



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

**April 14, 2025
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. Miss Cabarrus County, Jaime Logan - presentation to Council concerning service as Miss Cabarrus County 2025, the Miss America opportunity, and upcoming plans for the year.
 - 2. Presentation of the FY2026 Manager's Recommended Budget
- 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 March 10, 2025, Town Council Meeting
- B. Consideration of Contract for Amusements for the 2025 Harrisburg July 4th Celebration
- C. Set a Public Hearing for Consideration of the FY2026 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, and Tax Rate for May 12, 2025.
- D. Fix a date of public hearing to consider entering into an Annexation Agreement between the Town of Harrisburg and the City of Concord for May 12, 2025, at 6:00 pm.

3. COMMUNICATIONS

- A. TOWN MANAGER REPORT
- B. FINANCE REPORT

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

4. PUBLIC HEARINGS

- A. H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

5. OLD BUSINESS

- A. Consideration of Resolution requesting NCDOT turn over maintenance of a portion of Stallings Road to the Town of Harrisburg.

6. NEW BUSINESS

- A. Consideration of Addison Park Infrastructure Acceptance

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 March 10, 2025, Town Council Meeting

Presenting Personnel:

Janet Rackley, Town Clerk

Suggested Motion or Action:

Motion to approve the minutes of the March 10, 2025, Town Council meeting.

Description/Background:

Draft minutes from the March 10, 2025, Town Council meeting are presented for consideration.

Recommendation:

Approval

Fiscal Impact:

None

Attachments:

1. March 10 Minutes

**TOWN OF HARRISBURG, NORTH CAROLINA
TOWN COUNCIL MEETING
MONDAY, MARCH 10, 2025
6:00 PM**

MINUTES

Mayor Jennifer Teague called the meeting to order.

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

ABSENT: Councilmembers Maurice Price Jr., Altyn Cotell

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 5-0.**

1C.

INVOCATION

Councilmember Thevenin conducted the invocation.

1D.

PLEDGE OF ALLEGIANCE

1E.

SPECIAL PRESENTATIONS

None

1F.

PUBLIC COMMENT

- Mark Monroe, 6751 River Hills Drive, Harrisburg – shared thoughts on the proposed FY2026 budget.

2.

CONSENT AGENDA

- A. Consider the minutes of the February 10, 2025, Town Council Meeting
- B. Consider FY2025 Financial Audit Contract
- C. Consider Reimbursement of costs associated with the purchase of culverts by the YMCA to be used for the Harrisburg Rail Trail Greenway

- D. Consider purchase of a Jet-Vac 900-ECO 12 Yard truck mounted combination sewer cleaner
- E. Consider surplus of the Town's 2016 Freightliner M2 ODB 25 Yard Hopper Leaf Vac
- F. Consider purchase agreement and capital authorization for Wayfinding Sign repair and replacements
- G. Consider granting a utility easement to Duke Energy Carolinas, LLC to serve the new YMCA with underground electric service crossing Harrisburg property
- H. Consider FY2025 Budget Ordinance Amendment for insurance proceeds for Engineering
- I. Set the candidate filing fees for the November 2025 election

MOTION:

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

3A.

COMMUNICATIONS

Town Manager Report

- Update on Phase I of road improvements on Hwy. 49/Roberta Road – some of the improvements should be completed by March 20, and other improvements have been delayed due to recent weather
- Council budget exercises are due Wednesday
- New branded trash cart rollout begins next week. Please put out both carts and they will be picked up and switched out. We have a FAQ section on the website to answer questions, but if you have further questions, please reach out to Customer Service.

3B.

COMMUNICATIONS

Finance Report

Finance Director Brian Lee presented the Finance report.

3C.

COMMUNICATIONS

Law Enforcement Report:

Lt. Nash and Sgt. Jackson presented the Law Enforcement report.

3D.

COMMUNICATIONS

Fire Department Report:

Fire Chief Bryan Dunn presented the Fire Department report.

3E.

COMMUNICATIONS

MAYOR'S COMMENTS

- Attended Centralina Regional Board of Delegates annual meeting last month. Will be serving as county representative again this year.
- Was asked to serve as a panelist on the Cabarrus County Youth Council career event last week. Wonderful to spend time with these young people and be a part of this event.

- Attended the recent Fire department awards ceremony along with Mayor Pro-Tem Glover and Councilmember Faw. Congratulations to everyone promoted or recognized there.
- Next budget workshop will be March 20th, 6-9pm here at Town Hall. This is where we will see the Manager's Recommended Budget. Encouraged public to attend.

3F.

COMMUNICATIONS

COUNCIL COMMENTS

Councilmember Thevenin

- We have an incredible Fire department. They do so much for this community and recently saw this firsthand in his neighborhood.

Mayor Pro-Tem Glover

- NCLM RMS Quarterly meeting – discussed renewal rates for Property & Liability and Worker's Compensation insurance. The Worker's Compensation rates are coming down this year.

Councilmember Faw

- Echoed Councilmember Faw's sentiments about the Fire department. They do an amazing job and save a lot of lives.

4A.

PUBLIC HEARING

None

5A.

OLD BUSINESS

None

6A.

NEW BUSINESS

Consider Professional Engineering Services Contract for HWY 49 Phase 2 Improvements Design – HL-0062. The Highway 49 Corridor Plan was created as part of the implementation of the Community Transportation Plan (CTP) adopted in October 2020. The segment of Highway 49 from Caldwell Rd. to Coddle Creek was identified in the CTP as a near-term goal for improvement. The improvements have been broken into phases with the first phase currently under construction. Phase 2 includes approximately 0.55 miles of Highway 49 from Pepsi Way to Morehead Road. Harrisburg was awarded matching Surface Transportation Block Grant (STBG) funds totaling \$9,178,750 for Highway 49 Phase 2 Improvements. A portion of these funds has been authorized to be used for Professional Engineering Services. Timmons Group was selected following an RFLOI per the guidelines set forth in the grant award. 80% of the total amount of the contract is eligible for reimbursement, giving the Town an estimated final cost of \$157,778.

Staff recommends awarding the Professional Engineering Services Contract for HWY 49 Phase 2 Improvements Design to Timmons Group in the amount of \$788,891 and authorizing the Town Manager to finalize negotiation and execution of the attached draft contract.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to award the Professional Engineering Services Contract for HWY 49 Phase 2 Improvements Design to Timmons Group in the amount of \$788,891 and authorize the Town Manager to finalize negotiation and execution of the attached draft contract. Second was made by Mayor Pro-Tem Glover. **The motion passed 5-0.**

6B.

NEW BUSINESS

Consider Professional Engineering Services Contract for Hickory Ridge Road Sidewalk Design – BL-0086. Harrisburg was awarded matching Transportation Alternatives Program (TAP) funds totaling \$2,078,000 for the Hickory Ridge Road Sidewalk project. A portion of these funds has been authorized to be used for Professional Engineering Services. Kimley-Horn & Associates was selected following an RFLOI per the guidelines set forth in the grant award. 80% of the total amount of the contract is eligible for reimbursement, giving the Town a net estimated final cost of \$48,503.

Staff recommends awarding the Professional Engineering Services Contract for Hickory Ridge Road Sidewalk Design to Kimley-Horn and Associates, Inc. in the amount of \$242,515 and authorizing the Town Manager to finalize negotiation and execution of the attached draft contract.

After some discussion, the following action was taken:

MOTION:

Councilmember Patrick made a motion to award the Professional Engineering Services Contract for Hickory Ridge Road Sidewalk Design to Kimley-Horn and Associates, Inc. in the amount of \$242,515 and authorize the Town Manager to finalize negotiation and execution of the proposed draft contract. Second was made by Councilmember Faw. **The motion passed 5-0.**

6C.

NEW BUSINESS

Consider Professional Engineering Services Contract for Caldwell Road Ext. Phase 1 - HL-0063.

Harrisburg was awarded matching Surface Transportation Block Grant (STBG) funds totaling \$6,107,000 for Caldwell Road Extension Phase 1. A portion of these funds has been authorized to be used for Professional Engineering Services. RK&K was selected following an RFLOI per the guidelines set forth in the grant award. 80% of the total amount of the PE contract is eligible for reimbursement, giving the Town an estimated final cost of \$172,400. Final authorization to execute the professional services contract from NCDOT is expected soon.

Staff recommends awarding the Professional Engineering Services Contract for Caldwell Road Extension Phase 1 Design to RK&K in the amount of \$862,000 and authorizing the Town Manager to finalize negotiation and execution of the attached draft contract upon receipt of authorization to execute the contract from NCDOT.

After some discussion, the following action was taken:

MOTION:

Councilmember Faw made a motion to award the Professional Engineering Services Contract for Caldwell Road Extension Phase 1 Design to RK&K in the amount of \$862,000 and authorize the Town Manager to finalize negotiation and execution of the attached draft contract upon receipt of authorization to execute the contract from NCDOT. Second was made by Councilmember Thevenin. **The motion passed 5-0.**

6D.

NEW BUSINESS

Consider Construction Services Contract for Stallings Road Sidewalk Phase 2 and Related Reimbursement Resolution. Stallings Road has long been identified as a key corridor as it is the only corridor that provides access to Harrisburg Elementary School and is one of two corridors that provide the connection to Hickory Ridge Middle School and Hickory Ridge High School. For this reason, sidewalk has been planned along the roadway for quite some time. The Town completed Phase 1 in January 2024, and the development of multiple residential projects provided large segments of pedestrian paths along their frontages, which has helped progress the goal of a continuous pedestrian path along Stallings Road. Phase 2 will tie-in to the newly constructed sidewalk along the frontage of the Harmony residential development and will end at Middleton Circle. Upon completion, there will be only one remaining gap in the path from Middleton Circle to Harrisburg Veterans Blvd.

Staff recommends awarding the Construction Services Contract for Stallings Road Sidewalk Phase 2 to Country Boy Landscaping, LLC in the amount of \$324,459 and authorizing the Town Manager to finalize negotiation and execution of the attached draft contract. Staff also recommends approval of the related reimbursement resolution, authorizing the costs to be reimbursed upon the future issuance of Transportation General Obligation Bonds.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to adopt the related reimbursement resolution, award the Construction Services Contract for Stallings Road Sidewalk Phase 2 to Country Boy Landscaping, LLC in the amount of \$324,459 and authorize the Town Manager to finalize negotiation and execution of the attached draft contract. Second was made by Mayor Pro-Tem Glover. **The motion passed 5-0.**

MOTION:

Councilmember Smith made a motion to approve the related Reimbursement Resolution under the Town's Transportation General Obligation Bonds. Second was made by Mayor Pro-Tem Glover. **The motion passed 5-0.**

6E.

NEW BUSINESS

Consider Resolution requesting NCDOT turn over maintenance of a portion of Stallings Road to the Town of Harrisburg. Assuming maintenance of a segment of Stallings Road gives the town more flexibility over landscaping and other design elements of the roadway, including both roundabouts. There is no immediate fiscal impact; however, if NCDOT turns over maintenance of Stallings Road to the Town then future maintenance costs become the Town's responsibility. The increased Town-maintained street mileage will be reflected on the 7/1/2025 Powell Bill Map, incrementally increasing the Town's annual Powell Bill funding.

After some discussion, the following action was taken:

MOTION:

Councilmember Smith made a motion to defer consideration of this request for 30 days. Second was made by Councilmember Faw. **The motion passed 5-0.**

6F.

