



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

**September 9, 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. 2024 Harrisburg July 4th Celebration Sponsor Recognition
- 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 August 12, 2024 Town Council Meeting
- B. Consider the minutes of the August 12, 2024, Closed Session
- C. Consideration of Purchase of Freightliner Leaf Truck from Carolina Industrial Equipment
- D. Consideration of Purchase of Freightliner M2 106 Plus Dump Truck from Excel Truck Group
- E. Consideration of FY2024 Budget Ordinance Amendments for End-of-Year Transfers
- F. Consideration of Adoption of the 2024 Town of Harrisburg Parks & Recreation Ten Year Comprehensive Master Plan.
- G. Consideration of Appointment of Devin Huston to the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO)
- H. Consideration of Adoption of the Strategic Economic Development Plan.

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. Public Hearing and adoption of Order for the Extension of the Town's Transportation General Obligation Bonds
- B. H-2023-04-R Tramore II: A request to annex and rezone a 25.2 acre parcel for the purpose of developing a 23-lot single-family residential development and enter into a development agreement with the applicant.
- C. H-2024-04 ANX Morehead Development Agreement: a request for the Town to enter into a development agreement with Gaddis Bros Property Holdings, LLC and KEBL, LLC associated with a request for annexation.

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 the FY2025 Powell Bill Street Resurfacing Contract With Ram Pavement Services, Inc.

7. ACTION ITEMS

8. CLOSED SESSION

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 August 12, 2024 Town Council Meeting

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the August 12, 2024 Town Council meeting.

Description/Background:

Draft minutes of the August 12, 2024, minutes are presented for Council consideration.

Recommendation:

Approval

Fiscal Impact:

None

Attachments:

1. August 12, 2024 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, AUGUST 12, 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, Ron Smith

ABSENT: Councilmember Maurice Price Jr.

1A.

CALL TO ORDER

Mayor Teague called the meeting to order.

1B.

AGENDA ADOPTION

Town Manager Rob Donham requested an addition to the Consent Agenda to advertise for a potential public hearing next month to consider extending the closing date for transportation bonds.

MOTION:

Councilmember Patrick made a motion to add the advertisement for a public hearing to consider extending the closing date for transportation bonds to the Consent Agenda. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

Councilmember Patrick requested an addition to New Business to discuss amending the UDO for chickens in town.

MOTION:

Councilmember Patrick made a motion to add discussion of an amendment to the UDO for chickens in town. Second was made by Councilmember Faw. **The motion was tied 3-3 (Mayor Pro-Tem Glover, Councilmembers Smith and Thevenin voting against). Mayor Teague voted in the negative to break the tie, and the motion failed 4-3.**

MOTION:

Councilmember Smith made a motion to approve the agenda as amended. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **July 4th Presentation.** Recap of this year's July 4th Celebration event presented by Parks and Recreation Director Jim Spina, Assistant Parks and Recreation Director Shawn Marble, and Communications Director Kacey Nestor.

1F.

PUBLIC COMMENT

- Maura Cooper, 7909 Tottenham Drive, Harrisburg – spoke against the proposed Fuda Creek greenway.
- Phyllis Iadarola, 7813 Tottenham Drive, Harrisburg – spoke against the proposed Fuda Creek greenway.
- Carmen Blalock, 7959 Tottenham Drive, Harrisburg – spoke in favor of allowing chickens in the town, and against the easement for the Fuda Creek greenway. Stated the easement was donated to the town by the HOA under dubious circumstances. Asked that the town return the easement and go through proper process to try to acquire it.
- Darlene Siebert, 7917 Tottenham Drive, Harrisburg – spoke against the proposed Fuda Creek greenway. Wants the town to give the easement back.
- Nicole Eskew, 8010 Wycombe Court, Harrisburg – spoke in favor of the proposed Fuda Creek greenway.
- Brian Mull, 7901 Grimsby Circle, Harrisburg – spoke against the proposed Fuda Creek greenway. Stated the easement was given to the town without the residents' approval.
- Jim Eskew, 8010 Wycombe Court, Harrisburg – spoke about the proposed Fuda Creek greenway. Stated that the HOA Board voted unanimously to approve it, and no one opposed it at that time.
- Mike Branham, 5662 Berry Ridge Drive, Harrisburg – spoke about the epidemic of speeding, stop-sign and red light running in the town. Asked the town to add more deputies, specifically a dedicated traffic division.
- Matt Stanford, 7941 Tottenham Drive, Harrisburg – spoke in favor of the proposed Fuda Creek greenway.
- Linda Lee, 7827 Grimsby Circle, Harrisburg – spoke against the proposed Fuda Creek greenway. Residents voted out the old HOA Board specifically because of the way this easement was handled.

2.

CONSENT AGENDA

- A. Consider the minutes of the July 8, 2024, Town Council Meeting
- B. Consider H2024-01ANX-Tramore II: Certify the sufficiency of the annexation petition and call for a public hearing to annex a 25-parcel located at 9664 Hickory Ridge Road
- C. Consider contract with Charlotte Referee Group for soccer officials
- D. Consider purchase contract for a Chevrolet 2500 Service Body Truck for the Water and Sewer department
- E. Consider contract with Carolinas Umpire Association for baseball, softball, flag football and adult softball officials
- F. Set a public hearing for September 9, 2024, Town Council meeting to consider extending the closing date for transportation bonds

MOTION:

Councilmember Smith made a motion to approve the Consent Agenda. Second was made by Councilmember Faw. **The motion passed 6-0.**

3A.

COMMUNICATIONS

Town Manager Report

- Venator project status update – application is not complete yet, but once the application is complete, we will set the public hearing for the Board of Adjustment. That will most likely be in October, but we will communicate more when we can confirm the actual date.
- Fuda Creek greenway update – have met with HOA attorney as well as town attorney, and now will be meeting and engaging with the current HOA Board going forward to work on details of the greenway. The HOA Board will communicate with the residents and get their feedback. If residents have any questions, they should reach out to the current HOA Board for updates.
- Introduced Devin Huston, new Town Engineer. He is a Harrisburg resident and comes to us from Concord.

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

- Annual Economic Development Summit is coming up this month. Looking forward to that.
- Wishing students, teachers, coaches, administrators, and everyone involved with schools a great start to the new school year and hope they all have a very successful year.

3F.

COMMUNICATIONS

COUNCIL COMMENTS

Mayor Pro-Tem Glover:

- Attended the NCBEMO Conference in July. There was a lot of discussion concerning environmental issues. Looking forward to meeting with Rob Donham to discuss some environmental initiatives.
- Attended a very nice bridge dedication with Councilmember Patrick.

Councilmember Smith:

- Was able to listen to last month's meeting via the YouTube link. It works well and seems to be easier than the way we were doing before.
- Asked what the difference is between sidewalks and greenways as far as crime is concerned. We have heard some of the same arguments from residents about sidewalks that we are hearing about greenways now. Need to move forward with our efforts on the greenway.
- Asked staff to go back and take a look at our development processes. We have very high standards but want to make sure we are not making it too difficult. Can we improve our processes and make them smoother?

Councilmember Faw

- The revaluation results are starting to cause some questions now that people are getting their tax bills. Would like to see some sales tax impact numbers.

4A.

PUBLIC HEARING

H-2023-03-R: McKinley Subdivision - Zoning Map Amendment and Development Agreement. 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. The public hearing was opened.

Speaking:

- Andrew Allison, 610 E. Morehead Street – civil engineer representing the applicant
- Steve George, 507 Rockcastle Drive, Cary, NC - applicant

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a 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 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. Second was made by Mayor Pro-Tem Glover. **The motion passed 5-1 (Councilmember Smith voting against).**

CONSISTENCY STATEMENT MOTION:

Councilmember Thevenin made a 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.

Second to the motion was made by Councilmember Cotell. **The motion passed 6-0.**

5A.

OLD BUSINESS

H-2024-04-Anx Morehead Properties: consider an annexation petition for two properties located at 6111 and 6161 Morehead Road (continued from the July 8, 2024, Town Council Meeting). 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.

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.

MOTION:

Councilmember Patrick made a motion to continue H-2024-04-Anx Morehead Rd Annexation to the September 9th Town Council meeting. Second was made by Mayor Pro-Tem Glover. **The motion passed 6-0.**

6A.

NEW BUSINESS

Consideration of Cellular Equipment Lease Agreement Extension with Verizon Wireless. 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-day public notice by publication. The publication ran on July 10, 2024, to provide the 30-day public notice.

MOTION:

Councilmember Smith made a motion to approve the 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. Second was made by Mayor Pro-Tem Glover. **The motion passed 6-0.**

6B.

NEW BUSINESS

Presentation of Draft of the Strategic Economic Development Plan by TPMA. The Strategic Economic Development Plan (SEDP) will serve as a guide for the Town's efforts to catalyze economic growth and development over a five-year horizon. The SEDP is intended to be an action-oriented plan that will inform and guide Town officials, residents, property owners and developers in making sound policy and investment decisions which will lead to the expansion of the Town's tax base and economic wealth.

The SEDP will answer three main questions:

- Who Are We (*Assess*) - Existing Economic Base Conditions and Trends
- Where Do We Want to Go (*Prepare*) - Strategic Economic Development Plan
- How Do We Get There (*Create*) - Implementation Plan with Action Steps and Timelines

The SEDP will be an actionable plan with short, medium, and long-range recommendations and implementation strategies informed by best practices, stakeholder engagement, data gathering, and analysis.

TPMA was contracted in August 2023 to prepare a current SEDP for the Town. Brett Wiler with TPMA presented the draft report. No decision by Town Council on adopting the plan will be made at the current meeting. The final plan is anticipated to be brought back before council for consideration at the September Council meeting.

7.

ACTION ITEMS

- Report to Council on the July 4th Celebration expenses
- Development process evaluation
- Sales tax impact form revaluation process

8.

CLOSED SESSION

Closed Session to discuss real estate, legal and personnel matters.

MOTION:

Mayor Pro-Tem Glover made a motion to go into Closed Session to discuss real estate, legal and personnel matters. Second was made by Councilmember Faw. **The motion passed 6-0.**

Upon returning from Closed Session, the following action was taken:

MOTION:

Mayor Pro-Tem Glover made a motion to come out of Closed Session and resume regular business of the Town Council meeting. Second was made by Councilmember Cotell. **The motion passed 6-0.**

9.

ADJOURNMENT

MOTION:

There being no further business, Councilmember Smith made a motion to adjourn the meeting. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

ATTEST:

Jennifer Teague, Mayor

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider the minutes of the August 12, 2024, Closed Session

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the August 12, 2024, Closed Session.

Description/Background:

Draft minutes of the August 12, 2024, Closed Session are presented for Council consideration.

Recommendation:

Approval

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Purchase of Freightliner Leaf Truck from Carolina Industrial Equipment

Presenting Personnel:

Mallory Hodgson, Public Works Director

Suggested Motion or Action:

Motion to approve a purchase contract with Carolina Industrial Equipment totaling \$343,025 for the purchase of a Freightliner M2 Leaf Truck

Description/Background:

The Town operates two leaf trucks to ensure efficient leaf and yard waste collection. The 2016 Freightliner Leaf Truck is scheduled for replacement in FY2025. With the new truck being designated as the primary Leaf Truck when it is received, the existing 2021 Leaf Truck will then assume the role of backup, with its replacement anticipated in FY2031. This recommendation is driven by the aging condition of the current vehicle, which is expected to incur increasing maintenance costs and productivity losses due to repair-related downtime. Replacing the older truck will mitigate health, safety, and environmental risks associated with equipment failures. Additionally, the value of the existing equipment depreciates annually, reinforcing the need for timely replacement.

Recommendation:

Staff recommends approval of the attached contract from Carolina Industrial Equipment.

Fiscal Impact:

The financial impact for this acquisition totals \$343,025.33, remaining well within the approved budget of \$350,000. This purchase is facilitated through Carolina Industrial Equipment, under the North Carolina Sheriff Association State Contract. Upon approval, the remaining balance of \$6,974.67 will cover associated costs including tax, title, registration, and any minor equipment necessary for the truck's full operational readiness. Once replaced, the Town will surplus the current vehicle and anticipates a surplus value of \$60,000.

Attachments:

1. Carolina Industrial Equipment Proposal CQ417638038



TOWN OF HARRISBURG
COREY JONES

Equipment Proposal
August 01, 2024

Jeff Yoxtheimer
jeff@ciequipment.com
(704) 307-7758

Prepared For

Corey Jones
Town of Harrisburg
Harrisburg Industrial Park Drive
HARRISBURG, NC 28075
cjones@harrisburgnc.org
(704) 361-8223

Prepared By

Jeff Yoxtheimer
Charlotte, NC
jeff@ciequipment.com
(704) 307-7758



PROPOSAL

No. CQ417638038
Date Prepared: August 1, 2024

ODBDCL1000SE25 | XTREME VAC BY ODB 25 YD SINGLE ENGINE CHASSIS MOUNT LEAF & DEBRIS COLLECTOR [Qty: 1] **\$162,094.23**

Standard Features & Benefits

- TRUCK MOUNTED SINGLE ENGINE, HYDROSTATIC DIRECT DRIVE FAN
- CHARGE PUMP, RETURN AND HIGH-PRESSURE HYDRAULIC FILTERS
- 3 AXIS HOSE BOOM WITH PROPORTIONAL IN CAB CONTROLS
- 16" X 144" URETHANE SUCTION HOSE WITH STEEL NOZZLE
- CHIPPER DOOR AND PINTLE HITCH PACKAGE STANDARD
- GEAR DRIVE HYDRAULIC PUMP POWERS 15.2 TON CAPACITY HOIST
- BOXED PERFORATED RADIATOR SCREEN - BOTTOM EXHAUST STANDARD
- ECO-MODEM STANDARD - TURNS OFF FAN AT NO BOOM MOVEMENT
- HOT SHIFT VPD PTO - ENTER/EXIT WORK MODE ON THE FLY
- HYDRAULIC REAR DOOR LATCHES CONTROLLED IN CAB
- 102" OVERALL WIDTH
- REAR BACK UP CAMERA
- FRONT LIGHT BAR ON HOPPER WITH DIRECTIONAL CONTROL IN CAB

Chassis

ODB1843XZ	FREIGHTLINER M2-106 33K GVWR, 25 YD CHASSIS	\$ 182,234.68
-----------	---	---------------

Selected Options

ODB76OPT	32 INCH CCW SHRED-MASTER FAN (1,000 ONLY)	\$ 632.37	Qty
			1

Discounts / Trades

DISCOUNT	CUSTOMER LOYALTY	\$ (4,500.00)
DISCOUNT	NCSA #24-08-0421R	\$(22,182.47)

Machine [Qty: 1]:	\$186,840.75
Chassis:	\$182,234.68
Options:	\$ 632.37

Total:	\$369,707.80
Discounts & Trades:	\$(26,682.47)

Machine Subtotal*	\$343,025.33
--------------------------	---------------------

* This amount does not include any applicable sales tax.

Planned Maintenance

Our Planned Maintenance (PM) Program maximizes your equipment's reliability, performance, and overall quality by ensuring regular and professional maintenance and inspections from our specially trained technicians. Getting your PM Program in place is a surefire way to protect your investment. Recommended PM rates are per unit per visit. Please note: PM Rates are subject to change based on current market conditions.

☐ I would like to inquire about Planned Maintenance for my Xtreme Vac By Odb 25 Yd Single Engine Chassis Mount Leaf & Debris Collector.

- Lease payments subject to change & approved credit history.
- Terms: Due upon receipt.
- Prices exclude any applicable taxes.
- Freight is FOB destination.
- Proposal expires 09/30/2024*.
- ***Expiration date is subject to change in the event of a manufacturer price increase.**

Machine 1 Total: \$343,025.33

Proposal Subtotal

\$343,025.33

No Money Down | \$1 Buyout Finance Lease

Please check the box below for your desired payment

Lease Term (in months)	12	24	36	48	60	72	84
Monthly Payment	☐ \$33,119.78	☐ \$17,374.92	☐ \$11,706.77	☐ \$9,076.45	☐ \$7,520.49	☐ \$6,483.18	☐ \$5,779.29

- ☐ I have checked my lease selection above and would like to begin the approval process. *Rates are subject to credit approval.*
- ☐ I would like to purchase outright.

Print Name

Signature

Date



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Purchase of Freightliner M2 106 Plus Dump Truck from Excel Truck Group

Presenting Personnel:

Mallory Hodgson, Public Works Director

Suggested Motion or Action:

Motion to approve the purchase contract with Excel Truck Group totaling \$150,035 for a Freightliner Dump Truck for the Public Works Department

Description/Background:

The current 2015 Freightliner Dump Truck is a vital part of the fleet for public works operations. The dump truck facilitates the transport of large quantities of materials to job sites for essential tasks for the water and sewer department. The truck also serves the street maintenance department with asphalt patching, snow removal, and storm debris cleanup. The replacement of this truck was approved in the FY2025 budget and Capital Improvement Plan and the existing truck will be sold at an estimated value of \$30,000.

Recommendation:

Staff recommends approval of the purchase contract with Excel Truck Group for the replacement Freightliner Dump Truck.

Fiscal Impact:

The Fiscal impact of this purchase is \$150,035, however the Town will receive an \$8,000 discount if payment is made for the cab and chassis when it is received by Excel Truck Group, bringing the total purchase cost to \$142,035. The Finance Department intends to exercise this option based on the benefit of the discount exceeding the potential earnings on the funds during the same time. This purchase is made under the NC Sheriff's Association group purchasing contract. The total budget for this truck is \$170,000. Upon approval, the remaining balance of \$27,965 will cover associated costs including tax, title, registration, and any minor equipment necessary for the truck's full operational readiness.

Attachments:

1. Excel Truck MY25 Harrisburg SADump (003)
2. Excel Truck MY25 Harrisburg SADump (003) Floorplan Expense
3. Godwin MFG TOWN OF HARRISBURG 154702 (003)
4. Godwin TOWN OF HARRISBURG 154710

Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

A proposal for
NC SHERIFFS ASSOCIATION

Prepared by
EXCEL TRUCK GROUP
Tony Lyerly

Aug 01, 2024

Freightliner M2 106 Plus



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

QUOTATION

M2 106 PLUS CONVENTIONAL CHASSIS

SET BACK AXLE - TRUCK
CUM B6.7 325 HP @ 2400 RPM, 2600 GOV, 750 LB-FT @
1800 RPM
ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH
PTO PROVISION
CUMMINS-MERITOR RS-23-160 23,000# R-SERIES
SINGLE REAR AXLE
23,000# FLAT LEAF SPRING REAR SUSPENSION WITH
HELPER AND RADIUS ROD
DETROIT DA-F-13.3-3 13,300# FF1 71.5 KPI/3.74 DROP
SINGLE FRONT AXLE
14,600# TAPERLEAF FRONT SUSPENSION

106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL
CAB
3800MM (150 INCH) WHEELBASE
NO FIFTH WHEEL
11/32X3-1/2X10-3/16 INCH STEEL FRAME
(8.73MMX258.8MM/0.344X10.19 INCH) 120KSI
1600MM (63 INCH) REAR FRAME OVERHANG
TEM TO EVALUATE AND INSTALL FRAME RAIL
REINFORCEMENT AS NEEDED FOR FRONT
FRAME MOUNTED EQUIPMENT

			PER UNIT		TOTAL
VEHICLE PRICE	TOTAL # OF UNITS (1)	\$	103,002	\$	103,002
EXTENDED WARRANTY		\$	0	\$	0
DEALER INSTALLED OPTIONS		\$	46,442	\$	46,442
GODWIN MFG. 10' Steel Dump					
With Snowplow					
CUSTOMER PRICE BEFORE TAX		\$	149,444	\$	149,444
TAXES AND FEES					
FEDERAL EXCISE TAX (FET)		\$	(152)	\$	(152)
TAXES AND FEES		\$	743	\$	743
OTHER CHARGES		\$	0	\$	0
TRADE-IN					
TRADE-IN ALLOWANCE		\$	(0)	\$	(0)
BALANCE DUE	(LOCAL CURRENCY)	\$	150,035	\$	150,035

COMMENTS:

Projected delivery on ____ / ____ / ____ provided the order is received before ____ / ____ / ____.

APPROVAL:

Please indicate your acceptance of this quotation by signing below:

Customer: X _____ Date: ____ / ____ / ____.



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

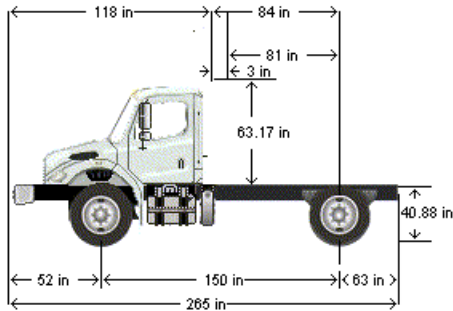


Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

DIMENSIONS



VEHICLE SPECIFICATIONS SUMMARY - DIMENSIONS

Model M2106
Wheelbase (545) 3800MM (150 INCH) WHEELBASE
Rear Frame Overhang (552) 1600MM (63 INCH) REAR FRAME OVERHANG
Fifth Wheel (578) NO FIFTH WHEEL
 Mounting Location (577) NO FIFTH WHEEL LOCATION
 Maximum Forward Position (in) 0
 Maximum Rearward Position (in) 0
 Amount of Slide Travel (in) 0
 Slide Increment (in) 0
 Desired Slide Position (in) 0.0
Cab Size (829) 106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB
Sleeper (682) NO SLEEPER BOX/SLEEPER CAB
Exhaust System (016) RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY
WITH RH HORIZONTAL TAILPIPE

TABLE SUMMARY - DIMENSIONS



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Dimensions	Inches
Bumper to Back of Cab (BBC)	117.6
Bumper to Centerline of Front Axle (BA)	52.0
Front Axle to Back of Cab (AC)	65.6
Min. Cab to Body Clearance (CB)	3.0
Back of Cab to Centerline of Rear Axle(s) (CA)	84.1
Effective Back of Cab to Centerline of Rear Axle(s) (Effective CA)	81.1
Back of Cab Protrusions (Exhaust/Intake) (CP)	2.0
Back of Cab Protrusions (Side Extenders/Trim Tab) (CP)	0.0
Back of Cab Protrusions (CNG Tank)	0.0
Back of Cab Clearance (CL)	3.0
Back of Cab to End of Frame	147.0
Cab Height (CH)	63.2
Wheelbase (WB)	149.6
Frame Overhang (OH)	63.0
Overall Frame Length	251.6
Overall Length (OAL)	264.6
Rear Axle Spacing	0.0
Unladen Frame Height at Centerline of Rear Axle	40.9

Performance calculations are estimates only. If performance calculations are critical, please contact Customer Application Engineering.



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

S P E C I F I C A T I O N P R O P O S A L

Data Code	Description	Weight Front	Weight Rear	Retail Price
Price Level				
PRL-28M	M2 PRL-28M (EFF:MY25 ORDERS)			STD
Data Version				
DRL-002	SPECPRO21 DATA RELEASE VER 002			N/C
Vehicle Configuration				
001-172	M2 106 PLUS CONVENTIONAL CHASSIS	5,709	3,450	\$114,401.00
004-225	2025 MODEL YEAR SPECIFIED			STD
002-004	SET BACK AXLE - TRUCK			STD
019-006	TRAILER TOWING PROVISION AT END OF FRAME WITH SAE J560	10	10	\$1,027.00
003-001	LH PRIMARY STEERING LOCATION			STD
General Service				
AA1-003	TRUCK/TRAILER CONFIGURATION			N/C
AA6-002	DOMICILED, USA (EXCLUDING CALIFORNIA AND CARB OPT-IN STATES)			STD
99D-027	EPA EMISSIONS CERTIFICATION FOR REGISTRATION IN EPA OR ACT STATES - EPA CLEAN IDLE (INCLUDES 6X4 INCH LABEL ON LOWER FORWARD OF DRIVER DOOR)			STD
AF2-998	NONE			N/C
A85-011	CONSTRUCTION SERVICE			N/C
A84-1CO	CONSTRUCTION BUSINESS SEGMENT			N/C
AA4-010	DIRT/SAND/ROCK COMMODITY			N/C
AA5-002	TERRAIN/DUTY: 100% (ALL) OF THE TIME, IN TRANSIT, IS SPENT ON PAVED ROADS			STD
AB1-008	MAXIMUM 8% EXPECTED GRADE			STD
AB5-001	SMOOTH CONCRETE OR ASPHALT PAVEMENT - MOST SEVERE IN-TRANSIT (BETWEEN SITES) ROAD SURFACE			STD
995-091	MEDIUM TRUCK WARRANTY			STD
A66-99D	EXPECTED FRONT AXLE(S) LOAD : 13300.0 lbs			
A68-99D	EXPECTED REAR DRIVE AXLE(S) LOAD : 23000.0 lbs			

Application Version 11.9.805
 Data Version PRL-28M.002
 Copy of MY25 Harrisburg SADump



08/01/2024 3:27 PM

Page 6 of 21

Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
A63-99D	EXPECTED GROSS VEHICLE WEIGHT CAPACITY : 36300.0 lbs			
A70-99D	EXPECTED GROSS COMBINATION WEIGHT : 80000.0 lbs			
Truck Service				
AA3-018	FRONT PLOW/END DUMP BODY			N/C
AF3-1V4	GODWIN MANUFACTURING COMPANY			N/C
AF7-99D	EXPECTED BODY/PAYLOAD CG HEIGHT ABOVE FRAME "XX" INCHES : 32.0 in			
Engine				
101-21Y	CUM B6.7 325 HP @ 2400 RPM, 2600 GOV, 750 LB-FT @ 1800 RPM			\$7,436.00
Electronic Parameters				
79A-070	70 MPH ROAD SPEED LIMIT			N/C
79B-000	CRUISE CONTROL SPEED LIMIT SAME AS ROAD SPEED LIMIT			N/C
79S-005	PTO MODE CANCEL VEHICLE SPEED - 10 MPH			N/C
79U-001	PTO GOVERNOR RAMP RATE - 25 RPM PER SECOND			N/C
79V-001	FUEL DOSING OF AFTERTREATMENT ENABLED IN PTO MODE-CLEANS HYDROCARBONS AT HIGH TEMPERATURES ONLY			N/C
79W-025	CRUISE CONTROL BUTTON PTO CONTROL AND ONE REMOTE PTO SPEED			N/C
79X-009	PTO SPEED 1 SETTING - 1200 RPM			N/C
80G-002	PTO MINIMUM RPM - 700			N/C
80J-002	REGEN INHIBIT SPEED THRESHOLD - 5 MPH			N/C
80S-022	PTO 1, WITH SWITCH, TEM SUPPLIED REQUEST AND INTERLOCKS, WITH PTO CONNECTIONS, ENGAGE WHILE DRIVING INTERLOCKS			N/C
Engine Equipment				
99C-024	EPA 2010/GHG 2024 CONFIGURATION			STD
13E-001	STANDARD OIL PAN			STD
105-001	ENGINE MOUNTED OIL CHECK AND FILL			STD
014-099	SIDE OF HOOD AIR INTAKE WITH FIREWALL MOUNTED DONALDSON AIR CLEANER			STD
124-1D7	DR 12V 160 AMP 28-SI QUADRAMOUNT PAD ALTERNATOR WITH REMOTE BATTERY VOLT SENSE			STD
292-205	(2) DTNA GENUINE, FLOODED STARTING, MIN 1900CCA, 350RC, THREADED STUD BATTERIES			STD
290-017	BATTERY BOX FRAME MOUNTED			STD



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
281-001	STANDARD BATTERY JUMPERS			STD
282-001	SINGLE BATTERY BOX FRAME MOUNTED LH SIDE UNDER CAB			STD
291-017	WIRE GROUND RETURN FOR BATTERY CABLES WITH ADDITIONAL FRAME GROUND RETURN			STD
289-001	NON-POLISHED BATTERY BOX COVER			STD
293-060	POSITIVE LOAD DISCONNECT WITH CAB MOUNTED CONTROL SWITCH WITH LOCKING PROVISION MOUNTED OUTBOARD DRIVER SEAT	2		\$195.00
295-029	POSITIVE AND NEGATIVE POSTS FOR JUMPSTART LOCATED ON FRAME NEXT TO STARTER	2		\$88.00
306-015	PROGRESSIVE LOW VOLTAGE DISCONNECT AT 12.3 VOLTS FOR DESIGNATED CIRCUITS	2		STD
107-032	CUMMINS TURBOCHARGED 18.7 CFM AIR COMPRESSOR WITH INTERNAL SAFETY VALVE			STD
108-002	STANDARD MECHANICAL AIR COMPRESSOR GOVERNOR			STD
131-013	AIR COMPRESSOR DISCHARGE LINE			STD
152-041	ELECTRONIC ENGINE INTEGRAL SHUTDOWN PROTECTION SYSTEM			STD
128-076	CUMMINS ENGINE INTEGRAL BRAKE WITH VARIABLE GEOMETRY TURBO ON/OFF	20		STD
016-1C3	RH OUTBOARD UNDER STEP MOUNTED HORIZONTAL AFTERTREATMENT SYSTEM ASSEMBLY WITH RH HORIZONTAL TAILPIPE			STD
28F-014	ENGINE AFTERTREATMENT DEVICE, AUTOMATIC OVER THE ROAD REGENERATION AND VIRTUAL REGENERATION REQUEST SWITCH IN CLUSTER			STD
239-001	STANDARD EXHAUST SYSTEM LENGTH			STD
237-052	RH STANDARD HORIZONTAL TAILPIPE			STD
23U-001	6 GALLON DIESEL EXHAUST FLUID TANK			STD
30N-003	100 PERCENT DIESEL EXHAUST FLUID FILL			STD
43X-002	LH MEDIUM DUTY STANDARD DIESEL EXHAUST FLUID TANK LOCATION			STD
23Y-001	STANDARD DIESEL EXHAUST FLUID PUMP MOUNTING			STD
43Y-001	STANDARD DIESEL EXHAUST FLUID TANK CAP			STD
242-998	NO MUFFLER/TAILOPIPE SHIELD	-10		STD
273-058	AIR POWERED ON/OFF ENGINE FAN CLUTCH			STD
276-001	AUTOMATIC FAN CONTROL WITHOUT DASH SWITCH, NON ENGINE MOUNTED			STD



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
110-003	CUMMINS SPIN ON FUEL FILTER			STD
118-001	FULL FLOW OIL FILTER			STD
120-998	NO COOLANT FILTER	-10		STD
266-100	700 SQUARE INCH ALUMINUM RADIATOR			STD
103-039	ANTIFREEZE TO -34F, OAT (NITRITE AND SILICATE FREE) EXTENDED LIFE COOLANT			STD
171-007	GATES BLUE STRIPE COOLANT HOSES OR EQUIVALENT			STD
172-001	CONSTANT TENSION HOSE CLAMPS FOR COOLANT HOSES			STD
270-016	RADIATOR DRAIN VALVE			STD
168-998	NO RADIATOR/OIL PAN GUARD	-5		N/C
138-032	PHILLIPS-TEMRO 750 WATT/240 VOLT BLOCK HEATER	4		\$144.00
140-053	BLACK PLASTIC ENGINE HEATER RECEPTACLE MOUNTED UNDER LH DOOR			N/C
134-001	ALUMINUM FLYWHEEL HOUSING			STD
132-004	ELECTRIC GRID AIR INTAKE WARMER			STD
155-057	DELCO 12V 29MT STARTER WITH INTEGRATED MAGNETIC SWITCH			STD

Transmission

342-584	ALLISON 3500 RDS AUTOMATIC TRANSMISSION WITH PTO PROVISION	200	60	\$6,711.00
---------	--	-----	----	------------

Transmission Equipment

343-321	ALLISON VOCATIONAL PACKAGE 169 - AVAILABLE ON 3000/4000 PRODUCT FAMILIES WITH VOCATIONAL MODEL RDS			N/C
84B-012	ALLISON VOCATIONAL RATING FOR ON/OFF HIGHWAY APPLICATIONS AVAILABLE WITH ALL PRODUCT FAMILIES			N/C
84C-023	PRIMARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			N/C
84D-023	SECONDARY MODE GEARS, LOWEST GEAR 1, START GEAR 1, HIGHEST GEAR 6, AVAILABLE FOR 3000/4000 PRODUCT FAMILIES ONLY			N/C
84E-000	PRIMARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84F-000	SECONDARY SHIFT SCHEDULE RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
84G-000	PRIMARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84H-000	SECONDARY SHIFT SPEED RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84J-000	ENGINE BRAKE RANGE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84K-000	ENGINE BRAKE RANGE ALTERNATE PRESELECT RECOMMENDED BY DTNA AND ALLISON, THIS DEFINED BY ENGINE AND VOCATIONAL USAGE			STD
84N-200	FUEL SENSE 2.0 DISABLED - PERFORMANCE - TABLE BASED			STD
84U-000	DRIVER SWITCH INPUT - DEFAULT - NO SWITCHES			STD
84V-001	DIRECTION CHANGE ENABLED WITH MULTIPLEXED SERVICE BRAKES - ALLISON 5TH GEN TRANSMISSIONS			N/C
353-075	QUICKFIT BODY LIGHTING CONNECTOR AT END OF FRAME, WITH CAP			\$200.00
34C-011	ELECTRONIC TRANSMISSION WIRING TO CUSTOMER INTERFACE CONNECTOR			\$125.00
362-823	CUSTOMER INSTALLED CHELSEA 280 SERIES PTO			N/C
363-001	PTO MOUNTING, LH SIDE OF MAIN TRANSMISSION ALLISON			N/C
341-018	MAGNETIC PLUGS, ENGINE DRAIN, TRANSMISSION DRAIN, AXLE(S) FILL AND DRAIN			STD
345-003	PUSH BUTTON ELECTRONIC SHIFT CONTROL, DASH MOUNTED			\$254.00
97G-004	TRANSMISSION PROGNOSTICS - ENABLED 2013			N/C
370-015	WATER TO OIL TRANSMISSION COOLER, IN RADIATOR END TANK	15		STD
346-003	TRANSMISSION OIL CHECK AND FILL WITH ELECTRONIC OIL LEVEL CHECK			N/C
35T-001	SYNTHETIC TRANSMISSION FLUID (TES-295 COMPLIANT)			STD

Front Axle and Equipment

400-1A7	DETROIT DA-F-13.3-3 13,300# FF1 71.5 KPI/3.74 DROP SINGLE FRONT AXLE			\$253.00
402-021	MERITOR 15X5 Q+ CAST SPIDER CAM FRONT BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			\$94.00

Application Version 11.9.805
 Data Version PRL-28M.002
 Copy of MY25 Harrisburg SADump



08/01/2024 3:27 PM

Page 10 of 21

Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
403-002	NON-ASBESTOS FRONT BRAKE LINING			STD
419-001	CAST IRON OUTBOARD FRONT BRAKE DRUMS			STD
427-001	FRONT BRAKE DUST SHIELDS	5		\$49.00
409-006	FRONT OIL SEALS			STD
408-001	VENTED FRONT HUB CAPS WITH WINDOW, CENTER AND SIDE PLUGS - OIL			STD
416-022	STANDARD SPINDLE NUTS FOR ALL AXLES			STD
405-002	MERITOR AUTOMATIC FRONT SLACK ADJUSTERS			STD
536-050	TRW THP-60 POWER STEERING			STD
539-003	POWER STEERING PUMP			STD
534-015	2 QUART SEE THROUGH POWER STEERING RESERVOIR			STD
40T-001	MINERAL SAE 80/90 FRONT AXLE LUBE			STD
Front Suspension				
620-010	14,600# TAPERLEAF FRONT SUSPENSION	170		\$524.00
619-005	MAINTENANCE FREE RUBBER BUSHINGS - FRONT SUSPENSION			STD
410-001	FRONT SHOCK ABSORBERS			STD
Rear Axle and Equipment				
N 420-051	CUMMINS-MERITOR RS-23-160 23,000# R-SERIES SINGLE REAR AXLE		180	\$872.00
421-614	6.14 REAR AXLE RATIO			N/C
424-001	IRON REAR AXLE CARRIER WITH STANDARD AXLE HOUSING			STD
386-094	RPL14 MERITOR SERVICE-FREE MAIN DRIVELINE WITH HALF ROUND (17T) YOKES	-20	-20	(\$240.00)
452-001	DRIVER CONTROLLED TRACTION DIFFERENTIAL - SINGLE REAR AXLE			\$734.00
878-018	(1) DRIVER CONTROLLED DIFFERENTIAL LOCK REAR VALVE FOR SINGLE DRIVE AXLE			N/C
87B-008	INDICATOR LIGHT FOR EACH DIFFERENTIAL LOCKOUT SWITCH			N/C
423-033	MERITOR 16.5X7 Q+ CAST SPIDER HEAVY DUTY CAM REAR BRAKES, DOUBLE ANCHOR, FABRICATED SHOES			\$152.00
433-002	NON-ASBESTOS REAR BRAKE LINING			STD
434-012	BRAKE CAMS AND CHAMBERS ON REAR SIDE OF DRIVE AXLE(S)			N/C
451-023	CONMET CAST IRON REAR BRAKE DRUMS			\$43.00
425-002	REAR BRAKE DUST SHIELDS		5	\$65.00
440-006	REAR OIL SEALS			STD



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
426-100	WABCO TRISTOP D LONGSTROKE 1-DRIVE AXLE SPRING PARKING CHAMBERS			STD
428-002	MERITOR AUTOMATIC REAR SLACK ADJUSTERS			STD
41T-002	CURRENT AVAILABLE SYNTHETIC 75W-90 REAR AXLE LUBE			STD
Rear Suspension				
622-003	23,000# FLAT LEAF SPRING REAR SUSPENSION WITH HELPER AND RADIUS ROD		120	(\$1,145.00)
621-001	SPRING SUSPENSION - NO AXLE SPACERS			N/C
431-001	STANDARD AXLE SEATS IN AXLE CLAMP GROUP			N/C
623-005	FORE/AFT CONTROL RODS			N/C
Pusher / Tag Equipment				
429-998	NO PUSHER/TAG BRAKE DUST SHIELDS			STD
Brake System				
018-002	AIR BRAKE PACKAGE			STD
490-121	WABCO 4S/4M ABS WITH TRACTION CONTROL			STD
871-001	REINFORCED NYLON, FABRIC BRAID AND WIRE BRAID CHASSIS AIR LINES			STD
904-001	FIBER BRAID PARKING BRAKE HOSE			STD
412-001	STANDARD BRAKE SYSTEM VALVES			STD
46D-002	STANDARD AIR SYSTEM PRESSURE PROTECTION SYSTEM			STD
413-002	STD U.S. FRONT BRAKE VALVE			STD
432-003	RELAY VALVE WITH 5-8 PSI CRACK PRESSURE, NO REAR PROPORTIONING VALVE			STD
480-088	WABCO SYSTEM SAVER HP WITH INTEGRAL AIR GOVERNOR AND HEATER			STD
479-012	AIR DRYER MOUNTED UNDER HOOD			N/C
460-001	STEEL AIR BRAKE RESERVOIRS			STD
477-001	PULL CABLE ON WET TANK, PETCOCK DRAIN VALVES ON ALL OTHER AIR TANKS			STD
Trailer Connections				
481-998	NO TRAILER AIR HOSE			STD
476-998	NO AIR HOSE HANGER			STD
914-001	AIR CONNECTIONS TO END OF FRAME WITH GLAD HANDS FOR TRUCK AND NO DUST COVERS			N/C



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

	Data Code	Description	Weight Front	Weight Rear	Retail Price
	296-010	PRIMARY CONNECTOR/RECEPTACLE WIRED FOR SEPARATE STOP/TURN, ABS CENTER PIN POWERED THROUGH IGNITION			N/C
	303-025	SAE J560 7-WAY PRIMARY TRAILER CABLE RECEPTACLE MOUNTED END OF FRAME			N/C
	310-998	NO TRAILER ELECTRICAL CABLE			STD
Wheelbase & Frame					
	545-380	3800MM (150 INCH) WHEELBASE			N/C
	546-100	11/32X3-1/2X10-3/16 INCH STEEL FRAME (8.73MMX258.8MM/0.344X10.19 INCH) 120KSI	-200	130	\$135.00
	548-803	TEM TO EVALUATE AND INSTALL FRAME RAIL REINFORCEMENT AS NEEDED FOR FRONT FRAME MOUNTED EQUIPMENT			N/C
	552-030	1600MM (63 INCH) REAR FRAME OVERHANG			STD
	55W-006	FRAME OVERHANG RANGE: 61 INCH TO 70 INCH			N/C
N	549-093	8 INCH BOLT ON FRONT FRAME EXTENSION	55		\$607.00
	AC8-99D	CALC'D BACK OF CAB TO REAR SUSP C/L (CA) : 84.06 in			
	AE8-99D	CALCULATED EFFECTIVE BACK OF CAB TO REAR SUSPENSION C/L (CA) : 81.06 in			
	AE4-99D	CALC'D FRAME LENGTH - OVERALL : 251.57 in			
	FSS-0LH	CALCULATED FRAME SPACE LH SIDE : 49.34 in			N/C
	FSS-0RH	CALCULATED FRAME SPACE RH SIDE : 51.44 in			N/C
	AM6-99D	CALC'D SPACE AVAILABLE FOR DECKPLATE : 0.0 in			
	553-001	SQUARE END OF FRAME			STD
	550-001	FRONT CLOSING CROSSMEMBER			STD
	559-001	STANDARD WEIGHT ENGINE CROSSMEMBER			STD
	561-001	STANDARD CROSSMEMBER BACK OF TRANSMISSION			STD
	562-001	STANDARD MIDSHIP #1 CROSSMEMBER(S)			STD
	572-001	STANDARD REARMOST CROSSMEMBER			STD
	565-001	STANDARD SUSPENSION CROSSMEMBER			STD
Chassis Equipment					
	556-1AP	THREE-PIECE 14 INCH PAINTED STEEL BUMPER WITH COLLAPSIBLE ENDS	30		\$65.00
	558-001	FRONT TOW HOOKS - FRAME MOUNTED	15		\$74.00
	574-011	SINGLE LICENSE PLATE BUMPER MOUNTING ON LH SIDE			STD
	585-998	NO MUDFLAP BRACKETS			STD
	590-998	NO REAR MUDFLAPS			STD



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
586-024	FENDER AND FRONT OF HOOD MOUNTED FRONT MUDFLAPS			STD
551-007	GRADE 8 THREADED HEX HEADED FRAME FASTENERS			STD
44Z-002	EXTERIOR HARNESSES WRAPPED IN ABRASION TAPE			STD
607-001	CLEAR FRAME RAILS FROM BACK OF CAB TO FRONT REAR SUSPENSION BRACKET, BOTH RAILS OUTBOARD			\$218.00
Fifth Wheel				
578-998	NO FIFTH WHEEL			STD
Fuel Tanks				
204-215	50 GALLON/189 LITER SHORT RECTANGULAR ALUMINUM FUEL TANK - LH	20		\$348.00
218-005	RECTANGULAR FUEL TANK(S)			STD
215-005	PLAIN ALUMINUM/PAINTED STEEL FUEL/HYDRAULIC TANK(S) WITH PAINTED BANDS			STD
212-007	FUEL TANK(S) FORWARD			STD
664-001	PLAIN STEP FINISH			STD
205-001	FUEL TANK CAP(S)			STD
122-1J2	DETROIT FUEL/WATER SEPARATOR WITH WATER IN FUEL SENSOR AND HAND PRIMER	-5		STD
216-020	EQUIFLO INBOARD FUEL SYSTEM			STD
202-016	HIGH TEMPERATURE REINFORCED NYLON FUEL LINE			STD
Tires				
093-14V	CONTINENTAL HDL3 LTL 11R22.5 14 PLY RADIAL FRONT TIRES	30		\$76.00
094-12P	CONTINENTAL HDR2+ 11R22.5 14 PLY RADIAL REAR TIRES		92	(\$412.00)
Hubs				
418-060	CONMET PRESET PLUS PREMIUM IRON FRONT HUBS			STD
450-060	CONMET PRESET PLUS PREMIUM IRON REAR HUBS			STD
Wheels				
502-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 6.13 INSET 2-HAND HD STEEL DISC FRONT WHEELS	40		\$74.00
505-545	MAXION WHEELS 90260 22.5X8.25 10-HUB PILOT 2-HAND HD STEEL DISC REAR WHEELS		80	\$148.00



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
496-011	FRONT WHEEL MOUNTING NUTS			STD
497-011	REAR WHEEL MOUNTING NUTS			STD
Cab Exterior				
829-071	106 INCH BBC FLAT ROOF ALUMINUM CONVENTIONAL CAB			STD
650-008	AIR CAB MOUNTING			\$97.00
648-002	NONREMOVABLE BUGSCREEN MOUNTED BEHIND GRILLE			\$36.00
678-001	LH AND RH GRAB HANDLES			STD
646-046	STATIONARY MOLDED IN COLOR FULL GRILLE FOR CHASSIS WITHOUT INTEGRAL FRONT FRAME EXTENSIONS			\$157.00
65X-011	MOLD-IN COLOR HOOD MOUNTED AIR INTAKE GRILLE			STD
644-004	FIBERGLASS HOOD			STD
690-002	TUNNEL/FIREWALL LINER			STD
727-1AF	SINGLE 14 INCH ROUND HADLEY AIR HORN UNDER LH DECK	4		\$82.00
726-001	SINGLE ELECTRIC HORN			STD
728-001	SINGLE HORN SHIELD			N/C
575-001	REAR LICENSE PLATE MOUNT END OF FRAME			STD
312-043	INTEGRAL HEADLIGHT/MARKER ASSEMBLY			STD
302-047	LED AERODYNAMIC MARKER LIGHTS			STD
314-823	WIRING AND SWITCH FOR CUSTOMER FURNISHED SNOW PLOW LAMPS WITH SINGLE CONNECTION AT LH FORWARD			\$108.00
311-001	DAYTIME RUNNING LIGHTS			STD
294-1AY	INTEGRAL LED STOP/TAIL/BACKUP LIGHTS			\$175.00
300-015	STANDARD FRONT TURN SIGNAL LAMPS			STD
744-1BK	DUAL WEST COAST MOLDED-IN COLOR HEATED MIRRORS WITH LH AND RH REMOTE			STD
797-001	DOOR MOUNTED MIRRORS			STD
796-001	102 INCH EQUIPMENT WIDTH			STD
743-1AP	LH AND RH 8 INCH MOLDED-IN COLOR CONVEX MIRRORS MOUNTED UNDER PRIMARY MIRRORS			STD
729-001	STANDARD SIDE/REAR REFLECTORS			STD
768-043	63X14 INCH TINTED REAR WINDOW			STD
661-003	TINTED DOOR GLASS LH AND RH WITH TINTED NON-OPERATING WING WINDOWS			STD
654-011	RH AND LH ELECTRIC POWERED WINDOWS			STD
663-013	1-PIECE SOLAR GREEN GLASS WINDSHIELD			STD



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
659-019	2 GALLON WINDSHIELD WASHER RESERVOIR WITHOUT FLUID LEVEL INDICATOR, FRAME MOUNTED			STD
Cab Interior				
055-017	PROFESSIONAL TRIM PACKAGE			STD
707-105	MIST AND CARBON CLOTH INTERIOR "PROFESSIONAL"			STD
70K-016	CARBON WITH BASE BLACK ACCENT			STD
706-013	MOLDED PLASTIC DOOR PANEL			STD
708-013	MOLDED PLASTIC DOOR PANEL			STD
772-006	BLACK MATS WITH SINGLE INSULATION			STD
785-034	ASH CUP AND (1)LIGHTER, (1)12V POWER OUTLET, (1)DASH MTD DUAL USB-C OUTLET			\$82.00
691-001	FORWARD ROOF MOUNTED CONSOLE			STD
693-035	LH AND RH KICKPLATES			\$131.00
738-021	DIGITAL ALARM CLOCK IN DRIVER DISPLAY			STD
742-007	(2) CUP HOLDERS LH AND RH DASH			STD
680-029	M2/SD DASH			STD
720-002	2-1/2 LB. FIRE EXTINGUISHER	5		\$37.00
700-002	HEATER, DEFROSTER AND AIR CONDITIONER			STD
701-001	STANDARD HVAC DUCTING			STD
703-005	MAIN HVAC CONTROLS WITH RECIRCULATION SWITCH			STD
170-015	STANDARD HEATER PLUMBING			STD
130-041	VALEO HEAVY DUTY A/C REFRIGERANT COMPRESSOR			STD
702-002	BINARY CONTROL, R-134A			STD
739-033	STANDARD INSULATION			STD
285-013	SOLID-STATE CIRCUIT PROTECTION AND FUSES			STD
280-007	12V NEGATIVE GROUND ELECTRICAL SYSTEM			STD
324-1B3	STANDARD LED CAB LIGHTING			STD
787-998	NO SECURITY DEVICE			(\$300.00)
657-001	DOOR LOCKS AND IGNITION SWITCH KEYED THE SAME			STD
78G-003	KEY QUANTITY OF 3			\$9.00
655-005	LH AND RH ELECTRIC DOOR LOCKS			STD
740-998	NO MATTRESS	-20	-15	STD
722-002	TRIANGULAR REFLECTORS WITHOUT FLARES	10		\$31.00



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
756-338	BASIC ISRINGHAUSEN HIGH BACK AIR SUSPENSION DRIVERS SEAT WITH MECHANICAL LUMBAR AND INTEGRATED CUSHION EXTENSION	30		\$167.00
760-337	BASIC ISRINGHAUSEN HIGH BACK NON SUSPENSION TOOL BOX PASSENGER SEAT			\$236.00
759-006	DUAL DRIVER SEAT ARMRESTS AND INBOARD PASSENGER SEAT ARMREST	6		\$101.00
711-004	LH AND RH INTEGRAL DOOR PANEL ARMRESTS			STD
758-1AK	BLACK VINYL DRIVER SEAT COVER			STD
761-1AK	BLACK VINYL PASSENGER SEAT COVER			STD
763-102	HIGH VISIBILITY ORANGE SEAT BELTS			\$26.00
532-002	ADJUSTABLE TILT AND TELESCOPING STEERING COLUMN			STD
540-044	4-SPOKE 18 INCH (450MM) BLACK STEERING WHEEL WITH SWITCHES			STD
765-002	DRIVER AND PASSENGER INTERIOR SUN VISORS			STD

Instruments & Controls

*	4CH-006	6 EXTRA PROGRAMMABLE SWITCHES/INDICATORS		\$135.00
		\$B5M5011ZZ,B5N5012ZZ,C1B0071ZZ,C1C0214ZZ,B5B5001ZZ,B5A5000ZZ		
	106-002	ELECTRONIC ACCELERATOR CONTROL		STD
	732-998	NO INSTRUMENT PANEL-DRIVER		STD
	734-024	INTEGRATED UPPER & LOWER STORAGE PANELS		N/C
	87L-001	ENGINE REMOTE INTERFACE WITH PARK BRAKE INTERLOCK		N/C
	870-001	BLACK GAUGE BEZELS		STD
	486-001	LOW AIR PRESSURE INDICATOR LIGHT AND AUDIBLE ALARM		STD
	840-001	DUAL NEEDLE PRIMARY AND SECONDARY AIR PRESSURE GAUGE		STD
	198-025	INTAKE MOUNTED AIR RESTRICTION INDICATOR WITHOUT GRADUATIONS		STD
	721-003	87 DECIBELS TO 112 DECIBELS AUTOMATIC SELF-ADJUSTING BACKUP ALARM	3	\$72.00
	149-015	ELECTRONIC CRUISE CONTROL WITH CONTROLS ON STEERING WHEEL SPOKES		STD
	156-007	KEY OPERATED IGNITION SWITCH AND INTEGRAL START POSITION; 4 POSITION OFF/RUN/START/ACCESSORY		STD
	811-044	PREMIUM INSTRUMENT CLUSTER WITH 5.0 INCH TFT COLOR DISPLAY		STD



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

	Data Code	Description	Weight Front	Weight Rear	Retail Price
	81B-003	DIGITAL PANEL LAMP DIMMER SWITCH IN DRIVER DISPLAY			STD
	160-038	HEAVY DUTY ONBOARD DIAGNOSTICS INTERFACE CONNECTOR LOCATED BELOW LH DASH			STD
	844-001	2 INCH ELECTRIC FUEL GAUGE			STD
	148-072	ENGINE REMOTE INTERFACE WITH ONE OR MORE SET SPEEDS			\$134.00
	48H-002	QUICKFIT POWERTRAIN INTERFACE CONNECTOR LOCATED BETWEEN SEATS WITH BLUNTCUTS			\$96.00
	48C-008	QUICKFIT PROGRAMMABLE INTERFACE CONNECTOR 1 UNDER CAB, CONNECTOR 2 BETWEEN SEATS, W/BLUNTCUTS			\$121.00
	163-014	ENGINE REMOTE INTERFACE CONNECTOR AT POWERTRAIN INTERFACE CONNECTOR			N/C
	856-001	ELECTRICAL ENGINE COOLANT TEMPERATURE GAUGE			STD
	864-001	2 INCH TRANSMISSION OIL TEMPERATURE GAUGE			\$30.00
	867-004	ELECTRONIC OUTSIDE TEMPERATURE SENSOR DISPLAY IN DRIVER MESSAGE CENTER			STD
	830-017	ENGINE AND TRIP HOUR METERS INTEGRAL WITHIN DRIVER DISPLAY			STD
	372-123	PTO CONTROLS FOR ENHANCED VEHICLE ELECTRIC/ELECTRONIC ARCHITECTURE			\$40.00
	736-998	NO OBSTACLE DETECTION SYSTEM			(\$4,324.00)
	72J-998	NO DR ASSIST SYSTEM			(\$32.00)
	49B-998	NO VEHICLE STABILITY ADVISOR OR CONTROL			(\$1,134.00)
	73B-998	NO LANE DEPARTURE WARNING SYSTEM			(\$1,080.00)
	852-002	ELECTRIC ENGINE OIL PRESSURE GAUGE			STD
	679-998	NO OVERHEAD INSTRUMENT PANEL			STD
	35M-012	1 QUIKFIT PROGRAMABLE MODULE (QPMXMC) W/ (8) 20AMP FUSED RELAYS			\$254.00
N	61Z-013	PARAMETER 26-01031-020 PLOW FUNCTIONALITY WITH PLOW, SANDER, TAILGATE, BEACON, MASTER SWITCH			N/C
	746-137	AM/FM/WB WORLD TUNER RADIO WITH BLUETOOTH, USB AND AUXILIARY INPUTS, J1939			N/C
	747-001	DASH MOUNTED RADIO			STD
	750-002	(2) RADIO SPEAKERS IN CAB			STD
	753-001	AM/FM ANTENNA MOUNTED ON FORWARD LH ROOF	2		N/C



Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
748-006	POWER AND GROUND WIRING PROVISION OVERHEAD			\$18.00
749-001	ROOF/OVERHEAD CONSOLE CB RADIO PROVISION			\$55.00
78C-998	NO DIGITAL SATELLITE AUDIO RECEIVER ANTENNA			N/C
74D-006	STANDARD RADIO WIRING WITH STEERING WHEEL CONTROLS			STD
810-027	ELECTRONIC MPH SPEEDOMETER WITH SECONDARY KPH SCALE, WITHOUT ODOMETER			STD
817-001	STANDARD VEHICLE SPEED SENSOR			STD
812-001	ELECTRONIC 3000 RPM TACHOMETER			STD
813-1C8	DETROIT CONNECT PLATFORM HARDWARE			STD
8D1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES			STD
6TS-008	(2) TMC RP1226 ACCESSORY CONNECTORS: (1) LOCATED BEHIND PASSENGER SIDE REMOVABLE DASH PANEL (1) CENTER OF OVERHEAD CONSOLE			\$30.00
162-002	IGNITION SWITCH CONTROLLED ENGINE STOP			STD
81Y-005	PRE-TRIP INSPECTION FEATURE FOR EXTERIOR LAMPS ONLY			\$12.00
264-030	(1) OVERHEAD MOUNTED LANYARD CONTROL FOR DRIVER AIR HORN			(\$23.00)
482-001	BW TRACTOR PROTECTION VALVE			N/C
883-001	TRAILER HAND CONTROL BRAKE VALVE			N/C
836-015	DIGITAL VOLTAGE DISPLAY INTEGRAL WITH DRIVER DISPLAY			STD
660-008	SINGLE ELECTRIC WINDSHIELD WIPER MOTOR WITH DELAY			STD
304-030	ROTARY HEADLAMP SWITCH, MARKER LIGHTS/HEADLIGHTS SWITCH WITH PULL OUT FOR OPTIONAL FOG/ROAD LAMPS			N/C
882-021	TWO VALVE PARKING BRAKE SYSTEM WITH DASH VALVE CONTROL AUTONEUTRAL AND WARNING INDICATOR			N/C
299-020	SELF CANCELING TURN SIGNAL SWITCH WITH DIMMER, HEADLAMP FLASH, WASH/WIPE/INTERMITTENT			STD
298-046	INTEGRAL ELECTRONIC TURN SIGNAL FLASHER WITH 40 AMP (20 AMP PER SIDE) TRAILER LAMP CAPACITY			STD



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471



Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Data Code	Description	Weight Front	Weight Rear	Retail Price
Design				
065-000	PAINT: ONE SOLID COLOR			STD
Color				
980-5F6	CAB COLOR A: L0006EY WHITE ELITE EY			STD
986-020	BLACK, HIGH SOLIDS POLYURETHANE CHASSIS PAINT			STD
962-972	POWDER WHITE (N0006EA) FRONT WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
966-972	POWDER WHITE (N0006EA) REAR WHEELS/RIMS (PKWHT21, TKWHT21, W, TW)			STD
964-6Z7	BUMPER PAINT: FP24812 ARGENT SILVER DUPONT FLEX			STD
963-003	STANDARD E COAT/UNDERCOATING			STD
Certification / Compliance				
996-001	U.S. FMVSS CERTIFICATION, EXCEPT SALES CABS AND GLIDER KITS			STD
Secondary Factory Options				
998-001	CORPORATE PDI CENTER IN-SERVICE ONLY			N/C
Sales Programs				
NO SALES PROGRAMS HAVE BEEN SELECTED				

TOTAL VEHICLE SUMMARY

Adjusted List Price

Adjusted List Price ** \$128,894.00

Weight Summary

	Weight Front	Weight Rear	Total Weight
Factory Weight ⁺	6116 lbs	4095 lbs	10211 lbs
Dealer Installed Options	0 lbs	0 lbs	0 lbs
Total Weight ⁺	6116 lbs	4095 lbs	10211 lbs

ITEMS NOT INCLUDED IN ADJUSTED LIST PRICE

Application Version 11.9.805
Data Version PRL-28M.002
Copy of MY25 Harrisburg SADump



08/01/2024 3:27 PM

Page 20 of 21

Prepared for:
 Jason Bennett
 NC SHERIFFS ASSOCIATION
 PO BOX 20049
 RALEIGH, NC 27619
 Phone: 919.459.6471



Prepared by:
 Tony Lyerly
 EXCEL TRUCK GROUP
 4633 EQUIPMENT DRIVE
 CHARLOTTE, NC 28269
 Phone: 704-597-1110

Other Factory Charges

PMV-024	GHG24 SURCHARGE - CUMMINS	\$791.00
PNV-998	NO CARB24 SURCHARGE	N/C
RD1-313	3 YEARS DAIMLER CONNECTIVITY BASE PACKAGE ON (FEATURES VARY BY MODEL) POWERED BY DETROIT CONNECT ON CUMMINS ENGINES	STD
RAC-42N	M2/SD PLUS ESCALATOR	\$750.00
RAG-020	CUMMINS TARIFF CHARGE - \$205	\$205.00
RAU-025	MY25 ESCALATOR	\$1,500.00
RFY-022	FRONT TIRE SURCHARGE	\$60.00
RFU-022	REAR TIRE SURCHARGE	\$120.00
P73-2FT	STANDARD DESTINATION CHARGE	\$3,375.00

Dealer Installed Options

	Weight Front	Weight Rear	Price
GODWIN 10' STEEL DUMP W SNOWPLOW	0	0	\$46,442.00
Total Dealer Installed Options	0 lbs	0 lbs	\$46,442.00

(+) Weights shown are estimates only.

If weight is critical, contact Customer Application Engineering.

(**) Prices shown do not include taxes, fees, etc... "Net Equipment Selling Price" is located on the Quotation Details Proposal Report.

(***) All cost increases for major components (Engines, Transmissions, Axles, Front and Rear Tires) and government mandated requirements, tariffs, and raw material surcharges will be passed through and added to factory invoices.



Prepared for:
Jason Bennett
NC SHERIFFS ASSOCIATION
PO BOX 20049
RALEIGH, NC 27619
Phone: 919.459.6471

EXCEL
TRUCK GROUP
NCSA BID#24-08-0421

Prepared by:
Tony Lyerly
EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269
Phone: 704-597-1110

Daimler Truck Financial

Financing that works for you.

See your local dealer for a competitive quote from Daimler Truck Financial, or contact us at Information@dtfoffers.com.

Daimler Truck Financial offers a variety of finance, lease and insurance solutions to fit your business needs. For more information about our products and services, visit our website at www.daimler-truckfinancial.com.

Floorplan Expenses:

Due to the cost of "Floorplan Expenses" incurred while the chassis is at the body company (sometimes 6 months to a year) we have added \$8000.00 dollars to the cost to cover this floorplan expense. If the Town of Harrisburg so elects...they can pay for the chassis within 30 days of the factory invoice... we will reduce the quoted price by \$8000.00 ...so that would come to \$95,002.00 instead of \$103,002.00 for the chassis and then the body payment would be due once the truck is delivered. Everything has been broken out on the quotation sheet above. If you have any questions or concerns, please don't hesitate to call.

MAILING
P. O. BOX 1147 DUNN, NC 28335
892-0141



LOCATION
17665 HWY 421S, DUNN, NC 28334
FAX: 910 892-7402

QUOTE NUMBER 0154702 QUOTE DATE 8/1/2024
Customer Number: 01-FREIGHT Salesperson: EARL MANNING

Quote Valid For:

Sold To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

Ship To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

ATTENTION:

F.O.B.	Delivery Terms	Ship VIA	Payment Terms
Dunn, NC			NET 30

Item Code	Description	Ordered	List Price	Amount
TOWN OF HARRISBURG				
PRICED USING NCSA CONTRACT # 24-08-0421R				
350U10/30G	BODY 350U 10 X 30 SIDES 10GA	1.00	5,531.18	5,531.18
816SFDA-10 P22	HOIST 816SF DA 10 FT P22	1.00	3,225.00	3,225.00
187AR-50-10/30	50 SERIES BDY 3/16AR UPG 10/30	1.00	1,265.00	1,265.00
1/4ARFL-50SB/10	FLOOR AR1/4 - 150/350 10FT	1.00	1,765.00	1,765.00
OAKSIDEBD10	OAK SIDE BOARD 10'	1.00	450.00	450.00
CPCONT300/H	CAB PROTECTOR HALF SMALL BODY	1.00	0.00	0.00
LIGHTHOLE	LIGHT HOLES IN CP, RA, RCP	4.00	31.00	124.00
LIGHTHOLE	LIGHT HOLES IN CP, RA, RCP	4.00	31.00	124.00
HTARP	HYDRA TARP ASSEMBLY COMPLETE	1.00	1,995.00	1,995.00
IDLERBAR	IDLER BAR FOR TARP	1.00	325.00	325.00
ATG	TAILGATE AIR CONTROL	1.00	390.00	390.00
BLACKPAINT	ZINC PRIME & BLACK POWDER COAT	1.00	0.00	0.00
INSINGLEFB	INSTALL SINGLE AXLE FULL BLOWN	1.00	4,550.00	4,550.00
INSPH20	HITCH PINTLE HOOK RIGID PH20	1.00	440.00	440.00
INSREINFFB	INSTALL FRONT BUMPER REINFORCE	1.00	1,530.00	1,530.00
INSFRMUDSTL	MUD GUARD STEEL FRONT	1.00	325.00	325.00
INSGHADHAND	GLAD HANDS	1.00	240.00	240.00
INSATG	LABOR TO INSTALL ATG	1.00	110.00	110.00
INS4PIN	INSTALL 4-PIN ELECTRIC PLUG	1.00	140.00	140.00

continued

MAILING
P. O. BOX 1147 DUNN, NC 28335
892-0141



LOCATION
17665 HWY 421S. DUNN, NC 28334
FAX: 910 892-7402

QUOTE NUMBER 0154702
Customer Number: 01-FREIGHT

QUOTE DATE 8/1/2024
Salesperson: EARL MANNING

Quote Valid For:

Sold To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

Ship To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

ATTENTION:

F.O.B.	Delivery Terms	Ship VIA	Payment Terms	
Dunn, NC			NET 30	
Item Code	Description	Ordered	List Price	Amount
INS6PIN	INSTALL 6-PIN ELECTRIC PLUG	1.00	140.00	140.00
INS7PIN	INSTALL 7-PIN ELECTRIC PLUG	1.00	140.00	140.00
INSSEALEDHARN	INSTALL SEALED WIRING HARNESS	1.00	415.00	415.00
PLOWLIGHTKIT	PLOW LIGHTS, BRACKET, HARNESS	1.00	465.00	465.00
REINSTALLSTT	REINSTALL SST &/OR BACKUP LGTS	1.00	255.00	255.00
97DB BUALARM	97db BACK UP ALARM - STANDARD	1.00	0.00	0.00
INS6HEAD	INSTALL 6-HEAD FLASHING LED	1.00	855.00	855.00
PTOMUNCIE	PTO MUNCIE HOT SHIFT	1.00	1,695.00	1,695.00
HYDMANUAL	INSTALL MANUAL HYD W/ SPREADER	1.00	12,085.00	12,085.00
DELIVERY175	DELIVERY CHRГ 150-199 MILES	1.00	500.00	500.00
A181261	UNIVERSAL PUSH FRAME GN200	1.00	1,710.00	1,710.00

CHASSIS MUST HAVE 84" USABLE CA, BUCKET SEATS, PLOW LIGHT PACKAGE
,ALLISON 3000 TRANSMISSION OR GREATER WITH LIVE PTO AND
INTEGRAL FRONT FRAME EXTENSION.WITH STATIONARY GRILLE.

Quote prepared by:
Chris Bernhard
910 321-8917
cbernhard@godwinmfg.com

QUOTE PRICE	40,789.18
Steel Surcharge Amt:	0.00
Less Discount:	833.58
Total:	39,955.60

MAILING
P. O. BOX 1147 DUNN, NC 28335
892-0141



LOCATION
17665 HWY 421S. DUNN, NC 28334
FAX: 910 892-7402

QUOTE NUMBER 0154710
Customer Number: 01-FREIGHT

QUOTE DATE 8/1/2024
Salesperson: EARL MANNING

Quote Valid For:

Sold To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

Ship To:

EXCEL TRUCK GROUP
4633 EQUIPMENT DRIVE
CHARLOTTE, NC 28269

ATTENTION:

F.O.B.	Delivery Terms	Ship VIA	Payment Terms
Dunn, NC			NET 30

Item Code	Description	Ordered	List Price	Amount
TOWN OF HARRISBURG				
PRICED USING NCSA CONTRACT # 24-08-0421R				
P120M10X36	PLOW MODEL 120M 10 X 36	1.00	4,600.00	4,600.00
P62107017	PLOW SNOWSHIELD ASSEMBLY RUBBE	1.00	170.00	170.00
P62100753	PLOW POWER REVERSE OPTION	1.00	1,830.00	1,830.00
P62100928	PLOW WRAP AROUND CURB BUMPER	1.00	140.00	140.00
P5723-24	PLOW, JACK W/FOOT PLATE, G-MNT	1.00	110.00	110.00
P99806255	PLOW MOLD BOARD END MARKERS 36	1.00	51.00	51.00

Quote prepared by:
Chris Bernhard
910 321-8917
cbernhard@godwinmfg.com

QUOTE PRICE	6,901.00
Steel Surcharge Amt:	0.00
Less Discount:	414.06
Total:	6,486.94



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of FY2024 Budget Ordinance Amendments for End-of-Year Transfers

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

Motion to approve the FY2024 Budget Ordinance Amendments for end-of-year-transfers, as presented.

Description/Background:

1) General Fund End of Year Transfer

Town Council implemented a 40% fund balance policy for the General Fund in FY2013. The policy states that 40% of current year operational and debt service expenditures must be maintained in available fund balance and the remainder will be transferred to the Capital Reserve Fund - General Fund. The funds transferred to the Capital Reserve Fund are then legally restricted to be used to fund capital purchases only.

40% of General Fund operational and debt service expenditures totaled approximately \$6,800,000, which allows for a transfer of the excess, or about \$7,800,000. The original budget was adopted with an anticipated transfer of approximately \$2,650,000. This excess was projected during the budget process and built into the 10-year financial model to fund capital outlay over that time. To allow for adjustments as the financial statements are finalized, the total requested amendment is being rounded up to \$5,500,00, which will be utilized to the extent necessary to facilitate this transfer. The final calculation will be presented with the audited financial statements.

2) Water and Sewer End of Year Transfer

Town Council implemented a 40% fund balance policy in FY2018 and adjusted that percentage down to 30% during FY2019 for the Water & Sewer Fund. The calculation methodology and restrictions on the Capital Reserve dollars are the same for enterprise funds as in the General Fund.

30% of Water and Sewer operational and debt service expenditures totaled approximately \$3,300,000, which allows for a transfer of the excess, or about \$2,400,000. The original budget was adopted with an anticipated transfer of approximately \$850,000. This excess was projected during the budget process and built into the 10-year financial model to fund capital outlay over that time. To allow for adjustments as the financial statements are finalized, the total requested amendment is being rounded up to \$1,750,00, which will be utilized to the extent necessary to facilitate this transfer. The final calculation will be presented with the audited financial statements.

3) Storm Water End of Year Transfer

Town Council implemented a 30% fund balance policy in FY2021 for the Storm Water Fund. The calculation methodology and restrictions on the Capital Reserve dollars are the same for enterprise funds as in the General Fund.

30% of Storm Water operational and debt service expenditures totaled approximately \$125,000, which allows for a transfer of the excess, or about \$400,000. The original budget was adopted with an anticipated transfer of approximately \$150,000. This excess was projected during the budget process and built into the 10-year financial model to fund capital outlay over that time. A Budget Ordinance amendment of \$250,000 is required to facilitate this transfer.

Recommendation:

Staff recommends approval of the attached FY2024 Budget Ordinance Amendments.

Fiscal Impact:

1) General Fund End of Year Transfer

\$7,800,000 will be transferred from the General Fund to the Capital Reserve Fund - General Fund. Fund balance in the Capital Reserve Fund - General Fund will total approximately \$17,300,000 as of June 30, 2024.

2) Water and Sewer End of Year Transfer

\$2,400,000 will be transferred from the Water and Sewer Fund to the Capital Reserve Fund - Water and Sewer. Fund balance in the Capital Reserve Fund - Water and Sewer will total approximately \$8,750,000 as of June 30, 2024.

3) Storm Water End of Year Transfer

\$400,000 will be transferred from the Storm Water Fund to the Capital Reserve Fund - Storm Water. Fund balance in the Capital Reserve Fund - Storm Water will total approximately \$2,250,000 as of June 30, 2024.

Attachments:

1. Amendment - GF FY2024 EOY Fund Balance Transfer 09092024
2. Amendment - WSF FY2024 EOY Fund Balance Transfer 09092024
3. Amendment - SWF FY2024 EOY Fund Balance Transfer 09092024



AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024:

Section 1. Amend General Fund to account for Fund Balance Policy end-of-year transfer.

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

Increase line item 100-8500-59102	\$ 5,500,000
Transfers Out – Capital Reserve Fund – General Fund	

Section 3. To amend the General Fund, the revenues are to be changed as follows:

Increase line item 100-48599	\$ 5,500,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE OF THE TOWN OF HARRISBURG, NORTH CAROLINA

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024:

Section 1. Amend Water and Sewer Fund to account for Fund Balance Policy end-of-year transfer.

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

Increase line item 400-8500-59106	\$ 1,750,000
Transfers Out – Capital Reserve Fund – Water Sewer	

Section 3. To amend the Water and Sewer Fund, the revenues are to be changed as follows:

Increase line item 400-48599	\$ 1,750,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



**AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE
OF THE TOWN OF HARRISBURG, NORTH CAROLINA**

Be it ordained by the Town Council of the Town of Harrisburg, North Carolina, that the following amendment be made to the annual budget ordinance for the fiscal year ending June 30, 2024:

Section 1. Amend Storm Water Fund to account for Fund Balance Policy end-of-year transfer.

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

Increase line item 401-8500-59106	\$ 250,000
Transfers Out – Capital Reserve Fund – Storm Water	

Section 3. To amend the Storm Water Fund, the revenues are to be changed as follows:

Increase line item 401-48599	\$ 250,000
Appropriated Fund Balance	

Section 4. Copies of this budget amendment shall be furnished to the Clerk of the Town Council, and to the Budget Officer and the Finance Officer for their direction.

Section 5. That this ordinance shall be effective upon its passage. Adopted this 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Adoption of the 2024 Town of Harrisburg Parks & Recreation Ten Year Comprehensive Master Plan.

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to adopt the 2024 Town of Harrisburg Parks & Recreation Ten Year Comprehensive Master Plan as presented.

Description/Background:

From September 2023 through June 2024, the Town entered into an agreement with McGill and Associates to conduct a study and formulate a new Ten Year Comprehensive Parks and Recreation Master Plan for consideration by the Town Council. That plan was formally presented to Council and Management at the July 2024 Town Council meeting. The plan was reviewed by staff and management and submitted back to McGill for edits and is being re-submitted to Town Council this evening for consideration of formal adoption.

Recommendation:

Staff recommends adoption of the 2024 Town of Harrisburg Ten Year Comprehensive Master Plan as presented.

Fiscal Impact:

None

Attachments:

1. Harrisburg_Comprehensive_Master_Plan_Appendices_Final



Comprehensive Recreation Master Plan 2024 – 2034

Adopted On:

Page Intentionally Left Blank

Acknowledgments

The Town of Harrisburg wishes to express its sincere appreciation to those entities and individuals, who, in any way, contributed to the creation of the Harrisburg Comprehensive Recreation Master Plan — some of which are identified below. Without the knowledge and expertise of these people, in both individual and team settings, this document would not be possible.

Town of Harrisburg Town 2023 Council Town of Harrisburg Town 2024 Council

Jennifer Teague, Mayor
Maurice Price, Mayor Pro Tem
Ron Smith
Mike Thevenin
Rodney Dellinger
Ian Patrick
Altyn Cotell
Rick Russo

Jennifer Teague, Mayor
La'Trecia Glover, Mayor Pro Tem
Maurice Price
Ron Smith
Mike Thevenin
Chris Faw
Altyn Cotell
Ian Patrick

Town of Harrisburg Recreation Advisory Board

Cheryl Baker
Fred Brillante
Hanna Butler
Brett Crosby
Zach Bowman
Courtney Haynes
Mohammed Idlibi

Town of Harrisburg Staff

Rob Donham, Town Manager
J. Lee Connor, Jr. Deputy Town Manager
Jim Spina, Director of Parks and Recreation
Shawn Marble, Assistant Director of Parks and Recreation

Consultant

McGill Associates, PA

1240 19th Street, Lane NW, Hickory, North Carolina 286015



Asheville | Hickory | Knoxville | Pinehurst | Raleigh | Shallotte | Williamsburg | Roanoke

Page Intentionally Left Blank

.....

