tactic 3.1.5:** Work with development partners to assess the viability of coworking and collaborative workspaces in the Town Center.
- **Tactic 3.1.6:** Identify and build relationships with regional angel investment networks. Organize meet-and-greet events between angel investors and local small businesses seeking investment capital.

Best Practices

GREATER ROCHESTER ENTERPRISE, GRE ECONOMIC GARDENING PROGRAM

The GRE Economic Gardening program is designed to provide sophisticated, tailor-made technical assistance to local companies poised for growth in the Greater Rochester, NY region.

<https://rochesterbiz.com/economic-gardening/>

Resources

SIZEUP, ECONOMIC DEVELOPMENT PLATFORM

SizeUp helps private sector, government, and non-profit organizations better serve their small business customers with the market research and business intelligence they need to succeed.

<https://www.sizeup.com/>

Strategy 3.2: Take intentional steps to create more awareness about entrepreneurs and entrepreneurial support services in Harrisburg.

- **Tactic 3.2.1:** Develop and send a “Welcome Packet” to all new businesses in Harrisburg, outlining key contacts, resources, technical service providers, and a calendar of relevant networking opportunities.
- **Tactic 3.2.2:** Partner with local news organizations to highlight small businesses in Harrisburg. Consider sponsoring a “Local Business of the Month” campaign and/or feature small business profiles in local newscasts and on associated social media accounts.
- **Tactic 3.2.3:** Create more opportunities to showcase the small business community in public and civic spaces. Examples could include food truck festivals, craft and artisan fairs, farmers, art shows, and artistic performances.

- **Tactic 3.2.4:** Collaborate with appropriate partners to create annual pitch competitions for aspiring entrepreneurs. Identify funding to support small startup grants to competition winners.
- **Tactic 3.2.5:** Identify and form relationships with local and regional Community Development Financial Institutions (CDFIs). Facilitate opportunities to connect small business owners with CDFI lenders.
- **Tactic 3.2.6:** Within the regulatory framework outlined by the state of North Carolina, consider revising local government procurement policies - looking for more opportunities to purchase goods and services from local businesses. Set appropriate quotas for local business purchases and review and revise them annually.

Best Practices

WAKE FOREST INNOVATION INFRASTRUCTURE

Wake Forest's Innovation Infrastructure provides businesses of all sizes with direct pathways to success by creating spaces and resources for growth, access, and more.

<https://www.discoverwakeforest.org/innovation-infrastructure>

Resources

CABARRUS CENTER

The Cabarrus Entrepreneurship Council was established by Cabarrus Economic Development in 2020 to be an advocate for entrepreneurs in Cabarrus County, working with local and regional partners to create a coordinated system of support. This Council oversees the sustainable operations and programming at the Cabarrus Center for Innovation and Entrepreneurship.

<https://cabarruscenter.com/>

EO CHARLOTTE

The Charlotte Chapter of the Entrepreneurs' Organization (EO) is the world's only peer-to-peer community of entrepreneurs. Founded in 1998, EO has entrepreneurs that span all industries in the city. EO Charlotte attracts the people who make things happen. The Charlotte chapter takes pride in creating an environment for entrepreneurs to learn from and inspire each other, leading to tremendous business success and a richer personal life.

<https://www.eocharlotte.org/>

ANGEL CAPITAL ASSOCIATION

ACA is a professional society of accredited angel investors who make up the world's most prolific early-stage investment class. The association is the largest professional development organization for

angel investors in the world, deploying more than \$650 million in early-stage capital each year.

<https://www.angelcapitalassociation.org/>

U.S. ECONOMIC DEVELOPMENT ADMINISTRATION, BUILD TO SCALE

The Build to Scale Program strengthens regional economies by enabling startups to start and grow through the Venture and Capital challenges. The funding program aims to facilitate access to knowledge, capital, and networks for entrepreneurial innovators to develop products and services using emerging technologies.

<https://www.eda.gov/funding/programs/build-to-scale>

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Strategic Focus Area 4: Quality of Life and Livability

Economic Development must always be balanced with an intentional focus to maintain and improve the quality of life of current residents. Further, a focused effort on facilitating this quality of life can attract new residents, new businesses, and new investments. To accomplish this, Harrisburg should integrate economic development priorities and principles into other long-term planning efforts and ensure the community is leveraging its assets to its fullest potential. This includes creating a strong sense of place in key community nodes, facilitating a healthy housing market, modernizing infrastructure, improving transportation and mobility, and ensuring residents have a diversity of retail, restaurant, and entertainment options.

The Challenge: Many residents and key stakeholders expressed concern about maintaining and improving Harrisburg's high quality of life and 'small town charm.' Stakeholders expressed a desire for more local entertainment options, local retail and shopping amenities, and improved walkability, particularly in the Town Center.

The Rationale: To maintain Harrisburg's high quality of life, strategic investments must be made in long-term planning, infrastructure modernization, and placemaking initiatives.

The Goal: Enhance the sense of community pride and connectedness, enriched with cultural amenities, entertainment, retail offerings, and infrastructure improvements to support the growth of the local economy.

Strategy 4.1: Incorporate economic development priorities into long-range planning initiatives.

- **Tactic 4.1.1:** Invite local and regional economic development leaders to participate as stakeholders in all long-term planning initiatives. This ensures economic development priorities and goals are incorporated into complimentary planning processes.
- **Tactic 4.1.2:** Conduct a housing analysis to understand future housing needs to accommodate existing and projected population growth.
- **Tactic 4.1.3:** To meet Harrisburg's growth demands, review and update zoning regulations to align ordinances with economic development goals.
- **Tactic 4.1.4:** Collaborate with regional economic development leaders and the state and federal elected delegation to identify funding and resources to address water and sewer capacity challenges.

- **Tactic 4.1.5:** Dedicate funding to support professional development for appropriate Harrisburg staff members, specifically economic development training through the State of North Carolina and the International Economic Development Council.

Strategy 4.2: Explore ways to activate space along the Town Center, creating demand for additional retail and commercial amenities.

- **Tactic 4.2.1:** Utilize the Town Center Overlay Plan to inform tactical steps to activate the Town Center. Ensure economic development partners are familiar with the priorities outlined in the plan.
- **Tactic 4.2.2:** Explore opportunities to activate Town Center, including street fairs, public art, artisan fairs, small business expos, etc. Activating the space will create vibrancy and vitality and, ultimately, demand, increasing the likelihood of securing retail and commercial tenants in vacant spaces.
- **Tactic 4.2.3:** Collaborate with the Cabarrus Arts Council to commission public art and activate public spaces across the Town Center, featuring local and regional artists and cultural-based businesses.
- **Tactic 4.2.4:** Continue to look for opportunities to create more connectivity to and from the Town Center. Consider transportation and mobility corridors to ease access to the Town Center for automobiles and pedestrians.
- **Tactic 4.2.5:** Conduct a feasibility study to determine the potential for incubation space in the Town Center. Assess the viability of a commercial food incubator or shared space and cost model, reducing barriers for new food-related entrepreneurs and adding culinary amenities to the square.

Appendix

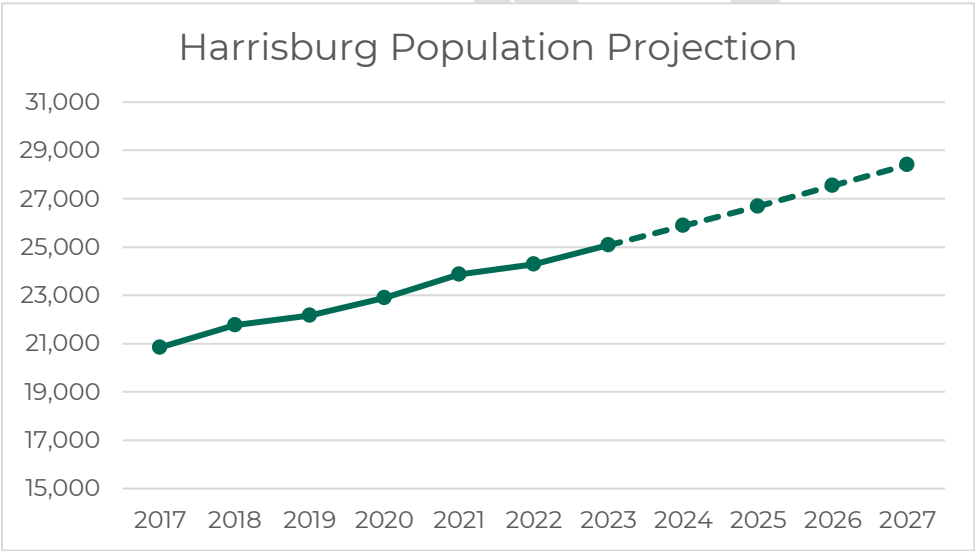
Appendix A: Quantitative Discovery

Demographic Overview

Population Growth

As of 2022, the Town of Harrisburg had an estimated population of 20,653¹⁰. Linear growth models estimate the town will reach a population of approximately 30,000 by 2030. The Town of Harrisburg has grown at a moderately higher rate than Cabarrus County as a whole, though the trend is forecasted to slow in coming years.