NEW BUSINESS

Consider amended FY2025 Schedule of Fees to include an additional Solid Waste cart rental fee and unreturned cart fee. With the roll-out of the new Town of Harrisburg-branded and owned solid waste and recycling carts, there is a possibility that some residents may want an additional cart. There are currently over 100 residents in the Town of Harrisburg that have at least one additional cart but contract this service directly through Waste Pro at an additional fee of \$12 per month per cart, with rates subject to CPI increases each year. The Town would like to offer the same service at the same rate in order to maintain the same offerings available today. The Town of Harrisburg does not currently pay for the additional carts to be serviced, which is the main reason for the fee request. Ancillary to the cost of service would be a small lease fee to cover the capital cost of the additional carts. The unreturned-cart fee is simply to encourage homeowners that no longer wish to have an additional cart or are moving, to return the cart to the Town of Harrisburg for use at another residence. This fee will be maintained at the current replacement cost of the cart.

After some discussion, the following action was taken:

MOTION:

Mayor Pro-Tem Glover made a motion to approve the adoption of the new Solid Waste additional cart rental and non-returned cart fees into the FY2025 Schedule of Fees. Second was made by Councilmember Faw. **The motion passed 4-1 (Councilmember Patrick voting against).**

7.

ACTION ITEMS

- More information concerning the request to turn over maintenance of a portion of Stallings Road to the Town

8.

CLOSED SESSION

None

9.

ADJOURNMENT

MOTION:

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

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Contract for Amusements for the 2025 Harrisburg July 4th Celebration

Presenting Personnel:

Jim Spina, Parks and Recreation Director

Suggested Motion or Action:

Motion to approve a contract with Palmetto Amusements for \$165,399 for the Harrisburg July 4th Celebration amusement rides.

Description/Background:

For the 2025 Harrisburg July 4th Celebration, staff are recommending a contract for amusements from Palmetto Amusements. Palmetto Amusements has served the Harrisburg July 4th Celebration for the past 9 years. The contract for this year includes a total of 27 rides to include Palmetto's Expo Ferris Wheel as well as their Patriotic Swings, which will be new additions to the event this year. This combination of rides will serve people of all ages. In addition, Palmetto Amusements will provide all staffing, power needs and handle the inspections and permitting for the amusements. The total cost of the contract is \$165,339.

Recommendation:

Staff recommends approving the contract with Palmetto Amusements to provide rides for the 2025 Harrisburg July 4th Celebration.

Fiscal Impact:

Fiscal impact is a planned expenditure of \$165,339 for amusements. The amusements provide the Town with a revenue-generation opportunity with ticket and wristband sales. The projected revenue for the event this year is approximately \$140,000.

Attachments:

1. 20250704- Harrisburg Contract



Contract Agreement

This agreement is between the Town of Harrisburg's Annual 4th of July celebration at Harrisburg Park, hereinafter referred to as the **BOOKING PARTY** and **PALMETTO AMUSEMENTS**, hereinafter referred to as the **SUPPLIER**.

1. **SUPPLIER** agrees to provide equipment, etc. as listed in paragraph 3 below for the **BOOKING PARTY'S** event date of 3 July 2025 operational times of 4:00 pm-10:00 pm and 4 July 2025 operational times of 4:00 pm-11:00 pm. **SUPPLIER** will service the event date rain or shine but reserves the right to cease operation of amusement devices during inclement weather to ensure the safety of the children and the general public. **SUPPLIER** will then resume operations as weather permits during the above scheduled hours.
2. **SUPPLIER** agrees to provide:
 - a. Equipment: **See Addendum A.**
 - b. Supplier will also supply all staffing for the mechanical attractions. Suppliers also will also be responsible for state amusement ride inspection. Please be advised that Palmetto Amusements reserves the right to manipulate/rotate equipment in the event that a piece of equipment is not available due to a mechanical/safety issue.
3. **BOOKING PARTY** agrees to provide:
 - a. Access to the set up site **5 days** prior to the event if needed. Removal of equipment will be concluded no later than 5 days post event date.
 - b. Site preparation to include but not limited to: Level surface, identification and marking of any and all hazards/underground utilities/water lines. Lighting of the general area is also the responsibility of the booking party for the safety of the patrons.
 - c. In the event of an inclement weather booking party is responsible for damage to the site during extraction of equipment.
 - d. Security during operational and non-operational hours.
4. **FINANCIAL TERMS:** The total amount for the items listed in paragraph 3 above is: **\$165,339.00**. **SUPPLIER** must receive this signed document and a 50% deposit in the amount of **\$82,669.50** within sixty (60) business days of the date of this contract, in order for the event date above and the equipment to be guaranteed. The final balance will be due ten (10) business days post event date listed in **Paragraph 2** in the amount of **\$82,669.50**.
 - a. Contract & Deposit Due Date : **1 May 2025**
 - b. Balance Due Date : **10 July 2025**
5. **CANCELLATION POLICY:** The deposit is non-refundable. If **BOOKING PARTY** wishes to reschedule the event for inclement weather all financial agreements expected are still due. However, the event can be rescheduled **within 6 months** of the event date, minimal fees may be incurred due to unrecoverable expenses but a decision to reschedule must be made **72 hours** in advance of the event set up.. Should the **BOOKING PARTY** decide to cancel this agreement, see cancellation fee below:

Date of Cancellation	Cancellation Fee
2 months or greater from event	25% of balance due plus unrecoverable expenses
1 months or greater from event	50% of balance due plus unrecoverable expenses
2 weeks or less from event	100% of balance plus unrecoverable expenses



Contract Agreement

Addendum A.

1	Patriotic Swing	\$5400.00
2	Expo Ferris Wheel with LED Center	\$16,000.00
3	Barrel of Pirates	\$4800.00
4	Carousel	\$6850.00
5	Flying Saucer	\$4800.00
6	Glass House	\$5400.00
7	Helicopter	\$5400.00
8	Kids Town Fun House	\$4800.00
9	Loop O Plane	\$6900.00
10	Mini Pirate Ship	\$4800.00
11	Rio Grande Western Train	\$5400.00
12	Rock O Plane	\$7595.00
13	Round Up	\$7500.00
14	Spin Master	\$4800.00
15	Spinner	\$5400.00
16	Tractor Farm Ride	\$5400.00
17	Wally's Great Adventure	\$5400.00
18	Klime Wallz	\$4500.00
19	Scat	\$6900.00
20	Tempest	\$6900.00
21	Rapid Slide	\$5400.00
22	Kiddie Coaster	\$5400.00
23	Dixie Twister Swing	\$5400.00
24	Hampton Combo Jeep/Car Ride	\$5400.00
25	Kiddie Ferris Wheel	\$5995.00
26	Pirate's Revenge	\$5400.00
27	Tasmanian Spinner	\$5400.00
28	Power	\$6849.00
	Subtotal	\$165,339.00

6. ACCEPTANCE OF THIS CONTRACT BY BOOKING PARTY

Supplier Authorized Signature: Christy Boscaglia Date: 20 March 2025
Electronic Signature

Booking Party Authorized Signature: _____ Date: _____
Authorized Representative



TOWN OF HARRISBURG

Agenda Item Details

Title:

Set a Public Hearing for Consideration of the FY2026 Proposed Budget Ordinance, Fee Schedule, Capital Improvement Plan, and Tax Rate for May 12, 2025.

Presenting Personnel:

Robert Donham, Town Manager

Suggested Motion or Action:

Motion to set a public hearing for May 12, 2025 to consider the FY2026 Proposed Budget Ordinance, fee schedule, Capital Improvement Plan, and tax rate.

Description/Background:

Town staff will present the proposed FY2026 budget ordinance, fee schedule, capital improvement plan and tax rate for Town Council consideration.

Recommendation:

Staff recommends setting the public hearing as described above.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Fix a date of public hearing to consider entering into an Annexation Agreement between the Town of Harrisburg and the City of Concord for May 12, 2025, at 6:00 pm.

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

Adopt the Resolution to fix the date of the public hearing for May 12, 2025 at 6:00 pm.

Description/Background:

The Town of Harrisburg entered into an annexation agreement with the City of Concord on October 12, 1998 and amended said agreement on December 12, 2003. This agreement has since expired. The Town of Harrisburg and the City of Concord desire to enter into a new annexation agreement pursuant to N.C.G.S. 160A-58.23. This is a request to fix the date for the public hearing to consider said agreement.

Recommendation:

Approve the resolution fixing the date of the public hearing for May 12, 2025, at 6:00 pm.

Fiscal Impact:

None

Attachments:

1. Annex_Agreement Resolution Fixing Date of PH
2. Draft_Harrisburg-Concord Agreement Map Revised_2025



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

WHEREAS, the Town of Harrisburg and the City of Concord desire to enter into an Annexation Agreement pursuant to N.C.G.S. 160A-58.23; 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 entering into an annexation agreement between the Town of Harrisburg and City of Concord described herein will be held at Harrisburg Town Hall at 4100 Main Street, Harrisburg, North Carolina at 6:00 p.m. on May 12, 2025.

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

BEGINNING at a point, said point being the intersection of the Cabarrus County-Mecklenburg County line and the west right-of-way of Lower Rocky River Road (State Road 1136), thence along said right-of-way of Lower Rocky River Road in a north direction to a point on the north right-of-way of Rocky River Road (State Road 1139), thence along said right-of-way of Rocky River Road in an east and north direction to the intersection of the centerline of Rocky River, thence along said centerline in a west and north direction to its intersection with Coddle Creek, thence along the centerline of Coddle Creek in a north and west direction, (crossing NC Highway 49) to a point in an unnamed stream, thence along the centerline of said stream in a west direction, (passing an unnamed pond on the north), to a point on the east right-of-way of Roberta Road (SR 1304), thence along said right-of-way in a southwest direction to a point in the center of Rocky River, thence along the centerline of Rocky River in a west direction to the City of Concord's corporate limits, generally in a west direction to a point on the rear corner of P.I.N. 5508-04-7131(03), thence in a southeast direction 500 +/- feet to a point on the Town of Harrisburg corporate limit line, thence in a southwest direction 70 +/- feet to a point on the City of Concord's corporate limit, thence following said corporate limits to the intersection of Morehead Road (State Road 1300), thence along the centerline of Morehead Road in a southeast direction to the intersection of Hudspeth Road (State Road 1302), thence following the centerline of Hudspeth Road to the intersection of the Town of Harrisburg's corporate limits and the City of Concord's corporate limits, thence along said common corporate boundary line to a point in the centerline of Hudspeth Road, thence along the centerline of Hudspeth Road in a northwest direction to a point on the north right-of-way of US Highway 29, South, thence following said right-of-way in a northeast direction to a



point on the south right-of-way of Morehead Road, thence along said right-of way in a west direction to a point on the Mecklenburg County line, thence along said County line in a southeast direction.