Page Intentionally Left Blank



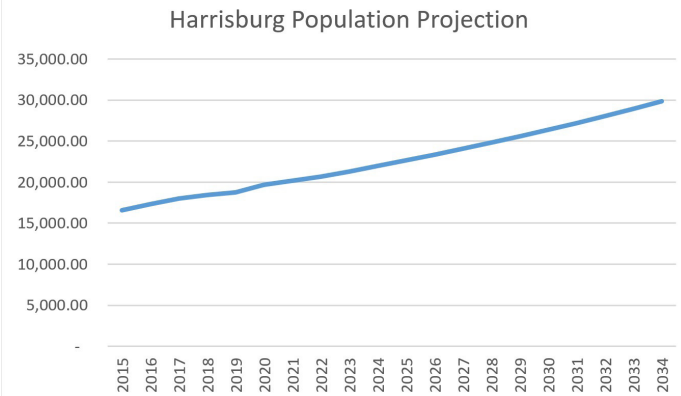
01 | Introduction

The Harrisburg Parks and Recreation Department has had a prepared recreation facilities and programs Master Plan since 2010. However, changes have occurred since the plan's inception regarding expanded development, increased population, and overall recreation trends. Harrisburg has had rapidly increasing population growth during the past decade. Statistics show that the area has grown approximately 30% since 2010. In addition to Harrisburg itself being an attractive location to relocate, North Carolina also continues to be one of the fastest-growing states. One should expect that Harrisburg will continue its strong growth projection. Anticipated growth will create more demand for public services, such as new sewers, water, schools, roads, and recreation opportunities. Demand for recreational opportunities will also continue to grow and put added strain on the highly popular park system.

The Town of Harrisburg recognizes the importance of planning as a means of improving recreation opportunities for all its residents and visitors. As a result, the Town hired McGill to assist with the creation of a Ten-Year Comprehensive Parks and Recreation Master Plan.

The Town of Harrisburg's Comprehensive Recreation Master Plan 2024–2034 provides the framework for guiding the Town's board and staff. The framework for this Master Plan is based upon conducting an inventory of the existing park system, recording site observations, discussing needs from Town staff, and evaluating public comments made through community engagement. In addition, local comparisons and national benchmarks were used as a guide to support the recommendations made for the recreation facilities. The assessment of the existing park system identifies the immediate needs in the community and assists in predicting the possible needs for the future.

The continued development of Harrisburg and surrounding areas will prove the need to upgrade existing recreational facilities and expand where



Critical!

This is a conservative, state-based estimate. Harrisburg planning data indicates that the Town could exceed 30,000 residents before 2030.

possible. Expansion necessitates the acquisition of new Town-owned property. Seeking grant funding, such as through the North Carolina Parks and Recreation Trust Fund (PARTF) and the Federal Land and Water Conservation Fund, will help mitigate the costs of land acquisition and park development. Having a Comprehensive Master Plan will help to make the Town competitive as it seeks funding assistance for future recreation projects.

Another purpose of the Master plan is to analyze and recommend the addition or renovation of parks, programs, and recreational facilities. It also prioritizes certain projects, such as recommended park upgrades or expansion, by considering the identification of the user population, input garnered from the community, and the evaluation of recreational standards. The plan is action-oriented and will provide Harrisburg with a practical guide for the enhancement of its facilities and programs. The master plan aims to maintain the type of setting that fosters community spirit, activism, and bonding between local citizens.



02 | Influencing Factors

.....

Natural Features and Landscape

The Town of Harrisburg was founded in 1973 and, as stated on the Town's website, was originally home to Scotch-Irish settlers back in the mid to late 1700s. The Robert Harris family-owned land here and lent their name to the rail depot and post office that would mark the center of commerce in the 1800's. In 1874 the post office underwent a change of name from Harris Depot to Harrisburg.



Social and Economic Factors

The Town of Harrisburg is within the Township of Harrisburg. The Town population, according to the North Carolina Office of State Budget Management (OSBM), in 2022 comprised approximately 8.4% (19,822) of Cabarrus County's population of 235,797 residents. Located in southwest Cabarrus County, bordering Mecklenburg County and the City of Charlotte, the Town of Harrisburg is in a prime location for residential and commercial growth. Harrisburg Town Hall, built in 2004, is located on Main Street in the emerging neo-traditional Town Center development on Highway 49.

Harrisburg's close neighbors include Charlotte Motor Speedway in Concord and the University of North Carolina-Charlotte, located just minutes from the Town Center. The Harrisburg Fire Department, incorporated into the Town in 2006, provides services to the Town, which also contracts with the Cabarrus County Sheriff's Office for full-time police protection.

The North Carolina Office of State Budget and Management projects Harrisburg to be one of the top five fastest-growing municipalities in North Carolina over the next ten years.

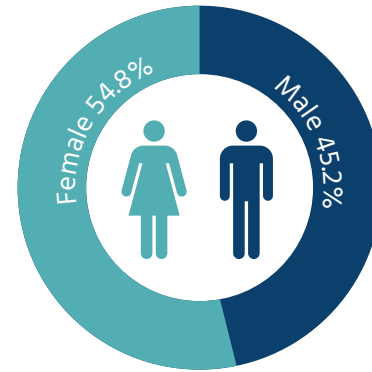
Demographics

A review of the demographic information for the Town of Harrisburg has been evaluated to better understand the characteristics of the community. It also serves as a tool to identify future trends and projections that may influence recreation and park planning. As reflected by the United States Census Bureau, Harrisburg had a population of 19,463 permanent residents as of 2021 with a slightly higher percentage of females (54.8%) than males (45.2%) according to the US Census.

Definitions for the minimum categories for data on race and ethnicity for federal statistics, program administrative reporting, and civil rights compliance reporting are provided below:

- **American Indian:** This includes a person having origins in any of the original peoples of North and South America (including Central America), and who maintains tribal affiliation or community attachment.
- **Asian:** This includes a person having origins in any of the original peoples of the Far East, Southeast Asia, or the Indian subcontinent (for example, Cambodia, China, India, Japan, Korea, Malaysia, Pakistan, the Philippine Islands, Thailand, and Vietnam).
- **Black or African American:** This includes a person having origins in any of the Black racial groups of Africa.
- **Hispanic or Latino:** This ethnic distinction is a subset of a race as defined by the federal government; this includes a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.

- **Native Hawaiian or Other Pacific Islander:** This includes a person having origins in any of the original peoples of Hawaii, Guam, Samoa, or other Pacific Islands.
- **White:** This includes a person having origins in any of the original peoples of Europe, the Middle East, or North Africa.



Information obtained from US Census Bureau

Over the years, there has been an increase in population — a trend that is likely to continue as the Piedmont region of North Carolina and the lifestyle and opportunities that it provides attracts more people to the area. Based on historic population growth between the 2010 (11,526) and 2020 (18,967) census data, Harrisburg grew 65% in ten years. According to US Census growth rates, the 2024 population is 21,973, and based on the very conservative growth rate of 3.2%, the population is projected to be approximately 29,829 by 2034. The census data appears to be conservative. Internal planning methods insinuate the population could reach 30,000 before 2030.

According to the North Carolina Statewide Comprehensive Outdoor Recreation Plan (SCORP) 2020–2025, senior citizens comprise the fastest-growing age group. The income levels, population, and unique needs of the senior population are expected to have significant impacts across society. NC OSBM projects that by the year 2030, 1 in 5 North Carolinians will be 65 years old or older. The average age of residents in Harrisburg is 36.4 years old, and that number will keep getting younger due to the proximity of UNC-Charlotte.

This growing segment of our society is a significant user of recreational programming and facilities. The parks, recreation, and cultural programs will have to increase the number and type of activities and facilities to effectively serve this population, both now, and in the future. To meet the demands of residents and visitors, the Town will have to continually evaluate its recreation and ancillary

facilities, as well as offer more types of recreational programs suitable for the population as it continues to change.

A review of demographic data relating to income levels and education was conducted to gain a better understanding of the community. Understanding these data points provides a window into the recreational quality that residents may desire. Based on the United States Census Bureau, households in Harrisburg have a median annual income (2022) of \$134,767.

Senior adults are a growing segment of our society and a significant user of recreational programming and facilities. The Harrisburg parks, recreation, and cultural programs will have to increase the number and type of activities and facilities they utilize to effectively serve this population, both now, and in the future. To meet the demands of residents and visitors, the Town will have to continually evaluate its recreation and ancillary facilities, as well as offer more types of recreational programs suitable for the population as it continues to change.

Approximately 50.7% of the population in Harrisburg attained a bachelor's degree or higher. This is higher than the State of North Carolina's educational attainment of 33% of the population receiving a bachelor's degree or higher.

Regional Demographic Comparison

During the public input meeting, a recurring theme of “Harrisburg is a very diverse community” emerged. As a source of great community pride. To further explore these statements, the research team conducted a more in-depth analysis in this area. This analysis showed that Harrisburg is a diverse community, and its diversity is part of a broader regional diverse demographic area. Due to its racial and cultural diversity, the Charlotte metro area boasts a strong culture and character that should be considered in the park system design.

This analysis shed light on where Harrisburg is different and is more akin to the Research Triangle Park (RTP) area near Raleigh. The RTP area, like Harrisburg, is an area also near strong universities and experiencing rapid growth. In addition, Harrisburg’s citizens are higher educated which correlates to a higher median household income level than the surrounding areas. This is an important consideration. The service and facility expectations will be higher in areas where household income is higher.

Harrisburg is a great place to live, work, and play. It is also on a similar path to another great North Carolina town, Apex. Apex, North Carolina gained several national recognitions as one, if not the best small city to live in North Carolina. This correlation is meant to show the possible trajectory that Harrisburg is on. Residents agree that Harrisburg is an amazing place to live, and that the community is central to that reason. With critical investments into parks and recreation, Harrisburg’s quality of life will continue to improve and very well could be considered one of the best places to live in the United States in the near future. It is a goal within the Town’s reach.

Demographic figures and public sentiment reflect that Harrisburg is a diverse community and that this diversity is a great source of community pride.

Parks

Research has substantiated the direct proportion between economic growth and the existence of parks and open spaces in communities and municipalities around the country. This growth includes increased property values in residential, urban, and industrial communities, as well as increased revenue from tourists.

Economic Development

Studies have shown that economies experience a positive impact by promoting recreation, fostering active transportation tourism, and investing in parks and recreation. The number of people who feel comfortable walking or riding bicycles is a measure of the quality of life in that area.

2022 Economic Impact Data

From the National Recreation and Parks Association (NRPA)

Your Local Park and Recreation Agency Generates Additional Economic Benefits. While the figures presented in this report are significant, they represent only one aspect of the economic benefits of public parks. Indeed, the conclusions of this report are conservative estimates of parks and recreation's full economic benefits. Beyond the impact of local park and recreation agency spending, other critical economic impacts from public parks include:

Health and wellness: Parks and recreation promote improved physical and mental health. This not only helps people feel better but also can help lower medical and insurance costs for those people taking advantage of those facilities and activities. An NRPA-commissioned literature review demonstrates how parks and recreation support healthy, productive lives and resilient, cohesive communities. Ninety-three percent of U.S. adults responding to the June 2021 NRPA Park Pulse poll indicated that services offered by local park and recreation professionals and agencies improved their mental health. Further, an Oregon State University study found that Oregon residents' engagement in one of 30 outdoor recreation activities in 2018, resulted in a savings of \$735 million to \$1.416 billion accrued to health insurers, providers, and participants.

Conservation and resiliency: Park and recreation agencies' protection of land, water, trees, open spaces, and wildlife improves air and water quality in communities. Through effective land management methods and green infrastructure investments, parks and recreation make communities more resilient to natural disasters, reducing disaster recovery and insurance costs. Ninety-three percent of respondents to NRPA's 2019 Engagement with Parks survey indicated it is essential that their local government acquire, construct, and maintain local parks, trails, and green spaces near bodies of water

to protect natural resources in their community. Six in seven U.S. adults responding to an April 2021 NRPA Park Pulse poll expressed support for their local park and recreation agency's environmental initiatives.

Property values: Economic research has demonstrated consistently that homes and properties located near parklands have higher values than those located farther away. Higher home values not only benefit the owners of these properties but also add to the tax base of local governments. Four in five respondents to the 2021 Engagement with Parks survey indicated that they seek high-quality parks and recreation amenities when choosing a place to live.

Economic development: Parks and recreation improve the quality of life in communities and benefit the local economic development of a region. Eighty-two percent of corporate executives responding to a 2022 Area Development survey rated quality-of-life features as an important factor when choosing a location for a headquarters, factory, or other company facility. Further, 94 percent of adults responding to the March 2020 NRPA Park Pulse poll expressed support for their local government investing in infrastructure improvements that promote economic activity in their community.

Visitor spending: Many local park and recreation agency amenities spur tourism to their respective locales, generating significant economic activity, including (but not limited to) increased sales at local restaurants/bars and hotels. An August 2017 NRPA Park Pulse poll found that people seek out park and recreation amenities — such as beaches, parks, trails, and secluded and relaxing places — when choosing a vacation destination. An August 2021 NRPA Park Pulse poll noted that more than nine in 10 U.S. adults find park and recreation summer activities create fond memories.

Source from NRPA on 12/7/23

<https://www.nrpa.org/contentassets/>

Trail Development

Multi-use trails are extremely popular amenities for vacationing bicyclists and pedestrians. Tourists and visitors to the area frequently revisit areas that offer safe walking and bicycling paths away from busy roads. Multi-use trails offer scenic recreation, which is suitable for a wide range of ages and abilities. Lodging that is located near popular trails helps to increase occupancy for the owner. For residents in these locales, investments in trails and greenways can increase property values and improve the overall livability of a community, as well as attract, retain, and expand tourism and the associated revenues.

Like park development, investing dollars in multi-use trails yields substantial community-wide returns. These returns are in the form of increased property values, business attraction, recreation revenue, and reduced water treatment and flooding costs. Not only are tourists attracted to these areas, but business leaders are selecting sites for the relocation and expansion of industries and corporations where the quality of life is high and recreation opportunities are abundant. Increasingly, corporations are recognizing the benefits of convenient fitness and recreation for their employees and are seeking these greenway amenities for potential locations.

Additionally, multi-use trails with vegetated buffers located adjacent to waterways function as filters to clean the water, trapping non-point source pollutants. During rain or snow events, stormwater transports these pollutants including sediment, pesticides, fertilizers, oil, gas, and other chemicals into streams, rivers, and/or lakes.

The ongoing construction of bicycle and pedestrian facilities is proving to be a wise economic investment for the communities through which they pass. The State of North Carolina, in recognition of the importance of trails, designated 2023 the Year of the Trail and more recently added the new Great

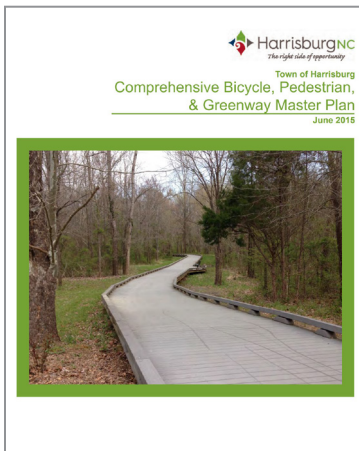


Walking for pleasure is one of the most common activities.

Trails state funding source. It is easy to understand how communities can continue to connect their community both physically and culturally by meeting the needs of trail users. From a business perspective, entrepreneurs who invest in restaurants, convenience stores, bicycle and other merchandise shops, campgrounds, and alternate lodging attribute the location of a nearby trail to at least a portion of their success. Realtors and homebuyers alike recognize the benefits of properties located near trails. Both locally and nationally, the construction of trails has proven to be a cost-effective use of public funds. Multi-use trails allow more visitors and residents to replace automobile trips with non-

motorized trips, thereby moving the citizenry closer to achieving public health objectives, including increased opportunities for physical exercise.

Biking is a popular pastime in the area as a means of transportation, exploration, and fitness. The small and relative closeness of popular destination points makes biking an ideal method to explore Harrisburg and all that it has to offer. However, there is limited connectivity via multi-use paths and bike lanes. In



June of 2015, the Town completed the Town of Harrisburg Comprehensive Bicycle, Pedestrian, & Greenway Master Plan in June of 2015 aimed at planning for pedestrian/bicycle improvements.

Trying to connect destinations and paths within the Town of Harrisburg with the Carolina Thread Trail will

inevitably create an opportunity to enhance the recreational opportunities available to Town residents and support economic development via enhanced tourism.

Paths to a Strong Local Economy

In recent years, there has been a trend to revitalize inner-Town and urban areas to improve their quality of service. Harrisburg does not have a typical downtown and with its rapid growth, now is the time to build pedestrian friendly infrastructure. People do not want to live or work in an environment where they have no place to go for a stroll, walk the dog, or just enjoy the outdoors. In studies of Town revitalizations, the top recommendations include the dramatic expansion of parks and open spaces. While Harrisburg does not have a traditional downtown, residents love the sense of community brought together by green spaces and parks; residents love and want more parks, which spurs on new business development.



Biking is popular as a pastime as well as a means of transportation and exploration.

Tourism

A park often becomes the signature attraction for a community, functioning as a marketing tool to draw in residents, tourists, conventions, and businesses. Parks play a pivotal role in shaping the area's identity and instilling a sense of pride in residents.

Organized events held in public parks, such as art festivals, athletic events, food festivals, concerts, and plays, often bring substantial positive economic impacts to their communities by filling hotel rooms and restaurants and bringing customers to other local business enterprises.

Studies show that parks support positive economic development.

Increased Property Value

The real estate market consistently demonstrates that residents throughout the country are willing to invest larger amounts of money in properties that are located close to parks and open space areas than they would for homes that do not offer these types of amenities. Parks promote the appreciation of property values, which promotes the growth of personal assets. These value increases help pay off any debts or bonds that communities may have.

Studies have shown that property values typically increase when parks or outdoor programs, such as outdoor festivals, movies, and restaurants, are in the immediate locale. Studies indicate that commercial asking rents near park properties exceed rents in surrounding submarkets.





03 | Master Plan Process

Overview

The desires and expectations of both residents and visitors, who seek a certain quality of life, primarily shape the level of demand for parks, recreational facilities, and open spaces in Harrisburg. The primary goal of this plan is to address the parks and recreation facility needs envisioned by the residents and visitors of the Town.

Harrisburg's Comprehensive Recreation Master Plan 2024–2034 provides the framework for guiding the Town's board and staff. This Master Plan is based on conducting an inventory of the existing park system, recording site observations, discussing needs from Town staff, and the Recreation Advisory Board, as well as evaluating public comments made through community input. In addition, the team used state and national standards as benchmarks to guide and support the recommendations made for the Town recreation facilities.

Methodology

This Master Plan inventoried Harrisburg's existing Town-owned facilities and provided a listing of the recreation facilities available at local municipalities, Cabarrus County Active Living and Parks Department offerings, Cabarrus County schools, state land, and other recreation facilities either within the immediate area or easily accessible by residents within the Town. This detailed inventory includes the amenities that are available within each park to create a better understanding of the existing recreation opportunities within the Town.

Community and staff input were the primary factors in determining the adequate types and number of park facilities needed for Harrisburg. Local leaders and Town staff, along with public meetings, a community survey, and focus group interviews actively contributed insight, shared thoughts, stimulated conversations, and answered questions. The contributions and materials received from community

participants were essential for producing a Master Plan that will benefit the community for generations to come.

Evaluation of recreational trends also offered valuable insights into potential future recreation needs in Harrisburg. Private, nonprofit, and governmental agencies have conducted surveys at both the federal and state levels to determine the demand for outdoor recreation and facilities.

The top 9 most popular outdoor activities in North Carolina based on the North Carolina Outdoor Recreation Plan for 2020-2025 (SCORP) produced by the Division of Parks and Recreation are:

Top 9 Most Popular Outdoor Activities in North Carolina

- 1 Visiting a beach or lake
- 2 Walking for pleasure or exercise
- 3 Visiting parks or historical sites
- 4 Hiking, trails
- 5 Freshwater fishing from a bank or pier
- 6 Viewing scenery
- 7 Fishing from a boat
- 8 Nature viewing
- 9 Swimming, all types

Vision

Goals

We strive to ensure that there are adequate parks and recreation opportunities for the community and visitors by maintaining and renovating existing Town-owned facilities, exploring possibilities for developing new facilities and programs and seeking funding opportunities and partnerships.

Process

Discovery + Data Collection

Understanding the community requires looking at current demographics as well as identifying Town-owned recreation facilities and Town-led programs. Inventory and analysis of this information informs plans to improve the current parks and recreation system. The people whom the Town is serving correlate directly to what improvements may be appropriate.

Assessment

Listening and understanding what has worked in the past and what can be improved upon for the future determines the future of Harrisburg's parks and recreation system. After discovering who the community is and what facilities and programs exist, the needs of Town residents and staff are considered. Through analysis of open conversations with residents, public survey input, staff input, and looking at typical standards, a picture of how to move forward with improvements and future expansion of Town recreation facilities and services develops.

Recommendations

Resident and staff input identified through the discovery phase and needs assessment are evaluated and analyzed to identify actions that will benefit the Town in the future. Community needs and desires, as well as departmental and consulting team experience, are the basis for recommendations for improvement. These recommendations are presented and prioritized based on immediate needs (0–3 years), short-term needs (4–6 years), and long-term future needs (7–10).

Plan

Recommendations + Action Implementation Plan + Staff Commitment

The Piedmont communities continue to attract new residents with expectations of a high quality of life and active lifestyles. Harrisburg is a rapidly growing and diverse community with an evolving list of recreation programs and facilities developed to serve residents' needs and desires. As the population continues to grow and change the types of facilities and activities offered will also continue to evolve. This study supports analysis of current and anticipated recreation trends which can help prepare Harrisburg for changes that may arise as the population increases.

Traditionally, the Town and Cabarrus County Active Living and Recreation have provided more active-type programming and events. While traditional recreation programming may meet the typical needs

of residents, current changes in demographics, and the anticipated growth rate for Cabarrus County, point to a need to prepare to meet the changing expectations of new residents. Recreation trends may include expanded pedestrian amenities, social gathering spaces, multi-generational programs (i.e., for teens and seniors), more special events and cultural programming, fitness-oriented amenities, and educational opportunities (nature/ecology, skills improvement, etc.) as well as the continued development of traditional amenities like youth-oriented sports and seasonal events should continue.



Photo courtesy of the NC Division of Parks and Recreation



04 | Inventory Assessment

Recreation is a necessary part of any community to provide places to play, opportunities to improve health and wellness as well as to conserve and protect natural resources. This section will look at the typical parks and recreation facilities that can be offered to a community. An inventory of all the facilities offered is also provided to fully understand the recreational opportunities to which Harrisburg has access. These recreational facilities originate from many different sources, including the following:

Examples of parks inventoried:

- Publicly owned local, state, and national parks; trails; and open space
- School parks with a joint-use agreement with the local government
- Privately owned parks that are managed for full public use

Examples of parks not inventoried:

- Parks in gated communities
- Private golf courses
- Cemeteries
- School parks/playgrounds without active joint-use agreements
- Zoos, museums, professional sports stadiums

Types of Parks and Recreation Facilities

A variety of park types, ranging from small neighborhood playgrounds to larger parks with athletic fields, playgrounds, community centers, and open space make up a comprehensive park system. The type of park reflects the scale of the facility as well as the differing recreational preferences of diverse patrons. Communities use park models as guidelines for fulfilling their future recreational needs. Not all these types of parks are the responsibility of the local government; several agencies (federal, state, county, other local municipalities, and private organizations) play roles in providing recreational opportunities as well. To further understand the Town of Harrisburg's role in providing recreation services to its citizens, it is necessary to understand the elements of a comprehensive park system.

Regional Parks

Regional parks are typically very large sites. Morrow Mountain State Park (5,881 acres) in neighboring Stanley County serves as a regional park that provides recreational open space and historical and educational opportunities to its patrons. These sites preserve the unique qualities that exemplify the natural features found there, such as diverse land formations, vegetation, and wildlife. Most regional park facilities contain environmental centers, campsites, nature trails, observation decks, and picnic areas, as well as open fields for non-structured activities, such as frisbee throwing or kite flying.

Specific standards / criteria for developing regional parks are as follows:

Service Area

10 acres per 1,000 persons

Acreage / Population Ratio

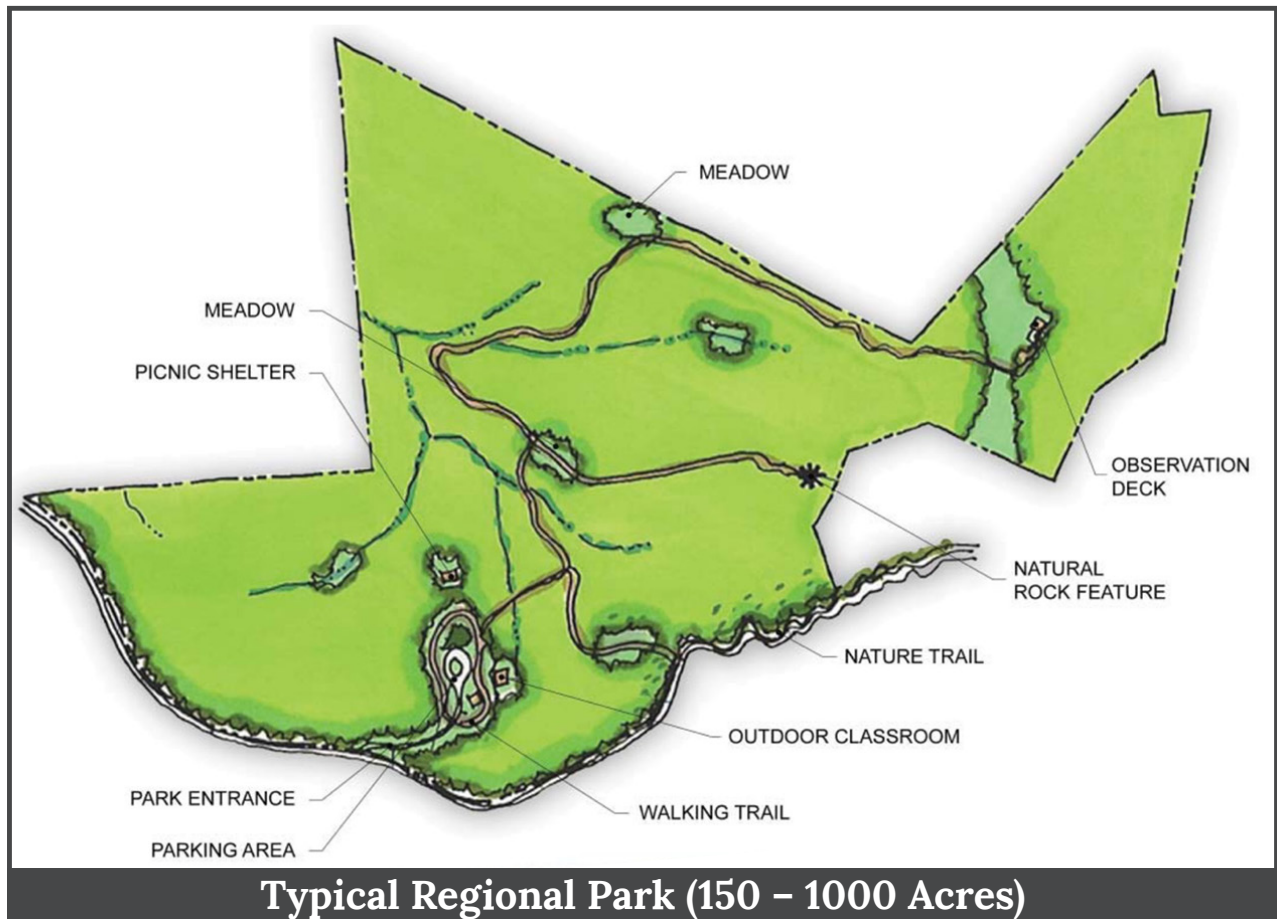
Region wide

Minimum Size

150 – 1,000 acres minimum with sufficient area to encompass the resources to be preserved and managed (10% of the site may be developed with facilities found in community parks.)

Typical Facilities

- Environmental center
- Caretaker's house
- Equestrian center
- Primitive camping
- Group camping
- Recreational vehicle camping
- Nature trails
- Observation deck
- Picnic shelters and grills
- Picnic tables with grills (not under shelter)
- Boating
- Parking
- Fishing piers / boat docks
- Restrooms / vending
- Swimming



Typical Regional Park (150 – 1000 Acres)

District Parks

District parks, like the 238-acre Frank Lisk Park within the Cabarrus County system, function as the major source of active recreation for several neighborhoods within a community. Intensely developed, district parks offer a multitude of facilities to serve their intended geographic user area, balancing activities between active and passive recreation. District parks typically accommodate athletic league sporting events and tournament competitions. Undisturbed areas, preferably within surrounding buffers, offer opportunities for passive recreation, such as walking for pleasure, wildlife observation, and picnicking. District parks present great opportunities for non-traditional types of recreation.

Sites for district parks should be relatively level to alleviate excessive grading for the active facilities. When possible, there should be an equal balance of wooded and cleared areas. If a natural water feature is present, the adjoining land should be developed primarily as passive recreation. Accessibility to neighborhoods should be an important consideration when choosing sites. The development of district parks is typically the responsibility of county or municipal agencies.

Harrisburg does not currently have any district parks.

Specific standards / criteria for developing district parks are as follows:

Service Area

1 to 2 ½-mile radius

Acreage / Population Ratio

5 acres per 1,000 persons

Desirable Range

75 – 200 acres

Desirable Size

+100 acres

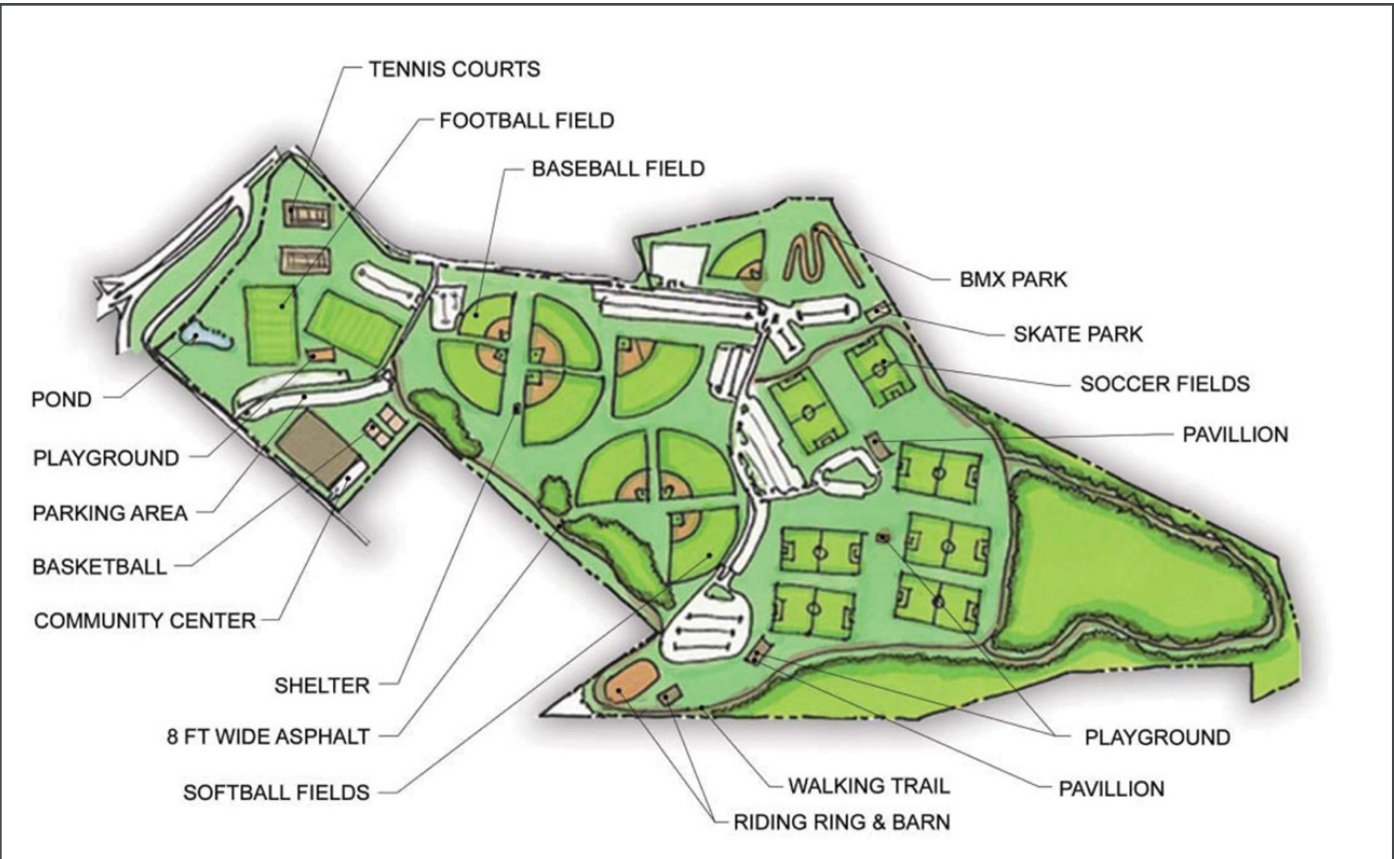
Typical Facilities

- Playgrounds
- Full- or half-size basketball courts
- Volleyball courts
- Baseball / softball / multipurpose field
- Soccer / football field
- Soccer practice field (movable goals)
- Tennis courts (lighted)
- Nature trails
- Picnic tables with grill (with or without shelter)
- Restrooms / concessions
- Benches or bench swings
- Parking / service yard
- 50% of site remains undeveloped

Alternate Facilities*

- Tennis center
- Amphitheater
- Observation decks
- Fishing piers / boating / boat dock
- Recreation center

* Alternate facilities may be added or substituted.



Typical District Park



Martin Marietta Park is an example of a district park.

Community Parks

Community parks focus on meeting community-based recreational needs as well as preserving unique landscapes and open spaces. Harrisburg Park is a great example of a high-quality Community Park. Compared to district parks, community parks have a smaller range of recreation facilities. They may host athletic league sports events and provide passive recreation. Fifty percent of the community park property should be developed for only passive recreation, with these relatively undisturbed areas serving as buffers around the park and/or acting as buffers between active facilities.

Community-type park sites should have varying topography and vegetation. Several different tree species should also be present in forested areas. Community parks should contain cleared areas to locate active recreational facilities. At least one natural water feature (lake, river, or creek) is desirable in community parks. The land acquired for use as a community park should be contiguous in nature and strategically located to serve all users within the designated community. The development of community parks typically falls within the realm of municipal responsibilities.

Specific standards/criteria for developing

community parks are as follows:

Service Area:

1 to 2-mile radius

Acreage / Population Ratio

2 – 5 acres per 1,000 persons

Desirable Range

15 – 50 acres

Desirable Size

25 acres

Typical Facilities

- Playgrounds
- Full-size or half-size basketball courts
- Swimming pool
- Tennis / volleyball courts
- Soccer / multipurpose fields
- Baseball / softball fields
- Nature trails
- Restrooms / concessions
- Benches or bench swings
- Parking
- Picnic tables / shelter (with or without grills)
- 50% of site to remain undeveloped

Alternate Facilities*

- Recreation center
- Natural water features
- Disc golf
- Amphitheater
- Observation decks

* Alternate facilities may be added or substituted.



Typical Community Park (15 – 50 Acres)



Example of a community park: Harrisburg Park

Neighborhood Parks

Neighborhood parks, like Stallings Park, offer the public a convenient source of recreation while serving as the social focus point of neighborhoods. Usually located within walking distance of the area serviced, neighborhood parks provide both active and passive recreation opportunities that are of interest to all age groups. The smaller size of neighborhood parks, as compared to those previously mentioned, requires intense development with 50% of each site remaining undisturbed to serve as a buffer between the park and adjacent property owners.

Specific standards / criteria for developing neighborhood parks are as follows:

Service Area

$\frac{3}{4}$ - to 1-mile radius to serve walking

Acreage / Population Ratio

2 acres per 1,000 persons

Desirable Size

7 – 15 acres

Typical Facilities

- Softball or baseball field
- Multipurpose field
- Half-size basketball courts
- Picnic shelter with grills
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Playground
- 50% of site to remain undeveloped

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

* Alternate facilities may be added or substituted.



Typical Neighborhood Park (7 - 15 Acres)



Example of a neighborhood park: Stallings Park

Mini Parks

Mini parks, like Harris Depot Park, are small places typically located in urban areas or associated with residential or institutional developments. These facilities can serve to bring communities together with events, promote local history, or deliver beauty to both residents and visitors. The function of a mini park is to provide limited, isolated, or unique recreational needs. They are typically located within walking distance of the area served.

Specific standards / criteria for developing mini parks are as follows:

Service Area

¼- to ½-mile radius to serve walking

Acreage / Population Ratio

½ acre per 1,000 persons

Desirable Size

±1 acre

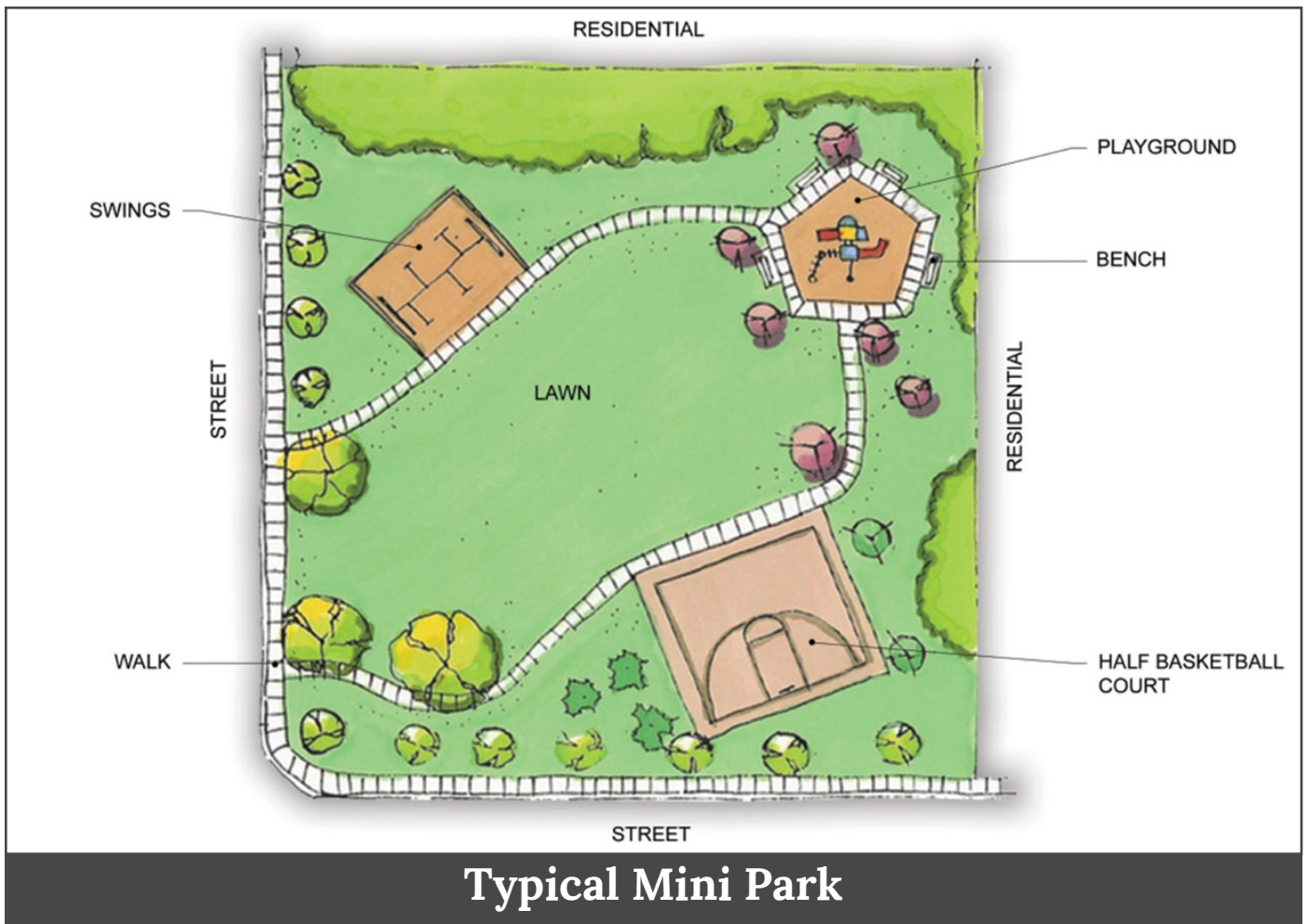
Typical Facilities

- Half-size basketball courts
- Picnic tables with grills (not under shelter)
- Benches or bench swings
- Open play area playground

Alternate Facilities*

- Nature trails
- Tennis / pickleball courts

*Alternate facilities may be added or substituted.



Example of a mini park

Linear Parks and Greenways

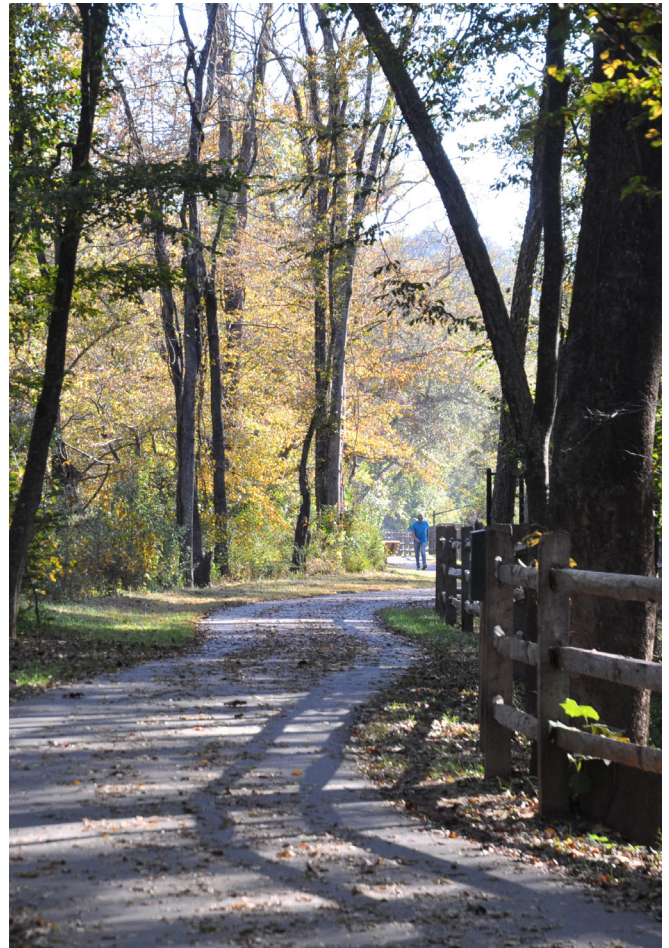
Linear Parks and Greenways are areas developed for a variety of modes of recreational travel, such as hiking, biking, and driving. Linear parks are developed for several reasons:

- To connect existing recreational facilities
- To facilitate public rights-of-way
- To connect destination points
- For scenic views and leisure touring

The length and size of linear parks vary, depending on their intended use, the terrain of the parkland, and the distance between connected entities, such as parks, schools, cultural/historical resources, residential areas, and businesses. Often these linear parks are developed within a large land area designated for protection and management of the natural environment, with recreation opportunities as a secondary objective.

Unique or Special-Use Facilities

Unique or special-use facilities are park types that exist for the sole purpose of enhancing or utilizing a special man-made or natural feature. They can include civic spaces, parkways, historical sites, sites of archaeological significance, swimming pools, conservation easements, floodplains, etc. The park and recreation industry has not established minimum park standards, relating to acreage or population, for this category of park. A size that is sufficient to protect and interpret the resource, while providing optimum use, is considered desirable.



Linear parks and greenways offer recreation and connectivity.



Veterans Park

Public Open Space

While it is realistic and appropriate to adopt population-based standards for parkland and facilities, it is not realistic to establish open space standards. The more reasonable method of establishing appropriate standards for open space is to determine the criteria necessary for the protection of significant natural areas contained therein.

Public open space is defined as any land acquired to be kept primarily undeveloped and used for non-programmed activities. The functions of open space include:

- Preservation of drainage areas for water supplies (watersheds)
- Protection of areas which are particularly well suited for growing crops (farmland preservation)

- Protection of communities to prevent urban sprawl (greenbelts)
- Protection of wildlife habitat (sanctuaries)
- Protection of approach and take-off areas near airports (clear zones)
- Protection of undevelopable land (landfills)
- Protection of areas aesthetically pleasing for a corridor (viewsheds)

While these areas are some of the more common open spaces, many others exist. Harrisburg residents have access to some state and county recreational areas that provide visitors access to open space. Morrow Mountain State Park just over the county line in Stanly County is one such state facility while Frank Liske Park is a 238-acre district park that offers residents of Cabarrus County vast open spaces as well as traditional amenities.



Lake Norman State Park courtesy of the NC Division of Parks and Recreation

Harrisburg Park

Community Park | 64 ac

Address: 191 Sims Parkway

Harrisburg Park is in many ways the Town's flagship park. The park helps instill a sense of community and unity in a Town that does not have a historic downtown area. It provides a great example of what a large gathering place can do to bring a community together, however, it is also suffering from its success. The community's demand for the park is also starting to push the park beyond its functional limits which is resulting in regular struggles to keep the park in optimal condition, despite the burgeoning usage.

The strength of the departments' concert and event offerings has spurred an interest in larger events and more regional and national events. The amphitheater is functional, however, the current green room is undersized and needs expansion. The proximity of the athletic fields presents a potential visual disruption. Options should be explored to make these two use areas more compatible.

Harrisburg Park also plays host to a Cabarrus County library which is exceptionally well patronized and is in great proximity to the park. The library, like the park, is reaching its capacity load.

Amenities include:

- Library [Cabarrus County]
- Splash Pad
- (5) multi-purpose athletic fields
 - 1 typically used for football
 - 4 typically used for small-sided or full-length soccer
- Non-programmed/open event space
- Picnic shelters (5)
- Restrooms
- Accessible playground
- Amphitheater
- Picnic areas (16)
- Horseshoe pits (3)
- Bicycle pump course
- Paved walking trails (approximately 1 mile)
- Mountain bike trail with connection to Harris Depot Park
- Parking (approximately 250 spaces)

Harrisburg Park is also home to the Parks and Recreation Department's maintenance operations. Located on the Northeastern portion of the park along Gamble McClure Road, the small maintenance area provides great access to Harrisburg Park, but is currently limited, geographically.



Stallings Park

Neighborhood Park | 12.00 ac.

Address: 4050 Stallings Road

Stallings Park functionally includes the use of the Harrisburg Elementary School ballfield complex. This arrangement allows for the Parks and Recreation Department to utilize the facilities in return for the maintenance of the site. The site currently has limited parking options and is a concern as a major residential development taking place across Stallings Road could potentially exacerbate the parking shortage as well as raise pedestrian safety concerns.

Amenities include:

- Picnic shelter (60' x 40') with restrooms and grills
- (3) Tennis courts
- (2) lighted Baseball fields
- Playground
- Shelter
- Rock dust walking trail (1-mile, figure eight pattern)
- Parking (approximately 100 spaces)





Pharr Mill Park

Neighborhood Park | 37.31 ac.

Address: 6775 Pharr Mill Road

Pharr Mill, a county park, is leased at a nominal fee, to the Town for its use. It provides an expansive passive park option for area residents. The park is well-maintained and would have limited opportunities for expansion or reconfiguration. The park has received both NC Parks and Recreation Trust Fund and Federal Land and Water Conservation Funds and as such is protected as a park and must be maintained as a viable park unit, which it is. While the site presents some topographical limitations, relocating some elements in the park to allow new development that meets expressed demand by the community should be considered.

Amenities include:

- Playground
- Picnic sites
- Volleyball courts
- Horseshoe courts
- Fishing pond
- Paved & boardwalk walking trails (1.5 miles)
- Biking trails
- Restroom
- Shelters (3)
- Historic Rocky River Presbyterian Church cemetery (privately owned within the park boundary)

Harris Depot Park (Old Post Office)

Mini Park | Size 3.68 ac.

Address: 6960 Harris Depot Road

Harris Depot Park, while connected to the heavily visited Harrisburg Park, remains an unpolished gem. Recent work by the department has dramatically improved the buildings on site and environmental considerations of the park. The site plays host to the Town's farmers market in a beautiful understory of old-growth hardwoods. This farmer's market needs formalization that helps retain the look and feel of the farmers market, but also guards against erosion and provides vendors and visitors with a complimentary layout. The site is also conducive to community garden efforts due to its layout.

The park site is adjacent to a 55+ community whose residents frequent the park. Retaining the tranquil nature of the park would be a benefit to the Town for those within walking distance and other area residents in need of a beautiful quiet spot near the Town center.

Amenities include:

- Historic post office & general store
- Historic log cabin
- Hosts local farmer's market
- ¼ mile walking path
- Picnic Shelter
- Corn Hole (2)
- Turtle pond



Pharr Mill Historic Site

(Future) Mini Park | 4.1 ac.

Location: Located on the Rocky River at Pharr Mill Road and Shamrock Road intersection

Amenities include:

- Frontage on the Rocky River
- Currently Undeveloped

Harrisburg Elementary School Park

(School) Mini Park | Approx. 12.72 ac.

Address: 3900 Stallings Road Harrisburg, NC 28075

Existing facilities (utilized by the Parks and Recreation Department):

- Concession stand and equipment storage building
- (4) Baseball fields (250', 260', 270', and 300' to center field)

Holcomb Woods Athletic Complex

Neighborhood Park | 13.58 ac.

Address: 12443 Plaza Rd. Ext. Charlotte, NC 28215

This park, while having the acreage of a neighborhood park, due to lack of facilities currently operates like a mini park. It consists exclusively of two multiple-purpose fields that are typically used for soccer programming.

Amenities include:

- Soccer fields (2)



Veterans Park

Mini Specialty Use Park | +/- 1 ac.

Address: 4281 Harris Square Drive, Harrisburg, NC, 28075.

Amenities include:

- Veteran's Memorial
- Decorative fountain and landscaping
- Sidewalk walking path (approximately 600 LF)
- Arbor Swings (10)
- Open event lawn

Town Hall Green

This property is privately owned and is occasionally used for Town-owned events with permission.

Special Use Facility | 1 ac.

Address: Located behind Town Hall

Amenities include:

- Gazebo
- Sidewalk walking path (approximately 1,115 LF)
- Non-programmed open-event lawn

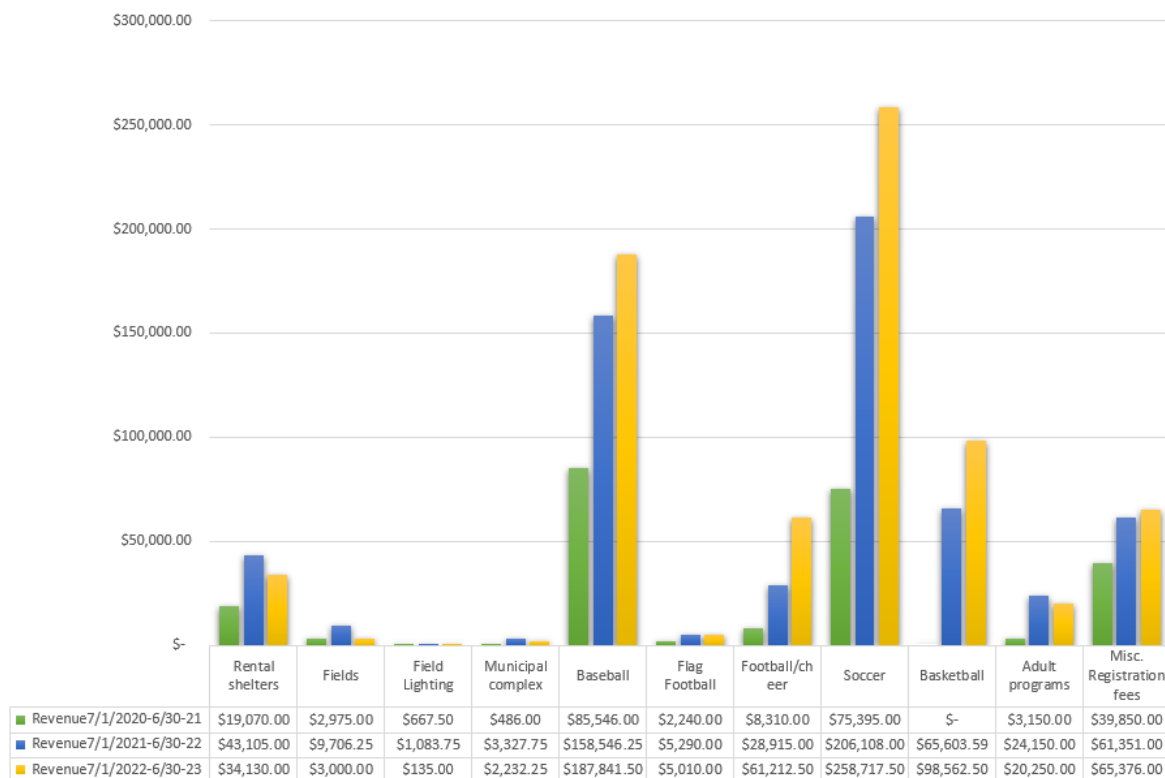
Facility Program and Facility Analysis

Harrisburg's program and facility offerings have been growing as the population continues to increase. Analysis of the revenue of these trends is valuable in understanding future demand. The figures noted below illustrate a historical perspective of which recreation-related revenue areas are having the most impact on the Town's budget considerations. A few key takeaways from this data are that:

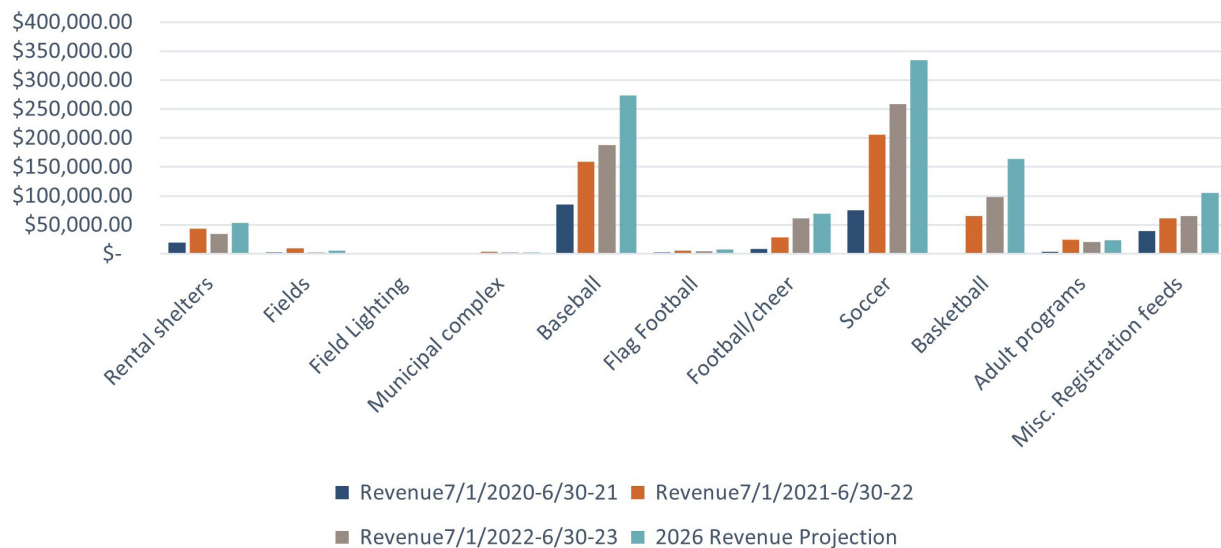
The current recreation registration and reporting system is a limiting factor for understanding details needed to conduct more in-depth analysis.

1. Recreation program offerings hold a larger proportion of revenue derived from facility rentals. This is not true of every recreation system. This is important because programs are limited in capacity to the carrying capacity of the facilities that a park and recreation agency has access to.
2. Using past growth rates as an indicator for assessing future growth projections presents an upward trajectory of revenue in many of the Town's recreation programs. However, as the previous point alluded to, this growth could be limited, or plateau should programs reach facility-related limitations.
3. Due to the nature of the reporting used to analyze the data, a large portion of the program revenue could not be subjected to in-depth analysis, leading to limitations in identifying stronger correlations.

Revenue Proportions 2021-2023



Historical Program/Facility Revenue and Natural Growth Trajectory



User Experience and Social Determinants of Health

According to the United States Department of Health and Human Services, social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks. The National Recreation and Parks Association claims that “Parks and green space improve air, water, and environmental conditions in communities. At the same time, parks and recreation promote access to physical activity opportunities for people to move more and provide access to healthy foods through meal programs, farmers markets, and community gardens.” (NRPA.org, Keeping It Real: A Different Approach to Discussing the Social Determinants of Health, 11.26.19—Colman)

A strategy for combating physical inactivity, obesity, and other health conditions, begins with

understanding how park spaces and human-nature relationships impact health and well-being. The auditing of park facilities for physical environmental conditions allows for an examination of the existing built environment about its influence on health and user experience. As part of the inventory phase of this planning study, both the physical and perceived user experiences (per community input/focus group participant input) at each Harrisburg-owned recreation facility were analyzed through the lens of social determinants of health.

Each of Harrisburg’s existing recreational facilities was assessed for their physical condition, relevance in meeting existing recreation demands and needs, and potential for improvement or expansion. A summary of the existing facility assessment is described below. The findings were ascertained from site visits and community input and considered amenity types and their condition, accessibility for all users, reported resident usage, and rankings from the community survey responses.

Other Public Recreation Facility Offerings

Public lands nearby Harrisburg provide recreation opportunities to residents and visitors within the Town. Multiple public land managers, such as local municipalities, nonprofits, and the State of North Carolina make these public spaces available. Only Cabarrus County owns park property within Harrisburg, via Pharr Mill Park, and this property is actively managed by the Town of Harrisburg

Other Local Municipal Recreation Facilities

Concord and Charlotte / Mecklenburg are within proximity, however, their facilities are not within the Town's extra territorial jurisdiction. Both offer access to several recreation amenities such as an extensive trail system, local parks, picnic areas, and camping. Some of the popular facilities are listed below.

Harrisburg Community Garden

Size: approximately 0.4 ac.

Address: Morehead Street & Hudson Drive, Harrisburg, NC 28075

- 53 plots (fenced)
- Shed/storage building

State and Federal Recreation Opportunities

The State of North Carolina manages Morrow Mountain, which is located 35 miles away and is the nearest State Park to Harrisburg. Morrow Mountain offers a public swimming pool, cabins, trails, and access to the Yadkin and PeeDee rivers. Just beyond that is the Uwharrie National Forest and the PeeDee National Wildlife Refuge Area. The Uwharrie, whose foothills stretch into Cabarrus County offer a place for off-road vehicles, day use, equestrian facilities, hunting, and other nature-based recreational offerings. These amazing outdoor recreation opportunities are west of the Town and easily within a short, day trip.



Private Recreation Facility Offerings

Private recreation providers, nonprofit organizations, and developers provide limited, alternate resources and opportunities that supplement the Town's recreation opportunities. While it is not feasible to provide an exhaustive list of the private recreation facilities throughout the Town of Harrisburg, it is important to understand the types of recreational facilities that are offered. These facilities can be offered for many reasons, including health and wellness, group classes, social gatherings, and children and youth programming. The types of organizations and businesses that provide these opportunities can include private fitness facilities, athletic clubs, recreational guide companies, recreational equipment rental businesses, neighborhood associations, and local nonprofit organizations. Some of the facilities available are as follows:

Harrisburg YMCA

Efforts are underway that would move and expand the Y's offerings to a site adjacent to Harrisburg Park. This expansion will also expand the offerings of the YMCA. This addition is seen as a complementary development and was strategically placed near the Community Park.

Currently: 4100 Main Street, Suite 200, Harrisburg, NC 28075

- Gym (indoor soccer, basketball, fitness, etc.)
- Classrooms (multi-purpose room, computer lab, etc.)
- Early Childhood Center
- Fitness center
- Aerobics center
- Weight room

Homeowner association-operated pools: These are HOA-run pools, that service only residents within the development

- Harrisburg Town Center (6305 Lane Harrisburg)
- Rocky River Crossing Swimming Pool (4111 Rocky River Crossing Rd)

Page Intentionally Left Blank



05 | Needs Analysis

Recreation Needs Assessment

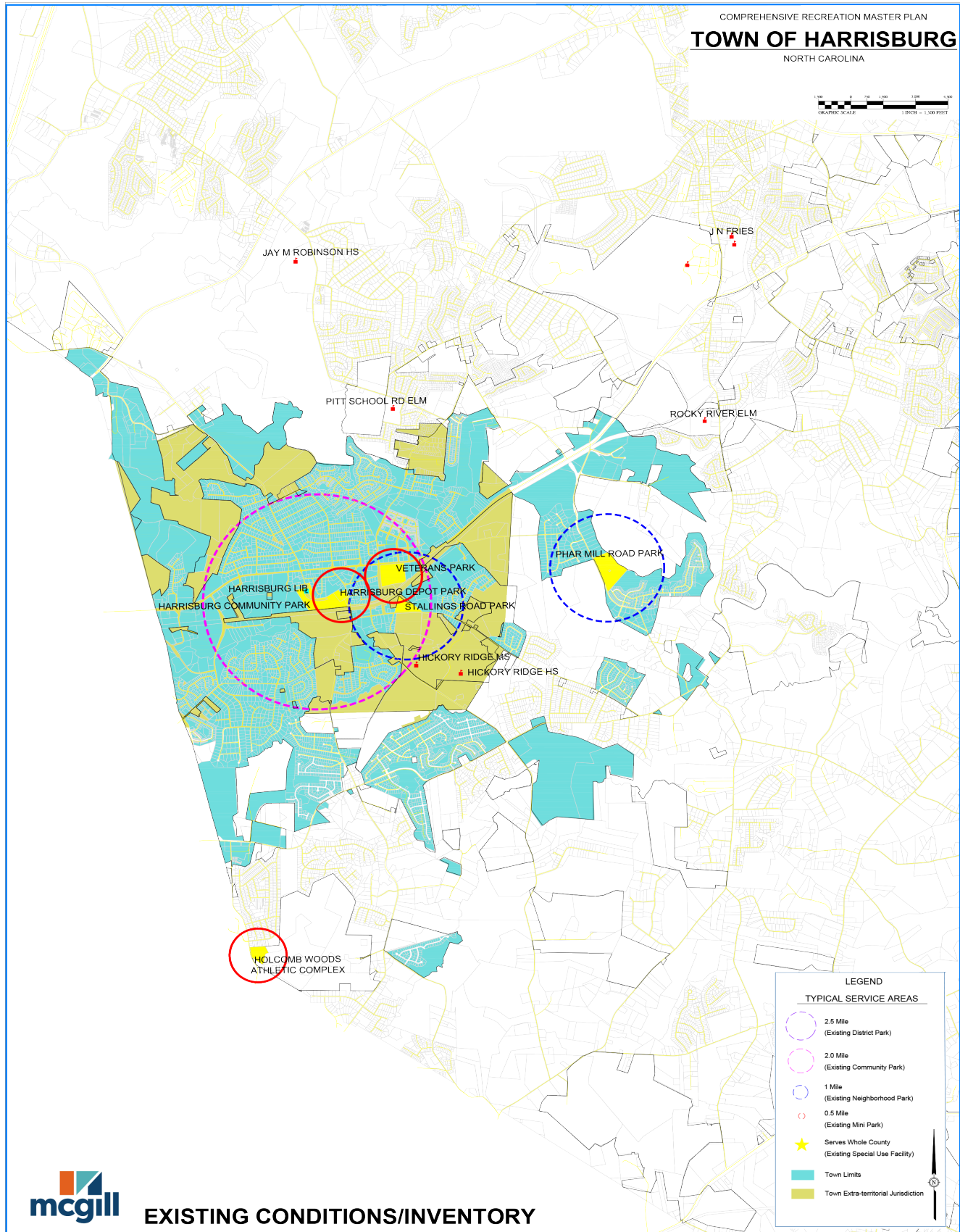
The degree of need for parks, recreation, and open space is most directly influenced by the expectations of Harrisburg residents, relating strictly to the quality of life to which they aspire and the community that Town leadership envisions. This Comprehensive Master Plan addresses, as its priority, the parks and recreation facility needs requested by the residents and visitors of Harrisburg.

Geographic equity of park access is an important consideration to ensure access for all Harrisburg residents. An analysis of recreation service areas can be used to make land acquisition recommendations for both current and future needs. Solutions to improving recreation include providing facilities and amenities that residents desire and need and locating them where residents have easy access. The existing recreation service areas shown in Map 5.1 identify potential service gaps.

Harrisburg's park service level directly impacts what type of community Harrisburg will become over time.

To better understand what recreation resources a community has and how accessible those facilities and programs may be to the general population, this study looked at typical service areas. Map 5.1 illustrates what portions of the community lie within or near the typical recreation service areas for identified Town-owned recreation facilities. The outcome of this exercise reveals that most of the community lives within proximity to a Town-owned facility that they can easily access. Populations typically affected by inaccessibility include children and seniors who do not drive. Both user groups generally have greater leisure time and can directly benefit from access to parks and recreation facilities.





Map 5.1: Existing Service Areas Map

Harrisburg's park service level directly impacts what type of community Harrisburg will become over time. Solutions to improving recreation in the Town of Harrisburg include providing facilities and amenities that residents desire and need. It also considers where such facilities and amenities should be located. Existing recreation service areas illustrated indicate that the areas outside of the core of municipalities have the least access to parks. Planning for future parks and recreation system expansion should consider developing facilities outside of the Town's core. As new residential and large commercial developments are planned, the Town should proactively collaborate with developers to determine the types of recreation amenities that should be provided in accordance with the Town's planning department requirements.

Assessing and evaluating the level of service standard is another metric used to determine deficits or surpluses of parkland and amenities in a park system based on the population of the jurisdiction. The analysis begins with an inventory of existing facilities, looking at national standards, and evaluating staff input. A tailored level of service standard is then created that will reflect the increase in parks and recreation needs throughout the ten-year planning scope. The final output of the analysis is a table representing the 2024 and 2034 levels of service, showing the surpluses and deficits in park types and amenities based on population projections for the next 10 years.



Only Town-owned and operated parks and facilities contribute toward the level of service calculation. It is important to note that local municipalities, county facilities, state public lands, and other private or nonprofit recreational facilities as well as shared-use agreements with area schools also meet recreational needs.

This parameter exists for three reasons. First, the level of service is the foundation for recommendations and improvements Harrisburg is capable of implementing. Any improvements considered must be under the jurisdiction of the Town. Second, other performance metrics, such

as staffing, budgets, and maintenance, are related to the level of service acreage. For this reason, it is important only to include acreage for which the Town is responsible. Finally, when utilizing best practices or national standards as benchmarks, reported data is limited to what an agency owns and operates. Thus, the level of service figure

maintains this same parameter to allow for direct comparison.

Communities use the level of service guidelines to benchmark the demand for recreation in their specific geographic areas, but they are not requirements. To ensure that the Town of Harrisburg's Comprehensive Parks and Recreation Master Plan contains distinctiveness yet versatility, input was sought from its integral components: Town staff, Town council, and citizen representatives.

Level of Service for Parkland

Tables 5.1 and 5.2 provide the level of service guidelines for parkland currently owned and operated by Harrisburg for the current and future population estimates and projections. Population figures in this analysis are based on the demographics sourced from the United States Census Bureau data. The acreage standard is based on the population ratio method pre-established for each classification of park.

Based on these acreage standards, the Town of Harrisburg's recreational facility offerings need to expand to keep up with the Town's fast-growing population base. Harrisburg currently provides one community park, two neighborhood parks, and three mini-parks. It should be noted that the regional and district park resources are provided by the county federal, state, and county resources that are within proximity, are not noted in the inventory as they are outside of the Town limits.

Linear parks, special-use facilities, and open spaces are not designated under the parkland level of service evaluation. Due to the variability and nature of each of these facilities, determining a pre-established population ratio is very difficult. While Harrisburg offers sidewalks and trails within its parks it does not currently have an established greenway network.

Level of Service for Amenities

Amenities are the elements within a park and recreation facility. They are the key features that attract people to outdoor spaces. Amenities may include fields and courts specific to some sports, places dedicated to play, locations for gathering, trail systems, and special-use accommodations. The level of service, while originally established by the National Recreation and Parks Association (NRPA) has shifted to be more community-specific and more closely tied to the needs expressed by the community rather than national-based standards. A level of service assessment of the existing amenities for the Town is shown in Table 5.3.

Based on the information contained in Table 5.3, the Town is at a point where its great service offerings need to expand to meet the level of service expected by the community. Most of the typical Town-owned recreational facilities are for their permanent population. It is also important to consider that Harrisburg parks facilities also draw in non-resident visitors. This dynamic presents the attractiveness of Harrisburg as a place to live, work, and play, but it also supports the local economy. As recreation trends and public needs vary over time, recommended amenities may not be necessary for immediate implementation. The recommendations aim to meet the anticipated level of service needs over ten years, but implementation of specific projects may depend on available funding, land acquisition, and periodic re-evaluation of recreation needs.

Town Of Harrisburg Existing Park Acreage by Facility	Acreage
Harrisburg Park (Community Park)	64 acres
Stallings Park (Neighborhood Park)	12 acres
Pharr Mill Park (Neighborhood Park)	37.31 acres
Holcomb Woods (Neighborhood Park)	13.58 acres
Harris Depot Park (Neighborhood Park)	3.68 acres
Veterans Park (Mini Park)	1 acre
Pharr Mill Historic Site (Future Neighborhood Park)	4.1 acres
TOTAL ACREAGE	135.67 acres

Table 5.1 Town Of Harrisburg Existing Park Acreage by Facility

Type of Park	Existing County Acreage	Recommended for 2024 Population* 21,973	Recommended for 2034 Population* est. 29,829	Surplus / Deficit for 2034 Population
District Park 200 acres or 5 acres / 1,500 persons	0 acres	73.2 acres	99.4 acres	99.4-acre deficit
Community Park 4 acres / 2,500 persons	64 acres	35.16 acres	47.7 acres	16.3 acre surplus
Neighborhood Park 0.5 acres / 4,000 persons	70.67 acres	5.5 acres	7.46 acres	63.21 acre surplus
Mini Park 0.5 acres / 4,000 persons	2.74 acres	2.75 acres	3.7 acres	0.96 acre deficit

Table 5.2 Park Acreage / Population Analysis

*Populations are based on NCOSBM Estimates and projections based on OSBM posted growth rates

Comparative Analysis

An important part of the planning process is performing a comparative analysis with municipalities that are like Harrisburg based primarily on population. Other established standards create a benchmark for recreational opportunities offered by the Town. Considerations when comparing Harrisburg to other communities include the number of parks provided, amenities offered per capita, per capita spending, and staffing levels.

A comparative analysis of known recreation department expenditures, based on the latest reliable recreation expense data per population (2022) was completed. The population estimates used in this report were certified county and municipal estimates in 2022 by NC OSBM. The NC OSBM provided the budget figures for recreation and cultural expenses. Unfortunately, expense data was not available for Harrisburg. However, other similar communities are used to help establish a range for consideration.

This Master Plan also compares standards developed by the NRPA. In 2024, NRPA issued a performance review that provided insights and benchmarks from parks and recreation departments across the country. Information used for a comparative analysis for Harrisburg included residents per park, acres of parkland, outdoor park and recreation amenities providing the median number of residents per amenity, and recreation department operating expenditures per capita. This data is one more way to see how Harrisburg is meeting the needs of the community.

Table 5.4 shows data collected for communities of similar resident populations to Harrisburg and the reported recreation and cultural expenditures. Note that while this information is a useful snapshot of how one community compares to others, the circumstances of each community may vary far more than the population number. The differences

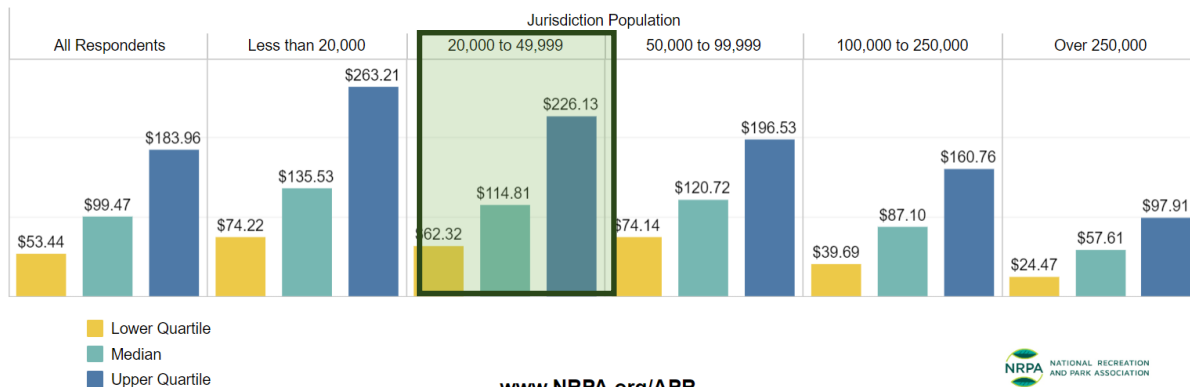
between tax bases, seasonal tourism, geographic and environmental resources, etc. are rarely similar enough to rely solely on this information as a fair comparison of communities of similar population size. However, it does show how recreation expenditures can vary among these communities despite population size.

Note that what makes up reported recreation expenditures varies from one community to another. Some communities account for facility maintenance costs in this data while others do not or may only do so partially. The comparative analysis intends to gain an understanding of the scope of recreation services typically provided by other municipal recreation providers. Knowing where Harrisburg falls within this may yield insight for staff and community leaders.

The information provided in the following table was compiled by the NRPA for use in their 2024 Agency Performance Review. This is one of the sources of data this study used to help develop levels of service standards (see Table 5.3).

COUNTY	MUNICIPALITY	2022 OSBM POP.	OSBM GROWTH CHANGE	CENSUS HOUSE HOLD INCOME	2023-2024 ANNUAL BUDGET	PARKS AND REC. BUDGET	PERCENT OF TOTAL BUDGET	PER CAP EXPENDITURE
Wake	Knightdale	20,383	4.8%	\$79,364	\$33,449,541	\$2,174,039	6.5%	\$106.66
Cabarrus	Harrisburg	20,652	8.9%	\$134,767	\$24,784,050	\$3,465,355	14%	\$167.80
Orange	Carrboro	21,136	-0.7%	\$76,933	\$29,330,449	\$2,040,544	7%	\$96.54
Forsyth	Clemmons	21,408	1.2%	\$75,667	\$10,064,130	\$23,500	0.2%	\$1.10
Wake	Apex	69,472	8.2%	\$126,583	\$102,072,200	\$10,028,000	9.8%	\$144.35
Wake	Cary	180,354	3.2%	\$125,414	\$523,568,778	\$27,323,420	5.2%	\$151.50

Operating Expenditures per Capita



Aim to be the best place in the nation to live!