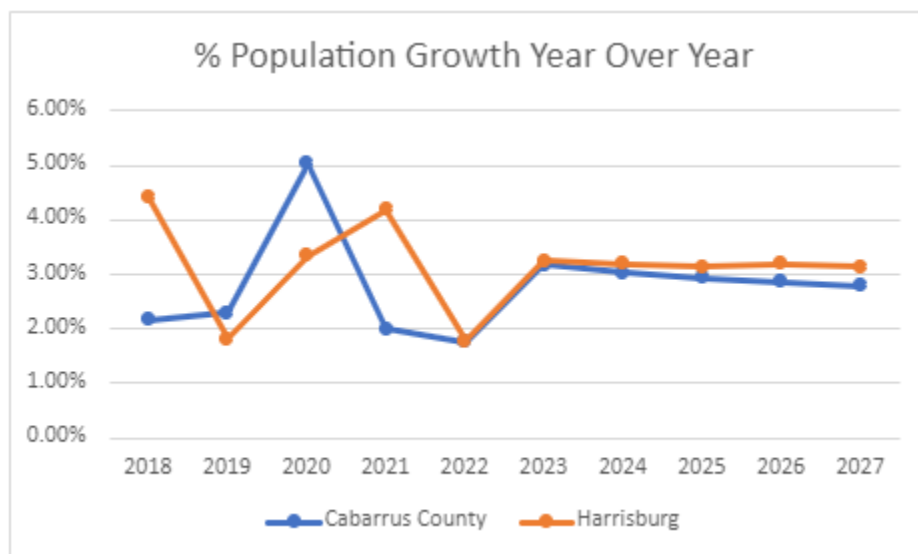
Exhibit 13: Population Projection



Source: Lightcast Population Projections, 2024

¹⁰ based on actual single-family permits issued, using the U.S. Census person/household multiplier of 3.55 pph

Exhibit 14: Historical and Projected Percent Population Growth Year Over Year 2018-2027



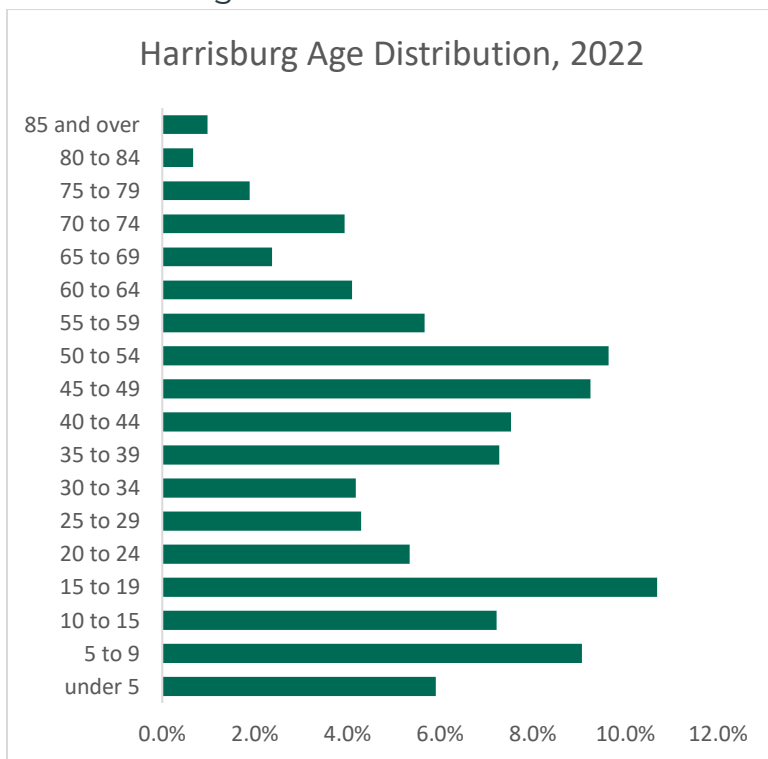
Source: *Lightcast Population Projections, 2024*

Population Makeup

The average household size in Harrisburg of 3.43 is slightly higher than the county's at 2.92¹¹. As is the case for the United States overall, especially in small cities and towns, the Town of Harrisburg has an aging population, with disproportionately large populations of people between the ages of 40 and 60. The impacts of an aging population can be found across communities. Housing requirements vary for the aging and elderly, labor shortages appear in industries reliant on an older workforce, and demand for healthcare resources expands, including labor and facilities. Communities across the country are grappling with this change and how they will adapt to it.

¹¹ American Community Survey 2022 5-Year Estimates

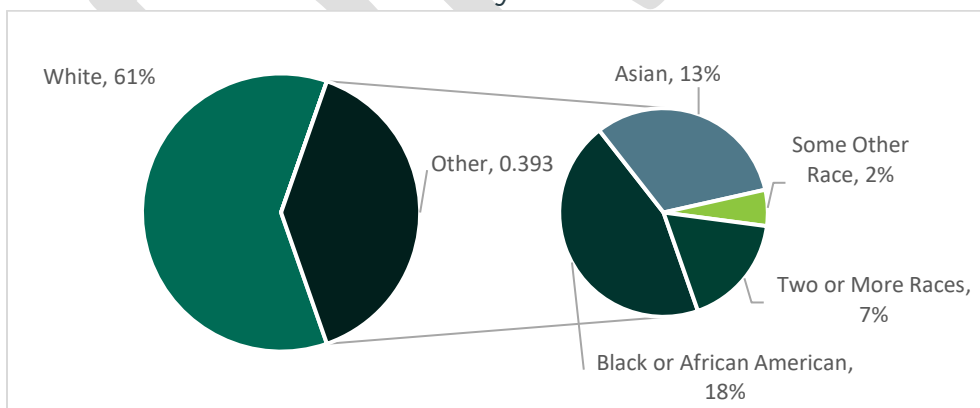
Exhibit 15: Age & Sex



Source: American Community Survey 2022 5-Year Estimates

Harrisburg's population is approximately 60% white, but the town is slightly more diverse than the county and state. The second and third largest racial demographics are Black and African American (17.6%) and Asian (12.6%) residents.

Exhibit 16: Race and Ethnicity



Source: American Community Survey 2022 5-Year Estimates

Income and Wages

The cost of living in Cabarrus County is approximately 3% lower than the national average¹². The living wage calculation table demonstrates the hourly wage needed to afford basic necessities, such as housing, groceries, transportation, and childcare. Calculations are based on an annual 2,080 working hours (52 40-hour weeks). In the case of a 2-adult household with both adults working, the displayed wage refers to what each adult needs to earn, as opposed to both combined. This data is not meant to be viewed as prescriptive but rather to demonstrate the income necessary for different household types.

Exhibit 17: Living Wage Calculations for Cabarrus County

1 Adult 2 Adults (1 Working) 2 Adults (Both Working)

<i>No Children</i>	\$18.20	\$28.22	\$14.11
<i>1 Child</i>	\$37.05	\$34.68	\$20.47
<i>2 Children</i>	\$47.93	\$39.66	\$26.08
<i>3 Children</i>	\$62.95	\$43.96	\$31.36

Source: MIT Living Wage Calculator, 2023

The median household income in Cabarrus County is \$83,828, and \$134,767 in Harrisburg (more than twice the state median)¹³. Harrisburg's income distribution differs significantly from that of the state and county, with nearly 65% of households earning \$100,000 or more and over 20% earning \$200,000 or more. Poverty rates in Harrisburg reflect this, sitting at approximately 3% of the total population, compared with 8% in the county and 13% in the state¹⁴.

Cabarrus County employs just under 92,000 people, approximately 7,000 of whom are employed in Harrisburg, which makes up 7% of the county's total employment.

Exhibit 5: Income Distribution in the Past 12 Months; 2022

Harrisburg, North Carolina, experienced a consistent increase in income throughout the twelve months of 2022. This rise can be attributed

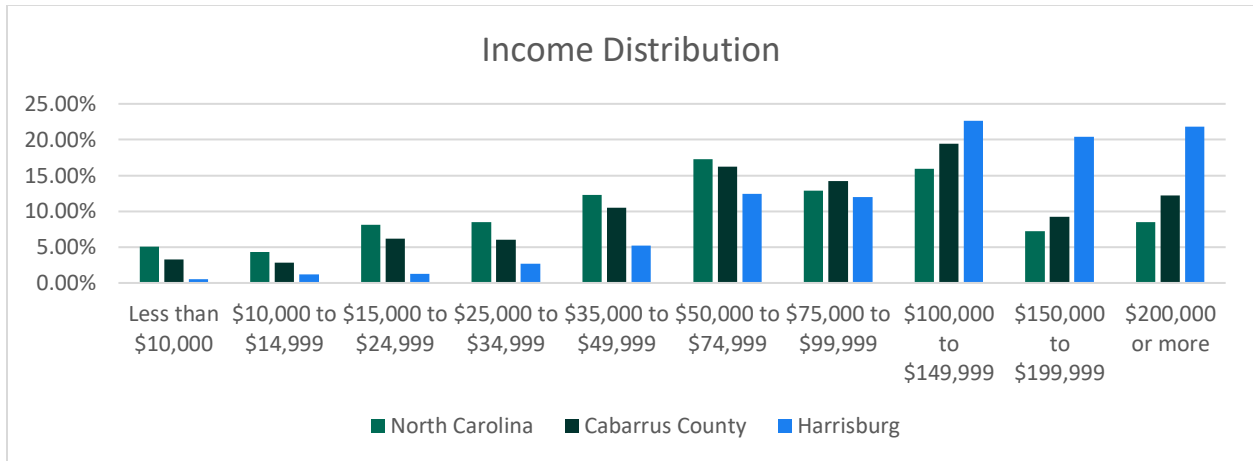
¹² Lightcast, 2024

¹³ American Community Survey 5-Year Estimates, 2022

¹⁴ American Community Survey 5-Year Estimates, 2022

partly to the migration of higher-income individuals from the Northeast but mainly stems from the region's overall growth.