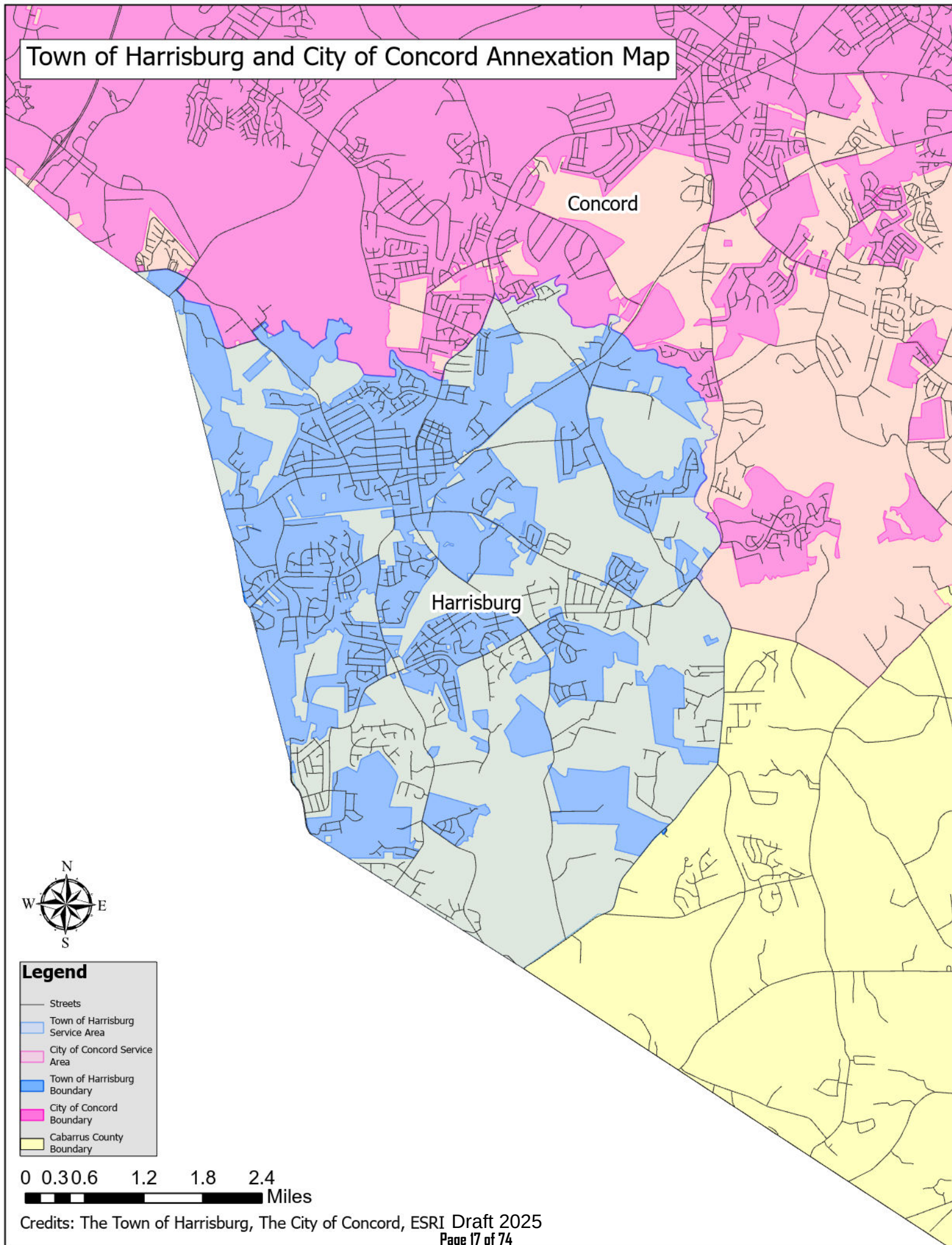
Section 3. Notice of the public hearing shall be published in the Independent Tribune, a newspaper having general circulation in the Town of Harrisburg, at least ten (10) days prior to the date of the public hearing.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

Town of Harrisburg and City of Concord Annexation Map



- Legend**
- Streets
 - Town of Harrisburg Service Area
 - City of Concord Service Area
 - Town of Harrisburg Boundary
 - City of Concord Boundary
 - Cabarrus County Boundary

0 0.3 0.6 1.2 1.8 2.4 Miles



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

If approved:

- Motion to approve H-2025-01-R Caldwell PUD zoning map amendment request modifying the maximum building height within the PUD and make the required findings, as presented.

CONSISTENCY STATEMENT

Motion to approve the following Consistency Statement for H-2025-01-R Caldwell PUD 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-2025-01-R) is a reasonable request and is in the best interest of the public because:

- It promotes economic development within an approved business park area of the existing PUD by updating the maximum building height only and maintaining all other performance standards and uses.

The Board further finds the proposed development (H-2025-01-R) is consistent with the following HALUP goals:

- **LU-7** This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.
- **ED-1** This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.

Description/Background:

A request to amend the Caldwell Business Park Planned Unit Development Zoning District modifying the maximum height performance standards for structures located within the Business Park area of the Planned Unit Development. This item was heard by the Planning & Zoning Board at its March 18, 2025 meeting and at the April 1, 2025 Special Meeting.

After receiving the report, public comment, and deliberations, the Board recommends approval with modification to limit the building height to the north side of Caldwell Park Drive within the business park area of the PUD. This modification would retain the current building height to 40-feet on the south side of Caldwell Park Drive and allow up to 72-feet in height on the north side of the road.

Recommendation:

Staff recommends approval of the zoning map amendment H-2025-01- R Caldwell Business Park PUD as presented; and for Council to make the required findings of reasonableness and consistency with the HALUP.

Fiscal Impact:

None

Attachments:

1. H-2025-01-PUD-_Caldwell Business Park_TC Report
2. Attachment A_Application_PUD Guidelines
3. Attachment_B_Proposed_Modified_Amendment to Guidelines
4. Attachment C
5. Attachment D
6. Attachment E
7. Attachment F_Draft Ordinance

Planning and Zoning Department
Staff Report – Town Council
Rezoning H-2025-01-(R)

DATE: April 4, 2025

SUBJECT: H-2025-01-R-Caldwell Business Park PUD Amendment

Request to amend the Planned Unit Development (PUD) zoning district to modernize maximum height performance standards.

APPLICANT: Town of Harrisburg

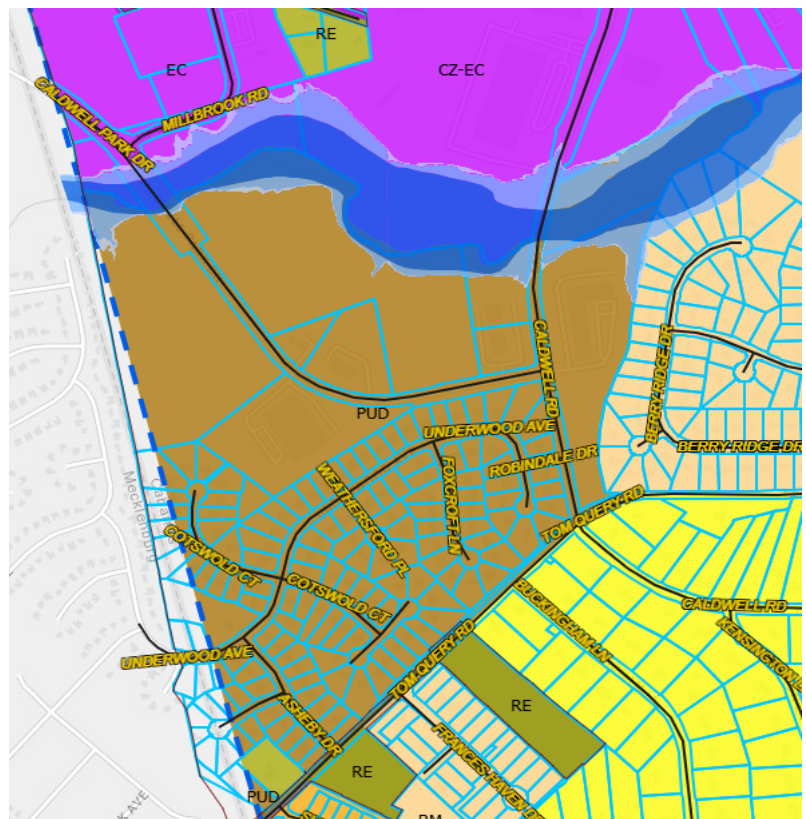
Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

BACKGROUND:

The Caldwell Planned Unit Development (PUD) zoning district was approved on July 12, 1999, by the Harrisburg Town Council (Attachment A). This PUD authorized a planned development on a 127-acre + site that included a single-family component (57 acres), a commercial/mixed use component (16.6 acres), and a business park area (54 acres). The residential and the commercial/mixed use areas have built out over time, but approximately 36 acres (67%) of the “Business Park” area remains undeveloped. The uses envisioned in this area are general commercial, neighborhood commercial or light industrial.

The Caldwell Business Park (CBP) development was approved under a set of zoning regulations which, in some cases, have not kept up with current building and site design standards, as well as new uses, particularly in the advanced manufacturing and technology services sectors. To ensure that the CBP continues to remain a desirable location for growth and development for these uses, staff recommends a change in the allowable building height for structures located within the Business Park area.



This request was presented to the Planning and Zoning Board at its March 18th meeting. After receiving the report, public comments, and deliberations, the Board continued this item requesting information be provided at its next regularly scheduled meeting. A special meeting was called in order to receive the information and hear a presentation by the Town Manager regarding the economic development impact of the proposed amendment on the future development of Caldwell Business Park. Rob Donham, Harrisburg Town Manager.

The information requested for the special meeting included the following, which is included as attachments to this report:

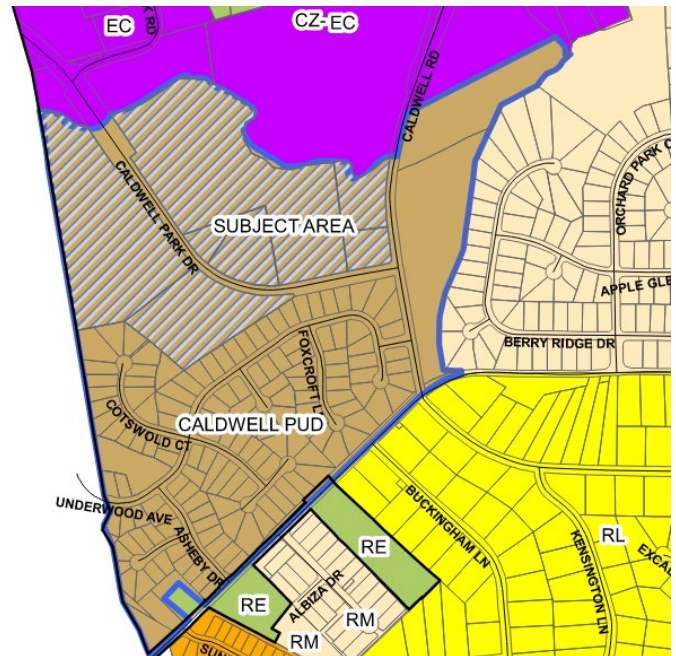
- Zoning maps identifying locations where similar zoning and building heights are possible within the Town and within those areas, and how many lots are vacant (Attachment C).
- Line of sight exhibits for the proposed building height. This was presented at the meeting.
- Examples of existing buildings within Harrisburg built at those building heights (Attachment D).
- Allowed land uses within the Business Park Area of the PUD. Please keep in mind this proposal does not include changes in the PUD land uses nor is it possible to remove land uses from the PUD without the property owner's permission. See attachment E.

ANALYSIS: The amendment of this PUD zoning district is focused on the “Business Park” area only which is identified in the map as “subject area.”

To modernize the performance standards, the envisioned zoning classifications for that area must be evaluated and how this modification may affect both the developed and undeveloped areas.

The zoning classifications approved within this area (Business Park) are:

Approved Zoning Classification in 1999	Corresponding 2019 Zoning Classification
B-G General Business	G-C General Commercial
B-N Neighborhood Commercial	N-C Neighborhood Commercial
I-G General Industrial	E-C Employment Center



The table below reflects the various performance standards from the original PUD and similar zoning classifications found in the UDO.

	PUD B-G	GC	PUD-B-N	NC	PUD-I-G	EC
Front Setback	0'	10'	0'	10'	50'	20'
Side Setback	0' 50' if adjacent to residential	8' 15' if adjacent to residential plus **	15' Doubled if adjacent to residential	8'/10'; or 15' if adjacent to residential plus **	30'	15'*/30' **Buffer may be required
Rear Setback	0' (50' if adjacent to residential)	8' 15' if adjacent to residential plus **	20 Doubled if adjacent to residential	8' 15' if adjacent to residential plus **	30' Doubled if adjacent to residential	15' 25' if adjacent to residential plus **
Height (ft)	40'	48'	40'	50'	40'	72'
Imperious	70%	80%	70%	65%	70%	90%

** Buffer required varies based on use ranging from 12-ft to 50-ft wide.

To maintain the integrity of the proposed Planned Unit Development (PUD), and its continued viability as a location for advanced manufacturing and technology services, staff is proposing to modify the maximum height within the three existing zoning classifications within the “Business Park” area to match height standards found in the current UDO.