- Your tax rate is inline with or lower than your competitors
- Harrisburg's population is growing faster than your statewide competitors
- Harrisburg is between the median and upper investment levels in parks and recreation
- Continue to grow your investment in high quality of life

HARRISBURG

20,652 people
Approximately 1,651 people per
square mile

Closest University:
UNC-Charlotte (4 miles)

Median Age: 36.4
Median Household Income:
\$134,767
Poverty Rate: 2.7%
Median Home Value: \$383,400

7 parks
130+/- acres of park land
4.07 miles of trails
0 indoor recreation facilities

APEX

71,064 people
Approximately 2,835 people per
square mile

Closest University:
NC State University (10 miles)

Median Age: 38.9
Median Household Income:
\$126,583
Poverty Rate: 2.6%
Median Home Value: \$564,400

12 parks
629+/- acres of park land
25.9 miles of trails
111,173 square feet of
indoor facilities

CARY

180,354 people
Approximately 2,990 people per
square mile

Closest University:
NC State University (6 miles)

Median Age: 40
Median Household Income:
\$124,414
Poverty Rate: 3.8%
Median Home Value: \$567,100

22+ parks
1,600+/- acres of park land
80+ miles of trails
5+ indoor recreation facilities

**No accolades yet,
but will be on the
hunt very soon!**

**Listed as "Best
Place to Live in
America" multiple
times | Ranked #12
in 2023 for Forbes
Best Small City to
move to**

**2023 Livabilities 25
best places to live
in the Southeast |
Money Magazine
ranked "hottest
town over 1,000"**

* Sources

- 2022-2023 NC Municipal Tax rates: <https://www.ncdor.gov/2022-2023-county-and-municipal-tax-rates-and-effective-tax-rates>
- Data obtained from Census Reporter which illustrates data from
- Citation: U.S. Census Bureau (2022). American Community Survey 1-year estimates. Retrieved from Census Reporter Profile page for Apex, NC <<http://censusreporter.org/profiles/16000US3701520-apex-nc/>>
- Citation: U.S. Census Bureau (2022). American Community Survey 5-year estimates. Retrieved from Census Reporter Profile page for Apex, NC <<http://censusreporter.org/profiles/16000US3701520-apex-nc/>>
- 2023 Town of Apex Master Plan for Parks, Recreation, Cultural Resources, Greenways, & Open Space
- <https://www.cbs17.com/news/local-news/wake-county-news/a-wake-county-small-city-is-one-of-the-best-in-america-new-study-says/>
- <https://www.apexnc.org/Archive/ViewFile/Item/618?text=There%20are%20many%20good%20reasons%20in%20America%20to%20live%20in%20Apex%20NC>
- <https://www.newsobserver.com/news/local/counties/wake-county/article31293701.html>
- Cary Superlatives for best places to live: <https://www.carync.gov/recreation-enjoyment/about-cary/cary-superlatives#:~:text=Best%20City%20to%20Move%20to,move%20to%20in%20North%20Carolina.>

Amenity	2024 NRPA Metrics Jurisdictions between 20,000-49,999 Population	2024 NRPA Metrics Typical Municipal Offerings	Metrics Based Need Range Estimated Population 21,973 (OSBM based pop. estimate)	Current Town Owned Contribution to Service Level In range Not in range
Diamond Fields (baseball/softball)	1/3,007	1/3,991	5-7	2
Multipurpose Field	1/3,333	1/5,118	4-6	8
Basketball Courts (dedicated)	1/7,501	1/7,500	3	0
Community gardens	1/27,262	1/33,000	0	0
Tennis/Pickleball	1/13,000	1/15,629	1-2	3
Multi-use Courts	1/15,531	1/18,035	1-2	0
Golf Courses	1/32,812	1/91,124	0	0
Playground	1/3,089	1/3,425	6-7	2
Inclusive Playgrounds	1/19,729	1/27,500	0-1	1
Dog Park	1/27,508	1/43,246	0	0
Recreation Cen- ters (and gym)	1/24,486	1/33,977	0	0
Community cen- ter (no gym)	1/27,858	1/30,000	0	0
Performance Am- phitheater	1/32,255	1/58,543	0	0
Nature Center	1/33,669	1/111,824	0	0
Aquatic centers	1/31,000	1/58,496	0	0
Stadiums	1/32,299	1/88,000	0	0
Teen Center	1/31,785	1/61,983	0	0

*Dedicated pickleball

Metrics derived from 2024 NRPA Agency performance data

Table 5.3 National Metric Benchmarks

Amenity	Metrics Based Need range Estimated Pop- ulation 2024 (OSBM Pop Est.	Owned / Service Level In range Not in range No range available	Community Input Interest Level * High Medium Low	Recommended Number of Facilities to be Developed by 2034
Aquatic Centers	0	0	High	0
Community Center (no gym)	0	0	High	1
Diamond Fields (baseball/softball)	5-7	2	High	5
Inclusive Playgrounds	0-1	0	High	1
Multipurpose Field	4-6	8	High	4
Open Space	N/A	135.6 acres	High	150+ acres
Picnic Areas	N/A	3	High	5
Playground	6-7	3	High	4
Recreation Centers (and gym)	0	0	High	1
Walking/Running Trails	N/A	4.07 miles	High	5 miles
Basketball Courts (dedicated)	1-2	0	Medium	2
Cultural Arts Center	N/A	0	Medium	1
Dog Park	0	0	Medium	1
Fishing/Water Access	N/A	1	Medium	2
Multi-use Courts	1-2	0	Medium	2
Performance Amphitheater	0	1	Medium	0
Splash Pad/Sprayground	N/A	1	Medium	0
Teen Center	0	0	Medium	0
Tennis/Pickleball	1-2	3	Medium	0
Adventure Facilities	N/A	0	Low	0
Community Gardens	0	0	Low	0
Golf Courses	0	0	Low	0
Nature Center	0	0	Low	0
Skateboard Park	N/A	0	Low	0
Stadiums	0	0	Low	0

Notice: N/A stands for data that is not available or is difficult to categorically present

*Need derived from all public input forms, presented High, Medium, and Low, expressed need

Table 5.4 Facility Development Recommendations

Walkability

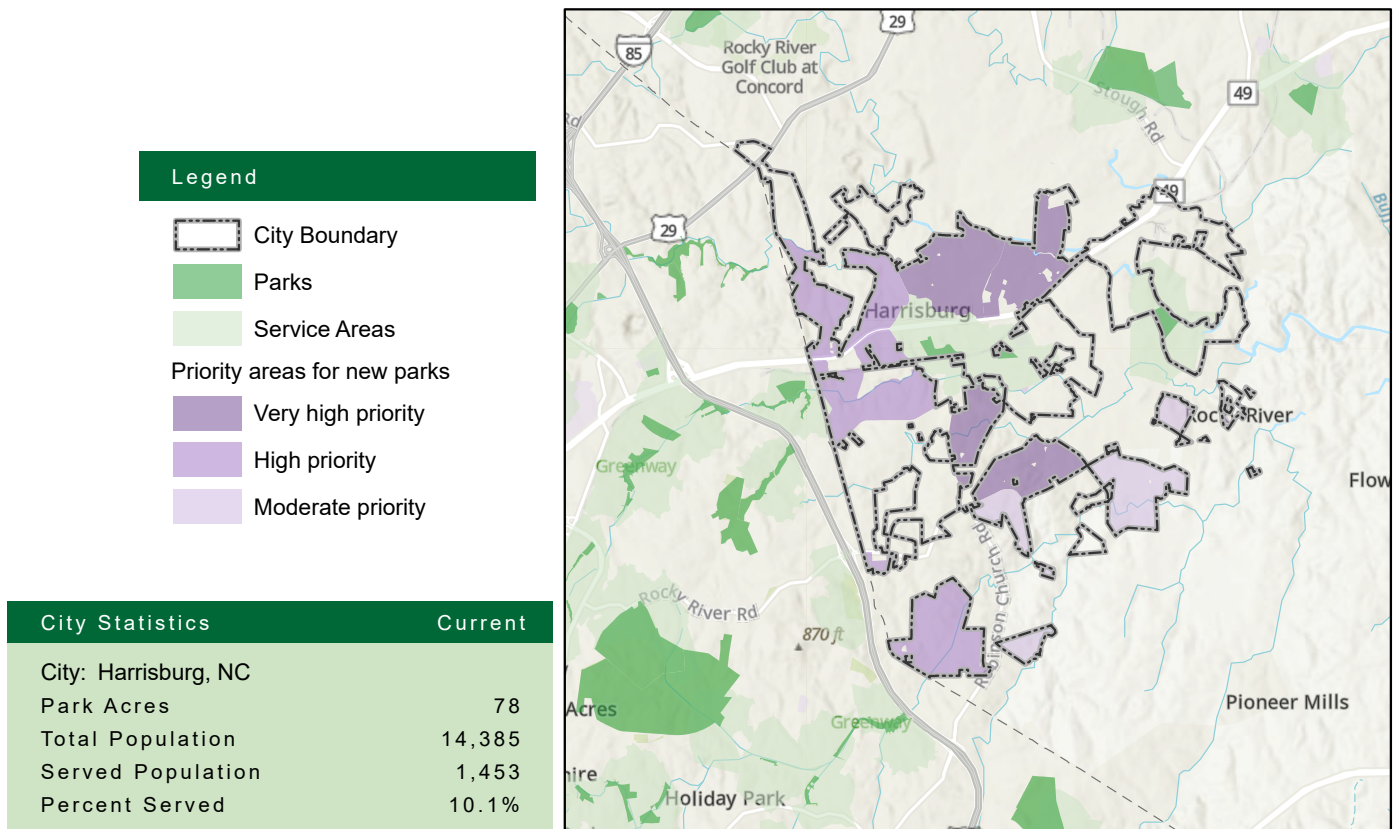
The 10-Minute Walk initiative is another benchmark to assess the needs of the community and walkable access to parks and green space. The NRPA, the Trust for Public Land, and the Urban Land Institute have joined together for a nationwide movement to help people have greater access to parks and green spaces while transforming communities. They have set a goal to provide safe, equitable access to 100% of people in United States cities by 2050.

The Trust for Public Land has created an online tool called ParkServe®. ParkServe® uses GIS databases and demographics to analyze the percentage of residents within a community who have access to parks and green space. Reports are generated for local communities to gain insight into how they are doing. The report provides information for local municipalities and can give insight into how a Town

is servicing residents and is another tool to show where there are gaps within a recreation system.

ParkServe® did not have a complete report for Harrisburg Parks. However, while a full analysis and report were not available, ParkServe® did have some relevant data indicating areas within a 10-minute walk from each major Town-owned park. This information provides some guidance as to what areas were lacking this standard of service and where future parks may be needed to meet growing demand.

While residents of Harrisburg residents do not currently have a trail system within walking distance of most residential areas, many areas of the Town must rely solely on driving to reach Town-owned parks. The addition of an expanded sidewalk/trail system linking all Town-owned facilities with downtown and major residential communities would help to support greater walkability for residents.



This map was created on May 31, 2024 using the ParkServe® interactive mapping site. The providers of this report disclaim any and all warranties, express or implied, including fitness for use, merchantability, and make no representation that the report is complete, accurate, or error free. Use and reliance on this report is at the sole risk of the party using same.

© 2024 Trust for Public Land.

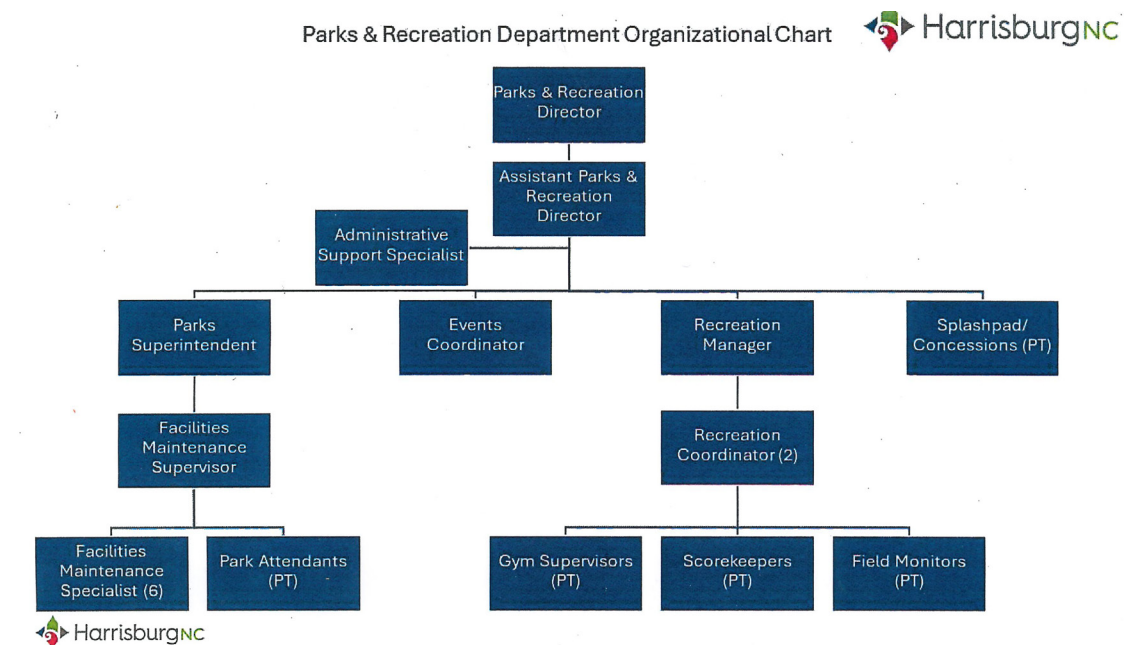
Evaluation of Staffing Needs

The people who make up the Parks and Recreation Department are what make up a successful agency. Everyone, from the parks and recreation director to athletic specialists to maintenance staff, works together to provide quality offerings to the community and visitors to the area. The key maintenance responsibilities of a parks and recreation department include, but are not limited to, operating, and maintaining parks and recreation facilities; providing recreational programs and services; maintaining budgetary responsibilities that match the needs of the Town; and planning, managing, and hosting special events.

Parks and recreation departments continue to face a multitude of growing market demands, ranging from providing a superior participant experience, addressing the needs of residents,

capital development project management, keeping up with changing industry regulatory requirements, and attracting and retaining the best possible employees. Challenges, such as cost recovery, participant retention, expenditure reduction, brand awareness, consistency, and technology applications, can present an opportunity to improve efficiency and effectiveness in service delivery. Parks and recreation departments, being the only municipal department where patrons have the choice to spend their disposable income, must adopt a service industry business approach to deliver services with maximum efficiency.

Harrisburg has a very typical structure, as noted below. This structure reflects a system without indoor recreation staff, business related services, or utilization of interns from nearby UNC Charlotte.



Current Harrisburg organizational chart

Harrisburg's estimated population is 21,973 and the current staffing levels are sufficient for existing levels of service but are lower than typical agencies serving similar population sizes. Based on the 2024 NRPA Agency Performance Review, the median full-time staff equivalent (FTE) for parks and recreation departments across the country is 8.9 per 10,000 residents. This master plan covers ten years of planning. The construction of recommended facilities may necessitate increased staffing for operational needs and additional funding for ongoing maintenance. Should the Town consider meeting the NRPA minimum FTE recommendations for the community, a minimum of 5.8 FTE would be necessary to match the lower quartile of agencies serving populations of 20,000 to 49,999 (according to NRPA benchmarking data). At present, there is no immediate need for establishing a new parks and recreation department. However, it is advisable to reassess the requirement for dedicated recreation staff as the population expands in the future.

Multiple factors will influence the future staffing needs of the Town of Harrisburg. Such factors are population growth, demographics, available tax monies, and tourism growth. Staff compensation should be based on market precedents. The largest factor will be the maintenance of any new parks or

facilities. It is important to maintain or even enhance the current standard of maintenance. The provision of park facilities and programs for residents has a significant impact on the quality of life for both citizens and visitors. When considering the allocation of funds toward recreation staff and facility expansion, it is important to consider the budgetary implications in relation to the commitment to constructing new parks.

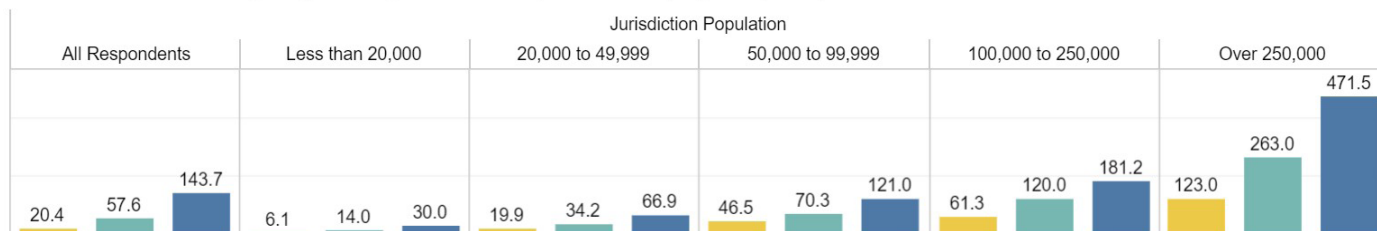
12.7 Minimum Needed Full-Time Employees

According to the 2024 National Recreation and Park Association (NRPA) staffing guidelines, a Full-time Equivalent (FTE) figure of between 19.9 and 66.9 is recommended as the minimum for Harrisburg, given its current population, which is estimated in the low to mid 20,000's. This recommendation is based on the NRPA's guideline of a minimum of 5.8 FTE per 10,000 residents. By application of either of these two metrics, it would be within current national benchmarks for Harrisburg's staffing level to grow to align with these figures and to keep up with the Town's rapidly increasing population. The NRPA metric is on the following page.

	All Agencies	Less Than 20,000	20,000 to 49,999	50,000 to 99,999	100,000 to 250,000	More Than 250,000
Median	8.9	13.7	11.2	10.5	7.9	4.7
Lower Quartile	4.9	6.9	5.8	6.5	3.8	2.1
Upper Quartile	16.6	25.3	20.3	17.1	12.2	7.8

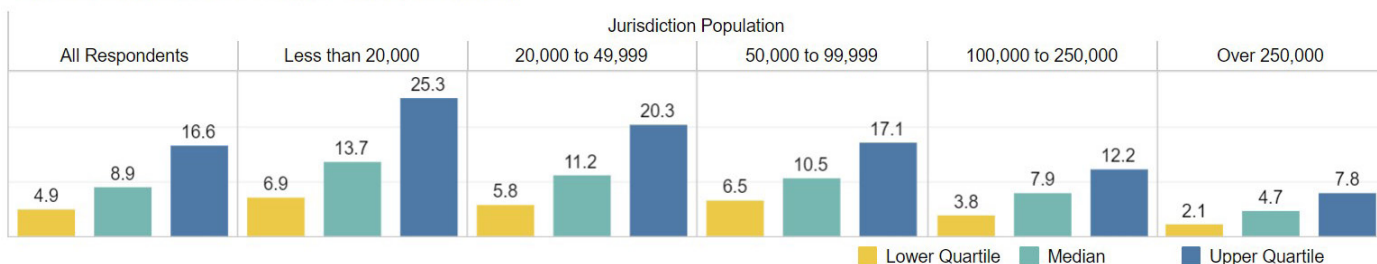
NRPA Staffing Guidelines Analysis

Park and Recreation Agency Staffing: Full-Time Equivalent Employees (FTEs)



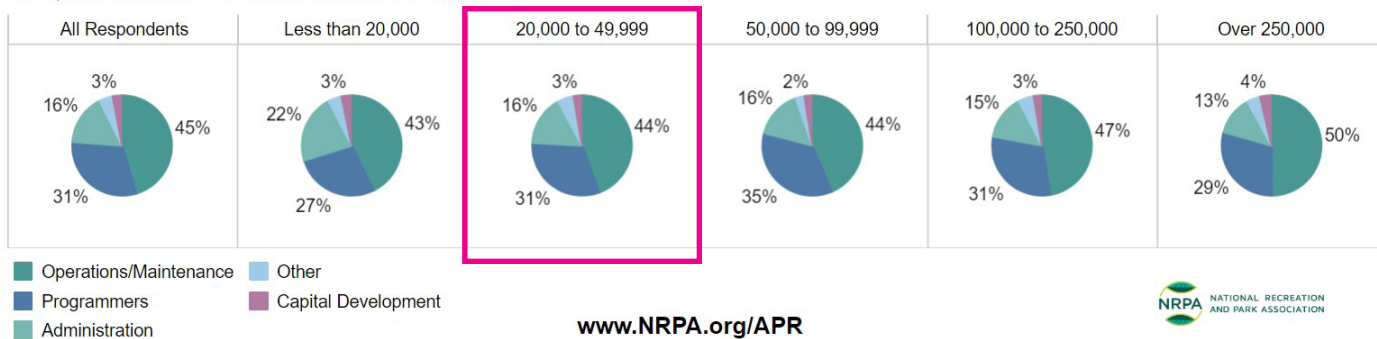
Harrisburg is represented in the 20,000 - 49,999 column

Park and Recreation FTEs per 10,000 Residents



Harrisburg is represented in the 20,000 - 49,999 column

Responsibilities of Park and Recreation Workers



www.NRPA.org/APR



Harrisburg is represented in the 20,000 - 49,999 column

Page Intentionally Left Blank



06 | Community Engagement

Community input is one of the most important aspects of the planning process. Planning that does not seek the help of the community struggles to gain any support and often fails. When community members can voice their opinions, ask questions, and share their wishes for the park, they feel a sense of ownership. They see that local government and planners seek to know their needs and desires. As the planning process moves forward and community members see elements they requested come to fruition, they are more apt to support the expansion through participation, funding, and care for the facilities.

The process was intended to be equitable and inclusive, presenting a variety of input opportunities and methods for all community members and visitors to have a comfortable space for expressing their needs and desires. Insight from local leaders and Town staff, public meetings, a community survey, and focus group interviews were used to gather ideas, share thoughts, stimulate conversations, and answer questions. The public input-gathering process was robust: public meetings, focus groups, a statistically valid survey as well as a community survey that was open to residents and visitors made up the multi-model process that was employed. The open survey and public meetings were advertised on the Harrisburg website, social media pages, and via fliers at park locations and other popular destinations. The contributions and materials received from community participants were essential for producing a plan that will benefit the community for generations to come.

Local Leaders and Staff

Communication between McGill team members and Harrisburg staff was an ongoing occurrence. Overall, the staff desires to continue to be able to provide safe, affordable, and appropriate recreation opportunities to residents and visitors alike. They wanted to be prepared to manage the anticipated

population growth over the next ten years through expanding recreation programs and facilities. A strong desire to provide improved opportunities for pedestrians to walk and ride their bicycles as well as a desire to provide more space for seasonal events and kayak and boat access were tempered with concerns over how to deal with the anticipated influx of vehicular traffic and needs for parking.

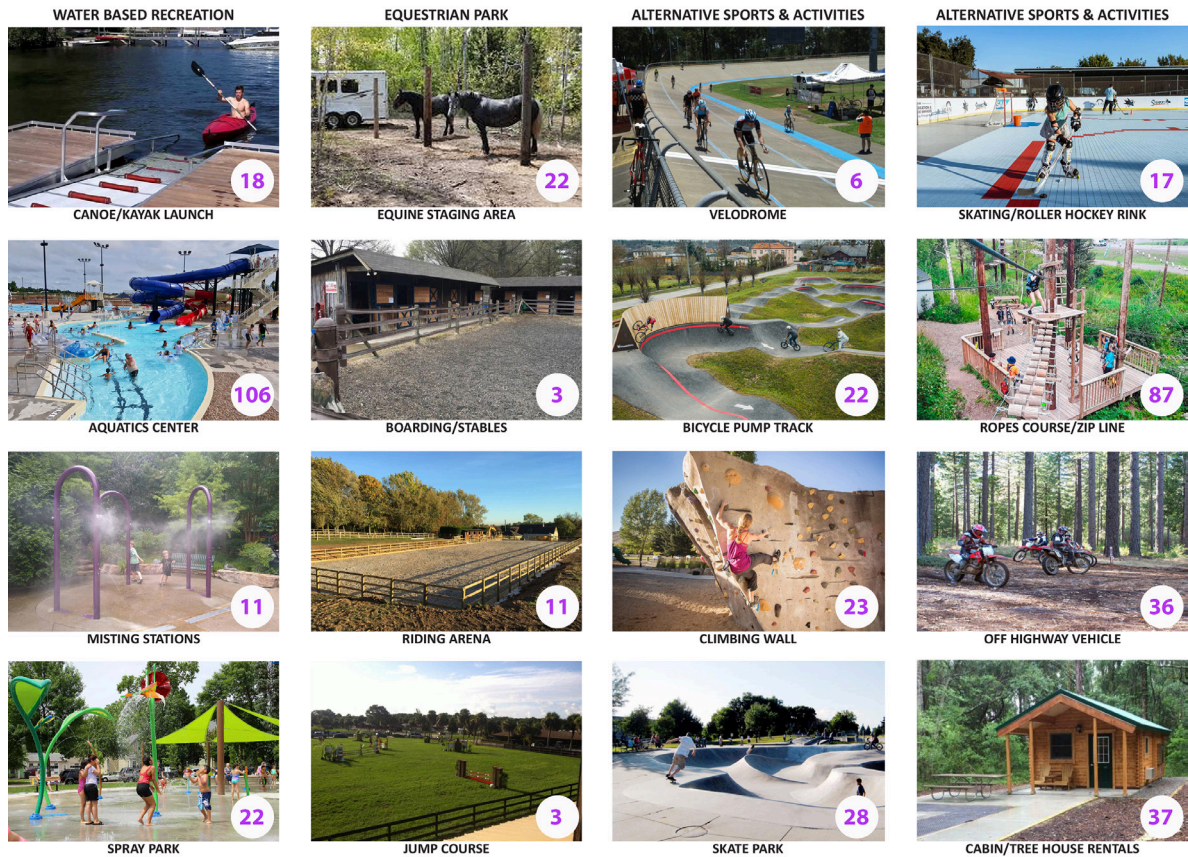
Public Meetings

To facilitate human interaction and open conversation during the community engagement process, two public meetings were conducted during the planning process. Both public meetings used visual preference boards that allowed the public to provide input on their recreation preferences quickly. The boards are displayed on the next page. In cases where an individual was interested in seeing a recreation element that was not present on the visual preference boards, write-in comments were collected by McGill staff.

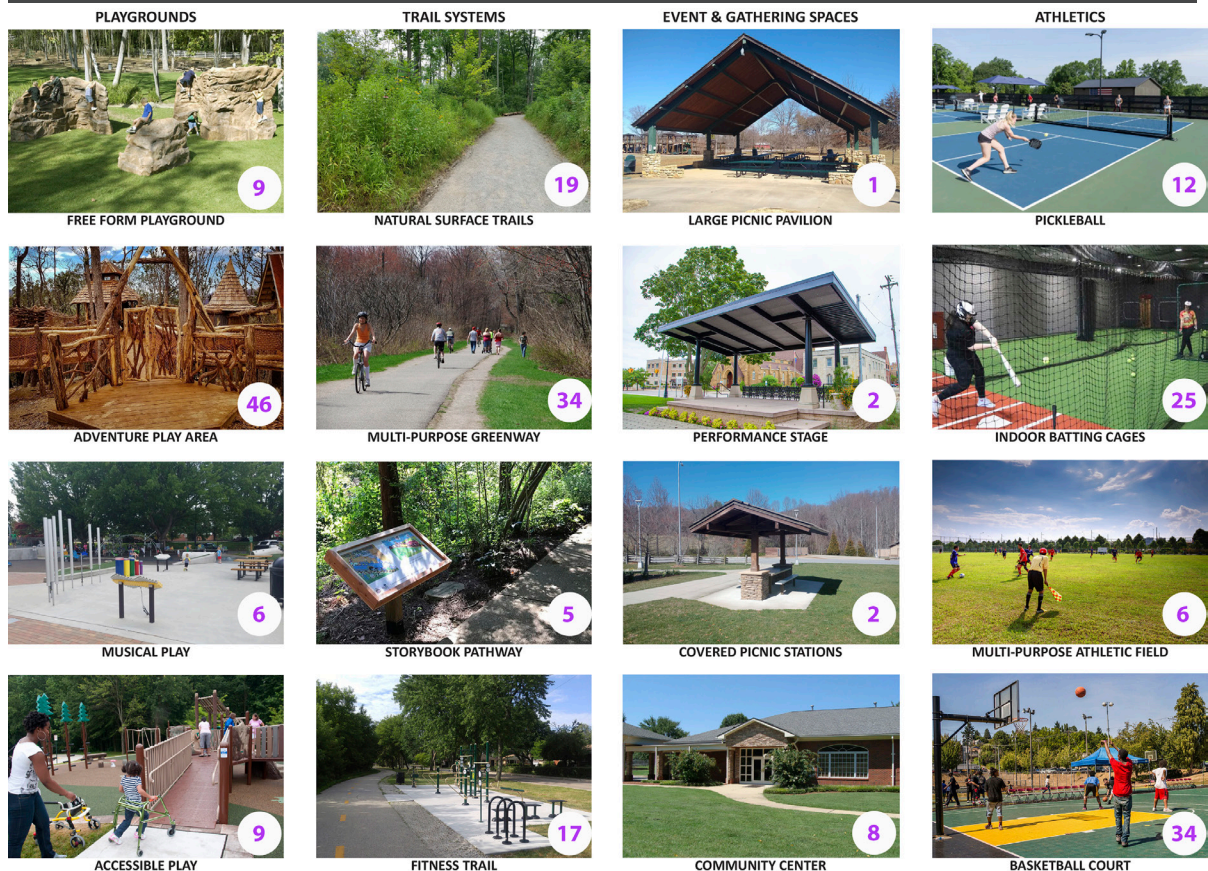
The first of the two 3-hour drop-in events was held on October 14th at Harrisburg's 50th Anniversary Celebration which was held at Harrisburg Park. The event was very well attended. Over 150 members of the community and visitors participated and provided recreation-related needs feedback.

This input session had a very wide demographic makeup. With this meeting, the public's top five vote-getters were aquatics and adventure-related.

The second of the two 3-hour drop-in events was held at the Annual Trick or Treat event, on October 27th at Harrisburg Park. This event was well attended, with over 7,500 members of the community estimated to be in attendance. Over 150 participants were estimated to participate in this input session.



Harrisburg VPS Board



Harrisburg VPS Board

The input gathered at this event came from more participants who had youth and children with them. Meeting the public's top five vote-getters also included some adventure recreation but also included a spray park and basketball court.



When these two events are looked at together some similar trends begin to emerge. While the events were operated independently of each other, in both cases adventure-related amenities that involved water rose to the surface. A park of this type is different than other park elements that are currently present within the Harrisburg Park system.



Community Surveys

The active participation of residents in Harrisburg was crucial in developing a Master Plan that reflects the true needs of the Town. Harrisburg conducted two community surveys to gather community input.

Statistically valid survey: One survey was conducted using a methodology that enabled the survey to be considered a statistically valid input method. Survey takers were randomly sampled in a method that ensured that all demographic areas were proportionally collected in line with the current Town makeup area. It was also critical that the number of surveys collected allowed for there to be a 95% confidence interval met. These processes are in line with academic-level research standards which seek to be representative of the community with strict measures in place to reduce survey bias.

Statistically Valid Survey Methodology

The statistically valid survey was administered in the fall of 2023. Mailed survey packets were sent to a random sample of households in Harrisburg. Each survey packet contained a cover letter, a copy of the survey, and a postage paid return envelope. Residents who received the survey were given the option of returning the survey by mail or completing it online. After the surveys were mailed, a follow-up with residents was made to encourage participation. To prevent people who were not residents of Harrisburg from participating, everyone who completed the survey online was required to enter their home address before submitting the survey. Then work was performed to match the addresses that were entered online with the addresses that were originally selected for the random sample. If the address from a survey completed online did not match one of the addresses selected for the sample, the online

survey was not included in the final database for this report. The goal was to collect a minimum of 300 completed surveys from residents. The goal was met with 306 completed surveys collected. The overall results for the sample of 402 households have a precision of at least +/- 5.4 at the 95% level of confidence.

Major findings of the report

Use of Parks Facilities: Respondents were asked to select all the parks and facilities from the list that their households had visited in the past year. Harrisburg Park (84%) was selected most often followed by Stallings Park (46%) and Pharr Mill Park (44%). When asked to select the three parks/facilities their household visits most often, Harrisburg Park (81%), Pharr Mill Park (37%) and Stallings Park (32%) were the top three selections. Most respondents (95%) rated the overall physical condition of the parks and recreation facilities as either “excellent” (48%) or “good” (47%).

Communication Methods: Respondents most often learn about the Town of Harrisburg Parks and Recreation Department Offerings via the website (62%), word of mouth (47%), or social media (46%). Respondents would most prefer to learn from the website (59%), social media (43%) or park signage (28%).

Barriers to Use: Respondents were asked to select all the reasons that prevent their household from using recreation facilities, amenities, and parks more often. Not knowing what is available (19%), crowded areas (14%), and busy schedules (12%) were the most often selected barriers. Almost half of respondents (46%) said they have no barrier to their use.

Support for Improvements: Respondents were asked to rate their level of support for six potential improvements the Town of Harrisburg Parks and Recreation Department could make. Developing

existing open space for passive uses (78%) was rated most supportive (rated somewhat supportive” or “very supportive”) followed by acquiring additional open space to develop passive uses (73%) and acquiring additional space and leaving it undeveloped (68%). These were also the three most important potential improvements to respondents.

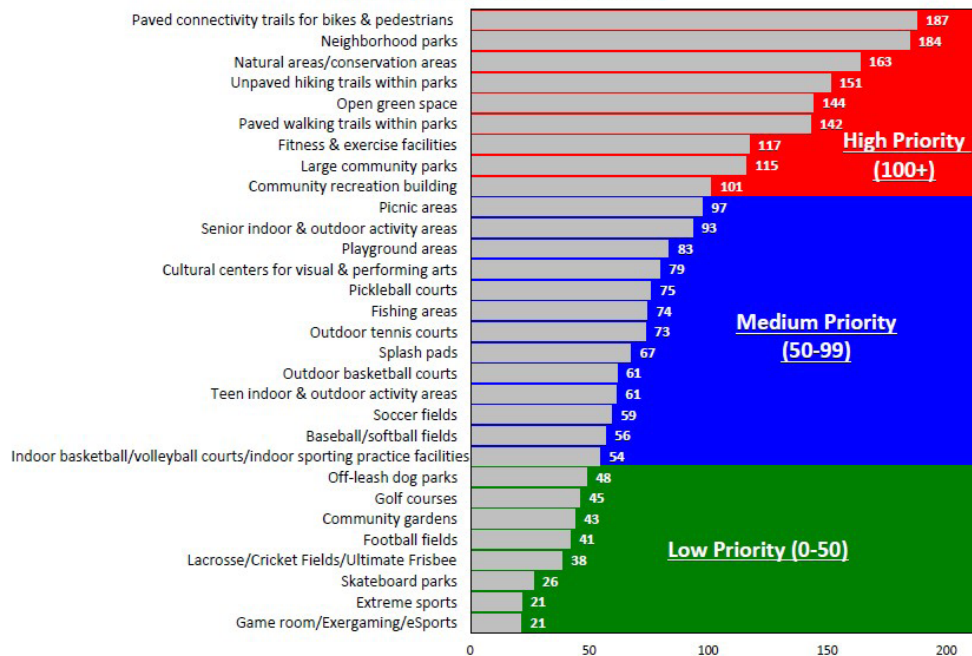
From this chart, it can be seen that there is generally a desire for more recreation space and trail access. This is not unexpected as the population of Harrisburg continues to climb, which has condensed recreation interests onto a few properties. More specifically there is a desire for more open space, natural areas, a recreation center, walkability within new spaces as well trail systems independent of parks. What we also find is that facility development follows and expansion of property as it is generally the medium-level priority.

From this chart, we generally find that non-athletic programs such as cultural, fitness, environmental education, and events are key priorities of the community. Within the high-priority needs we also see interest in arts-related programs, aquatics, and programs for all age groups. This is very encouraging as the community is very much aware that recreation programs should be for all ages, abilities, and backgrounds within a community, and Harrisburg citizens see this as a priority.

At mid-level priority, we see programs that are currently offered as requested. This should be seen as an affirmation that the department is meeting these needs well, but a recognition that it will be important to retain these programs expansions take place. There is only low/medium-low interest in before and after-school programs.

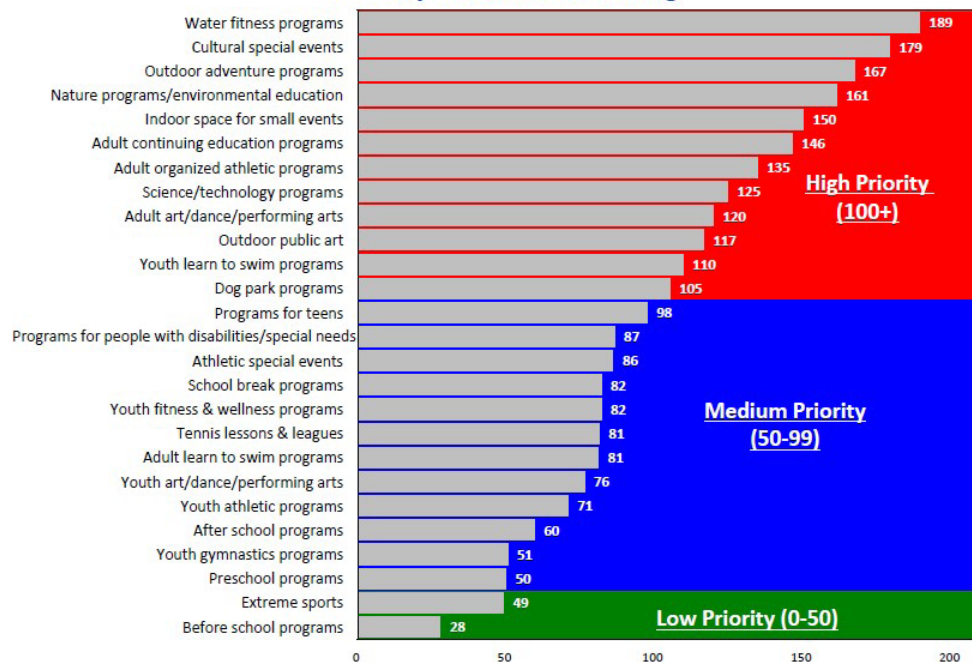
For the full statistically valid survey results see the Appendix.

Top Priorities for Investment for Facilities/Amenities Based on Priority Investment Rating



Harrisburg SVS Most Important Facilities

Top Priorities for Investment for Programs Based on Priority Investment Rating



Harrisburg SVS Most Important Programs

“Open to everyone survey:”

The Town also recognized that the many within the community who would like to voice their opinion on the future of the park system would not likely have the chance to participate in the statistically valid survey process. In recognition of this, a second survey was developed and offered to the community and advertised through the department’s marketing efforts and with the use of marketing cards at the input meetings.

A project marketing card was developed to encourage awareness of the project and provide both a web address to the community survey as well as a QR code that interested individuals could use with mobile devices to reach the online survey and provide their input. To gather further public input and reach the broadest cross-section of residents, a printed version of the survey was also made available at the meetings.

The Town had a strong participation in this survey with 417 responses surveys accessed surveys representing 934 individuals for the recreation master planning update data collection effort.

In a similar finding, the Town’s recreation programs also received high marks.

Finally, and a critical piece to consider, this open-to-everyone survey offered some key findings for understanding the community’s ranked importance of what facilities need to be offered in the future.

Help Improve Recreation in Harrisburg!

Community Survey

Please visit the link or use the QR code below:

<https://www.surveymonkey.com/r/HarrisburgRecSurvey>

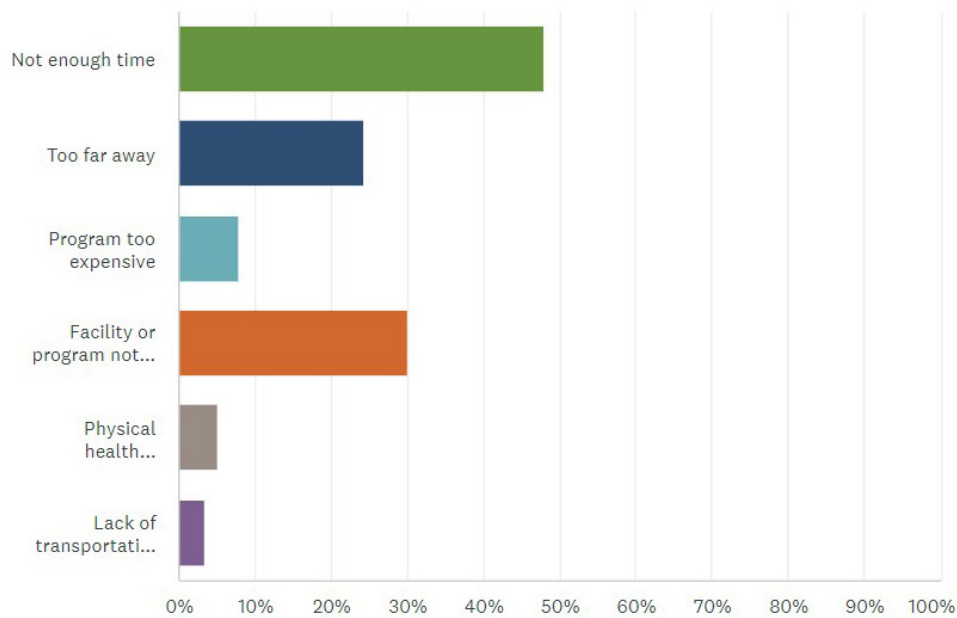
This effort will help inform the City of Harrisburg’s planning efforts for Parks and Recreation in the community. Thanks for your participation!



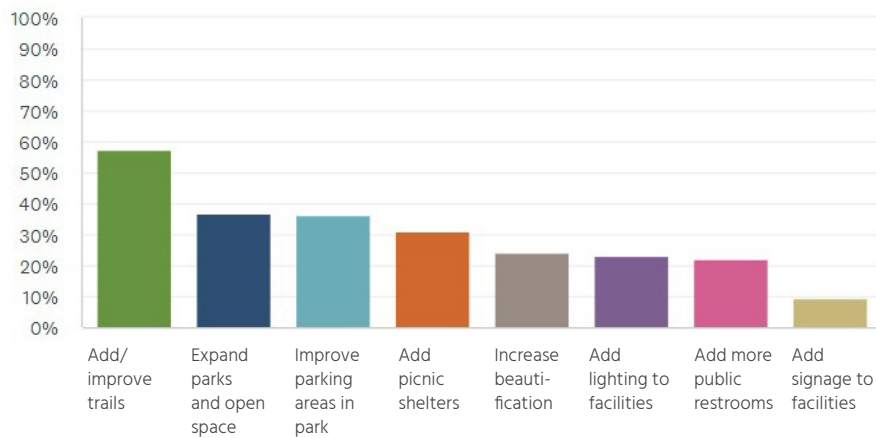
HarrisburgNC
PARKS & RECREATION



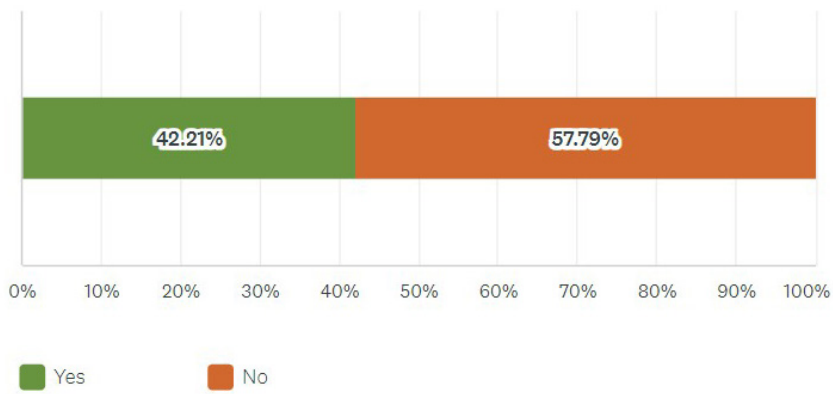
The residents love the sense of community that the parks and recreation department creates.



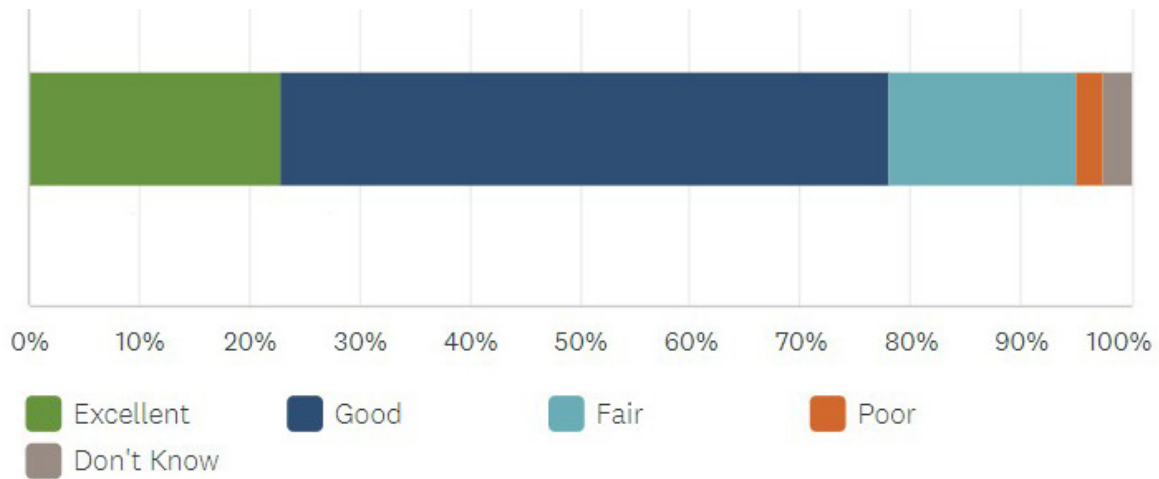
Barriers to household use of recreational facilities and parks



Desired improvements to existing Harrisburg parks

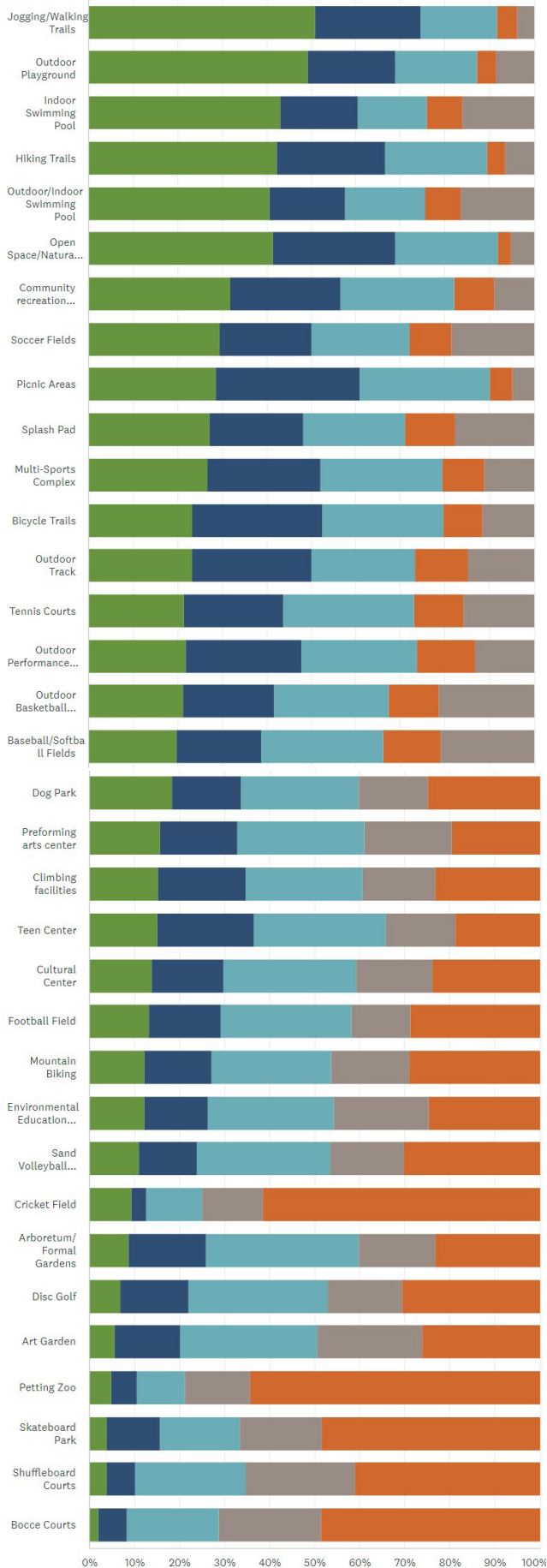


Residents within walking distance (1/2 mile) of a park



Community members rated existing facilities in Harrisburg

6 | COMMUNITY ENGAGEMENT



This survey presented that walkability, outdoor spaces, and community recreation are important. This survey does highlight additional interest in aquatics and having additional playgrounds.

See the results of the recreation survey to the left.

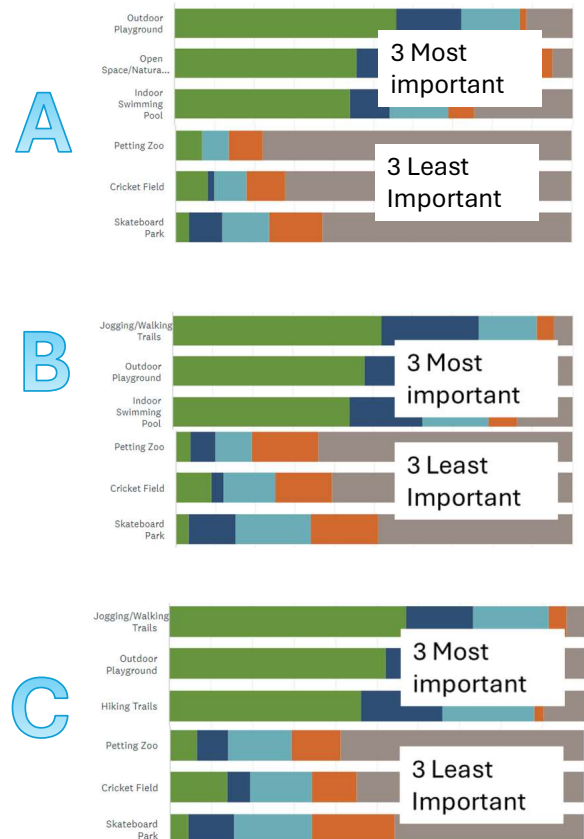
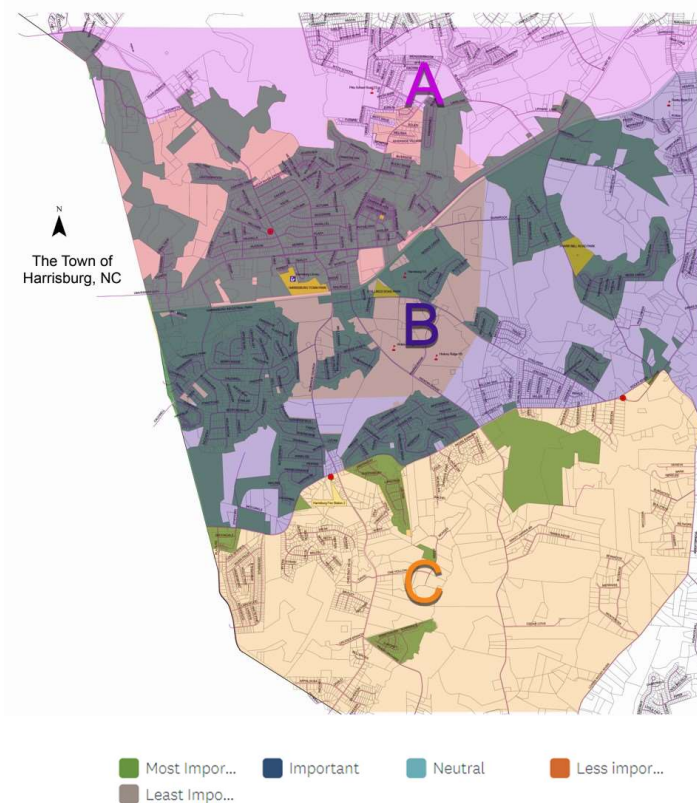


Most Important Important Neutral Less Important Least Important

A deeper dive into this information finds that different geographic areas place different importance on what is offered in different areas of the community. From this we can see that: the community is similar in its desires for walking facilities, Area A has a stronger desire for an indoor pool, while areas B and C have a stronger desire for walking facilities.

Niche interest areas: There appear to be the lowest but still, niche interest in a skateboard park, cricket facilities, and petting zoo in all three areas. These niche interests should not be ignored but kept under consideration because it is important to serve all interest groups and not just the most vocal interest areas. Special use facilities and special use parks are often a good approach to serving these niche interest areas.

The complete summary report of survey responses can be found in the appendix.



A deep dive into the intricacies of Harrisburg's recreation trends

Focus Group / Stakeholder Interview Summaries

Five focus/stakeholder group interviews were held with approximately 45 participants. The initial interview with the recreation department staff occurred on September 18th and lasted approximately 2 hours. The focus group meetings occurred in November. The first two focus group meetings occurred on November 14th from 5:30-6:40 pm and 7:00-8:40 with 10 participants from the YMCA, Harrisburg schools, and a representative of homeschooled students. The second group consisted of four Harrisburg Arts Council (HACH) members. The meetings lasted approximately 1-2 hours each. Three additional meetings occurred on November 16th from 5:30 – 8:45 PM.

The planning team sought Council input via a regularly scheduled and publicly advertised project update presentation. On April 8th, 2024, at Town Hall, during a regularly scheduled council meeting, Nate Halubka presented an overview of the expressed public need gathered through the public input process to the Town Council. In the presentation, Halubka noted that the community had come to look to the Town parks to provide a sense of community for the Town since the Town does not have a typical downtown area. He also impressed upon the Council that the Town's current facilities were reaching or at their carrying capacity and that the desire for more open space, parks, and indoor facilities would be detrimental if delayed. The council provided feedback by asking if Harrisburg was like any other Communities and asked what happens if delays take place. Halubka responded that in some ways Harrisburg is like Apex was at an earlier stage of its growth. Apex, NC, who in their case, decided to invest heavily in parks and recreation and as a result has been noted in several national magazines and articles as one of the best Towns in America to live in and Harrisburg could learn much from their decision. Halubka also

noted that if delays or investments do not take place facilities risk declining quality of facilities due to overuse and that need will not likely drop. Rather, delaying investment will very likely cost more in the future to meet what will likely be very similar interests to those currently expressed. The council thanked Mr. Halubka for the presentation and looked forward to the final presentation of the plan. All focus group meetings included open-ended discussions facilitated by McGill team members with topics of discussion that included desires and concerns regarding recreation in the Town, trending activities, potential land for system expansion, dealing with population increases, etc. The focus groups were strategically developed to increase the diversity of input and to expand the planning process to include individuals who may not have been adequately represented through other data collection methods. Each group discussed current and future parks and recreation shortcomings and needs. Interview notes can be found in the appendix..

Staff Interview Summary:

Wednesday, October 12th, 10:00 AM–12:00 AM

A meeting was held with the Town management and parks and recreation director at the parks and recreation department offices on October 12th, 2023. This was an open-ended discussion and question/answer session to coordinate the public input process and schedule and to receive relevant data for the planning process.

Important points shared included seeking community input from a wide cross-section of residents, including retirees and families with children. Each facility was discussed as well as what programs were available to residents traditionally and throughout the pandemic. Staff requested that the planning team note suggested updates to existing facilities and note where gaps could be

filled to connect existing parks with greenways and other destinations. It was noted that the parks and recreation staff desire a closer working relationship with the greenway committee.

Summary of Survey Findings

There are two survey responses that are critical in understanding the Town's recreational outlook. 70% of all of the survey takers traveled outside of Harrisburg to recreation programs and facilities and over 94% of the survey took support of expanding recreation opportunities in Harrisburg.

From this information, it is not unexpected to find that not enough time is the largest barrier to use, as this is a typical finding amongst most recreation surveys of this type. Diving a little deeper we find more valuable information in that program or facility not offered, or facilities too far away are the next, and large, key barriers. This typically indicates an under-resourced system.

This is further supported by the finding that nearly 60% of survey takers did not live within ½ mile of a public park or recreation facility. This is important because it would not be unexpected to see this finding within a park system with a large geographic service boundary, such as a county, but for the Town, this is a finding to keep awareness of as an expansion of existing facilities and trails was the top responses related to current park system needs.

Next, it is important to understand, what the survey takers' impressions of the current park facilities and the department's program offerings were. The Town should be exceptionally encouraged, that while the Town's facilities are heavily used and there is substantial desire for additional facilities, the survey takers overwhelming shared that the facilities are in excellent or good condition.

In a similar finding, the Town's recreation programs also received high marks.

Focus Group Interview Summaries

(see appendix)

Group 1

Monday, November 14th, 5:30 PM – 6:40 PM

The conversation began with introductions and an explanation of the master planning process. There was an initial project introduction and interest in how to serve a demographically diverse group. Group ideas included adding more programming options for seniors, teens, and those residents who do not typically participate in organized team sports. This group desired more programs aimed at educational activities and non-traditional activities like arts and education. Other ideas included the need for additional seasonal events, concerts, and performing arts. Acknowledging the need to serve the diversity of people currently living in Harrisburg and those expected to move to Town was significant to this group. Also, the need for expansion of athletic facilities to ease the number of participants in team sports programs was mentioned as a priority for this group.

Group 2

Monday, November 14th, 7:00 PM – 8:40 PM

The consensus from the group was that Harrisburg Parks & Recreation needs to be innovative with what programs are developed and offered to residents and be able to meet the recreational needs of both young and older patrons. This group desired more art and music featured at Town events as well as better messaging about what the Town has to offer and when programs were available. The group mentioned that the Town needs to stay vigilant in keeping the web page up to date with current information to assist residents and visitors looking to learn what is offered recreationally.

One unique idea discussed involved the Town considering turning the downtown area into a walking plaza once a month. This would include street closures where needed for small businesses and organizations to set up tents. Such an event would be part of the way the Town would reflect its diversity and family-friendly culture.

Group 3

Thursday, November 16th, 5:30 PM – 6:30 PM

This group consisted of active senior residents. This group wanted the walking track at the Depot Park pond upgraded and resurfaced. They also mentioned the need for accessible spaces for senior activities and programming. The healthy, active senior population in Harrisburg desires more age-appropriate activities, and events. Trails and sidewalks featured prominently in discussions about the need to expand amenities in Town. This group also would like to see a new senior center developed in Town as well as better lighting and accessibility at Town and Depot parks. Discussion about plans to jointly grow Harrisburg's senior programming along with the Town library's efforts was well received but the group was interested in Town hiring a full-time senior events coordinator as the population increases.

Group 4

Thursday, November 16th, 6:35 PM – 7:35 PM

This group consisted of general residents and local business owners. Discussions on the need for continued cooperation with the Harrisburg YMCA to share in the efforts of providing diverse recreational programs to residents. This group also mentioned the need to add more athletic fields, indoor sports facilities, and parking opportunities, to the recreation system. While this group supports more seasonal events, they also highlighted the need for more staff to help facilitate the programs as they grow in number of participants. A dog park was mentioned as a need twice during the talks.

Group 5

Thursday, November 16th, 7:40 PM – 8:45 PM

This group consisted of residents who volunteered at Harrisburg events and sports competitions. This group desired more trails, sports fields, park parking space, and better coordination between Harrisburg recreation and those groups that manage athletic competitions for all ages. This group discussed the need for more fields and Town recreation staff to grow the recreation program. Finding volunteers for game concessions and coaching was mentioned as being a major hurdle in the smooth running of athletic programs offered to Town residents. An interesting idea from these discussions was how some kind of elevated sports league could help provide better competitive experiences to talented youth in the area and bring in expected revenue generation from hosting tournaments. This group also desired more miles of greenway trails to connect existing parks, schools, and residential areas with downtown businesses and future destinations.



07 | Parks and Recreation Recommendations

General Recommendations and Best Practices

Understanding the needs and desires of the Town and the community members is essential before making recommendations regarding the existing park system and possible expansions. The community input efforts, Town staff discussions, and recreation surveys were integral in helping identify the primary interests and concerns of residents.

This master plan serves as a map for the future development of existing recreation facilities for the Town of Harrisburg and establishes basic objectives to obtain its recreation goals. The plan incorporates recommendations to accomplish the objectives set forth by the Town Council, Town staff, and community members.

General Recommendations and Best Practices

General recommendations are based on professional experience and a review of national and state recreational best practices. They aim to guide the operations, administration, and growth of the Harrisburg Parks and Recreation Department. They provide advice on elements ranging from policy, safety, maintenance, and other general issues. These general recommendations are intended to inform future decision-making. Many of these recommendations depend upon collaboration between Town departments and other recreation partners. They are not specific to any single facility or program initiative but intend to guide the entire park and recreation system for both existing facilities and future development. General recommendations are based on professional experience and a review of national and state recreational best practices, including these top 10 recommendations.

Primary Goals: Land Purchase and Facility Expansion

It is critical to understand that the basis for many of the following recommendations drives the primary need of the department, which is to substantially expand the system's park acreage, development of additional facilities, and the programs that can then be offered at its parks. These efforts are critically time-sensitive, as the Town of Harrisburg continues to attract new residents at a rapid pace. Failure to acquire additional parkland would negatively impact the sense of community that Town residents feel is exceptionally important to their quality of life.

Recommendations

- 1 Land Acquisition / Land Banking
- 2 Programing Expansion
- 3 Recreation Center Development
- 4 Updated Registration System
- 5 Improve Business Management
- 6 Maintenance Expansion
- 7 Shifting of the Parks and Recreation Administrative Offices
- 8 Additional Parks and Facilities
- 9 Celebrating Cultural Diversity
- 10 Improve Walkability (trails and greenways)

1. Land Acquisition

Fee Simple Acquisition via Purchase

It is imperative that Harrisburg begins to acquire park land and greenspace in earnest due to its rapid growth trajectory. The Town lacks a traditional downtown space, and because of this its parks are how the community comes together. It is recommended that the Town acquire land fee simply, when possible. It is also recommended that the Town employ the following tactics to further accelerate its park and greenspace protection efforts. Failure to acquire land soon will likely result in overdeveloped urban areas and a smaller more fractured park system.

Acceptance of Fee Simple Land Donation

If the land is offered to the Town as a donation by fee simple title with no restrictions the property should be surveyed for natural heritage significance and relationship to existing plans and parks. If the land contains no environmental hazards, restrictive covenants, or restrictive easements, it can be beneficial for the Town to assume ownership. Not all donated land has to be developed into a park to be useful. Any land donation serves a great public need even if it is banked for the future because the development and public needs of the distant future (over 50 years) are unknown. If donated property is properly managed, the revenue and future significance of the property would far exceed its current contribution to the tax base. If the Town chooses not to accept land donations for a particular property, efforts should be made to assist the property owner with contacting an agency that accepts land donations or conservation easements. Land donations (which the Town has no interest in owning) could be donated to a local parks' foundation or land trust.

Contiguous Property Acquisition

When property that is contiguous to existing parks becomes available, all reasonable efforts should be made to acquire the property. Large acreage parks offer recreation amenities that can only be achieved on large sites. The acquisition of contiguous property next to Town parks should be of high priority to the department. Efforts should be made immediately to seek the first option for all contiguous properties. At the time these options are sought, other possibilities should be presented to the property owner as well. Some property owners, that may not be interested in fee simple sale of their property, may be receptive to conservation or recreation easements while retaining the title to the property. These easements will allow the Town the opportunity to use properties for recreation while providing the immediate benefits of preservation. Numerous grant sources can be used for land acquisition. Extreme care should be exercised in choosing the correct processes and timing for acquisition to meet the full potential afforded by grants.

Land dedication/ fee in lieu of

As communities expand, it is important to have beneficial policies in place to protect green space. This is often supported by subdivision ordinances that help protect this green space. The UNC School of Government wrote about the feasibility of these ordinances in a 2013 Coates' Cannon article, which according to the article, "A subdivision ordinance may require a developer to provide recreation areas to serve the residents of the neighborhood. Significantly, the statutes allow for the 'dedication or reservation of recreation areas.' Alternatively, the ordinance may require the developer to contribute funds for the local government to acquire recreational areas serving residents in the immediate area (not necessarily limited to the particular subdivision).

The statute offers additional language on the matter of funds for recreation lands. For municipalities, such funds should only be used for the acquisition or development of recreation, park, or open space sites,' and any formula for determining funds shall be based on property tax values of the development or subdivision. Municipalities may require a mix of funds and land dedication from developers. Examples of ordinances for the Town's consideration can be found in the Appendix.

2. Programs and Clauses

To expand recreation programming, the Town the Harrisburg will need to have expanded recreation facilities. The strength of the current program offering is limited by the holding capacity of the current facilities or the lack of the facilities required to offer programs. For example, sports-related programs are strongly desired, yet the Town does not currently have the facility needed to expand such programs. The Town should continue to assess the need to contract future programming offerings out to concessionaires. The Town should start new contract programs and activities in the following service areas: health and fitness and swim safety classes.



Senior softball game

3. Recreation Center Development

The department lacks a recreation center. Without an anchoring recreation center, the department's programs are significantly limited. While partnering with schools and non-profits can help expand programming offerings, utilizing these partnerships

should move to be more of a supplementary role than the centerpiece.

A recreation center is necessary for program needs including, but not limited to, athletics, culture, arts, environmental education, fitness, and others. It is best practice for recreation staff and leadership to have a center for strong communication between parks and recreation patrons and staff.

4. Updated the registration system

The current registration system is functional, but it does not have clear reporting with significant detail. The department should consider utilizing a registration system that directly links to program or facility expense/revenue levels that are more detailed than the current system. It is important to see registration levels and revenue at great depth so that programs, services, and budgeting can be employed as efficiently and effectively as possible. It is also equally important that leadership can review financial data at or very near real-time directly.

5. Business Management Improvements

Parks and recreation events and facilities can both serve the citizen base as well as help grow the local economy. A business management professional with parks and recreation experience can help leverage local assets and programs to ensure that parks have an optimal balance of citizen services as well as return on public investment. Business managers can also play a critical role in fostering private public ventures, attracting private partners, and developing robust sponsorship and support efforts.

6. Maintenance Expansion

Harrisburg does a great job of maintaining its facilities; however, the rapid growth of the population is straining the park's capacity. The growth of the system will necessitate the growth of the maintenance operations as well. As the system

grows, emphasis should be on enhancing the design of facilities to be architecturally, functionally, and ecologically progressive. Master planning should always be completed for park improvements or new facilities before final budgeting and/or design; thereby, making the phasing/development more transitional and of higher quality. Design (and redesign) of all facilities should embrace ecologically responsible elements and methods, like using native plants for landscaping, the incorporation of wildlife habitats, the use of permeable surfaces to reduce stormwater runoff where possible, and green building practices for structures.

7. Shifting Parks and Recreation Administrative Offices

The parks and recreation staff and administration offices should be relocated to the current or future Harrisburg Park. A good parks and recreation department has multiple public contact points because great customer service in an easy to access location is a critical piece of this customer service. It is therefore optimal to have your parks and recreation administration and staff within the facilities that they operate. Also, parks and recreation facilities and programs tend to be open outside of normal business hours.

8. Additional Parks and Facilities

As Harrisburg continues to grow, recreation facilities and parks will need to grow as well. It is important that development of park property also continues to expand to meet the growing need. A high quality parks and recreation system has diverse offerings that offer to appeal to as many residents as possible. This plan offers significant insight into the expressed needs of the community and should be part of site-specific master planning efforts when new parks are being considered or existing parks undergo significant updates.

9. Celebrating Cultural Diversity

Harrisburg residents are proud of the diverse cultural makeup. To maintain this with population growth, the Town should develop multi-cultural events and programs that support this interest.

The Town should also refer to the North Carolina Natural Heritage Program's Natural Heritage Program (North Carolina Department of Natural and Cultural Resources) for relevant information on features found in Harrisburg. This study pinpoints areas with significant natural resources, which should be assessed for potential preservation and future utilization as recreational resources.



Harrisburg multicultural event

10. Improve Walkability (trails and greenways)

Harrisburg should continue to encourage the inclusion of public greenways or trails in private developments and the establishment of connectivity to both current and future public schools, parks, and other public destinations.

Based on state and national studies, walking and biking are steadily growing in popularity. North Carolina's 2020–2025 SCORP found that 67% of survey participants reported that linear parks are the most needed facility within their park systems. The SCORP also found that 61% of respondents viewed walking for pleasure to be a common outdoor recreational activity.

Best Practices

- **Bicycle Facilities**
- **Private Public Partnerships**
- **Facility and Program Accessibility**
- **Intergovernmental Cooperation**
- **Partnership Agreement**
- **Entrance and Wayfinding Signage**
- **Interpretive Signage**

- **Bicycle facilities**

Given the high cost of fuel for vehicular transportation, air quality concerns, and the need to increase the health and fitness of the population, a planned network of bike trails, bike lanes, and shared roadways should be developed to support active transportation to recreation facilities and travel within Harrisburg. Future roadway construction should include provisions to accommodate pedestrians and bicycle travel. This network should connect both existing as well as future park facilities and greenways. In addition, the Town should require bike racks (sheltered at schools and other potential high-use areas) at all publicly owned facilities. The Town should work with the North Carolina Department of Transportation (NCDOT) to ensure that bicycle and pedestrian facilities are available as much as possible to promote alternative modes of transportation.

- **Private Public Partnership**

The Town leadership, staff, and community are generally supportive of private-public partnerships. While public recreation facilities are an investment in the community that typically results in improved quality of life, it is important to recognize that public parks and recreation can also promote local

economic growth. Public parks and recreation agencies should develop recreational properties in a way that supports the local economy and, when appropriate, include private-public partnerships in planning and development efforts. These mutually beneficial relationships often help reduce taxpayer costs for developing and maintaining facilities, while also providing goods and services that would otherwise not be available to park visitors.

- **Facility and Program Accessibility**

Every park and recreation facility Harrisburg operates should respect and provide for the needs of the disabled population through design and programming. All new facilities should be designed to meet current Americans with Disabilities Act (ADA) requirements. Currently, the Town is following these regulations at all the existing facilities. As new facilities are acquired or developed, priority should be given to the continual upgrading of existing facilities that, perhaps, become non-compliant.

- **Intergovernmental Cooperation**

The Town of Harrisburg should seek to coordinate planning efforts with Cabarrus County, the Cabarrus County School System, local municipalities, the Town planning department, and state park systems to provide greenway and park facilities. Representatives of the Town and representatives from these agencies should meet periodically to discuss development and recreation projects that are planned or are underway within the area. The purpose of these meetings is to discuss upcoming project opportunities and development trends in demographics and growth, newly identified citizen needs in recreation and open space, and Recreation Master Plan updates for local municipalities and adjacent counties. This will ensure that redundancy in services is prevented and that all opportunities for partnership and connectivity are utilized.

- **Partnership Agreement**

It is recommended that the Town staff meet with existing and potential partners, such as the University of North Carolina at Charlotte, local hospitals, not-for-profit organizations, local churches, and athletic associations, to determine needs and additional possible partnership opportunities. The Town should begin this process by developing an approach to each potential partner to establish an understanding of each entity's needs and ultimately result in a partnership agreement. The process will require periodic progress meetings with each partner to facilitate the partnership's goals.

- **Entrance and Wayfinding Signage**

To provide uniformity throughout the park system, Harrisburg should consider providing signage that is uniform and consistent to promote parks and recreation facilities. Entrance signage is the face of parks and, therefore, the face of the Town's parks and recreation. To provide visitors with ease of navigation throughout the park system, wayfinding signage should also be installed to elevate the parks and provide consistency throughout the park system.

- **Interpretive Signage**

Harrisburg should consider placing signage that would identify any historic and natural landmarks along pedestrian corridors. This type of signage would not only enhance the pedestrian experience but also provide educational and cultural information to trails and greenway users.



Building at Depot park



Stallings Park

Existing Park Facility Recommendations

Harrisburg Park

Hosting a county library, event facilities, a well-used splash pad, and a multipurpose field, this much-loved facility is a flagship park for Harrisburg that invites both residents and visitors to an anchor of the community. This park has played a key role in helping define the Town as a place with a strong community. This park, however, is now being loved to death and this overuse has created its issues. Adjustments to the park offering would help to mitigate these overuse issues, but without additional supporting community parks this park is at risk of entering into overuse decline.

Once the YMCA is built on the property adjacent to the site, it will likely present a compatible partner, however, it is expected that the building of the YMCA will draw even more people to Harrisburg Park and compound these overuse issues.

Recommendations

- Expand the park property when adjacent properties become available for purchase. Acquisition along Z-Max Blvd and the property across from the railroad would be ideal
- Expand maintenance grounds and facilities on site
- Acquire and convert the library on the park site to a parks and recreation administrative office building
- Convert the northernmost athletic field into a site that supports the amphitheater area, which also has indoor facilities. See Koko Booth Amphitheater in Cary, NC for an example
- Create a ticketing / information area in the amphitheater area
- Formalize the connection between Depot Park and Harrisburg Park
- Turn the multi-purpose fields into synthetic turf

Facility Assessment

- The maintenance facilities have run out of functional space to expand
- The northernmost athletic field, which is near the amphitheater, has erosion issues and is isolated from the athletic facilities
- For large events, parking is pushed to or beyond its limits
- The amphitheater lacks a high-quality green room to accommodate large multi-performer events
- The northernmost multipurpose is well-suited to support events hosted in the amphitheater
- The planting area to the west of the amphitheater is underutilized
- The parking lots are not formally established to accommodate food trucks and vendors
- The athletic fields to the south are in threat of being pushing beyond their sustainable use
- The mountain bike/pump trackside is kept in good working condition by volunteer groups
- A connection between Harrisburg Park and Depot Park lacks clear signage and an ADA-compliant connector
- The library that is located essentially on the park site is structurally in great shape but is also likely undersized



Stallings Park & Harrisburg Elementary School Park

Stallings Park, unless expanded, is nearly built out and only has marginal space for expansion or repurposing. The county-owned baseball fields are currently complementary to the Town's recreation facilities.

Removing the Elementary School baseball fields from the Town's recreational offerings would be detrimental to the community. Having a school the size of a ballfield complex, particularly an elementary school, is atypical of the school system. The joint use agreements can be helpful but can also present administrative challenges to both parties. The future of baseball and softball in the Harrisburg area rests on these facilities and the underlying administrative foundation upon which they are built.