Exhibit 18: Income Distribution



Source: American Community Survey 2022 5-Year Estimates

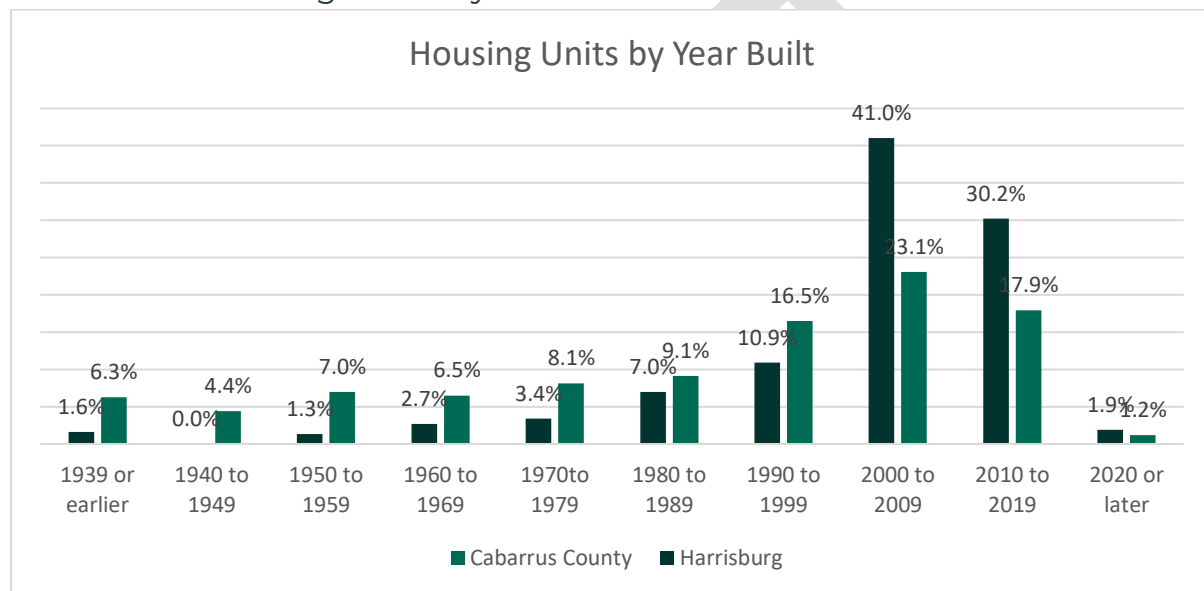
Livability

Housing Overview

Housing Inventory and Occupancy

The housing inventory in Harrisburg has been relatively low, with fewer homes available for sale compared to buyer demand. This limited inventory has contributed to competitive bidding situations and faster selling times for properties on the market.

Exhibit 19: Housing Units by Year Built

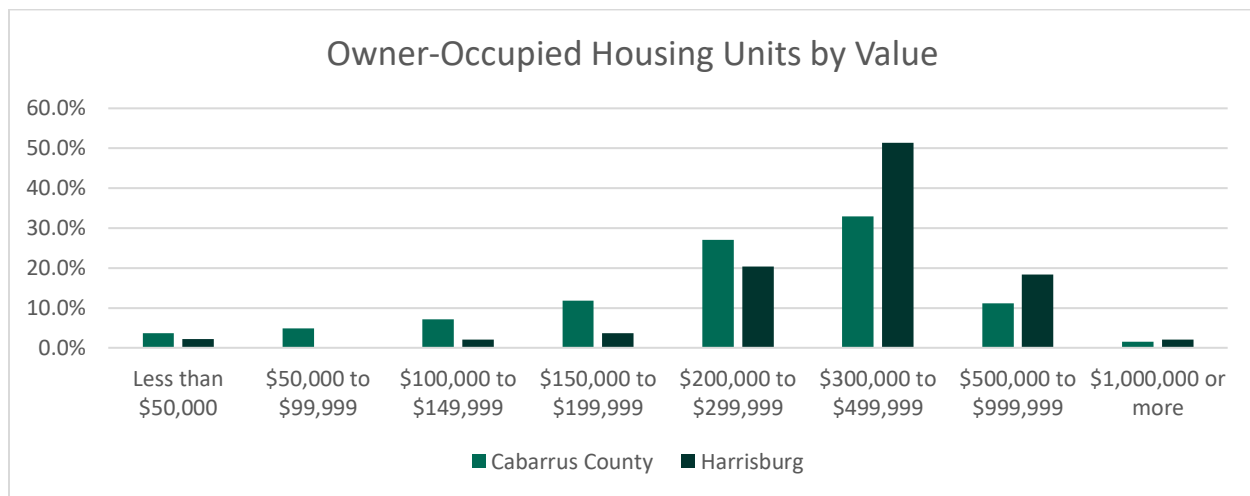


Source: American Community Survey 5-Year Estimates

Most housing units in Harrisburg were built after 2000, with only a quarter being built in the 20th century. Comparatively, a little over half of the housing in the county was built pre-2000. Harrisburg has seen significant new construction activity, with several residential developments underway to meet the demand for housing. These new construction projects included single-family homes, townhouses, and apartment complexes, adding to the town's housing supply.

The average number of days homes spent on the market before being sold was approximately 30 days. This relatively short time frame indicated a seller's market, where properties were in high demand and selling quickly.

Exhibit 20: Owner-Occupied Housing Units by Value



Source: American Community Survey 5-Year Estimates

As of January 2022, the median home price in Harrisburg, NC, was approximately \$330,000¹⁵. However, this figure could vary based on location within the town, the size of the property, and its condition. Over the past year, home values in Harrisburg have appreciated by around 8%. This appreciation rate indicated a healthy and growing real estate market in the area.

Exhibit 21: Total Units and Occupancy Characteristics, 2022

	Cabarrus County	Harrisburg
Total Housing Units	88,031	5,780
Occupied Units	76,880	5,508
Owner-Occupied Units	56,113	5,005
Homeowner Vacancy Rate	1.1%	.7%
Renter-Occupied Units	20,767	503
Rental Vacancy Rate	11.1%	--

Source: American Community Survey 5-Year Estimates, 2022

The American Community Survey indicates a notably low homeowner vacancy rate at the county and town levels. However, the county's rental vacancy rate is high. This disparity can significantly impact

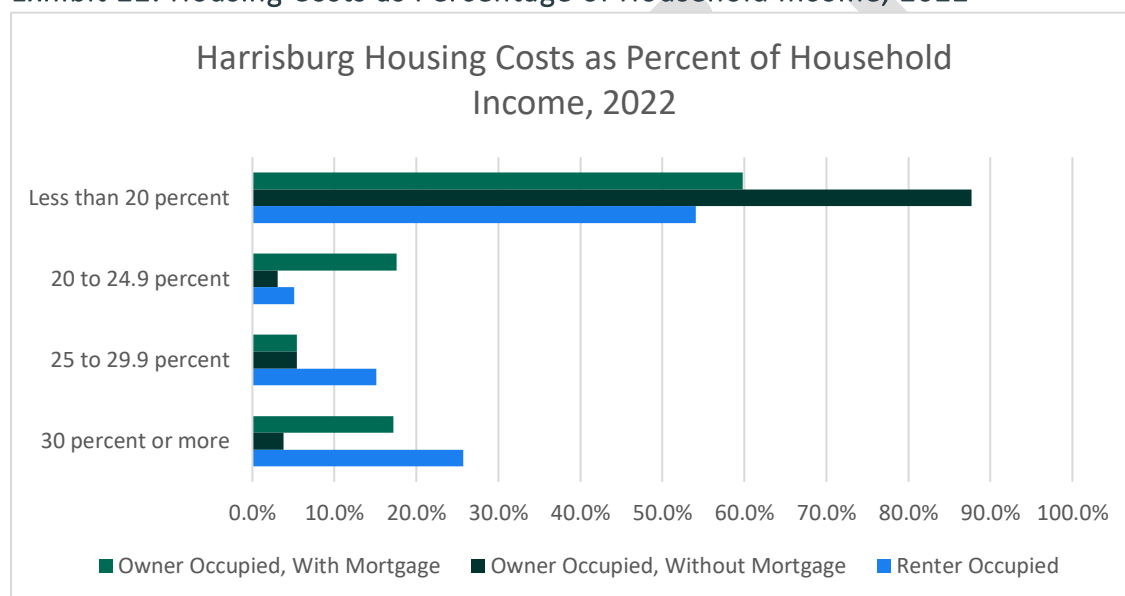
¹⁵ American Community Survey 5-Year Estimates

median housing prices within the county, consequently influencing the overall affordability rate for residents.

Affordability

While housing in Harrisburg was generally more affordable than in nearby Charlotte, affordability could vary depending on household income and housing preferences. Some residents may have found it challenging to afford homes in certain neighborhoods, while others may have found more affordable options in different parts of the town.

Exhibit 22: Housing Costs as Percentage of Household Income, 2022



Source: American Community Survey 5-Year Estimates

The median monthly housing cost for owners with a mortgage in Harrisburg is \$1,993 and \$512 for owners without. The median price for renters is \$2,093. Renters and homeowners with a mortgage are more likely to be considered cost-burdened, spending 30% or more of their monthly household income on housing costs. Approximately a fifth of these groups in the town would be considered cost-burdened, making sacrifices in other areas of basic necessities to afford housing.

Educational Attainment

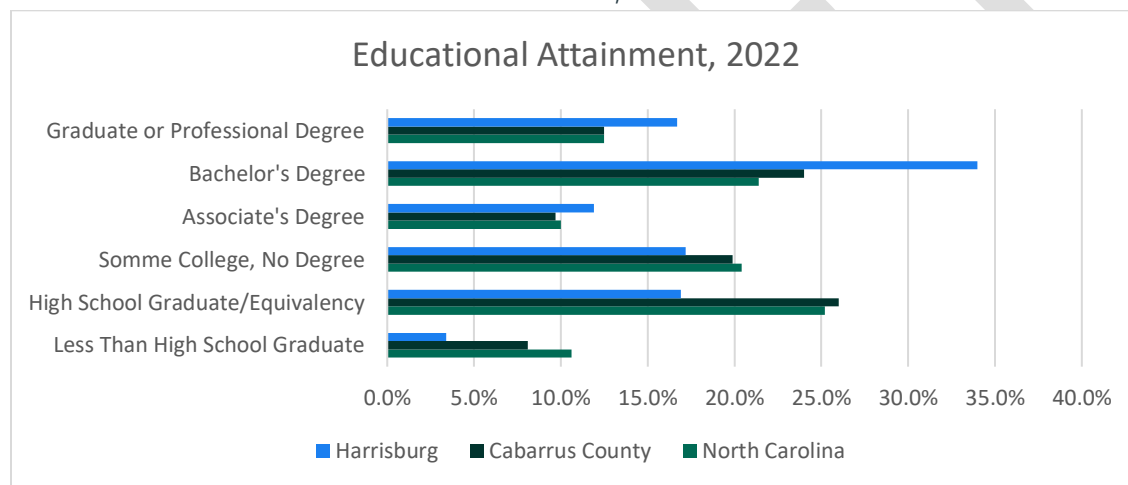
Residents in Harrisburg are highly educated. Approximately 97% of the population holds a high school diploma or better, and 50% holds a bachelor's degree or higher. Harrisburg's high school diploma

attainment rate is 7% higher than the state, and the town's bachelor's (or higher) attainment is 17% higher than the state. See the exhibit on educational attainment for further details.