	PUD B-G	PUD-B-N	PUD-I-G
Height (ft)	48'	50'	72'

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 in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning amendment substantially conforms to the prior approvals for the Caldwell Business Park Planned Unit Development as well as promotes the purpose of the Unified Development Ordinance.
2. The proposed zoning amendment modifying the maximum height for structures will not be detrimental to or endanger the public health, safety, or welfare, because it does not propose to alter other PUD performance standards.
3. This amendment is following the public hearing process as provided within the UDO.
4. The amendment demonstrates compatibility with the character of the Planned Unit Development known as Caldwell Business Park.

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.

This amendment to increase the maximum building height within the existing Planned Unit Development does not affect existing approved uses at this location and further provides the opportunity to build out the business park area of the Caldwell Business Park for its intended use.

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.

There is no proposal to amend permissible uses within this conditional zoning district.

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 site is an existing mixed-use planned unit development that is primarily built out. This amendment of the PUD is restricted to maximum building height for structures and uses currently allowed within existing zoning districts.

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 text amendment will not affect the reasonable implementation of the PUD.*

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;

This amendment enhances the opportunity for development within the existing PUD for uses which are appropriate for the Business Park area.

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.

This amendment proposes to modernize the maximum height standard within the PUD to be consistent with standards found within the UDO today.

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

There are no proposed conditions of approval.

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 zoning amendment is to modify the existing PUD for Caldwell Business Park by raising the maximum building height to be consistent with current standards.

Accordingly, this amendment is consistent with the following Goals of the HALUP:

***LU-7** This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.*

***ED-1** This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.*

PLANNING BOARD RECOMMENDATION: After hearing reports at both meetings, public comment, and deliberations, the Board approved a motion (4-2) to recommend approval of H-2025-01-R Caldwell Business Park PUD Amendment as modified:

- The maximum building height up to 72 feet is approved and limited to the north-side of Caldwell Park Drive.
- The maximum building height shall remain 40 feet on the south-side of Caldwell Park Drive.
- Under landscaping and buffering requirements (Page 4- #1) – replace the word “Natural” to ”Undisturbed.”

STAFF RECOMMENDATION:

Staff recommends the proposed conditional zoning petition H-2025-01-R be:

- **Approved as recommended by the Planning & Zoning Board; and**
- **Find H-2025-01-R Caldwell Park PUD Amendment a reasonable request in the best interest of the public and consistent with the Goals of the HALUP.**

Attachment A –Application & Caldwell Business Park PUD Guidelines.

Attachment B – Proposed Amendment as modified.

Attachment C – Zoning Maps

Attachment D – Example of Building at Similar Building Height

Attachment E – 1999 Zoning Ordinance Land Use Table

Attachment F - Draft Ordinance

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: Caldwell Business Park PUD Amendment
- b. Project Location/Address: Caldwell Park Drive and Caldwell Road
- c. Tax Map and Parcel Number (PIN): _____
- d. Zoning: Existing: PUD Proposed: PUD
- e. Land Use: Existing: Mixed Use Proposed: Mixed Use
- g. Description of Request (attach separate sheet if needed):

The Town is requesting a modification of some of the performance standards associated with the existing PUD. This PUD was approved 26-years ago (1999) and contains standards established during that time change. This request proposes to modify height standards, lot coverage, and setbacks where appropriate to modernize this plan, and aid in build-out of this area based on changes in the market, building standards, and technology.

We are not proposing to modify uses, use boundaries, or use restrictions that would alter the vision for this business park.

3. Contact Information

- a. Project Manager/Contact Person: Shelley DeHart, Assistant Planning Director
Company: Town of Harrisburg, Planning & Zoning
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: sdehart@harrisburgnc.gov
- b. Applicant Name (if different than above): Same as Above
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Various Property Owners/ Managing HOA - MPV Properties
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS) AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

40'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

Multifamily dwelling development.

Duplex dwelling development.

3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Landscaping and buffering within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. Earthen berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.

HARRISBURG TOWN COUNCIL
MINUTES
July 12, 1999

The Town Council of the Town of Harrisburg met in regular session on Monday, July 12, 1999 at Harrisburg Town Hall, 5125 Highway 49, South at 7:30 p.m. Those present were as follows:

Tom Harris, Mayor Protem
Lena Bowen
Tim Hagler
Gerald Nichols

Aaron Ritchie
Jenna Sue Taylor
Bill Williams

Absent: Mayor Carl Parmer

Also present Rich Koch, Town Attorney and Rodger Lentz. Cabarrus Planning and Zoning.

1. Mayor Protem Harris called the meeting to order.
2. Councilman Ritchie opened the meeting with prayer.
3. Mayor Protem Harris opened the Public Hearing on Petition H99-04 (R) rezoning of property located on Caldwell Road and Tom Query Road from RU to PD (Planned Development) for Crosland Land.

Speaking For:	Bill Gartland and John Jarrett of Crosland Land
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, ask that you please be careful what you put there and remember that we have lots of children in the neighborhood, so be careful about the traffic.

Mayor Protem Harris closed the public hearing.

4. Mayor Protem Harris opened the Public Hearing on Petition H99-05 (T) text amendment to the town's lot coverage standards.

Speaking For:	John Jarrett, Crosland Commercial representing C.F. Little stated that you are limiting your industrial growth and 70% would be in line with the counties.
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, please be careful and remember that means more traffic.

Mayor Protem Harris closed the public hearing.

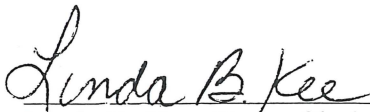
5. Councilman Ritchie with second by Councilman Hagler made the motion to approve minutes of June 14th and 28th with a correction to item 8 of the June 14th minutes. Motion carried 7-0.
6. Mayor Protem Harris presented the Tax Report.
7. Councilperson Bowen with second by Councilperson Taylor made the motion to table the Highway 49 corridor study. Councilman Ritchie ask that they defer action until the August 9th meeting and have a called meeting with the Planning and Zoning Board to discuss and go over the studies on July 26, 1999 at 7:00 p.m. at the town hall, 5125 Highway 49, South. Motion carried 7-0.
8. Councilman Hagler with second by Councilperson Bowen made the motion to give the Community Block Grant money in the amount of \$528,415.02 to the Friends of the Library. Motion carried 6-1. Voting For: Councilpersons Bowen, Hagler, Harris, Ritchie, Taylor and Williams. Voting against: Councilman Nichols.
9. With common consent of the council it was decided to ask the town attorney to contact the Golden Enterprises concerning the offer made on the town hall.
10. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition 99-04 (R) rezoning of property located on Caldwell Road and Tom Query from RU (Rural) to PD (Planned Development) for the Crosland Land. Motion carried 7-0.
11. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition H99-05 (T) text amendment to the Town's lot coverage standards. Motion carried 7-0
12. Councilman Ritchie with second by Councilman Hagler made the motion to set a public hearing on the annexation petition for the property located on Caldwell Road and Tom Query Road for August 9, 1999 at 7:30 p.m. at the Harrisburg Town Hall. 5125 Highway 49, South. Motion carried 7-0.
13. Councilman Hagler with second by Councilman Ritchie made the motion to contract with North Mecklenburg Sanitation to have two 30 yard open top dumpsters that could remain on yard and the town would call when they needed to be emptied at a cost of \$30.00 a month per dumpster and \$55.00 per dump. This will be used to pickup items that residents have that are not picked up by the Garbage Company and hopefully will do away with cleanup days. Motion carried 7-0.

14. Councilman Ritchie with second by Councilman Nichols made the motion to adjourn.
Motion carried 7-0.



Thomas G. Harris, Mayor Protem

ATTEST:



Linda B. Kee, Town Clerk

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT
STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS)
AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

Mixed Use & South side of Caldwell
Park Drive in Business Park Area:

40'

North side of Caldwell Park Drive in business Park
Area: B-G 48'; B-N - 50'; I-G -72'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

H-2025-01-ZA MODIFIED 4/14/2025

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

1. Multifamily dwelling development.
2. Duplex dwelling development.
3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Replace natural with undisturbed and/or enhanced.

~~Landscaping and buffering~~ within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. ~~Earthen~~ berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

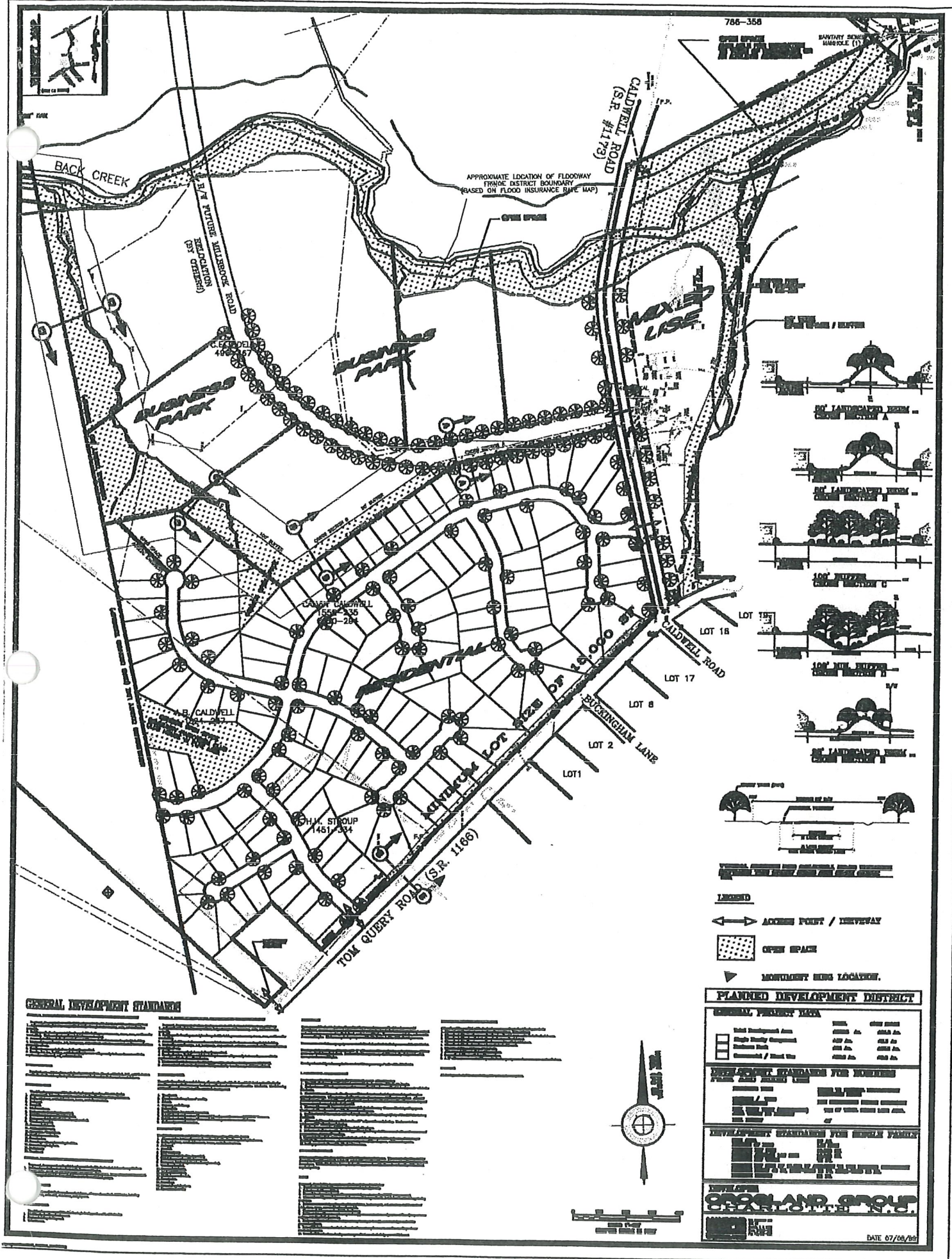
SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.