Recommendations

- The Town should pursue exploring a long-term low-cost lease of ballfield facilities owned by the County, which grants the Town full managerial control of the ballfields for programming and maintenance. The agreement or lease should be mindful to allow the school to retain the ability to use the facilities for functions
- If a long-term lease agreement can be established, the broader park site should have a site specific master plan to convert the site into a tennis/pickleball/baseball complex
- Should adjacent residential properties become available for purchase, the opportunity should be strongly considered
- The fieldhouse/maintenance area on the park site should be updated
- The site should be open to private-public ventures for indoor batting facilities
- A hawk signal is needed at the Stalling Road crossing

- The easternmost field should be converted to a Miracle field and offer other accessible sports
- The reduction of the easternmost field should be utilized to expand the available parking on site
- These two conversions would support the site as a location for two tournament-level athletics

Facility Assessment

- The pedestrian access crossing at Stalling Road is dangerous because of the number of residential houses nearby and the attractiveness of the parks
- The tennis courts on-site are in good shape but are inadequate to handle the demand for tennis alone. They are grossly inadequate to handle the demand for pickleball
- Attempts to use the tennis courts for pickleball use further compounds the demand for facilities
- There are baseball facilities on site
- The shelter on-site is in good condition but needs ADA updates
- The site lacks adequate parking



Pharr Mill Park and Historic Pharr Mill Site

Cabarrus County owns this park site, which is a critical foundation point for the future of recreational offerings in the Town. The site currently is an attractive passive recreation site. The site is also in a prime location to serve as an anchor for expanded recreation offerings as this large site is surrounded by large tracts of undeveloped land in an area where development is moving in the future.

The Town owns the Pharr Mill Historic Site, which is a separate site from Pharr Mill Park; however, there is value in viewing the two sites as one, that currently lacks pedestrian or Blueway connectivity.

Recommendations

- The Town should continue its efforts to accept/ acquire the property from Cabarrus County and shift the accompanying LWCF regulations
- High priority should be placed on acquiring adjacent properties to the park if they become available for acquisition
- A site-specific master plan is recommended for this park
- Develop and connect to the Pharr Mill Historic Site into river access

Facility Assessment

- The park amenities are generally outdated
- ADA compliance updates are needed
- Lighting within the park is poor
- Park wayfinding and mapping is limited
- The nature park generally lacks educational signage and environmental education facilities
- Parking is adequate for the park's current use levels, but the parking lot shows sign of aging



Harris Depot Park

This historic park is ideally located, is picturesque, and has great potential. The site's historic facilities add to the charm of the site and its proximity to 55+ communities and residential properties and the Town center makes a good location for quieter community gatherings.

Recommendations

- A site redevelopment plan is recommended
- Site lighting is recommended to improve safety and accentuate the attractiveness of the site
- Restroom facilities are needed
- The formalizing of a farmers' market should be developed but efforts should be made to retain the canopy and site characteristics

Facility Assessment

- The restoration of the historic buildings has been well conducted
- The nearby shelter is well-located near the pond
- The site lacks adequate ADA routes and restrooms
- The informal farmers market on-site under the old growth canopy is functional but not conducive to serving broad community needs
- Wayfinding to the park site is poor
- Parking is adequate for current use limits
- Lighting on the site is underdeveloped
- Connectivity and wayfinding to the Harrisburg Park requires improvements



Veterans Park

The site offers greenspace that pays tribute to the veterans but also provides an attractive connecting piece between area businesses.

Recommendations

- Seek to expand the park's offering via private-public partnerships (ie: craft vendors)

Facility Assessment

- They are in good condition



Harrisburg Town Hall Green

This small green space is generally built out. Additional facilities or development would detract from the green space.

Recommendations

- Retain as much green space as possible
- Add supporting features like shade structures, picnic tables, and local art displays to the area

Facility Assessment

- The gazebo and walking space are in good shape



Holcomb Woods Athletic Complex

The small athletic complex presents an opportunity for marginal growth of recreation opportunities. While the site is a beneficial recreational offering to the south of the Town center, its nearly 13 acres are not expected to meet the demand that is projected to come with further residential development.

Recommendations

- Develop support facilities like lighting, restrooms, concession stands, and improve walkability
- Add in a fully accessible playground and tot-lot

Facility Assessment

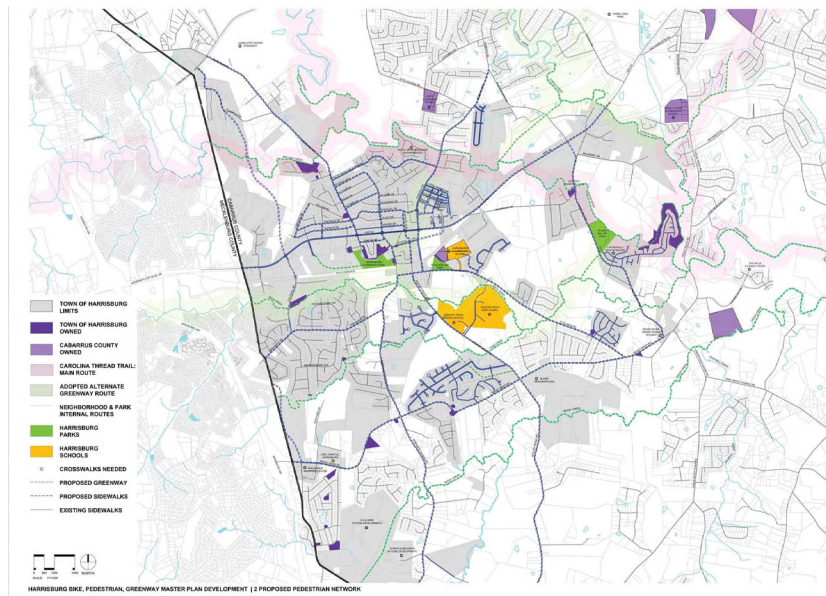
- The multi-purpose facilities are in good shape



Future Facility Recommendations

The Harrisburg 2020 Area Land use plan presents that future land use along the Highway 49 corridor will be critical. Future land use suitability diminishes as you progress to the north and the south of Highway 49, and it also diminishes as you move to the east of Harrisburg's Town Center.

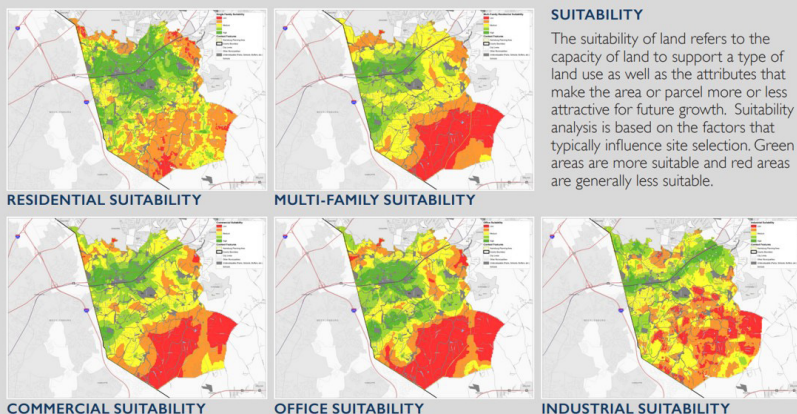
For park planning purposes, it is recommended to consider Harrisburg as a linear area that holds its center along Highway 49. Development is happening quickly to the north and east of the highway, and open space is becoming limited very quickly. To a slightly lesser extent, development is also ramping further south of Highway 49.



2015 Proposed Greenway Map

FUTURE LAND USE

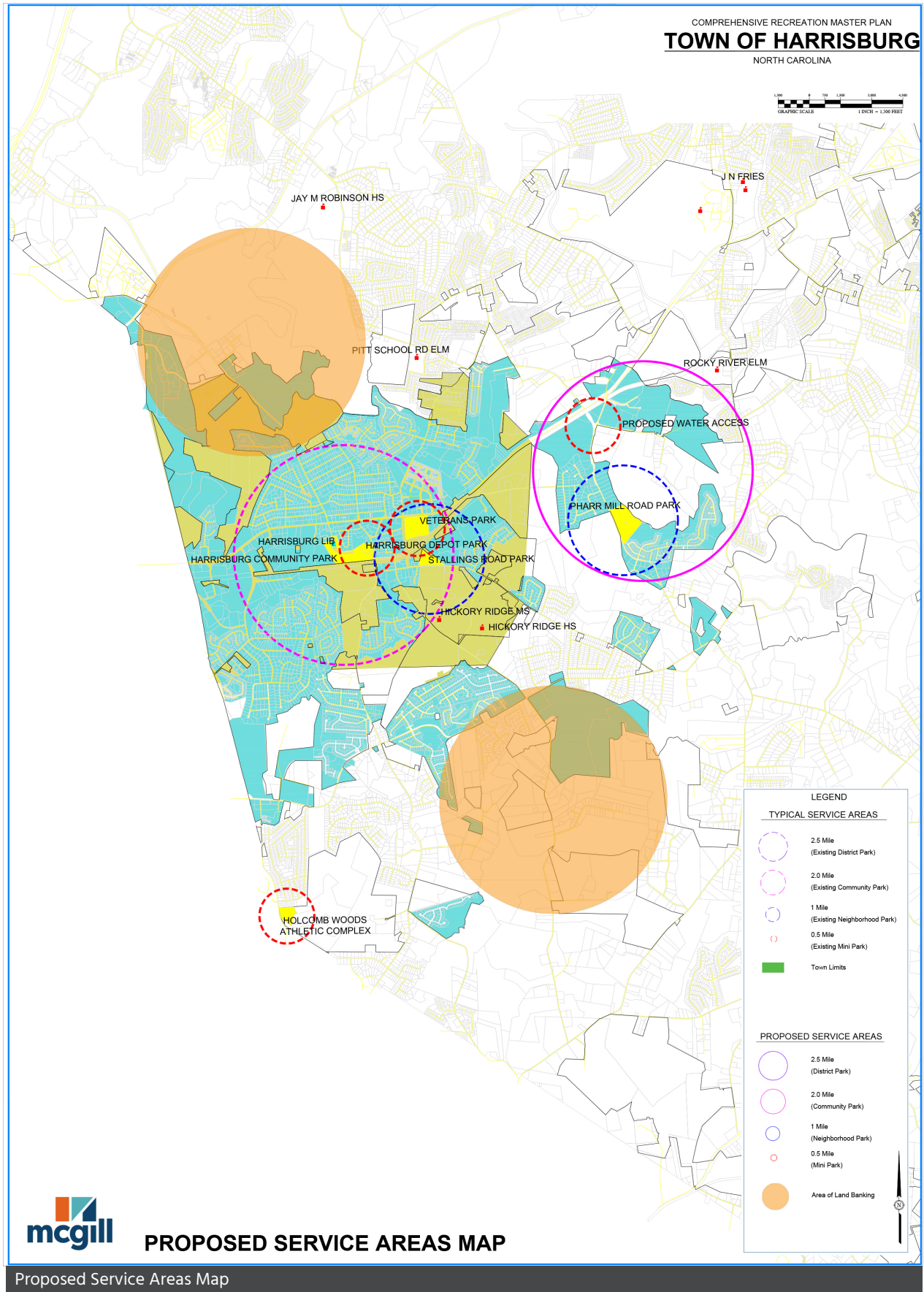
Future development in the planning area will be attracted to sites that are suitable based on land use.



Future Land Use Maps

Critical Recommendation

Harrisburg must act urgently to acquire large plots of open space in these three regions of the Town. This opportunity will diminish as development continues, to the point that it will one day never return. This is even more critical because the large amount of public input received during this master planning process presents this sense of community that residents feel has been central to what they love about living in Harrisburg. Simply put, community parks build community, and you need large parcels of land to build community parks. Harrisburg's one current community park instilled this sense of community into the fabric of the Town, but Harrisburg Park will not be able to support the growth of the future Harrisburg community by itself for much longer.



Proposed (Future) Park Locations

Central District Park:

Should the opportunity present itself, the formal acquisition of and dramatic expansion of Pharr Mill Park should be viewed as the highest priority of the Harrisburg Park system. The current park site provides critical access to the Rocky River but is also of prime location just to the east of Harrisburg Town center. While Pharr Mill is currently categorized as a community park, it is recommended that any opportunities to expand the park's boundaries to the size of a district park (100+ acres) should be pursued. While the cost of such an acquisition would likely be costly, failure to do so would be even more detrimental. Pharr Mill Park presents itself as the new flagship park of the system. The park's location is also ideal because of its proximity to the Rocky River.

If Pharr Mill cannot be expanded, it is still recommended that the district park be placed east of the Town center. This park service area should offer both additional active as well as passive recreation offerings. An expansion of active recreation, such as athletic fields and courts is needed to meet current demand as well as plan for future growth.

Finally, it is recommended that an expansion of park property and amenities into this area serve as a new and primary hub to access recreation on the Rocky River. Paddle and pedestrian access in this area of the Town's limits are critical. The three major roadways of Highway 49, Stallings Road, and Rocky River Road form a triangle in which major residential development is expected to take place inside of this triangle. A Central district park placed within this triangle would be central to the quality of life of residents around this area as well as the Town itself.

Northern and Southern Community Parks

Land acquisition for two additional community parks is strongly recommended for the Town. The acquisition to the north of Highway 49, roughly to the north of the Town Center should be the Town's second key priority. Development pressures from both Harrisburg and Concord place acquisition in this area higher in priority than the similar recommendation to acquire property for a future community park to the south of the Town center.

At this time, it is advised that prioritizing the land banking of these properties is crucial, and that the significant development of both sites should be postponed until substantial progress is made on the central district park development.

Proposed Trails

Trail and Greenway Corridor Planning

An update to the 2015 Harrisburg comprehensive bicycle, pedestrian, and greenway master plan is recommended. The foundation of the plan is still relevant. An update would help incorporate developments that have taken place since the plan's writing as well as consider the recommendations that have been made through this planning process.

The greenways that are noted in the plan should still be considered routes of important consideration. However, as neighborhoods and communities change it is important to make relevant updates along with these changes.

Page Intentionally Left Blank

Amenity Proposals and Recommendations

Based on the information contained in Table 5.4, apart from active playing fields like multipurpose fields and adult baseball/softball fields, Harrisburg is deficient in providing many of the typical recreation amenities provided by municipal departments. As Harrisburg continues to grow, it should seek to develop additional recreational facilities to meet its population's needs as well as partner with other providers to help serve the overall community recreation needs. This study's community meeting data and data from the recreation survey should be considered as the primary guides when making improvement and/or expansion plans for Harrisburg parks and recreation program development, both now and for the next ten years.

New amenities desired by the community and recommended by this plan include additional trails for biking/walking, a dog park, pickleball courts, and an indoor recreation community center, among other possible amenities. Other supporting features, such as restrooms, fitness stations, picnic shelters, benches/swings, and parking, should be assessed per recreation location. These recommended amenities are not an exclusive list and implementation should occur as funding is sourced. Before designing and constructing any new facility or making significant improvements to existing ones, it is important to plan for recreation amenities based on community desires and explore various options.



Concession stand at Stallings Park



Baseball field at Stallings Park

Staffing Recommendations

This plan covers a planning period of ten years. The facilities planned for construction during that period as per the recommendations may necessitate additional staffing for operations and will require extra funding for maintenance. The Town should consider these budgetary impacts before the construction of any new park or facility.

Multiple factors will influence the future staffing needs of the Town of Harrisburg. Such factors are population growth, demographics, available tax monies, and tourism growth. Staff compensation should be based on market precedents. The largest factor will be the maintenance of any new parks or facilities. The current standard of maintenance should be continued, if not increased. Providing parks, facilities, and programs for the citizens impacts the quality of life for citizens, businesses, and visitors alike.

Immediate Staffing Needs for Harrisburg's Parks and Recreation (2024-2034)

Phase 1 (2024-2025)

(2) Facilities Maintenance Specialists

Temporary/Seasonal Staff

Phase 2 (2026-2030)

Capital Project/Business Service Manager

Recreation Coordinator-Programming

Recreation Coordinator-Community Arts and Culture

Recreation Coordinator-Fundraising/Sponsorship

Phase 3 (2031-2034)

Recreation Center Director

Assistant Center Director

Recreation Coordinator-Athletics

(2) Program Leader

Here is a comprehensive detailed analysis and report on the operational status of the Harrisburg Parks and Recreation Department, providing community recreational services, along with recommendations for the 10-year master plan:

Administration

The administration is responsible for the overall management, planning, and oversight of the department's operations, including budget allocation, policy development, and strategic direction.

Recreation Programming

This area is responsible for developing, coordinating, and implementing a diverse range of recreational programs and activities for all ages and interests within the community. This includes sports, fitness, arts and crafts, cultural events, and more.

Athletic Programming

This area focuses specifically on organizing and managing athletic programs, leagues, and tournaments for various sports, ensuring the availability of facilities, equipment, and officiating.

Facility Maintenance

This area is responsible for the upkeep, repair, and maintenance of all parks, recreational facilities, and associated amenities, ensuring they are safe, functional, and aesthetically pleasing for public use.

Staffing

The current staffing situation, with full-time staff spending most of their time on tasks designed for part-time staff, is a problem because it is an inefficient use of resources and expertise. Full-time staff should be focused on strategic planning, program development, and management, while part-time staff should handle more routine and operational tasks.

Recommended Positions (Phase 1, 2024-2025)

1. Facilities Maintenance Specialist (2 positions)

Job Description: Responsible for performing skilled maintenance and repair work on parks, recreational facilities, and associated equipment. Duties include plumbing, electrical, carpentry, painting, landscaping, and equipment repair.

Justification: The addition of these positions will alleviate the workload on existing staff and ensure proper maintenance of facilities, improving the overall quality of service delivery.

2. Temporary/Seasonal Staff

Job Description: Hired on a temporary or seasonal basis to assist with various tasks such as grounds maintenance, event setup/breakdown, and program support.

Justification: Temporary/seasonal staff provide flexibility and additional support during peak seasons or special events, allowing the department to meet fluctuating demands without incurring permanent staffing costs.

3. Recreation Coordinator - Athletics

Job Description: Responsible for organizing and managing athletic programs, leagues, and tournaments for various sports, ensuring the availability of facilities, equipment, and officiating.

Justification: As the community continues to grow, additional staff is needed to meet the increasing demand for athletic programs and ensure efficient coordination and management of these activities.

Recommended Positions (Phase 2, 2026-2030)

4. Capital Project/Business Service Manager

Job Description: Responsible for managing capital projects, developing, and implementing cost recovery models, conducting return on investment

(ROI) analyses for capital projects, and exploring public-private partnerships (PPPs) for facility development and service delivery.

Justification: This position is crucial for strategic planning, financial sustainability, and maximizing the department's resources through alternative funding mechanisms and partnerships. It will ensure that capital projects are financially viable and aligned with community needs, while also exploring opportunities for revenue generation and cost recovery.

5. Recreation Coordinator - Programming

Job Description: Responsible for developing, coordinating, and implementing a diverse range of recreational programs and activities for various age groups and interests within the community.

Justification: As program participation continues to grow, dedicated staff is needed to ensure high-quality programming that meets the diverse needs of the community.

6. Recreation Coordinator - Community Arts and Cultural

Job Description: Responsible for developing and coordinating arts and cultural programs, events, and collaborations with local organizations and institutions, fostering a diverse and inclusive cultural experience for the community.

Justification: This position will strengthen ties with local arts organizations and educational institutions, enabling the department to offer a wide range of programs and events that reflect the community's diverse cultural heritage and interests.

7. Recreation Coordinator - Fundraising/Sponsorship

Job Description: Responsible for developing and implementing fund-raising strategies, seeking sponsorships, and exploring alternative revenue streams to support the department.

Justification: As the department expands its services and faces increasing operational costs, dedicated staff is needed to secure additional funding sources and sponsorships, ensuring financial sustainability, and reducing reliance on traditional funding sources.

Recommended Positions (Phase 3, 2031-2034)

8. Recreation Center Director

Job Description: Responsible for the overall management, operations, and programming of a new indoor recreation center, overseeing staff, budgets, and facility maintenance.

Justification: With the anticipated construction of a new indoor recreation facility, a dedicated director is needed to ensure efficient operations, effective programming, and proper management of the facility and its staff.

9. Assistant Center Director

Job Description: Assists the Recreation Center Director in the day-to-day operations and management of the indoor recreation center, handling administrative tasks, staff supervision, and program coordination.

Justification: This position provides essential support to the Recreation Center Director, ensuring smooth operations and effective management of the facility and its programs.

10. Program Leader (2 positions)

Job Description: Responsible for developing, coordinating, and implementing various recreational programs and activities within the indoor recreation center, ensuring high-quality programming and participant engagement.

Justification: Dedicated program leaders are needed to develop and deliver a diverse range of programs and activities within the new indoor facility, catering to the varying interests and needs of the community.

Capital Project Manager (2025-2026)

The addition of a Capital Project Manager is crucial for overseeing and coordinating the implementation of capital projects, such as facility renovations or new construction. This position will ensure that projects are completed on time, within budget, and in accordance with established standards and regulations.

The transition of this role into a Business Service Manager (2029-30) is strategic, as it will focus on developing and implementing strategies for public-private partnerships (PPPs), cost recovery models, and return on investment (ROI) analyses for capital projects. This will help the department leverage private investment, maximize revenue generation, and ensure the financial sustainability of its operations and facilities.

Key Areas for the Business Service Manager:

- **Cost Recovery Model:** Implementing a cost recovery strategy that categorizes programs and services based on their community and individual benefits will help set appropriate fees and charges while ensuring access to essential services for all community members.
- **ROI Analysis for Capital Projects:** Conducting ROI analyses for proposed capital projects will ensure that investments are financially viable and will yield anticipated benefits in terms of increased participation, enhanced community health, and potential revenue generation.
- **Public-Private Partnerships (PPPs):** Exploring PPP opportunities will allow the department to leverage private investment in public facilities and services, bringing in capital, expertise, and operational efficiencies.

- **Alternative Funding Mechanisms:** Identifying and pursuing alternative funding sources, such as grants, sponsorships, and revenue-generating initiatives, will help diversify the department's funding streams and reduce reliance on traditional sources.

These areas are important because they promote financial sustainability, maximize resource utilization, and ensure that the department's investments and operations align with community needs and generate tangible benefits. The Business Service Manager's effectiveness can be evaluated based on the successful implementation of cost recovery models, the financial viability and community impact of capital projects, the establishment of productive PPPs, and the identification and securing of alternative funding sources.

Recreation Coordinator - Athletics (2025-2026)

As the community continues to grow, an additional staff member dedicated to organizing and managing athletic programs, leagues, and tournaments is necessary to meet the increasing demand. This position will ensure the availability of facilities, equipment, and officiating, as well as the efficient coordination and management of these activities.

The importance of this position lies in its ability to promote physical activity, sportsmanship, and community engagement through organized athletic programs. Success can be measured by participation rates in athletic programs, the quality of facilities and equipment, the efficiency of program coordination, and the overall satisfaction of participants and spectators.

Recreation Coordinator - Fundraising / Sponsorship (2026-2027)

As the department expands its programs and services, operating costs will inevitably increase. To offset these costs and support program expansion, a dedicated staff member focused on fund-raising and sponsorship is crucial. This position will be responsible for developing and implementing strategies to secure additional funding sources, such as grants, corporate sponsorships, and community partnerships.

The importance of this position lies in its ability to diversify the department's revenue streams, reduce reliance on traditional funding sources (e.g., tax dollars), and ensure the financial sustainability of the department's operations and program offerings. Success for this position can be measured by the amount of additional funding secured, the number of sponsorships and partnerships established, and the overall financial health and stability of the department.

Recreation Coordinator - Programming (2026-2027)

As program participation continues to grow, a dedicated staff member focused on developing, coordinating, and implementing a diverse range of recreational programs and activities is essential. This position will ensure that the department can meet the varying interests and needs of the community, catering to different age groups, abilities, and preferences.

The importance of this position lies in its ability to provide high-quality, engaging, and inclusive programming that promotes physical activity, social interaction, and personal growth for community members of all ages and backgrounds. Success can be measured by program participation rates, participant satisfaction, and the overall impact of the programs on community health and well-being.

Recreation Center Director, Assistant Center Director, and Program Leaders (2028-2029)

With the anticipated construction of a new indoor recreation center, dedicated staff members are needed to ensure efficient operations, effective programming, and proper management of the facility and its staff. The Recreation Center Director will oversee the overall management, operations, and programming of the center, while the Assistant Center Director will provide essential support in day-to-day operations and staff supervision. Program Leaders will be responsible for developing, coordinating, and implementing various recreational programs and activities within the indoor facility.

The importance of these positions lies in their ability to maximize the potential of the new indoor recreation center, ensuring that it serves as a hub for community engagement, physical activity, and personal growth. Success can be measured by the facility's utilization rates, program participation and satisfaction, operational efficiency, and the overall impact on community health and well-being.

Facilities Maintenance Specialist and Temporary / Seasonal Staff

At present, the maintenance operations are understaffed, and existing staff members are exerting extra effort to meet the community's needs. This is a problem because it leads to burnout, inefficient resource allocation, and potentially compromised quality of service delivery.

To address this issue, hiring two full-time Facilities Maintenance Specialists and budgeting for Temporary/Seasonal Staff during the peak mowing season (March-October) is recommended. The full-time specialists will provide dedicated expertise and workforce for facility maintenance, repair, and upkeep, while the temporary/seasonal staff will provide additional support during periods of high demand, such as mowing and landscaping.

This recommendation is important for operations because it ensures that facilities and parks are well-maintained, safe, and attractive for public use. Proper maintenance not only enhances the overall experience for community members but also prolongs the lifespan of facilities and equipment, reducing long-term costs. By allocating dedicated staff and resources to maintenance, the department can improve service delivery, enhance public satisfaction, and ensure the efficient utilization of its assets.

The temporary/seasonal staff are necessary and beneficial because they provide flexibility and are cost-effective. Rather than hiring permanent staff to handle fluctuating workloads, temporary/seasonal staff can fill in during peak seasons or special events, allowing the department to meet demand without incurring unnecessary long-term costs.

Temporary / Contracted Employees

Providing a budget line item for temporary and contracted employees working less than 1,000 hours annually will give the department the flexibility to hire support staff as needed for program delivery. This recommendation will help the department with service delivery by allowing it to respond quickly and efficiently to fluctuating staffing needs and program demands.

Instead of being constrained by a fixed number of permanent staff, the department can bring in temporary or contracted workers to assist with program implementation, event coordination, or other tasks as needed. This flexibility ensures that programs and services can be delivered efficiently and effectively, without compromising quality due to staffing limitations.

Additionally, this approach allows the department to tap into specialized expertise or skills temporarily, without incurring the long-term costs associated with permanent hires. It also enables the department to scale its workforce up or down based on seasonal or cyclical demands, ensuring optimal resource allocation and cost-effectiveness.

Operations

Currently, the Park Superintendent and Grounds Supervisor must contribute an extra 80 hours to cover operational duties, which limits the time they have for their supervisory responsibilities. This is an operational issue and a poor business practice because it leads to inefficient use of resources and expertise.

Supervisory roles should be focused on strategic planning, personnel management, and oversight, rather than being consumed by operational tasks. When supervisors are bogged down with hands-on work, it diminishes their ability to effectively lead, manage, and provide direction to their teams, ultimately impacting the overall efficiency and quality of service delivery.

To address this issue, it is crucial to hire a third-party consultant to conduct a comprehensive and detailed study of maintenance operations. This study will determine the optimal level of service delivery, going beyond the scope of the current 10-year plan. The consultant will thoroughly explore maintenance operational standards and benchmarks that will be supported by the community, serving as a guide for the maintenance of community park assets.

Hiring a third-party consultant is necessary for several reasons:

- **Objectivity:** An external consultant can provide an unbiased and impartial assessment of the department's maintenance operations, free from internal biases or preconceptions.

- **Expertise:** Consultants specializing in parks and recreation maintenance operations bring extensive knowledge, best practices, and industry benchmarks to the table, ensuring a comprehensive and informed analysis.
- **Resource Optimization:** The study will identify areas for improvement, streamlining processes, and optimizing resource allocation, ultimately leading to more efficient and effective maintenance operations.
- **Community Buy-In:** By involving the community in the study process and aligning maintenance standards with their expectations, the department can foster a sense of ownership and support for the recommended service levels.
- **Equitable Maintenance:** The study will ensure that both new and existing facilities receive equitable maintenance and funding, maintaining the expected quality of the community's assets.

This consultant-led study will benefit the community by ensuring that parks and recreational facilities are well-maintained, safe, and enjoyable for public use. It will also help the department by identifying areas for improvement, optimizing resource allocation, and establishing clear standards and benchmarks for maintenance operations, ultimately leading to more efficient and effective service delivery.

People are relocating to Harrisburg because of its sense of community, diversity of culture, and range of opportunities. The Town's recreational offerings and community-oriented atmosphere contribute significantly to its appeal and desirability as a place to live.

As the population grows, the limited number of recreation properties in Harrisburg is becoming increasingly strained. While the department has shouldered the growth well, resources and staff are being pushed to their limits. Investing in operations, capital improvements, and revenue-generating resources is crucial to meet the unmet needs.

The department should invest resources in addressing these challenges because failing to do so could compromise the quality of life and community experience that attracts residents to Harrisburg in the first place. By ensuring adequate facilities, programs, and staffing, the department can continue to foster a strong sense of community, provide recreational opportunities that promote physical and mental well-being, and maintain Harrisburg's reputation as a desirable place to live.

The public participation process identified several unmet needs, including bike and hiking trails, swimming facilities, organized sports programs, fitness classes, and senior programs. These programming opportunities are essential for several reasons:

- **Physical Activity and Health:** Recreational activities like sports, fitness classes, and trails promote physical activity, which is crucial for maintaining good health and preventing chronic diseases.
- **Social Interaction and Community Building:** Organized sports, cultural events, and community programs provide opportunities for social interaction, fostering a sense of community.
- **Personal Growth and Enrichment:** Programs like arts and crafts, cultural events, and senior activities offer avenues for personal growth, intellectual stimulation, and lifelong learning.
- **Accessibility and Inclusivity:** Offering a diverse range of programs and facilities ensures that people of all ages, abilities, and interests have access to recreational opportunities that cater to their needs and preferences.

The recommended staff additions, such as Recreation Coordinators for Programming, Athletics, and Community Arts and Cultural, will help address these unmet needs by developing and implementing relevant programs and activities. Additionally, the proposed Recreation Center Director, Assistant

Director, and Program Leaders will be instrumental in operating and programming the new indoor facility, expanding the department's capacity to offer a wider range of services.

The success of these programs and facilities can be evaluated through various metrics, including participation rates, participant satisfaction surveys, community feedback, and measures of physical and mental well-being (e.g., health indicators, and social connectedness).

The lack of facilities has indeed limited the growth of existing programs in Harrisburg. When facilities are inadequate or at capacity, it becomes challenging to accommodate increasing demand or expand program offerings. This problem can lead to waitlists, overcrowding, and potentially compromised program quality or participant experience.

To address this issue, the department should explore opportunities for public/private partnerships and joint ventures with community-based recreation groups. Collaborating with private entities or community organizations can provide access to additional facilities, resources, and expertise, allowing the department to expand its programming and better serve the growing community.

Additionally, the proposed capital projects and the hiring of a Capital Project/Business Service Manager will be instrumental in identifying and pursuing facility development opportunities, as well as securing alternative funding sources through public-private partnerships.

Page Intentionally Left Blank



08 | Action Plan Implementation

An action implementation plan describes how the Town of Harrisburg can strategically work to address the growing needs of this rapidly developing community. This strategy for achieving goals involves the recommended park and recreation facilities and programs. This section discusses priorities for development, recommended staffing, methods for developing the facilities, and possible routes to funding.

North of Highway 49

There generally is less availability for park development, north of the Town center, due to a high level of development and less property within the ETJ. This area then is a secondary development consideration. A strong strategy in this area would be for, smaller, more destination nation style parkland that helps serve and alleviate the need in the Town center. This development area should not detract from the higher need area of East of the Town Center area.

South of Highway 49

There generally is more land, a relative lower immediate development pressure in this area than in the “critical east.” However, if trends continue this area, within this ten year period will also begin to experience the pressing need for a large park to serve this area and further alleviate Harrisburg Park.

Geographic Priorities

The Critical East

The Town’s future land use modeling presents that the property along Highway 49 is prime real estate for nearly every type of development. In a general sense, the more that you move north or south of Highway 49, the lower the suitability of development. This will translate into increasing scarcity of available open space in this area. Larger parcels specifically, which are conducive for community parks, the Town’s highest priority, will begin to become less and less available until ultimately there are no remaining parcels in this high service need. Fortunately, Harrisburg Park is very close to the most densely developed area of the Town. Large parcels to the east of the current population base would be the ideal placement for new community park and if done in the near future would get ahead of some of the projected development. Like Harrisburg Park, development over time would very likely fill in around this new community park and extend the positive effect of community that Harrisburg Park has created.

Priorities for Development

2024-2027

Major Theme:

- Begin to expand the current system
- Parks administrative office shift
- Acquire land and develop a large community park that offers an indoor recreation center
- Alleviate overuse stresses on Harrisburg Park
- Begin the land banking search process for sites to be developed later in the 10 year period
- Expand maintenance capacity

2028-2030

Major Theme:

- Improve the capacity of the current system properties
- Ramp up business management
- Land banking is complete (ideally)
- Site redevelopment plan and expansion for Harrisburg Park
- Develop the site for Harris Depot Park
- Develop the Pharr Mill Historic site
- Use private/public partnerships, tourism, and branding to drive revenue

2031-2034

Major Theme:

- Develop trails and greenway
- Develop partnerships
- Strengthen intern programs, tighten branding, and pursue national recognition for high quality of life

Future (Beyond 10 Years)

Harrisburg is in the driver's seat for the type of community that it envisions itself to be. The community is unique in that it does not have a traditional downtown area. Rather, its residents recognize that rather than a historic downtown to stroll or spend time in, Harrisburg's parks are at the center of this identity. The 10 year strategies presented in this plan help put the Town on the trajectory for an even bigger and brighter future.

If the Town continues to gravitate toward seeing parks and recreation as an investment that pays both economic and quality of life betterment, then there is no reason to believe that Harrisburg would be out for national attention as a best place to live in the country.

Anticipated Recreational Project Costs

A recreation capital improvement program for the development of park facilities is designed to encompass, at a minimum, a ten-year period for the Town of Harrisburg. To assist the Town in determining those needs, this study provides a list of anticipated recreation projects based on plan recommendations. The proposed recreational project list provides costs based on recent (2023-2024) material and labor costs. The provided opinion of probable costs includes assumed general expenditures, such as site preparation, building structures, access, site utilities, parking, and specific recreation improvements. The list provided also includes estimates for planning or design fees.

The proposed anticipated future recreational project list would cover a ten-year period and would serve to set recreation expenses for each fiscal year for the implementation of specific projects. The opinions on cost are preliminary and are for planning purposes only. As the time approaches to consider the recommended improvements, it will be necessary to receive up-to-date opinions on cost.

This total anticipated future recreational project cost of \$50,860,00 represents the proposed, cumulative figure to be spent for park and recreation development, improvements, and renovations by the year 2034. The total figure does not consider an inflation rate over the ten-year period. To see a breakdown of the anticipated future recreational project costs, see the following pages.

To meet the existing and future needs of the Town, the goals and objectives that are identified in the Master Plan, must be seriously considered for implementation. The Town will need to update its annual budget for the parks and recreation department based on projected capital improvement costs, staffing needs, and operations and maintenance costs.

Category / Improvement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cost
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
Existing Parks Renovations / Improvements											
Harrisburg Park											
Site specific expansion/ redevelopment plan (in combination with Harris Depot Park plan)					\$30,000						\$30,000
Land acquisition		\$600,000									\$600,000
Maintenance expansion allowance				\$600,000							\$600,000
Site expansion and redevelopment allowance					\$3,000,000						\$3,000,000
Sub-total											\$4,230,000
Stallings Park											
Parking upgrade (.7 acre)							\$170,000				\$170,000
Sub-total											\$170,000
Pharr Mill Park											
Site specific master plan							\$35,000				\$35,000
Redevelopment allowance							\$2,000,000				\$2,000,000
Sub-total											\$2,035,000
Harris Depot Park											
Site specific expansion/ redevelopment plan (in combination with Harrisburg Park)					\$30,000						\$30,000
Development and renovation allowance						\$2,000,000					\$2,000,000
Sub-total											\$2,030,000
Veterans Park											
Digital information board		\$25,000									\$25,000
Sub-total											\$25,000

Category / Improvement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cost
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
Pharr Mill Historic Site											
Site specific master plan	\$40,000										\$40,000
Project development allowance		\$2,000,000									
Sub-total											\$2,040,000
Holcomb Woods Athletic Complex											
Restroom / shelter										\$300,000	\$300,000
Sub-total											\$300,000
Existing Improvements Total	\$40,000	\$2,625,000	0	\$600,000	\$3,060,000	\$2,000,000	\$2,205,000	0	0	\$300,000	\$6,795,000
New Facility Development											
Category / Improvement	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Cost
	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029	2029-2030	2030-2031	2031-2032	2032-2033	2033-2034	
New Community Park											
Land acquisition	\$3,000,000										\$3,000,000
Site specific master plan		\$65,000									\$65,000
Site development allowance (25k square foot recreation center with gym area, indoor, and outdoor recreation spaces)			\$14,000	\$14,000							\$28,000
Sub-total											\$31,065,000
Land Banking Allowance											
Land banking allowances		\$4,000,000	\$4,000,000								\$8,000,000
Sub-total											\$8,000,000
Trail Development											
Trail development (5 miles)						\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$5,000
Sub-total											\$5,000
New Facility Total	\$3,000,000	\$4,065,000	\$18,000,000	\$14,000,000	0	0	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$44,065,000
Anticipated Total Costs	\$3,040,000	\$6,690,000	\$18,000,000	\$14,000,000	\$3,060,000	\$2,000,000	\$3,205,000	\$1,000,000	\$1,000,000	\$1,300,000	\$50,860,000

Reflected costs are in current dollars and do not account for inflation or other unknown adjustments that will occur in the future. The capital improvement costs represent allowances toward recommended improvements and are not based on existing design or construction documentation. Therefore, the costs presented are intended only for budget planning purposes. All projects will require updated cost estimates once additional planning and design have occurred.

Funding Opportunities

Implementing the recommendations of this comprehensive master plan will require a combination of funding sources that include local, state, federal, and private money. Identification of sufficient funding is a crucial element that is required to implement the Master Plan. The NC SCORP is a guide by which funding sources for park and recreation facilities may be identified. Funding for future projects will be a key issue that will need to be addressed in the upcoming years if governments continue to provide basic minimum services.

This section provides a listing of the most used funds for park and greenway facility projects in North Carolina. Fortunately, the benefits of protected greenways and parks are many and varied. This allows programs in Harrisburg to access money earmarked for a variety of purposes, including water quality, hazard mitigation, recreation, air quality, alternative transportation, wildlife protection, community health, and economic development. Competition is always stiff for state and federal funds. It becomes imperative that local governments work together to create multi-jurisdictional partnerships and develop their own local sources of funding. These sources can then be used to leverage outside assistance. The long-term success of this plan will almost certainly depend on the dedication of a local revenue stream for park and greenway projects.

The Town should develop an investment strategy that can meet community needs, maximize local resources, improve quality of life, and leverage outside funding. Financing will be needed to administer the continued planning and implementation process, acquire parcels or easements, and manage and maintain facilities. Further research into these programs is recommended to determine the requirements for specific grants. McGill advises the Town of Harrisburg to pursue a variety of funding options.

Dedicated Source of Local Funding

To leverage and provide matching funds for many of the programs listed, Harrisburg should evaluate the existing departmental budget and funding for capital improvements.

Property / Sales Tax Revenues

General tax revenues traditionally provide sources for general operations and maintenance of park systems for local governments. Parks and recreation development is scheduled along with health, public safety, utilities, et cetera in regular budgets established by the Town.

General Obligation Bonds

Many communities issue bonds, which are typically approved by the shareholders, to finance site development and land acquisition costs. The State of North Carolina grants local governments the authority to borrow funds for parks and recreation through the issuance of bonds. The amount is not to exceed the cost of acquisition or improvement of parks and recreation facilities. Total bond capacities for local governments are limited for parks and recreation to a maximum percentage of assessed property valuation. Since the issuance of bonds relies on the support of the voting population, the implementation of awareness programs is essential prior to a referendum vote.

General obligation bonds are the preferred financing approach of the North Carolina Local Government Commission and the general securities market because these instruments are backed by the full faith and credit of the issuer. That simply means that the bonds represent an encumbrance against the property tax base of the issuing jurisdiction and therefore offer the best available



security to the bond holder. The State of North Carolina gives the issuance of bonds not to exceed the total cost of improvements (including land acquisition). In view of the recommended capital improvements suggested in this plan, the Town may consider continuing to use general obligation bonds to develop new facilities. Total bonding capacities for local government is limited for parks and recreation to a maximum percentage of assessed property valuation. The following are key factors to consider before using this financing instrument:

- In North Carolina, the issuance of general obligation bonds requires a referendum of the voters within the issuing jurisdiction.
- The term of the debt may be extended to 20 to 30 years.
- The debt is publicly sold, so there are costs associated with the sale. These costs generally total 3% to 5% of the total bond principal. The issuance costs offset the lower interest rate and, therefore, this instrument becomes more attractive as the size of the issuance increases and the issuance costs are spread over the larger debt. It has been found that this financing option becomes financially superior as the debt principal exceeds \$10 to \$12 million.



Generally, prepayment of the debt cannot be accomplished until reaching a call date. This usually is around 75% of debt retirement. Failure of the general obligation bond to be ratified by referendum

could mean that the Town could not go forward with an alternative approach to financing without substantially changing the scope of the project.

Fee In-Lieu of Contributions

The Town of Harrisburg should consider providing developers with an option to pay a fee in lieu of rather than to dedicate land for open space or recreation within conventional subdivisions. This program has proven to be successful for many local governments in providing a dedicated source of revenue earmarked for park development.

User Fees / Registration Fees

Communities throughout the nation employ a wide variety of user fees for public recreational programs and services within their recreation departments. The amount of the fee is usually determined by a portion of the recreation costs needed for improvements and operations. These user fees are typically levied for special facilities, such as water parks and golf courses; however, they can also be charged for the use of trails and ball fields. Harrisburg should continue to generate revenue by charging user fees for the use of facilities, such as picnic shelters, to cover operation and administrative costs. In addition, the Town should continue to have a separate fee rate structure for residents and non-residents. As the park system continues to develop, the Town should examine its fee structure to identify opportunities and additional revenue. The current user fees appear to be fair and reasonable for most of the residents and non-residents. Elected officials should determine the fees and changes based on departmental input; the fees should not be so high that people of modest income would ultimately be denied the use of park facilities.

Grants

All too often local governments look to grants as pockets of free money. On the contrary many funding agencies see grants as funding levers that help maximize local efforts rather than supplanting them.

State and federal agencies do offer numerous grants to assist municipalities in the financing of their parks and recreation projects. This source of funding should be investigated and pursued by the Town for present and future park and recreation improvements.

Parks and Recreation Trust Fund

The Parks and Recreation Trust Fund (PARTF) was established for local governments and the North Carolina Division of Parks and Recreation in 1994 as a funding source for the development or improvement of parks and recreation facilities and the purpose of land acquisition. A state-funded program, PARTF matches monies spent by municipalities on parks and recreation, with each sharing 50% of the cost. The maximum matching fund amount provided by PARTF is \$500,000.

Recreation Trails Program

The Recreation Trails Program (RTP) is a \$1.5-million federal grant program designed to help states provide and maintain recreational trails for both motorized and non-motorized recreational trail use. The program is administered by the United States Department of Transportation's Federal Highway Administration.

RTP is a reimbursement grant program. Funds must be spent and then reimbursed upon completion

of deliverables. Eligible applicants must be a state, federal, or local government agency or qualified nonprofit organization. All applications are reviewed by the North Carolina Trails Committee and recommendations are made to the secretary of the Department of Natural and Cultural Resources. The secretary makes the final determination on grant awards.

Federal Aid Construction Funds

Federal Aid Construction Funds are included in the National Highway System (NHS), Surface Transportation Block Grant Program (STBG), and Congestion Mitigation and Air Quality (CMAQ). The funds provide for the construction of pedestrian and bicycle transportation facilities. The primary source of funding for bicycle and pedestrian projects is STBG Enhancement Funding

Land and Water Conservation Fund

The Land and Water Conservation Fund (LWCF) is a federally funded program that was established for local and state governments in 1965 as a funding source for outdoor recreational development and land acquisition. LWCF monies are derived from the sale or lease of nonrenewable resources, primarily offshore oil and gas leases, and surplus federal land sales. Acquisition and development grants may be used for a wide variety of outdoor projects, such as Town parks, tennis courts, bike trails, outdoor swimming pools, and support facilities (roads, water supply, et cetera.) Facility design must be basic rather than elaborate and must remain accessible to the general public. No more than 50% of the project cost may be federally funded by LWCF, although all or part of the project sponsor's matching share may be obtained from other federal assistance programs.

Environmental Enhancement Grant Program

The Environmental Enhancement Grant Program (EEG) is used to fund projects that address the environmental needs of North Carolina, specifically to protect water quality as well as conserve natural areas. To be eligible applicants must be nonprofit organizations or government entities for projects in North Carolina, with preference for programs focused on the eastern part of the state. The types of grants included are land acquisitions and easements, construction, remediation, restoration, and research, planning, education. The maximum award available is \$500,000 to be completed in 3 years from the date of the fully executed memorandum of understanding.

The United States Department of Agriculture

The United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) assists state and local governments in their operation and maintenance of watersheds whose areas are less than 250,000 square acres. The NRCS provides both financial and technical assistance to eligible projects for the improvement of watershed protection, flood prevention, sedimentation control, public water-based fish and wildlife enhancements, and recreation planning. The NRCS requires a 50% local match for public recreation and fish/wildlife projects.

State Construction Funds

State construction funds (not including the Highway Trust Fund for Urban Loops and Interchanges) may be used for the construction of sidewalks and bicycle accommodations that are part of roadway improvement projects.

Contributions

The solicitation of contributions is an acceptable method of fundraising for recreation departments. These donations, typically in the form of land, cash, labor, and materials, could be solicited to assist the Town of Harrisburg with its enhancement program. Corporations, civic organizations, individuals, and other groups generally donate to a specific park project; however, donations may be solicited for multiple project improvements or additions. NRPA recommends the use of private, not-for-profit, tax-exempt foundations as a means of accepting and administering private gifts to a public park system.

Park Foundations

Foundations are another source of financing by making direct contributions within communities, states, or the nation. These types of funds are usually described as special program foundations, general purpose foundations, or corporate foundations. Foundations can provide the needed resources to support park projects. Foundations generally have very few restrictions and/or limitations and are typically received from local entities. A list of appropriate foundations can be found at: <http://foundationcenter.org>.

Partnerships

To implement the recommendations contained in the comprehensive master plan, Harrisburg should expand its partnership agreements with other public agencies and private sector organizations. Many different types of partnerships can be formed to achieve the goals established. Many local governments throughout the nation are utilizing partnerships with public and private sector interests to accomplish community goals.

Listed below are the various types of partnerships that the Town should consider in its efforts for the improvement and addition of parks and recreational facilities:

- Programming partnerships to co-sponsor events and facilities or allow qualified outside agencies to conduct activities on Town-owned property
- Create a plan to solicit local businesses for sponsorship opportunities related to specific facilities, amenities, programs, and special events
- Operational partnerships to share the responsibility for providing public access and use of facilities
- Developmental partnerships to purchase land and/or build facilities
- Management partnerships to maintain properties and/or facilities

Harrisburg should evaluate and update its current recreation partnerships to ensure they are providing the best opportunities for the community. The Town should also evaluate forming additional partnerships that address the need for a comprehensive park system. Direct requests should be made to meet potential partners, inviting them to evaluate the possible benefits of partnering. This step should be made to generate interest and agreement before solidifying any responsibilities for each party.

Private-sector partnerships can be beneficial. Developers can use private funds to develop facilities on municipal property and lease it to the Town long term. Over a period, the developer returns a portion of the revenue to the Town and at the end of the lease, the facility is turned over to public ownership. This type of arrangement would typically be a large capital investment for a special-use facility.

Life Estates

A life estate is a gift whereby a donor retains the land during his / her lifetime and relinquishes the title of the property after his / her death. In return, the owner (or family) is relieved of property tax for the given land.

Local Gifts

Donations of land, money, labor, and construction can have a significant impact on the acquisition and development of park property. The solicitation of local gifts is highly recommended and should be organized thoroughly, with the utilization of very specific strategic methods. This often-untapped source of obtaining funds requires reaching out to potential donors, such as individuals, institutions, foundations, and service clubs.

Long-Term Options

Long-term options allow municipalities to purchase property over a long period. This method is particularly useful because it enables the Town to consider a particular piece of land that may have future value though it is not currently desired or affordable. The advantages to this method of property acquisition are that the Town can protect the future of the land without purchasing it upfront, the purchase price of the land will not increase, and the Town will have the right to exercise its option. The disadvantage to the Town is that all privileges relinquished by the landowner require compensation in the form of securing the option.

Easement

An easement is the most common type of less-than-fee interest in land. It compensates the property owner for the right to use his/her land in some way or to compensate for the loss of his / her privileges to use the land. Generally, the landowner may still use the land, and therefore, continue to generate property tax revenue for the Town.

Fee Simple Purchase

Fee simple purchase is the most common method used to acquire municipal property for park facilities. Although it has the advantage of simplifying justification to the public, fee simple purchase is the most difficult method to pursue due to limited monetary resources.

Fee Simple with Lease-Back or Resale

This method allows local governments to acquire land by fee simple purchase and to sell or lease the property to prospective users with restrictions that will preserve the land from future development. The fee simple with lease-back or resale method of development commonly results from situations in which landowners, who have lost considerable monetary amounts in property value, determine that it is more economical to sell the land to the Town (with a lease-back option) than to keep it.

Plan Adoption

The first step in the implementation of the Town of Harrisburg comprehensive parks and recreation master plan is the adoption of the plan. By adopting the plan, the community can help shape larger regional decisions so that they fit within the goals of the plan. The Town also gives itself greater authority in shaping local land use decisions so that it achieves the goals and vision of this plan.

Among the opportunities available to promote the recommendations contained in the plan is the ability to build upon an already committed and active base of residents, visitors, and enthusiasts in the area. Through their organizations, institutions, publications, and networks, Harrisburg can promote both the improved and new parks and greenway facilities and programs.

Second among the opportunities is the availability of the existing park facilities, such as amenities, programs, and existing trails. Though some changes are being suggested in the short term and an expanded network is suggested for the long term, the presence of an existing network provides a strong foundation from which to build. Many residents are already accustomed to using the existing park facilities and should become used to seeing new park amenities, programs, signage, and other improvements. Building on their existing awareness of what is available is much easier than building on no awareness.

Page Intentionally Left Blank



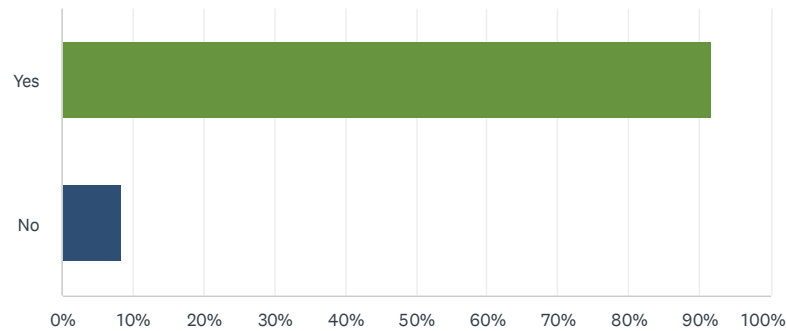
09 | Appendices

Appendix 1

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q1 Are you a resident of Harrisburg?

Answered: 416 Skipped: 1

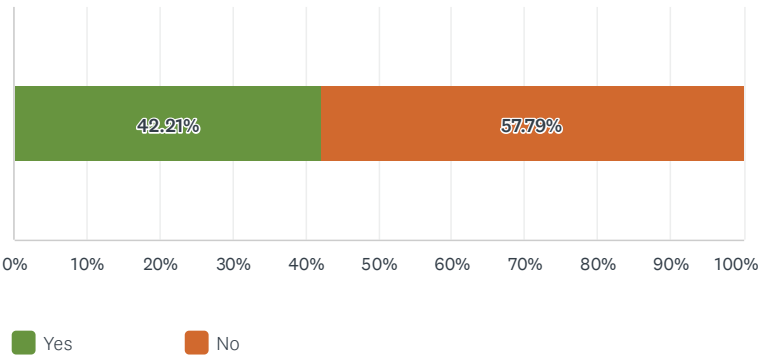


ANSWER CHOICES	RESPONSES	
Yes	91.59%	381
No	8.41%	35
TOTAL		416

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q2 Do you live within a 1/2 mile of a public park or recreational facility?

Answered: 417 Skipped: 0

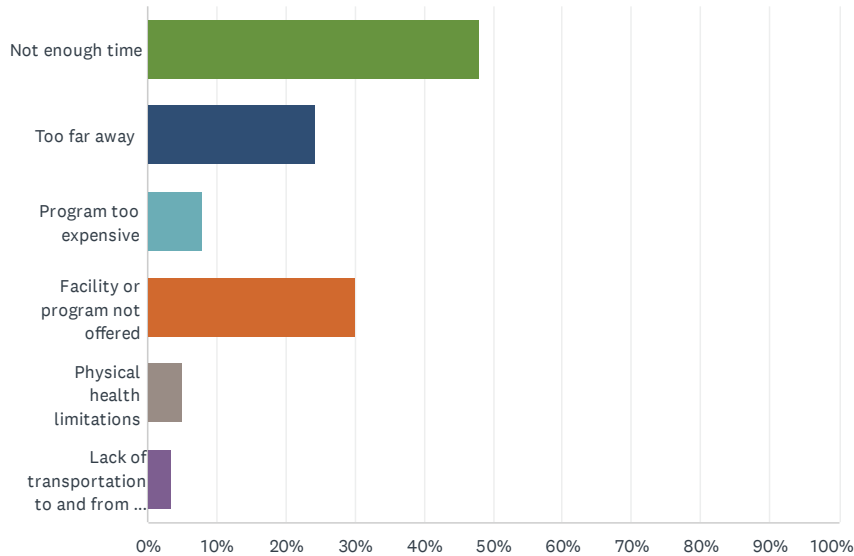


ANSWER CHOICES		RESPONSES	
Yes		42.21%	176
No		57.79%	241
TOTAL			417

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q3 What is the greatest household barrier to more regular use of a park or recreational facility?

Answered: 317 Skipped: 100

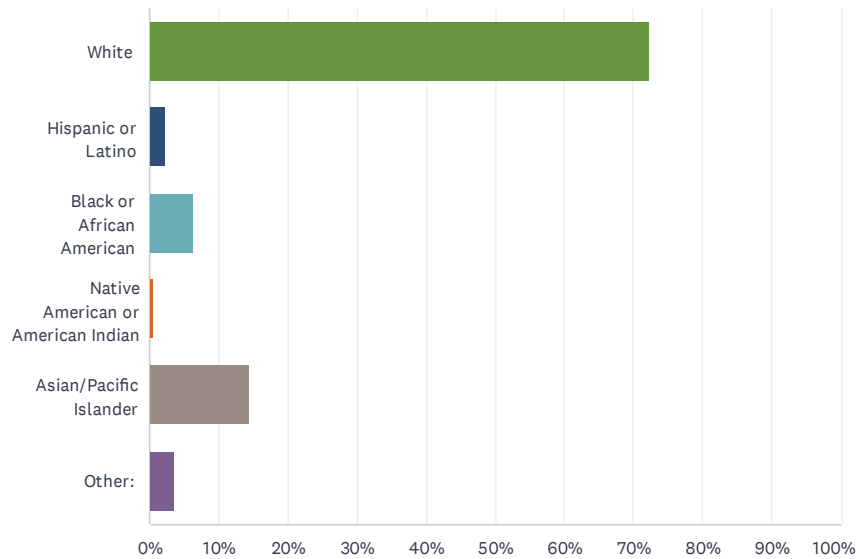


ANSWER CHOICES	RESPONSES	
Not enough time	47.95%	152
Too far away	24.29%	77
Program too expensive	7.89%	25
Facility or program not offered	29.97%	95
Physical health limitations	5.05%	16
Lack of transportation to and from a facility	3.47%	11
Total Respondents: 317		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q4 Ethnicity origin (or Race): Please specify your ethnicity

Answered: 408 Skipped: 9

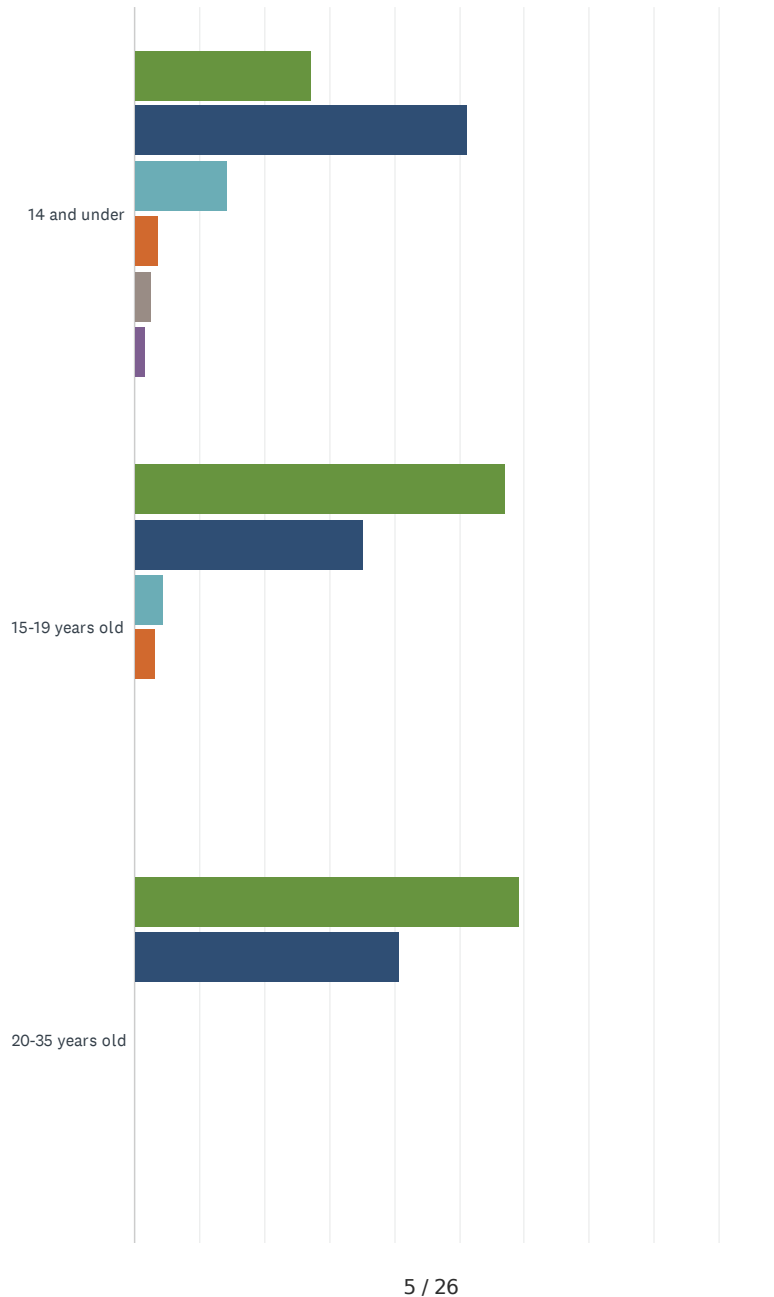


ANSWER CHOICES	RESPONSES	
White	72.30%	295
Hispanic or Latino	2.45%	10
Black or African American	6.37%	26
Native American or American Indian	0.74%	3
Asian/Pacific Islander	14.46%	59
Other:	3.68%	15
TOTAL		408

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q5 Select the number of persons in your household including yourself who are in the age brackets below:

Answered: 415 Skipped: 2



5 / 26

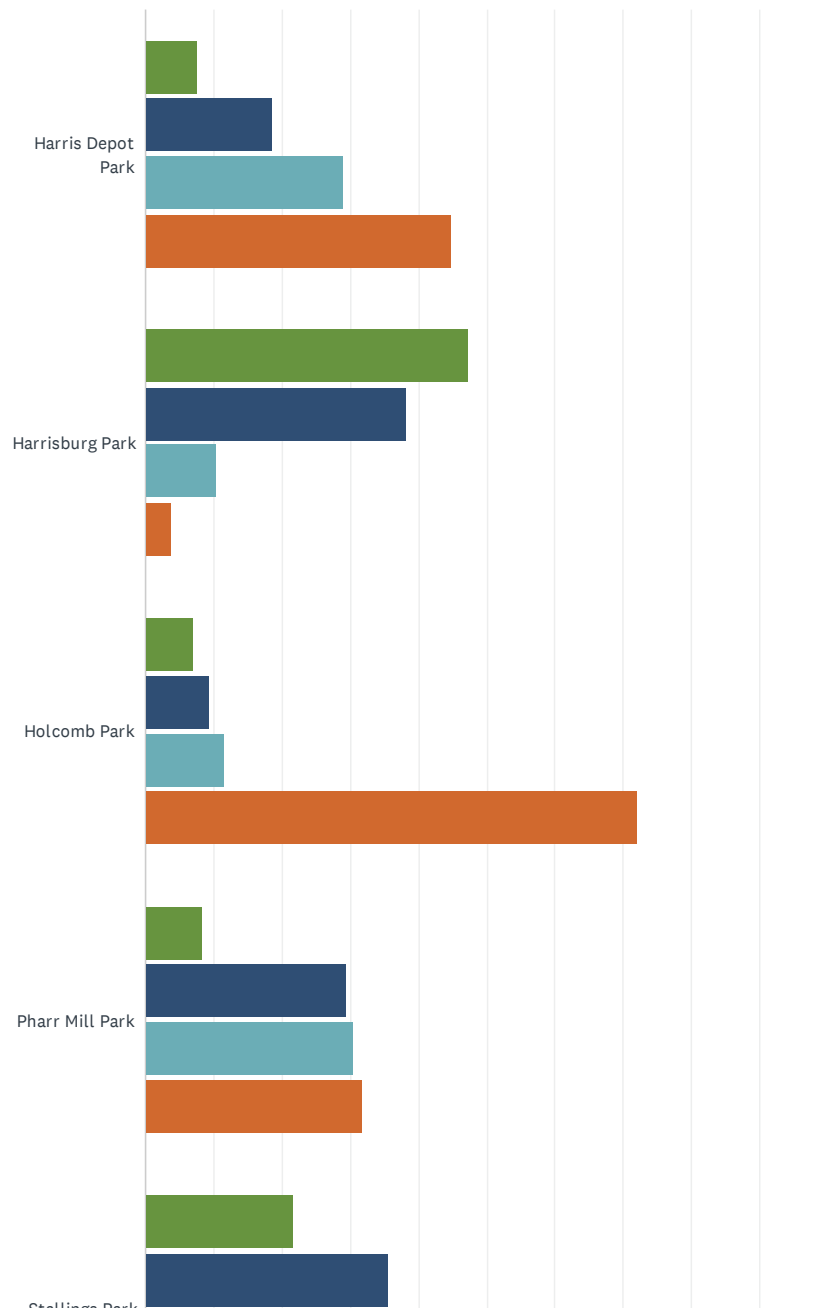
Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

	1	2	3	4	5	6	TOTAL RESPONDENTS
14 and under	27.34% 76	51.08% 142	14.39% 40	3.60% 10	2.52% 7	1.80% 5	278
15-19 years old	57.14% 52	35.16% 32	4.40% 4	3.30% 3	0.00% 0	0.00% 0	91
20-35 years old	59.35% 73	40.65% 50	0.00% 0	0.00% 0	0.00% 0	0.00% 0	123
36-45 years old	38.50% 87	61.95% 140	0.00% 0	0.00% 0	0.00% 0	0.00% 0	226
46-60 years old	48.06% 62	51.94% 67	0.00% 0	0.00% 0	0.00% 0	0.00% 0	129
61 and over	34.48% 30	64.37% 56	1.15% 1	0.00% 0	0.00% 0	0.00% 0	87

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

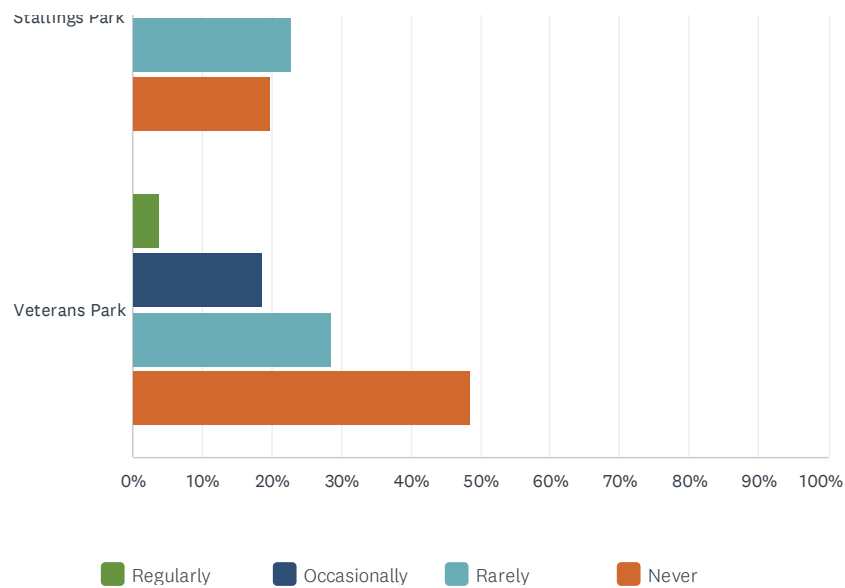
Q6 Check below how frequently you or others in your household have visited the following facilities in the past year.

Answered: 415 Skipped: 2



8 / 26

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

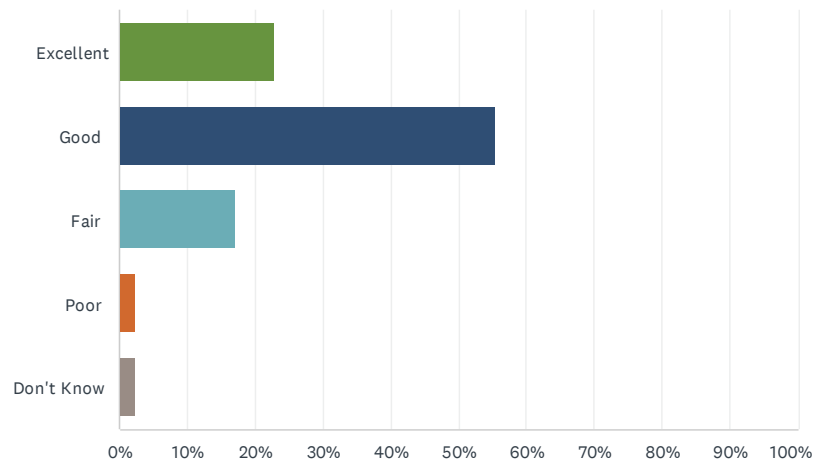


	REGULARLY	OCCASIONALLY	RARELY	NEVER	TOTAL	WEIGHTED AVERAGE
Harris Depot Park	7.67% 29	18.52% 70	29.10% 110	44.71% 169	378	3.11
Harrisburg Park	47.30% 193	38.24% 156	10.54% 43	3.92% 16	408	1.71
Holcomb Park	6.99% 26	9.41% 35	11.56% 43	72.04% 268	372	3.49
Pharr Mill Park	8.33% 32	29.43% 113	30.47% 117	31.77% 122	384	2.86
Stallings Park	21.80% 87	35.59% 142	22.81% 91	19.80% 79	399	2.41
Veterans Park	3.93% 15	18.85% 72	28.53% 109	48.69% 186	382	3.22

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q7 Overall, how would you rate the existing recreational facilities in Harrisburg?

Answered: 412 Skipped: 5

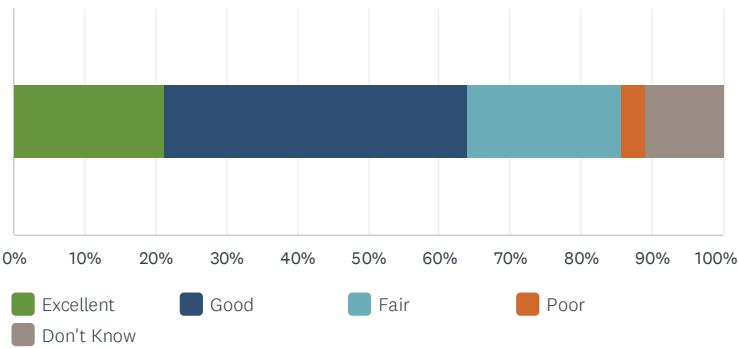


ANSWER CHOICES	RESPONSES	
Excellent	22.82%	94
Good	55.34%	228
Fair	16.99%	70
Poor	2.43%	10
Don't Know	2.43%	10
TOTAL		412

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q8 Overall, how would you rate the recreational programs offered in Harrisburg?

Answered: 415 Skipped: 2

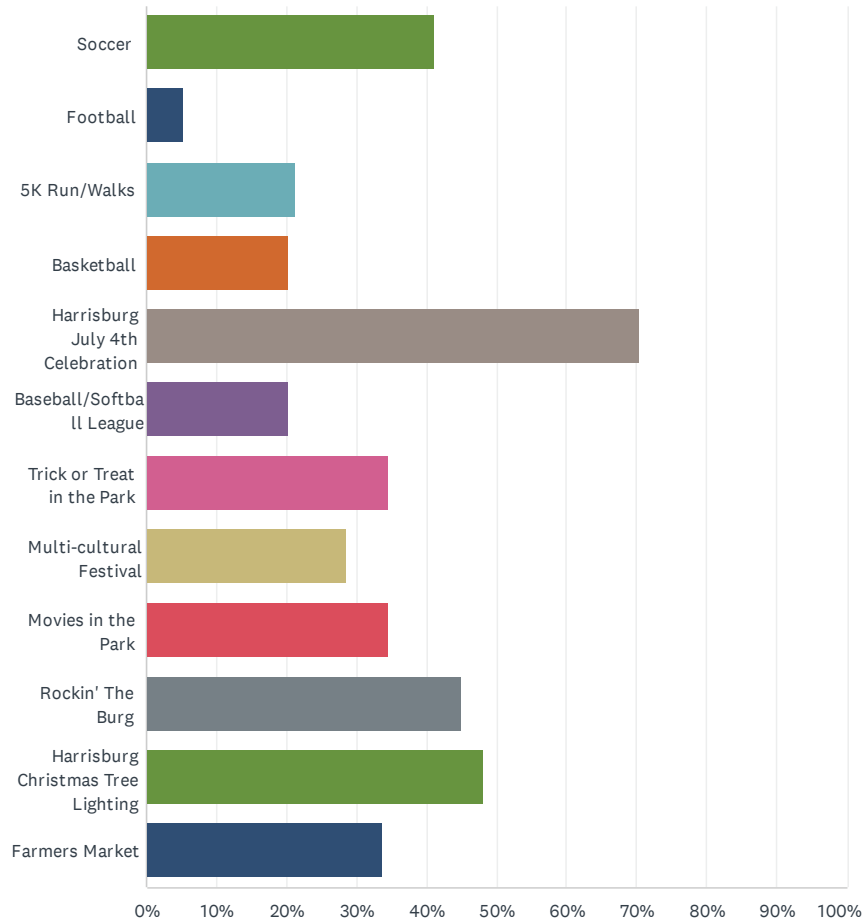


ANSWER CHOICES	RESPONSES	
Excellent	21.20%	88
Good	42.89%	178
Fair	21.69%	90
Poor	3.37%	14
Don't Know	10.84%	45
TOTAL		415

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q9 In which of the following Town recreation programs and special events do you or others in your household participate on a regular basis?

