



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

**March 17, 2026
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

1. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person. The public has the option to watch the meeting virtually via the YouTube platform using the link below or attend in person.

All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.

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

B. SPECIAL PRESENTATIONS

C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

A. Consideration of Approval of minutes from January 20, 2026, meeting

B. Consideration of Approval of minutes from February 17, 2026, meeting

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2025-12- Blackwelder Subdivision Preliminary Plat

B. H-2026-01-R- Peach Orchard Subdivision Map Amendment

5. STAFF UPDATES/INFORMATION

6. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

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



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of minutes from January 20, 2026, meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of January 20, 2026, meeting

Description/Background:

Attached are the minutes from the January 20, 2026, meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS JAN 20 2026

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, JANUARY 20, 2026
6:00 PM**

MINUTES

PRESENT: Jessica Fava (Vice-Chair), Suzi Schoonmaker, O’Hentrice Love (Ex-Officio), Faith Silva, Robbie Furr

ABSENT: Bill Leake (Chair), Jeremiah Norberg, Eeswar Chamarthi (ETJ)

STAFF: Shelley DeHart, Assistant Planning Director, Matthew Gallman, Senior Planner, Carly Bedgood, Planning Technician

1. CALL TO ORDER

1B. AGENDA ADOPTION

Robbie Furr made a motion to adopt the agenda with a second by Suzi Schoonmaker.
The motion passed 4-0.

1C. SPECIAL PRESENTATIONS - None

1D. PUBLIC COMMENT- None

2. CONSENT AGENDA

A. Consideration of Approval of minutes from November 18, 2025, meeting.

MOTION: Faith Silva made a motion to approve the consent agenda with a second from Suzi Schoonmaker. **The motion passed 4-0.**

3. OLD BUSINESS – None

4. NEW BUSIENSS

A. H-2025-02-R Foils: Request to Rezone 3.85-acre site from Neighborhood Commercial to a Conditional General Commercial Zoning District.

Assistant Planning Director, Shelley DeHart presented the request to rezone two properties from Neighborhood Commercial (NC) to a Conditional General Commercial (CZ-GC). The site is developed with two commercial buildings and is just under 4 acres in size. The purpose of this request is to allow outdoor storage for building supply commercial operation. This operation is associated with the property owners’ existing business- Foils, a recycling scrap yard located at 2283 NC HWY 49. The current properties are non-conforming with a lack of infrastructure within customer parking lot, landscaping, street and site lighting, and compliance with the corridor plan. The goal is to bring this site into compliance with current regulations as feasible. A Neighborhood meeting has already been held for this location as there were no attendees. Staff recommended that

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
January 20, 2026**

the Board recommend approval to the Town Council. Ms. DeHart also presented recommended statements of consistency and reasonableness: The project is consistent with the Goals of the HALUP and is in reasonable request because it is repurposing a commercial site within an economic corridor while bringing the site into compliance with current development regulations.

Public Comment:

Lisa Thompson

100 N Tryon, Charlotte, NC, 28202 – Land use consultant with Warren Ballen – gave a brief overall presentation stating what the client would like to do and how they will operate while answering questions from board members.

Mike Torrance

851 Burrage Rd, Concord, NC– Applicant- answered questions from board members.

Vice Chair Fava

What type of commercial vehicles will be entering the site?

Applicant Torrance

It will mostly be personal cars picking up material along with 1-2 tractor trailers weekly. Staff will bring materials that are for sale from Foils to this location in flatbed trucks or vans.

Vice Chair Fava

Fava believes that a better use of safety and money would be to have a turning lane verse having a multi-use path or median.

Assistant Planning Director, DeHart

Ms. DeHart shared that the project was vetted by NCDOT and Town Staff. Their professional opinion is that the project does not warrant a right turn lane. Typically, a right turn lane is not constructed unless it is warranted, and NCDOT did not see that need in this project. This applicant is dedicating enough right-of-way so that if it does need a right turn lane in the future, there would be ample room to construct one.

Board member Schoonmaker

Will the new outdoor storage be able to be seen from the road?

Applicant Torrance

The land located in the back of the building slopes downhill, so nothing will be able to be seen from NC HWY 49, especially once all the buffers and landscaping are in place.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
January 20, 2026**

Board Member Silva

Do you feel the addition of outdoor storage components is going to increase the customer base or the number of tractor trailers in and out of this location?

Applicant Torrance

The goal is always to grow a business; however, I do not see the outdoor storage having a negative impact on this location and the building itself is so small we are limited to how much we can store inside and outside.

Board Member Furr

Pointed out that this is the same clientele that is already visiting the applicant's other location Foils, down the road, they will just be moving this portion of the business to this location to help separate the two locations out.

Vice Chair Fava

How often will delivery of material from the original site be delivered to this new site location?

Applicant Torrance

More than likely it will only be twice a week, depending on what comes in that week.

Public Comment Closed.

MOTION:

Robbie Furr made a motion to recommend approval of H-2025-02 R to the Town Council as presented by staff with a second by Faith Silva.

The motion passed unanimously, 4-0.

Consistency Statement:

Faith Silva stated the map amendment is a reasonable request because it provides for repurposing of a commercial site within an economic corridor while bringing the site into compliance with current development regulations and the map amendment is consistent with the HALUP supporting land use and economic development goals of the Town seconded by Robbie Furr.

The motion passed unanimously, 4-0.

5. STAFF UPDATES/INFORMATION

Shelley DeHart shared the names of the newly appointed liaisons to the Planning Board. The two Town Council Members that have been appointed are Council Member Mike Thevenin and alternate Council Member La'Trecia Glover.

6. ADJOURNMENT

MOTION: There being no further business; Faith Silva made a motion to adjourn, with a second from Robbie Furr. **The motion passed 4-0.**

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
January 20, 2026**

Adopted on the 17th of February 2026

Jessica Fava, Vice-Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consideration of Approval of minutes from February 17, 2026, meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of February 17, 2026, meeting.

Description/Background:

Attached are the minutes from the February 17, 2026, meeting

Recommendation:

Approve as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS FEB 17 2026

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, FEBRUARY 17, 2026
6:00 PM**

MINUTES

PRESENT: Bill Leake (Chair), Jessica Fava (Vice-Chair), Faith Silva

ABSENT: Jeremiah Norberg, Robbie Furr, Suzi Schoonmaker, O’Hentrice Love (Ex- Officio), Eeswar Chamarthi (ETJ)

STAFF: Shelley DeHart, Assistant Planning Director, Matthew Gallman, Senior Planner, Carly Bedgood, Planning Technician, Rich Koch, Town Attorney

1. CALL TO ORDER

1B. AGENDA ADOPTION

Faith Silva made a motion to adopt the agenda with a second by Jessica Fava.
The motion passed 3-0.

1C. SPECIAL PRESENTATIONS

Project Review and Conditions of Approval

Assistant Planning Director, DeHart provided a brief overview of the Town’s legislative project review process and the Board’s role in review, consideration of conditions of approval, and recommendation to Town Council. The presentation included legal consideration for the Board.

1D. PUBLIC COMMENT

None

2. CONSENT AGENDA

A. Consideration of Approval of minutes from January 20, 2026, meeting.

Due to the lack of a quorum, this matter will be continued to our next scheduled board meeting.

3. OLD BUSINESS

None

4. NEW BUSIENSS

None

5. STAFF UPDATES/INFORMATION

A. Development Map Review

Assistant Planning Director, DeHart, shared the Town’s development map that is located on the Town’s website, reviewed the status of a couple of projects, and asked the board if they had any questions on upcoming or existing projects that are located on the map.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
February 17, 2026**

6. ADJOURNMENT

MOTION: There being no further business; Bill Leake made a motion to adjourn, with a second from Jessica Fava. **The motion passed 3-0.**

Adopted on the 17th of March 2026

Bill Leake, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-12- Blackwelder Subdivision Preliminary Plat

Presenting Personnel:

Matthew Gallman, Senior Planner

Suggested Motion or Action:

Motion to: Recommend that the Town Council approve the preliminary plat as conditioned.

Description/Background:

The applicant and property owner are requesting to develop a 66-lot, single-family residential neighborhood. This proposal is a “by-right” development meaning it is consistent with the existing zoning classification on the property. The Planning & Zoning Board is charged with considering the preliminary plat for the subdivision and making a recommendation to the Town Council on the plats' compliance with the Unified Development Ordinance (UDO).