The town is served by the Cabarrus County School District, with two elementary schools, a middle school, and a high school within town limits. Rowan-Cabarrus Community College (RCCC) also serves the community, with locations throughout Cabarrus County offering various programs and courses. The University of North Carolina (UNC) Charlotte is also located just 4.5 miles from Harrisburg, serving the town's residents and the greater Charlotte region.

The high level of educational achievement in Harrisburg and Cabarrus County surpasses that of the rest of North Carolina, resulting in a highly valuable workforce for the Charlotte metro area.

Exhibit 23: Educational Attainment, 2022



Source: American Community Survey 2022 5-Year Estimates

Harrisburg Livability

Harrisburg Walkability Score

Harrisburg faces challenges in becoming a pedestrian-friendly town overall. However, recent initiatives and ongoing projects indicate a concerted effort by the town to enhance its walkability and create a more accessible environment for residents and visitors alike.

Walkability varies across parts of town, and Harrisburg Town Center, though still evolving, shows promise as a mixed-use development that could contribute significantly to walkability in the area. Beyond these

hubs, Harrisburg struggles with sprawl, characterized by subdivisions and retail developments spread out over considerable distances. This layout poses challenges for pedestrians, often necessitating reliance on cars for transportation.

Recognizing the importance of improving walkability, Harrisburg has outlined goals and undertaken projects to make the town more pedestrian-friendly. In alignment with these goals, several projects are underway to enhance walkability. These initiatives include building new sidewalks, installing crosswalks to improve pedestrian safety, implementing better lighting for nighttime visibility, and adding bike lanes to promote alternative transportation. The Morehead West Area Plan underscores the town's commitment to this cause, with objectives such as creating local-serving retail spaces, enhancing access to major thoroughfares like NC-49, and developing family-friendly amenities. While these projects are still in their nascent stages, they hold promise for transforming Harrisburg into a more walkable town in the future.

Access to Healthcare Services

In assessing public health access in Harrisburg, it is crucial to consider residents' ability to access healthcare services. Primary care physicians, clinics, and hospitals are essential in delivering healthcare services to the community. Residents in Harrisburg have access to primary care through various practices, including Harrisburg Family Physicians and Novant Health Harrisburg Family Medicine. Additionally, hospitals such as Atrium Health Cabarrus provide comprehensive healthcare services, ensuring access to specialized care and emergency services. Furthermore, CVS Pharmacy and Walgreens offer medication counseling and essential pharmaceuticals, enhancing residents' access to medications and health products.

Harrisburg and Cabarrus County Crime Rates

Crime rates serve as vital indicators of community safety and well-being, reflecting the effectiveness of law enforcement efforts and socio-economic dynamics. Comprehending crime trends is crucial for implementing targeted interventions and fostering secure neighborhoods. This analysis of crime rates in Harrisburg and Cabarrus County utilizes data from the United States Department of Justice and Data.io to provide insights into crime patterns and their implications for community safety.

Harrisburg maintains relatively low crime rates compared to urban centers. According to data from the Harrisburg Division of the Cabarrus County Sheriff's Office, the crime rate in Harrisburg consistently falls below the national average. As of the latest available statistics, the overall crime rate in Harrisburg stands at approximately 15 crimes per 1,000 residents annually. Property crimes, including theft and burglary, constitute many reported offenses, while violent crimes, such as assault and robbery, remain relatively rare occurrences in the community.

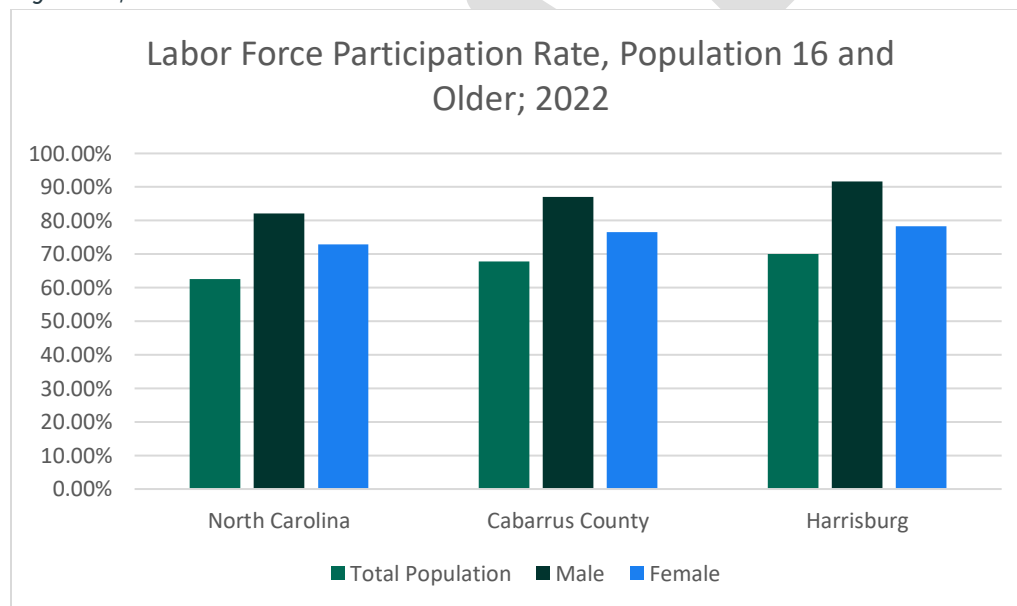
Data from the Cabarrus County Sheriff's Office and the North Carolina State Bureau of Investigation (SBI) indicate a steady decline in criminal activity across the county. The countywide crime rate currently stands at approximately 20 crimes per 1,000 residents annually, reflecting a significant decrease over the past decade.

Workforce Trends

Labor Force Participation Trends

Labor Force participation rates in Cabarrus County have consistently been between 4% - 6% higher than the state average, with Harrisburg slightly higher than the county¹⁶. This remains the case for both men and women, though it is worth noting that the difference between male and female labor force participation is higher in Harrisburg than in the county or state. While the cause for this discrepancy can vary, it is common in wealthier communities where more families can afford for only one parent to work outside the home.

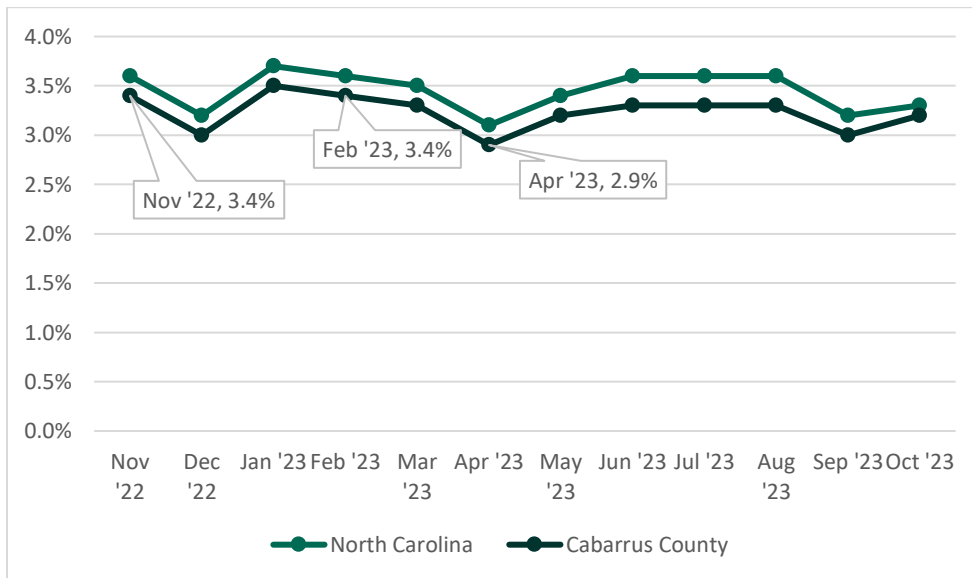
Exhibit 24: Labor Force Participation Rate, Population 16 years and older by sex, 2022



Source: American Community Survey 5-Year Estimates

¹⁶ American Community Survey 5-Year Estimates, 2012-2022

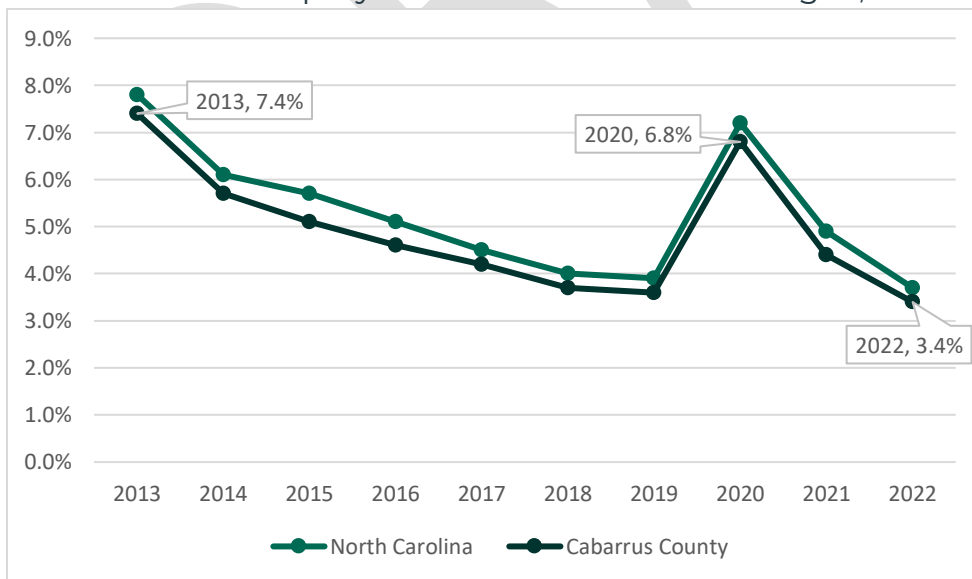
Exhibit 25: 12-month Unemployment Rate, November 2022-October 2023



Source: NC Department of Commerce LAUS

Unemployment in Cabarrus County remained slightly below the state average over the most recently reported 12-month period between November 2022 and October 2023. Unemployment in the county was at a 12-month high in November of 2022 and February of 2023 at 3.4% and reached its lowest point in April of 2023 at 2.9%, averaging 3.3%.