Answered: 377 Skipped: 40



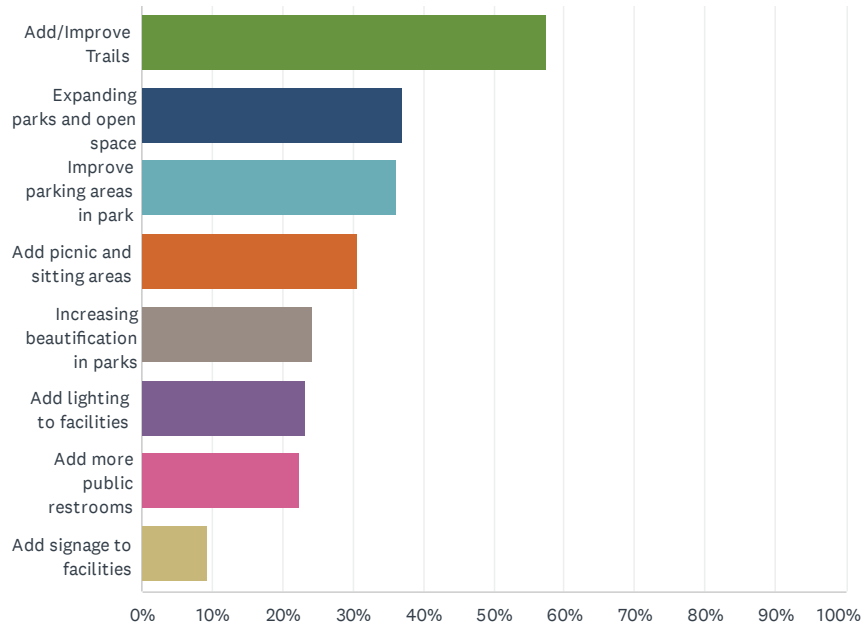
Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

ANSWER CHOICES	RESPONSES	
Soccer	41.11%	155
Football	5.31%	20
5K Run/Walks	21.22%	80
Basketball	20.16%	76
Harrisburg July 4th Celebration	70.29%	265
Baseball/Softball League	20.16%	76
Trick or Treat in the Park	34.48%	130
Multi-cultural Festival	28.65%	108
Movies in the Park	34.48%	130
Rockin' The Burg	45.09%	170
Harrisburg Christmas Tree Lighting	48.28%	182
Farmers Market	33.69%	127
Total Respondents: 377		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q10 Check below improvements that could be made to EXISTING parks and list facilities

Answered: 354 Skipped: 63

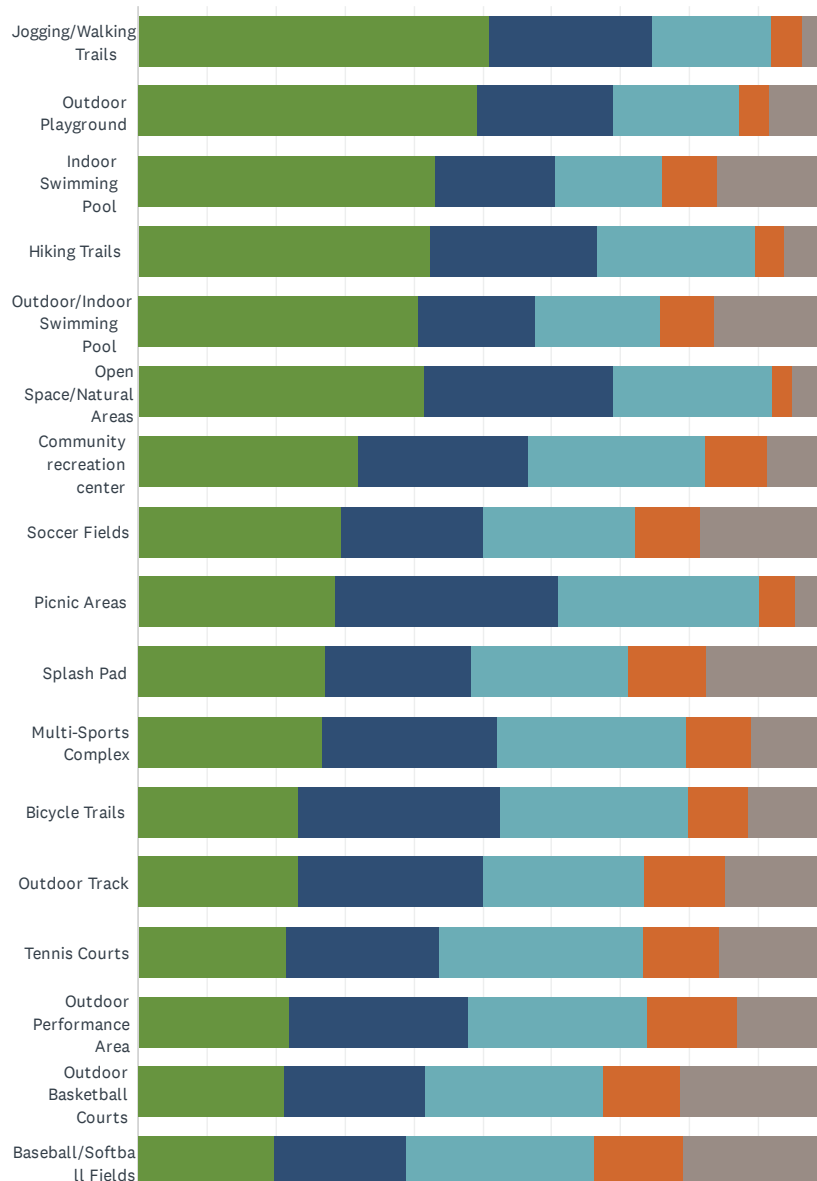


ANSWER CHOICES	RESPONSES	
Add/Improve Trails	57.63%	204
Expanding parks and open space	37.01%	131
Improve parking areas in park	36.16%	128
Add picnic and sitting areas	30.79%	109
Increasing beautification in parks	24.29%	86
Add lighting to facilities	23.16%	82
Add more public restrooms	22.32%	79
Add signage to facilities	9.32%	33
Total Respondents: 354		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

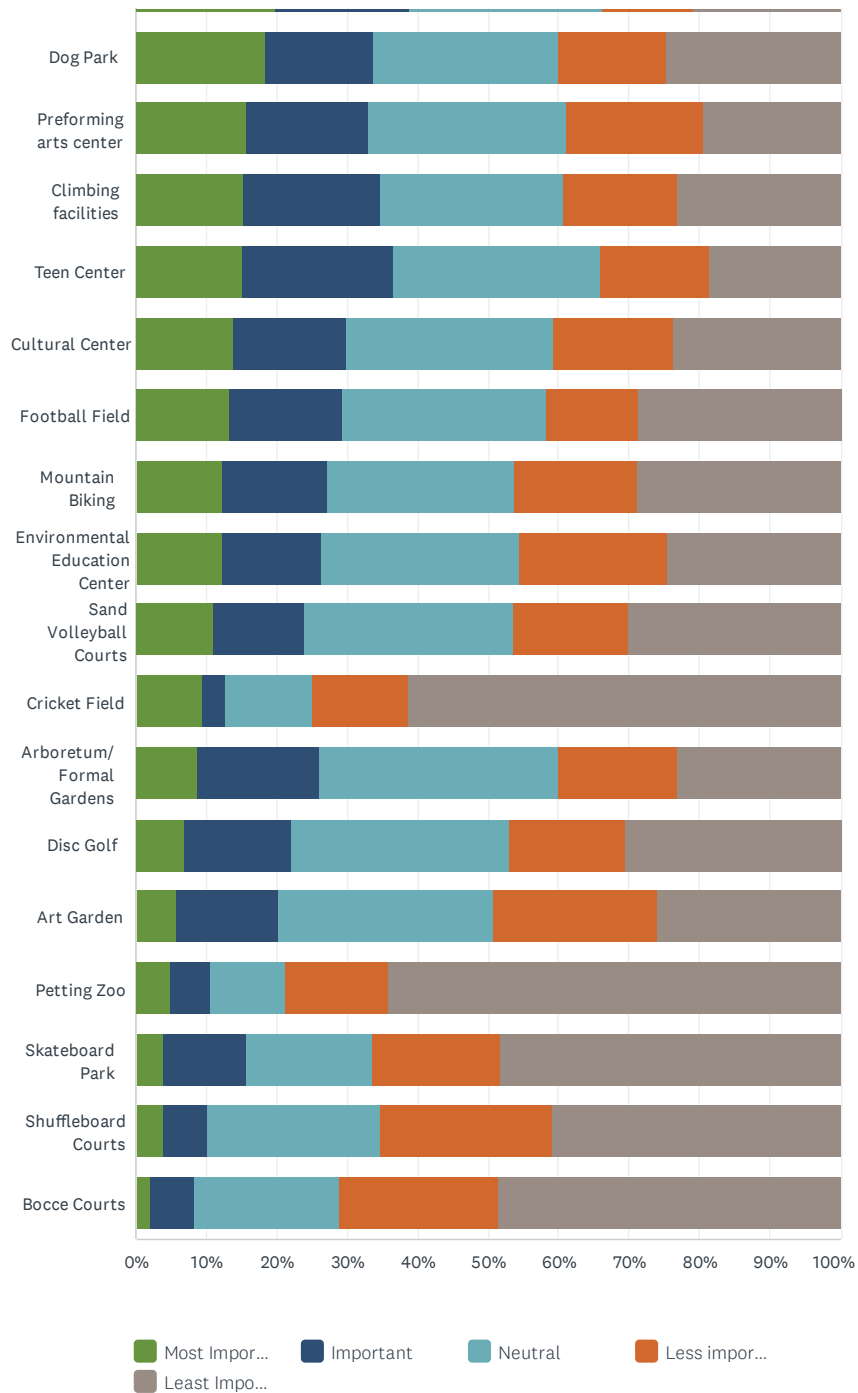
Q11 The following is a list of recreation activities that you could do at a public park or recreation facility. Rank the importance of each activity with 1 being most important and 5 being least important. Please consider other members of your household.

Answered: 416 Skipped: 1



15 / 26

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey



Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Jogging/Walking Trails	50.99% 207	23.65% 96	17.24% 70	4.43% 18	3.69% 15	406	1.86
Outdoor Playground	49.37% 196	19.65% 78	18.39% 73	4.28% 17	8.31% 33	397	2.03
Indoor Swimming Pool	43.25% 173	17.25% 69	15.50% 62	8.00% 32	16.00% 64	400	2.36
Hiking Trails	42.28% 167	24.30% 96	23.04% 91	4.05% 16	6.33% 25	395	2.08
Outdoor/Indoor Swimming Pool	40.76% 161	16.96% 67	17.97% 71	7.85% 31	16.46% 65	395	2.42
Open Space/Natural Areas	41.45% 160	27.46% 106	23.06% 89	2.85% 11	5.18% 20	386	2.03
Community recreation center	31.88% 124	24.68% 96	25.71% 100	9.00% 35	8.74% 34	389	2.38
Soccer Fields	29.37% 116	20.76% 82	22.03% 87	9.37% 37	18.48% 73	395	2.67
Picnic Areas	28.54% 113	32.32% 128	29.29% 116	5.05% 20	4.80% 19	396	2.25
Splash Pad	27.11% 106	21.23% 83	22.76% 89	11.25% 44	17.65% 69	391	2.71
Multi-Sports Complex	26.72% 105	25.45% 100	27.48% 108	9.41% 37	10.94% 43	393	2.52
Bicycle Trails	23.25% 93	29.25% 117	27.25% 109	8.75% 35	11.50% 46	400	2.56
Outdoor Track	23.38% 90	26.75% 103	23.38% 90	11.69% 45	14.81% 57	385	2.68
Tennis Courts	21.46% 85	22.22% 88	29.55% 117	11.11% 44	15.66% 62	396	2.77
Outdoor Performance Area	21.82% 84	25.97% 100	25.97% 100	13.25% 51	12.99% 50	385	2.70
Outdoor Basketball Courts	21.30% 82	20.52% 79	25.71% 99	11.17% 43	21.30% 82	385	2.91
Baseball/Softball Fields	19.84% 76	19.06% 73	27.42% 105	12.79% 49	20.89% 80	383	2.96
Dog Park	18.44% 71	15.32% 59	26.23% 101	15.32% 59	24.68% 95	385	3.12
Performing arts center	15.80% 61	17.10% 66	28.24% 109	19.43% 75	19.43% 75	386	3.10
Climbing facilities	15.42% 60	19.28% 75	25.96% 101	16.20% 63	23.14% 90	389	3.12
Teen Center	15.14% 58	21.41% 82	29.24% 112	15.67% 60	18.54% 71	383	3.01
Cultural Center	13.84% 53	15.93% 61	29.50% 113	16.97% 65	23.76% 91	383	3.21
Football Field	13.35% 51	15.97% 61	29.06% 111	13.09% 50	28.53% 109	382	3.27

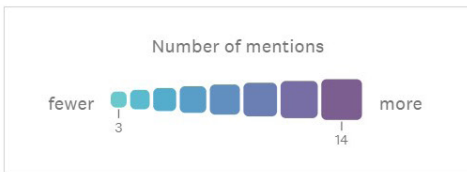
Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Mountain Biking	12.21% 47	15.06% 58	26.49% 102	17.40% 67	28.83% 111	385	3.36
Environmental Education Center	12.24% 47	14.06% 54	28.13% 108	21.09% 81	24.48% 94	384	3.32
Sand Volleyball Courts	11.03% 43	12.82% 50	29.74% 116	16.41% 64	30.00% 117	390	3.42
Cricket Field	9.50% 38	3.25% 13	12.50% 50	13.50% 54	61.25% 245	400	4.14
Arboretum/ Formal Gardens	8.88% 35	17.01% 67	34.01% 134	17.01% 67	23.10% 91	394	3.28
Disc Golf	7.01% 27	15.06% 58	30.91% 119	16.62% 64	30.39% 117	385	3.48
Art Garden	5.70% 22	14.51% 56	30.57% 118	23.32% 90	25.91% 100	386	3.49
Petting Zoo	4.85% 19	5.87% 23	10.46% 41	14.54% 57	64.29% 252	392	4.28
Skateboard Park	3.88% 15	11.89% 46	17.83% 69	18.09% 70	48.32% 187	387	3.95
Shuffleboard Courts	3.93% 15	6.28% 24	24.61% 94	24.35% 93	40.84% 156	382	3.92
Bocce Courts	2.12% 8	6.35% 24	20.37% 77	22.75% 86	48.41% 183	378	4.09

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q12 Please list below, any recreation programs or special events that you would like to see offered within Harrisburg:

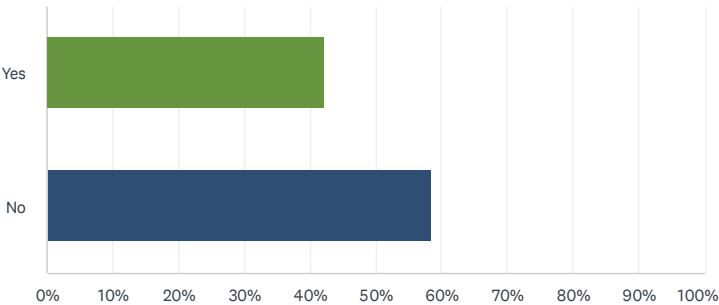
Answered: 155 Skipped: 262



Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q13 Do you use any school or private facilities (YMCA,UNC Charlotte facilities) for recreation or leisure activities?

Answered: 405 Skipped: 12

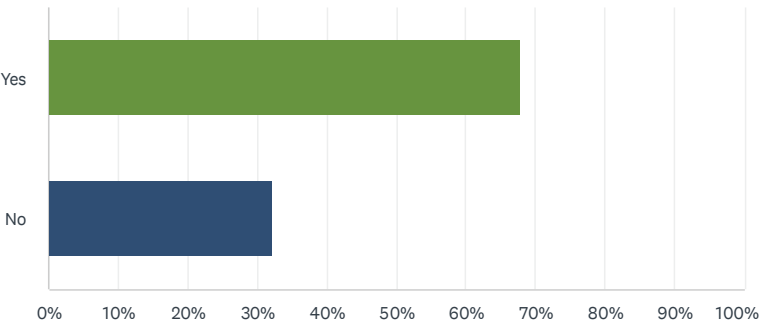


ANSWER CHOICES		RESPONSES	
Yes		42.22%	171
No		58.52%	237
Total Respondents: 405			

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q14 Within the last year have you traveled out of Harrisburg to use a recreation facility or program?

Answered: 404 Skipped: 13

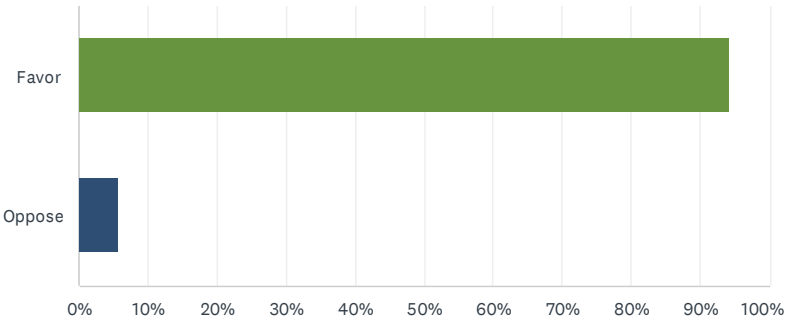


ANSWER CHOICES	RESPONSES	
Yes	67.82%	274
No	32.18%	130
Total Respondents: 404		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q15 Would you favor or oppose expanding recreational opportunities in the Harrisburg?

Answered: 407 Skipped: 10

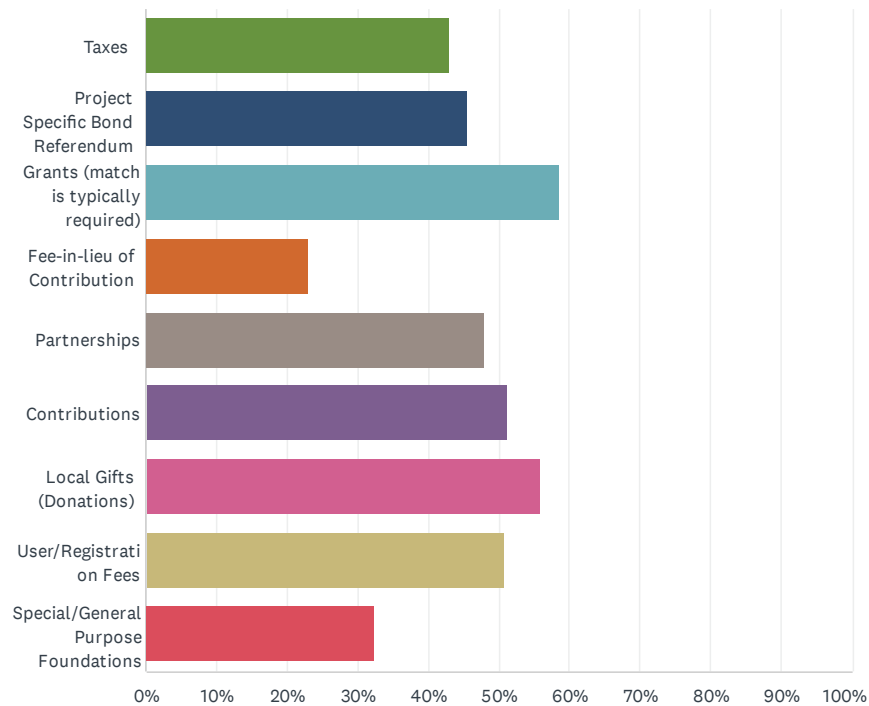


ANSWER CHOICES	RESPONSES	
Favor	94.35%	384
Oppose	5.65%	23
TOTAL		407

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q16 What, if any, sources of funding are you willing to support in order to make improvements, build new facilities, and create programs? Check all that apply.

Answered: 373 Skipped: 44

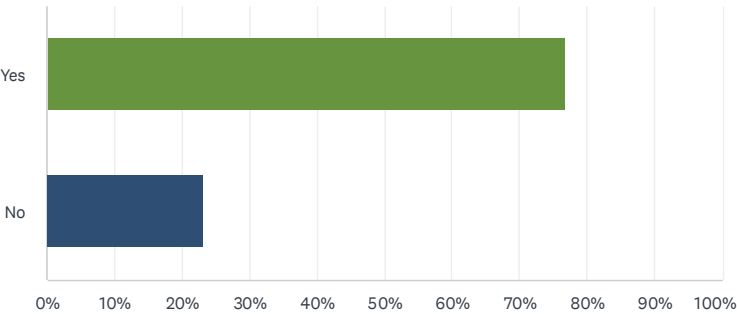


ANSWER CHOICES	RESPONSES	
Taxes	43.16%	161
Project Specific Bond Referendum	45.58%	170
Grants (match is typically required)	58.71%	219
Fee-in-lieu of Contribution	23.06%	86
Partnerships	47.99%	179
Contributions	51.21%	191
Local Gifts (Donations)	55.76%	208
User/Registration Fees	50.67%	189
Special/General Purpose Foundations	32.44%	121
Total Respondents: 373		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q17 Would you be willing to pay a nominal fee to attend an event or use a special facility?

Answered: 405 Skipped: 12

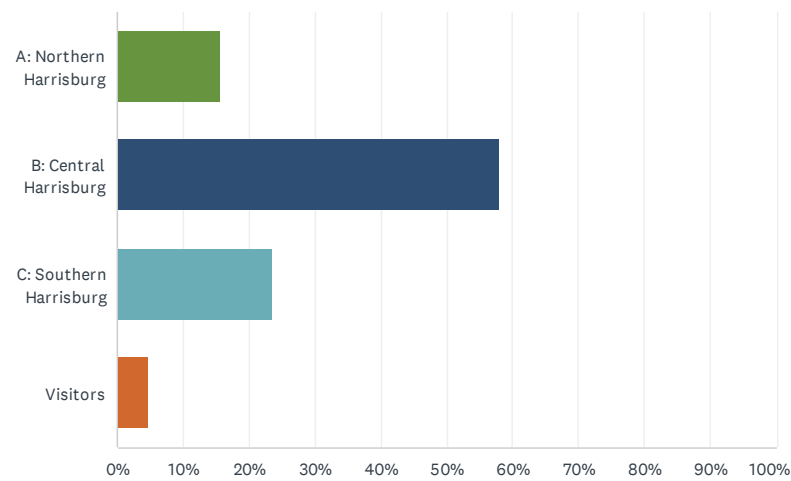


ANSWER CHOICES	RESPONSES	
Yes	76.79%	311
No	23.21%	94
TOTAL		405

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q18 Referring to the image above, in which general area do you live

Answered: 402 Skipped: 15



ANSWER CHOICES	RESPONSES	
A: Northern Harrisburg	15.67%	63
B: Central Harrisburg	57.96%	233
C: Southern Harrisburg	23.38%	94
Visitors	4.73%	19
Total Respondents: 402		

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q19 Additional Comments:

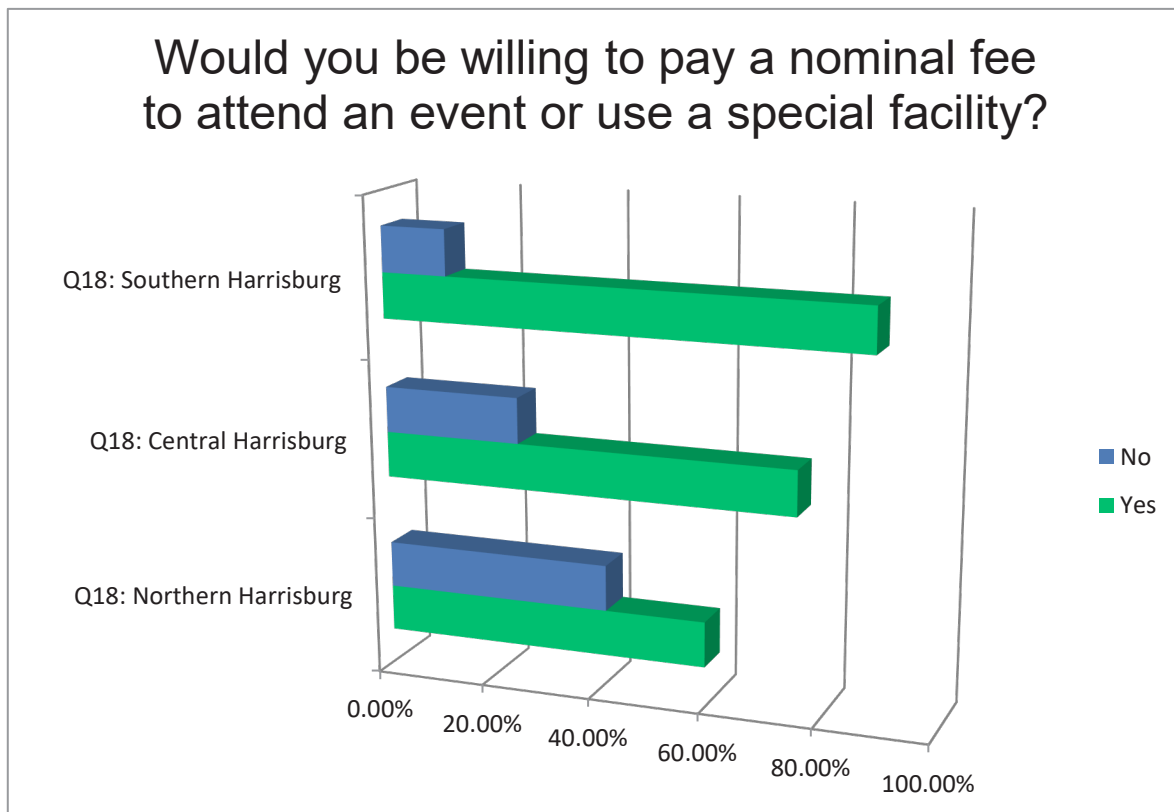
Answered: 95 Skipped: 322

26 / 26

Appendix 2

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey Would you be willing to pay a nominal fee to attend an event or use a special facility?

	Yes		No		Total	
Q18: Northern Harrisburg	59.02%	36	40.98%	25	16.14%	61
Q18: Central Harrisburg	75.11%	172	24.89%	57	60.58%	229
Q18: Southern Harrisburg	88.04%	81	11.96%	11	24.34%	92
Total	75.93%	287	24.07%	91	100.00%	378
					Answered	378
					Skipped	8



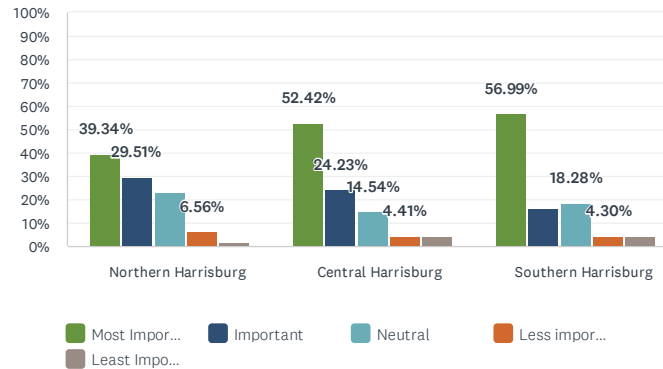
Appendix 3

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

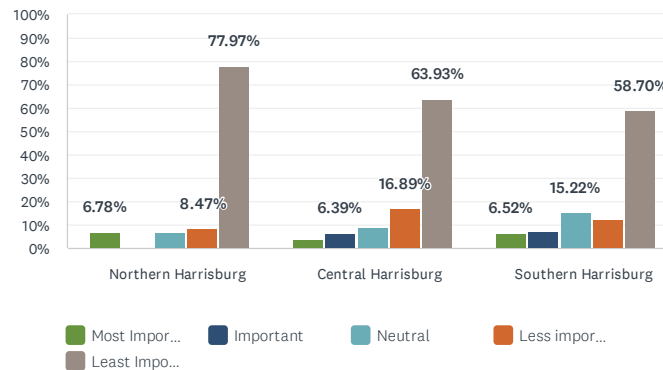
Q11 The following is a list of recreation activities that you could do at a public park or recreation facility. Rank the importance of each activity with 1 being most important and 5 being least important. Please consider other members of your household.

Answered: 385 Skipped: 1

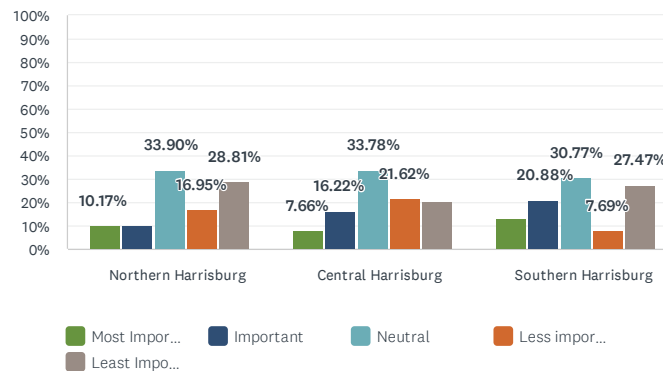
Jogging/Walking Trails



Petting Zoo

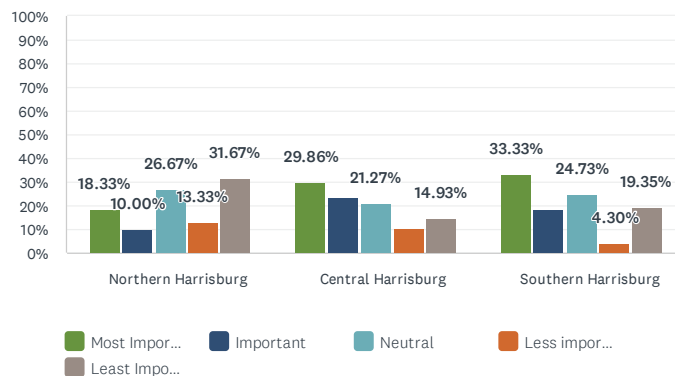


Arboretum/ Formal Gardens

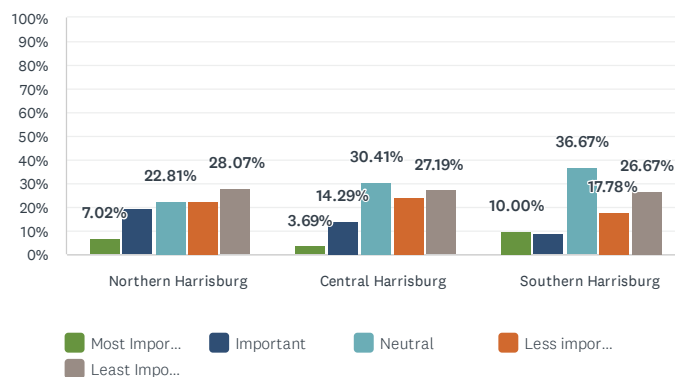


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

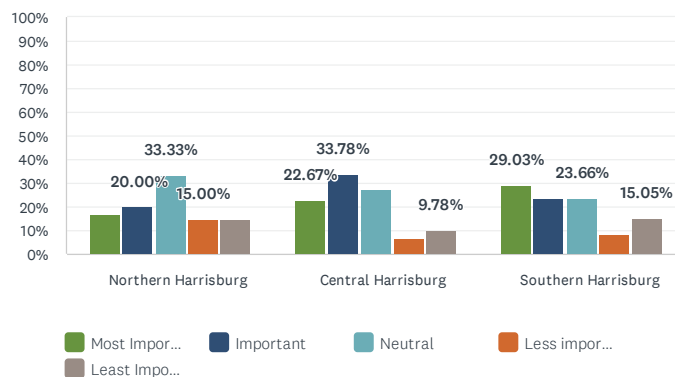
Soccer Fields



Art Garden

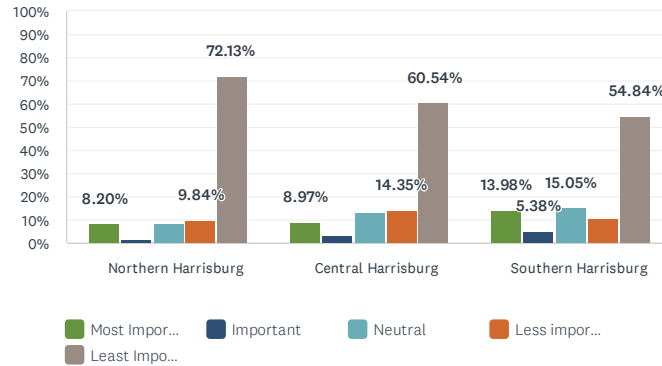


Bicycle Trails

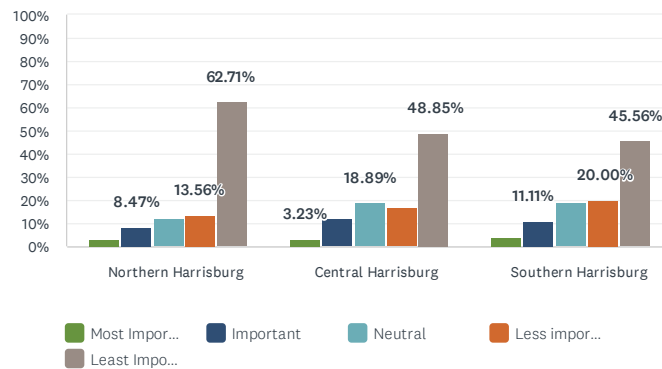


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

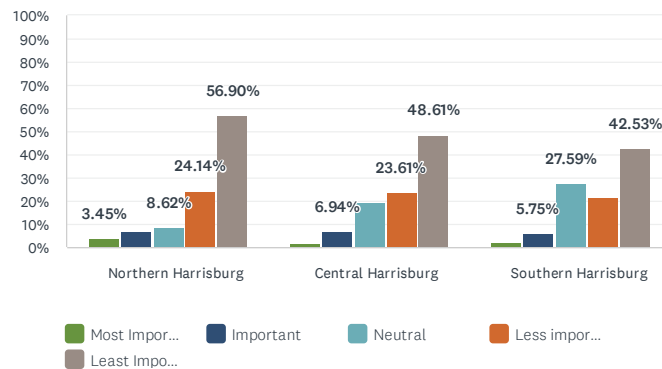
Cricket Field



Skateboard Park

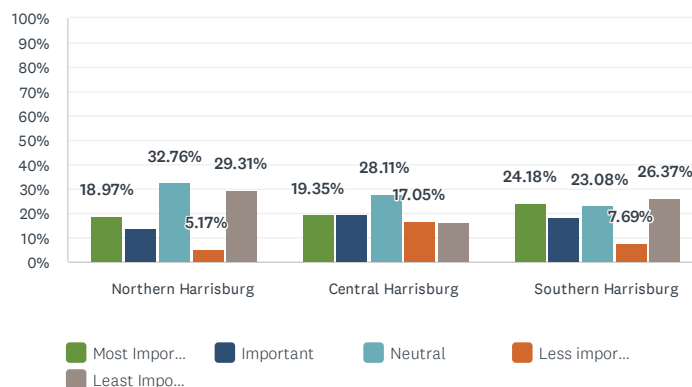


Bocce Courts

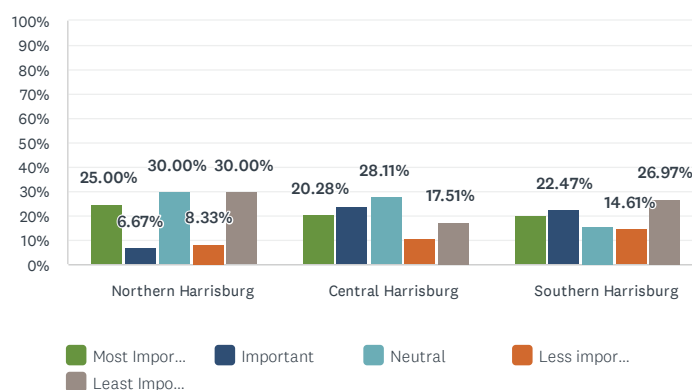


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

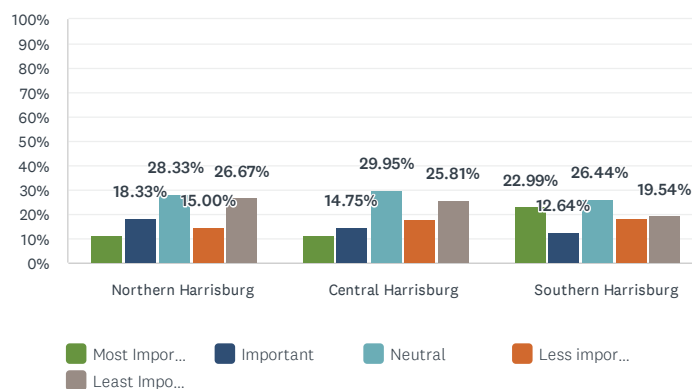
Baseball/Softball Fields



Outdoor Basketball Courts

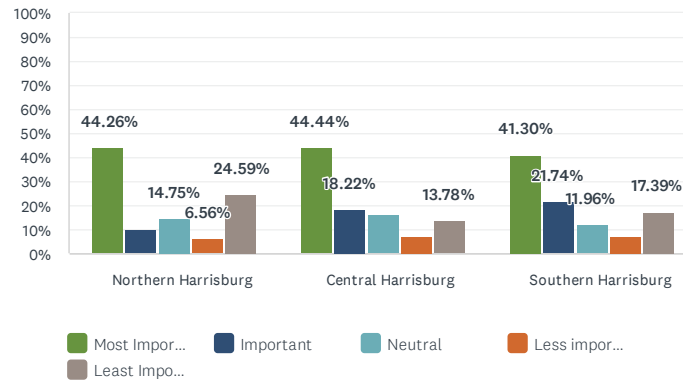


Cultural Center

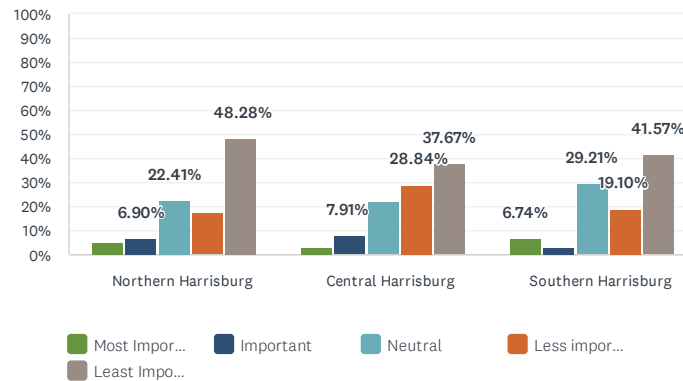


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

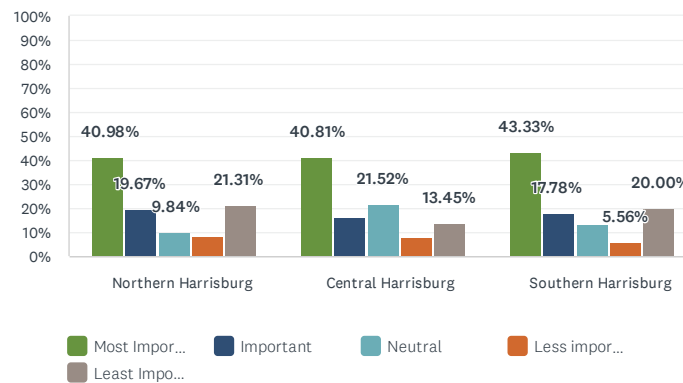
Indoor Swimming Pool



Shuffleboard Courts

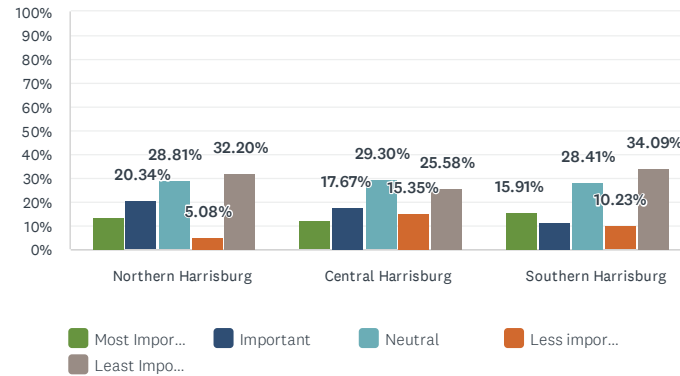


Outdoor/Indoor Swimming Pool

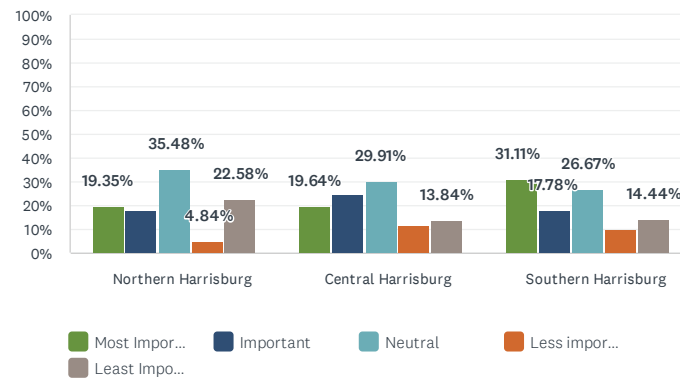


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

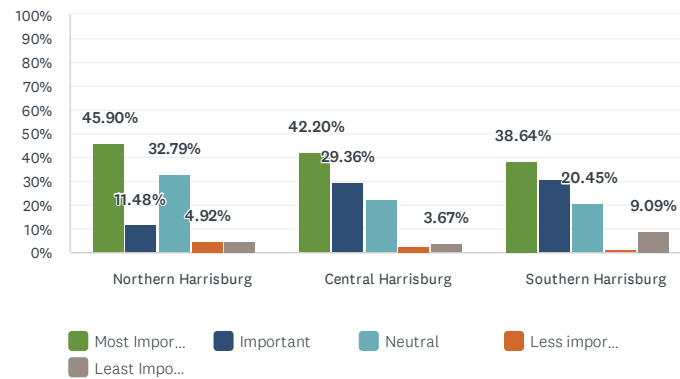
Football Field



Tennis Courts

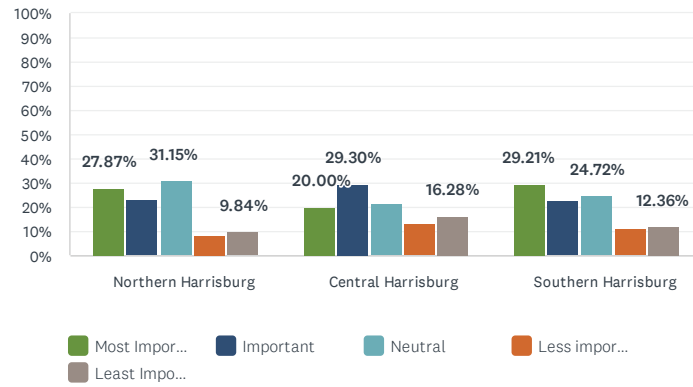


Open Space/Natural Areas

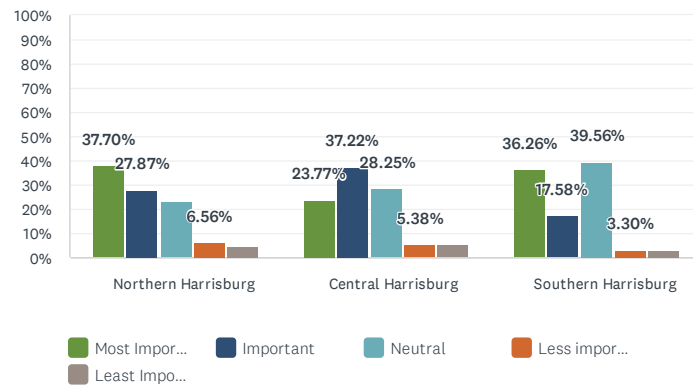


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

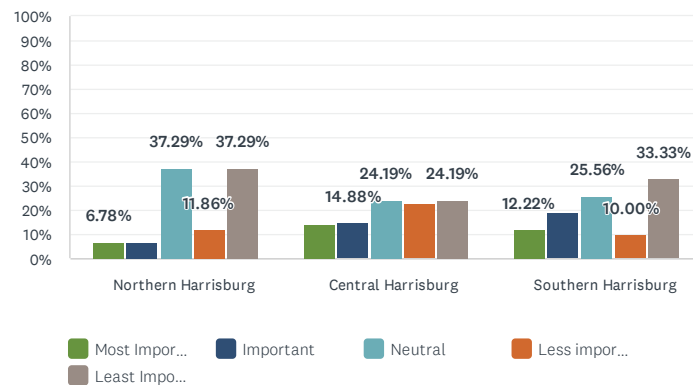
Outdoor Track



Picnic Areas

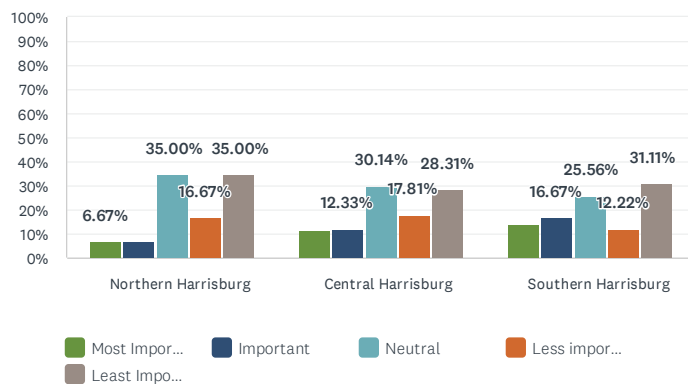


Mountain Biking

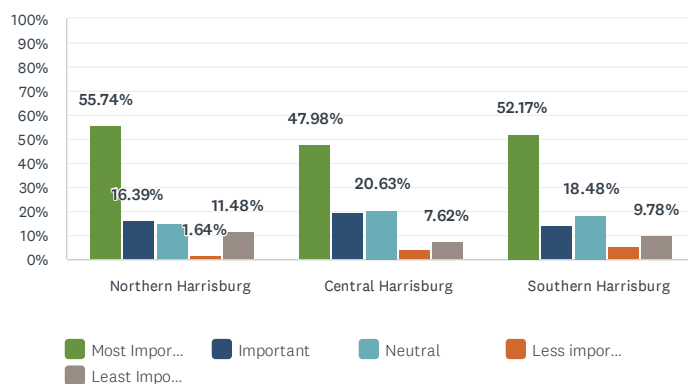


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

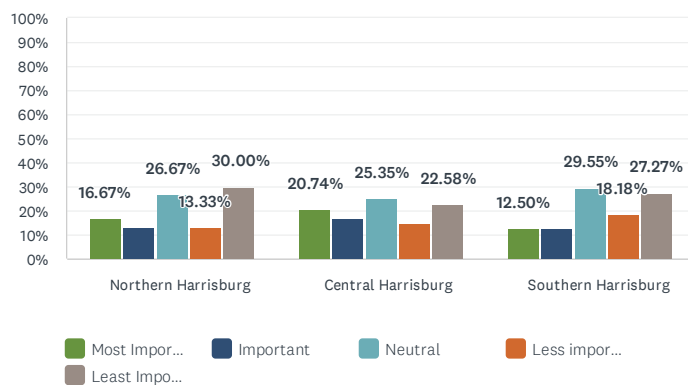
Sand Volleyball Courts



Outdoor Playground

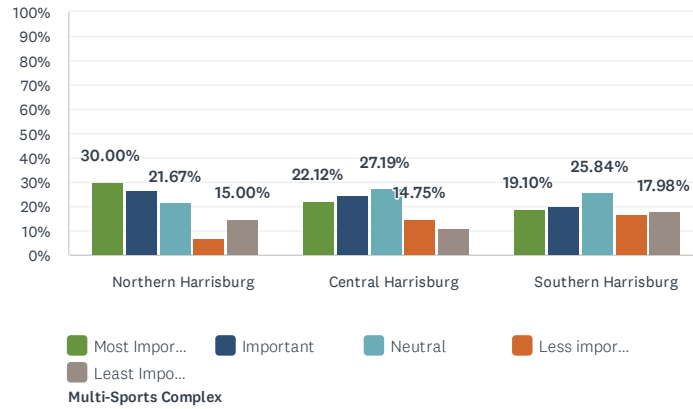


Dog Park

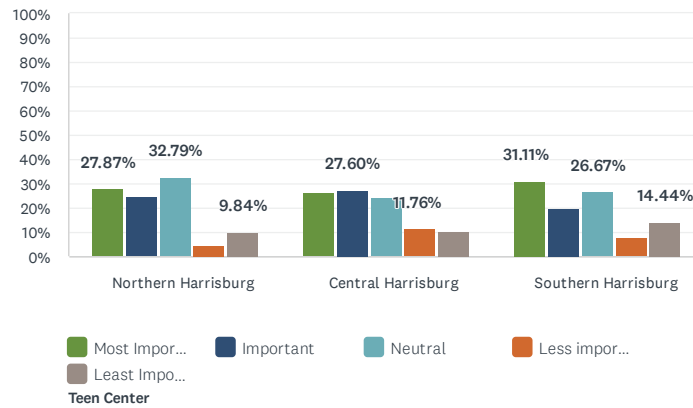


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

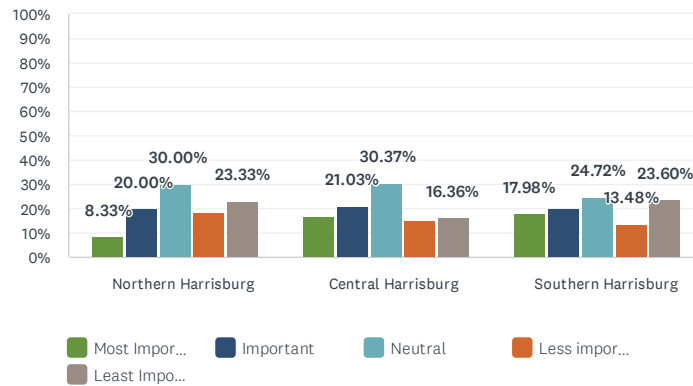
Outdoor Performance Area



Multi-Sports Complex

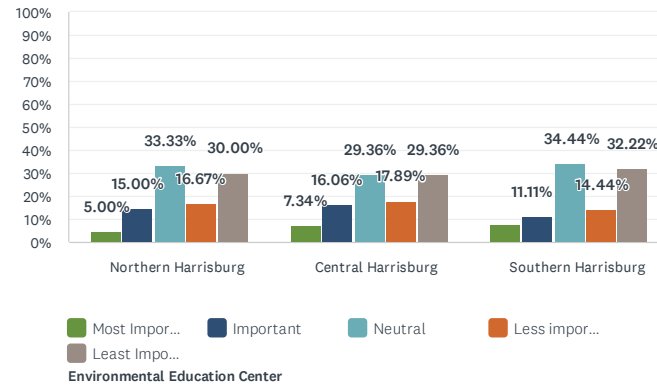


Teen Center

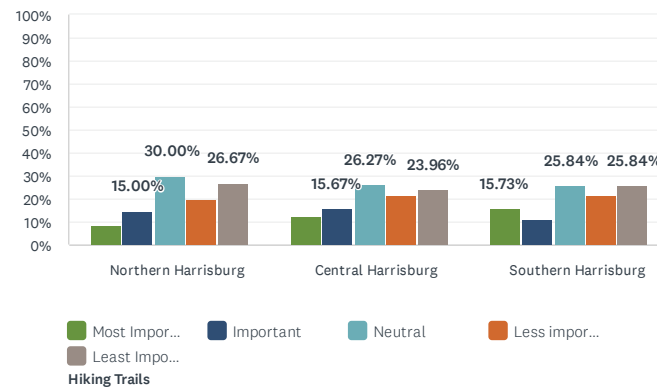


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

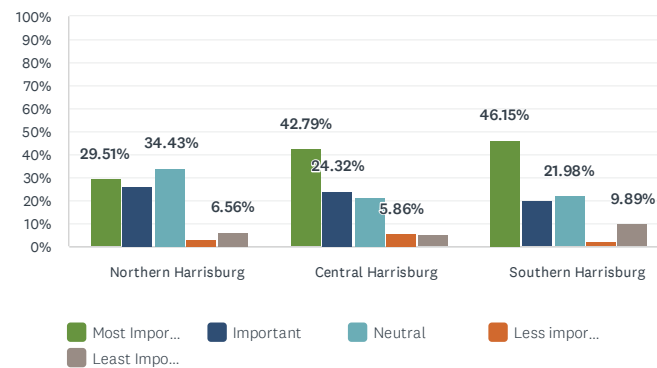
Disc Golf



Environmental Education Center

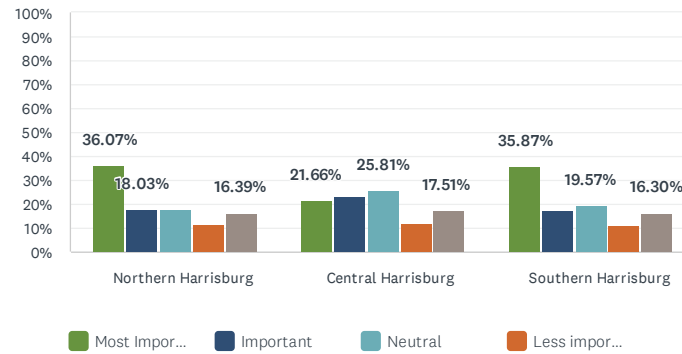


Hiking Trails

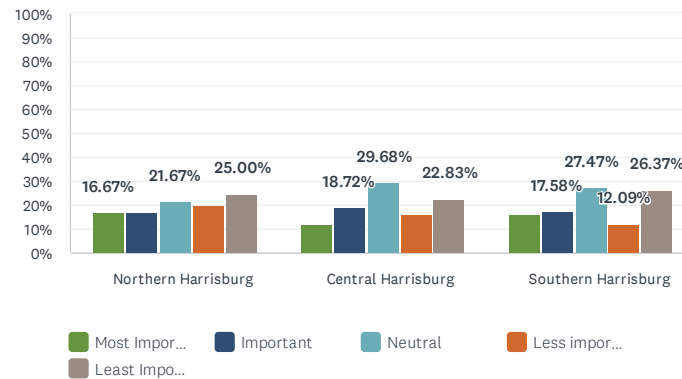


Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

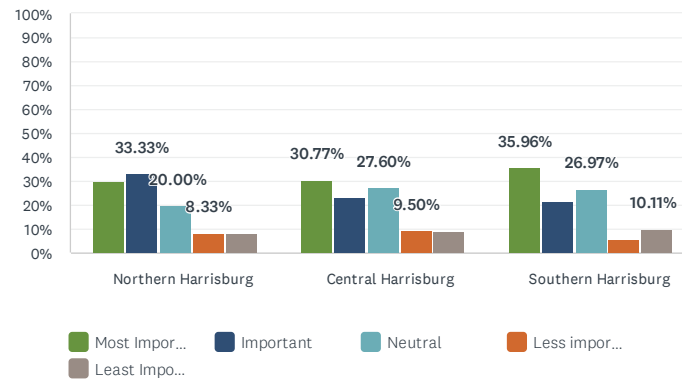
Splash Pad



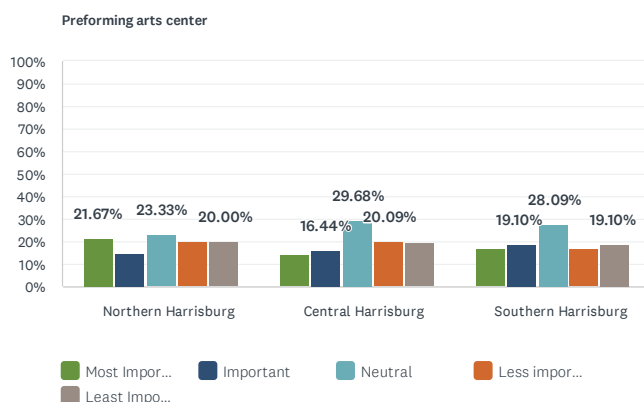
Climbing facilities



Community recreation center



Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey



Jogging/Walking Trails							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	39.34% 24	29.51% 18	22.95% 14	6.56% 4	1.64% 1	15.84% 61	2.02
Central Harrisburg	52.42% 119	24.23% 55	14.54% 33	4.41% 10	4.41% 10	58.96% 227	1.84
Southern Harrisburg	56.99% 53	16.13% 15	18.28% 17	4.30% 4	4.30% 4	24.16% 93	1.83
Petting Zoo							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	6.78% 4	0.00% 0	6.78% 4	8.47% 5	77.97% 46	15.32% 59	4.51
Central Harrisburg	3.65% 8	6.39% 14	9.13% 20	16.89% 37	63.93% 140	56.88% 219	4.31
Southern Harrisburg	6.52% 6	7.61% 7	15.22% 14	11.96% 11	58.70% 54	23.90% 92	4.09
Arboretum/ Formal Gardens							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	10.17% 6	10.17% 6	33.90% 20	16.95% 10	28.81% 17	15.32% 59	3.44
Central Harrisburg	7.66% 17	16.22% 36	33.78% 75	21.62% 48	20.72% 46	57.66% 222	3.32
Southern Harrisburg	13.19% 12	20.88% 19	30.77% 28	7.69% 7	27.47% 25	23.64% 91	3.15
Soccer Fields							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	18.33% 11	10.00% 6	26.67% 16	13.33% 8	31.67% 19	15.58% 60	3.30
Central Harrisburg	29.86% 66	23.53% 52	21.27% 47	10.41% 23	14.93% 33	57.40% 221	2.57
Southern Harrisburg	33.33% 31	18.28% 17	24.73% 23	4.30% 4	19.35% 18	24.16% 93	2.58
Art Garden							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	7.02% 4	19.30% 11	22.81% 13	22.81% 13	28.07% 16	14.81% 57	3.46
Central Harrisburg	3.69% 8	14.29% 31	30.41% 66	24.42% 53	27.19% 59	56.36% 217	3.57
Southern Harrisburg	10.00% 9	8.89% 8	36.67% 33	17.78% 16	26.67% 24	23.38% 90	3.42

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Bicycle Trails							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	16.67% 10	20.00% 12	33.33% 20	15.00% 9	15.00% 9	15.58% 60	2.92
Central Harrisburg	22.67% 51	33.78% 76	27.11% 61	6.67% 15	9.78% 22	58.44% 225	2.47
Southern Harrisburg	29.03% 27	23.66% 22	23.66% 22	8.60% 8	15.05% 14	24.16% 93	2.57
Cricket Field							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	8.20% 5	1.64% 1	8.20% 5	9.84% 6	72.13% 44	15.84% 61	4.36
Central Harrisburg	8.97% 20	3.14% 7	13.00% 29	14.35% 32	60.54% 135	57.92% 223	4.14
Southern Harrisburg	13.98% 13	5.38% 5	15.05% 14	10.75% 10	54.84% 51	24.16% 93	3.87
Skateboard Park							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	3.39% 2	8.47% 5	11.86% 7	13.56% 8	62.71% 37	15.32% 59	4.24
Central Harrisburg	3.23% 7	11.98% 26	18.89% 41	17.05% 37	48.85% 106	56.36% 217	3.96
Southern Harrisburg	4.44% 4	11.11% 10	18.89% 17	20.00% 18	45.56% 41	23.38% 90	3.91
Bocce Courts							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	3.45% 2	6.90% 4	8.62% 5	24.14% 14	56.90% 33	15.06% 58	4.24
Central Harrisburg	1.39% 3	6.94% 15	19.44% 42	23.61% 51	48.61% 105	56.10% 216	4.11
Southern Harrisburg	2.30% 2	5.75% 5	27.59% 24	21.84% 19	42.53% 37	22.60% 87	3.97
Baseball/Softball Fields							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	18.97% 11	13.79% 8	32.76% 19	5.17% 3	29.31% 17	15.06% 58	3.12
Central Harrisburg	19.35% 42	19.35% 42	28.11% 61	17.05% 37	16.13% 35	56.36% 217	2.91
Southern Harrisburg	24.18% 22	18.68% 17	23.08% 21	7.69% 7	26.37% 24	23.64% 91	2.93
Outdoor Basketball Courts							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	25.00% 15	6.67% 4	30.00% 18	8.33% 5	30.00% 18	15.58% 60	3.12
Central Harrisburg	20.28% 44	23.50% 51	28.11% 61	10.60% 23	17.51% 38	56.36% 217	2.82
Southern Harrisburg	20.22% 18	22.47% 20	15.73% 14	14.61% 13	26.97% 24	23.12% 89	3.06

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Cultural Center							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	11.67% 7	18.33% 11	28.33% 17	15.00% 9	26.67% 16	15.58% 60	3.27
Central Harrisburg	11.52% 25	14.75% 32	29.95% 65	17.97% 39	25.81% 56	56.36% 217	3.32
Southern Harrisburg	22.99% 20	12.64% 11	26.44% 23	18.39% 16	19.54% 17	22.60% 87	2.99
Indoor Swimming Pool							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	44.26% 27	9.84% 6	14.75% 9	6.56% 4	24.59% 15	15.84% 61	2.57
Central Harrisburg	44.44% 100	18.22% 41	16.44% 37	7.11% 16	13.78% 31	58.44% 225	2.28
Southern Harrisburg	41.30% 38	21.74% 20	11.96% 11	7.61% 7	17.39% 16	23.90% 92	2.38
Shuffleboard Courts							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	5.17% 3	6.90% 4	22.41% 13	17.24% 10	48.28% 28	15.06% 58	3.97
Central Harrisburg	3.26% 7	7.91% 17	22.33% 48	28.84% 62	37.67% 81	55.84% 215	3.90
Southern Harrisburg	6.74% 6	3.37% 3	29.21% 26	19.10% 17	41.57% 37	23.12% 89	3.85
Outdoor/Indoor Swimming Pool							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	40.98% 25	19.67% 12	9.84% 6	8.20% 5	21.31% 13	15.84% 61	2.49
Central Harrisburg	40.81% 91	16.14% 36	21.52% 48	8.07% 18	13.45% 30	57.92% 223	2.37
Southern Harrisburg	43.33% 39	17.78% 16	13.33% 12	5.56% 5	20.00% 18	23.38% 90	2.41
Football Field							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	13.56% 8	20.34% 12	28.81% 17	5.08% 3	32.20% 19	15.32% 59	3.22
Central Harrisburg	12.09% 26	17.67% 38	29.30% 63	15.35% 33	25.58% 55	55.84% 215	3.25
Southern Harrisburg	15.91% 14	11.36% 10	28.41% 25	10.23% 9	34.09% 30	22.86% 88	3.35
Tennis Courts							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	19.35% 12	17.74% 11	35.48% 22	4.84% 3	22.58% 14	16.10% 62	2.94
Central Harrisburg	19.64% 44	25.00% 56	29.91% 67	11.61% 26	13.84% 31	58.18% 224	2.75
Southern Harrisburg	31.11% 28	17.78% 16	26.67% 24	10.00% 9	14.44% 13	23.38% 90	2.59

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Open Space/Natural Areas							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	45.90% 28	11.48% 7	32.79% 20	4.92% 3	4.92% 3	15.84% 61	2.11
Central Harrisburg	42.20% 92	29.36% 64	22.02% 48	2.75% 6	3.67% 8	56.62% 218	1.96
Southern Harrisburg	38.64% 34	30.68% 27	20.45% 18	1.14% 1	9.09% 8	22.86% 88	2.11
Outdoor Track							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	27.87% 17	22.95% 14	31.15% 19	8.20% 5	9.84% 6	15.84% 61	2.49
Central Harrisburg	20.00% 43	29.30% 63	21.40% 46	13.02% 28	16.28% 35	55.84% 215	2.76
Southern Harrisburg	29.21% 26	22.47% 20	24.72% 22	11.24% 10	12.36% 11	23.12% 89	2.55
Picnic Areas							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	37.70% 23	27.87% 17	22.95% 14	6.56% 4	4.92% 3	15.84% 61	2.13
Central Harrisburg	23.77% 53	37.22% 83	28.25% 63	5.38% 12	5.38% 12	57.92% 223	2.31
Southern Harrisburg	36.26% 33	17.58% 16	39.56% 36	3.30% 3	3.30% 3	23.64% 91	2.20
Mountain Biking							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	6.78% 4	6.78% 4	37.29% 22	11.86% 7	37.29% 22	15.32% 59	3.66
Central Harrisburg	13.95% 30	14.88% 32	24.19% 52	22.79% 49	24.19% 52	55.84% 215	3.28
Southern Harrisburg	12.22% 11	18.89% 17	25.56% 23	10.00% 9	33.33% 30	23.38% 90	3.33
Sand Volleyball Courts							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	6.67% 4	6.67% 4	35.00% 21	16.67% 10	35.00% 21	15.58% 60	3.67
Central Harrisburg	11.42% 25	12.33% 27	30.14% 66	17.81% 39	28.31% 62	56.88% 219	3.39
Southern Harrisburg	14.44% 13	16.67% 15	25.56% 23	12.22% 11	31.11% 28	23.38% 90	3.29
Outdoor Playground							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	55.74% 34	16.39% 10	14.75% 9	1.64% 1	11.48% 7	15.84% 61	1.97
Central Harrisburg	47.98% 107	19.73% 44	20.63% 46	4.04% 9	7.62% 17	57.92% 223	2.04
Southern Harrisburg	52.17% 48	14.13% 13	18.48% 17	5.43% 5	9.78% 9	23.90% 92	2.07

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Dog Park							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	16.67% 10	13.33% 8	26.67% 16	13.33% 8	30.00% 18	15.58% 60	3.27
Central Harrisburg	20.74% 45	16.59% 36	25.35% 55	14.75% 32	22.58% 49	56.36% 217	3.02
Southern Harrisburg	12.50% 11	12.50% 11	29.55% 26	18.18% 16	27.27% 24	22.86% 88	3.35
Outdoor Performance Area							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	30.00% 18	26.67% 16	21.67% 13	6.67% 4	15.00% 9	15.58% 60	2.50
Central Harrisburg	22.12% 48	24.88% 54	27.19% 59	14.75% 32	11.06% 24	56.36% 217	2.68
Southern Harrisburg	19.10% 17	20.22% 18	25.84% 23	16.85% 15	17.98% 16	23.12% 89	2.94
Multi-Sports Complex							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	27.87% 17	24.59% 15	32.79% 20	4.92% 3	9.84% 6	15.84% 61	2.44
Central Harrisburg	26.24% 58	27.60% 61	23.98% 53	11.76% 26	10.41% 23	57.40% 221	2.52
Southern Harrisburg	31.11% 28	20.00% 18	26.67% 24	7.78% 7	14.44% 13	23.38% 90	2.54
Teen Center							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	8.33% 5	20.00% 12	30.00% 18	18.33% 11	23.33% 14	15.58% 60	3.28
Central Harrisburg	16.82% 36	21.03% 45	30.37% 65	15.42% 33	16.36% 35	55.58% 214	2.93
Southern Harrisburg	17.98% 16	20.22% 18	24.72% 22	13.48% 12	23.60% 21	23.12% 89	3.04
Disc Golf							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	5.00% 3	15.00% 9	33.33% 20	16.67% 10	30.00% 18	15.58% 60	3.52
Central Harrisburg	7.34% 16	16.06% 35	29.36% 64	17.89% 39	29.36% 64	56.62% 218	3.46
Southern Harrisburg	7.78% 7	11.11% 10	34.44% 31	14.44% 13	32.22% 29	23.38% 90	3.52
Environmental Education Center							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	8.33% 5	15.00% 9	30.00% 18	20.00% 12	26.67% 16	15.58% 60	3.42
Central Harrisburg	12.44% 27	15.67% 34	26.27% 57	21.66% 47	23.96% 52	56.36% 217	3.29
Southern Harrisburg	15.73% 14	11.24% 10	25.84% 23	21.35% 19	25.84% 23	23.12% 89	3.30

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Hiking Trails							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	29.51% 18	26.23% 16	34.43% 21	3.28% 2	6.56% 4	15.84% 61	2.31
Central Harrisburg	42.79% 95	24.32% 54	21.62% 48	5.86% 13	5.41% 12	57.66% 222	2.07
Southern Harrisburg	46.15% 42	19.78% 18	21.98% 20	2.20% 2	9.89% 9	23.64% 91	2.10
Splash Pad							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	36.07% 22	18.03% 11	18.03% 11	11.48% 7	16.39% 10	15.84% 61	2.54
Central Harrisburg	21.66% 47	23.04% 50	25.81% 56	11.98% 26	17.51% 38	56.36% 217	2.81
Southern Harrisburg	35.87% 33	17.39% 16	19.57% 18	10.87% 10	16.30% 15	23.90% 92	2.54
Climbing facilities							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	16.67% 10	16.67% 10	21.67% 13	20.00% 12	25.00% 15	15.58% 60	3.20
Central Harrisburg	12.33% 27	18.72% 41	29.68% 65	16.44% 36	22.83% 50	56.88% 219	3.19
Southern Harrisburg	16.48% 15	17.58% 16	27.47% 25	12.09% 11	26.37% 24	23.64% 91	3.14
Community recreation center							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	30.00% 18	33.33% 20	20.00% 12	8.33% 5	8.33% 5	15.58% 60	2.32
Central Harrisburg	30.77% 68	23.08% 51	27.60% 61	9.50% 21	9.05% 20	57.40% 221	2.43
Southern Harrisburg	35.96% 32	21.35% 19	26.97% 24	5.62% 5	10.11% 9	23.12% 89	2.33
Performing arts center							
	MOST IMPORTANT	IMPORTANT	NEUTRAL	LESS IMPORTANT	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Northern Harrisburg	21.67% 13	15.00% 9	23.33% 14	20.00% 12	20.00% 12	15.58% 60	3.02
Central Harrisburg	14.16% 31	16.44% 36	29.68% 65	20.09% 44	19.63% 43	56.88% 219	3.15
Southern Harrisburg	16.85% 15	19.10% 17	28.09% 25	16.85% 15	19.10% 17	23.12% 89	3.02

Town of Harrisburg Comprehensive Parks & Recreation Master Plan Survey

Q12 Please list below, any recreation programs or special events that you would like to see offered within Harrisburg:

Answered: 142 Skipped: 244

	PLEASE LIST BELOW, ANY RECREATION PROGRAMS OR SPECIAL EVENTS THAT YOU WOULD LIKE TO SEE OFFERED WITHIN HARRISBURG:	TOTAL
Q18: A	100.00% 24	16.90% 24
Q18: B	100.00% 81	57.04% 81
Q18: C	100.00% 37	26.06% 37
Total Respondents	142	142

Appendix 4a

Harrisburg Focus group meeting #1 5:30-6:40 pm, 11.14.23

10 participants

- D. W.
- C. C.
- R. R.
- D. B.
- C. B.
- B. C.
- Some participants asked not to be named.
- Jim Spina (P&R Director)

Organizations represented: Harrisburg Schools, YMCA, Library, Homeschool community.

Introductions – Talk about the survey and getting the word out to as many possible participants as possible.

Strong community - Walkable – Support – Supportive to the library/Rec. Proximity to the urban setting around Charlotte

Schools growing, Charlotte area overflow –

Will the library move? – They need lots more space.... triple? H Lib competes with Concord.... now it's a popular library – Festival/Sports sometimes means the library needs to close...parking is lacking. Considered tear down rebuild...not enough space for parking. The staff is well-liked...community came to help after the “flood”

Y will have ample parking

Differentiate age areas.... designed for age-appropriate activity with seating for parents.

Access to the splash pad after school starts.....may be closed due to a lack of staff to manage.

Staying open longer requires more staff hires.

Summer vac. Vs. when school is in season.... homeschoolers may gain access to rec. amenities.

Youth.... C.'s son likes a zip line.... wants one here.

Zoos often have zip lines and ropes courses...these are fun and could work in H-burg.

Pickleball is super popular.... divisive with tennis groups but this highlights the need for dedicated courts and programs.

How does the town manage the pickleball demand? Dual striping tennis courts for now. Where to expand new pickleball courts.... Phar Mill Park????

Cricket is trending in Harrisburg.... How much?

The town has space for a Cricket pitch....no place now but needs at least 1 to 2 pitches.

Playing Cricket at Stallings Park now....

Communication with sports families via the P&R Facebook page.

Online..... information/communication is via the main page, water bill, signage, etc.

How do people out of town.....get informed on rec issues, sign-ups, etc.???

Sports is huge here. Well done. Teams are very successful. Town run sports. They feed the school's programs....." lifeblood" of school sports. Baseball and batting cages are huge. The strong tie between sports and P&R.

The youth football program.....good here. Pop Warner...Feed Hickory Ridge.... Lots of pride. Nightmare.... grass infields management.... need four turf fields.

P&R looking to support the local community via parks.... Harrisburg Park may become an events park.... move fields to new property in the far future.... currently department and town assessing.

Trying to help recreation can also help Harrisburg businesses if they can sponsor events or facilities. Sponsorships should be discussed between town and businesses.

National Trends....pro sports.... starting their own athletic programs....am practice for little kids.... farming future players.

Some rec leagues.... offering \$ to use school fields.... lack fields.

Nature recreation is desired..... Wooded paths and nature walks are desirable.

Disc Golf is nice.

Greenways a priority to town....1-mile future development planned.

Back Creek Greenway from Caldwell Rd. to Stallings Park.....with nodal parks.....parklets.

Connectivity sidewalks and greenways lacking.... walkability at parks is not always good.

Bike trails near shelter 1 pump track and small trail to Harris Depot Park....old trails going away when Y gets built.... possibly new trails around it.

We need more walking trails.

How does H-burg serve youth? This is good if diverse offerings exist. Don't serve the youth and forget to serve everyone else. U5-12 soccer programs are popular but what about other sports and activities?

Gym space is very much lacking.... soccer fields are needed but ok for now...still need more...basketball at schools still need more gyms.

Swimming is important.... Swimming lessons are needed in the area to prevent youth drownings.

Looking for this in Harrisburg and hope the new Y will support this for 2nd graders as a program.

Art classes at the library.... summer reading program.... all multigenerational.

STEAM programs at the library are popular.....if the library goes to a new location.... Parks & Rec may move into the library building at Harrisburg Town Park.

The library hosts a lot of passive/educational programs and desires a stronger programming relationship with P&R.

Senior recreation service? DIY, crafts, and programs host many senior groups. The County runs most of the existing senior programs.... town may get into this in the future.

Problem....super users.....

Multigenerational activities are desired.

Need rentable space for resident parties.... etc.

Harrisburg Focus group meeting #2 7:00 pm-8:40, 11.14.23

5 participants all from the Arts Council (HACH):

- J.H
- M. C.
- T. J.
- L. M.

Introductions

HACH – 2018 when it started.

Playoffs are possibly evolving to “friendly final games” and pizza?

Able vs. disabled participants

What is offered program-wise.... facility/staff dependent. It could offer many other activities.

How do you introduce innovative programs and address trends?

Events.... tend to attract older white people.... less for other races.

The diversification of the town means lots of different people bring diverse experiences and expectations. Art appeals to many of the new residents. Music events need to be diverse too.... not all white guy music... needs more R&B, hip-hop, and multicultural acts.

How to ensure everyone in town gets communication about what is going on in town? Water bill notices do a fair job, along with limited social media posts and website information. The town could use some digital kiosks at parks and the Town Hall.

P&R needs their own social media page...not dependent on the town-wide plan.

The P&R website is being recreated now.

Lacking in senior activities. Sports for youth dominant. There seems to be a lack of communication between senior groups and P&R.

Concessions at parks are good.... need more

How to fund less popular activities for the sake of diverse offerings.

Town history tied to identity.... Phar Mill and Depot Park restoration can add to the local knowledge of Harrisburg's limited history.

Other Cabarrus County municipalities have a more developed relationship with Concord, and H-burg is usually more independent.

Need a community art/exhibition space.... P&R can program art-based recreation to encourage participation in the arts.

Turn Downtown into a walking plaza once a month...close a street...provide space for arts/crafts dealers, and small businesses that can't afford a store building. This can create a festive atmosphere that supports the development of the community in H-burg.

Need events to offer art/crafts into recreation.

Appendix 4b

Harrisburg Focus Group #3, 5:30 – 6:30 pm at Council Chambers

Four participants: D. L., S. D., S. M., Jim Spina (Dir.)

Introductions and then an explanation of what a Comp Rec. Plan is.

The pond at Depot Park is to be upgraded and resurfacing the walking path.

Pickleball courts are needed.... Parking at Harrisburg Park is needed.

Explanation of what a Comp Rec. Plan is.

Lots of friends that are 50+ that live in Town Center.

As a volunteer at the Senior Center participant says there are lots of local folks 50+ that would love a place to gather in Harrisburg large enough for meetings, etc. Harrisburg seniors are mostly healthy and active.

Many residents who can participate can't attend events because they don't drive, and Harrisburg has no public transit.

Options for senior meeting places are expensive which is a barrier to sustainable programming. There needs to be a place to meet and do Senior Recreation.

Will P&R start to do more senior stuff now or how far into the future? – Aaron the Rec. Manager and Shaun Act. Dir. will begin coordinating meetings with seniors to get the ball rolling.

Bingo big at Senior Center.... One Friday a month. Need a space for existing and planned senior activities.

Volunteers are used for events and sports games. We will need a full-time senior events coordinator as the town grows.

Safety and accessibility of both Depot and Town Park.... add trail lights, pave trails, consider handrails where paths are steep. Benches with backs.... where appropriate and benches along trails for rest. Remove downed limbs from trees.... keep landscape up and limb up trees with low or dropped limbs.

Sidewalk maintenance where roots have lifted pavement.... seniors' trip. An annual assessment of where trouble spots would be beneficial.

The town needs dedicated walking paths, senior walking groups, and golf cart facilities to help folks get to recreation options.

Farmers Mkt, in April through Oct. happens at Depot Park.... less people visit parking gets hard to find. Should it move? It is a nice setting though so it may stay.

Harrisburg Focus Group #4, 6:30 – 7:30 pm at Council Chambers

Five participants: S. D., E. W., J. G., M. P., Jim Spina (Dir.)

After introductions...the group discussed the growth of the town and how the Y and its partners are actively planning for more growth.

Recreation Park (Town Park)

This group felt that field Space and parking are big issues in Harrisburg.

Phar Mill trails are great.

Things have been nice and become popular. Town Center needs safer walking paths and needs recreation space.

Hburg has no dog park. Land banking is needed. The Town Center master plan is about to be done soon. January RFP. Town Center needs civic spaces.

Stallings - parking is an issue.

Kannapolis is a great example of a nice DT.

Need more fields, courts, gyms, staff, centralized athletic facility.

Business community – HBN collaborates and would like to continue to partner on events like “Bags for Burg” ...need to expand events.

More events require more staff! Maybe HBN, area churches, Multiply, and other groups can volunteer more.... P&R can help facilitate or organize volunteer groups for events more.

Town and Y agreement is that Town does youth sports.... not Y. However, there is cooperation between the two and sometimes may do youth sports.