Location: 3478 Lakeland Road, Harrisburg; PID #5518-21-2875; Applicant: Robert Wright; Property Owner: Mark Blackwelder.

Recommendation:

Approve a motion to recommend the Town Council approve the preliminary plat as conditioned.

Fiscal Impact:

Attachments:

1. H-2025-01-Blackwelder II_PB Report
2. Attachment A - WSD Blackwelder Harrisburg Subdivision Application 03-04-26
3. Attachment B - Blackwelder - Preliminary Plat
4. Attachment C - Development Agreement Conditions

**Planning and Zoning Department
Staff Report – Planning and Zoning Board
Preliminary Plat H-2025-12**

DATE: March 2, 2026

SUBJECT: H-2025-12 Blackwelder Subdivision Preliminary Plat: Request to develop a 66-lot, single-family residential neighborhood. The proposed development is permitted by-right under the property’s current zoning classification. No rezoning or conditional zoning is required.

LOCATION: 3478 Lakeland Road, Harrisburg (PIN #5518-21-2875)

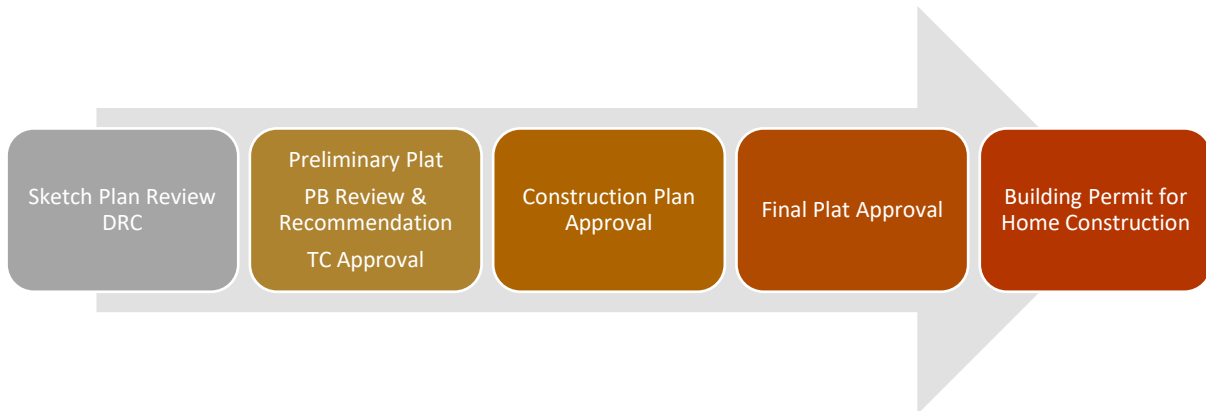
APPLICANT: Robert Wright, Wright Southern Development LLC

PROJECT MANAGER: Benji Layman, The Isaacs Group

Staff Report Prepared by: Matthew Gallman, Senior Planner

APPLICATION SUMMARY:

- The applicant is requesting approval of the preliminary plat for the Blackwelder Subdivision, proposing a 66-lot single-family residential subdivision on approximately 56.61 acres zoned RM-Conservation.
- The project is proceeding as a by-right subdivision and is subject to all applicable standards of the Unified Development Ordinance, including requirements for lot size, open space, environmental protection, roadway design, stormwater management, and buffering.
- Approval of the preliminary plat is required prior to submission of construction documents for Town review



ANALYSIS: The subject property is surrounded primarily by established single-family residential neighborhoods, including Providence Manor and Alburn. The proposed development consists of 66 single-family lots at a density of approximately 1.17 dwelling units per acre.

The Preliminary Plat has been reviewed for compliance with the requirements of the Harrisburg Unified Development Ordinance. Key dimensional and subdivision standards are summarized below.

Table 1 - RM, Residential Medium – Conservation			
Standard (RM Conservation)	UDO Requirement	Proposed Plat	Compliance
Minimum Lot Area	9,500 S.F.	15,000 S.F.	Yes
Minimum Lot Width	55'	55'	Yes
Minimum Front Setback	20'	25'	Yes
Minimum Side Setback	10'	10'	Yes
Minimum Rear Setback	25'	25'	Yes
Sidewalks	Required on both sides	Yes	Yes

SITE DESIGN (Section 142.02): Environmental features on the site include a creek corridor, associated floodplain areas, existing tree canopy, and areas of prior disturbance. The Unified Development Ordinance requires these geographic features to inform subdivision design, including the arrangement of lots, open space areas, and stormwater management facilities. Staff has evaluated the proposed layout for consistency with these standards.

UTILITIES (Section 142.02.09): The proposed subdivision will be served by public water and sewer in Accordance with the Unified Development Ordinance. Allocation of wastewater treatment capacity is subject to the Town of Harrisburg Wastewater Allocation and Commitment Policy and will be reviewed through the Town’s separate allocation process.

PUBLIC FACILITIES – TRANSPORTATION (Section 142.04): The Unified Development Ordinance requires evaluation of public facility capacity, including the transportation network. A Transportation Impact Analysis (TIA) is required when a development is expected to generate traffic volumes exceeding ordinance thresholds or when the Town Engineer determines that additional analysis is necessary. Based on the proposed 66-lot subdivision and expected residential trip generation, the development does not exceed the applicable thresholds and staff has determined that a TIA is not required for this application.

As outlined in the proposed Development Agreement, the developer will be responsible for the following transportation improvements:

- Redesign of the Blackwelder Road and Lakeland Road intersection consistent with the approved preliminary plat.
- Acquisition of any necessary right-of-way required for the improvements.
Coordination with NCDOT and dedication of any required public right-of-way.

OPEN SPACE DEDICATION – (Section 142.02.11) The Unified Development Ordinance requires residential subdivisions to provide open space to support recreational opportunities, environmental preservation, and neighborhood connectivity. The proposed subdivision includes a combination of active and passive open space areas integrated throughout the site and within

the creek corridor. The proposed open space dedication and fee-in-lieu request were reviewed and supported by the Harrisburg Parks and Recreation Advisory Committee. Staff has reviewed the proposed open space layout and finds it consistent with the intent and standards of the Unified Development Ordinance.

Table 2 - Open Space Summary			
Open Space Summary	UDO Requirement	Proposed Plat	Compliance
Required Open Space	6.80 acres (12%)	11.30 acres (19.9 %)	Yes
Active Open Space Required	1.65 acres	6.70 acres	Yes
*Public Open Space Required	1.89 acres	.40 acres	*Yes
Passive Open Space Provided	--	4.20 acres	Yes

***Public Open Space -Fee in Lieu:** The ordinance requires 1.89 acres of public open space for the proposed subdivision. The applicant proposes to dedicate 0.40 acres as a greenway easement and satisfy the remaining 1.49 acres through a fee-in-lieu payment.

CONCLUSION

Common Decision Criteria (Section 145.01.07):

1. **Compliance with UDO and Applicable Regulations**
The proposed preliminary plat complies with the applicable standards of the Unified Development Ordinance. The applicant will continue through the construction plan process and obtain any required county, state, and federal permits.
2. **Consistency with Prior Approvals**
The proposed preliminary plat is consistent with the current zoning of the property and reflects the development pattern anticipated for the site. The subdivision is being processed as a by-right residential development in accordance with the Unified Development Ordinance.
3. **Protection of Public Health, Safety, and Welfare**
The proposed development includes site design, roadway layout, and infrastructure consistent with Town standards and is not expected to adversely affect public health, safety, or general welfare.

STAFF RECOMMENDATION: Staff recommend that the Planning and Zoning Board recommend approval of the Blackwelder Subdivision Preliminary Plat to Town Council, subject to the following conditions:

- The applicant shall obtain all required federal, state, and local permits, including those associated with required NCDOT roadway improvements, prior to commencement of development.
- Development of the site shall be consistent with the approved preliminary plat and applicable provisions of the Unified Development Ordinance.
- All required public improvements shall be permitted, constructed, and installed prior to final plat recordation, unless otherwise provided through other means of security specified within the Unified Development Ordinance and approved by Town Staff, or the approved Development Agreement.
- The applicant and Town enter into a Development Agreement to address infrastructure obligations and related development requirements associated with the project.