GENERAL DEVELOPMENT STANDARDS

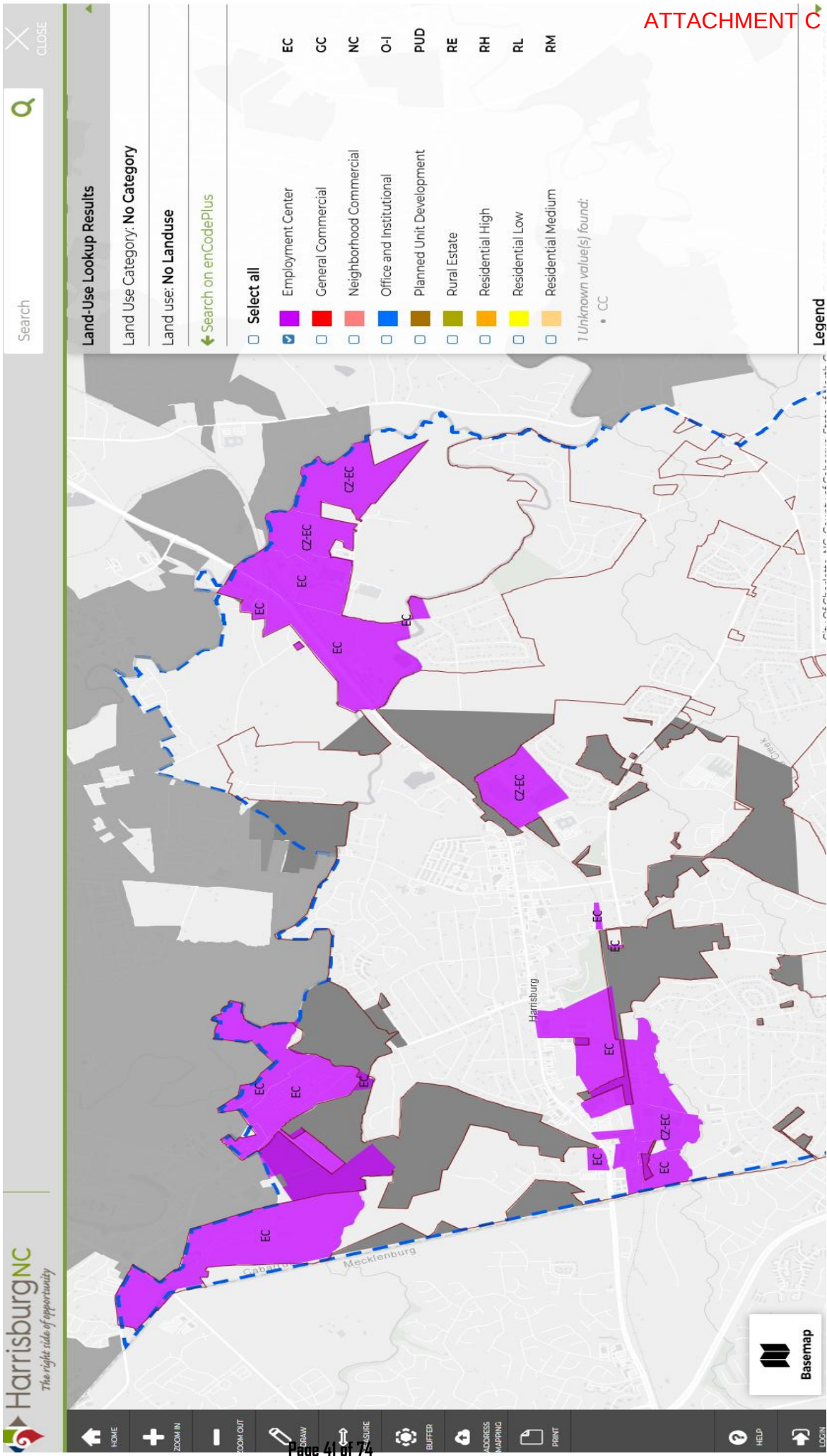
LOT AREA Minimum 1/4 Acre Maximum 1/2 Acre Minimum 1/4 Acre Maximum 1/2 Acre	LOT WIDTH Minimum 100 Feet Maximum 150 Feet Minimum 100 Feet Maximum 150 Feet	LOT DEPTH Minimum 100 Feet Maximum 150 Feet Minimum 100 Feet Maximum 150 Feet
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LOT AREA Minimum 1/4 Acre Maximum 1/2 Acre Minimum 1/4 Acre Maximum 1/2 Acre	LOT WIDTH Minimum 100 Feet Maximum 150 Feet Minimum 100 Feet Maximum 150 Feet	LOT DEPTH Minimum 100 Feet Maximum 150 Feet Minimum 100 Feet Maximum 150 Feet
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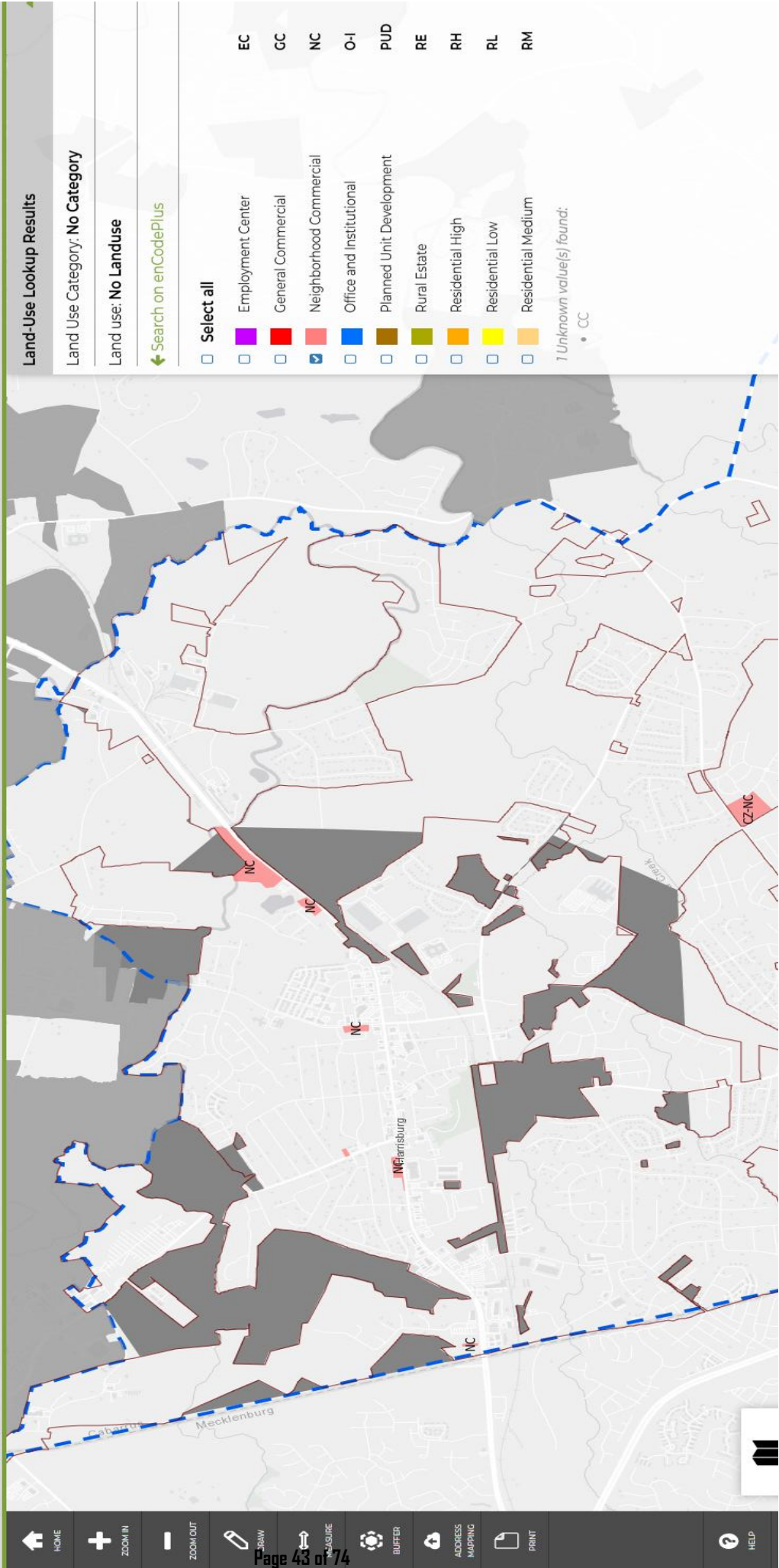
PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA Project Name: _____ Project Number: _____ Project Date: _____	DEVELOPMENT STANDARDS FOR HOMES Minimum Lot Area: _____ Minimum Lot Width: _____ Minimum Lot Depth: _____
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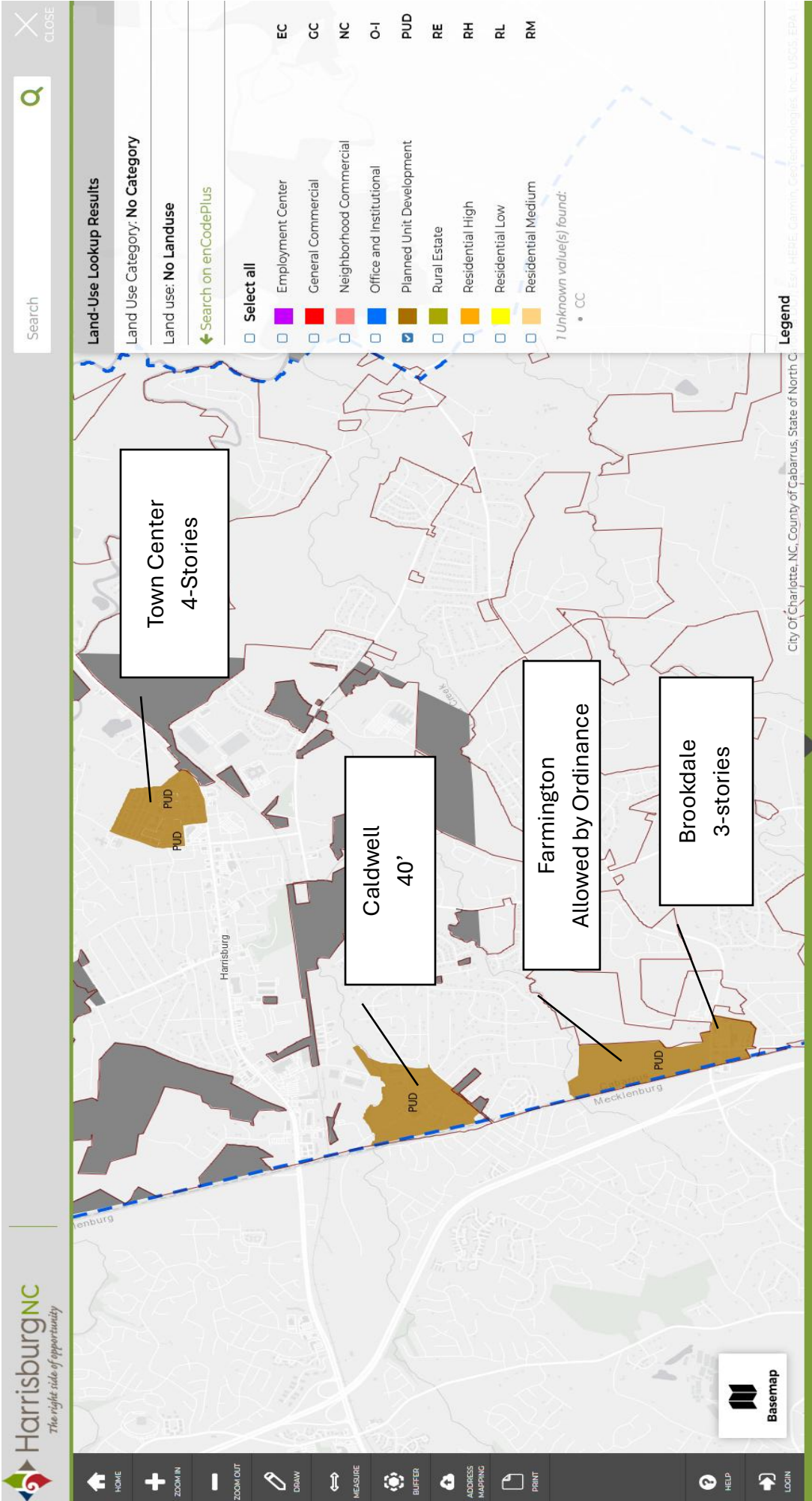
	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