Back Creek Greenway.....? Not happened yet but planned.... with a publicly accessible playground at “Multiply” The Burg Church and Town will have a parking lot trailhead head, and signage. As part of Carolina Thread Trail.

Church Hill Farms Greenway? 3 miles? 2.5 miles? Daylights at Robinson Church. No trailhead. Park on the side of the road.

Founders Way, off Hwy 49 has another greenway there. Part of the neighborhood development.

Harrisburg Village.... has some walking paths.

On staff at a senior center in Concord.... Can H-burg build a senior center in conjunction with the new library? Jim says an active living center is planned with the future library. The town needs more staff and facilities.

Dog park came up again.

Harrisburg Focus Group #5, 7:40 – 8:45 pm at Council Chambers

Seven participants: B.J., D.R., A. E. I, J. S., J. W., E.K., P., Jim Spina (Dir.)

Focus areas of the participants: Basketball, baseball, golf, soccer, basketball, softball, kid coach and football.

Harrisburg who will own new parks.... schools? Private? Town? New recreation properties will be annexed into the Town System.

Soccer working out well...but other sports like volleyball have no place to go besides a private place like the Y or another facility to have a program.

Soccer – not using the turf field at Hickory Ridge High. Other field grass ok but keeping the grass up as so many players use it...hard.

Football needs more than one field. Parking is a real issue at all fields baseball, soccer, and football, no place for visitors...parents don't always have a place to park. Football may need 2 fields.

Growth pressures – lots of development and more participants than ever. COVID slowed things down but came back big.

Volunteer coaches are needed...they are critical to any program continuing. Onboarding new coaches needs to happen...this group is willing to meet and teach new coaches.

Need more facilities and staff to enhance the sports programming.

Volunteers see how hard the staff works and appreciate them, but they think more coordinators are needed.... existing staff deserve credit! 😊

Maybe the council could recognize staff more.... or maybe post on social media. Volunteers here today are thankful for Erin and Mike.

Field quality is better now than historically has been. However, so many people need the fields that it's hard to keep them up, turf somewhere may help with maintenance.

When a new grass field is built or repaired...let turf be established prior to play...

Be warned all turf baseball fields get torn up.... grass outfield and turf infield can work though.... metal spikes need to be managed or banned on some fields.

H-burg needs a golf. 9-hole par 3 course.

Pickleball – needs courts but also more tennis courts.

Can wrestling be added to the town parks department? Rec league in the high school area only...introduction to wrestling.

Need an 18-hole disc golf course. Popular and folks leave town to do it.

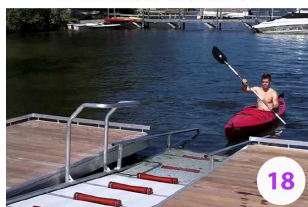
Softball has one field...needs at least a couple more.

Love to see all-stars or elevated programming for a different kind of play...not a club but a higher skill level than a lower-level rec league. Maybe some kids move up to club teams from there? How do kids that age out of high school sports keep playing? Can P&R have programs for older kids?

The town needs more greenways. Most folks leave town to visit nearby paths but it's nice to have locally.

Appendix 5a

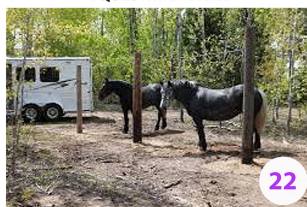
WATER BASED RECREATION



CANOE/KAYAK LAUNCH

18

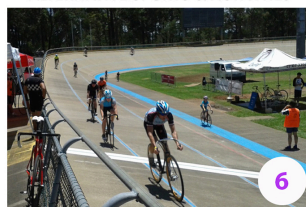
EQUESTRIAN PARK



EQUINE STAGING AREA

22

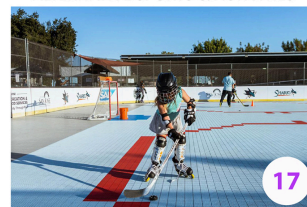
ALTERNATIVE SPORTS & ACTIVITIES



VELODROME

6

ALTERNATIVE SPORTS & ACTIVITIES



SKATING/ROLLER HOCKEY RINK

17



AQUATICS CENTER

106



BOARDING/STABLES

3



BICYCLE PUMP TRACK

22



ROPES COURSE/ZIP LINE

87



MISTING STATIONS

11



RIDING ARENA

11



CLIMBING WALL

23



OFF HIGHWAY VEHICLE

36



SPRAY PARK

22



JUMP COURSE

3



SKATE PARK

28

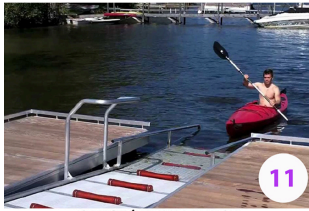


CABIN/TREE HOUSE RENTALS

37

Appendix 5b

WATER BASED RECREATION



CANOE/KAYAK LAUNCH

11

EQUESTRIAN PARK



EQUINE STAGING AREA

12

ALTERNATIVE SPORTS & ACTIVITIES



VELODROME

2

ALTERNATIVE SPORTS & ACTIVITIES



SKATING/ROLLER HOCKEY RINK

17



AQUATICS CENTER

137



BOARDING/STABLES

6



BICYCLE PUMP TRACK

32



ROPES COURSE/ZIP LINE

74



MISTING STATIONS

24



RIDING ARENA

6



CLIMBING WALL

32



OFF HIGHWAY VEHICLE

34



SPRAY PARK

55



JUMP COURSE

8



SKATE PARK

37



CABIN/TREE HOUSE RENTALS

27

AY

PLAYGROUNDS



FREE FORM PLAYGROUND

9

TRAIL SYSTEMS



NATURAL SURFACE TRAILS

7

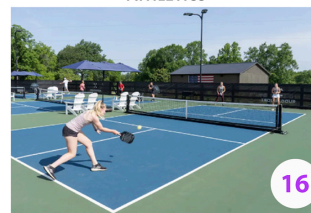
EVENT & GATHERING SPACES



LARGE PICNIC PAVILION

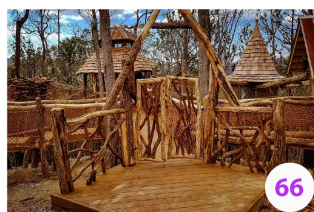
3

ATHLETICS



PICKLEBALL

16



ADVENTURE PLAY AREA

66



MULTI-PURPOSE GREENWAY

19



PERFORMANCE STAGE

3



INDOOR BATTING CAGES

21



MUSICAL PLAY

9



STORYBOOK PATHWAY

5



COVERED PICNIC STATIONS

5



MULTI-PURPOSE ATHLETIC FIELD

10



ACCESSIBLE PLAY

29



FITNESS TRAIL

14



COMMUNITY CENTER

10



BASKETBALL COURT

41

Appendix 6b

PLAYGROUNDS



FREE FORM PLAYGROUND



ADVENTURE PLAY AREA



MUSICAL PLAY



ACCESSIBLE PLAY

TRAIL SYSTEMS



NATURAL SURFACE TRAILS



MULTI-PURPOSE GREENWAY



STORYBOOK PATHWAY



FITNESS TRAIL

EVENT & GATHERING SPACES



LARGE PICNIC PAVILION



PERFORMANCE STAGE



COVERED PICNIC STATIONS



COMMUNITY CENTER

ATHLETICS



PICKLEBALL



INDOOR BATTING CAGES



MULTI-PURPOSE ATHLETIC FIELD



BASKETBALL COURT

Appendix 7

Here is a comprehensive detailed analysis and report on the operational status of the Harrisburg Parks and Recreation Department, providing community recreational services, along with recommendations for the 10-year master plan:

Administration:

The administration is responsible for the overall management, planning, and oversight of the department's operations, including budget allocation, policy development, and strategic direction.

Recreation Programming:

This area is responsible for developing, coordinating, and implementing a diverse range of recreational programs and activities for all ages and interests within the community. This includes sports, fitness, arts and crafts, cultural events, and more.

Athletic Programming:

This area focuses specifically on organizing and managing athletic programs, leagues, and tournaments for various sports, ensuring the availability of facilities, equipment, and officiating.

Facility Maintenance:

This area is responsible for the upkeep, repair, and maintenance of all parks, recreational facilities, and associated amenities, ensuring they are safe, functional, and aesthetically pleasing for public use.

Staffing:

The current staffing situation, with full-time staff spending most of their time on tasks designed for part-time staff, is a problem because it is an inefficient use of resources and expertise. Full-time staff should be focused on strategic planning, program development, and management, while part-time staff should handle more routine and operational tasks.

Recommended Positions:

Phase 1 (2024-25):

1. Facilities Maintenance Specialist (2 positions):

Job Description: Responsible for performing skilled maintenance and repair work on parks, recreational facilities, and associated equipment. Duties include plumbing, electrical, carpentry, painting, landscaping, and equipment repair.

Justification: The addition of these positions will alleviate the workload on existing staff and ensure proper maintenance of facilities, improving the overall quality of service delivery.

2. Temporary/Seasonal Staff:

Job Description: Hired on a temporary or seasonal basis to assist with various tasks such as grounds maintenance, event setup/breakdown, and program support.

Justification: Temporary/seasonal staff provide flexibility and additional support during peak seasons or special events, allowing the department to meet fluctuating demands without incurring permanent staffing costs.

3. Recreation Coordinator – Athletics:

Job Description: Responsible for organizing and managing athletic programs, leagues, and tournaments for various sports, ensuring the availability of facilities, equipment, and officiating.

Justification: As the community continues to grow, additional staff is needed to meet the increasing demand for athletic programs and ensure efficient coordination and management of these activities.

Phase 2 (2026-30):

1. Capital Project/Business Service Manager:

Job Description: Responsible for managing capital projects, developing and implementing cost recovery models, conducting return on investment (ROI) analyses for capital projects, and exploring public-private partnerships (PPPs) for facility development and service delivery.

Justification: This position is crucial for strategic planning, financial sustainability, and maximizing the department's resources through alternative funding mechanisms and partnerships. It will ensure that capital projects are financially viable and aligned with community needs, while also exploring opportunities for revenue generation and cost recovery.

2. Recreation Coordinator – Programming:

Job Description: Responsible for developing, coordinating, and implementing a diverse range of recreational programs and activities for various age groups and interests within the community.

Justification: As program participation continues to grow, dedicated staff is needed to ensure high-quality programming that meets the diverse needs of the community.

3. Recreation Coordinator – Community Arts and Cultural:

Job Description: Responsible for developing and coordinating arts and cultural programs, events, and collaborations with local organizations and institutions, fostering a diverse and inclusive cultural experience for the community.

Justification: This position will strengthen ties with local arts organizations and educational institutions, enabling the department to offer a wide range of programs and events that reflect the community's diverse cultural heritage and interests.

4. Recreation Coordinator – Fund-Raising/Sponsorship:

Job Description: Responsible for developing and implementing fund-raising strategies, seeking sponsorships, and exploring alternative revenue streams to support the department's programs and operations.

Justification: As the department expands its services and faces increasing operational costs, dedicated staff is needed to secure additional funding sources and sponsorships, ensuring financial sustainability and reducing reliance on traditional funding sources.

Phase 3 (2031–34):

1. Recreation Center Director:

Job Description: Responsible for the overall management, operations, and programming of a new indoor recreation center, overseeing staff, budgets, and facility maintenance.

Justification: With the anticipated construction of a new indoor recreation facility, a dedicated director is needed to ensure efficient operations, effective programming, and proper management of the facility and its staff.

2. Assistant Center Director:

Job Description: Assists the Recreation Center Director in the day-to-day operations and management of the indoor recreation center, handling administrative tasks, staff supervision, and program coordination.

Justification: This position provides essential support to the Recreation Center Director, ensuring smooth operations and effective management of the facility and its programs.

3. Program Leader (2 positions):

Job Description: Responsible for developing, coordinating, and implementing various recreational programs and activities within the indoor recreation center, ensuring high-quality programming and participant engagement.

Justification: Dedicated program leaders are needed to develop and deliver a diverse range of programs and activities within the new indoor facility, catering to the varying interests and needs of the community.

Capital Project Manager (2025–26):

The addition of a Capital Project Manager is crucial for overseeing and coordinating the implementation of capital projects, such as facility renovations or new construction. This position will ensure that projects are completed on time, within budget, and in accordance with established standards and regulations.

The transition of this role into a Business Service Manager (2029–30) is strategic, as it will focus on developing and implementing strategies for public-private partnerships (PPPs), cost recovery models, and return on investment (ROI) analyses for capital projects. This will help the department leverage private investment, maximize revenue generation, and ensure the financial sustainability of its operations and facilities.

Key areas for the Business Service Manager:

1. **Cost Recovery Model:** Implementing a cost recovery strategy that categorizes programs and services based on their community and individual benefits will help set appropriate fees and charges while ensuring access to essential services for all community members.
2. **ROI Analysis for Capital Projects:** Conducting ROI analyses for proposed capital projects will ensure that investments are financially viable and will yield anticipated benefits in terms of increased participation, enhanced community health, and potential revenue generation.

3. **Public-Private Partnerships (PPPs):** Exploring PPP opportunities will allow the department to leverage private investment in public facilities and services, bringing in capital, expertise, and operational efficiencies.
4. **Alternative Funding Mechanisms:** Identifying and pursuing alternative funding sources, such as grants, sponsorships, and revenue-generating initiatives, will help diversify the department's funding streams and reduce reliance on traditional sources.

These areas are important because they promote financial sustainability, maximize resource utilization, and ensure that the department's investments and operations align with community needs and generate tangible benefits. The Business Service Manager's effectiveness can be evaluated based on the successful implementation of cost recovery models, the financial viability and community impact of capital projects, the establishment of productive PPPs, and the identification and securing of alternative funding sources.

Recreation Coordinator – Athletics (2025-26):

As the community continues to grow, an additional staff member dedicated to organizing and managing athletic programs, leagues, and tournaments is necessary to meet the increasing demand. This position will ensure the availability of facilities, equipment, and officiating, as well as the efficient coordination and management of these activities.

The importance of this position lies in its ability to promote physical activity, sportsmanship, and community engagement through organized athletic programs. Success can be measured by participation rates in athletic programs, the quality of facilities and equipment, the efficiency of program coordination, and the overall satisfaction of participants and spectators.

Recreation Coordinator – Fund-Raising/Sponsorship (2026-27):

As the department expands its programs and services, operating costs will inevitably increase. To offset these costs and support program expansion, a dedicated staff member focused on fund-raising and sponsorship is crucial. This position will be responsible for developing and implementing strategies to secure additional funding sources, such as grants, corporate sponsorships, and community partnerships.

The importance of this position lies in its ability to diversify the department's revenue streams, reduce reliance on traditional funding sources (e.g., tax dollars), and ensure the financial sustainability of the department's operations and program offerings. Success for this position can be measured by the amount of additional funding secured, the number of sponsorships and partnerships established, and the overall financial health and stability of the department.

Recreation Coordinator – Community Arts and Cultural (2026-27):

With Harrisburg's growing diversity and cultural richness, it is essential to have a dedicated staff member focused on developing and coordinating arts and cultural programs, events, and collaborations. This position will strengthen ties with local arts organizations, educational institutions (such as UNCC Arts), and community groups, enabling the department to offer a wide range of programs and events that reflect the community's diverse cultural heritage and interests.

The importance of this position lies in its ability to foster a sense of inclusivity, celebrate diversity, and provide opportunities for cultural expression and appreciation within the community. Success can be measured by the number and quality of arts and cultural programs offered, community participation and engagement, and the strength of partnerships and collaborations established with local organizations and institutions.

Recreation Coordinator – Programming (2026-27):

As program participation continues to grow, a dedicated staff member focused on developing, coordinating, and implementing a diverse range of recreational programs and activities is essential. This position will ensure that the department can meet the varying interests and needs of the community, catering to different age groups, abilities, and preferences.

The importance of this position lies in its ability to provide high-quality, engaging, and inclusive programming that promotes physical activity, social interaction, and personal growth for community members of all ages and backgrounds. Success can be measured by program participation rates, participant satisfaction, and the overall impact of the programs on community health and well-being.

Recreation Center Director, Assistant Center Director, and Program Leaders (2028-29):

With the anticipated construction of a new indoor recreation center, dedicated staff members are needed to ensure efficient operations, effective programming, and proper management of the facility and its staff. The Recreation Center Director will oversee the overall management, operations, and programming of the center, while the Assistant Center Director will provide essential support in day-to-day operations and staff supervision. Program Leaders will be responsible for developing, coordinating, and implementing various recreational programs and activities within the indoor facility.

The importance of these positions lies in their ability to maximize the potential of the new indoor recreation center, ensuring that it serves as a hub for community engagement, physical activity, and personal growth. Success can be measured by the facility's utilization rates, program participation and satisfaction, operational efficiency, and the overall impact on community health and well-being.

Facilities Maintenance Specialist and Temporary/Seasonal Staff:

At present, the maintenance operations are understaffed, and existing staff members are exerting extra effort to meet the community's needs. This is a problem because it leads to burnout, inefficient resource allocation, and potentially compromised quality of service delivery.

To address this issue, hiring two full-time Facilities Maintenance Specialists and budgeting for Temporary/Seasonal Staff during the peak mowing season (March-October) is recommended. The full-time specialists will provide dedicated expertise and workforce for facility maintenance, repair, and upkeep, while the temporary/seasonal staff will provide additional support during periods of high demand, such as mowing and landscaping.

This recommendation is important for operations because it ensures that facilities and parks are well-maintained, safe, and attractive for public use. Proper maintenance not only enhances the

overall experience for community members but also prolongs the lifespan of facilities and equipment, reducing long-term costs. By allocating dedicated staff and resources to maintenance, the department can improve service delivery, enhance public satisfaction, and ensure the efficient utilization of its assets.

The temporary/seasonal staff is necessary and beneficial because it provides flexibility and cost-effectiveness. Rather than hiring permanent staff to handle fluctuating workloads, temporary/seasonal staff can be brought in during peak seasons or special events, allowing the department to meet demand without incurring unnecessary long-term costs.

Temporary/Contracted Employees:

Providing a budget line item for temporary and contracted employees working less than 1,000 hours annually will give the department the flexibility to hire support staff as needed for program delivery. This recommendation will help the department with service delivery by allowing it to quickly and efficiently respond to fluctuating staffing needs and program demands.

Instead of being constrained by a fixed number of permanent staff, the department can bring in temporary or contracted workers to assist with program implementation, event coordination, or other tasks as needed. This flexibility ensures that programs and services can be delivered efficiently and effectively, without compromising quality due to staffing limitations.

Additionally, this approach allows the department to tap into specialized expertise or skills on a temporary basis, without incurring the long-term costs associated with permanent hires. It also enables the department to scale its workforce up or down based on seasonal or cyclical demands, ensuring optimal resource allocation and cost-effectiveness.

Operations:

Currently, the Park Superintendent and Grounds Supervisor must contribute an extra 80 hours to cover operational duties, which limits the time they have for their supervisory responsibilities. This is an operational issue and a poor business practice because it leads to inefficient use of resources and expertise.

Supervisory roles should be focused on strategic planning, personnel management, and oversight, rather than being consumed by operational tasks. When supervisors are bogged down with hands-on work, it diminishes their ability to effectively lead, manage, and provide direction to their teams, ultimately impacting the overall efficiency and quality of service delivery.

To address this issue, it is crucial to hire a third-party consultant to conduct a comprehensive and detailed study of maintenance operations. This study will determine the optimal level of service delivery, going beyond the scope of the current 10-year plan. The consultant will thoroughly explore maintenance operational standards and benchmarks that will be supported by the community, serving as a guide for the maintenance of community park assets.

Hiring a third-party consultant is necessary for several reasons:

1. **Objectivity:** An external consultant can provide an unbiased and impartial assessment of the department's maintenance operations, free from internal biases or preconceptions.
2. **Expertise:** Consultants specializing in parks and recreation maintenance operations bring extensive knowledge, best practices, and industry benchmarks to the table, ensuring a comprehensive and informed analysis.
3. **Resource Optimization:** The study will identify areas for improvement, streamlining processes, and optimizing resource allocation, ultimately leading to more efficient and effective maintenance operations.
4. **Community Buy-In:** By involving the community in the study process and aligning maintenance standards with their expectations, the department can foster a sense of ownership and support for the recommended service levels.
5. **Equitable Maintenance:** The study will ensure that both new and existing facilities receive equitable maintenance and funding, maintaining the expected quality of the community's assets.

This consultant-led study will benefit the community by ensuring that parks and recreational facilities are well-maintained, safe, and enjoyable for public use. It will also help the department by identifying areas for improvement, optimizing resource allocation, and establishing clear standards and benchmarks for maintenance operations, ultimately leading to more efficient and effective service delivery.

People are relocating to Harrisburg because of its sense of community, diversity of culture, and range of opportunities. The town's recreational offerings and community-oriented atmosphere contribute significantly to its appeal and desirability as a place to live.

However, as the population grows, the limited number of recreation properties and facilities in Harrisburg is becoming increasingly strained. While the department has shouldered the growth well thus far, resources and staff are being pushed to their limits. Investing in operations, capital improvements, and revenue-generating resources is crucial to meet the unmet needs of the growing community.

The department should invest resources in addressing these challenges because failing to do so could compromise the quality of life and community experience that attracts residents to Harrisburg in the first place. By ensuring adequate facilities, programs, and staffing, the department can continue to foster a strong sense of community, provide recreational opportunities that promote physical and mental well-being, and maintain Harrisburg's reputation as a desirable place to live.

The public participation process identified several unmet needs, including bike and hiking trails, swimming facilities, organized sports programs, fitness classes, and senior programs. These programming opportunities are essential for several reasons:

1. **Physical Activity and Health:** Recreational activities like sports, fitness classes, and trails promote physical activity, which is crucial for maintaining good health and preventing chronic diseases.

2. **Social Interaction and Community Building:** Organized sports, cultural events, and community programs provide opportunities for social interaction, fostering a sense of community and belongingness.
3. **Personal Growth and Enrichment:** Programs like arts and crafts, cultural events, and senior activities offer avenues for personal growth, intellectual stimulation, and lifelong learning.
4. **Accessibility and Inclusivity:** Offering a diverse range of programs and facilities ensures that people of all ages, abilities, and interests have access to recreational opportunities that cater to their needs and preferences.

The recommended staff additions, such as Recreation Coordinators for Programming, Athletics, and Community Arts and Cultural, will help address these unmet needs by developing and implementing relevant programs and activities. Additionally, the proposed Recreation Center Director, Assistant Director, and Program Leaders will be instrumental in operating and programming the new indoor facility, expanding the department's capacity to offer a wider range of services.

The success of these programs and facilities can be evaluated through various metrics, including participation rates, participant satisfaction surveys, community feedback, and measures of physical and mental well-being (e.g., health indicators, social connectedness).

The lack of facilities has indeed limited the growth of existing programs in Harrisburg. When facilities are inadequate or at capacity, it becomes challenging to accommodate increasing demand or expand program offerings. This problem can lead to waitlists, overcrowding, and potentially compromised program quality or participant experience.

To address this issue, the department should explore opportunities for public/private partnerships and joint ventures with community-based recreation groups. Collaborating with private entities or community organizations can provide access to additional facilities, resources, and expertise, allowing the department to expand its programming and better serve the growing community.

Additionally, the proposed capital projects and the hiring of a Capital Project/Business Service Manager will be instrumental in identifying and pursuing facility development opportunities, as well as securing alternative funding sources through public-private partnerships.

Summary of Needs	
Phase I - 2024-25	Phase-1 (2) Facilities Maintenance Specialist Temporary/Seasonal Staff
Phase 2-2026-30	Phase -2 Capital project /Business Service Manager Recreation Coordinator-Programming Recreation Coordinator- Community Arts and Cultural Recreation Coordinator- Fund-Raising / sponsorship
Phase 3-2031-34	Phase-3 Recreation Center Director Assistant Center Director (2) Program Leader Recreation Coordinator-Athletics

Appendix 8

Garner

https://codelibrary.amlegal.com/codes/garner/latest/garner_nc/0-0-0-11786

Newport

https://codelibrary.amlegal.com/codes/newportnc/latest/newport_nc/0-0-0-29626

Apex

<https://www.apexnc.org/DocumentCenter/View/18203/Park-Recreation-and-Open-Space-Sites-PDF?bidId=>

Brevard

https://library.municode.com/nc/brevard/codes/code_of_ordinances?nodeId=UNDEOR_CH7OPSP

Study from Town of Zebulon on impact Fees, 2021

https://www.townofzebulon.org/sites/default/files/uploads/Parks/pr_-_recreation_impact_fee_attachement.pdf

UNC-CH SOG article on Extractions and Subdivision approval,

<https://canons.sog.unc.edu/2013/02/exactions-and-subdivision-approval/>

Cary's

https://codelibrary.amlegal.com/codes/cary/latest/cary_nc/0-0-0-72314

Raleigh's is embedded in their UDO under Facility Fees, article 8.9

<https://user-2081353526.cld.bz/UnifiedDevelopmentOrdinance/277/>

Appendix 9

2022 - 2023 TAX RATES AND EFFECTIVE TAX RATES (No special district rates are included in either county or municipal rates)

Effective rates are adjusted county and municipal rates which aid in comparison of jurisdictions. As counties are on various reappraisal cycles, the ratios of the assessed value to the actual value differ. These differences are adjusted by applying the sales assessment ratio (the ratio of selling price of property to the assessed value of property) to the tax rate to obtain an effective rate.

Year of Latest Reappraisal		2022 Sales Assessment Ratio	Counties and Municipalities	County Rate [S]	Municipal Rate [S]	Combined Rate [S]	Effective County Rate [S]	Effective Municipal Rate [S]
2020	Cabarrus	0.7818	HARRISBURG	.7400	.4350	1.1750	.5785	.3401
2021	Forsyth	0.8451	CLEMMONS	.6778	.1500	.8278	.5728	.1268
2021	Orange	0.8197	CARRBORO	.8312	.6044	1.4356	.6813	.4954
2020	Wake	0.8052	KNIGHTDALE	.6195	.4500	1.0695	.4988	.3624
			APEX	.6195	.4100	1.0295	.4988	.3301
			CARY	.6195	.3450	.9645	.4988	.2778

North Carolina Department of Revenue
Local Government Division
919-814-1129

Effective Combined Rate [S]
.9186
.6996
1.1768
.8612
.8290
.7767



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Appointment of Devin Huston to the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Area Metropolitan Planning Organization (CRMPO)

Presenting Personnel:

Lee Connor, Deputy Town Manager

Suggested Motion or Action:

Motion to appoint Devin Huston as the Town's representative on the TCC for the remainder of the 2024 calendar year.

Description/Background:

Each year we are required to appoint representatives to the Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) of the Cabarrus Rowan Metropolitan Planning Organization for the upcoming year. This is typically done at the December or January Council meetings. Since the current Public Works Director, Mallory Hodgson, is leaving employment with the Town, there will be a vacancy in our representation on the TCC. Council will need to appoint a new representative to the TCC, which is being presented as the current Town Engineer, Devin Huston. He will serve as the representative for the remainder of the 2024 calendar year.

Recommendation:

Staff recommends appointment of Devin Huston, Town Engineer, to the TCC for remainder of the 2024 calendar year.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Adoption of the Strategic Economic Development Plan.

Presenting Personnel:

Lee Connor, Deputy Town Manager

Suggested Motion or Action:

Motion to adopt the Strategic Economic Development Plan, as presented.

Description/Background:

TPMA was contracted in August 2023 to prepare a current SEDP for the Town. Brett Wiler with TPMA presented the draft report at the August Town Council meeting. There have been no questions or concerns about the plan to Town staff since the August meeting. Therefore, the final document is presented here for consideration of adoption.

The Strategic Economic Development Plan (SEDP) will serve as a guide for the Town's efforts to catalyze economic growth and development over a five-year horizon. The SEDP is intended to be an action-oriented plan that will inform and guide Town officials, residents, property owners and developers in making sound policy and investment decisions which will lead to the expansion of the Town's tax base and economic wealth.

The SEDP will answer three main questions:

- Who Are We (*Assess*) - Existing Economic Base Conditions and Trends
- Where Do We Want to Go (*Prepare*) - Strategic Economic Development Plan
- How Do We Get There (*Create*) - Implementation Plan with Action Steps and Timelines

The SEDP will be an actionable plan with short, medium and long-range recommendations and implementation strategies informed by best practices, stakeholder engagement, data gathering, and analysis.

Recommendation:

Staff recommends adoption of the Strategic Economic Development Plan, as presented.

Fiscal Impact:

None for the plan specifically. However, based on which implementation items the Town plans to move forward with may have financial implications, such as new staffing and economic development incentive money.

Attachments:

1. SEDP - Final

TPMA

Town of Harrisburg 2024 Strategic Economic Development Plan

September 3rd, 2024

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

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.

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

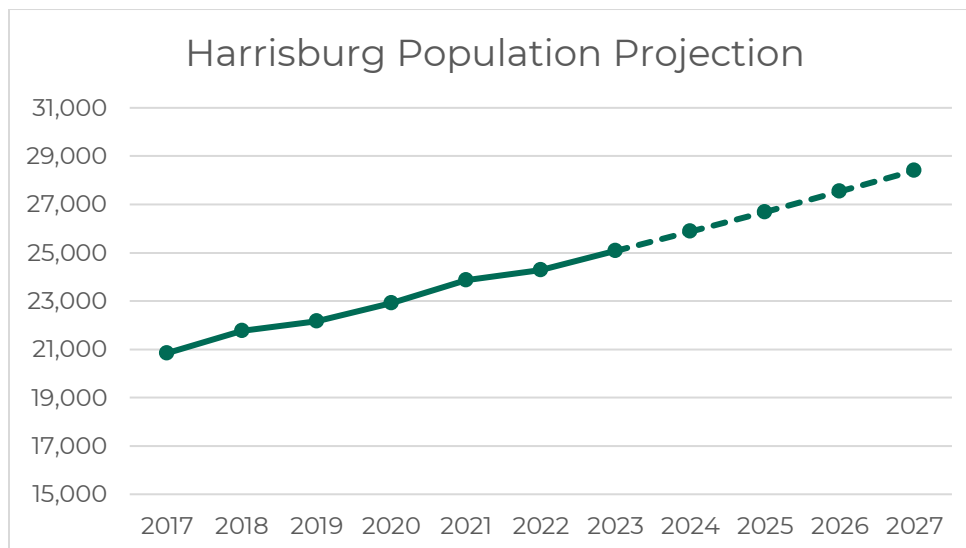
The following is a presentation of key data points uncovered during the discovery and research phases of the strategic planning process. For a full overview of quantitative findings, please see Appendix A. For a full review of desktop research and historical planning documents, please see Appendix B.

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.

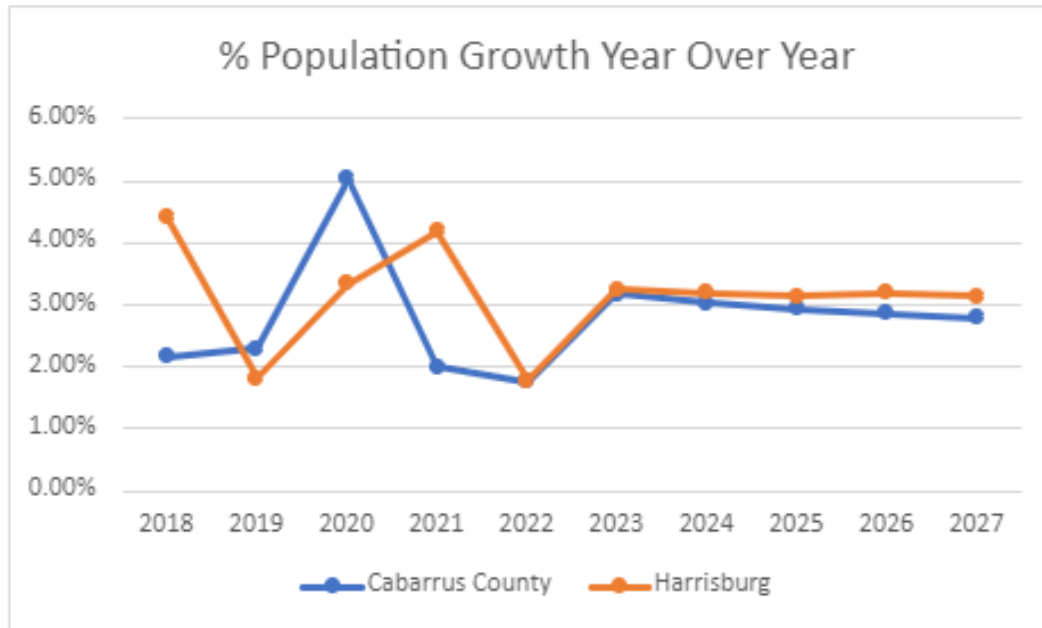
Exhibit 1: Population Projection



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

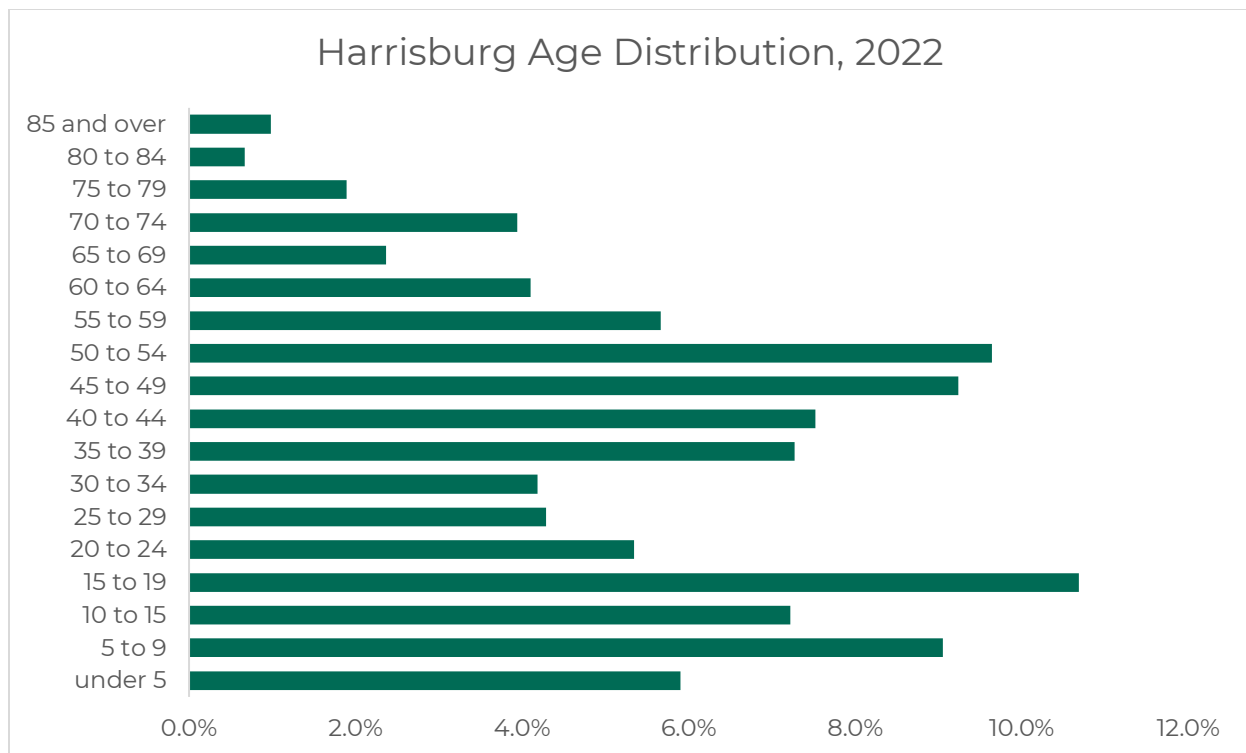


Source: Lightcast Population Projections, 2024

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

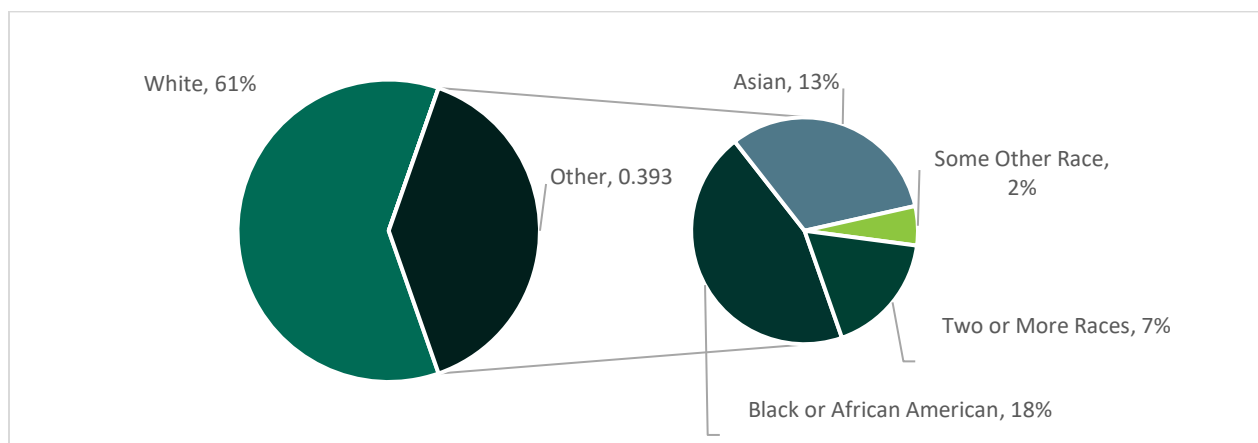


Source: American Community Survey 2022 5-Year Estimates

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

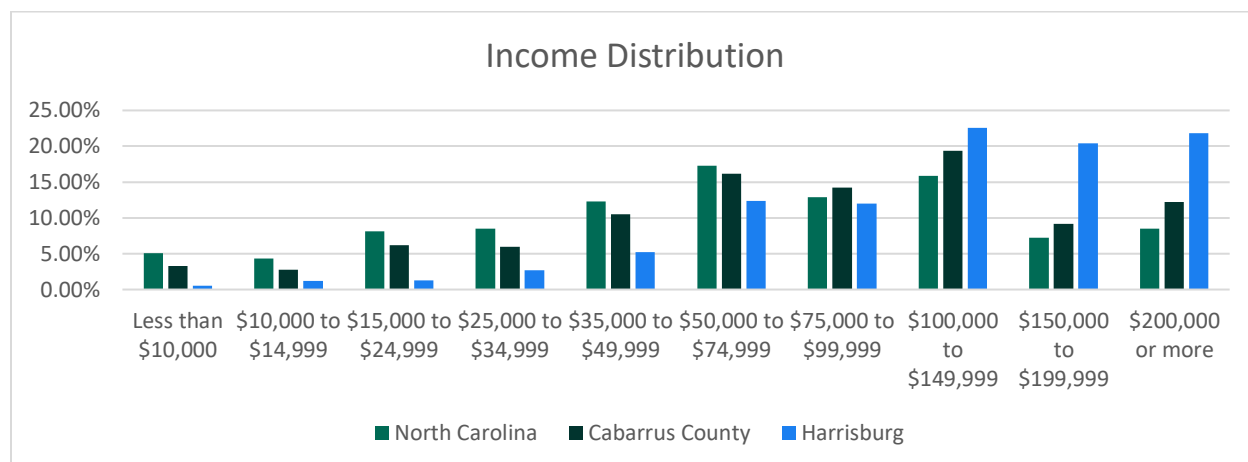
Harrisburg, North Carolina, experienced a consistent increase in income throughout the twelve months of 2022. This rise can be attributed

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

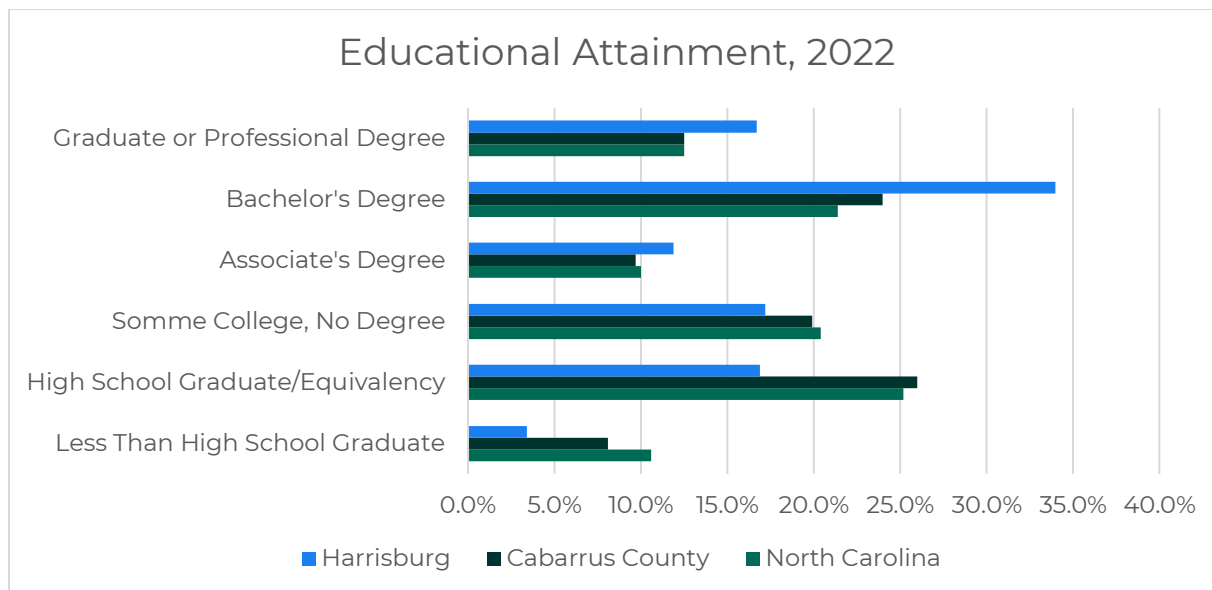
Educational Attainment

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

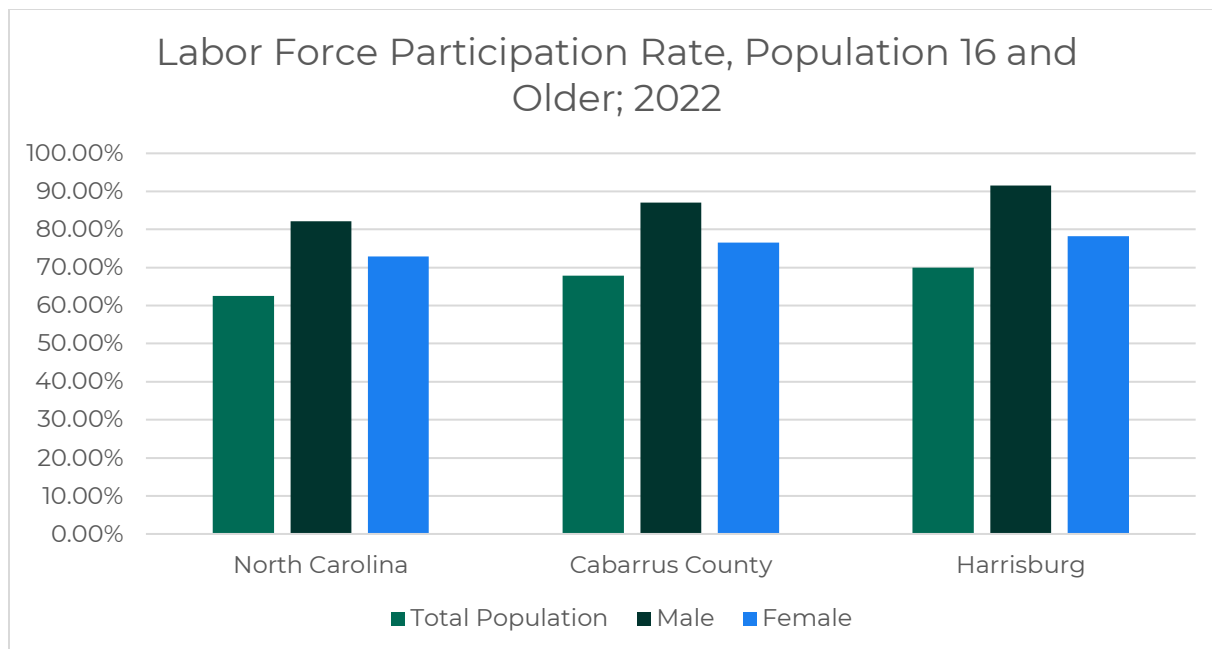
Workforce and Industry

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.

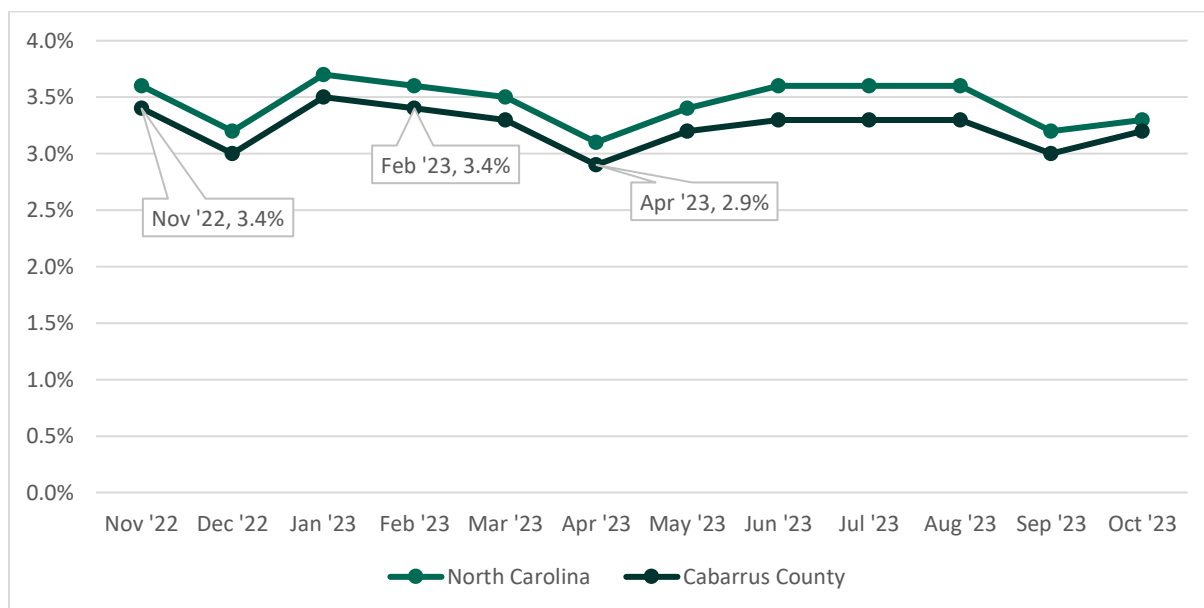
Exhibit 8: Labor Force Participation Rate, Population 16 years and older by sex, 2022

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



Source: American Community Survey 5-Year Estimates

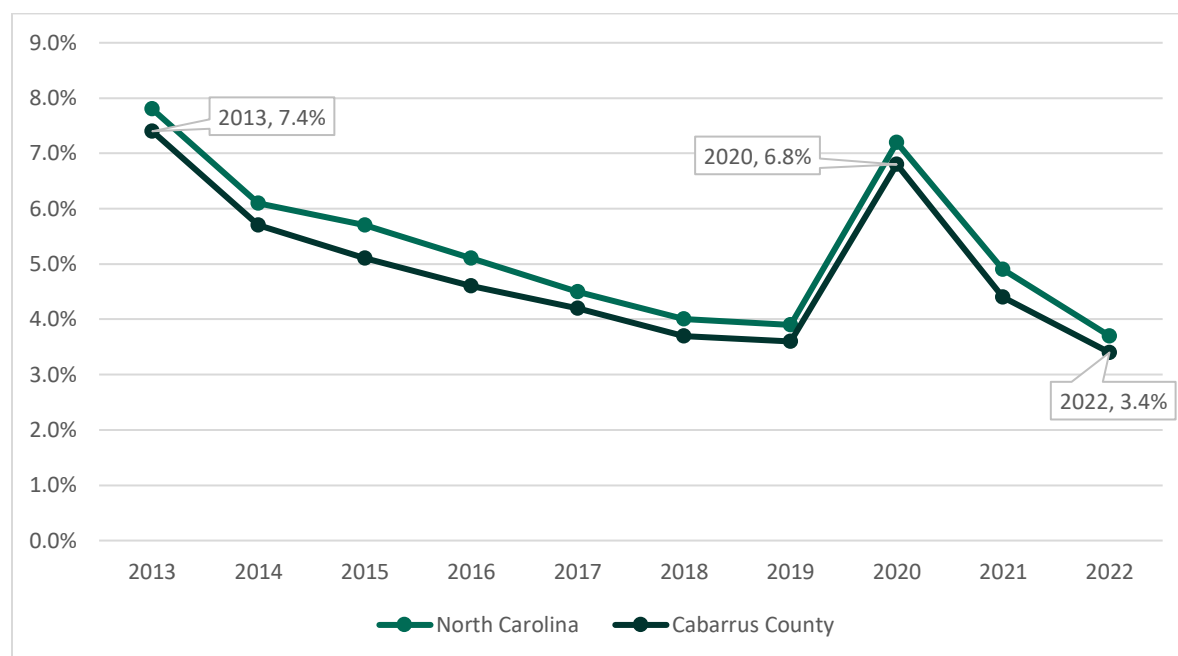
Exhibit 9: 12-month Unemployment Rate, November 2023-October 2024



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

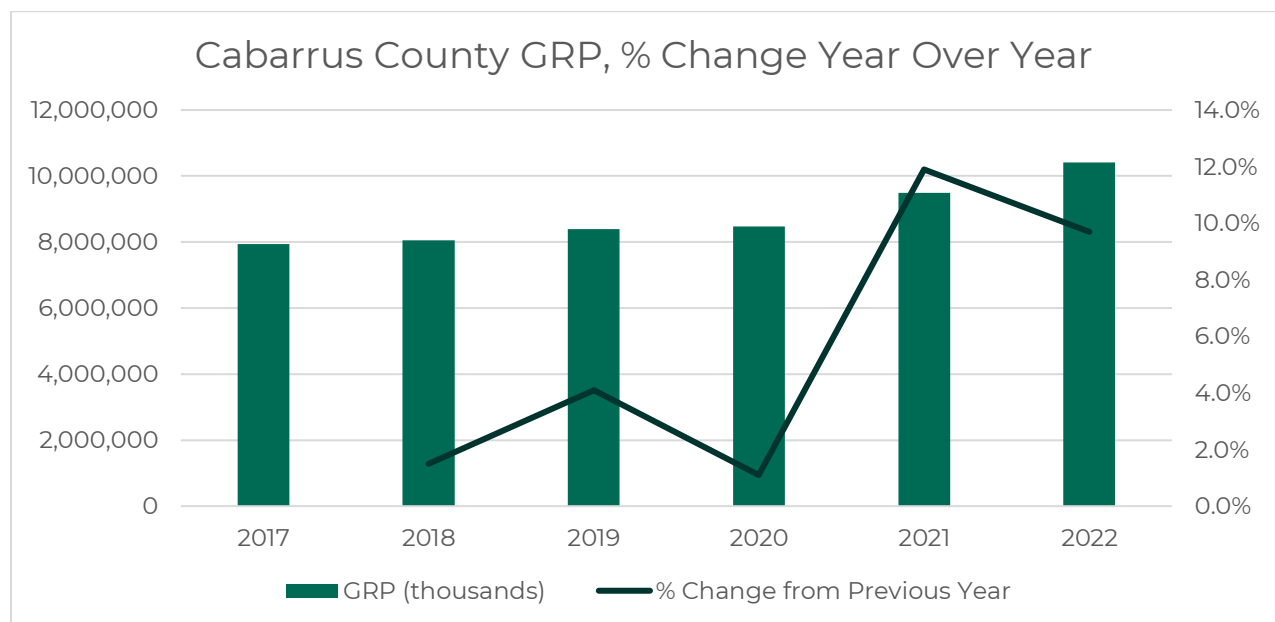
Entrepreneurship and innovation are burgeoning in Harrisburg, North Carolina, as the town experiences growth and economic development.

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.

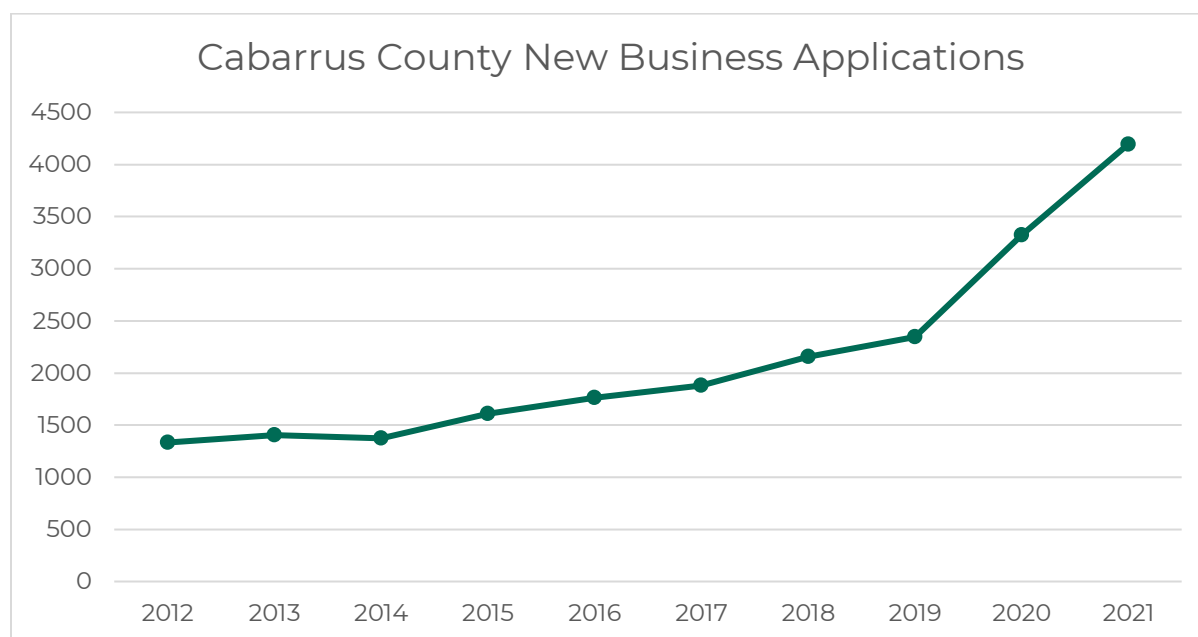
Exhibit 11: Cabarrus County Annual GRP and % Growth, Current-Year Dollars; 2017-2022



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 wayfaring 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).

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.

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?
--	---

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.

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

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>

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>

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

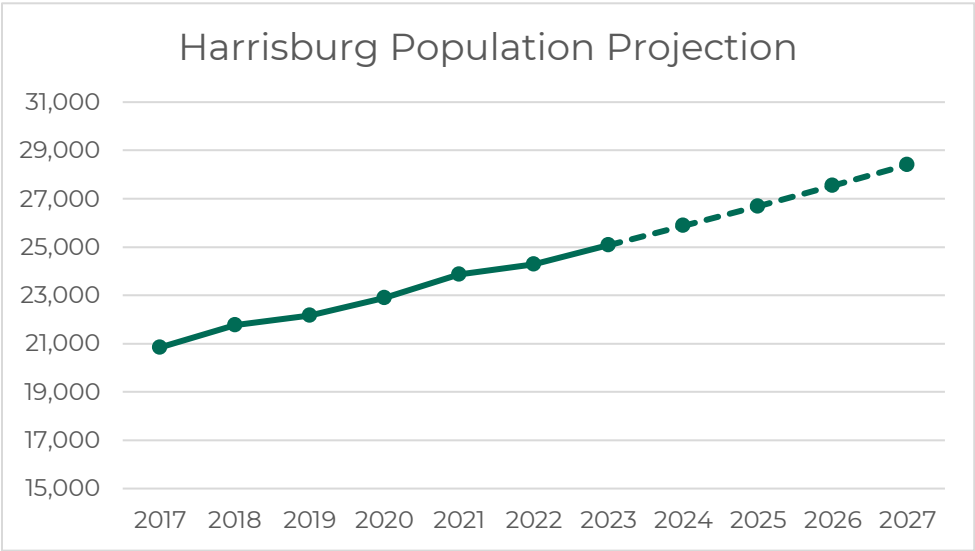
Appendix A: Quantitative Discovery

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.

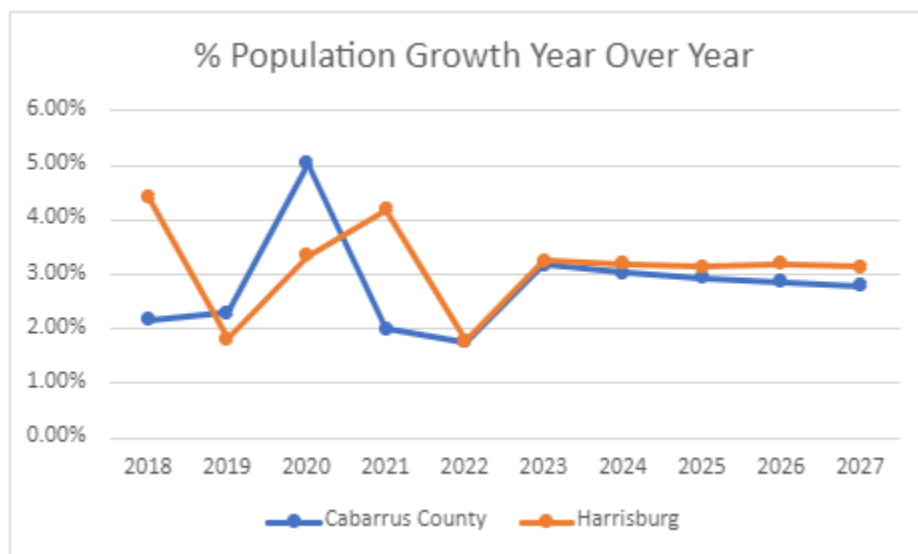
Exhibit 13: Population Projection



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



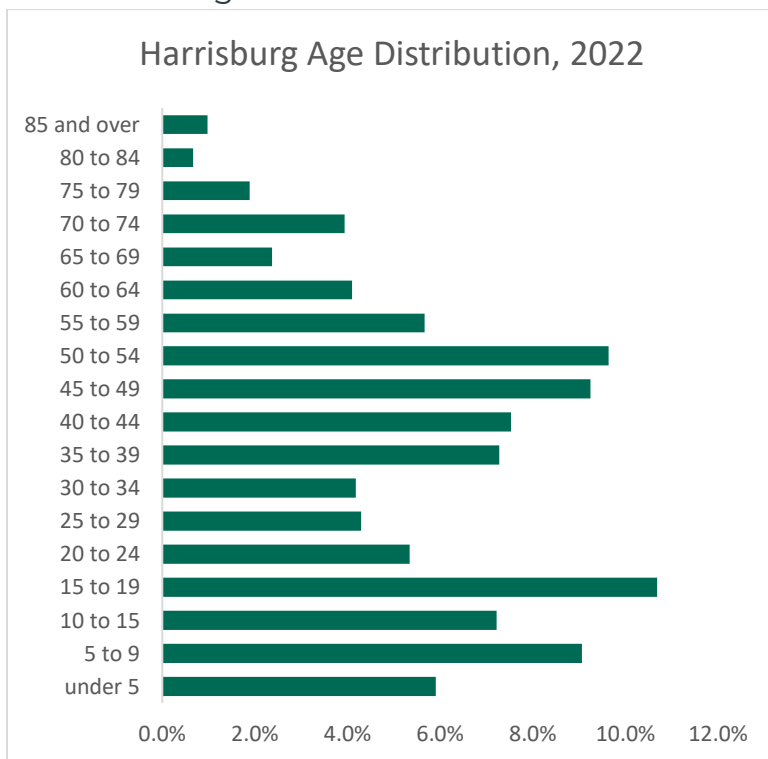
Source: *Lightcast Population Projections, 2024*

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

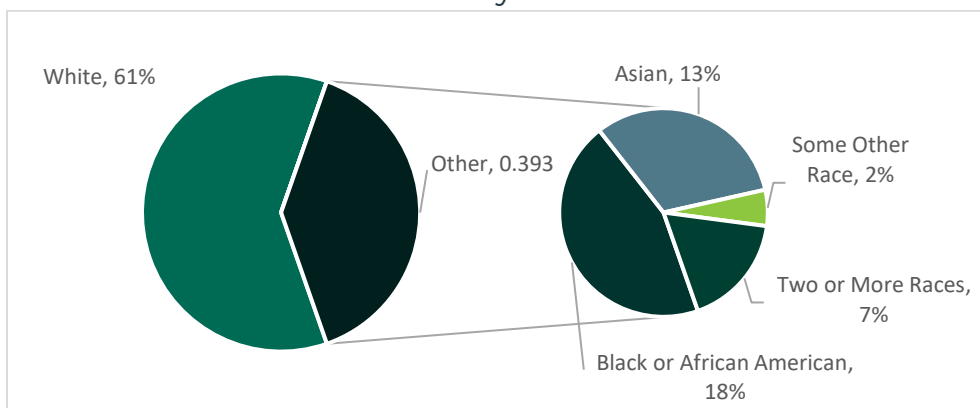
Exhibit 15: Age & Sex



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

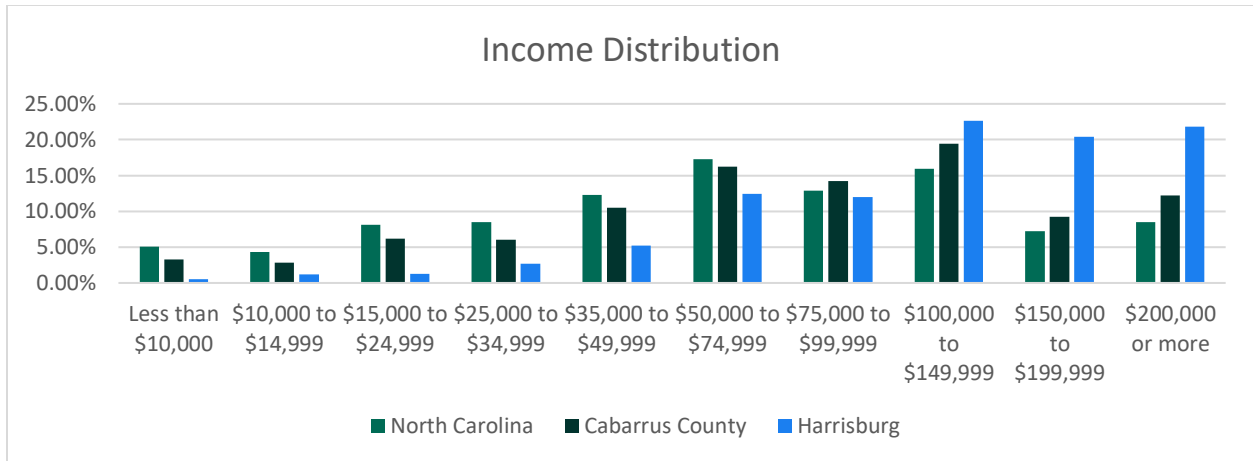
¹² Lightcast, 2024

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

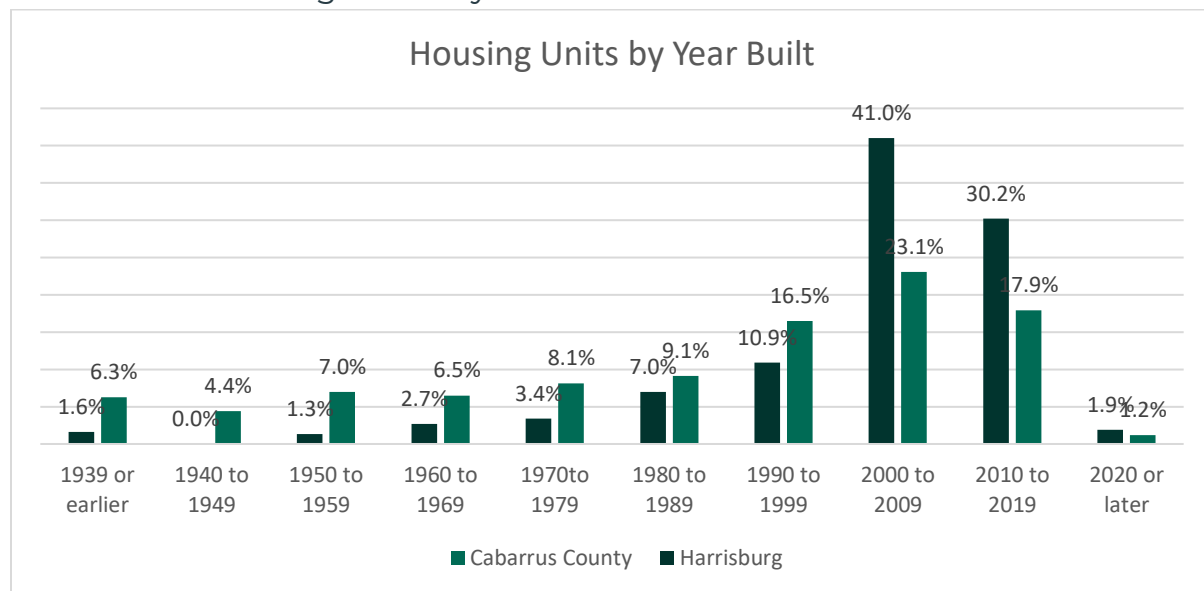
Livability

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

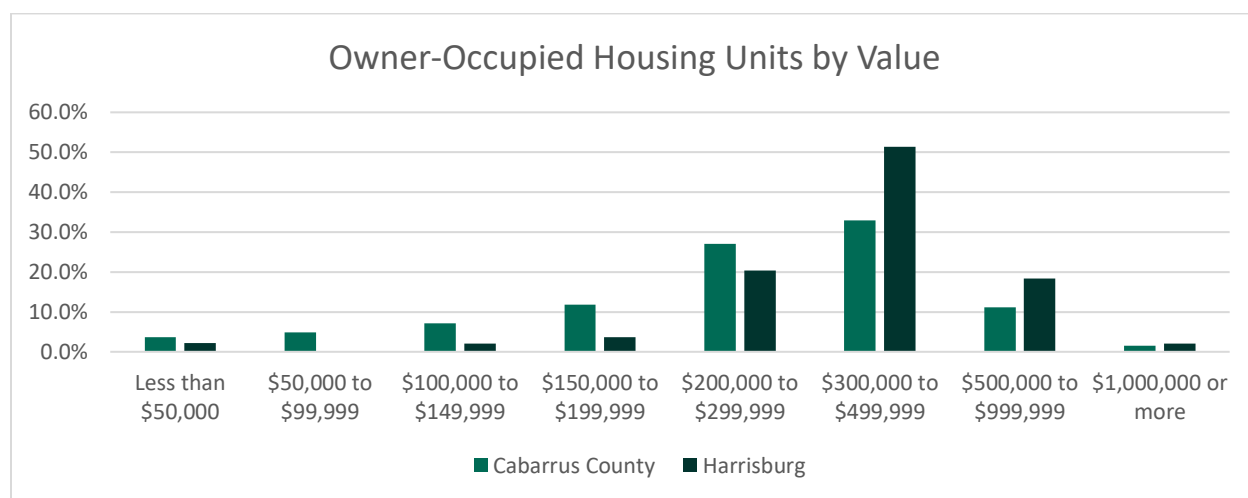


Source: American Community Survey 5-Year Estimates

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

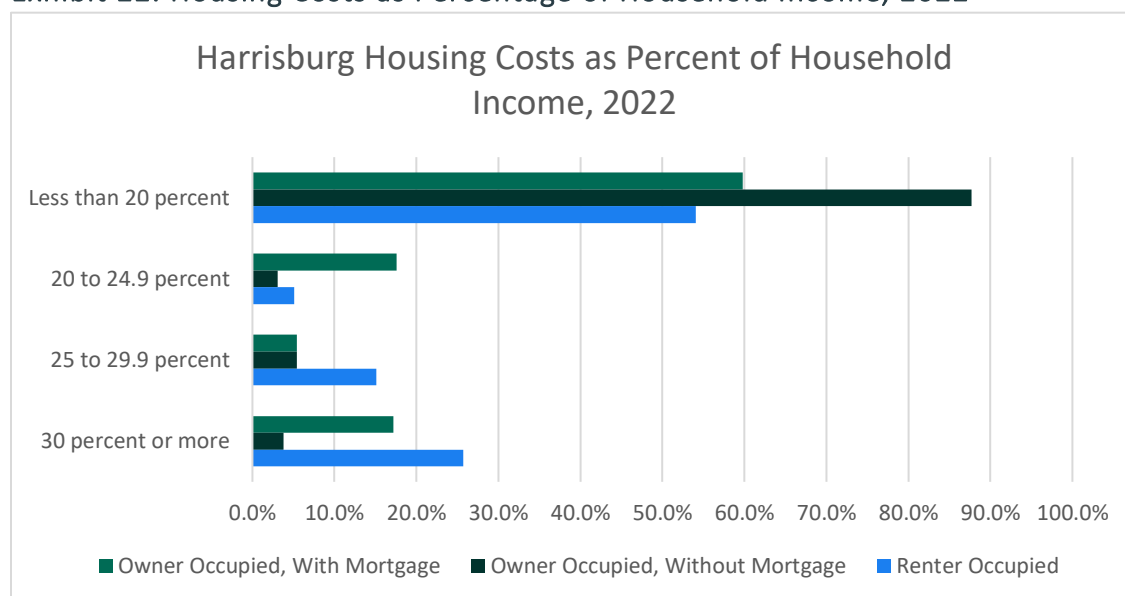
¹⁵ American Community Survey 5-Year Estimates

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

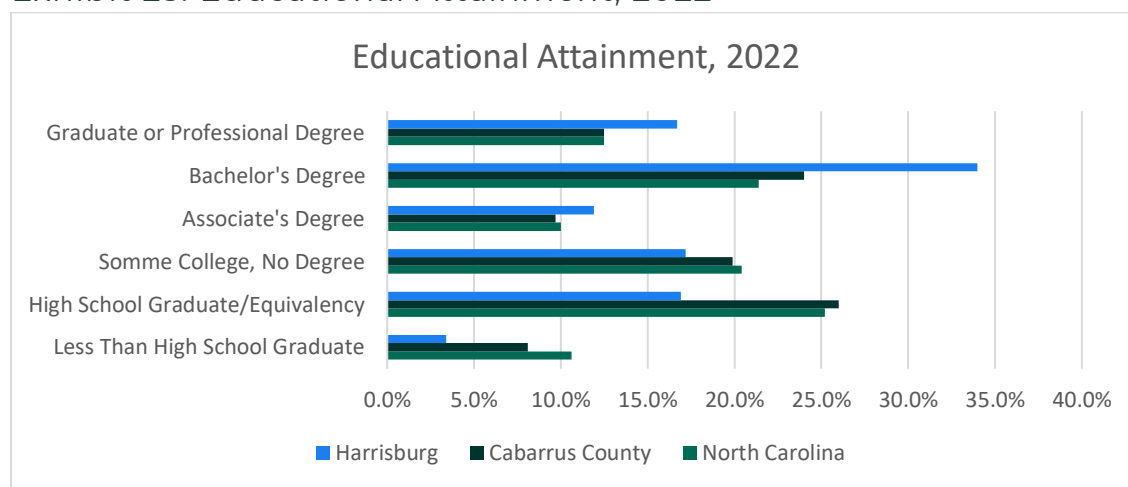
Residents in Harrisburg are highly educated. Approximately 97% of the population holds a high school diploma or better, and 50% holds a bachelor's degree or higher. Harrisburg's high school diploma

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.

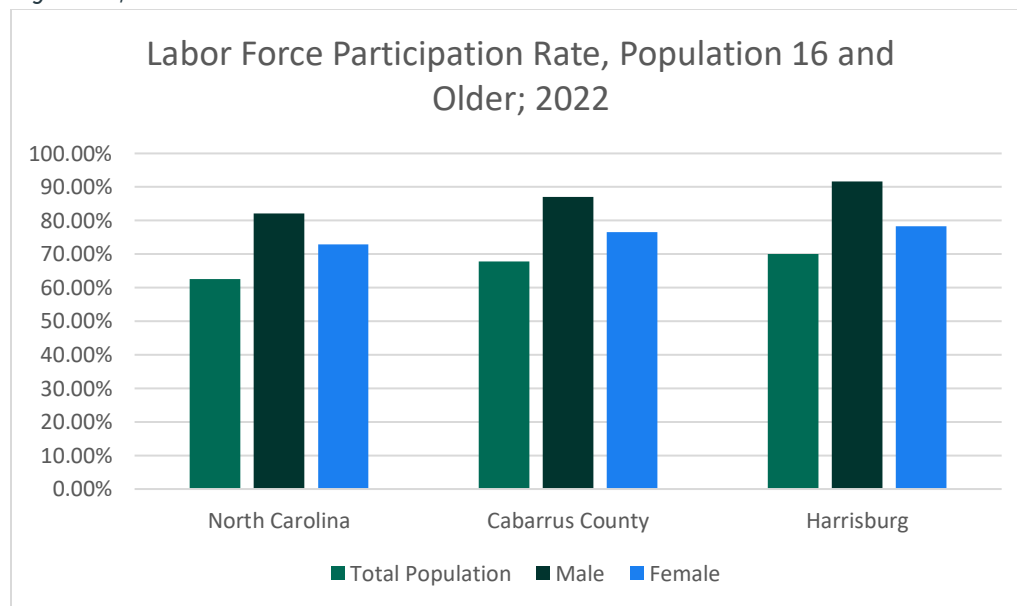
Data from the Cabarrus County Sheriff's Office and the North Carolina State Bureau of Investigation (SBI) indicate a steady decline in criminal activity across the county. The countywide crime rate currently stands at approximately 20 crimes per 1,000 residents annually, reflecting a significant decrease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

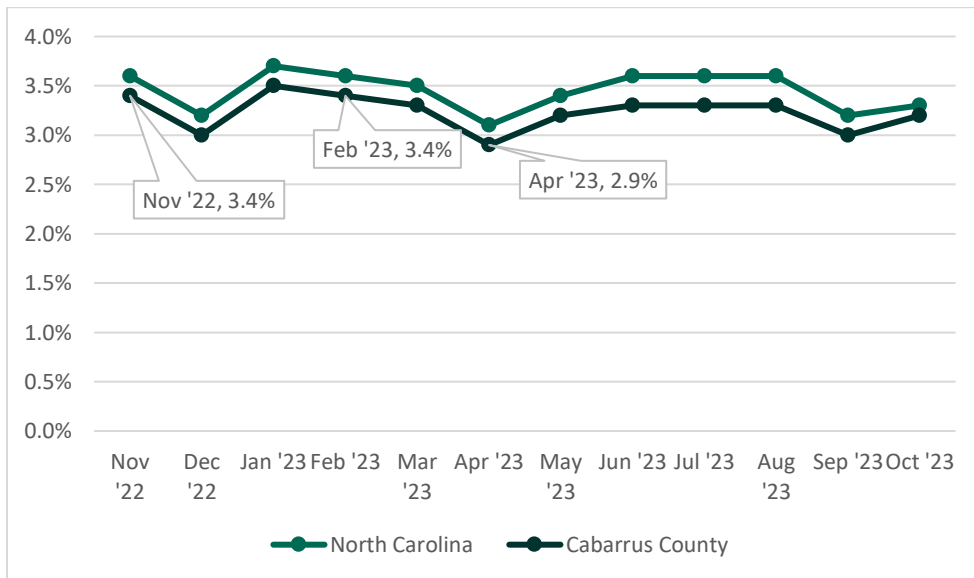
Exhibit 24: Labor Force Participation Rate, Population 16 years and older by sex, 2022



Source: American Community Survey 5-Year Estimates

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

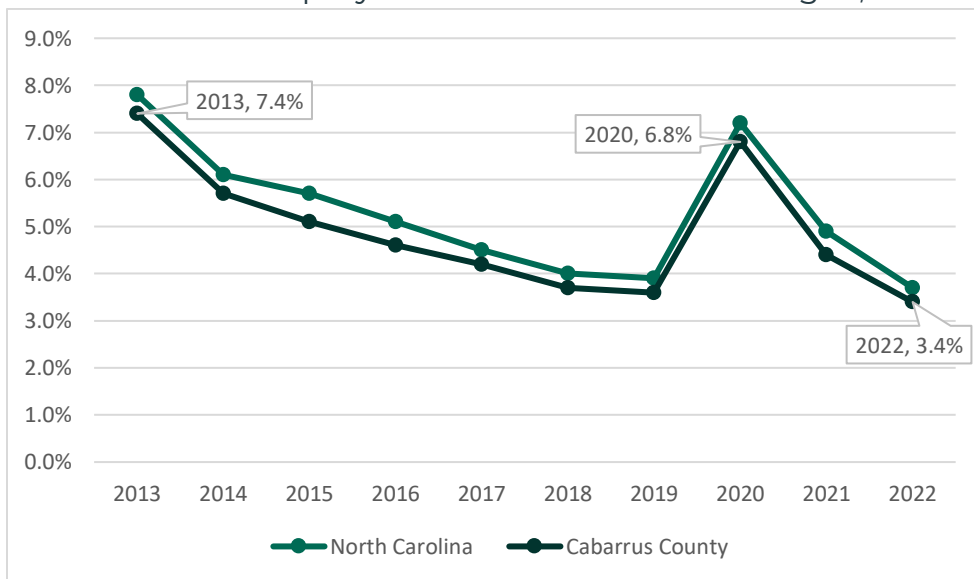
Exhibit 25: 12-month Unemployment Rate, November 2022-October 2023



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.