PLANNING BOARD ACTION: Receive the report, public comment, and render a recommendation to approve, approve with modifications, or disapprove the preliminary plat to Town Council.

Attachment A – Application

Attachment B - Preliminary Plat for Blackwelder subdivision (H-2025-12)

Attachment C – H-2025-12 Development Agreement Conditions Summary

SUBDIVISION APPLICATION

Application Type (select all that apply)

Minor
 Major
 Preliminary Plat
 Final Plat
 Exempt Plat

Project Information

Project Name: Blackwelder Farm

Project Location/Address: 3478 Lakeland Rd, Concord, NC 28027

Tax Map and Parcel Number (PIN): 55182128750000

Zoning: Existing: RM Proposed: RM - Conventional

Land Use: Existing: Vacant Proposed: Single Family Residential

Description of Request (attach separate sheet if needed):

The property will be developed into 66 single family lots.

Contact Information

Project Manager/Contact Person: Benji Layman

Company: The Isaacs Group

Address: 8720 Red Oak Blvd City, State, Zip: Charlotte, NC 28217

Phone Number: 704-749-4666 Email Address: blayman@isaacsgrp.com

Applicant Name (if different than above): Robert Wright

Company: Wright Southern Development LLC

Address: 24 Turkey Roost Ct City, State, Zip: Hendersonville, NC 28739

Phone Number: 980-521-6264 Email Address: wrightsoutherndevelopment@gmail.com

Owner Name: T.C. & Mary R. Blackwelder (Mark Blackwelder has Power of Attorney)

Company:

Address: 124 Lecline Dr NE City, State, Zip: Concord, NC 28025

Phone Number: 704-453-9154 (Mark Blackwelder) Email Address: mblackwelder@aol.com (Mark)

Owner's Consent

Mark Blackwelder ("Owner") certifies that it is the owner of the property located at 3478 Lakeland Dr, Concord, NC 28027 ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, Robert Wright as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature:  Date: 03/03/2026

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

Project Name: Blackwelder Farms Submittal Date: 1/23/26

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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

Applicant Name: Robert Wright

Applicant Signature: 

Staff Use Only

Record of Process

Date Received: _____

Application Number: _____

Is Application Complete? Yes No

Public Hearing Date(s): _____

Published Notice Date: _____

Mailed Notice Date: _____

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Record of Decision

Reviewed By: _____

Recommendation: Approve Deny

Final Action: Approve Deny

Required Attachments

All development application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies.

Minor Subdivision

1. A digital (PDF) of minor plat (black and blue lines). Plat must contain elements listed for "Preliminary Plat".

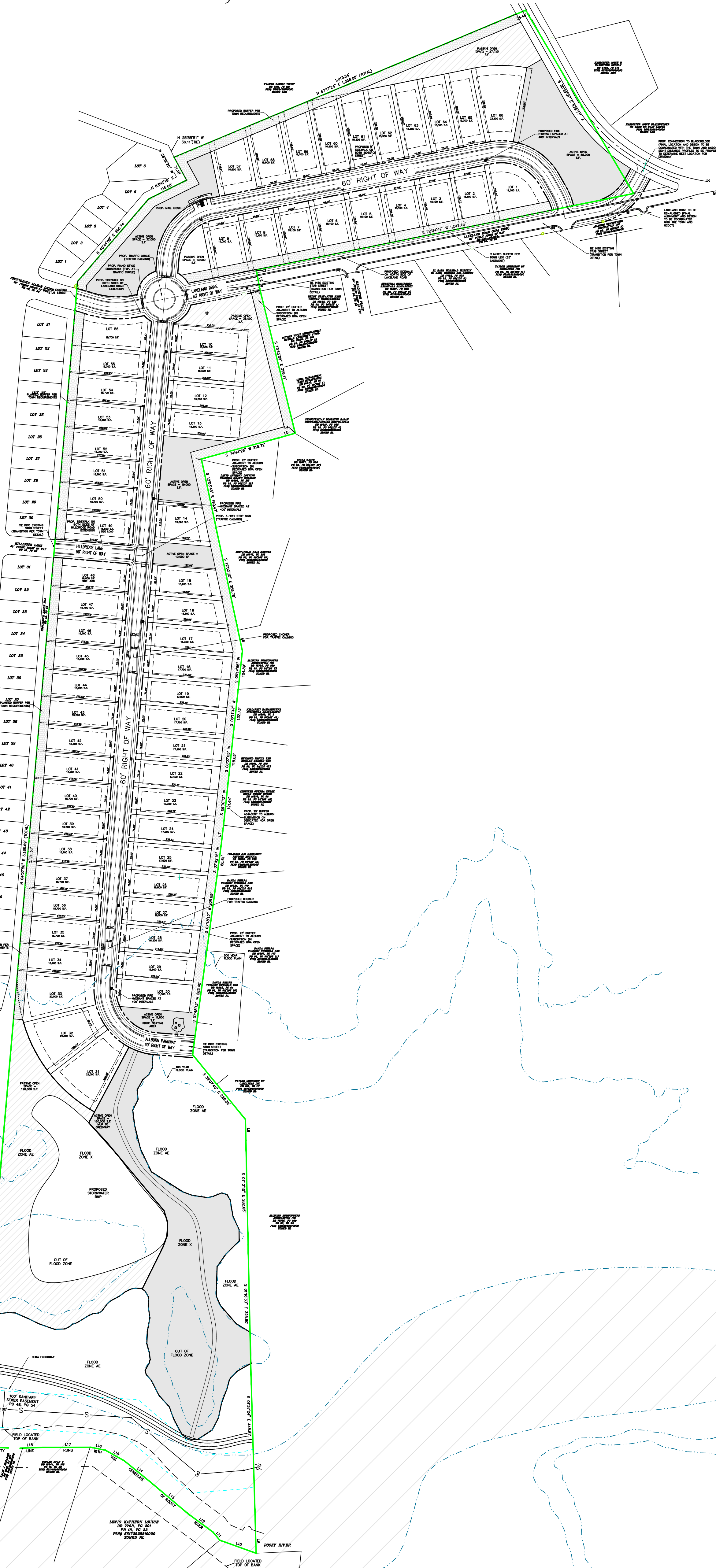
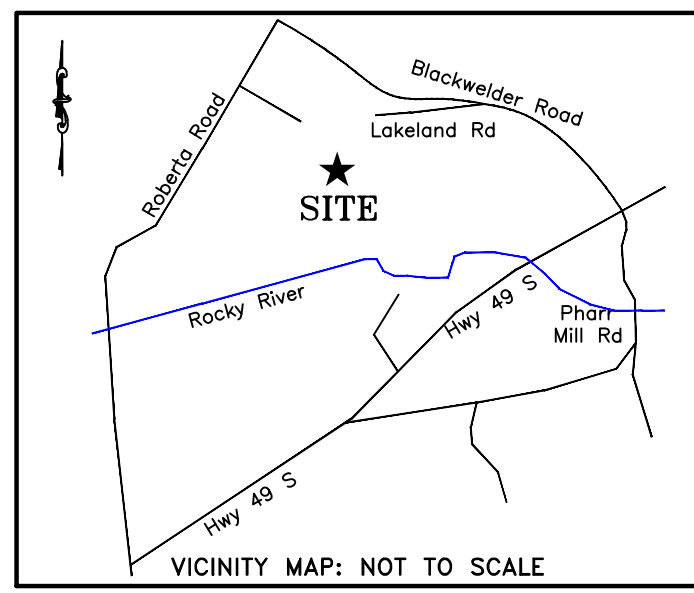
Major Subdivision (Preliminary Plat)