	PUD B-G G-C	PUD-B-N N-C	PUD-I-G E-C
Height (ft)	48'	50'	72'



Example of Building Height

Harrisburg Town Hall 53' in height



Hickory Ridge Elementary School 48'



ORDINANCE SUBSECTION NUMBER			RURAL										FLOOD PLAIN		OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES	USE GROUP	RU	RESIDENCE					FP	O-A	BUSINESS INDUSTRIAL												
			R-20	R-15						B-N	B-G	B-P	I-G	I-H	I-P							
A. AUTOMOTIVE																						
	Agriculture Implements	BR																				
	Body and Paint Shops	BR																				
7.301	Car Washes	SR																				
	Parking Garages	BR																				
7.302	Parking Areas, Commercial	SR																				
7.501	Parking Areas in Residential Districts	SP	X	X	X																	
	Rentals, Cars and Trucks	BR																				
	*Repair Shops	BR																				
	Sales Lots and Show Rooms	BR																				
7.318	Service Stations	SR																				
	Boat Showrooms	BR																				
	Mobile Home Sales Lots	BR																				
7.517	*Race Shop	SP																				
	**Automotive Service Center	BR																				

BR-By Right
 SR-Special Requirement
 SP-Special Permit
 * Amended 8/14/89
 ** Amended 12/10/90

ORDINANCE SUBSECTION NUMBER																			
* PRINCIPAL PERMITTED USES	USE GROUP	RURAL						FLOOD PLAIN	OFFICE-APARTMENTS										
		* RU	RESIDENCE				* O-A		BUSINESS INDUSTRIAL										
			R-20	R-15					FP	B-N	B-G	B-P	I-G	I-H	I-P				
C. CULTURAL AND EDUCATIONAL																			
Art Galleries and Museums	BR																		
Libraries	BR									X		X	X						
										X		X	X						
SCHOOLS:																			
7.320 + Public and Private, Except	SR		X	X	X	X													
7.320 Colleges	SR		X	X	X	X													
7.502 Vocational and Professional Schools and Colleges	SP		X							X									
7.516 Fraternity House	SP									X		X	X	X					
										X		X							
D. GOVERNMENTAL																			
7.321 Fire and Police Stations	SR		X	X	X														
*Garages, Service Buildings and Yards	BR									X		X	X	X	X	X	X		
7.321 Post Office	SR																X	X	X
7.321 Town Hall	SR									X		X	X	X					
7.518 *Garages, Service Buildings and Yards in Office and Residential Districts	SP		X	X	X					X		X	X	X					
										X									
BR-BY Right																			
SR-Special Requirement																			
SP-Special Permit																			

BR-By Right

SR-Special Requirement

SP-Special Permit

* Amended 9/11/89 + Amended 6/09/97

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS									
PRINCIPAL PERMITTED USES	RU		RESIDENCE				O-A		BUSINESS INDUSTRIAL									
			R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P				
	E. INDUSTRIAL, MANUFACTURING AND STORAGE																	
7.505	Planned Industrial Parks	SP																
	Laboratories, Analytical, Experimental and Testing Plant	BR																X
	Commercial Linen and Dry Cleaning Plant	BR														X	X	X
7.303	Lumber or Building Material Yards with Outdoor Storage	SR													X	X	X	X
7.304	Manufacturing, Processing or Fabrication*	SR														X	X	X
7.303	Retail Lumber or Building Material Yard with Fabrication and Outdoor Storage	SR													X	X	X	X
7.331	Building Trades Office with Outside Storage	SR																
7.504	Junk Yard	SP													X	X	X	X
	Moving and Storage Operation	BR														X	X	X
	Saw Mill	BR														X	X	X
7.304	**Welding Shop	SR														X	X	X

RR-By Right
B County D

BR-By Right
 SR-Special Requirement
 SP Special Permit

See Section 5.7 for the list of manufacturing, processing and fabrication uses permitted.
 Amended 12/14/87 * Amended 02/09/98

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL						FL OO D PL AIN	OFFICE-APARTMENTS									
PRINCIPAL PERMITTED USES	RU		RESIDENCE					BUSINESS INDUSTRIAL											
			R-20	R-15	R-20A	R-15A		O-A		B-N	B-G	B-P	I-G	I-H	I-P				
	E. INDUSTRIAL, MANUFACTURING AND STORAGE (continued)																		
	Sign Painting	BR																	
	Storage Warehouse and Yards	BR																X	X
	Wholesaling	BR																X	X
7.328	••Major Warehouses	SR																X	X
	F. INSTITUTIONAL																		
7.305	Cemeteries	SR	X	X	X	X	X	X											
	Charitable and Welfare Organizations	BR																	
7.322	Churches, Synagogues and Other Places of Worship	SR	X	X	X	X	X	X										X	
7.306	*Day Care Centers, Nurseries, and Kindergartens	SR	X																
7.522	*Day Care Centers, Nurseries and Kindergartens	SP		X	X	X	X	X			X	X	X	X	X				
7.323	Day Care, Small Group	SR	X	X	X	X	X	X											
7.307	Funeral Homes	SR		X	X	X	X	X											
7.512	Health Centers, Hospitals	SP	X															X	X
7.324	Nursing Homes, Rest Homes for the Aged	SR	X																
BR-Bv Right																			
SR Special Requirement																			
SP Special Permit																			
Amended 07-2-2008																			

BR-By Right
SR Special Requirement
SP Special Permit
Amended 9/10/90

** Amended 6/12/95

* Amended 9/14/98

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES			RU	RESIDENCE					O-A	BUSINESS INDUSTRIAL						
				R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P	
G. OFFICE																
Financial Institutions		BR														
*Offices, Professional and Business (excluding Veterinary)		BR							X	X	X	X				
Radio and Television stations		BR							X	X	X	X	X			
Retail Uses in Office Buildings		SR									X	X	X	X	X	X
Office Building		BR							X	X	X	X				
H. RECREATIONAL																
Community Recreation Centers		SP	X	X	X	X	X	X								
Country Clubs		SR	X	X	X	X	X	X								
Fraternal, Social and Recreation Organizations		BR														
Golf Courses		SR	X	X	X	X	X	X								
Golf Driving Ranges and Par-3		BR														
Parks and Playgrounds, Public		SR	X	X	X	X	X	X			X	X	X			
Racing Tracks (including dragstrips)		SP							X	X	X	X				
Riding Stables, Commercial		SR	X												X	
Stadiums		SP	X													
Theaters, in a Building		BR														
Theaters, outdoors		SP									X	X				X

BR: By Right
SR: Special Requirement

BR By Right
SR Special Requirement

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS BUSINESS INDUSTRIAL									
PRINCIPAL PERMITTED USES	RU		RESIDENCE				FP		O-A	BUSINESS INDUSTRIAL								
			R-20	R-15	R-20 A	R-15 A				B-N	B-G	B-P	I-G	I-H	I-P			
J. RESIDENTIAL																		
Mobile Home	SR																	
Dwellings, One-Family	BR	X	X	X	X	X												
7.310 Dwellings, Two-Family	SR			X			X											
Hotels and Motels	BR						X											
7.508 Mobile Home Parks	SP	X										X	X					
Rooming Houses	BR	X																
7.311 Yard Sales	SR	X	X	X	X	X		X										
7.329 Group Homes (six or less resident clients)	BR	X	X	X	X	X		X	X	X								
7.511 Group Homes (more than six resident clients)	SP	X	X	X	X	X		X										
7.313 Farms (except commercial dairy, cattle or pig farm operations)	BR									X	X	X						

BR-By Right
 SR-Special Requirement
 SP-Special Permit
 **Added 10/14/90

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL					FLOOD PLAIN	OFFICE-APARTMENTS									
PRINCIPAL PERMITTED USES	RU		RESIDENCE				O-A		BUSINESS INDUSTRIAL									
			R-20	R-15	R-20 A	R-15 A			B-N	B-G	B-P	I-G	I-H	I-P				
	K. COMMERCIAL																	
	Restaurant	BR									X	X	X	X				
	Restaurant, Fast Foods	BR										X	X	X				
	Computer Retail Outlet	BR									X	X	X	X				
	Convenience Store	BR										X	X	X				
	Jewelry Shop	BR									X	X	X	X				
	Travel Agency	BR									X	X	X	X				
	Tobacco Shop	BR										X	X	X				
	Lending Agency	BR									X	X	X	X				
7.312	Farm Product, Retail	SR	X	X	X	X	X	X										
	Dance Studio	SR	X															
7.317	Music Shop or Studio	SR													X	X		
	Catalog Sales Shop	BR													X	X		
	Tanning Salon	BR													X	X		
	Fitness Center (With indoor facilities only)	BR									X	X	X	X	X			
	Fitness Center (with outdoor facilities)	BR										X	X	X	X			
	Video Arcade Shop	BR										X	X	X	X			
	Auction House	BR										X	X	X	X			
	Automobile Accessory Store	BR										X	X	X	X			

ORDINANCE SUBSECTION NUMBER		USE GROUP	RURAL				FLOOD PLAIN	OFFICE-APARTMENTS							
PRINCIPAL PERMITTED USES	K. COMMERCIAL (continued)		RU	RESIDENCE				FP	O-A	BUSINESS INDUSTRIAL					
				B-N	B-G	B-P	I-G			I-H	I-P				
	Grocery Store	BR								X	X	X			
	Pharmacy	BR								X	X	X	X		
	Notions Shop	BR								X	X	X	X		
	Antique Shop	BR								X	X	X	X		
	Hardware Store	BR								X	X	X	X		
	Paint Shop	BR									X	X	X		
	Home Improvement Store	BR									X	X	X		
	Variety Shop	BR									X	X	X		
7.509*	Shopping Centers and Large Commercial Developments (all shopping centers in excess of 16,000 square feet of gross floor area or which include three (3) or more acres of land (BP District Only)	SP													
7.519*	Shopping Centers (In OA District Only)	SP							X				X		

BR-By Right
SR-Special Requirement
SP-Special Permit
* Amended 3/9/87
* Amended 4/9/90
** Amended 12/11/95

ORDINANCE SUBSECTION NUMBER														
PRINCIPAL PERMITTED USES	USE GROUP	RURAL						FLOOD PLAIN	OFFICE-APARTMENTS					
		RU	RESIDENCE				O-A		BUSINESS INDUSTRIAL					
			R-20	R-15					B-N	B-G	B-P	I-G	I-H	I-P
K. COMMERCIAL														
Furniture Shop	BR													
Appliance Store	BR									X				
Bicycle Shop	BR									X	X	X		
Bakeries	BR									X	X	X		
Nurseries, Retail	BR									X	X	X		
Candy Shop	BR									X	X	X		
Clothing Shop	BR									X	X	X		
Dry Goods Shop	BR									X	X	X		
Gift Shop	BR									X	X	X		
Hobby Shop	BR									X	X	X		
Arts and Crafts Shop	BR									X	X	X		
Feed and Seed Shop	BR									X	X	X		
Sporting Good Shop	BR									X	X	X		
Camera Shop	BR									X	X	X		
Book Shop	BR									X	X	X		
Laundromat	BR									X	X	X		
Domestic Dry Cleaners and Launderers	BR									X	X	X		
Shoe Repair Shop	BR									X	X	X		

BR-By Right
SR-Special Requirement

BR-By Right
 SR-Special Requirement
 SP-Special Permit

Section 5.7 Manufacturing, Processing And Fabrication

The following uses shall be permitted (as shown with an "X") by Special Requirement (SR) 7.304 in the I-G and I-H Districts. All such uses shall require a Special Permit in the I-P zone.