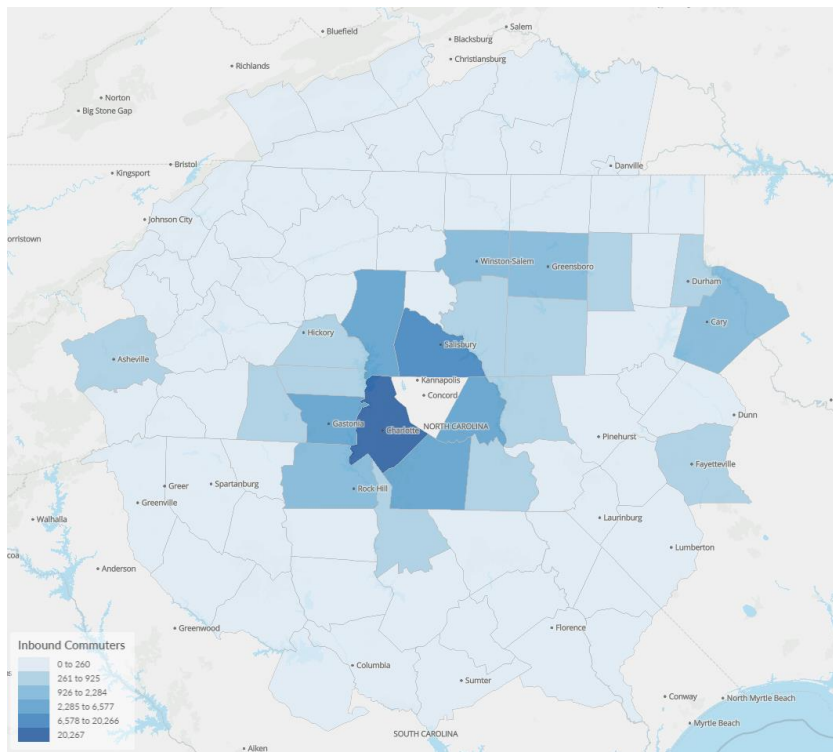
The Town of Harrisburg sees 5,644 inbound commuters and 9,358 outbound commuters, for a total net commuter county of -3,714. Like the county, nearly 60% of all outbound commuter's commute to Charlotte. The largest remaining share of outbound commuters

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

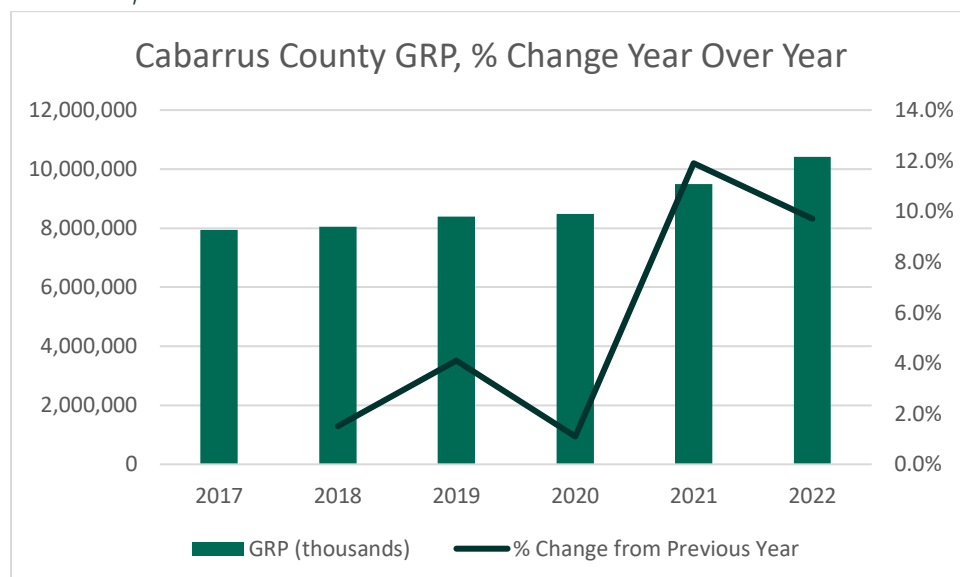
Public transportation options in the Town of Harrisburg are limited compared to larger urban areas, with the primary mode of transportation being private vehicles. However, there are some options available for residents and visitors. The Charlotte Area Transit System (CATS) operates bus routes throughout 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.

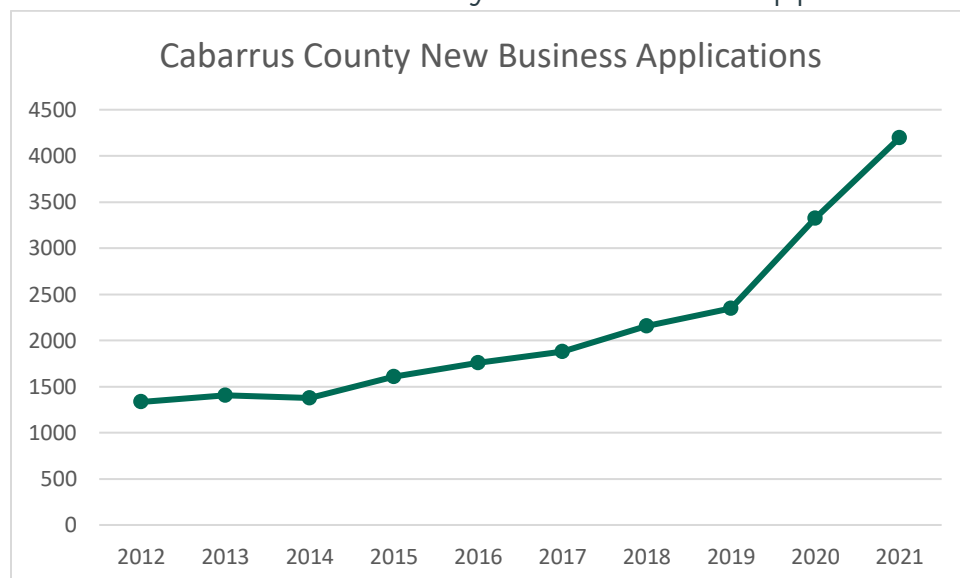
Exhibit 26: Cabarrus County Annual GRP and % Growth, Current-Year Dollars; 2017-2022



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 Towns 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.

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.

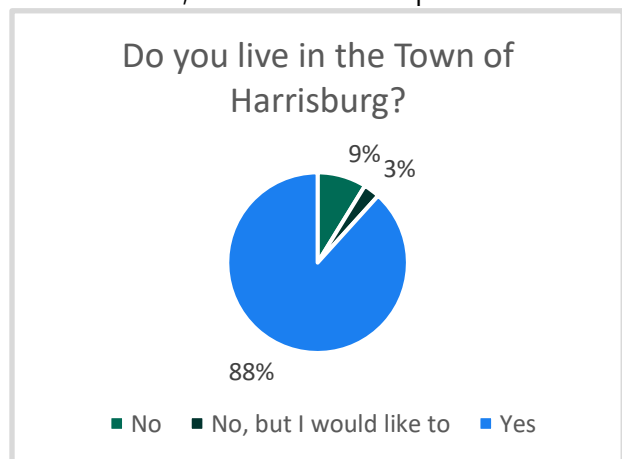
Public Survey

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.

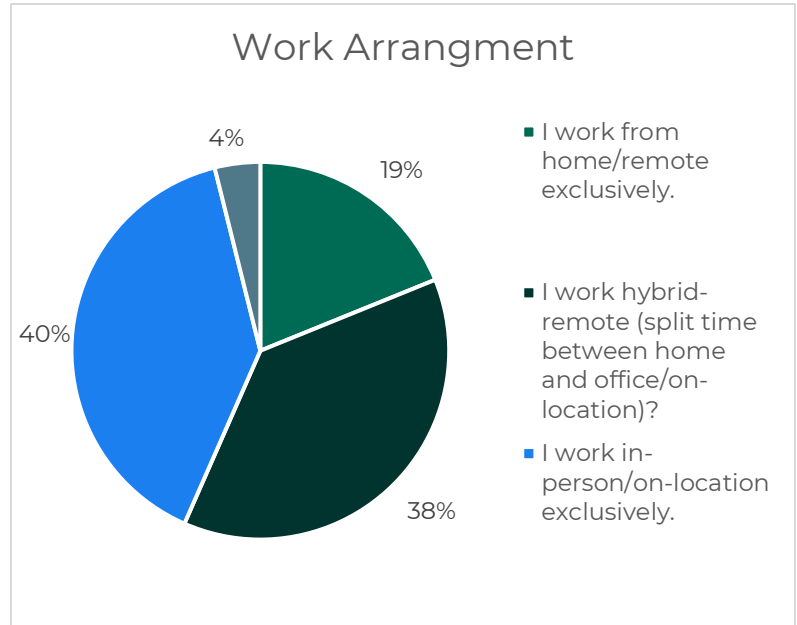
Demographics

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:

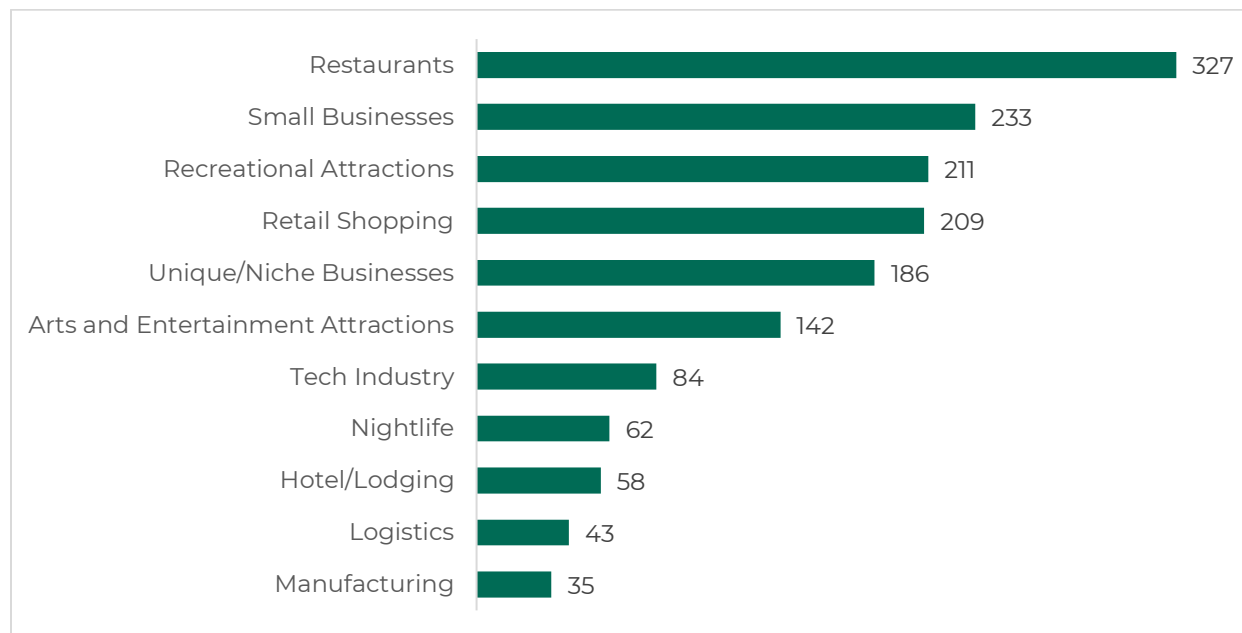
- **Population influx (unmanaged population growth)**
- Insufficient housing stock
- Low-wage jobs
- Threat to natural resources
- Changing cultural landscape/identity
- **Insufficient infrastructure (roads, water, sidewalks)**
- **Urban sprawl (unrestricted growth)**
- Inefficient deployment of public 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.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Public Hearing and adoption of Order for the Extension of the Town's Transportation General Obligation Bonds

Presenting Personnel:

Brian Lee, Finance Director

Suggested Motion or Action:

After holding the public hearing: Motion to adopt the Extension Order for the 2017 Transportation General Obligation Bonds, extending the time period for issuing bonds from seven to 10 years after November 17, 2017.

Description/Background:

The Town's 2017 Transportation General Obligation Bonds are authorized for seven (7) years from the date of voter referendum and approval, meaning the bond authorization expires on November 7, 2024. To date, the Town has issued \$1,650,000 of the total authorized \$4,000,000. The Town has been working on design, engineering, and with NCDOT on these projects to complete the final round of issuance for these bonds, but is not projected to be able to solidify construction contracts and issue the bonds within the required timeline. The projects are currently under design or have design completed and need easements and construction bidding in order to be included in the financing package. An extension allows for up to three (3) additional years to issue the remaining debt.

With the adoption of the attached Extension Order by Town Council, a public notice will be advertised by the Town Clerk for a period of 30 days beginning on September 12th, the first date available after the LGC's anticipated approval of the extension request on September 10th. In the absence of a legal challenge or contradictory action taken by Council during this period, the order will automatically take effect after 30 days. Town Engineering and Finance staff intend to issue the bonds within the first year of the extension.

Recommendation:

Staff recommends approval of the Extension Order for the 2017 Transportation General Obligation Bonds.

Fiscal Impact:

None

Attachments:

1. Extension Order for Harrisburg GO Extension 2017 Bond Order

**EXTENSION OF
BOND ORDER AUTHORIZING THE ISSUANCE OF
\$4,000,000 GENERAL OBLIGATION TRANSPORTATION BONDS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA**

WHEREAS, on August 14, 2017 the Town Council of the Town of Harrisburg, North Carolina (the “*Town Council*”) adopted a bond order (the “*Bond Order*”) authorizing \$4,000,000 General Obligation Transportation Bonds of the Town of Harrisburg, North Carolina (the “*Town*”) to pay the capital costs of acquiring, constructing, reconstructing, widening, extending, paving, resurfacing, grading and improving streets and sidewalks, including curbs, gutters, drains, bridges, overpasses, underpasses and grade crossings, related landscaping, lighting and traffic controls, signals and markers and the acquisition of land, rights-of-way and easements in land required therefor; and

WHEREAS, the Bond Order took effect upon its approval by the voters of the Town at a referendum on November 7, 2017;

WHEREAS, as permitted by the Local Government Bond Act, the Town applied to the North Carolina Local Government Commission (the “*LGC*”) to extend the Bond Order from seven years to 10 years after November 7, 2017; and

WHEREAS, the Town Council held a public hearing on September 9, 2024 on the question of whether the maximum time period for issuing bonds under the Bond Order should be extended from seven years to 10 years after November 7, 2017;

NOW, THEREFORE, BE IT ORDERED BY THE TOWN COUNCIL OF THE TOWN OF HARRISBURG, NORTH CAROLINA, AS FOLLOWS:

Section 1. The maximum time period for issuing bonds under the Bond Order has been extended from seven years to 10 years after November 7, 2017.

Section 2. This order will take effect 30 days after its publication.

STATE OF NORTH CAROLINA)
)
TOWN OF HARRISBURG) ss:

I, Janet Rackley, Town Clerk of the Town of Harrisburg, North Carolina, ***DO HEREBY CERTIFY*** that the foregoing is a true and exact copy of the orders titled “**EXTENSION OF BOND ORDER AUTHORIZING THE ISSUANCE OF \$4,000,000 GENERAL OBLIGATION TRANSPORTATION BONDS OF THE TOWN OF HARRISBURG, NORTH CAROLINA**” adopted by the Town Council of the Town of Harrisburg, North Carolina at a regular meeting convened on the 9th day of September, 2024, as recorded in the minutes of the Town Council of the Town of Harrisburg, North Carolina.

WITNESS my hand and the seal of the Town of Harrisburg, North Carolina, this the ____ day of _____, 2024.

(SEAL)

Janet Rackley, Town Clerk
Town of Harrisburg, North Carolina



TOWN OF HARRISBURG

Agenda Item Details

Title:

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

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 September 9th, with a Final Decision to be made on October 14th. 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 October 14th)

- Motion to continue consideration of Case # H-2023-04 Tramore II zoning map amendment, annexation, and development agreement request to the October 14, 2024, Town Council meeting.

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

If approved:

- Motion to approve H-2023-04-R Tramore II Map Amendment request rezoning the property to Residential Low Conditional Zoning District (CZ-RL), contingent upon the approval of annexation petition H-2024-01-Anx Tramore II; and make the required findings as presented.
- Motion to approve H-2024-01-Anx Tramore II annexing the subject property into the Town of Harrisburg.
- Motion to approve the Development Agreement by and between the Town of Harrisburg, Taylor Morrison of Carolinas, Inc., and Hickory Ridge Holdings LLC.

CONSISTENCY STATEMENT

Motion to approve the following Consistency Statement for H-2023-04-R: Tramore II 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-2023-03-4) is a reasonable request and is in the best interest of the public because:

- The 25-acre site is located within a rural area of the Town envisioned for very low density and the development is proposing a density less than 1 dwelling unit to the acre; and

- The project includes a future roadway connector that will aid in overall transportation circulation within the Town in the future.

The Board further finds the proposed development (H-2023-4-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following HALUP goals:

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

Description/Background:

This petition was presented to the Planning and Zoning Board at its July 16, 2024, public meeting. This zoning map amendment proposes to rezone approximately 25 acres from Cabarrus County Countryside Residential (CR) to Harrisburg Residential Low Conditional Zoning District for the purpose of developing a 23-lot residential neighborhood. This zoning map petition will be considered with a petition for annexation by the Town Council. The proposed subdivision is designed to include:

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

Having heard the item, receiving public comment, and deliberation, the P & Z Board approved a motion to continue this item to their August 20th meeting, allowing staff the time to modify conditions to strengthen and protect the buffers and critical root zone of associated trees within said buffers and to modify the street cross-sections on all streets to widen the landscape planting area to accommodate the street trees.

Recommendation:

The Planning and Zoning Board heard the continued item and after deliberations at its August 20, 2024 meeting and approved a motion to recommend the Town Council:

- Approve the zoning map amendment H-2023-04-R Tramore II as presented and make the required consistency findings.

Fiscal Impact:

The development agreement requires the Developer to pay the Town \$8,212 for payment in-lieu of open space dedication (.657 acres). The Town has no financial obligations as a result of this agreement.

Attachments:

1. H-2023-04 Tramore II_TC Report_Sept_
2. Attachment A Rezoning Application + Joinder Agreement
3. Attachment B_Tramore II_Rezoning Plan Final
4. Attachment C_TC_Annexation Documents
5. Attachment C-1_2024-08-26 Annexation Plat
6. Attachment D_H-2023-04- R_Draft Ordinance
7. Attachment E_Development Agreement -Harrisburg_Tramore II-- Not Final
8. Attachment _F PZ MINS JULY 16 24



Planning and Zoning Department

Staff Report – Town Council Rezoning H-2023-04-(R), Annexation, Development Agreement

DATE: August 21, 2024

SUBJECT: H-2023-04-R-Tramore II Subdivision Map Amendment
Request to rezone approximately 25 acres from Cabarrus County CR to CZ- RL (Residential Low Conditional District) for the purpose of developing a 23-lot residential neighborhood.

H-2024-01-ANX- Tramore II Annexation: request to annex a 25-acre property into the Town of Harrisburg.

H-2023-04-R- Tramore II Subdivision Development Agreement

LOCATION 9664 Hickory Ridge Rd (PIN# 5516-41-5119)

APPLICANT: Taylor Morrison - Represented by Alan Kerley

PROPERTY OWNER: Hickory Ridge Holdings, LLC

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: February 15, 2024

Existing Land Use: Vacant

Existing Zoning: Countryside Residential – Cabarrus County

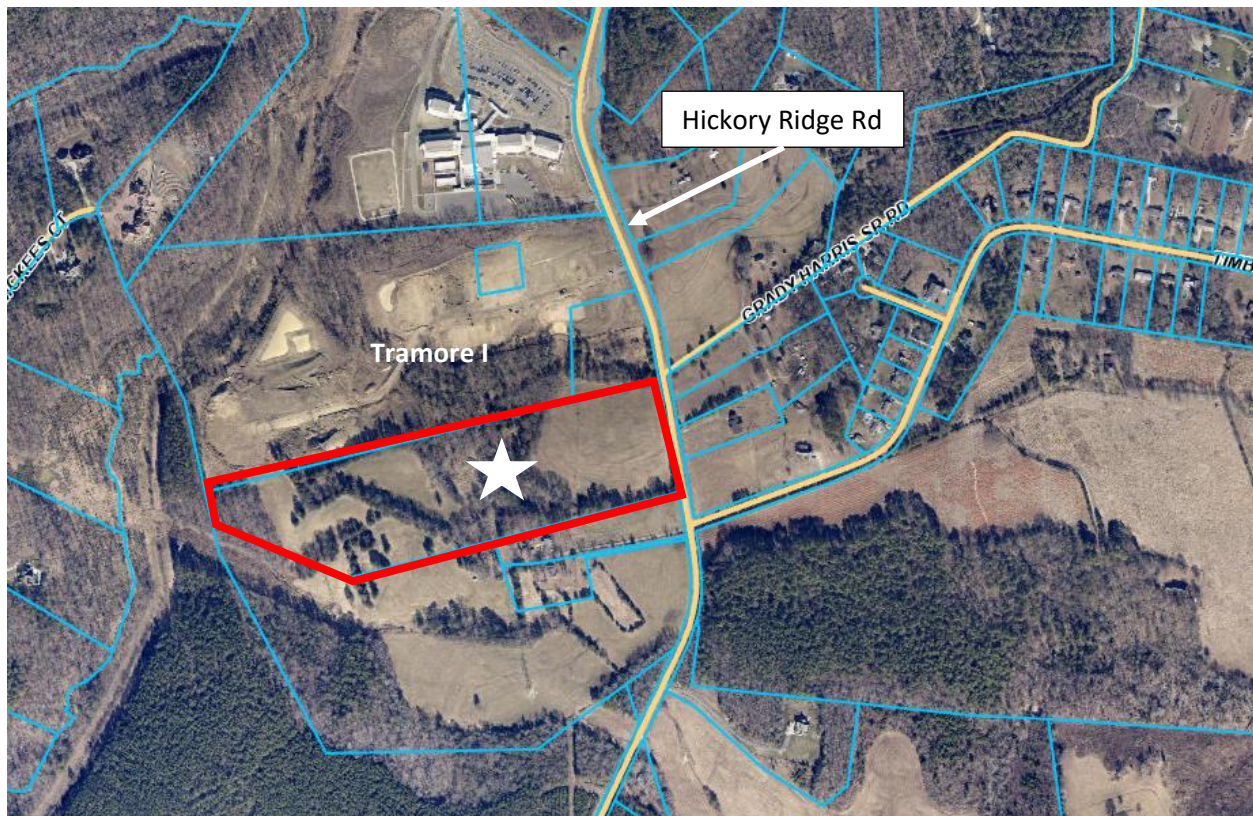
Proposed Zoning: Residential Low Conditional District – Harrisburg

Zoning within 500 feet: North - Conditional Residential Medium (CZ-RM), Harrisburg
South - Countryside Residential (CR), Cabarrus County
East - Countryside Residential (CR), Cabarrus County
West - Countryside Residential (CR), Cabarrus County

Land Uses within 500 feet: North - Under Development SFR, Harrisburg
South - Single-family Residential and Vacant, County
East - Single-family Residential and Vacant, County
West - Single-family Residential and Vacant, County

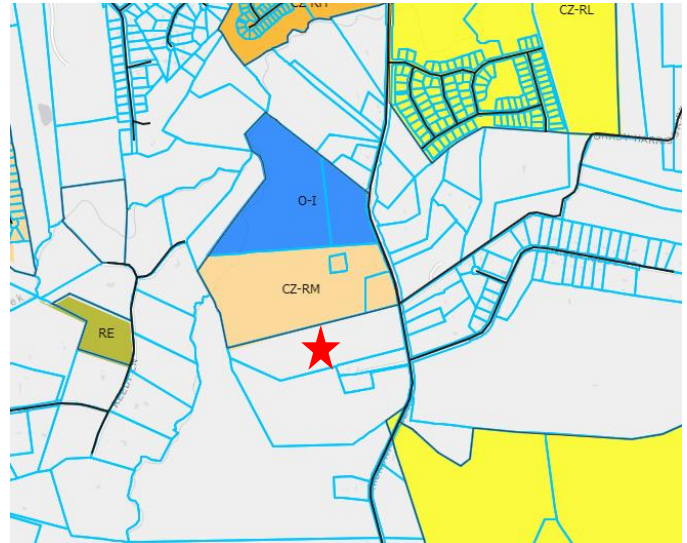
APPLICATION SUMMARY:

- The applicant is proposing an annexation and rezoning of a 25-acre site for the purpose of developing a single-family subdivision with twenty-three (23) detached units. Lot sizes vary from a minimum of a 1/2 acre to over 3/4-acres lot. The average lot size within the proposed community is 27,435 sq. ft. or over half of an acre in size. These petitions are accompanied by a Development Agreement.
- The proposed density for the site is 0.91 dwelling units per acre. The RL district has a maximum density of two (2) dwelling units per acre; however, if approved, this conditional zoning district will be tied to the proposed site plan and density be capped at 0.91 units/acre.
- The applicant is proposing 6.74 acres of open space (active and passive) within the community and offering to make a fee-in-lieu payment to the Town for the required public open space.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration (Attachment B).



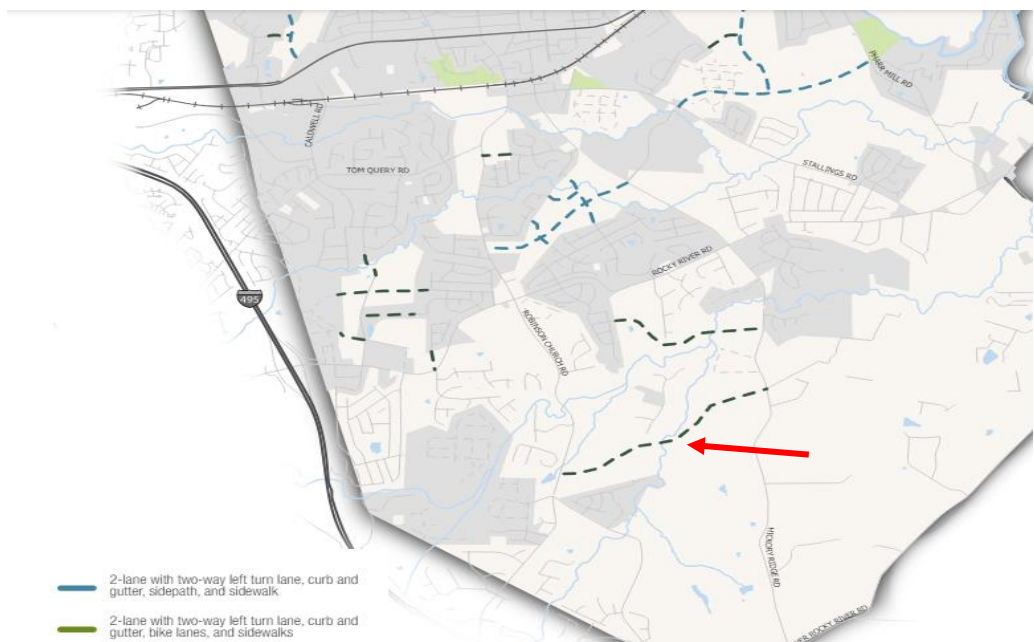
ANALYSIS: The subject property is 25.20 acres in area, vacant, with a mix of pastures and wooded areas, and tributary encroachments from McKee Creek at the north and west area of the property. The applicant is currently developing the site (Tramore I) located to the north of the subject property pursuant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

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



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

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



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

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

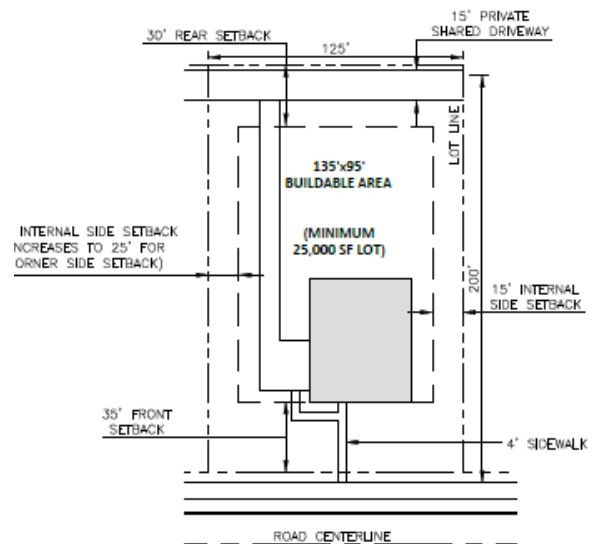
The proposed development of 23-single-family residential lots does not generate enough trips to meet the threshold requiring a Traffic Impact Analysis (TIA). The developer is providing a southbound, right-turn lane into the community on Hickory Ridge Road, to enhance safety for vehicles turning into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

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

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

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

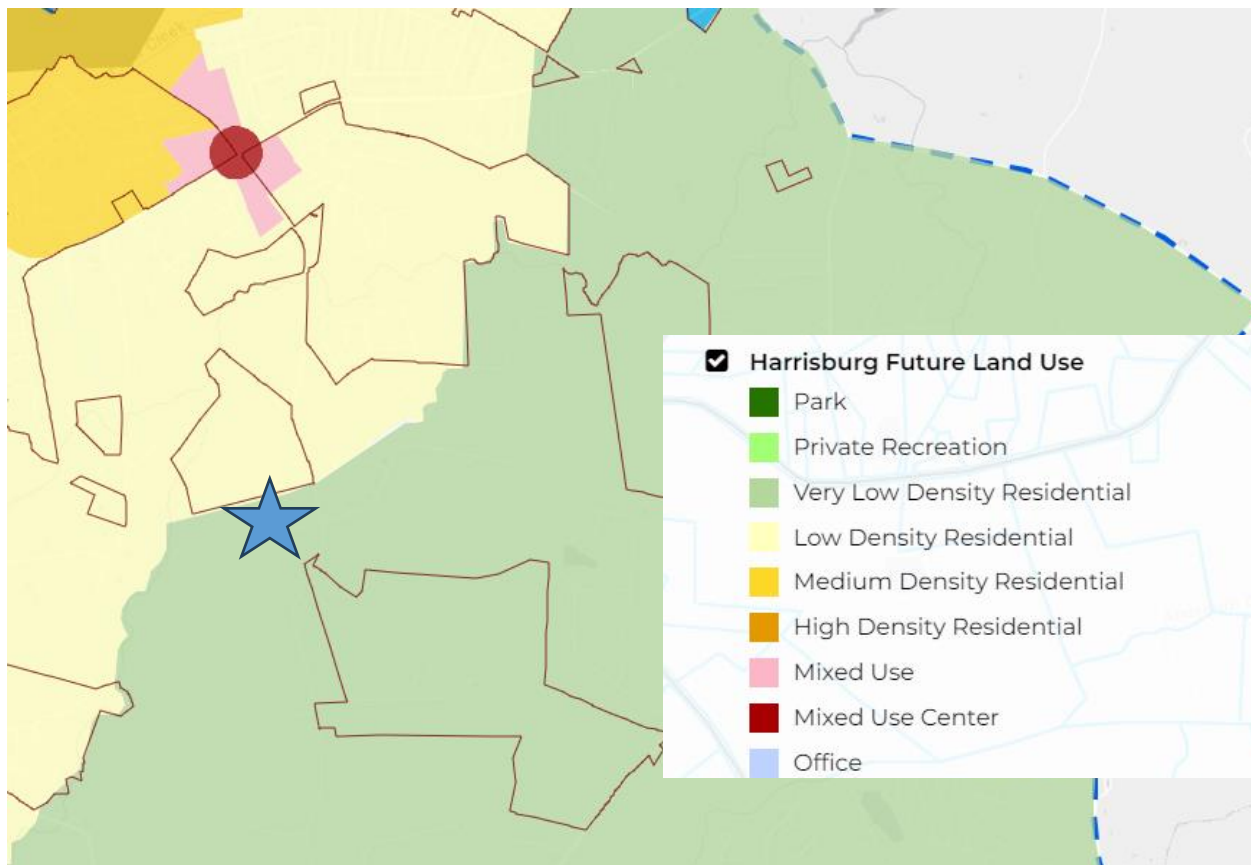
TYPICAL LOT DIMENSIONS



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

Harrisburg Area Land Use Plan (HALUP): According to the UDO, the RL zoning classification should align with the future land use category of Low-Density Residential found in the Harrisburg Area Land Use Plan (HALUP). The HALUP map provided below places the subject property within the Very Low-Density Residential land use classification. This area is envisioned to remain rural while allowing residential uses at very low densities.

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



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

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

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

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

This petition meets the common decision criteria found in the UDO as follows:

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

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District uses appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.
The proposed CZ-RL development is appropriate for the area and consistent with the following goals and objectives of the HALUP:
 - LU-2: Link Land Use with Transportation Improvements: the proposed development is a very low-density residential land use that includes transportation improvements to be constructed in the future. These improvements include a southbound right-turn lane enhancing safety and the construction of an important local road connector identified

within the Harrisburg Transportation Plan that will link to throughfares within our community in the future.

- LU-7: Ensure Zoning in the Planning area is consistent with the Future Land Use Plan Map: The proposed project is consistent with the future Land Use Plan Map and criteria of the UDO.
2. *Eligible Uses*. The use(s) requested are among those listed as eligible permitted use, permitted use with limitations, or special use in the general use district as included in the CZ Zoning Map Amendment request.
- The proposed development for a 23-lot single-family residential community is consistent with allowed uses for the CZ-RL zoning classification.*
3. *Nuisance Mitigation*. The design of the proposed CZ District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance;
- The design of the residential community includes the following design features minimizing the potential for adverse impacts:*
- Landscape buffers are proposed at the perimeter of the community providing visual screening between neighboring properties to aid in potential noise and vehicle headlight reduction associated with the private driveways; and
 - Transportation improvements are proposed to mitigate the **potential** for traffic impacts including improvements at Hickory Ridge Road and the future connector through the community; and
 - The design of the proposed community is consistent with the requirements of the Unified Development Ordinance, which includes appropriate infrastructure as required for the proposed residential use.
4. *Reasonableness*. The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.
- The proposed development, as designed and conditioned, is a reasonable conditional zoning district, appropriate for the area, and can be implemented and enforced through the Town's development process.*
5. *Improvement from General Zoning District*. When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district;
- The conditional zoning district (CZ-RL) as designed and conditioned, meets and/or exceeds the minimum requirements of the Unified Development Ordinance (UDO).*
6. *Greater Standards*. If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.
- The proposed development meets and/or exceeds the standards of the Unified Development Ordinance (UDO).*
7. *Applicant's Agreement*. The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district; and

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

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

The proposed project (H-2023-04-R) is a reasonable request and is in the best interest of the public because:

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

The Board further finds the proposed development (H-2023-4-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following goals:

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

PLANNING AND ZONING BOARD

The Planning and Zoning Board considered this item at its July 16th public meeting. The board continued the item requesting modifications related to buffer and tree protection and modified street design to expand the width of landscape areas for the health of the street trees (Attachment F). These modifications resulted in amendment of some of the conditions of approval and site plan considered by the Board at its August 20th meeting. After deliberations, the Board unanimously approved a motion to recommend approval of H-2023-04-R to the Town Council as conditioned and to make the required consistency findings.

The recommended conditions of approval are:

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

5. Proposed walking trails shall be paved and constructed or bonded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
6. A minimum of a type A buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
 - a) A 50-ft. type D buffer is required along the Hickory Ridge Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.
 - b) A 20-ft type C buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.
7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
8. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area. Said pond shall be fenced with a black aluminum fence (non-chain link) to match the approved fence proposed around the pond for Tramore I.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets shall be built to the Town of Harrisburg Engineering Design standards.
 - a) Alternate pavement schedule is not allowable.
 - b) Roadways cross sections shall be consistent with the street details within the conditional zoning plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.
 - c) The connector road centered median shall be landscaped with groundcover and street trees.
12. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
13. Associated annexation plat shall be recorded within 30 days of approval.
14. The applicant shall enter into a Development Agreement with the Town.

CONTIGUOUS ANNEXATION PETITION H-2024-01 ANX Tramore II

This item includes a contiguous annexation petition for the subject property. Staff recommends the Town Council approve this annexation petition contingent upon approval of the associated Zoning Map Amendment and Development Agreement (see Attachment C).

DEVELOPMENT AGREEMENT

This item also includes a request to enter into a development agreement between the Town of Harrisburg, Taylor Morrison of the Carolinas, and Hickory Ridge Holdings, LLC (property owner),

memorializing the developers' obligations for development (see Attachment E). Staff recommends entering into an agreement contingent upon approval of H-2023-04-R Tramore II Map Amendment and Annexation Petition (H-2024-01-Anx).

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 September 9, 2024, with a final vote to be taken on October 14, 2024, at the Town Council meeting. However, the Council has the option to take action the same night as the public hearing. We have provided suggested motions for each approach.

One meeting approach:

- Motion to approve H-2023-04-R Tramore II contingent upon the approval of annexation petition H-2024-01-Anx Tramore II; and make the required findings as presented.
- Motion to approve H-2024-01-Anx Tramore II annexing the subject property into the Town of Harrisburg.
- Motion to approve the Development Agreement by and between the Town of Harrisburg, Taylor Morrison of Carolinas, Inc., and Hickory Ridge Holdings LLC.

Two meeting approach:

- Motion to continue H-2023-04-R Tramore II zoning map amendment, annexation, and development agreement request to the October 14, 2024, Town Council meeting.

Attachment A – Rezone Petition and Planning Board Minutes

Attachment B – Recommended Conditional Zoning Plan with modified street detail.

Attachment C – Annexation Petition Documents and Plat

Attachment D – Draft Ordinance H-2023-04 Tramore II Map Amendment

Attachment E – Draft Development Agreement

Attachment F – Planning & Zoning Board Minutes from July 16, 2024

Legislative Approval Application

1. Application Type (select all that apply)

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

2. Project Information

- a. Project Name: Tramore II
- b. Project Location/Address: 9664 Hickory Ridge Rd, Harrisburg, NC 28075
- c. Tax Map and Parcel Number (PIN): 5516415119
- d. Zoning: Existing: Cabarrus Co - CR Proposed: Harrisburg - RL-CZ
- e. Land Use: Existing: Agriculture/Vacant Proposed: Single-family detached dwellings
- g. Description of Request (attach separate sheet if needed):

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

3. Contact Information

- a. Project Manager/Contact Person: Eddie Moore
 Company: McAdams
 Address: 2100 South Tryon St., 400 City, State, Zip: Charlotte, NC 28203
 Phone Number: 704-724-3594 Email Address: emoore@mcadamsco.com
- b. Applicant Name (if different than above): Alan Kerley
 Company: Taylor Morrison
 Address: 11405 N Community House Rd., 150 City, State, Zip: Charlotte, NC 28277
 Phone Number: 704-971-8854 Email Address: AKerley@taylormorrison.com
- c. Owner Name: Please refer to attached Joinder Agreement
 Company: _____
 Address: _____ City, State, Zip: _____
 Phone Number: _____ Email Address: _____

4. Owner's Consent

Please refer to attached _____ ("Owner") certifies that it is the owner of the property located at _____ Joinder Agreement _____ ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

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

Owner's Signature: _____ Date: _____

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

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

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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

Applicant Name: Alan Kerley

Applicant Signature: 

6. Staff Use Only:

Record of Process

Date Received: 01/24/2024

Application Number: H-2023-04-R

Is Application Complete?

☒ Yes

☐ No

Public Hearing Date(s): PB Meeting - 7/16/24; 08/20/24; TC Public Hearing on 9/9/2024

Published Notice Date: August 29, 2024 & September 5, 2024

Mailed Notice Date: August 29, 2024

Posted Notice Date: August 29, 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: 2024.06.27 17:20:43-04'00'

Record of Decision

Reviewed By:

Recommendation:

☐

Approve

☐

Deny

Final Action:

☐

Approve

☐

Deny

7. Required Attachments

All development application submittals must be accompanied by:

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

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

Conditional Zoning Approval

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

Zoning Map Amendment (rezoning)

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

UDO Text Amendment

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

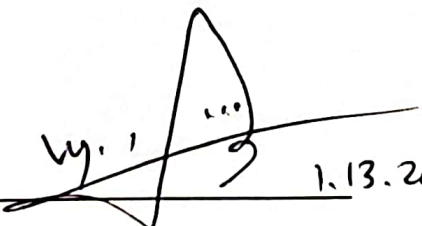
REZONING + ANNEXATION PETITION JOINDER AGREEMENT

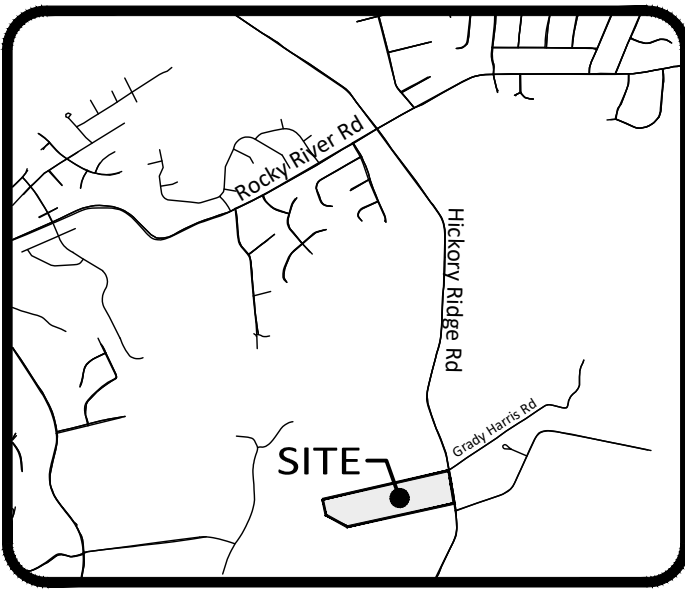
TAYLOR MORRISON

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

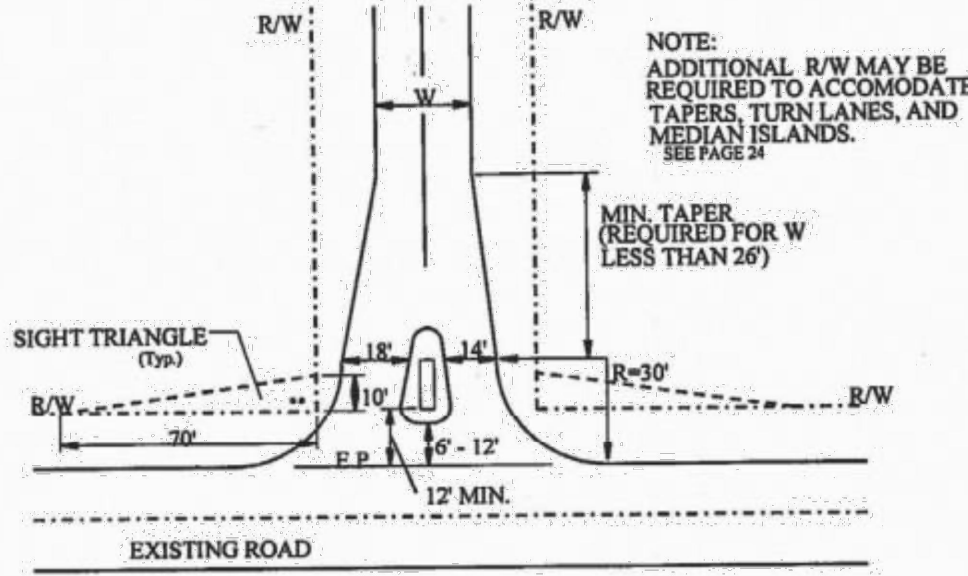
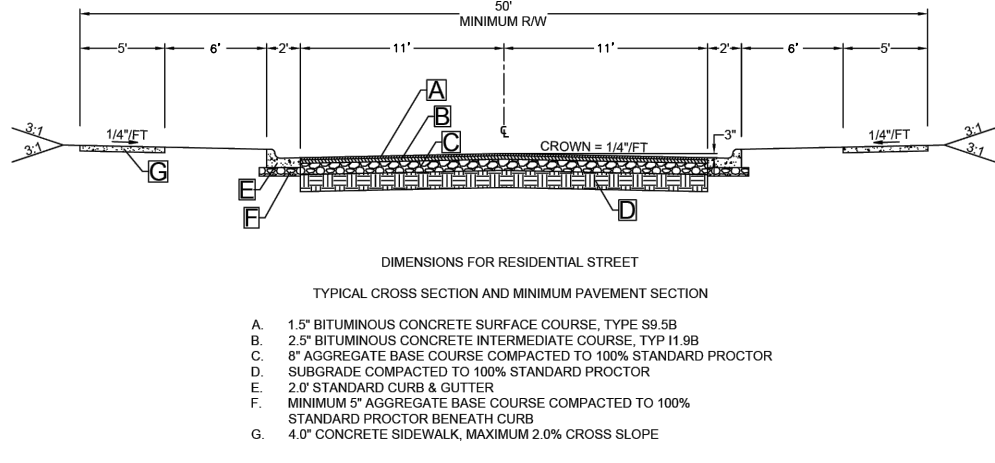
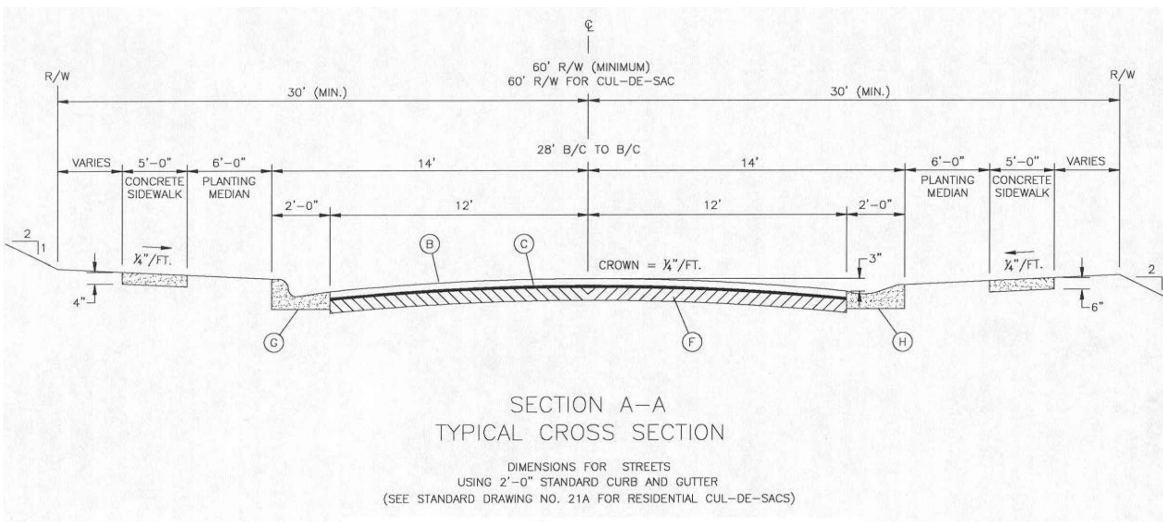
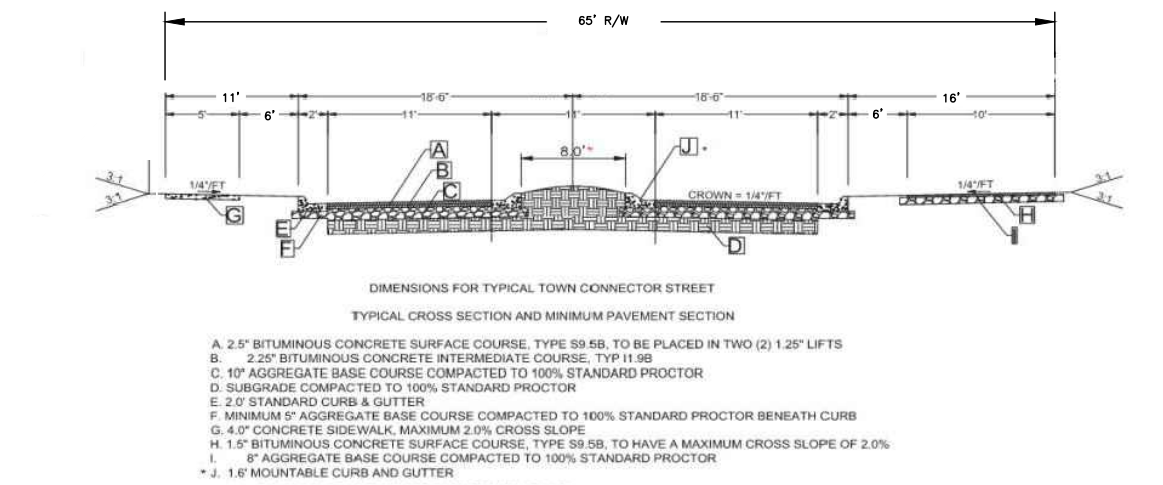
Since the application is a conditional rezoning, the owners hereby agree to the rezoning as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the Rezoning Site Plan as part of this Rezoning Application.

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


1.13.2024
Hickory Ridge Holdings LLC



VICINITY MAP
NTS



STOP CONDITION
RECOMMENDED ROAD CONNECTION
WITH INTERIOR ISLAND

NOTE: Permanent Drainage easements may be required to accommodate drainage beyond the right-of-way.

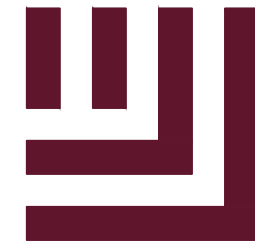
SITE DATA

PREPARED BY:	MCADAMS COMPANY (EDDIE MOORE) 2100 SOUTH TRYON STREET, SUITE 400 CHARLOTTE, NC 28203 704.527.0800 EMOORE@MCADAMSCO.COM
PARCEL PIN: 5516-41-5119	
TOTAL SITE ACREAGE:	±25.20 AC
CURRENT ZONING:	CABARRUS COUNTY - CR
PROPOSED ZONING:	HARRISBURG - RUCZ (CONVENTIONAL DESIGN)
UNIT TYPE:	SINGLE FAMILY
PROPOSED NUMBER OF LOTS:	23 LOTS
LOT SIZE RANGE:	25,081 SF - 37,110 SF
AVERAGE LOT SIZE:	27,435 SF
LOT SETBACKS:	FRONT YARD= 35' CORNER SIDE YARD= 25' SIDE YARD= 15' REAR YARD= 30'
MINIMUM LOT WIDTH:	125'
TOTAL DENSITY:	+/- 0.91 LOTS / AC
RIGHT-OF-WAY WIDTH:	60'
LINKS AND NODES (MIN. = 1.4):	2.5
TREE SAVE AREA PROVIDED:	11.5% OF SITE (±2.91 AC)
REQUIRED COMMON OPEN SPACE:	20% OF SITE (±5.24 AC)
PROPOSED ACTIVE OPEN SPACE:	6.4% OF SITE (±1.62 AC)
PROPOSED PASSIVE OPEN SPACE:	20.3% OF SITE (±5.12 AC)
PROPOSED OVERALL OPEN SPACE:	26.7% OF SITE (±6.74 AC)
PUBLIC OPEN SPACE DEDICATION:	PAYMENT IN LIEU (1/35 AC x 23 = 0.65 AC AVERAGE FAIR MARKET VALUE)

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

SITE LEGEND

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



McADAMS

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

www.mcadamsco.com

CLIENT

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



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

REVISIONS

NO.	DATE	REVISION
1	03.22.2024	PER CITY COMMENTS
2	04.29.2024	PER CITY COMMENTS
3	06.21.2024	PER CITY COMMENTS
4	08.01.2024	PER CITY COMMENTS
5	08.13.2024	PER CITY COMMENTS

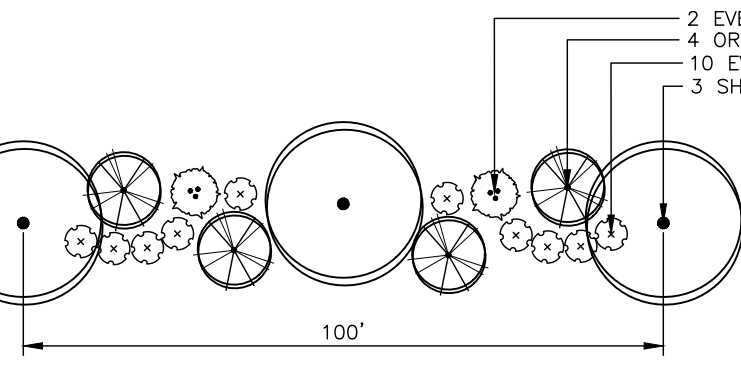
PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-RZ1
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=100'
DATE	01.23.2024

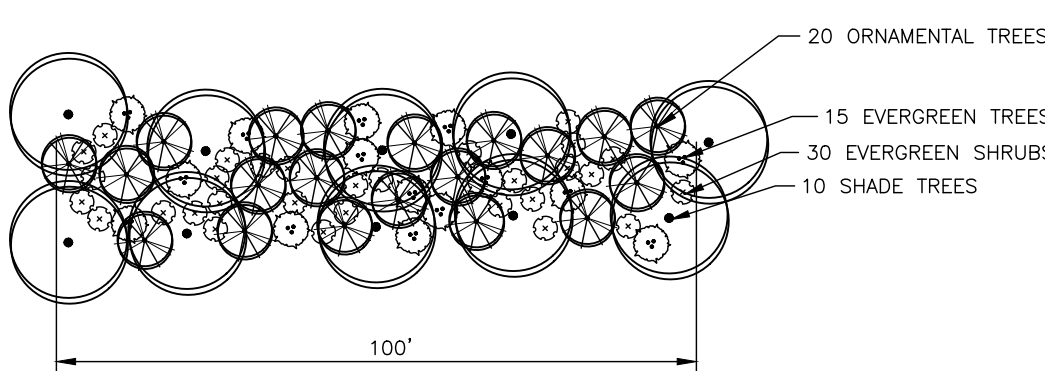
SHEET

REZONING PLAN

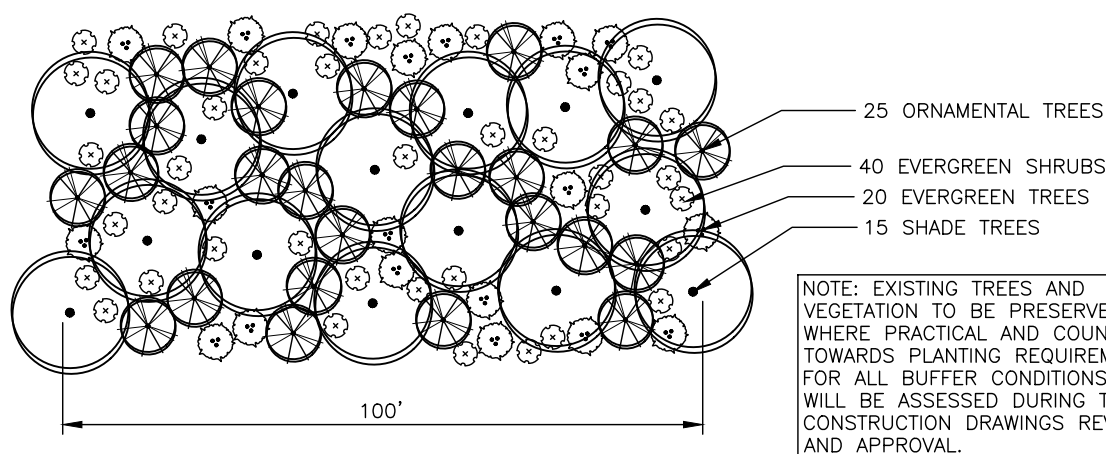
RZ.01



CLASS A BUFFER YARD SECTION

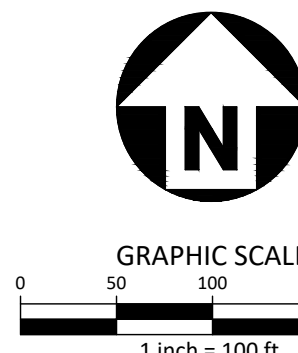


CLASS C BUFFER YARD SECTION



CLASS D BUFFER YARD SECTION - HICKORY RIDGE ROAD

NOTE: EXISTING TREES AND VEGETATION TO BE PRESERVED WHERE PRACTICAL AND COUNT TOWARDS PLANTING REQUIREMENTS FOR ALL BUFFER CONDITIONS. THIS WILL BE ASSESSED DURING THE CONSTRUCTION DRAWINGS REVIEW AND APPROVAL.



FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

I:\Projects\TMH\TMH22018\04-Production\Engineering\Rezoning\TMH22018-RZ1.dwg, 8/13/2024 1:08:52 PM, Draw singleton

DEVELOPMENT NOTES

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

Max Density:	1-2 DUA
Min. Lot Width:	125 feet
Proposed Lot Width:	125 feet
Min. Lot Size:	25,000 square feet
Proposed Typical Lot Size:	25,000 square feet
Min. Front Setback:	35 feet
Min. Corner Side Setback:	25 feet
Min. Internal Side Setback:	15 feet
Min. Rear Setback:	30 feet
Min. Links + Nodes:	1.4
Proposed Links + Nodes:	1.5

Site Development Data:

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

1. General Provisions:

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

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

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

2. Permitted Uses and Maximum Development:

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

3. Open Space:

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

4. Transportation:

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public streets and private shared driveways.
- c) All streets shall be built to the Town of Harrisburg Engineering Design Standards.

1. Alternate pavement schedule is not allowable.

2. Roadways cross sections shall be consistent with the street details within the Rezoning Plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.

3. The Town Connector Street centered median shall be landscaped with groundcover and street trees.

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

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

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

5. Architectural Standards:

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

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

6. Streetscape and Landscaping, and Environmental Features:

a) A minimum of a Type A Buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:

1. A 50 foot Type D Buffer is required along the Hickory Grove Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.

2. A 20 foot Type C Buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.

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

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

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

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

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

3. Amendments to Rezoning Plan:

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

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

4. Binding Effect of the Rezoning Documents and Definitions:

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

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

9. Additional Conditions:

a) The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.

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

c) All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.

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

e) Proposed walking trails shall be paved and constructed or bounded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.

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

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

h) Petitioner agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10 feet over at least 25% of the permanent pool area. Said pond shall be fenced with a black aluminum fence (non-chain link) to

match the approved fence proposed around the pond for Tramore I.

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

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

k) Garbage collection will be at the public street.

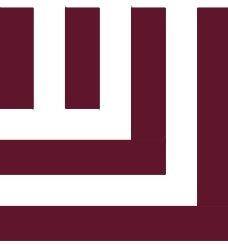
l) There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.

m) Associated annexation plat shall be recorded within 30 days of approval.

n) The applicant shall enter into a Development Agreement with the Town.

POTENTIAL/ILLUSTRATIVE BUILDING ELEVATIONS





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

www.mcadamsco.com

CLIENT

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



Homes Inspired by You

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

REVISIONS		
NO.	DATE	
1	03. 22. 2024	PER CITY COMMENTS
2	04. 29. 2024	PER CITY COMMENTS
3	06. 21. 2024	PER CITY COMMENTS
4	08. 01. 2024	PER CITY COMMENTS
5	08. 13. 2024	PER CITY COMMENTS

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

**REZONING NOTES
& ELEVATIONS**

RZ.02

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: _____

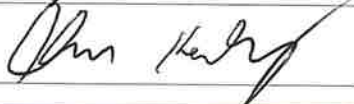
5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

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.



**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.

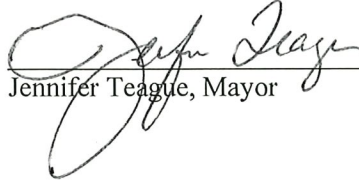
Section 2. The area proposed for annexation is described as follows:

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



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:

Record of Decision

Reviewed By:

Recommendation: ☐ Approve

☐ Deny

Final Action: ☐ Approve

☐ Deny

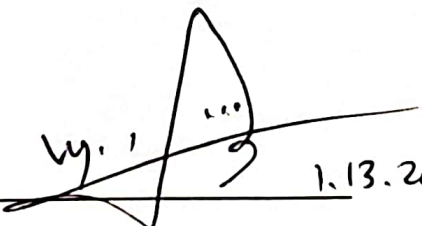
REZONING + ANNEXATION PETITION JOINDER AGREEMENT

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.



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

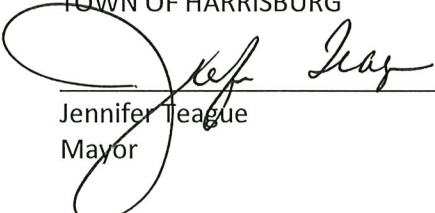
WHEREAS, pursuant to the power vested in the Town Council by the constitution and statutes of the State of North Carolina and the Town Charter, the Town Council issues the following resolution.

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

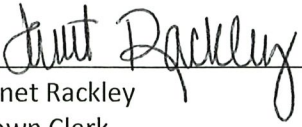
1. The Town Clerk is automatically directed by the Town Council to investigate any petition for annexation submitted to the Town, without the need for a separate resolution from the Town Council for each such petition.

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

ORDINANCE #7032
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on September 9, 2024, after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of September 9, 2024:

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.

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

Section 2. Upon and after 9th day of September 2024 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

OWNER

HICKORY RIDGE HOLDINGS, LLC
225 E. WORTHINGTON AVE.
SUITE 201
CHARLOTTE, NC 28203

TRAMORE II
ANNEXATION PLAT
HICKORY RIDGE RD
HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA

REVISIONS

NO. DATE

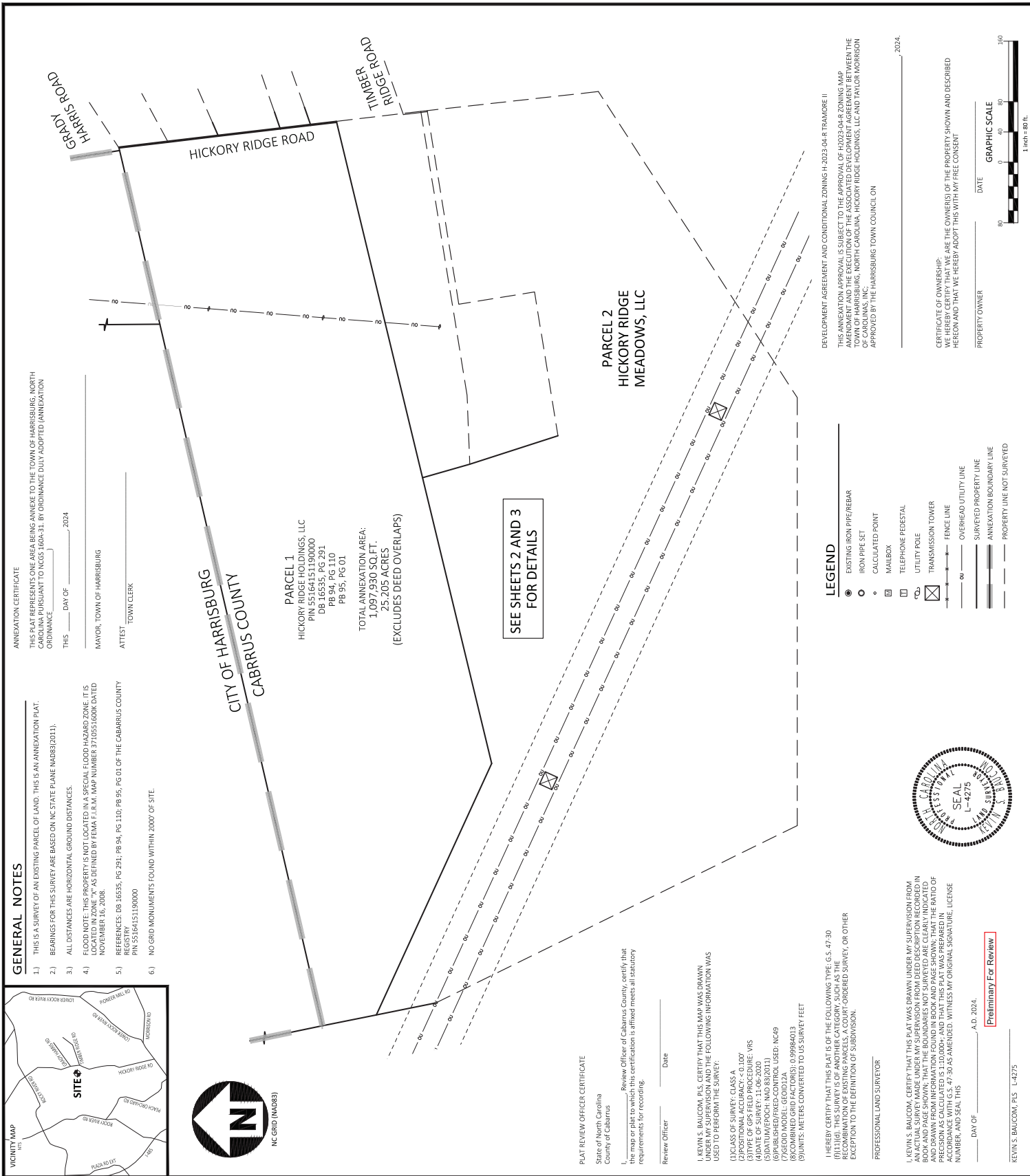
PLAN INFORMATION

PROJECT NO. TMH2018
FILENAME TMH2018-F1
CHECKED BY KSB
DRAWN BY JPM
SCALE 1" = 80'
DATE 08.26.2024

SHEET

**ANNEXATION
PLAT**

1-3





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

OWNER

HICKORY RIDGE HOLDINGS, LLC
225 E. WORTHINGTON AVE.
SUITE 201
CHARLOTTE, NC 28203

HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA

TRAMORE II



REVISIONS

NO	DATE
----	------

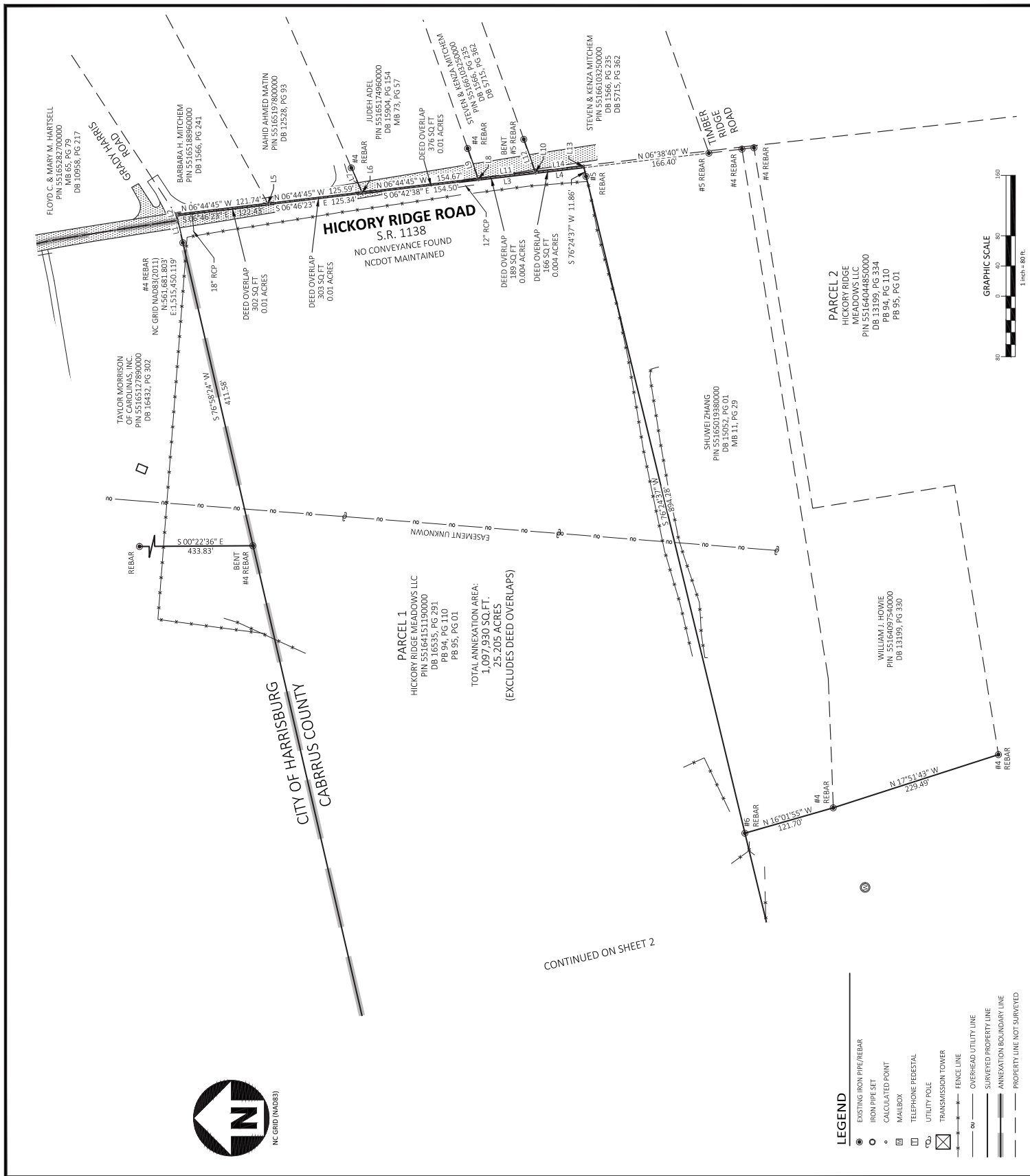
PLAN INFORMATION

PROJECT NO.	TMH22018
FILENAME	TMH22018-F1
CHECKED BY	KSB
DRAWN BY	JPM
SCALE	1" = 80'
DATE	08.26.2024

SHEET

ANNEXATION PLAT

3-2





MCADAMS

The John R. McAdams Company, Inc.
3430 Torington Way
Charlotte, NC 28277
phone 704.527.0800
fax 919.361.2269
license number: C-0293
www.mcadamsco.com

OWNER

HICKORY RIDGE HOLDINGS, LLC
225 E. WORTHINGTON AVE.
SUITE 201
CHARLOTTE, NC 28203

**TRAMORE II
ANNEXATION PLAT
HICKORY RIDGE RD
HARRISBURG, CABARRUS COUNTY, NORTH CAROLINA**



REVISIONS

NO. DATE

PLAN INFORMATION

PROJECT NO. TMH22018
FILENAME TMH22018-F1
CHECKED BY KSB
DRAWN BY JPM
SCALE 1" = 80'
DATE 08.26.2024
SHEET

**ANNEXATION
PLAT**

3-3



TAYLOR MORRISON
OF CAROLINAS, INC.
PIN 551640485000
DB 10431, PG 302

CONTINUED FROM SHEET 1

PARCEL 1
HICKORY RIDGE HOLDINGS, LLC
PIN 55164151190000
DB 16535, PG 291
PB 94, PG 110
PB 95, PG 01

TOTAL ANNEXATION AREA:
1,097,930 SQ.FT.
25.205 ACRES
(EXCLUDES DEED OVERLAPS)

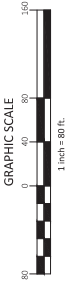
PARCEL 2
HICKORY RIDGE
MEADOWS, LLC
PIN 55164044850000
DB 13199, PG 334
PB 94, PG 110
PB 95, PG 01

150' DUKE POWER
RIGHT-OF-WAY EASEMENT
DB 550, PG 1206
FILE NO. 25-136

FRED & JIS ALEXANDER FAMILY
PIN 55153956150000
DB 5531, PG 255

LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- CALCULATED POINT
- MAILBOX
- TELEPHONE PEDESTAL
- UTILITY POLE
- TRANSMISSION TOWER
- FENCE LINE
- OVERHEAD UTILITY LINE
- SURVEYED PROPERTY LINE
- ANNEXATION BOUNDARY LINE
- PROPERTY LINE NOT SURVEYED



LINE	BEARING	DISTANCE
L1	N 75°58'24" E	24.57
L2	N 76°58'24" E	2.57
L3	S 05°43'27" E	75.99
L4	N 05°58'24" E	2.57
L5	N 69°37'25" E	2.63
L6	N 66°31'45" E	2.49
L7	S 66°31'45" W	34.59
L8	S 70°53'30" W	2.57
L9	N 70°47'23" E	2.57
L10	N 05°44'45" W	75.98
L11	N 76°58'24" W	24.58
L12	N 76°58'24" W	24.58
L13	N 05°44'45" W	64.69



**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, Taylor Morrison of the Carolinas, Inc. represented by Alan Kerley, applicant, and Hickory Ridge Holdings, LLC, property owner of record, submitted a zoning map amendment petition (H-2023-04-R) to rezone a 25 acre parcel (PIN#5516-41-5119) from Cabarrus County Countryside Residential (CR) to Harrisburg Residential Low Conditional Zoning District (CZ-RL) for the purpose of developing a 23-lot single family residential subdivision; 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-2023-04-R) at its July 16, 2024 and August 20, 2024, public meeting and voted 7-0 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 September 9, 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 project (H-2023-04-R) is a reasonable request and is in the best interest of the public because:

- *The 25-acre site is located within a rural area of the Town envisioned for very low density and the development is proposing a density less than 1 dwelling unit to the acre; and*

- *Includes a future roadway connector that will aid in overall transportation circulation within the Town in the future.*

The Board further finds the proposed development (H-2023-4-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following goals:

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

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg, North Carolina, that approval is hereby granted to H-2023-04-Tramore II Subdivision establishing a Residential Low Conditional Zoning District (CZ-RL) with associated 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 23-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.
4. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
5. Proposed walking trails shall be paved and constructed or bonded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
6. A minimum of a type A buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
 - a) A 50-ft. type D buffer is required along the Hickory Ridge Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.
 - b) A 20-ft type C buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.