Exhibit 26: Unemployment Rate Annual Averages, 2013-2022



Source: NC Department of Commerce LAUS

Annual averages for unemployment show a similar trend, with the county consistently demonstrating a slightly lower unemployment rate than the state at large. Unemployment peaked in 2013 with an average of 7.4%, decreasing steadily through 2019. Following a spike in 2020 because of the COVID-19 pandemic, both the state and the county have recovered, reaching a 10-year low at 3.7% and 3.4% unemployment, respectively.

Industries and Occupations

The largest industries in Harrisburg (by 3-digit NAICS code) included Food Services and Drinking Places, Local Government, Professional, Scientific, and Technical Services, and Administrative and Support Services. These industries are also some of the largest contributors to GRP, in addition to Merchant Wholesalers of Nondurable and Durable

Industry Description	Jobs 2022	GRP 2022	
<i>Food Services and Drinking Places</i>	919	\$20,472,322	Goods. Notably, while not currently one of the largest industries, Couriers and Messengers are slated to have the largest growth in the next 5 years ¹⁷ . For a more detailed look at the top industries in the town, including employment, growth, employment concentration, and GRP, see the Appendix II.
<i>Local Government</i>	790	\$63,549,293	
<i>Professional, Scientific, & Technical Services</i>	440	\$47,826,930	
<i>Administrative & Support Services</i>	421	\$28,928,355	
<i>Merchant Wholesalers (Nondurable Goods)</i>	344	\$62,471,945	

Source: Lightcast, 2023

¹⁷ Lightcast

The largest occupations in the Town of Harrisburg include Material Moving Workers, Retail Sales Workers, Motor Vehicle Operators, and Cooks and Food Preparation Workers. Material Moving and Cooks and Food Preparation Workers are slated to see the largest growth between 2022 and 2027. Of the top ten occupations in the town, median wages range from \$22,634 (Food and Beverage Serving Workers) to \$93,039

Occupation	Jobs 2022	Median Annual Wages	(Computer Occupations), with an average of \$42,405 ¹⁸ . For a more detailed look at the top occupations in the town, including employment, growth, employment concentration, and median annual wages, see the appendix.
<i>Material Moving Workers</i>	672	\$30,667	
<i>Retail Sales Workers</i>	426	\$25,972	
<i>Motor Vehicle Operators</i>	385	\$36,510	
<i>Cooks and Food Preparation Workers</i>	374	\$23,706	

Source: Lightcast, 2023

Commuting and Traffic Patterns

Cabarrus County has an average net commuter count of -23,323 commuters, with 53,107 inbound and 76,430 outbound. Mecklenburg County, where Charlotte is located, makes up the largest share of inbound commuters at 20,267, Rowan at 6,578, and Iredell, Stanly, and Union Counties, all about 3,000 each. 44,498, nearly 60% of all outbound commuters, commute into Mecklenburg County, followed by Rowan County at 5,967. Cabarrus County has a net positive commuter count of over 500 in 4 counties: Stanly (1,181), Gaston (1,038), Rowan (610), and Union (501)¹⁹.

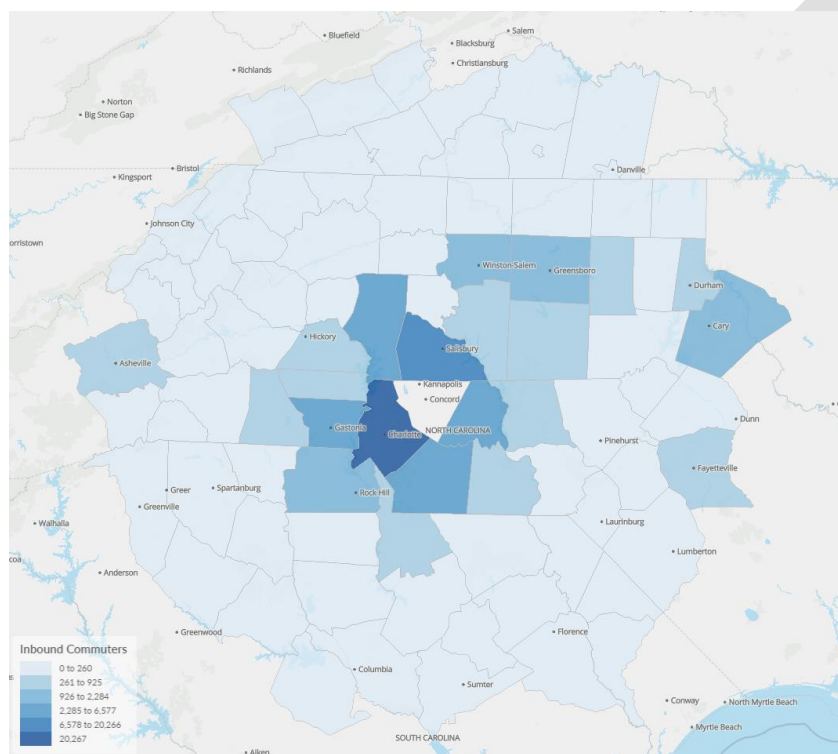
The Town of Harrisburg sees 5,644 inbound commuters and 9,358 outbound commuters, for a total net commuter county of -3,714. Like the county, nearly 60% of all outbound commuter's commute to Charlotte. The largest remaining share of outbound commuters

¹⁸ Lightcast

¹⁹ Lightcast 2023 Counts

commute to other parts of the county, largely Concord and Kannapolis²⁰.

The American Community Survey estimates that approximately 18% of town residents work from home, a 4% higher rate than for the county overall and 6% higher than the state²¹.



Access to Major Highways & Interstates

The Town benefits from a well-connected transportation network of several highways and interstates. Interstate 485 (I-485), known as the Charlotte Outer Loop, encircles the metropolitan area and provides convenient access to Harrisburg via exits like Exit 36 (Rocky River Road) and Exit 33, connecting to Interstate 85 (I-85). I-85 is a major artery running northeast-southwest, passing through Harrisburg and linking it to Charlotte in the southwest and Concord, Salisbury, and beyond in the northeast. U.S. Route 29 (US 29) parallels I-85 and offers an alternative route for travel between Harrisburg and nearby towns and cities. Additionally, North Carolina Highway 49 (NC 49), intersecting

²⁰ Lightcast 2023 Counts

²¹ American Community Survey 5-Year Estimates, 2022

with I-485, traverses Harrisburg and facilitates travel to neighboring areas such as Concord and Mount Pleasant.

Public Transportation Options

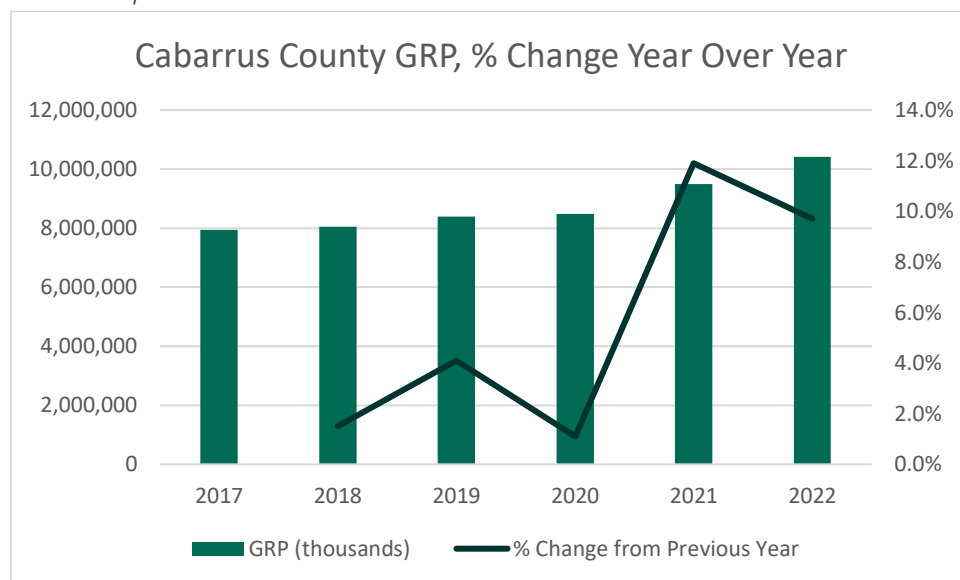
Public transportation options in the Town of Harrisburg are limited compared to larger urban areas, with the primary mode of transportation being private vehicles. However, there are some options available for residents and visitors. The Charlotte Area Transit System (CATS) operates bus routes throughout the Charlotte metropolitan area, including some routes that connect neighboring towns like Concord to Charlotte. While Harrisburg does not have a dedicated public transit system, residents can access CATS services by driving to nearby park-and-ride facilities or utilizing rideshare options. Additionally, some local organizations may offer shuttle services for specific events or purposes within Harrisburg. However, due to the town's suburban nature and reliance on cars, public transportation options are relatively limited, and most residents rely on private vehicles for their daily commuting needs.

Economic Prosperity

Entrepreneurship & Innovation

Entrepreneurship and innovation are burgeoning in Harrisburg, North Carolina, as the town experiences growth and economic development. While traditionally known for its suburban charm, Harrisburg has seen an influx of businesses and startups fueled by a supportive community and strategic location within the Charlotte metropolitan area. Local entrepreneurs are leveraging resources and networking opportunities to establish innovative ventures across various sectors, from technology and healthcare to retail and hospitality. Initiatives such as business incubators, networking events, and mentorship programs foster a culture of entrepreneurship, encouraging individuals to pursue their business ideas and contribute to the local economy. Furthermore, Harrisburg's proximity to major highways and interstates facilitates access to regional markets, enhancing opportunities for growth and expansion. As entrepreneurship thrives in Harrisburg, the town is poised to become a hub of innovation, driving economic prosperity and community vitality for years to come.