Manufacturing, Processing And Fabrication	DISTRICTS		
	I - G	I - H	I - P
Bottling and canning works	X	X	X
Enameling, japanning, lacquering, plating or galvanizing of metal	X	X	X
Food processing (excluding animal slaughtering and rendering)	X	X	X
Machinery repair	X	X	X
Metal products fabrication (excluding the use of blast furnaces)	X	X	
Printing and bookbinding	X	X	
Sawmills	X	X	X
Tin and sheet metal shop	X	X	X
Tire recapping	X	X	X
		X	X
MANUFACTURER OF:			
Air conditioning equipment			
Automotive parts	X	X	X
Bedding and mattresses	X	X	X
Belting and brake lining	X	X	X
Boats	X	X	X
Brick, tile and terra cotta	X	X	X
Caskets		X	X
Concrete and concrete products	X	X	X
Cosmetics and perfumes	X	X	X
Dental, surgical and optical goods		X	X
Electrical or mechanical equipment	X	X	X
Electronic parts and components	X	X	X
Emery cloth and sandpaper	X	X	X
Felt	X	X	X

	I-G	I-H	I-P
MANUFACTURER OF:			
Furniture	X	X	X
Glass and glass products	X	X	X
Ice	X	X	X
Ink and ink products	X	X	X
Insulation materials	X	X	X
Jewelry and buttons	X	X	X
Machinery	X	X	X
Mobile homes and trailers	X	X	X
Monuments and tombstones (including sales)	X	X	X
Manufacture and assembly of paper and cardboard products (except pulp and paper mills)	X		X
Plastics and plastics products (except manufacture of raw plastic)	X	X	X
Pottery and porcelain	X	X	X
Precision products	X	X	X
Reed and rattan products	X	X	X
Textile and textile products	X	X	X
Windows, doors and wood framing components	X	X	X



ORDINANCE TO AMEND THE TOWN OF HARRISBURG OFFICIAL ZONING MAP

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

WHEREAS, the Town, applicant, submitted a zoning map amendment petition (H-2025-01-R) to amend the Caldwell Park Planned Unit Development Conditional Zoning District (CZ-PUD) for the purpose modifying a performance standard within the approved PUD; and

WHEREAS, the public hearing for this zoning map amendment 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-2025-01-R) at its March 18, 2025 and April 1, 2025, public meeting and voted 4-2 to recommend approval as modified 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 April 14, 2025, for the map amendment 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-2025-01-R), as modified is a reasonable request and is in the best interest of the public because it will modernize the building height standards promoting economic development within the appropriate area of the business park.

The Board further finds the proposed development (H-2025-1-R) is consistent with the requirements of the UDO and complies with the following goals:

LU-7 This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.

ED-1 This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Harrisburg, North Carolina, that approval is hereby granted to H-2025-01- R-Caldwell Park PUD, (CZ_PUD), is hereby amended as provided in Exhibit A (attached herein), fully enforced from the time this ordinance is adopted as conditioned below:

PASSED and ADOPTED this 14th day of April 2025.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT
STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS)
AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

Mixed Use & South side of Caldwell
Park Drive in Business Park Area:

40'

North side of Caldwell Park Drive in business Park
Area: B-G 48'; B-N - 50'; I-G -72'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

H-2025-01-ZA MODIFIED 4/14/2025

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

1. Multifamily dwelling development.
2. Duplex dwelling development.
3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Replace natural with undisturbed and/or enhanced.

~~Landscaping and buffering~~ within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. ~~Earthen~~ berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

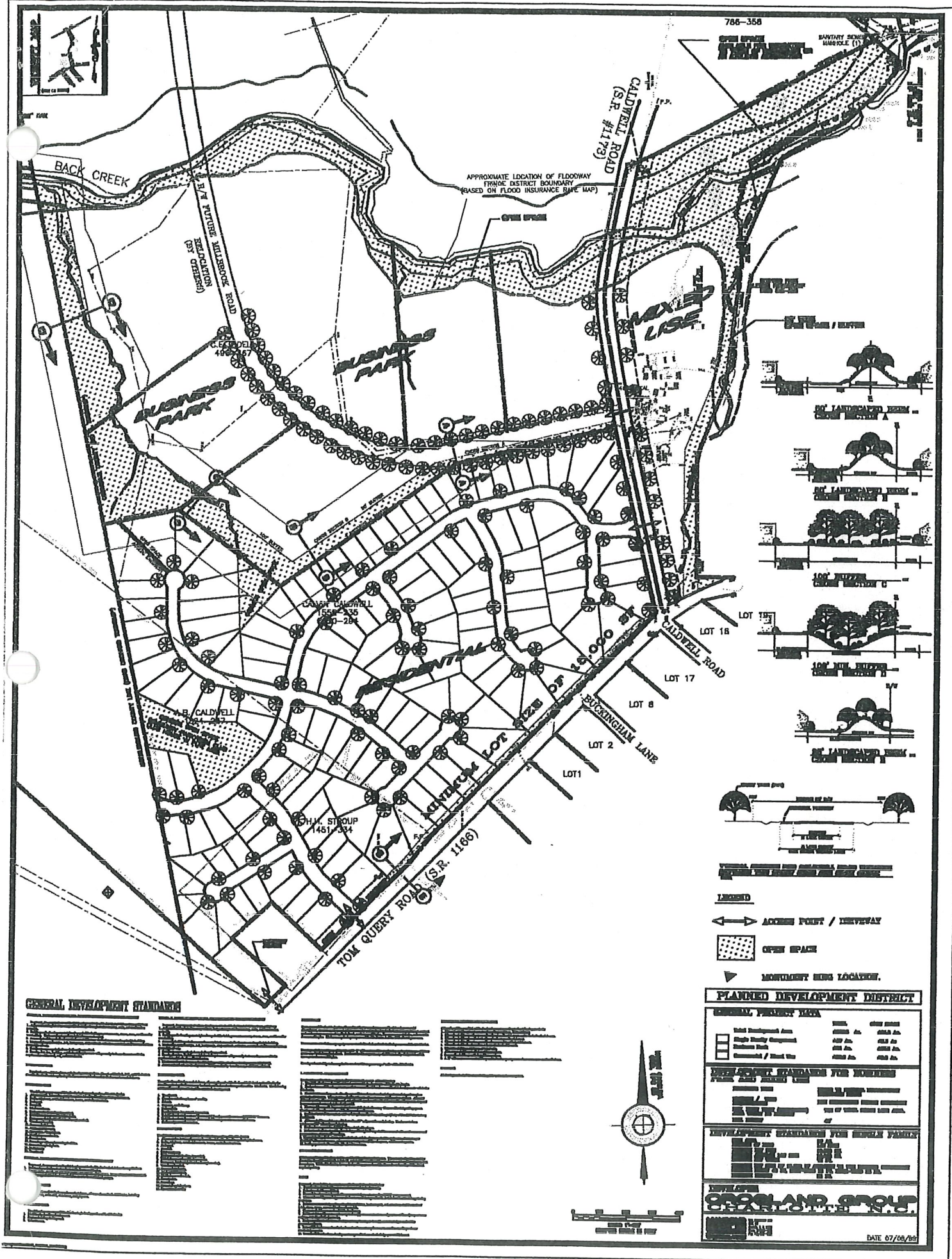
SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.





TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Resolution requesting NCDOT turn over maintenance of a portion of Stallings Road to the Town of Harrisburg.

Presenting Personnel:

Devin Huston, Town Engineer

Suggested Motion or Action:

If approved:

Motion to adopt the attached resolution requesting to formally take over maintenance of the segment of Secondary Road 1161 (Stallings Road) starting at the Eastern edge of the public Right of Way of Harrisburg Veterans Road at the intersection with Harrisburg Veterans Road and Stallings Road, and ending at the Eastern edge of the public R/W of Cotton Street at the intersection of Cotton Street and Stallings Road, as shown on the attached exhibit map identifying the limits of the segment.

Description/Background:

In the March 10, 2025 Town Council meeting, this item was presented to Town Council for consideration. At that time, Council members determined that more information was needed for them to make a final decision. They then continued the consideration for 30 days until this meeting.

As the Town continues to move forward with its transportation network improvements and incorporating the Town Council-approved Mission and Vision, there are various projects that are being identified for a section of Stallings Road, due to the many subdivisions added to this road it has become an important corridor defacto Town road. These may include up to sidewalks/multi-use paths, street trees, median improvements and creative landscaping in the two medians on that road, such as trees and artwork. Stallings Road is a state-maintained road, so we must meet NCDOT standards and submit for their review and approval. NCDOT's standards are written to account for all types of State Roads and thus are too restrictive to allow the improvements that meet Harrisburgs rigorous aesthetic and landscaping standards. Therefore, staff is presenting an option to take over Town maintenance of this stretch of Stallings Road in order to be able to maintain Stallings as if it were a Town Road and to be able add landscape, art work, medians and other facilities not able to be approved by NCDOT. Town staff already mows and maintains the right-of-way including ditches and storm structures through this corridor. This acceptance will add the resurfacing responsibility to the Town as well and be more maintenance costs, however, we will also start receiving som revenue for being added to our Powell Bill network. This stretch of Stallings Road includes one of our Town Parks (Stallings Park), entrance to Harrisburg Elementary, Hickory Ridge Middle School and Hickory Ridge High School, and 4 major neighborhood subdivisions. Taking this area of Stallings Road will provide the Town with the ability to maintain Stallings Road in a manner consistent with other Town roads, and help us meet the vision and mission related to being a distinctive Town with high quality public facilities.

Recommendation:

Staff recommends adopting the attached Resolution to accept a portion of Stallings Rd. into the Town's maintenance network.

Fiscal Impact:

There is no immediate fiscal impact; however, if NCDOT turns over maintenance of Stallings Road to the Town then future maintenance costs become the Town's responsibility. The increased Town-maintained street mileage will be

reflected on the 7/1/2025 Powell Bill Map, incrementally increasing the Town's annual Powell Bill funding.

The Town received an allocation from the State's Powell Bill program of \$2,030.82 per mile of Town-maintained roadway in FY2025. This 1.2-mile section of roadway will generate approximately \$2,437 per year using the funding calculation for FY2025. This calculation is indexed annually depending on approved funding at the State level.

Powell Bill funding is typically designed to cover approximately 50% of the costs to maintain a roadway. Based on the last five resurfacing contracts for the Town, the average cost to pave one mile of existing roadway is approximately \$206,000 per mile. This includes milling and resurfacing, re-striping the new road, and patching any underlying areas which led to deterioration. Resurfacing is anticipated to take place once every 20 to 30 years with proper pavement-maintenance practices. The Town can expect to spend approximately an additional \$2,500 per year over the next 30 years above and beyond the mowing and maintainance we do not on this section of roadway is accepted.