1. A digital (PDF) of preliminary plat (black and blue lines) that includes the following elements:
 - a. Title
 - b. Vicinity map
 - c. Legal description including township, county, and state
 - d. Date(s) of survey
 - e. Date of any revisions to the plat
 - f. North arrow and declaration
 - g. Scale in feet per inch and bar graph
 - h. Name and address of the owner(s)
 - i. Name, address, registration number and seal of engineer and/or surveyor
 - j. Tract boundaries shown by a heavy line including all bearings and distances
 - k. Intersecting boundaries of adjoining lands
 - l. Location, purpose, and dimensions of areas to be used for other than residential purposes
 - m. Boundaries of floodways and one hundred-year flood plains + RSOD with no build buffer (if applicable)
 - n. Flood Panel(s)
 - o. Total acreage
 - p. Total number of lots
 - q. Lots numbered consecutively throughout the subdivision
 - r. Names of owners of adjoining properties
 - s. Building setbacks in table format
2. Street Name Review and Conformation form
3. Required number of copies of the Transportation Impact Analysis (Number of copies to be submitted to be determined at pre-submittal meeting)
4. List of who will provide utilities (public and private)

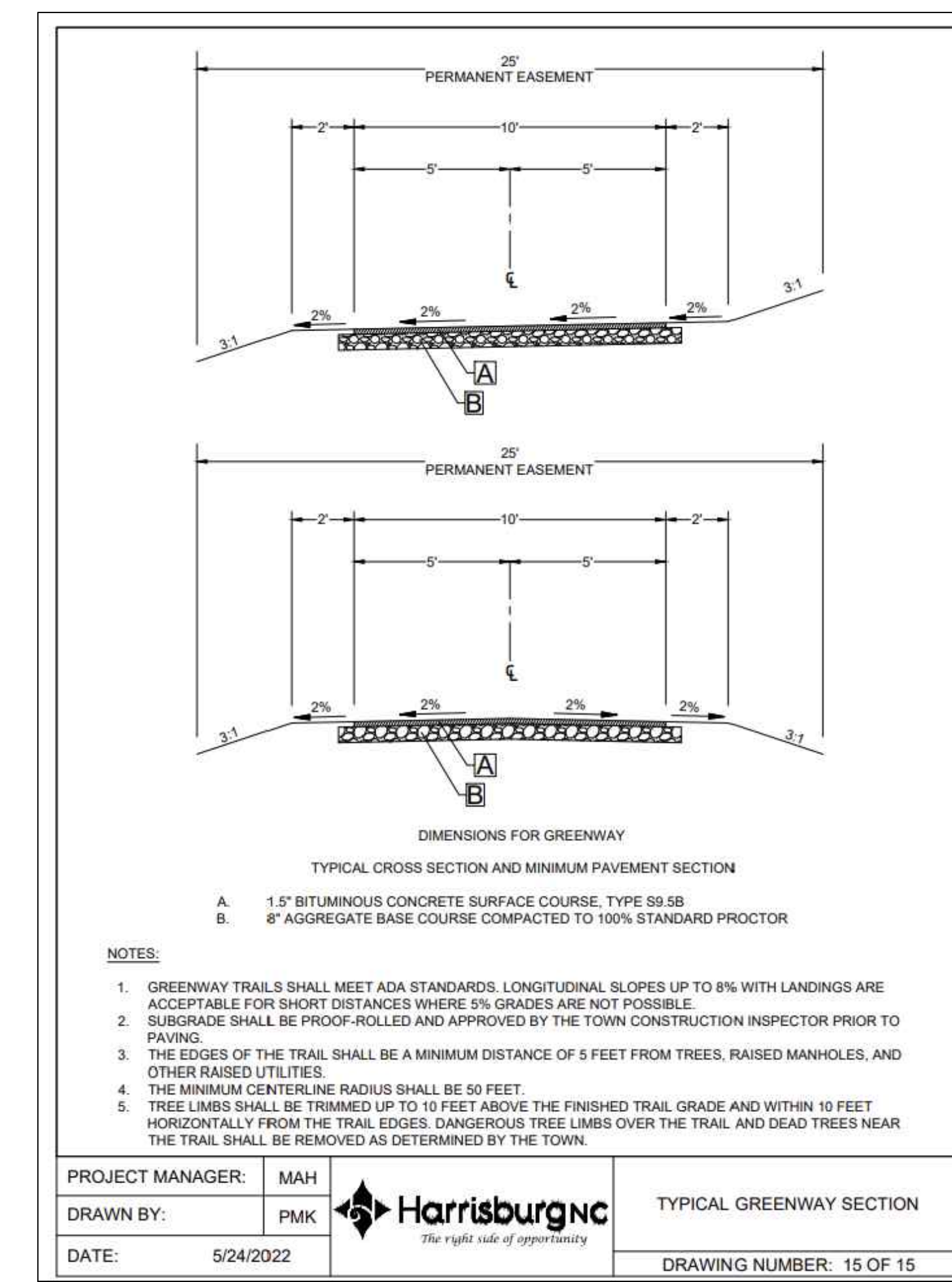
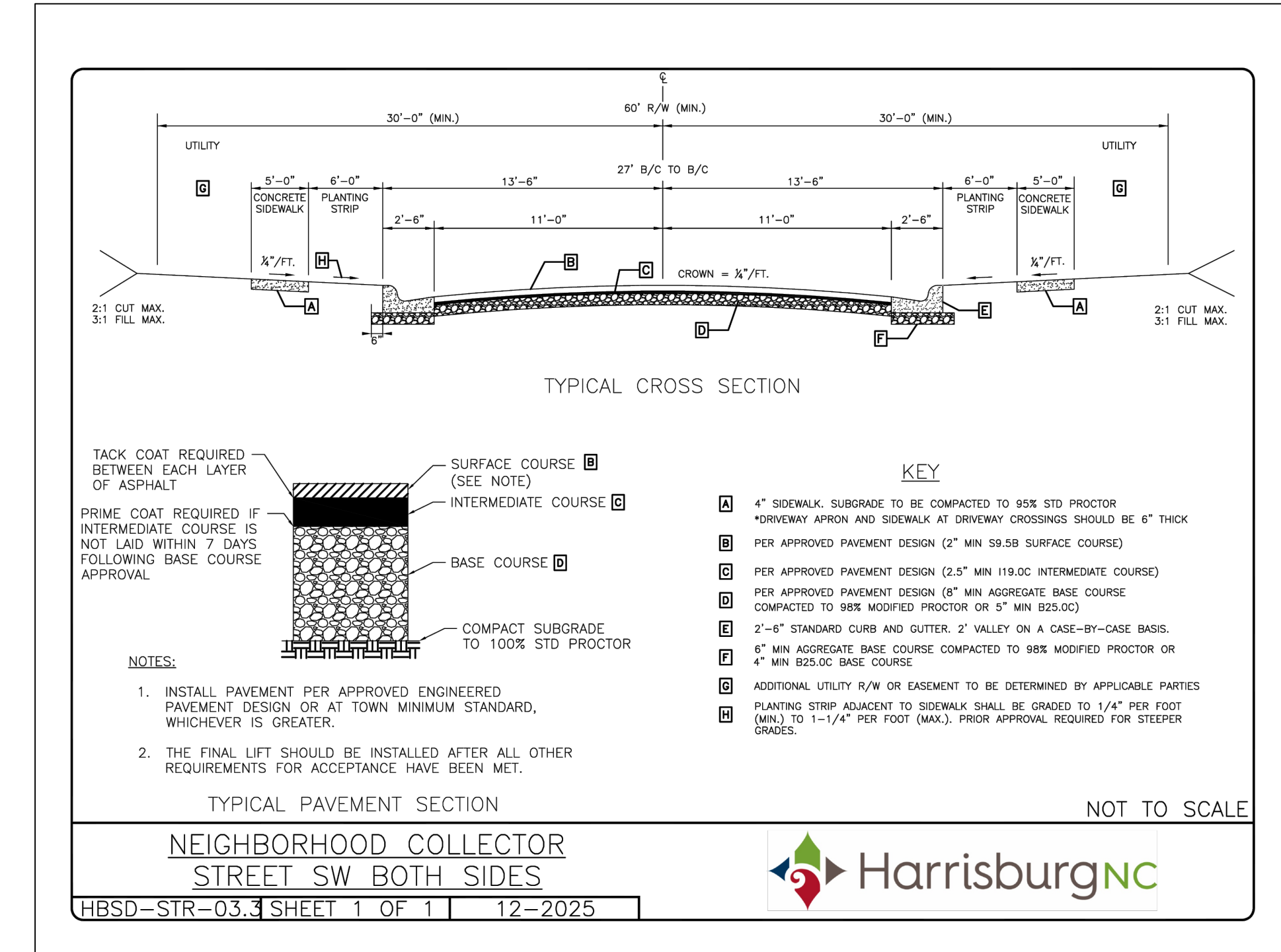
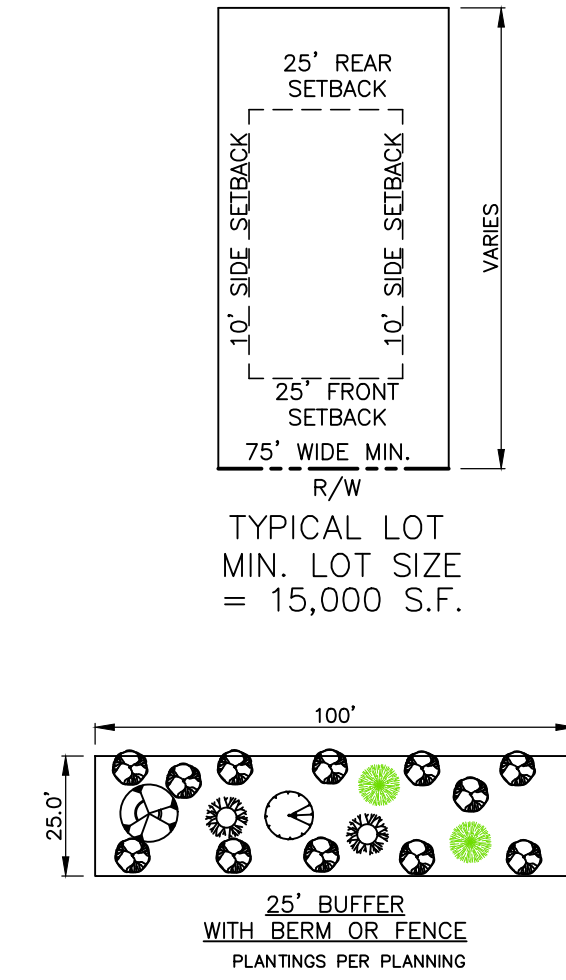
Major Subdivision (Final Plat)