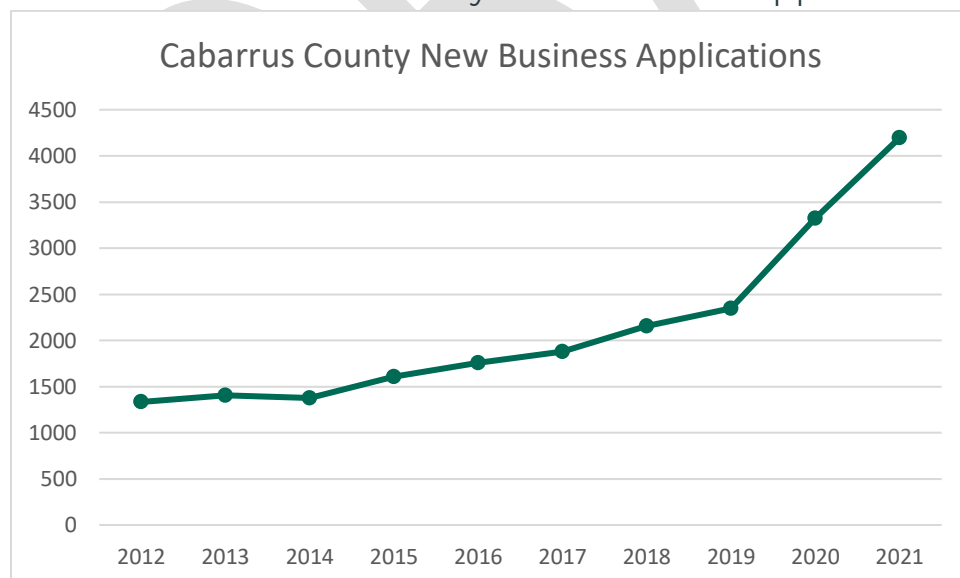
Exhibit 26: Cabarrus County Annual GRP and % Growth, Current-Year Dollars; 2017-2022



Source: Bureau of Economic Analysis

Cabarrus County's gross regional product in 2022 reached a 5-year high at \$10.4 billion, making up just under 10% of the GRP for the Charlotte MSA. The county has seen a compound annual growth rate of 5.6% since 2017, slightly below the MSA's 6.4%²².

Exhibit 27: Cabarrus County New Business Applications, 2012-2021



Source: US Department of Commerce

²² Bureau of Economic Analysis Regional Data

Over 4,000 new business applications were filed in Cabarrus County in 2021, with nearly 14,000 filed in the five-year period from 2017 to 2021. StatsAmerica's Innovation Intelligence Index ranks the county high in Business Dynamics, indicating a high level of business competitiveness. The county ranks particularly well regarding the ratio of traded sector business establishments. It is made up of 3 innovation input and 2 innovation output indexes. The structure of the index is built up from a large foundation of data to a single headline index.

Innovation Intelligence

The Innovation Intelligence Index, developed by Stats America, a partner of the US Economic Development Agency, is a tool created to explore regional characteristics related to innovation and entrepreneurship to help advance economic development strategies. The final index isn't necessarily an indicator of success in a vacuum, but the tool can provide insight into some of the strengths and weaknesses a region demonstrates in innovation creation and development. The index looks at regions at the county and MSA level, so the following results are for Cabarrus County as a whole rather than Harrisburg specifically.

Cabarrus County has an innovation intelligence Index of 135.7, ranked 111 out of 3,110 counties measured. This score puts the county at the 95th percentile, indicating a high relative Innovation Capacity.

Inputs	
Human Capital and Knowledge Creation	Indicators contributing to this include growth in the prime working-age population and educational attainment, especially bachelor's degrees.
Business Dynamics	Patterns of establishment formation and composition indicate a high level of business competitiveness. Indicators contributing to this include the ratio of traded sector business establishments in all new business formations, and the ratio/rate of new business formations in the county

Business Profile	The relative availability of resources for entrepreneurs and businesses is high in the county. Indicators contributing to this include the change in proprietorship rate (increase in proprietorship over a five-year period) and domestically sourced FDI investment (employment created by new, U.S.-sourced incoming greenfield investment to the working-age population)
Outputs	
Employment and Productivity	Industry performance in Cabarrus County, NC, indicates a high level of positive outcomes from existing economic activity. Indicators contributing to this include latent innovation and industry diversity
Economic Wellbeing	As measured by residential internet connectivity and income, this area has a moderate standard of living. Indicators contributing to this include a high score in residential internet connectivity, but a more moderate score in compensation, especially in growth in annual wages and per capita income

Many of the strengths highlighted in the index contributing to high innovation intelligence in the county do not necessarily stem from Harrisburg. However, they represent opportunities for the town to capitalize on, aligning goals and strategies for the town with the greater region. The success of the county and regional economy directly impacts the quality of living for the region's residents, and contributing to the region's overall success only enriches those outcomes.

Local Business Tax Rates and Incentives

Property Taxes

The Town of Harrisburg has one of the lowest property tax rates in the county at \$0.41 per \$100 of value. The county's rate of \$0.576 per \$100 of value results in a total property tax rate of \$0.986 per \$100 of value. By comparison, Charlotte's property tax rate is \$0.2741 and Mecklenburg County's is \$0.4831 for a total property tax rate of \$0.7572. While the town's rate is higher than in Charlotte, it does fall below other municipalities in Cabarrus County, like Mt. Pleasant, Concord, and Kannapolis.

Local Incentives

- Harrisburg Economic Development Incentive Grant: the goal of the grant focuses on increasing and diversifying the local property tax base, employment opportunities and wage improvements, and business retention and expansion. Eligible uses include taxable projects such as "manufacturing, assembly, fabrication, processing operations, research & development, motorsports facilities, warehouse/distribution, or office/flex buildings."²³ The grant also allows for certain mixed-use projects.
- Tax Increment Grant: This program allows developers to fund public infrastructure projects to benefit private development in an area²⁴.
- Customized Training Program: Rowan-Cabarrus Community College offers a training program to support economic development efforts encouraged by the state. Programs include education and training opportunities for eligible businesses and industries²⁵.

²³ Harrisburgnc.org <https://www.harrisburgnc.org/DocumentCenter/View/515>

²⁴ Harrisburgnc.org <https://www.harrisburgnc.org/DocumentCenter/View/514>

²⁵ Rowan-Cabarrus Community College <https://www.rccc.edu/corporate/customized-training/>

Appendix B: Document Review Summary

During the SEDP's Discovery Phase, the project team conducted a document review by examining various historical planning documents and studies. The analysis provided insights into the demographic, social, and economic conditions at the local, regional, and state levels.

Reviewing and analyzing various plans informed the project team of previous and existing economic development-related goals, strategies, and action steps. The analysis ensured the project team did not replicate or duplicate current efforts. This analysis positioned the project team to build upon existing efforts to develop an initial draft of appropriate goals and strategies. The following plans were reviewed:

Plans	Public Reports	Websites
Harrisburg EDSP, 2013	Harrisburg Station Study, 2014	Town of Harrisburg
Market Analysis & ED Implementation Plan, 2015	Harrisburg ED Incentive Grant Policy	Town of Harrisburg, Economic Development
Harrisburg Land Use Plan, 2019	Harrisburg TIG Policy	Cabarrus County
Community Transportation Plan, 2020	Harrisburg Façade & Site Improvement Grant Policy	Cabarrus County, Economic Development
Highway 49 Corridor Plan, 2021	Cabarrus EDC Community Impact Report, 2022	Cabarrus County Regional Chamber of Commerce
Cabarrus County EDC Strategic Plan	Cabarrus EDC Annual Report, 2022	Cabarrus Center for Innovation and Entrepreneurship
Centralina EDD CEDS, 2023	City of Concord Development Standards and Sewer Allocation Policy	Charlotte Regional Business Alliance
North Carolina 2023 Economic Development Guide		

Key Findings

Key findings and themes from the document review include:

Misalignment of Assets and Opportunities

- Previous planning efforts call to support residential needs by developing the Town Center and place-making initiatives to transform the Town's perception of a “bedroom community.”
- Previous planning efforts called for closing the local retail leakage gap by identifying retail targets and supporting “Buy Local” programs.
- The Town of Harrisburg has not accomplished goals outlined in the past plans, such as the 2013 Harrisburg EDSP, the 2015 Market Analysis & Economic Development Implementation Plan, and the 2019 Harrisburg Area Land Use Plan.
- Due to the lack of collaboration outside of Town leadership, previous planning efforts are misaligned with current Cabarrus County and Greater Charlotte Regional Economic Development plans.

Rich in Locational Assets

- Regional assets like the University of North Carolina at Charlotte, Charlotte Motor Speedway, and the Cabarrus Center for Innovation and Entrepreneurship surround the Town of Harrisburg.
- Because the Charlotte Metro Region is growing, the Town is also experiencing rapid population growth, making it urgent to develop the updated SEDP.
- According to the 2015 *Market & Analysis & Economic Development Implementation Plan*, the Town is considered one of the Charlotte region's wealthiest and most educated communities.
- According to the 2020 *Highway 49 Corridor Plan*, the 49 Corridor is a valued asset as it connects the north-south arterial connecting the City of Charlotte, the Town of Harrisburg, and the City of Concord.

Business Development Needs

- The Town of Harrisburg lacks the dedicated staff to support business development needs. This puts the Town at a disadvantage in implementing Business Retention and Expansion (BRE) and Marketing and Attraction efforts.
- Because there is a limit on water and utility expansions within the county, this hinders business development opportunities in the Town of Harrisburg.
- The Town significantly lacks industry diversity, causing a misalignment of current business stock, past planning recommendations, and regional targeted industries.

DRAFT

Appendix C: Regional Target Industry Analysis

To further narrow down potential traded industry clusters to target in Harrisburg, industry data for the town was compared to the goals and target industries identified by the Centralina CEDS and Cabarrus County's Target Industry Analysis. Aligning strategies for the Town of Harrisburg with regional goals and targets will help strengthen tactics and allow for more support from the surrounding region.

Centralina Target Cluster Opportunity Analysis

The analysis found that five industry clusters continue to be the foundation for the region's economic development strategy:

Advanced Manufacturing

This cluster includes aerospace and defense, advanced materials and packaging, and manufacturing industries such as food and beverage, automotive, machinery, and textiles and apparel.