Attachments:

1. Stallings Road Maint. Resolution



**RESOLUTION REQUESTING TO TAKE OVER MAINTINANCE OF A PORTION OF
SECONDARY ROAD 1161 (STALLINGS ROAD) TO THE TOWN OF HARRISBURG, NC**

WHEREAS, the full length of Secondary Road 1161 (Stallings Road) is currently Maintained by NCDOT; and

WHEREAS, the Town of Harrisburg desires NCDOT to abandon approximately 1.2 miles of Secondary Road 1161 (Stallings Road) from the State Maintained System; and

WHEREAS, the Town of Harrisburg agrees to add the abandoned segment of Secondary Road 1161 (Stallings Road) to the Town's locally maintained street network.

NOW, THEREFORE, BE IT RESOLVED by the Town Council as follows:

The Town of Harrisburg hereby requests to formally take over maintenance of the segment of Secondary Road 1161 (Stallings Road) starting at the Eastern edge of the public Right of Way of Harrisburg Veterans Roat at the intersection with Harrisburg Veterans Road and Stallings Road, and ending at the Eastern edge of the public R/W of Cotton Street at the intersection of Cotton Street and Stallings Road, as shown on the attached exhibit map identifying the limits of the segment.

This resolution is effective upon its adoption on this 14th day of April 2025.

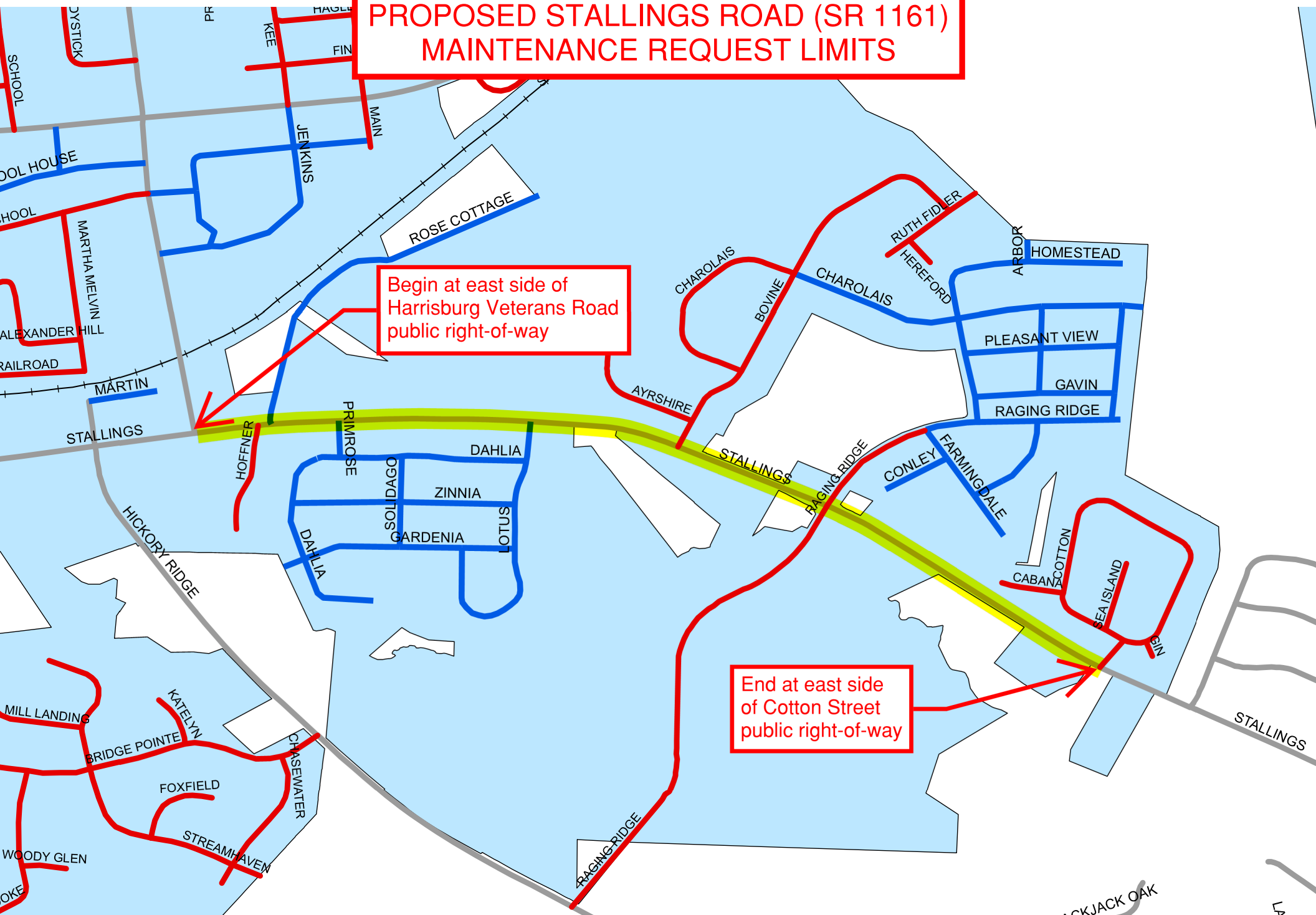
The motion to adopt this resolution was made by Councilmember _____,
seconded by Councilmember _____ and passed by a vote of _____ to _____.

Jennifer Teague, Mayor

ATTEST:

Janet Rackley, Town Clerk

PROPOSED STALLINGS ROAD (SR 1161) MAINTENANCE REQUEST LIMITS



Begin at east side of
Harrisburg Veterans Road
public right-of-way

End at east side of
Cotton Street
public right-of-way



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Addison Park Infrastructure Acceptance

Presenting Personnel:

Devin Huston, Town Engineer

Suggested Motion or Action:

Motion to accept the Streets and Utilities in Addison Park Subdivision, as presented, with a total value of \$656,631.

Description/Background:

Asphalt, curb, gutter, and sidewalk, storm drainage systems, and water and sewer systems have been installed on these streets in the Addison Park Subdivision to the standards and specifications of the Town of Harrisburg Engineering Department.

The Town must also accept a value for the roads and other infrastructure to properly account for the assets in the Town's financial records. Based on the mileage of these roads and the engineer's estimates provided, the value has been determined to be \$369,382 for streets, sidewalks, greenway and curb and gutter, \$145,695 for storm water infrastructure, \$73,748 for water lines and \$67,806 for sewer lines. This is calculated based on current construction costs for streets, storm, and water and sewer infrastructure installation.

Recommendation:

Adopt the attached resolution accepting the noted infrastructure to be owned and maintained as part of the Town's public roadway and drainage systems.

Fiscal Impact:

The value of the installed infrastructure is estimated at \$656,631, which is based on maintenance and performance bond estimates provided by the developer in 6/2019. The fiscal impact for the acceptance of the streets and utilities into the Town's maintenance system is the cost of maintenance of the roads and utilities, and the cost of electricity for the streetlights. The Town has properly budgeted for the maintenance of these items and will receive additional Powell Bill funding to be used for Town-wide street maintenance and pavement resurfacing. The values accepted herein will be reflected in the FY2025 annual financial statements as contributions of infrastructure from developers.

Attachments:

1. Addison Park - Engineer's Estimate - 3-29-25
2. Addison Park - Council Resolution for Acceptance



HarrisburgNC

Addison Park Road and Stormwater Estimate
Prepared using Bond Estimates dated 6/5/2019

Description	Quantity	Unit	Unit Price Estimate	Total
15"	1042	LF	\$ 25.00	\$ 26,050
18"	547	LF	\$ 29.00	\$ 15,863
24"	444	LF	\$ 37.00	\$ 16,428
54"	104	LF	\$ 108.00	\$ 11,232
60"	107	LF	\$ 118.00	\$ 12,626
Catch Basin	14	LF	\$ 1,624.00	\$ 22,736
Double Catch Basin	5	LF	\$ 3,000.00	\$ 15,000
Manhole	2	EA	\$ 2,000.00	\$ 4,000
60" Headwall	2	EA	\$ 2,720.00	\$ 5,440
54" Headwall	2	EA	\$ 2,720.00	\$ 5,440
15" FES	1	EA	\$ 2,720.00	\$ 2,720
24" FES	3	EA	\$ 2,720.00	\$ 8,160
	Stormwater Subtotal			\$ 145,695
Spring Forest Road (1,918' at 24' Width) Final Lift	5162	SY	\$ 8.40	\$ 43,361
Spring Forest Road (1,918' at 24' Width)	5162	SY	\$ 25.00	\$ 129,050
Cotton Grove Court (359' at 24' Width) Final Lift	912	SY	\$ 8.40	\$ 7,661
Cotton Grove Court (359' at 24' Width)	912	SY	\$ 25.00	\$ 22,800
5' Concrete Sidewalk	24000	SF	\$ 4.10	\$ 98,400
Curb and Gutter	4865	LF	\$ 14.00	\$ 68,110
	Pavement/Sidewalk Subtotal			\$ 369,382
Grand Total Engineer's Estimates for Road and Stormwater Improvements				\$ 515,077

This estimate is for the installed road and storm drainage improvements in the Addison Park Subdivision. Town Staff utilized construction contract invoices and bond estimates to determine rates, which include labor to construct.



Addison Park Water & Sewer Estimate
 Prepared from Maintenance Bond Estimate Dated 6/5/2019

Description	Quantity	Unit	Unit Price Estimate	Total
Water				
8" PVC	1809	LF	\$ 20.00	\$ 36,180
6" PVC	123	LF	\$ 19.00	\$ 2,337
2" PVC	808	LF	\$ 18.00	\$ 14,544
8" Gate Valves	1	EA	\$ 1,272.00	\$ 1,272
6" Gate Valves	1	EA	\$ 950.00	\$ 950
2" Gate Valves	1	EA	\$ 625.00	\$ 625
Fire Hydrants	4	EA	\$ 3,975.00	\$ 15,900
2" Blowoff	2	EA	\$ 970.00	\$ 1,940

	Water Subtotal			\$ 73,748
Sewer				
8" SDR 25 PVC	2047	LF	\$ 20.00	\$ 40,940
Manholes	14	EA	\$ 1,919.00	\$ 26,866

	Sewer Subtotal	\$ 67,806
Total Water and Sewer Improvements		\$ 141,554

This estimate is for the installed road and storm drainage improvements in the Addison Park Subdivision. Town Staff utilized construction contract invoices and bond estimates to determine rates, which include labor to construct.

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

BOOK 81 PAGE 67-69
REQUEST FOR TOWN OF HARRISBURG TO ACCEPT
ASPHALT & UTILITY SYSTEMS
SPRING FOREST ROAD, AND COTTON GROVE COURT
ADDISON PARK SUBDIVISION

Whereas, this is to certify that the previous developer and original owner installed asphalt and utility systems in the Addison Park Subdivision, including Spring Forest Road, and Cotton Grove Court each labeled as 60' public right of way, which are recorded in Book 81 Pages 67-69, dated August 22, 2019; and labeled as Spring Forest Road and Cotton Grove Court; and are located in the Town of Harrisburg,

Whereas, existing right of way is measured 60 feet wide total, 30' each side from road center for Spring Forest Road,

Whereas, existing right of way is measured 60 feet wide total, 30' each side from road center for Cotton Grove Court,

Whereas, asphalt, curb, gutter, and sidewalk (\$369,382), storm drainage systems (\$145,695), and water and sewer systems (\$141,554) have been installed on these streets in the Addison Park Subdivision to the standards and specifications of the Town of Harrisburg Engineering Department,

Whereas, the Town of Harrisburg desires to accept the asphalt and storm drainage system from the developer, to be owned and maintained as part of the Town's public roadway and storm drainage systems.

The Town of Harrisburg seeks to accept the above mentioned asphalt, curb, gutter, sidewalk, storm drainage systems, and water and sewer systems for the Addison Park Subdivision into the Town's systems, to be owned and maintained as a part of the Town's public roadway and drainage systems.

Adopted this 14th day of April, 2025

Jennifer Teague, Mayor

Attest:

Janet Rackley, Town Clerk