1. A digital (PDF) of final plat (black and blue lines) that includes elements listed for "Preliminary Plat"
2. Letter of credit/bond reviews for performance and maintenance bonds and associated fees (Forms can be found at <https://harrisburgnc.org/270/FormsApplications>)
3. Street Name Review and Conformation form (if streets have not already been approved/placed on reserve)

BLACKWELDER HARRISBURG, NORTH CAROLINA



DEVELOPMENT DATA:
 PROJECT NAME: BLACKWELDER
 OWNER/AGENT: WRIGHT SOUTHERN DEVELOPMENT
 PLANS PREPARED BY: THE ISAACS GROUP, PC PHONE # 704-527-3440
 EXIST. ZONING: RM-CONVENTIONAL JURISDICTION: HARRISBURG
 SETBACKS: FRONT=25', SIDE STREET=20', SIDE=10', REAR=25'
 MINIMUM LOT WIDTH=55' WIDE (MEASURE AT FRONT SETBACK (20' FROM R/W))
 TAX PARCEL #: 55182128750000
 PROPOSED USE: RESIDENTIAL
 TOTAL SITE AREA = 56.61 ACRES
 PROPOSED SINGLE FAMILY: 66 LOTS
 PROPOSED DENSITY 1.17 UNITS/ACRE
 MIN. LOT SIZE: 15,000 S.F.
 OPEN SPACE REQUIRED: 6.80 ACRES (12%)
 ACTIVE OPEN SPACE REQUIRED: 0.025 AC. * 66 = 1.65 AC.
 PUBLIC OPEN SPACE REQUIRED: 0.0288 AC. * 66 = 1.89 AC.
 ACTIVE OPEN SPACE APPROX. 6.70 ACROSS DISTRIBUTED BETWEEN SIX AREAS
 PASSIVE OPEN SPACE TOTAL OF 4.20 ACRES
 PROPOSED 25' PERIMETER BUFFER IN HOA COMMON OPEN SPACE TOTAL OF 1.20 ACRES ONLY 20% OF OPEN SPACE CAN BE BUFFER = 0.24 ACRES
 DEVELOPER TO DEDICATE GREENWAY AREA FOR PUBLIC OPEN SPACE TOTAL OF 0.40 ACRES PROVIDED IF THE TOWN DOES NOT APPROVE OTHER DEDICATED LANDS FOR PUBLIC OPEN SPACE. THE DEVELOPER WILL PAY A FEE IN LIEU 1.89 ACRES REQUIRED = 0.40 ACRES DEDICATED FOR GREENWAY = 1.49 ACRES
 TAX VALUE PER CABARRUS COUNTY: LAND VALUE = 1,494,140/56.61 ACRES = \$26,393.57/ACRE
 FEE REQUIRED = 1.49 ACRES * \$26,393.57/ACRE = \$39,526.42



PROPERTY OWNER:
 NAME: BLACKWELDER T C
 ADDRESS: 124 LECLINE DRIVE NE CONCORD, NC 28025

ENGINEER:
 NAME: THE ISAACS GROUP (BENA LAHMAN, PE 036914)
 ADDRESS: 8720 RED OAK BOULEVARD SUITE 420 CHARLOTTE, NC 28217

UTILITY PROVIDERS:
 PUBLIC WATER AND SEWER THROUGH THE TOWN OF HARRISBURG

LIGHTING NOTE
 STREET LIGHTING IS REQUIRED THROUGHOUT DEVELOPMENT IN COMPLIANCE WITH THE UDO AND STREET LIGHT POLICY

SURVEY NOTE
 METES AND BOUNDS BASED ON SURVEY DATED 9/25/25 BY GPA PROFESSIONAL LAND SURVEYORS

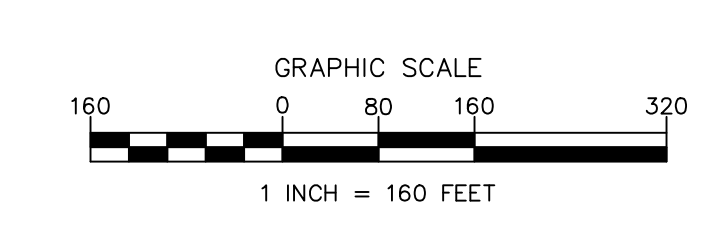
FLOOD NOTE
 PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD ZONE "X" AND "AE" AS SHOWN FROM FEMA FLOOD MAP NUMBER 371051800K PANEL 5518, REVISED NOVEMBER 16, 2018.