Information Technology

This cluster includes big data/AI/analytics, cybersecurity, data centers, and software.

Logistics and Distribution

This cluster includes fulfillment centers, supply chain management & consulting, third-party logistics, and warehousing.

Financial Services

This cluster includes back-office operations, banking & insurance, and fintech.

Health

This cluster includes biomedical research, healthcare services and IT, and pharmaceutical & medical device manufacturing.

These industries drive regional growth and global competitiveness. They have a strong growth trajectory and have performed well across the region's counties. The CEDS analysis also noted that they align well

with local values that emphasize high growth, healthy wages, and capital investment.

The CEDS went on to note specific strengths demonstrated in different counties in the region. Cabarrus County's highlighted strengths in each of the 5 sectors included:

- **Advanced Manufacturing:** Machinery Manufacturing
- **Information Technology:** data centers
- **Logistics & Distribution:** Third-Part Logistics and Warehousing
- **Financial Services:** Back Office Operations, Banking and Insurance (especially in first ring suburban areas), and an overall high diversity of activity in the sector
- **Health:** Healthcare Services and an overall high diversity of sector diversity

Cabarrus County Strategic Plan

Cabarrus County's Strategic Plan identified two categories of target industries: those that are currently high-performing and those that are emerging and thus potential targets for future growth. The resulting industry clusters are listed below.

Highest Performing Industry Clusters:

- **Vulcanized and Fired Materials**
- **Livestock Processing**
- **Distribution and E-Commerce**
- **Paper and Packaging**
- **Biopharmaceuticals**

Emerging Clusters:

- **Transportation and Logistics**
- **Production Tech & Heavy Machinery**
- **Tech**
- **Education and Knowledge Creation**
- **Financial Services**

Appendix D: Stakeholder Engagement Overview

Leadership Interviews

The Town of Harrisburg staff and TPMA project team developed a short list of select government, business, and economic development leaders knowledgeable about the community, local industries, trends, plans, and the region's current economic conditions. From this list, the project team chose ten individuals with whom to conduct interviews. These interviews allowed the project team to garner contextual insights into previous economic development strategies, the progress of those initiatives, and the success of prior planning efforts. Questions were posed to better understand the aspirations of town leadership and critical stakeholders. The project team recorded the interviews and took verbatim notes to eliminate the possibility of bias when reviewing, synthesizing, and using the feedback to inform strategy.

Leadership Interviews Key Takeaways	
Lack of business development support	• Although the Town of Harrisburg has recently approved competitive Economic Development incentives, the business community does not utilize them. • The business community feels alienated or ignored by Town leadership and limited interactions with the business community. • Red tape (zoning/ordinances) to business development hinders business expansion opportunities. • The town lacks the vision for current business development needs.
Perception of the Town	• Lingering feelings of “anti-business” rhetoric are still present within the community, but that is evolving with time and updated planning efforts. • Significant retail, entertainment, and accommodations leakage for residents and visitors. • Most developments within Town limits are less than twenty years old. The Town has an advantage in terms of land availability, green space, and appearance/aesthetics. • The town does not offer “affordable” housing options for residents; most housing stock is single-unit homes ranging from \$400-800k. This lack of commitment to attainable housing affects the town and the region.

	Although past planning initiatives have not been successful, leadership recognizes how vital and needed the SEDP is to the community's economic vitality.
Local & Regional Challenges	- The lack of a regional transit authority hinders regional road/infrastructure improvements. The NCDOT maintains most of North Carolina's roads. - The Town of Harrisburg significantly lacks collaboration outside Cabarrus County leadership and stakeholders, causing strained or nonexistent relationships outside of the community. - Sewer/water infrastructure of the County hinders economic growth County-wide. - Traffic congestion within the community is becoming a pain point for commuters.

In-Person Workshop Summary

On December 7 - 8, 2023, the Town of Harrisburg held two stakeholder workshops to inform its Strategic Economic Development Plan (SEDP). Twenty-three stakeholders participated in the sessions. While this summary does not reflect the full extent of the ideas and feedback received, it accurately represents the significant themes that emerged from the workshop.

Visioning

Participants were asked to write their vision for the future of Harrisburg. The most common themes throughout the vision statements were preserving the small-town feel, developing a sense of community, and fostering a thriving business environment. There were recurring themes of job opportunities, small business development, industry attraction and expansion, providing amenities, walkability, maintaining a family-oriented community, and increasing connectivity. From this feedback, the following vision was developed:

“The Town of Harrisburg is a family-oriented community dedicated to providing quality amenities, increasing connectivity, and supporting the thriving local business environment.”

Even though recurring themes exist throughout these statements, a lack of consensus remains, particularly regarding the push-pull

between remaining a small town/bedroom community and increasing development in Harrisburg.

SWOT Reflection

Through a series of activities, workshop facilitators asked participants to brainstorm and identify the region's strengths, weaknesses, opportunities, and threats. They were also asked to provide feedback on a draft SWOT, discuss points of consensus with their groups, and prioritize.

Responses were categorized and tallied to form the below list of the top strengths, weaknesses, opportunities, and threats ranked by participants.

Strengths	Weaknesses	Opportunities	Threats
• Location • Transportation access • Population • Local schools • Community	• Lack of entertainment and retail options • Leadership challenges • Traffic congestion • Lack of utility capacity (water/sewer) • Lack of infrastructure	• Town Center development • Entrepreneurship and innovation • Residential development • Quality of place • Green space	• Lack of consensus for community vision • Population growth • Landfill • Lack of employment opportunities

Additional Emerging Themes

Once stakeholders identified their top priorities, they began brainstorming solutions with a future focus. Participants were asked questions beginning with "How might we?" to serve as a starting point for developing goals. Participants were then asked to form groups and categorize their ideas. Groups used stickers to mark which ideas would be hardest or easiest to enact. Individuals used stickers to vote for their favorite ideas. Ideas proposed through this activity were grouped into 6 focus areas and organized to form the following themes on which to build future goal development.

- Business Retention and Expansion

- Business Attraction
- Quality of Place
- Policies, Ordinances, and Regulations
- Infrastructure
- Workforce & Education
- Vision, Partnerships, and Capacity Building

Overcoming Challenges Exercise

Participants were asked to choose an idea and explore challenges and potential solutions. Two common themes emerged.

Walkability

CHALLENGES

There is a lack of space for sidewalks and availability of connecting land. Not all residents would prioritize pedestrian access and safety not viewed as a real concern. There are budget concerns. There is a lack of stakeholder coordination and comprehensive planning.

HOW TO OVERCOME THESE CHALLENGES

Participants suggested conducting a study focused on context-sensitive planning and roads/rights-of-way where walkability is easily plausible. They suggested conducting a community survey to determine the importance of walkability to community members. To finance improved walkability, suggestions were made to apply for grants and set aside an annual budget.

Town Center Development

CHALLENGES

Relationships are strained between local ownership and the town government. There is distrust, and development plans haven't been aligned with property owners' vision. Funding and budget constraints are a challenge. Infrastructure needs to be developed. A revised land use plan for the town center needs to be developed.

HOW TO OVERCOME THESE CHALLENGES

Participants suggest mediation with area landowners to open the center up for local (not government) development. They suggest that an investment group could purchase land with an agreed investment from the town. The town will need to find investors willing to buy and

secure grants. Participants also suggest direct engagement with new business types.

A more detailed workshop summary was provided to participating stakeholders and the Town of Harrisburg staff.

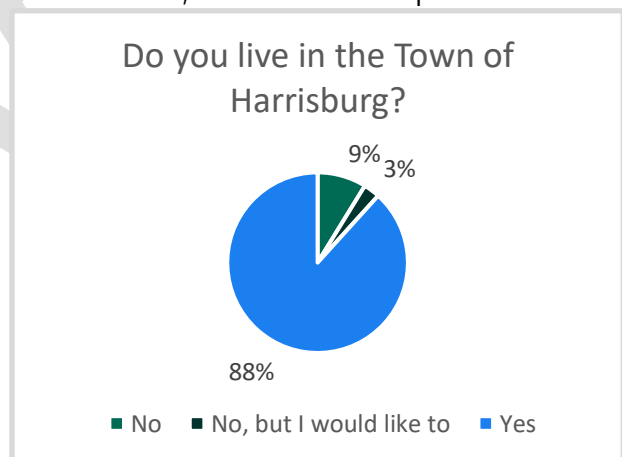
Public Survey

On January 18, 2024, the Town of Harrisburg held launched a public survey to inform its Strategic Economic Development Plan (SEDP). The survey was distributed via press releases, social media, key stakeholder outreach, presentations to community organizations, and word of mouth. This summary does not reflect the full extent of the survey results but accurately represents the significant high-level data from the survey.

The survey closed on February 2, 2024, with 416 responses submitted. A summary of survey results follows.

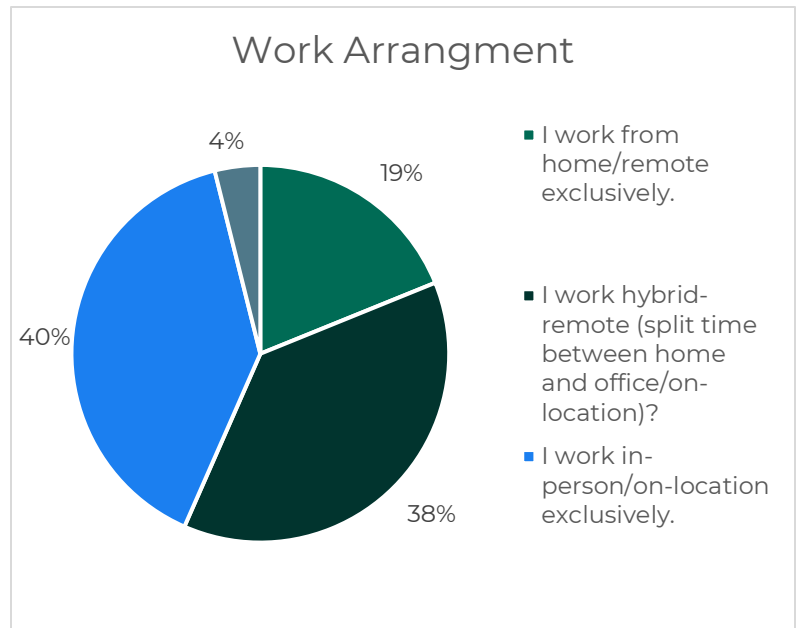
Demographics

Survey participant demographics were a good reflection of the Town of Harrisburg in terms of race and income distribution. Most participants were between the ages of 36-45 and 46-55 for a combined 62% of all submissions. Respondents also skewed female, who made up 53% of respondents, compared to 39% of male participants and 8% who chose not to answer. Most participants reported living in Harrisburg. And of the 12% of participants that don't, 1 in 4 reported that they would like to. Overall, participants satisfactorily represented the basic demographic makeup of Harrisburg.



