



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

**October 14, 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. Presentation on the Progress of the Historic Pharr Mill Plan.
 - 2. Presentation on Website and Mobile App Refresh
 - 3. Presentation on Current Status of Various Residential Developments Under Construction
 - 4. Presentation on Development Process Revisions
 - 5. Presentation on Staff Mobilization to Communities Impacted by Hurricane Helene
- 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 September 9, 2024, Town Council Meeting
- B. Consider the minutes of the September 9, 2024, Closed Session

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**

5. **OLD BUSINESS**

6. **NEW BUSINESS**

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 September 9, 2024, Town Council Meeting

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the September 9, 2024 Town Council meeting.

Description/Background:

Draft minutes of the September 9, 2024, Town Council meeting are presented for consideration.

Recommendation:

Approval

Fiscal Impact:

None

Attachments:

1. September 9 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, SEPTEMBER 9, 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

MOTION:

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

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

- **2024 Harrisburg July 4th Celebration Sponsor Recognition.** For the 2024 Harrisburg July 4th Celebration, we had two "Hero" Sponsors. Sponsorships at this level were valued at \$5,000 or more. Our two "Hero" sponsors this year were: *The Burg Church and Cornerstone Dental*. As part of this level of sponsorship, these organizations are recognized by the Town Council with a special plaque to thank them for their level of sponsorship.

1F.

PUBLIC COMMENT

- Darlene Seibert, 7917 Tottenham Drive, Harrisburg – spoke concerning the best and worst places to put greenways

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. Consider purchase of Freightliner Leaf Truck from Carolina Industrial Equipment
- D. Consider purchase of Freightliner M2 106 Plus Dump Truck from Excel Truck Group
- E. Consider FY2024 Budget Ordinance Amendments for End-of-Year Transfers
- F. Consider adoption of the 2024 Town of Harrisburg Parks & Recreation Ten-Year Comprehensive Master Plan
- G. Consider appointment of Devin Huston to the Technical Coordinating Committee (TCC) of the Cabarrus-Rowan Urban Metropolitan Planning Organization (CRMPO)
- H. Consider adoption of the Strategic Economic Development Plan

MOTION:

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

3A.

COMMUNICATIONS

Town Manager Report

- The next Parks and Recreation Advisory Board meeting will be held at the Pharr Mill Picnic Shelter on September 16th. This will be a drop-in meeting from 3:30pm-7:30pm to discuss plans to develop the historic Pharr Mill landmark and get input from residents.
- We are the successful applicant for a roundabout on Roberta Road. This is a \$2.7 million project with an 80/20 match. \$2.2 million funded. Thanked Councilmembers Ron Smith and Ian Patrick for assistance with getting this through and encouraging the Town to find alternate sources of funding. Also thanked Mallory Hodgson, Public Works Director, and her team for all the work they have done in the last couple of years obtaining grant funding. Just in the last two years, the Town has gotten over \$16 million in grant funding for various projects.
- Fuda Creek Greenway – met with Mr. Seibert and HOA Board last week. We have worked through all the legal issues and now working on the where, when, etc. of the greenway.

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

- Patriotism Bowl was held at Hickory Ridge High School last week. If you saw a helicopter flying around the school and paragliders, that is what it was all about. Pretty cool experience for everyone for Patriotism Day. The Charlotte Touchdown Club presented \$5,000 checks to both Hickory Ridge and Marvin Ridge Athletic Booster Clubs.
- The next Rockin the Burg will be held this Saturday, everyone please come out
- September 21st will be the next Multi-Cultural Festival, and we are looking forward to that

3F.

COMMUNICATIONS

COUNCIL COMMENTS

Councilmember Faw

- Encouraged everyone to come out for the Multi-Cultural Festival and check out all the diversity we have in Harrisburg, have great food, experience other cultures

Mayor Pro-Tem Glover

- Also encouraged everyone to attend the Multi-Cultural Festival.
- Have been appointed to the NCLM Risk Management Board of Trustees. Looking forward to diving into that.

Councilmember Smith

- The roundabout at Main Street and Roberta Road was approved as the Town Manager said earlier, but it was a hard-fought battle. There were nine projects submitted for consideration, only three were approved and we are very fortunate that our project was included. NCDOT is out of funds again, and they have a large backlog of projects waiting. It will probably be 2-5 years before more funds become available.

4A.

PUBLIC HEARING

Public Hearing and Adoption of Order for the Extension of the Town's Transportation General Obligation Bonds. 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.

The public hearing was opened.

Speaking: none

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to adopt the Extension Order for the 2017 Transportation General Obligation Bonds, extending the time period for issuing bonds from 7 to 10 years after November 7, 2017. Second was made by Councilmember Cotell. **The motion passed 6-0.**

4B.

PUBLIC HEARING

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. 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.

The public hearing was opened.

Speaking:

- Alan Kerley, 11405 N Community House Road, Charlotte
- Eddie Moore, 2100 S Tryon St, Suite 400, Charlotte
- Jeff Phillips, 6005 The Meadows Lane
- Wally Wallace, 3093 Spring Forest, Harrisburg

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION #1:

Councilmember Smith made a 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. Second was made by Councilmember Patrick. **The motion passed 6-0.**

MOTION #2:

Councilmember Smith made a motion to approve H-2024-01-Anx Tramore II annexing the subject property into the Town of Harrisburg. Second was made by Mayor Pro-Tem Glover. **The motion passed 6-0.**

MOTION #3

Councilmember Smith made a motion to approve the Development Agreement by and between the Town of Harrisburg, Taylor Morrison of Carolinas, Inc., and Hickory Ridge Holdings LLC. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

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.

CONSISTENCY STATEMENT MOTION:

Councilmember Smith made a motion to approve the Consistency Statement as proposed. Second was made by Councilmember Faw. **The motion passed 6-0.**

4C.

PUBLIC HEARING

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.

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.

The public hearing was opened.

Speaking:

- Jason Gaddis, 8619 Wellington Lane, Harrisburg

The public hearing was then closed.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a 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. Second was made by Councilmember Thevenin. **The motion passed 6-0.**

5A.

OLD BUSINESS

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

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a 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. Second was made by Councilmember Patrick. **The motion passed 6-0.**

6A.

NEW BUSINESS

Consideration of the FY2025 Powell Bill Street Resurfacing Contract with Ram Pavement Services, Inc. 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.

After some discussion, the following action was taken:

MOTION:

Mayor Pro-Tem Glover made a motion to approve the contract with Ram Pavement Services, Inc. totaling \$523,228.60 for the FY2025 Powell Bill Street Resurfacing Project. Second was made by Councilmember Faw. **The motion passed 6-0.**

7.

ACTION ITEMS

None

8.

CLOSED SESSION

MOTION:

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

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

MOTION:

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

9.

ADJOURNMENT

MOTION:

There being no further business, Mayor Pro-Tem Glover made a motion to adjourn the meeting. Second was made by Councilmember Faw. **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 September 9, 2024, Closed Session

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the minutes of the September 9, 2024, Closed Session.

Description/Background:

Draft minutes of the September 9, 2024, Closed Session are presented for consideration.

Recommendation:

Approval

Fiscal Impact:

None

Attachments:

None