PROJECT MANAGER: MAH
 DRAWN BY: PMK
 DATE: 5/24/2022

HarrisburgNC
 The right side of opportunity

TYPICAL GREENWAY SECTION
 DRAWING NUMBER: 15 OF 15

PRELIMINARY FOR REVIEW PURPOSES ONLY

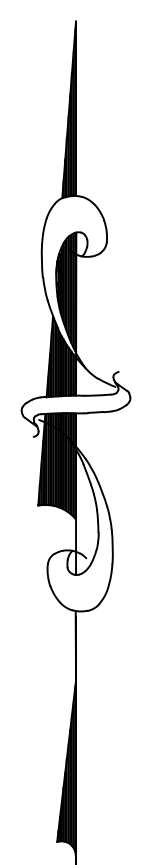
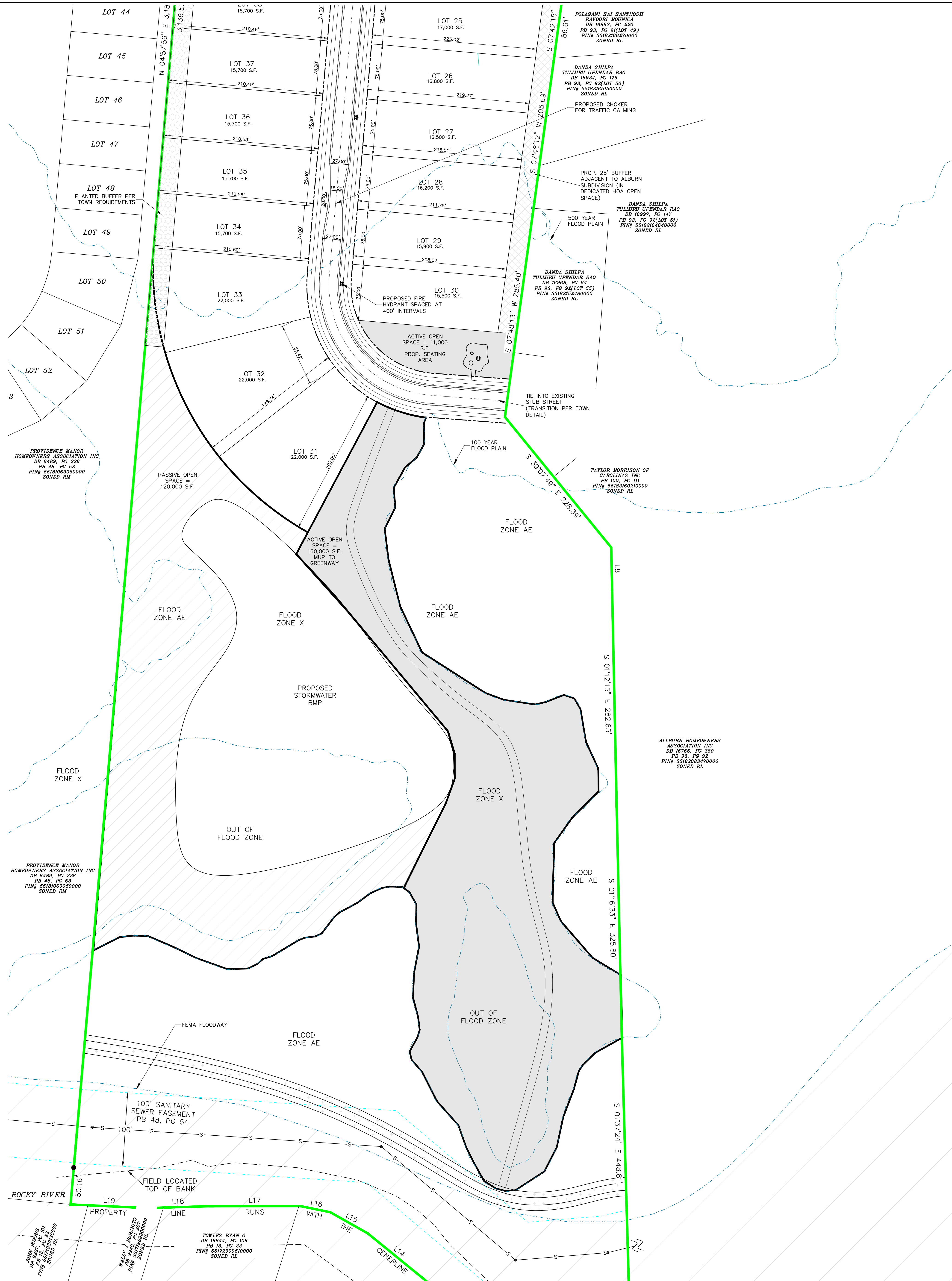


NO.	BY	DATE	REVISION

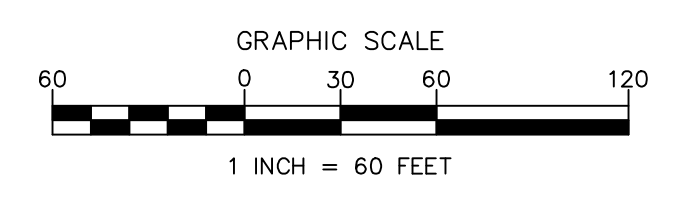
Project: BLACKWELDER HARRISBURG, NORTH CAROLINA
 Title: PRELIMINARY PLAT
 File # HARRISBURG-TRADITIONAL-CONCORD-NC 3/4/26
 Project Egr: FBL
 Design By: FBL
 Drawn By: FBL
 Scale: 1"=160'
 8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

C0.0



**PRELIMINARY
FOR REVIEW PURPOSES ONLY**



Project: BLACKWELDER HARRISBURG, NORTH CAROLINA	
Title: PRELIMINARY PLAT 3	
File: #HARRISBURG-TRADITIONAL-1000000000	3/4/26
Design By: FBL	Drawn By: FBL
Scale: 1"=60'	
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335	

NO.	BY	DATE	REVISION

C1.0C



Attachment C

Proposed Development Agreement Conditions – Summary

1. The preliminary plat shall be restricted to a 66-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes the development of a greenway and its dedication to the Town (.40 acre) and a proposal for payment in-lieu of open space dedication (1.49 acres) in the amount of \$39,326.42 and is due prior to the recording of the final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features. Hardie Plank is acceptable as the primary cladding materials for any and all residential buildings.
4. Proposed walking trail and greenway shall be paved and constructed or bonded prior to the final plat. The construction of said walking trails shall occur prior to the 31st home building permit being issued.
5. Buffers are required around the perimeter of the development consistent with plat plan. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
 - a) A type D buffer (Option B – 6-ft. high berm and fence) is required along the eastern property line adjacent to the Allburn Subdivision properties.
 - b) A type A buffer is required throughout the remaining parameter with a 25-foot wide landscape easement.
6. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
7. All ponds, if required, shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area. Said pond shall be fenced with a fence (non-chain link) to delineate this area and will be determined at the construction plan phase.

8. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
 9. Mailbox clusters shall meet minimum ADA standards and include a cover structure in compliance with the UDO.
 10. All streets shall be built to the Town of Harrisburg Engineering Design standards.
 - a) Alternate pavement schedule is not allowable.
 - b) Roadways cross sections shall be consistent with the street details on the preliminary plat and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk to accommodate required street trees.
 - c) Traffic calming infrastructure is required on the primary road south of the traffic circle and final design shall be approved with the construction plans.
 11. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
- B. The following transportation improvements are required and shall be installed and complete prior to the recordation of the first final plat.
1. The intersection of Blackwelder and Lakeland Roads shall be redesigned consistent with the approved preliminary plat and plan attached as Exhibit B.
- C. Developer will be responsible for the acquisition of all necessary right-of-way to accommodate the required road improvements noted in Paragraph 11. B. 1 of this Agreement. Should it be necessary, the Town will assist in the right-of-way acquisition process to the extent allowed under the North Carolina General Statutes.
- D. Developer will dedicate all public utilities and public right of way improvements to the Town and/or NCDOT as appropriate.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2026-01-R- Peach Orchard Subdivision Map Amendment

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to:

- Recommend approval of the H-2026-R Peach Orchard Subdivision to the Town Council as conditioned; and
- Make the required findings that the map amendment is a reasonable request, in the best interest of the public, and consistent with the goals of the HALUP.

Description/Background:

The applicant and property owner are requesting to annex and rezone a 175+ acre site into Harrisburg for the purpose of developing a 149 lot, single-family residential neighborhood. The zoning is proposed to change from Cabarrus County Countryside Residential (CR) to a Harrisburg Conditional Residential Low-Conservation Zoning District (CZ-RL). Location: 10960 & 11011 Peach Orchard Rd Harrisburg (PIN#55150573720000 & 55152604280000). Applicant: Williams Gaines Hunter, Pulte Group.

Recommendation:

Receive report, public comment, and after deliberations, recommend Town Council approval as conditioned and make the required findings.

Fiscal Impact:

Attachments:

1. H-2026_01_Peach Orchard_PB Report
2. Attachment A_ Cond. Zoning App
3. Attachment B - Peach Orchard Road Site (Pulte) Rezone Plan
4. Attachment C_CMR Pulte Peach Orchard Rd Harrisburg (14643987.1)



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2026-01-(R)**

DATE: March 4, 2026

SUBJECT: H-2026-01-R-Peach Orchard Subdivision Map Amendment
Request to rezone approximately 175+ acres from Cabarrus
County CR to CZ RL- Conservation (Residential Low Conditional
District) for the purpose of developing a 149-lot residential
neighborhood.