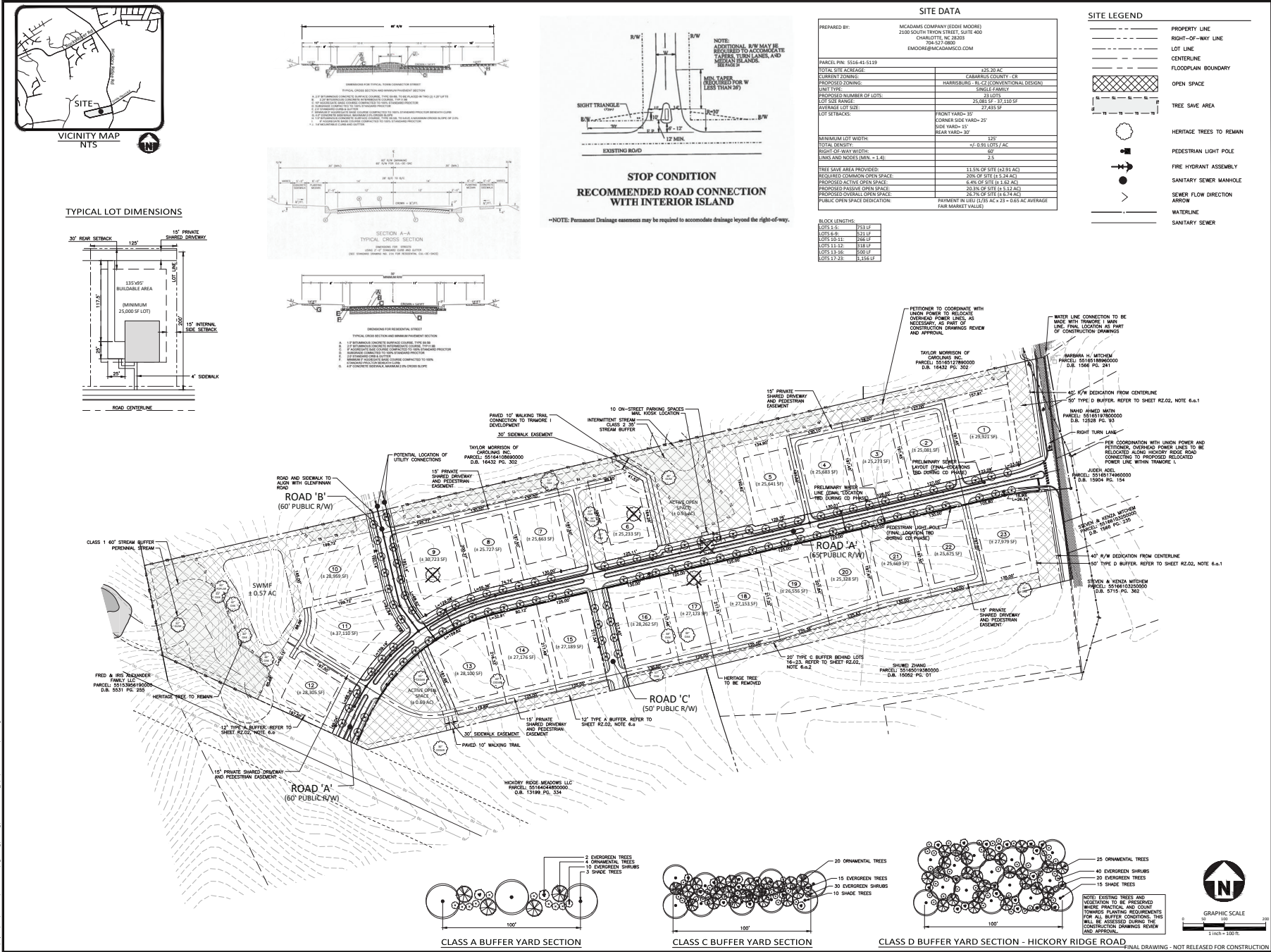
7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
8. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area. Said pond shall be fenced with a black aluminum fence (non-chain link) to match the approved fence proposed around the pond for Tramore I.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets shall be built to the Town of Harrisburg Engineering Design standards.
 - a) Alternate pavement schedule is not allowable.
 - b) Roadways cross sections shall be consistent with the street details within the conditional zoning plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.
 - c) The connector road centered median shall be landscaped with groundcover and street trees.
12. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
13. Associated annexation plat shall be recorded within 30 days of approval.
14. The applicant shall enter into a Development Agreement with the Town.

PASSED and ADOPTED this 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

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

taylor morrison
Homes Inspired by You

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

DEVELOPMENT NOTES

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

Max Density:	1-2 DUA
Min. Lot Width:	125 feet
Proposed Lot Width:	125 feet
Min. Lot Size:	25,000 square feet
Proposed Typical Lot Size:	25,000 square feet
Min. Front Setback:	35 feet
Min. Corner Side Setback:	25 feet
Min. Internal Side Setback:	15 feet
Min. Rear Setback:	30 feet
Min. Links + Nodes:	1.4
Proposed Links + Nodes:	1.5

Site Development Data:

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

1. General Provisions:

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

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

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

2. Permitted Uses and Maximum Development:

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

3. Open Space:

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

4. Transportation:

- a) Vehicular access will be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point shown on the Rezoning Plan is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by the Town of Harrisburg and/or NCDOT for approval.
- b) As depicted on the Rezoning Plan, the Site will be served by public streets and private shared driveways.
- c) All streets shall be built to the Town of Harrisburg Engineering Design Standards.

1. Alternate pavement schedule is not allowable.

2. Roadways cross sections shall be consistent with the street details within the Rezoning Plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.

3. The Town Connector Street centered median shall be landscaped with groundcover and street trees.

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

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

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

5. Architectural Standards:

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

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

6. Streetscape and Landscaping, and Environmental Features:

a) A minimum of a Type A Buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:

1. A 50 foot Type D Buffer is required along the Hickory Grove Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.

2. A 20 foot Type C Buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.

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

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

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

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

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

3. Amendments to Rezoning Plan:

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

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

4. Binding Effect of the Rezoning Documents and Definitions:

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

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

9. Additional Conditions:

a) The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.

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

c) All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.

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

e) Proposed walking trails shall be paved and constructed or bounded prior to the final plat. The connection of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.

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

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

h) Petitioner agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10 feet over at least 25% of the permanent pool area. Said pond shall be fenced with a black aluminum fence (non-chain link) to

match the approved fence proposed around the pond for Tramore I.

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

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

k) Garbage collection will be at the public street.

l) There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.

m) Associated annexation plat shall be recorded within 30 days of approval.

n) The applicant shall enter into a Development Agreement with the Town.

POTENTIAL/ILLUSTRATIVE BUILDING ELEVATIONS



McADAMS
The John R. McAdams Company, Inc.
2100 South Tryon Street
Suite 400
Charlotte, NC 28203
phone 704.527.0800
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

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



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

REVISIONS

NO.	DATE	
1	03.22.2024	PER CITY COMMENTS
2	04.29.2024	PER CITY COMMENTS
3	06.21.2024	PER CITY COMMENTS
4	08.01.2024	PER CITY COMMENTS
5	08.13.2024	PER CITY COMMENTS

PLAN INFORMATION

PROJECT NO.	TMH-22018
FILENAME	TMH22018-R21
CHECKED BY	EM
DRAWN BY	JDS
SCALE	
DATE	01.23.2024
SHEET	

REZONING NOTES & ELEVATIONS

RZ.02

FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION

**DEVELOPMENT AGREEMENT
BY AND BETWEEN
THE TOWN OF HARRISBURG, NORTH CAROLINA
AND
TAYLOR MORRISON OF CAROLINAS, INC. &
HICKORY RIDGE HOLDINGS, LLC**

DRAFT

DEVELOPMENT AGREEMENT

This DEVELOPMENT AGREEMENT (together with the Exhibits attached hereto, (the “Agreement”) is entered into effective as of the 9th day of September, 2024 (the “Effective Date”), by and between the Town of Harrisburg, a municipal corporation of the State of North Carolina (the “Town”) and Taylor Morrison of Carolinas, Inc (“Developer”), a North Carolina corporation and Hickory Ridge Holdings, LLC (“Owner”). The project (“Project”) is known as “Tramore II Subdivision.” The Town, the Developer and Owner 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 §160D-1001 through §160D-1012, as they exist 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.

NCGS § 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.”

NCGS § 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.”

NCGS § 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.”

NCGS § 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.”

NCGS § 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, NCGS § 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 NCGS §§ 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.

NCGS § 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 Owner is the fee simple owner of the real property described as Cabarrus County Property PIN 5516-41-5119 as further depicted on Exhibit A and defined herein and has granted the Developer 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-1138 (“Hickory Ridge 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 shown in Exhibit B (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 a residential development community, consisting of twenty-three (23) detached single-family units.
 - 2. A sewer allocation in accordance with the Town’s “Wastewater Allocation and Commitment Policy (see Exhibit D)

- 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-2023-04-R.

This Agreement was considered by the Harrisburg Town Council at its September 9, 2024 meeting, in a duly called and advertised public hearing. 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, Owner 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 Map Book 94, Page 110 and Map Book 95, Pages 1 and 2 of the Cabarrus County Register of Deeds Office (“Property”). See deed recorded in Book 16535, Page 291.
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 NCGS § 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 NCGS § 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 23 lots, or 8,625 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 Zoning Concept Plan and conditions of approval granted by the Town of Harrisburg on September 9, 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 23-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.
 2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
 3. All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.
 4. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
 5. Proposed walking trails shall be paved and constructed or bonded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
 6. A minimum of a type A buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
 - a) A 50-ft. type D buffer is required along the Hickory Ridge Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.

- b) A 20-ft type C buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.
- 7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
- 8. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area. Said pond shall be fenced with a black aluminum fence (non-chain link) to match the approved fence proposed around the pond for Tramore I.
- 9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
- 10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
- 11. All streets shall be built to the Town of Harrisburg Engineering Design standards.
 - a) Alternate pavement schedule is not allowable.
 - b) Roadways cross sections shall be consistent with the street details within the conditional zoning plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.
 - c) The connector road centered median shall be landscaped with groundcover and street trees.
- 12. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
- 13. Associated annexation plat shall be recorded within 30 days of approval.
- B. The following transportation improvements are required and shall be installed and complete prior to the recordation of the first final plat.
 - 1. A southbound, right-turn lane into the community on Hickory Ridge Road, to enhance safety for vehicles entering the development. This turn lane is depicted on Exhibit B.
- 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 North Carolina General Statutes.
- 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 NCGS § 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 North Carolina; 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 North Carolina 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:

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

With copies to:

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

To the Developer:

Alan Kerley
11405 N. Community House Road, S-150,
Charlotte, NC 28277
Email: AKerley@taylormorrison.com

With copies to:

Mark Hanson
Alexander Ricks
1420 E. 7th Street, S-100,
Charlotte, NC 28204
Email: mark@alexanderricks.com

To Owner:

Mohammed Idlibi
Hickory Ridge Holdings, LLC
225 E. Worthington Ave. #201
Charlotte, NC 28203

- 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 Pages To Follow]

IN WITNESS, 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

TAYLOR MORRISON OF CAROLINAS, INC.

By: Alan Kerley.

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: _____

OWNER

HICKORY RIDGE HOLDINGS, LLC

By: Mohammed Idlibi

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.

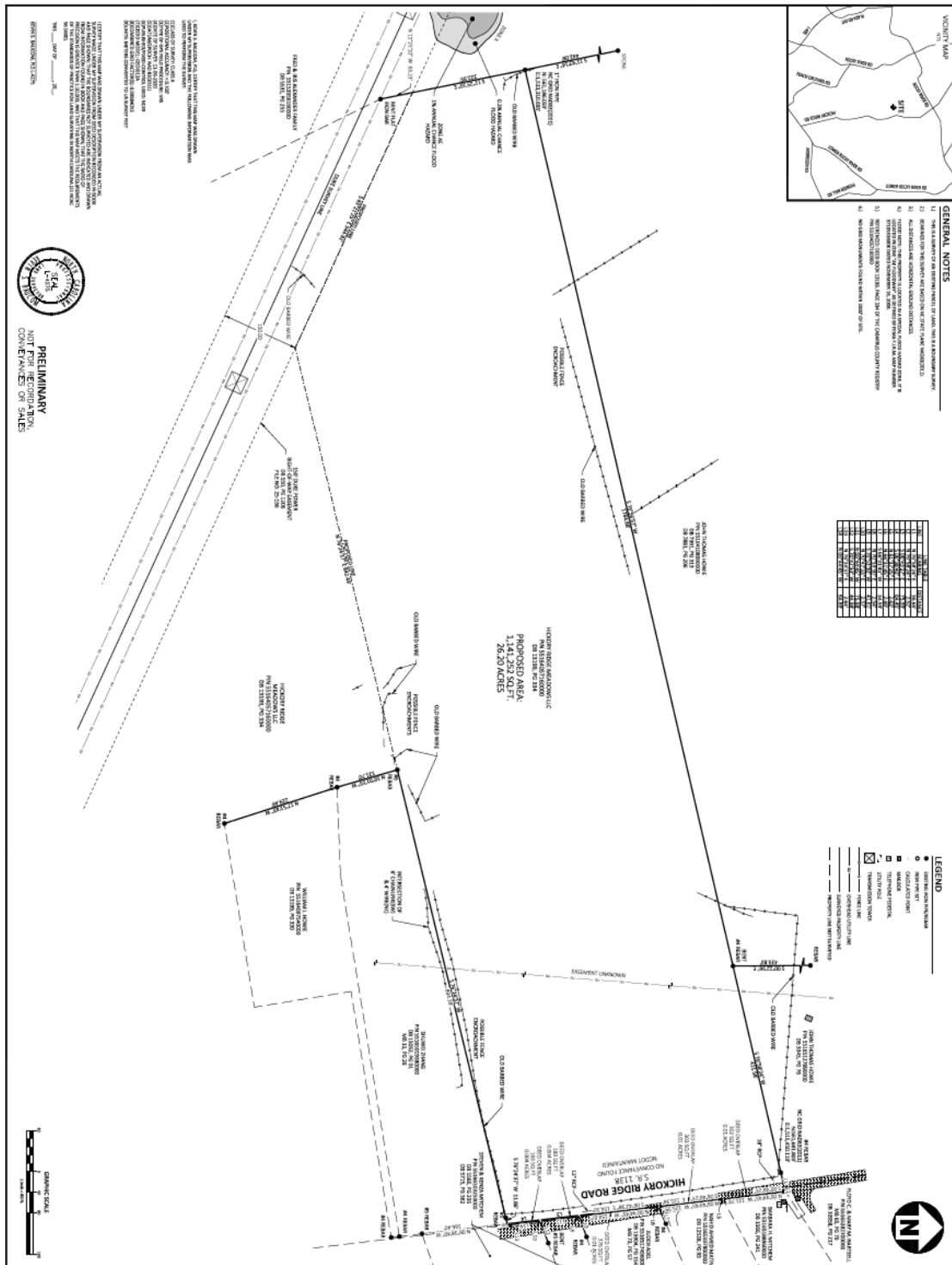
Notary Public

[SEAL]

My commission expires: _____

EXHIBIT A

Property Survey



PLAN INFORMATION

PROJECT NO. TWA20218
 TITLENAME TWA20218-01
 CHECKED BY KSL
 DRAWN BY JPM
 SCALE 1"=87'
 DATE 06/30/2022

SHEET

**BOUNDARY
 SURVEY**

1-1

REVISIONS

HICKORY RIDGE II
BOUNDARY SURVEY
INTERSECTION OF HICKORY RIDGE ROAD
& GRADYHARRIS ROAD
HARRISBURG, CABARRUS COUNTY, NC 28075

OWNER

TAYLOR MORTIMER OF CAROLINA, INC.
11405 N. COMMUNITY ROAD
CHARLOTTE, NC 28277
PHONE: 704.357.6632

www.mcadams.com



EXHIBIT B Development Plan

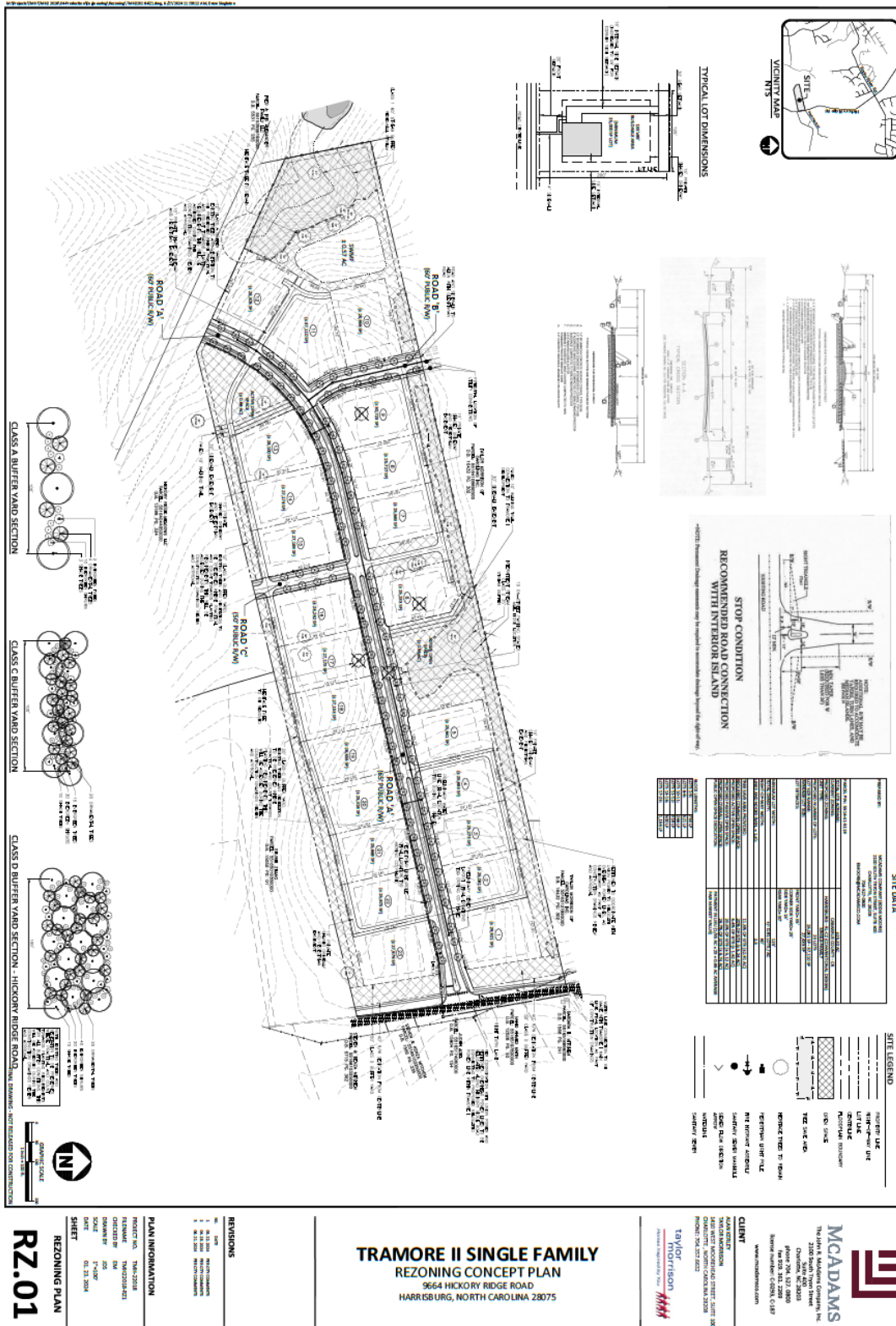


EXHIBIT C
Development Schedule and Public Facilities
Schedule/Scope of Work

1. Development of twenty-three (23) 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 Tramore II 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, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, JULY 16, 2024
6:00 PM**

MINUTES

PRESENT: Bill Leake, Faith Silva, Monica Long, Suzi Schoonmaker, Jeremiah Norberg, Steven Larson, Kez Hubler

ABSENT: Jessica Fava, Zac Gordon, Planning Director

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

PRIOR TO CALL TO ORDER

Prior to the meeting, Assistant Planning Director, Shelley DeHart asked if board member Monica Long, would serve as acting Chair for this meeting due to the current board chair and vice chairman's term having ended on June 30, 2024. Board member Long accepted the acting role.

A quorum was not present to call the meeting to order. The new board members were sworn in order to reach a quorum. New members: Steven Larson, Suzi Schoonmaker, and Jeremiah Norberg were all sworn in under the Oath of Office. All three members were appointed to the Board by the Town Council with terms of 7/1/24-6/30/26. Suzi Schoonmaker and Jeremiah Norberg will serve in a regular seat position on the board and Steven Larson will serve as the ETJ seat.

1. CALL TO ORDER

A. AGENDA ADOPTION

Faith Silva made a motion to adopt the amended agenda removing the special presentation of swearing in board members since action was completed before the meeting. A second was made by Bill Leake. **The motion passed 6-0.**

B. SPECIAL PRESENTATIONS – Item was removed under agenda adoption.

1. Swear in New Board Members – this was conducted prior to the meeting.

C. PUBLIC COMMENT

None.

2. CONSENT AGENDA

A. Consider adoption of minutes from June 18th, 2024, Planning and Zoning Board meeting.

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

3. OLD BUSINESS – None

4. NEW BUSIENSS

A. Election of Chair and Vice Chair

The Rules of Procedure for the Planning and Zoning Board require the election of a Chair and Vice Chair at the regular meeting in July. These appointments are for a one-year term.

MOTION:

Faith Silva made a motion to appoint Monica Long to serve as the Chair for the Planning and Zoning board, with a second from Suzi Schoonmaker. **The motion passed 6-0.**

Faith Silva made a motion to appoint Bill Leake to serve as the Vice Chair for the Planning and Zoning board, with a second from Jeremiah Norberg. **The motion passed 6-0.**

B. H-2023-04-R Tramore II: A request to annex and rezone a 25.2-acre parcel.

Shelley DeHart started her presentation giving an overview of the project. The applicant is proposing an annexation and rezoning of a 25-acre site for the purpose of developing a single-family subdivision with twenty-three (23) detached units. Lots vary in size from a minimum of one-half acre to over three-fourths of an acre. The average lot size within the proposed community is 27,435 sq. ft. or over half an acre in size. The proposed density for the site is 0.91 dwelling units per acre. The RL district has a maximum density of two (2) dwelling units per acre; however, if approved, this conditional zoning district will be tied to the proposed site plan and density be capped at 0.91 units/acre. The applicant is proposing 6.74 acres of open space (active and passive) within the community and offering to make a fee-in-lieu payment to the Town for the required public open space. As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning. The developer, Taylor Morrison, is proposing homes with a mix of building materials, including brick, stone, simulated stone, precast stone, precast concrete, synthetic stone, stucco, cementitious fiber board siding, or similar products.

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

- Buffering and/or fencing along the southern property line. One of the adjacent property owners requested a fence. Staff collaborated with the applicant on providing an enhanced 20- foot Type C landscape buffer behind lots 16 -23 to address their concern.
- Stormwater impacts on adjacent properties. This project will be required to comply with Town regulations regarding stormwater run-off.
- Noise and/or vehicle light impacts associated with rear driveways. Landscape buffers are required along the perimeter of the development and are proposed to be enhanced in some areas.
- Future connection of the proposed connector road. Staff provided a follow-up email explaining the alignment and that the connection is development driven (Not a town project).

Staff recommends approval of the proposed map amendment H-2023-04-R with the following conditions as agreed to by the applicant:

1. The conditional zoning district shall be restricted to a 23-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.
4. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
5. Proposed walking trails shall be paved and constructed or bounded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
6. A minimum of a type A buffer is required around the perimeter of the development. A field inspection and/or detailed tree/shrub survey will be required (of combination thereof) for existing landscaping that is proposed to be retained towards required buffers. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows: a. A 50-ft. type D buffer is required along the Hickory Grove Road frontage. This area shall be clear of utilities that may impact the ability to meet said buffer. b. A 20-ft type C buffer is required behind lots 16-23.
7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
8. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area. Said pond shall be fenced with a vinyl 4-rail farm fence, preferably white.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets should be built to the Town of Harrisburg Engineering Design standards. Alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
12. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
13. Associated annexation plat shall be recorded within 30 days.

Upon competition of the presentation, staff entertained questions by the Board. Questions included:

- Does the 0% rental cap for the neighborhood extend to or be combined with the adjacent approval of Tramore I? The rental cap would only apply to the subject conditional zoning district of Tramore II.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JULY 16, 2024**

- Vice Chair Leake is concerned about Union Powers design for the three-phase overhead power lines, he wants to make sure the proposed shade trees in this buffer will still be there. Shelley confirmed that both the developer and staff had requested and received the plan from the power company.
- Vice Chair Leake requested a minimum 8-foot planting strip to accommodate the required street trees. The connector road detail only provides a four-foot-wide planting strip which is too small for trees to survive.

A general discussion ensued regarding board comments related to utility lines, the possibility of utilities being placed within the enhanced buffer areas, the roadway planting strip areas, and general design of development.

The applicant, Mr. Kerley, developer of the project, gave a brief PowerPoint presentation of the proposed project and addressing several questions the Board members had for him. Mr. Kerley did touch on the rental cap percentage for this, he believes with the conditions that are already placed on this project will protect the 10% only rental cap. The existing fire truck turnaround is proposed to be demolished, Mr. Kerley also mentioned that there will be a temporary fire truck turnaround and that once this is approved, they (Taylor Morrison) must remove the temporary fire truck turnaround.

Public Comment:

Mark Monroe- 6751 Riverhills Drive

Mr. Monroe's main concern is that the Town of Harrisburg's residents are heard and protected by the Town Boards. He feels that multiple developments are under construction, with residents not getting what they were told they would get and are upset, and he just does not want to see this happen with this development.

Once the board deliberated, Shelley DeHart confirmed the three following modifications the board would like to see brought back to them at the next meeting:

1. No utility may be placed within the type D buffer along with roadway frontage;
2. Ensure that there is no encroachment along the southern property line observing the root protection area; and
3. The connector road detail shall be modified to address the landscape strip for street trees. Eight feet in width is ideal, however, willing to consider six-foot wide planting areas.

A motion was then presented:

MOTION:

Bill Leake made a motion of continuance for increased width for street tree planting areas, looking at increases in the width of these areas and for staff to come back at the next meeting and provide the board with this updated information. The second was made by Jeremiah Norberg.

The motion passed 6-0.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
JULY 16, 2024**

5. STAFF UPDATES/INFORMATION

None.

6. ADJOURNMENT

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

Adopted on the 20th of August 2024

Monica Long, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-04 ANX Morehead Development Agreement: a request for the Town to enter into a development agreement with Gaddis Bros Property Holdings, LLC and KEBL, LLC associated with a request for annexation.

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

If approved:

Motion to approve a development agreement (H-2024-04-Anx) between the Town, Gaddis Bros Property Holdings, LLC (Developer) and KEBL, LLC (Owner), contingent upon the approval of the associated annexation petition.

Description/Background:

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. After conducting the public hearing, the Town Council continued this item requesting that the annexation be accompanied by a conditional zoning petition to ensure certain standards would be applied to development on these properties. The staff evaluated several options with the applicant and the Town Attorney to achieve this objective. Based on these discussions, 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. Accordingly, staff has worked with the developer to prepare a "Development Agreement" that will address the Town Council's concerns.

Staff provided Council with a project update at its August 12th meeting, and requested that consideration of the requested annexation be continued to the September meeting to allow staff time to complete the development agreement and advertise the required public hearing. At this meeting, Council granted the request to continue the annexation case to September 9th.

Request

This is a request to enter into a Development Agreement between the Town, Gaddis Bros Property Holdings, LLC, and KEBL, LLC, for the development of two properties for single-family residential use. Both properties are also the subject of a companion request for a contiguous annexation (Case #H-2024-04-ANX - Morehead Properties). The Development Agreement would include the following conditions:

1. Use on the property shall be limited to single-family detached residential units.
2. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
3. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
4. Elevations shall be consistent with those depicted in **Exhibit D** of the Development Agreement.
5. Construction of a public 5-foot sidewalk for the length of the property fronting on Rocky River Crossing Road, with a connection to the existing sidewalk to the east.

6. This agreement is contingent upon the property owner annexing the subject properties into the Town. Recordation of the annexation plat and Development Agreement shall occur within 30-days of approval.

Recommendation:

Staff recommends approval of the Development Agreement, as presented.

Fiscal Impact:

The Development Agreement does not result in any direct financial impact.

Attachments:

1. H-2024-04 ANX Morehead

**DEVELOPMENT AGREEMENT
BY AND BETWEEN**

THE TOWN OF HARRISBURG, NORTH CAROLINA

AND

GADDIS BROS PROPERTY HOLDINGS, LLC & KEBL, 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 Gaddis Bros Property Holdings, LLC (“Developer”) , a limited liability company, and KEBL, LLC, a North Carolina Limited Liability Company (“Owner”). The project (“Project”) is known as “Morehead Annexation.” The Town, the Developer and Owner 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 §160D-1001 through §160D-1012, as they exist 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.

NCGS § 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.”

NCGS § 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.”

NCGS § 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.”

NCGS § 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.”

NCGS § 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, NCGS § 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 NCGS §§ 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.

NCGS § 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 Owner is the fee simple owner of the real property described as Cabarrus County Property PIN 5507-3944-4100 and PIN 5507-3934-1900, 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-1300 (“Morehead Road”), and the Town of Harrisburg is the owner and maintenance provider of (“Rocky River Crossing 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 shown in Exhibit B (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 lots, in accordance with the UDO use and dimensional standards for property located at the corner of Morehead Road and Rocky River Crossing Road, and more particularly described in the Cabarrus County GIS records as PINs 5507-3944-4100 and 5507-3934-1900.
 - 2. Public water and sewer service, subject to availability and the terms of the Town of Harrisburg “Wastewater Allocation and Commitment Policy.”
- 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-2023-04-R.

This Agreement was considered by the Harrisburg Town Council at its September 9, 2024 meeting, in a duly called and advertised public hearing. 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 Map Book 22, Page 12 PIN 5507-3944-4100 and PIN 5507-3934-1900 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 Schedule" means the schedule for development as shown in **Exhibit C**.
 - f) "Infrastructure" means major capital or community developments including, but not limited to, transportation, sanitary sewer, solid waste, drainage, and potable water.
 - g) "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.
 - h) "Parcel" means any lot of record on which Development may occur in accordance with the Development Plan.
 - i) "Project" means the Development that will occur within and upon the Property pursuant to this Agreement and in accordance with the Development Concept Site Plan (see **Exhibit B**).
 - j) "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 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: Final Plat approvals, 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 amendment, shall be considered in accordance with the procedures set forth in the UDO and State law.

9. Town Obligations.

- a) Upon request, the Town will provide public water and sewer service to those lots as generally depicted in **Exhibit B**, Development Concept Site Plan, subject to availability and the terms of the Town of Harrisburg “Wastewater Allocation and Commitment Policy.”

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 for single family detached residential homes, as generally depicted in **Exhibit D**, in accordance with the conditions of approval granted by the Town of Harrisburg on August 12, 2024, as enumerated below and applicable provisions of the “Harrisburg Unified Development Ordinance (UDO) for the “Residential Medium (RM)” zoning district. For purposes of this section, “Applicant” shall mean and refer to Developer as herein defined.

- 1. Use on the property shall be limited to single-family detached residential units.
- 2. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
- 3. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
- 4. Elevations shall be consistent with those depicted in **Exhibit D**.
- 5. Construction of a public 5-foot sidewalk for the length of the property fronting on Rocky River Crossing Road with a connection to the existing sidewalk to the east.
- 6. This agreement is contingent upon the property owner annexing the subject properties into the Town. Recordation of the annexation plat and development agreement shall occur within 30-days of approval.

B. The following transportation improvements are required and shall be installed and complete prior to the recordation of any final plat issued by the Town:

- a) Rocky River Crossing Road
Construction of a public 5-foot sidewalk for the length of the property fronting on Rocky River Crossing Road with a connection to the existing sidewalk to the east.

C. Developer will be responsible for the acquisition of all necessary right-of-way to accommodate

the required road improvements noted in paragraph 11.B.a. 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 (final 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 for all public improvements 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. 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.
 - i) 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 for Town of Harrisburg
3220 Prosperity Church Road, Suite 201
Charlotte, NC 28269
Email: lawoffice@richardkochlaw.com

To the Developer:

Jason Gaddis
jason@keblg.com
8619 Wellington Lane
Harrisburg, NC 28075
Email: ping@thecscgrp.com

With copies to:

Michelle Wind
Costner Law
180 Church Street, N
Concord, NC 28025
Email: Michelle.Wine@closource.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

GADDIS BROS PROPERTY HOLDINGS, LLC

By: Jason Gaddis

Title: President

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: _____

OWNER

KEBL, LLC

By:

Title:

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 A

Property Survey

[illegible]

EXHIBIT B
Development Concept Site Plan



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

1. Development of single-family detached homes on Property referenced in paragraph 1, including all infrastructure improvements for water, sanitary sewer, paving, and drainage, in accordance with the approved Zoning Clearance Permits and Final Plats issued by the Town and building permits issued by the County.
1. Construction of road improvements detailed in Section 11.B.a., which shall be installed and complete prior to the recordation of the first final plat .
2. Compliance 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.
3. Development Project is anticipated to be completed on or before December 31, 2025, but such construction completion timetable shall not be an obligation of Developer.

EXHIBIT D
Illustrative Home Elevations





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:

If approved:

Motion to approve H-2024-04-Anx (Morehead Properties) for the development of property located at 6111 and 6161 Morehead Road for single-family residential use.

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 details. 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. Based on these discussions, it was determined that either a conditional zoning or development agreement would achieve the objective of the Council to ensure certain standards would be applied to the development of these properties for single-family residential use. 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 public hearing for the associated development agreement is scheduled for September 9, 2024, Town Council meeting and will be heard prior to this request for a decision on the annexation petition.

Recommendation:

Approve request for annexation, provided that the Development Agreement between the Town, Gaddis Bros. Property Holdings, LLC, and KEBL, LLC for the development of property located at 6111 and 6161 Morehead Road for single-family residential use is also approved.

Fiscal Impact:

N/A

Attachments:

1. Attachment A_H-2024-04-Anx Morehead_TC Public Hearing Report
2. Attachment B_6161 MOREHEAD ROAD ANNEXATION FINAL
3. Attachment C_Morehead-Kebl Anx Ord



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; Item continued to 8/12/24 and 9/9/24 for decision.

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*

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.

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) ORDINANCE _____

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.

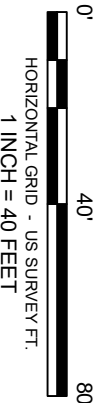
OWNER _____ DATE _____

NCSPC GRID - NAD83 (2011)

BASIS OF BEARING



VICINITY MAP (NOT TO SCALE)



ADDITIONAL NOTES:

- A. 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 268, 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.
- B. IMPROVEMENT IS IN DISREPAIR AND IS PROPOSED TO BE REMOVED PENDING APPROPRIATE PERMITS.

SURVEY NOTES:

1. 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.
2. LAND SURVEYS DO NOT DETERMINE LAND OWNERSHIP, CONVEY TITLE, OR GRANT RIGHTS.
3. 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.
4. REPORTED DISTANCES ARE HORIZONTAL GRID US SURVEY FOOT. REPORTED BEARINGS ARE BASED ON GRID NORTH, NC SPCS NAD83 (2011).
5. AREA COMPUTED BY THE COORDINATE METHOD, BASED ON STATED GRID DISTANCES, US SURVEY FOOT.
6. ANY FURTHER DEVELOPMENT OR SUBDIVISION OF THIS PROPERTY IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THE PRESIDING JURISDICTION.
7. 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.
8. 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.
9. 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.

1. TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON. THAT THE BOUNDARIES NOT SUPERVIEWED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500. THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS, AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

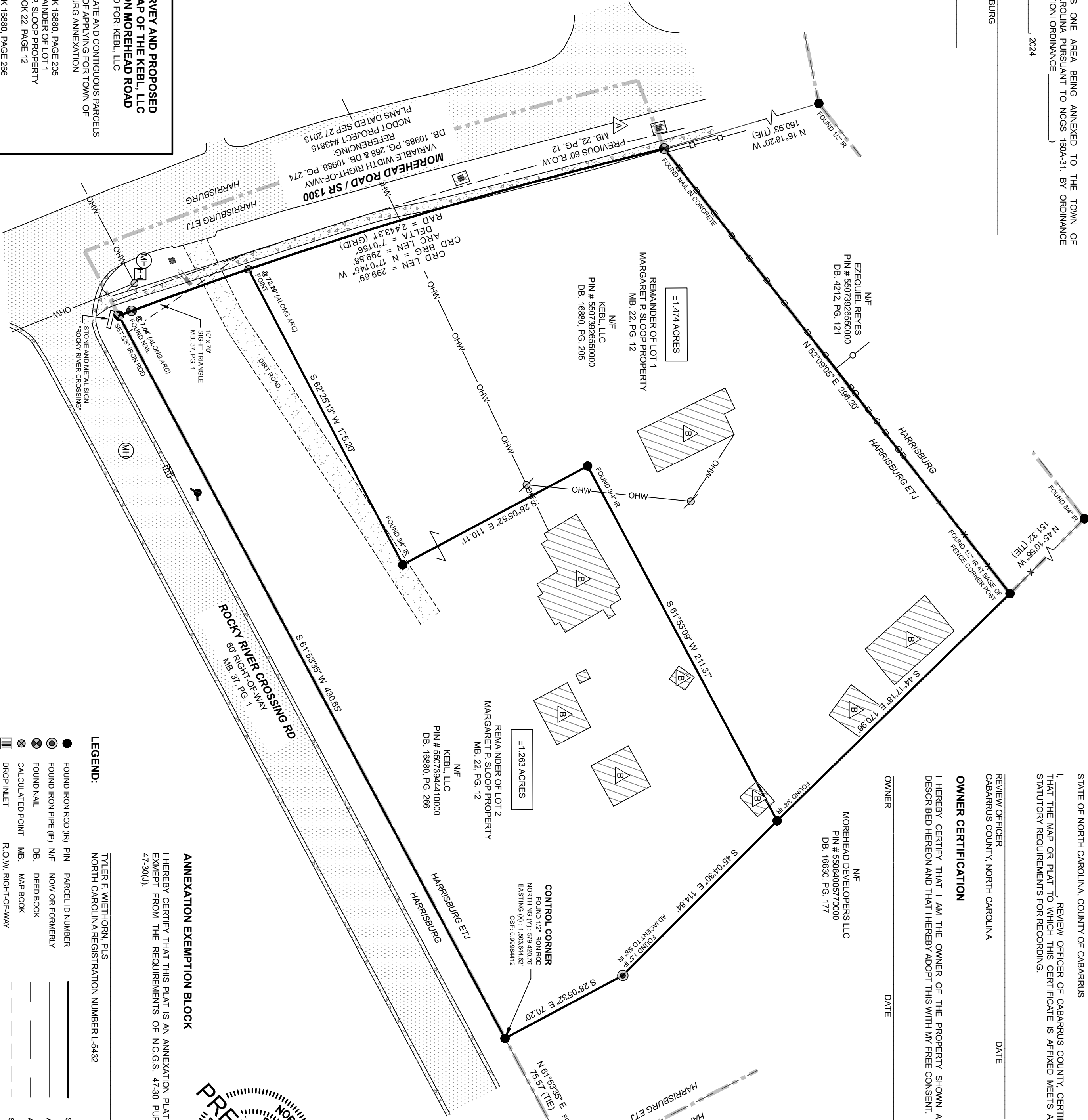
CLASS OF SURVEY: B
POSITIONAL ACCURACY: ± 0.12" ± 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: MAY 2024
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCOS CORRS RTN
GEOID MODEL: 18
COMBINED GRID FACTOR: 0.99984412
UNITS: US SURVEY FEET

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



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



200 S. Boston Street, #164 | China Grove, NC 28023-1164
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBSLS Registered Firm P-2474

DRAFTED BY: TW

PROJECT # 24.03.025

SHEET 1 OF 1

LEGEND:

TYLER F. WIETHORN, PLS NORTH CAROLINA REGISTRATION NUMBER L-5432	DATE
● FOUND IRON ROD (IR) PIN	PARCEL ID NUMBER
○ FOUND IRON PIPE (IP) N/F	NOW OR FORMERLY
⊗ FOUND NAIL	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	
— SIGHT TRIANGLE	
— RIGHT-OF-WAY	
— APPROX. TOWN LIMITS	
— WOOD FENCE	
— WIRE FENCE	
— CHAIN LINK FENCE	
— OH WIRE	
— CULVERT	



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

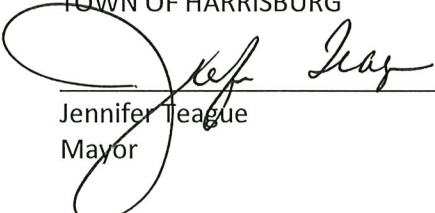
WHEREAS, pursuant to the power vested in the Town Council by the constitution and statutes of the State of North Carolina and the Town Charter, the Town Council issues the following resolution.

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

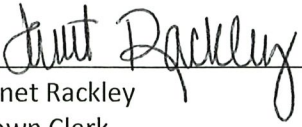
1. The Town Clerk is automatically directed by the Town Council to investigate any petition for annexation submitted to the Town, without the need for a separate resolution from the Town Council for each such petition.

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 24th day of May 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 July 8, 2024.

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

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;

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



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.

A handwritten signature in cursive script, reading "Jennifer Teague", written over a horizontal line.

Jennifer Teague, Mayor

ATTEST:

A handwritten signature in cursive script, reading "Janet Rackley", written over a horizontal line.

Janet Rackley, Town Clerk



ORDINANCE #7031
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on July 8, 2024, after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of July 8, 2024:

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;

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

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

Section 2. Upon and after 8th day of July 2024 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 8th day of July 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



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; Item continued to 8/12/24 and 9/9/24 for decision.

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*

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.

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) ORDINANCE _____

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

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

N/E
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, #1164 | 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

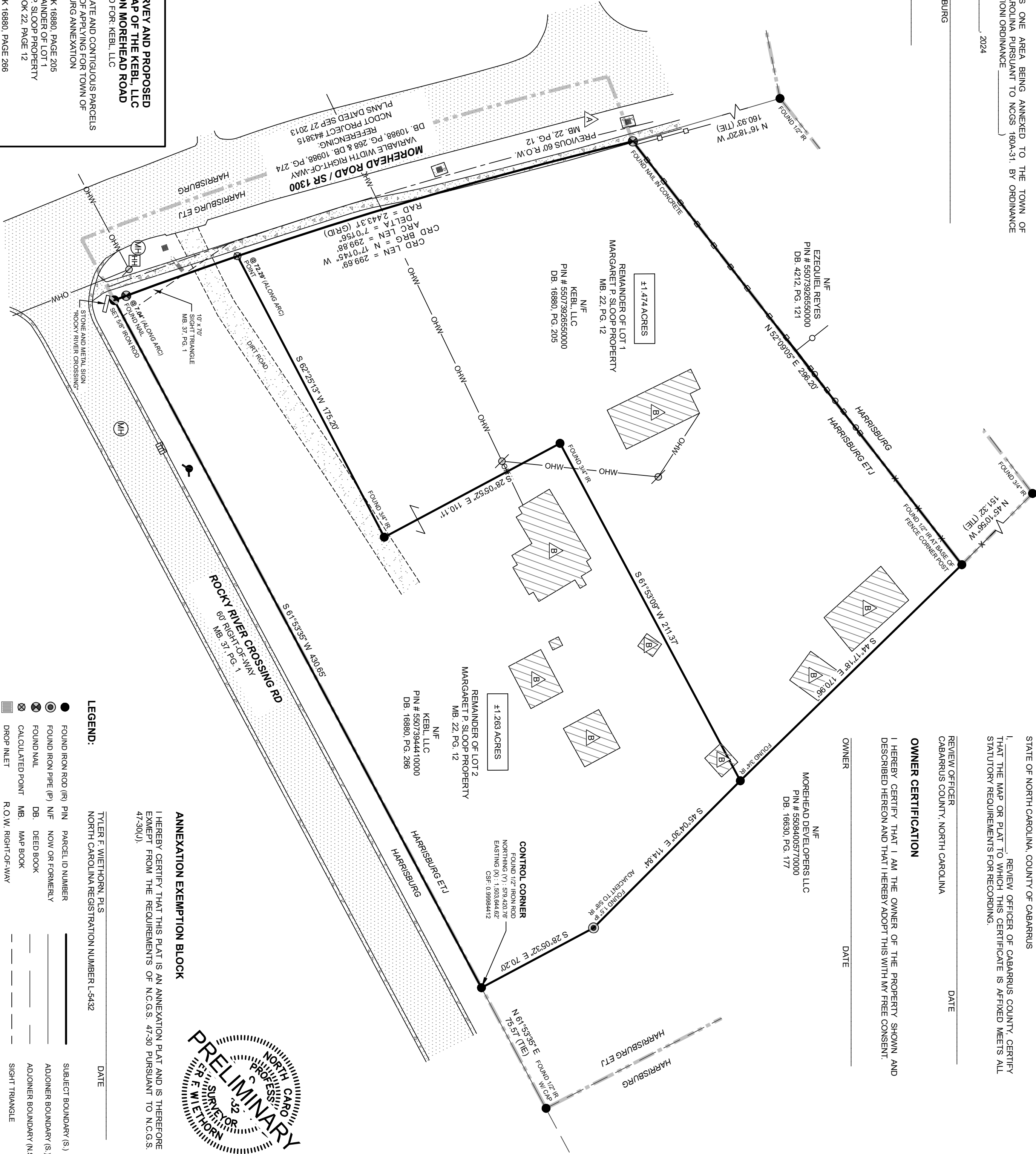
THE REMAINDER OF LOT 2

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 "R" (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

○

 FOUND IRON PIPE (IP) N/E

⊗

 NOW OR FORMERLY

⊗

 DEED BOOK

⊗

 MAP BOOK

⊗

 DROP INLET

⊗

 UTILITY POLE

⊗

 HYDRANT

⊗

 MANHOLE

⊗

 TELECOM HANDHOLE

⊗

 CALCULATED POINT

⊗

 R.O.W. RIGHT-OF-WAY

⊗

 COMBINED SCALE FACTOR

⊗

 SURVEYED LINE

⊗

 (S) NOT-SURVEYED LINE

⊗

 LAND HOOK

⊗

 LINE BREAK

⊗

 ASPHALT

⊗

 CONCRETE

⊗

 DIRT

 SUBJECT BOUNDARY (S)

 ADJONER BOUNDARY (S)

 ADJONER BOUNDARY (N/S)

 SIGHT TRIANGLE

 RIGHT-OF-WAY

 APPROX. TOWN LIMITS

 WOOD FENCE

 WIRE FENCE

 CHAIN LINK FENCE

 OH-W

 OH WIRE

 CULVERT

TYLER F. WIETHORN, PLS

NORTH CAROLINA REGISTRATION NUMBER L-5432

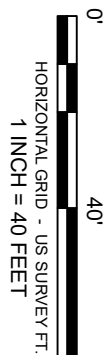
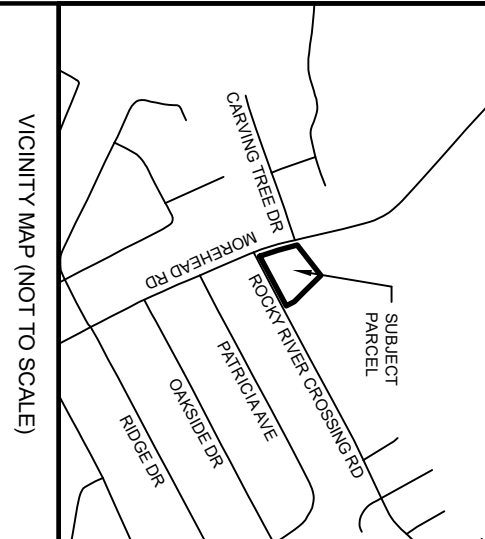
DATE

- 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 PARCELS 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

BASIS OF BEARING

NCS PC GRID - NAD83 (2011)





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

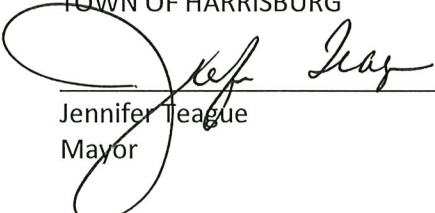
WHEREAS, pursuant to the power vested in the Town Council by the constitution and statutes of the State of North Carolina and the Town Charter, the Town Council issues the following resolution.

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

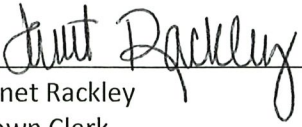
1. The Town Clerk is automatically directed by the Town Council to investigate any petition for annexation submitted to the Town, without the need for a separate resolution from the Town Council for each such petition.

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 24th day of May 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 July 8, 2024.

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

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;

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 "BOUNDARY SURVEY AND PROPOSED ANNEXATION MAP OF THE KEBL, LLC PROPERTIES ON MOREHEAD ROAD", said map incorporated by reference considered an integral part of this description.

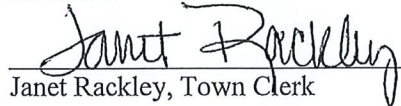
The basis of bearings and distances for this description is the North Carolina State Plane Coordinate System, NAD83 (2011). Ground distances may be obtained by multiplying the distances shown hereon by grid-to-ground scale factor of 1.00015590.



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



ORDINANCE #7031
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on July 8, 2024, after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of July 8, 2024:

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;

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

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

Section 2. Upon and after 8th day of July 2024 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 8th day of July 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

ORDINANCE #7031
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS
OF THE TOWN OF HARRISBURG, NORTH CAROLINA

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

WHEREAS, a public hearing on the question of annexation was held at Harrisburg Town Hall, 4100 Main Street, Suite 101, Harrisburg NC at 6:00 p.m. on July 8, 2024, after due notice; and

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

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

Section 1. By virtue of the authority granted by G. S. 160A-31, the following described contiguous property is hereby annexed into the Town of Harrisburg as of September 9, 2024:

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;

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

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

Section 2. Upon and after 9th day of September 2024 the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the Town of Harrisburg and shall be entitled to the same privileges and benefits as other parts of the Town of Harrisburg. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

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

Adopted this the 9th day of September 2024.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of the FY2025 Powell Bill Street Resurfacing Contract With Ram Pavement Services, Inc.

Presenting Personnel:

Devin Huston, Town Engineer

Suggested Motion or Action:

Motion to approve the contract with Ram Pavement Services, Inc. totaling \$523,228.60 for the FY2025 Powell Bill Street Resurfacing Project

Description/Background:

Each year, the Town conducts street resurfacing to maintain the life and quality of the Town's transportation network. This project encompasses street resurfacing on a portion of Grovesner Street, Thatcher Circle, Wynford Court, Coachman Court, Flagstone Court, Churchill Place, Saybrook Court, Hillcrest Drive, Willow Lane, and Whitefield Court. The project also consists of reconstruction and minor widening of Waterloo Drive. Streets were selected based on age and condition, with these streets being in the highest need of repair.

The project was competitively bid and the Town received seven valid bids. Ram Pavement was the low bidder. The Town has worked with Ram in the past and the work has been high quality.

Recommendation:

Staff recommends award of the attached contract, in the amount of \$523,228.60 to Ram Pavement Services, Inc. for the FY2025 Powell Bill Resurfacing Contract.

Fiscal Impact:

The fiscal impact of this project is \$523,228.60. This project is fully funded by the State's Powell Bill program, which provides financial assistance to municipalities for municipally-maintained streets. In FY2025, Powell Bill Funding received by the Town is projected to be \$640,000.

This project requires formal bidding procedures, which were carried out as required. This public bid process produced a low, responsive bidder of Ram Pavement Services, Inc. of the seven total bids received. The attached contract has been approved by the Town attorney.

Attachments:

1. Fall 2024 (FY2025) Paving - Bid Tabs - Final
2. Fall 2024 Combined Paving Maps - Budget Reduce
3. Fall 2024 (FY 2025) Paving - Contract
4. Fall 2024 (FY 2025) Paving Adjusted Budget Quantities



Project 2024 Fall Resurfacing Project
Date Opened 8/15/2024 9:00am

				Blythe Brothers		Blythe Construction		Ferebee Corporation		Ram Pavement		J.T. Russell & Sons		NJR Group		Brothers Carolina Asphalt	
Bid Item	Item Description	Est. Qty.	Unit	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price	Unit Price	Total Price
1	Mobilization	1	Lump Sum	\$ 42,500.00	\$ 42,500.00	\$ 45,000.00	\$ 45,000.00	\$ 35,278.58	\$ 35,278.58	\$ 37,000.00	\$ 37,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 27,000.00	\$ 27,600.00
2	Traffic Control	1	Lump Sum	\$ 43,750.00	\$ 43,750.00	\$ 105,000.00	\$ 105,000.00	\$ 33,000.00	\$ 33,000.00	\$ 20,313.00	\$ 20,313.00	\$ 49,000.00	\$ 49,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
3	Milling of Existing Pavement (1.5" depth)	39,600	SY	\$ 3.70	\$ 146,520.00	\$ 4.25	\$ 168,300.00	\$ 2.96	\$ 117,216.00	\$ 3.15	\$ 124,740.00	\$ 4.00	\$ 158,400.00	\$ 3.25	\$ 128,700.00	\$ 1.85	\$ 73,260.00
4	Tack Coat	3,060	GAL	\$ 3.45	\$ 10,557.00	\$ 3.50	\$ 10,710.00	\$ 3.50	\$ 10,710.00	\$ 3.50	\$ 10,710.00	\$ 4.00	\$ 12,240.00	\$ 2.00	\$ 6,120.00	\$ 5.50	\$ 16,830.00
5	Asphalt Concrete Surface Course, S9.5C (1.5" depth)	51,000	SY	\$ 10.35	\$ 527,850.00	\$ 9.75	\$ 497,250.00	\$ 9.60	\$ 489,600.00	\$ 9.00	\$ 459,000.00	\$ 10.00	\$ 510,000.00	\$ 13.00	\$ 663,000.00	\$ 12.40	\$ 632,400.00
6	Thermoplastic Pavement Marking Stop Bars (90 mils)	22	EA	\$ 300.00	\$ 6,600.00	\$ 250.00	\$ 5,500.00	\$ 275.00	\$ 6,050.00	\$ 150.00	\$ 3,300.00	\$ 170.00	\$ 3,740.00	\$ 300.00	\$ 6,600.00	\$ 550.00	\$ 12,100.00
7	Incidental Patching	100	TON	\$ 250.00	\$ 25,000.00	\$ 250.00	\$ 25,000.00	\$ 220.00	\$ 22,000.00	\$ 130.00	\$ 13,000.00	\$ 160.00	\$ 16,000.00	\$ 150.00	\$ 15,000.00	\$ 240.00	\$ 24,000.00
8	Excavation of Existing Roadway (6" depth)	850	SY	\$ 7.00	\$ 5,950.00	\$ 16.00	\$ 13,600.00	\$ 13.15	\$ 11,177.50	\$ 11.05	\$ 9,392.50	\$ 13.00	\$ 11,050.00	\$ 15.00	\$ 12,750.00	\$ 18.50	\$ 15,725.00
9	Aggregate Base Course (6" depth)	850	SY	\$ 25.50	\$ 21,675.00	\$ 26.50	\$ 22,525.00	\$ 18.05	\$ 15,342.50	\$ 20.93	\$ 17,790.50	\$ 19.00	\$ 16,150.00	\$ 16.00	\$ 13,600.00	\$ 37.40	\$ 31,790.00
10	Asphalt Concrete Intermediate Course, I19.0C (2.5" depth)	850	SY	\$ 23.90	\$ 20,315.00	\$ 18.50	\$ 15,725.00	\$ 17.50	\$ 14,875.00	\$ 13.00	\$ 11,050.00	\$ 20.00	\$ 17,000.00	\$ 18.00	\$ 15,300.00	\$ 27.60	\$ 23,460.00
Contract Price					\$ 850,717.00		\$ 908,610.00		\$ 755,249.58		\$ 706,296.00		\$ 833,580.00		\$ 941,070.00		\$ 897,165.00
5% Contingency					\$ 42,535.85		\$ 45,430.50		\$ 37,762.48		\$ 35,314.80		\$ 41,679.00		\$ 47,053.50		\$ 44,858.25
Total Contract Price					\$ 893,252.85		\$ 954,040.50		\$ 793,012.06		\$ 741,610.80		\$ 875,259.00		\$ 988,123.50		\$ 942,023.25

Highlighted cells indicate correction made to original bid due to math error

College Park Subdivision -
overlay only (no milling)

Waterloo Drive to be
constructed and paved
with intermediate and
surface course asphalt



Legend

200 ft

2024 Street Resurfacing

Hillcrest Subdivision



Legend

200 ft

2024 Street Resurfacing

Windsor Forest Subdivision



CONTRACT FOR 2024 FALL RESURFACING

This Contract is by and between Town of Harrisburg, NC (Owner) and
Ram Pavement Services, Inc. (Contractor).

Owner and Contractor hereby agree as follows:

ARTICLE 1 - THE WORK

1.01 Work

- A. Work includes all labor, materials, equipment, services, and documentation necessary to construct the Project defined herein.
- B. The Contractor shall complete all Work as specified or indicated in the Contract Documents. The Project is generally described as follows:
 - 1. This improvement project shall consist of milling approximately 2.76 miles of 2-lane road to a depth of 1.5" and resurfacing with 1.5" of surface course asphalt. The subject roads to be milled and resurfaced are Wynford Court, Coachman Court, Flagstone Court, Churchill Place, Saybrook Court, Hillcrest Drive, Willow Lane, and Whitefield Court. The project also consists of excavating the existing roadway aggregate in Waterloo Drive, building a new wider subgrade with 850 SY of new aggregate base course, and installing 2.5" of intermediate surface course and 1.5" of final surface course. The project also consists of 22 thermoplastic stop bars and restriping all existing pavement markings on the roadways specified in the bid documents. Also included in the project is 100 tons of incidental patching, to be identified by the Town of Harrisburg at the time of the project.

ARTICLE 2 - CONTRACT DOCUMENTS

2.01 Intent of Contract Documents

- A. It is the intent of the Contract Documents to describe a functionally complete project. The Contract Documents do not indicate or describe all of the Work required to complete the Project. Additional details required for the correct installation of selected products are to be provided by the Contractor and coordinated with the Owner. This Contract supersedes prior negotiations, representations, and agreements, whether written or oral. The Contract Documents are complementary; what is required by one part of the Contract Documents is as binding as if required by other parts of the Contract Documents.

ARTICLE 3 - CONTRACT TIMES

3.01 Contract Times

- A. The Work will be completed and ready for final payment on or before December 13, 2024.

3.02 Liquidated Damages

- A. Contractor and Owner recognize that time is of the essence in the performance of the Contract, and that Owner will incur damages if Contractor does not complete the Work according to the requirements of Paragraph 3.01. Because such damages for delay would be difficult and costly to determine, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty) Contractor shall pay Owner \$200 for each calendar day that expires after the Contract Time for final completion.

3.03 Delays in Contractor's Progress

- A. If Owner or anyone for whom Owner is responsible, delays, disrupts, or interferes with the performance or progress of the Work, then Contractor shall be entitled to an equitable adjustment in the Contract Times and Contract Price. Contractor's entitlement to an adjustment of the Contract Times is conditioned on such adjustment being essential to Contractor's ability to complete the Work within the Contract Times.
- B. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for delay, disruption, or interference caused by or within the control of Contractor or their subcontractors or suppliers.
- C. If Contractor's performance or progress is delayed, disrupted, or interfered with by unanticipated causes not the fault of and beyond the control of Owner, Contractor, and those for which they are responsible, then Contractor shall be entitled to an equitable adjustment in Contract Times.
- D. Contractor shall not be entitled to an adjustment in Contract Price or Contract Times for any delay, disruption, or interference if such delay is concurrent with a delay, disruption, or interference caused by or within the control of Contractor or Contractor's subcontractors or suppliers.

ARTICLE 4 - CONTRACT PRICE

4.01 Payment

Owner shall pay Contractor in accordance with the Contract Documents at the following unit prices for each unit of Work completed:

Bid Item	Item Description	Est. Qty.	Unit	Total Unit Price	Total Price
1	Mobilization	1	LS	\$37,000.00	\$37,000.00
2	Traffic Control	1	LS	\$20,313.00	\$20,313.00
3	Milling of Existing Pavement - 1 - 1/2"	22,773	SY	\$3.15	\$71,734.95
4	Tack Coat	2,050	GAL	\$3.50	\$7,175.00
5	Asphalt Concrete Surface Course, S9.5C (1.5" depth)	34,173	SY	\$9.00	\$307,557.00
6	Thermoplastic Pavement Marking Stop Bars (90 mils)	22	EA	\$150.00	\$3,300.00
7	Incidental Patching	100	TON	\$130.00	\$13,000.00
8	Excavation of Existing Roadway (6" depth)	850	SY	\$11.05	\$9,392.50
9	Aggregate Base Course (6" depth)	850	SY	20.93	\$17,790.50
10	Asphalt Concrete Intermediate Course, I19.0C (2.5" depth)	850	SY	\$13.00	\$11,050.00
Contract Price					\$498,312.96
5% Contingency					\$24,915.65
Total Bid Price					\$523,228.60

Payment will be made in an amount equal to the total of all extended prices for actual Work completed. The extended price is determined by multiplying the unit price times the actual quantity of that Work item completed. The total contract price will be an extension of the payment per unit price and shall not exceed **\$523,228.60**. The contractor may add or delete from the bid quantities.

ARTICLE 5 - INSURANCE

5.01 Insurance

- A. Before starting Work, Contractor shall furnish evidence of insurance from companies that are duly licensed or authorized in the jurisdiction in which the Project is located.

ARTICLE 6 - CONTRACTOR'S RESPONSIBILITIES

6.01 Supervision and Superintendence

- A. Contractor shall supervise and direct the Work competently and efficiently, devoting such attention thereto and applying such skills and expertise as may be necessary to perform the Work in accordance with the Contract Documents. Contractor shall be solely responsible for the means, methods, techniques, sequences, safety, and procedures of construction.

- B. Contractor shall assign a competent resident superintendent who is to be present at all times during the execution of the Work.
- C. Contractor shall at all times maintain good discipline and order at the Site.
- D. Except as otherwise required for the safety or protection of persons or the Work or property at the Site or adjacent thereto, and except as otherwise stated in the Contract Documents, all Work at the Site shall be performed during regular working hours, Monday through Friday.

6.02 Other Work at the Site

- A. In addition to and apart from the Work of the Contractor, other work may occur at or adjacent to the Site. Contractor shall take reasonable and customary measures to avoid damaging, delaying, disrupting, or interfering with the work of Owner, any other contractor, or any utility owner performing other work at or adjacent to the Site.

6.03 Services, Materials, and Equipment

- A. Unless otherwise specified in the Contract Documents, Contractor shall provide and assume full responsibility for all services, materials, equipment, labor, transportation, construction equipment and machinery, tools, appliances, fuel, power, light, heat, telephone, water, sanitary facilities, temporary facilities, and all other facilities and incidentals necessary for the performance, testing, start up, and completion of the Work, whether or not such items are specifically called for in the Contract Documents.
- B. All materials and equipment incorporated into the Work shall be new, of good quality and shall be stored, applied, installed, connected, erected, protected, used, cleaned, and conditioned in accordance with instructions of the applicable supplier, except as otherwise may be provided in the Contract Documents.

6.04 Subcontractors and Suppliers

- A. Contractor may retain subcontractors and suppliers for the performance of parts of the Work. Such subcontractors and suppliers must be acceptable to Owner.

6.05 Licenses, Fees and Permits

- A. Contractor shall pay all license fees and royalties and assume all costs incident to performing the Work or the incorporation in the Work of any invention, design, process, product, or device which is the subject of patent rights or copyrights held by others.
- B. Contractor shall obtain and pay for all construction permits and licenses unless otherwise provided in the Contract Documents.

6.06 Laws and Regulations; Taxes

- A. Contractor shall give all notices required by and shall comply with all local, state, and federal Laws and Regulations applicable to the performance of the Work. Except where otherwise expressly required by applicable Laws and Regulations, Owner shall not be responsible for monitoring Contractor's compliance with any Laws or Regulations.
- B. Contractor shall bear all resulting costs and losses, and shall indemnify and hold harmless Owner and the officers, directors, members, partners, employees, agents, consultants, and subcontractors from and against all claims, costs, losses, and

damages if Contractor performs any Work or takes any other action knowing or having reason to know that it is contrary to Laws or Regulations.

- C. Contractor shall pay all applicable sales, consumer, use, and other similar taxes Contractor is required to pay in accordance with Laws and Regulations.

6.07 Safety and Protection

- A. Contractor shall be solely responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the Work.
- B. Contractor shall take all necessary precautions for the safety of, and shall provide the necessary protection to prevent damage, injury, or loss to:
 - 1. All persons on the Site or who may be affected by the Work;
 - 2. All the Work and materials and equipment to be incorporated therein, whether in storage on or off the Site; and
 - 3. Other property at the Site or adjacent thereto, including trees, shrubs, lawns, walks, pavements, roadways, structures, other work in progress, utilities, and underground facilities not designated for removal, relocation, or replacement in the course of construction.
- C. All damage, injury, or loss to any property caused, directly or indirectly, in whole or in part, by Contractor, or anyone for whose acts the Contractor may be liable, shall be remedied by Contractor at its expense.
- D. Contractor shall be responsible for coordinating any exchange of material safety data sheets or other hazard communication information required to be made available to or exchanged between or among employers at the Site in accordance with Laws or Regulations.

6.08 Warranties and Guarantees

- A. Contractor warrants and guarantees to Owner that all Work will be in accordance with the Contract Documents and will not be defective. Owner and its officers, directors, members, partners, employees, agents, consultants, and subcontractors shall be entitled to rely on Contractor's warranty and guarantee.

6.09 Correction Period

- A. If within one year after the date of substantial completion, any Work is found to be defective, or if the repair of any damages to the Site, adjacent areas that Contractor has arranged to use through construction easements or otherwise, and other adjacent areas used by Contractor as permitted by Laws and Regulations, is found to be defective, then Contractor shall promptly and without cost to Owner, correct such defective Work.

6.10 Indemnification

- A. To the fullest extent permitted by Laws and Regulations, and in addition to any other obligations of Contractor under the Contract or otherwise, Contractor shall indemnify and hold harmless Owner and any officers, directors, members, partners, employees, agents, consultants and subcontractors of the Owner from and against all claims, costs, losses, and damages (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals and all court or arbitration or other

dispute resolution costs) arising out of or relating to the performance of the Work, provided that any such claim, cost, loss, or damage is attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property (other than the Work itself), including the loss of use resulting therefrom but only to the extent caused by any negligent act or omission of Contractor, any subcontractor, any supplier, or any individual or entity directly or indirectly employed by any of them to perform any of the Work or anyone for whose acts they may be liable.

ARTICLE 7 - OWNER'S RESPONSIBILITIES

7.01 Owner's Responsibilities

- A. Except as otherwise provided in the Contract Documents, Owner shall issue all communications to Contractor through Engineer.
- B. Owner shall make payments to Contractor as provided in this Contract.
- C. Owner shall provide Site and easements required to construct the Project.
- D. If Owner intends to contract with others for the performance of other work at or adjacent to the Site, unless stated elsewhere in the Contract Documents, Owner shall have sole authority and responsibility for such coordination.
- E. The Owner shall be responsible for performing inspections and tests required by applicable codes.
- F. The Owner shall not supervise, direct, or have control or authority over, nor be responsible for, Contractor's means, methods, techniques, sequences, or procedures of construction, or the safety precautions and programs, or for any failure of Contractor to comply with Laws and Regulations applicable to the performance of the Work. Owner will not be responsible for Contractor's failure to perform the Work in accordance with the Contract Documents.
- G. While at the Site, Owner's employees and representatives shall comply with the specific applicable requirements of Contractor's safety programs of which Owner has been informed.

ARTICLE 8 - CHANGES IN THE WORK

8.01 Authority to Change the Work

- A. Without invalidating the Contract and without notice to any surety, Owner may, at any time or from time to time, order additions, deletions, or revisions in the Work.

8.02 Change Orders

- A. Owner and Contractor shall execute appropriate Change Orders covering:
 - 1. Changes in the Contract Price or Contract Times which are agreed to by the parties, including any undisputed sum or amount of time for Work actually performed in accordance with a Work Change Directive;
 - 2. Changes in the Work which are: (a) ordered by Owner or (b) agreed to by the parties.

ARTICLE 9 - TESTS AND INSPECTIONS; CORRECTION OF DEFECTIVE WORK

9.01 Tests and Inspections

- A. Owner will have access to the Site and the Work at reasonable times for their observation, inspection, and testing. Contractor shall provide them proper and safe conditions for such access.
- B. Contractor shall give Owner timely notice of readiness of the Work for all required inspections and tests, and shall cooperate with inspection and testing personnel to facilitate required inspections and tests.
- C. If any Work that is to be inspected, tested, or approved is covered by Contractor without written concurrence of Owner, Contractor shall, if requested by Owner, uncover such Work for observation. Such uncovering shall be at Contractor's expense.

9.02 Defective Work

- A. Contractor shall ensure that the Work is not defective.
- B. Owner has the authority to determine whether Work is defective, and to reject defective Work.
- C. Prompt notice of all defective Work of which Owner has actual knowledge will be given to Contractor.
- D. The Contractor shall promptly correct all such defective Work.
- E. If the Work is defective or Contractor fails to supply sufficient skilled workers or suitable materials or equipment, or fails to perform the Work in such a way that the completed Work will conform to the Contract Documents, then Owner may order Contractor to stop the Work, or any portion thereof, until the cause for such order has been eliminated.

ARTICLE 10 - PAYMENTS TO CONTRACTOR

10.01 Applications for Payments:

- A. Contractor shall submit an application for payment in a form acceptable to the Owner, no more frequently than monthly, to Owner. Applications for payment will be prepared and signed by Contractor. Contractor shall provide supporting documentation required by the Contract Documents. Payment will be paid for Work completed as of the date of the application for payment.

10.02 Retainage

- A. The Owner shall retain 5% of each progress payment until the Work is substantially complete.

10.03 Review of Applications

- A. Within 10 days after receipt of each application for payment, the Owner will indicate in writing acceptance of application or return the application to Contractor indicating in writing Owner's reasons for refusing to recommend payment. The Contractor will make the necessary corrections and resubmit the application for payment.

10.04 Substantial Completion

- A. The Contractor shall notify Owner in writing that the Work is substantially complete and request the Owner issue a certificate of substantial completion when Contractor considers the Work ready for its intended use.

10.05 Final Inspection

- A. Upon written notice from Contractor that the entire Work is complete, Owner will promptly make a final inspection with Contractor and will notify Contractor in writing of all particulars in which this inspection reveals that the Work, or agreed portion thereof, is incomplete or defective. Contractor shall immediately take such measures as are necessary to complete such Work or remedy such deficiencies.

10.06 Final Payment

- A. Contractor may make application for final payment after Contractor has satisfactorily completed all Work defined in the Contract.
- B. The Work is complete (subject to surviving obligations) when it is ready for final payment as established by the Owner's written recommendation of final payment.

10.07 Waiver of Claims

- A. The making of final payment will not constitute a waiver by Owner of claims or rights against Contractor.
- B. The acceptance of final payment by Contractor will constitute a waiver by Contractor of all claims and rights against Owner other than those pending matters that have been duly submitted.

ARTICLE 11 - CONTRACTOR'S REPRESENTATIONS

11.01 Contractor Representations

- A. Contractor makes the following representations when entering into this Contract:
 - 1. Contractor has examined and carefully studied the Contract Documents, and any data and reference items identified in the Contract Documents.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with and is satisfied as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Site-related reports and drawings identified in the Contract Documents, with respect to the effect of such information, observations, and documents on:
 - a. The cost, progress, and performance of the Work;

- b. The means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and
 - c. Contractor's safety precautions and programs.
- 5. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- 6. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- 7. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- 8. Contractor's entry into this Contract constitutes an incontrovertible representation by Contractor that, without exception, all prices in the Contract are premised upon performing and furnishing the Work required by the Contract Documents.

IN WITNESS WHEREOF, Owner and Contractor have signed this Contract.

This Contract will be effective on _____ (which is the Effective Date of the Contract).

OWNER: Town of Harrisburg, NC

CONTRACTOR: Ram Pavement Services, Inc.

By: _____

By: _____

Title: _____

Title: _____

Attest: _____

Attest: _____

Title: _____

Title: _____

Address for giving notices:

Address for giving notices:

Attn: Brian Ashman

4100 Main Street, Suite 101

Harrisburg, NC 28075

License No.: _____

(where applicable)



Project 2024 Fall Resurfacing Project
Budget Adjusted Quantities
Date Opened 8/15/2024 9:00am

				Ram Pavement	
Bid Item	Item Description	Est. Qty.	Unit	Unit Price	Total Price
1	Mobilization	1	Lump Sum	\$ 37,000.00	\$ 37,000.00
2	Traffic Control	1	Lump Sum	\$ 20,313.00	\$ 20,313.00
3	Milling of Existing Pavement (1.5" depth)	22,773	SY	\$ 3.15	\$ 71,734.95
4	Tack Coat	2,050	GAL	\$ 3.50	\$ 7,175.00
5	Asphalt Concrete Surface Course, S9.5C (1.5" depth)	34,173	SY	\$ 9.00	\$ 307,557.00
6	Thermoplastic Pavement Marking Stop Bars (90 mils)	22	EA	\$ 150.00	\$ 3,300.00
7	Incidental Patching	100	TON	\$ 130.00	\$ 13,000.00
8	Excavation of Existing Roadway (6" depth)	850	SY	\$ 11.05	\$ 9,392.50
9	Aggregate Base Course (6" depth)	850	SY	\$ 20.93	\$ 17,790.50
10	Asphalt Concrete Intermediate Course, I19.0C (2.5" depth)	850	SY	\$ 13.00	\$ 11,050.00
Contract Price					\$ 498,312.95
5% Contingency					\$ 24,915.65
Total Contract Price					\$ 523,228.60