Working and Commuting

The purpose of this part of the survey was to get a perspective on how residents in the town navigate and perceive Harrisburg in terms of employment. Of the 88% of participants who live in Harrisburg, 22% work in the town, and 60% work outside the town. Approximately 8% of participants who completed the survey neither live nor work in Harrisburg.



Men and women were equally likely to work outside of Harrisburg, with men slightly more likely to work in the town and women significantly more likely to report that they do not work. Remote workers, whether full-time or hybrid, comprised 59% of participants.

Approximately 34% of participants reported traveling 30 minutes or more one-way to work. The commute from Harrisburg to major employers in Charlotte falls within this time range, reflecting the many residents working in or around the city. Similarly, 17% of participants reported spending 30 minutes or less commuting to work, and 19% of respondents reported both living and working in Harrisburg. While these circumstances likely don't accurately describe every participant, they're useful benchmarks to validate how representative the survey data is of the greater population.

Responses to these questions remained largely consistent across demographics, incomes, resident status, and place of work. Notably, non-residents who reported that they would like to live in Harrisburg were more likely to disagree regarding wages supporting the cost of living in Harrisburg, with over 45% responding with a 1 or 2 and less than 10% responding with a 4 or 5.

Transportation and Infrastructure

Participants were asked to select their top 4 priorities regarding transportation and infrastructure necessary to promote long-term economic growth in the Town of Harrisburg.

Options included:

- **Increased walkability/bikeability**
- Increase public transportation
- **Improve traffic flow**
- Slowing traffic around shopping districts
- Water and sewer infrastructure repairs/maintenance
- Increased water and sewer capacity
- **High-speed fiber internet connectivity**

The overall top three priorities were (1) improving traffic flow, (2) increased walkability/bikeability, and (3) high-speed fiber internet connectivity, each receiving over 250 votes. Public transportation received the fewest votes, at 96, and the remainder fell roughly between 150 and 200. Non-residents had slightly different priorities, prioritizing water and sewer infrastructure repairs over high-speed fiber internet.

Regarding transportation, most participants (65%) agreed that residents could easily travel for basic needs, though participants 65 and older were less likely to agree, with 55% agreeing and 32% disagreeing. Similarly, older participants were more likely to disagree that visitors and residents can easily travel to food and beverage, shopping, or recreational attractions. Regarding travel for work, about half of all participants agreed that workers could easily travel to and from jobs, though non-residents employed in the town were less likely to agree, especially compared to residents employed in the town. 40% of total participants disagreed that current transportation options are meeting the community's needs, with just 16% agreeing, though nearly 40% responded neutrally to this statement.

Quality of Place

Participants were asked to select their top four priorities for improving the quality of life in the Town of Harrisburg and enhancing its reputation as a destination for new business and industry.

Options included:

- Affordable housing
- Senior housing
- More residential options (homes, townhomes, apartments, etc.)
- Expanded school system

- Childcare options
- Healthcare options
- **Preserved green spaces**
- **Recreation amenities**
- Arts and entertainment amenities
- Improvement of landfill sites
- **Town beautification**
- **Town center development**
- Community events

The top 4 priorities overall were (1) town center development, (2) preserved green spaces, (3) recreation amenities, and (4) town beautification, each with over 150 votes. The last selected priorities included childcare options, more residential options, and senior housing, each with 51 or fewer votes. The remaining categories were selected between 50 and 150 times. Non-residents prioritized arts and entertainment amenities over town beautification, as did younger residents.

Survey participants overwhelmingly agreed that it is important for Harrisburg to preserve its small town/bedroom community feel (60%) consistently across demographics and between residents and non-residents. However, participants also agreed that the town needs to keep up with changing economic conditions in the region (63%) and establish a unique identity (70%), which was especially important for participants ages 18-45.

Population Growth

Participants were asked to select the top three challenges regarding population growth within the Charlotte-Harrisburg-Concord region.

Options included:

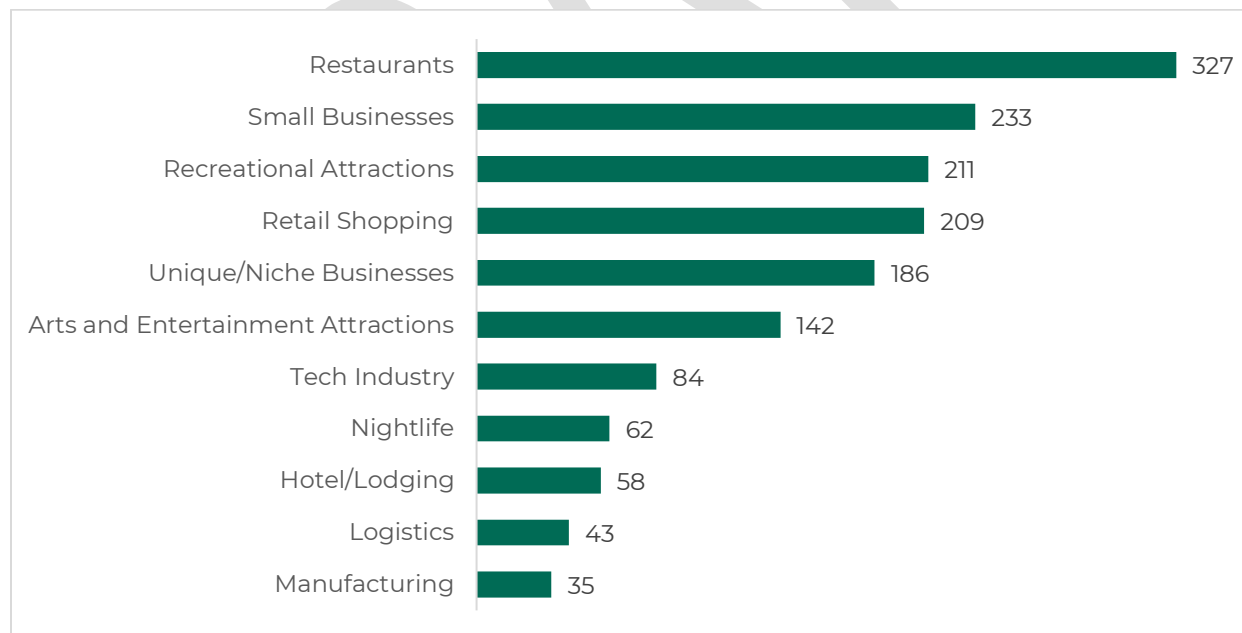
- **Population influx (unmanaged population growth)**
- Insufficient housing stock
- Low-wage jobs
- Threat to natural resources
- Changing cultural landscape/identity
- **Insufficient infrastructure (roads, water, sidewalks)**
- **Urban sprawl (unrestricted growth)**
- Inefficient deployment of public services

The top 3 challenges identified by participants were (1) insufficient infrastructure, (2) population influx and (3) urban sprawl. While placement between 1 and 2 fluctuated, these rankings remained consistent between residents and non-residents, as well as across age brackets and household incomes. The last selected challenges were low-wage jobs, inefficient deployment of public services, and insufficient housing stock, each selected between 70 and 90 times. The remaining challenges were selected between 100 and 170 times.

Participants were asked if they agreed that the Town of Harrisburg has a specific, unified vision that captures what community members most value about the town and the shared image of what residents want it to become. 44% of participants disagreed, with just over 20% agreeing. Responses across demographics showed a consensus that a disconnect exists between the town's vision and the values of its residents.

Business Development

Participants were asked to select 4 priorities regarding which kinds of businesses they would like to see more of in Harrisburg. The outcomes were as follows:



Participants were asked whether they believe new businesses are growing rapidly in the town and if existing businesses are well supported by the town. Participants agreed that existing businesses are well supported but that new and existing businesses are not growing rapidly. In the same line, when asked if they agreed that Harrisburg is

an attractive place for businesses and if it's important for the town to offer incentives to attract new businesses, participants generally agreed on both counts.

Participants who identified themselves as either owning/managing a business in Harrisburg or as interested in starting or locating a business in Harrisburg were asked what resources might be helpful to their business (select all that apply). The results were as follows:

- Business networking
- Business incubator or coworking space
- Town staff member dedicated to business retention and expansion
- Entrepreneurship classes, seminars, workshops
- Assistance in navigating permitting and other processes
- Unsure

Business owners were also asked to respond to the statement “It is easy to do business in Harrisburg” with their level of agreement from 1 – 5. 20% of business owners disagreed (1 or 2), and 45% agreed (4 or 5).

Public Open House

Before finalizing the strategic framework and implementation plan for the SEDP, the Town of Harrisburg and TPMA hosted a public open house. The event allowed those who live, work, and do business in the area to review and provide feedback on proposed strategies. The open house occurred at Town Hall on February 29, 2024, from 4:00 pm to 7:00 pm. The goal of the open house was to gain consensus from the public on proposed strategies and tactics for the Town of Harrisburg to prioritize. Participants were asked to use color-coded sticky dots to indicate their agreement and priority of the proposed focus areas, strategies, and tactics. Additionally, participants were encouraged to utilize sticky notes to provide feedback, resources, insight, or interest in the goals, strategies, and tactics.

Throughout the event, many participants expressed excitement for the plan and frequently asked how they could be more involved going forward. In general, most participants agreed with the proposed strategies. However, the discrepancies between responses are indicated below.

Full results of the public open house were shared with Harrisburg leadership.

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