LOCATION 10960 & 11011 Peach Orchard Road
(PINs#5515057382000 & 55152604280000)

APPLICANT: Pulte Group, Inc; Represented by William Gaines Hunter

PROPERTY OWNER: Divine Armistead Eugene Estate
Represented by Steve Rich and Robert M. Critz
Co-Commissioners

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: February 19, 2026

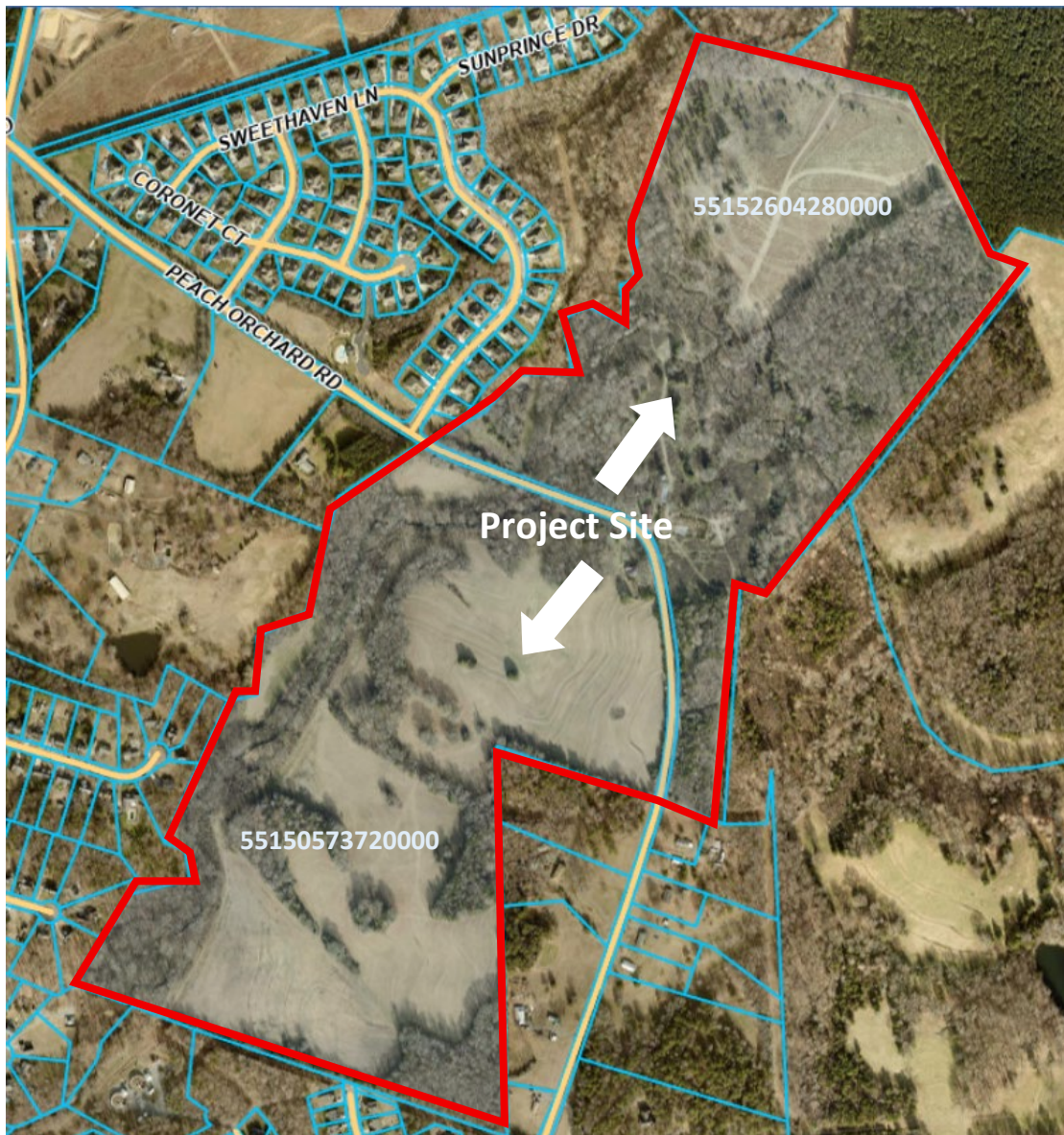
Existing Land Use: Vacant

Zoning within 500 feet: Northwest- Countryside Residential (CR) Cabarrus County
Northeast – Conditional Low Density (CZ-RL), Harrisburg
South - Countryside Residential (CR) Cabarrus County
East - Countryside Residential (CR) Cabarrus County
West - Countryside Residential (CR) Cabarrus County

Land Uses within 500 feet: North - Singel Family Residential, Harrisburg (Hawthorne)
South - Single-family Residential, County
East - Single-family Residential, County
West - Single-family Residential, County

APPLICATION SUMMARY:

- The applicant is proposing an annexation and rezoning of a 175+-acre site for the purpose of developing a single-family subdivision with one-hundred and forty-nine (149) detached units. Lot sizes vary from $\frac{1}{4}$ of an acre to over $\frac{1}{2}$ of an acre resulting in an average lot size of 15,353 sq. ft or .35 of an acre.
- The proposed density for the site is 0.85 dwelling units per acre. The RL district has a maximum density of two (2) dwelling units per acre; however, if approved, this conditional zoning district will be tied to the proposed site plan and density be capped at 0.85 units/acre.
- The applicant is proposing 32.52 acres of open space (active and passive) within the community and offering 20.18 acres of dedicated public open space.
- As a conditional zoning request, the applicant has submitted a site plan along with the request for rezoning, which is attached for your consideration (**Attachment C**).





ANALYSIS

Background - The subject site consists of two properties totaling approximately 175.67 acres in area located on the east and west side of Peach Orchard Road.

The northeast parcel is approximately 100 acres in size, with remnants of dilapidated structures that include silos, barns and sheds reflecting its historic agricultural use and home site. This property includes conservation easement areas (NC Ecosystem Enhancement Program) and a 60-ft. wide Gas Line Easement (Piedmont Natural Gas.) The gas line easement follows the north and east property line. The environmental setting of the property consists of two creeks, McKee and Clear Creek, with associated floodplain and floodway adjacent to McKee Creek. Although the property has been disturbed by agricultural operations, it still has a healthy mix of trees.

The southwest parcel is approximately 75 acres in size and can be described as a rural homestead with multiple existing vacant residential structures. Based on historic aerial photographs this parcel has also been used for agricultural uses and is host to a conservation easement area adjacent to the McKee Creek with associated floodway and floodplain areas. A healthy stand of trees exists within the conservation easement with other stands existing near the perimeter of the parcel.

Proposed Development – The applicant is proposing a 149-lot single-family residential development under a conditional Residential Low (RL) zoning classification (Attachment B). The RL zoning classification allows for a maximum density up to two (2) dwelling units per acre. There are two sets of dimensional standards based on the type of subdivision. The applicant is proposing a “Conservation” subdivision. A dimensional standard comparison chart is provided below. The project, as proposed, complies with all the dimensional standards of the base Residential Low (RL) zoning district.

	Density	% Open Space	Lot Area	Lot Width	Ht	Front	Side Inter	Side Exterior	Rear	% Lot Coverage
Conservation Development	1-2 du/ac	30	14,500 SF	75 ft	35'	25'	10'	20'	25'	35
Proposed Development	.85 du/ac	30	15,353 SF Avg.	77 ft +	35'	25'	10'	20'	25'	35

Transportation: The 149-lot single-family detached residential community was required to prepare traffic impact analysis (TTM) and a sight-distance analysis at the proposed access points on Peach Orchard. These documents have been reviewed by the Development Review Committee (DRC) and NCDOT. The development will be required to provide the following transportation improvements which are conditions of approval.

Mitigation and Access Safety

Peach Orchard Road and Robinson Church Road

- **Westbound right-turn lane along Peach Orchard Road**
 - due to level-of-service (LOS) drop during both peak hours.
 - consistent with 2023 TIA
- **Southbound left-turn lane along Robinson Church Road**
 - based on turn-lane warrants
 - consistent with 2023 TIA

Peach Orchard Road and Lower Rocky River Road/Rocky River Church Road

- **Southbound right-turn lane along Peach Orchard Road**
 - due to increased delay while operating at LOS F during the PM peak hour.
- **Eastbound left-turn lane along Rocky River Church Road**
 - based on turn-lane warrants
 - consistent with 2023 TIA
- **Westbound right-turn lane along Lower Rocky River Road**
 - based on turn-lane warrants
 - consistent with 2023 TIA

Peach Orchard Road at Access Driveway 1 & 2

- **Right-turn Lane along Peach Orchard Road**
- **Left-turn Lane on Peach Orchard Road**

Sight Distance Easement as shown within the Sight Distance Analysis prepared by ESP.

Relief Request from Ordinance Requirement – Section 142.02.03 C- Access Points

The design of the northeast parcel provides one access point from Peach Orchard Road that will service 64- lots, and two future stubbed-out streets (Attachment B). Section 142.02.03C of the UDO and the North Carolina Building Code requires development exceeding thirty (30) dwelling units to provide a minimum of two (2) access points.

An amendment to the NC Building Code takes effect in July 2026, that requires one access point for up to 100 dwellings. The applicant is requesting relief in the current standard (2-access point), conditioning this project as follows:

- Phasing: Residential units located on the northeast parcel shall not be constructed until the amended North Carolina Building Code is in effect and applicable to the project; . However, if adoption of the amended Code is delayed, the Petitioner may proceed with construction of up to thirty (30) dwelling units, consistent with the access requirements of the current UDO; and
- Secondary Access: The applicant shall provide secondary access via a driveway connection to the dedicated open space/park area from the northern spine road to Peach Orchard Road. This access shall be designed to accommodate fire apparatus and applicable fire code requirements. This illustration represents what this connection could look like.



Open Space: The proposed conservation development is required to provide a minimum of 30 percent open space (52.70-acres) within the development acreage. The project as designed complies with the required open space. This open space is required to be split between active, passive, and public open space dedication. The project proposes the following:

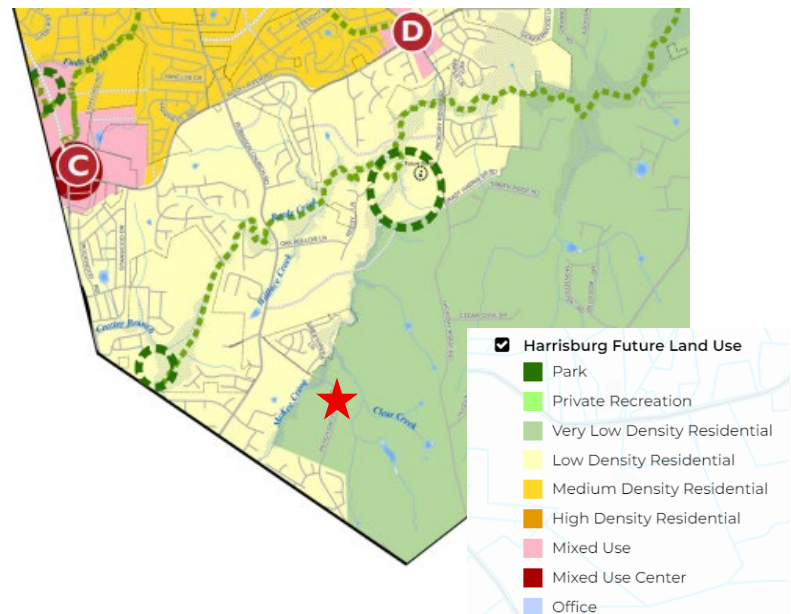
Type of Open Space	Required	Proposed
Active Open Space	3.73 acres	3.73 acres
Public Open Space (Dedication)	4.26 acres	20.18 acres
Passive Open Space	No minimum	28.79 acres
Total Required	52.70 acres	52.70 acres

The proposed offer of public open space dedication (20.18 ac) was presented to the Park & Recreation Advisory Board at its February meeting for their consideration and recommendation. The Board unanimously recommend that the Town accept the dedication. The applicant has also been in discussions with the Town regarding the development of this dedicated open space for a public park via a public-private partnership. The details of the park development and partnership will be considered and worked out through a development agreement at Town Council. It is requested that the Planning Board support the offer to dedicate, and the Town accepts the 20.18-acre open space area to satisfy the public open space requirement of the UDO.

Neighborhood Development Meeting – The meeting was held on February 19, 2026 and was well attended. The raised concerns included: traffic, site access, safety, gas easement, and future park safety, maintenance questions (see minutes in Attachment C).

HALUP - According to the UDO, the RL zoning classification should align with the future land use category of Low Density Residential found in the Harrisburg Area Land Use Plan (HALUP). The HALUP map places the subject property within the Very Low-Density Residential land use classification. This area is envisioned to remain rural while allowing residential use at very low densities. Conservation designed communities are anticipated within this area if utilities are available, trading opportunities for smaller lots in exchange for preservation of open space.

The project, as proposed, complies with the vision of the HALUP because it utilizes the conservation design approach, and is proposed at a very low density of .85 dwelling units to the acre, and is providing heavily landscaped buffers around the perimeter of the development site.



SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conditional zoning petition shall meet the requirements of Section 145.03.03 (E) and the common decision criteria found in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed conditional zoning map amendment conforms to the standards and purpose of the Unified Development Ordinance (pending approval of relief) and Town codes and is conditioned to comply with all local, state, or federal requirements.
2. This is a new conditional zoning petition and therefore not required to comply with any previous approval.
3. The project promotes the purpose of the UDO around public health and safety by proposing a density that is in keeping with the surrounding area and supports the quality of life by utilizing the conservation design approach and providing housing choice.
4. The proposed zoning map amendment, as conditioned, will not be detrimental to or endanger the public health, safety, or welfare, and adequate public facilities are present and/or planned to serve.
5. This application follows the public hearing process as provided within the UDO that includes a Neighborhood Developer Meeting, Public Meeting at the Planning Board, and a future public hearing at the Town Council.
6. The map amendment demonstrates compatibility with the character, permitted uses and building types of the surrounding neighborhood.
7. The proposed conditional zoning map amendment complies with the HALUP in vision, density, conservation, and land use and does not impair the implementation of the HALUP or other adopted plan.
8. The development is limited to single-family residential use within a conservation designed subdivision supporting existing single-family residential community within the area of the proposed development.

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District uses appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.
The proposed CZ-RL development is appropriate for the area and consistent with the following goals and objectives of the HALUP:
 - LU-3: Balance Development and conservation interest- the development is utilizing the conservation design approach maintaining 30% open space.
 - LU-2: Link Land Use with Transportation Improvements: the development includes transportation improvements on adjacent roads appropriate for this development.
 - PR-3: Integrate Open Space & Amenities in New Development: this project's conservation design and open space preservation are proposed within an area having sensitive natural resources.
2. *Eligible Uses.* The use(s) requested are among those listed as eligible permitted use, permitted use with limitations, or special use in the general use district as included in the CZ Zoning Map Amendment request.
The proposed development for a 149-lot single-family residential community is consistent with allowed uses for the CZ-RL zoning classification.
3. *Nuisance Mitigation.* The design of the proposed CZ District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance



of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance;

The design of the residential community includes the following design features minimizing the potential for adverse impacts:

- 50-foot wide, type D - landscape buffers and/or privacy fence are provided along the perimeter of the community providing visual screening between neighboring properties; and
- Transportation improvements are proposed to mitigate the **potential** for traffic impacts including improvements at Robinson Church Road, Lower Rocky River Road, and Peach Orchard Road; and
- The design of the proposed community is consistent with the requirements of the Unified Development Ordinance, which includes appropriate infrastructure as required for the proposed residential use.

4. *Reasonableness.* The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property.

The proposed development, as designed and conditioned, is a reasonable conditional district, appropriate for the zoning area, and can be implemented and enforced through the Town's development process.

5. *Improvement from General Zoning District.* When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district;

The conditional zoning district (CZ-RL) as designed and conditioned, meets and/or exceeds the minimum requirements of the Unified Development Ordinance (UDO).

6. *Greater Standards.* If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

The proposed development meets the standards of the Unified Development Ordinance (UDO) accept for access points on the northeast side of the development; however, as conditioned, the development will be in compliance with NC Building Code in July of 2026, and will provide a driveway connection through the dedicated open space that could be used for emergency access.

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

The applicant has agreed to accept the use limitations and conditions associated with this conditional zoning district.

8. *Town Statement.* For approval, the Town Council shall adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the HALUP and that the Town Council considers the action to be reasonable and in the public interest.

The proposed project (H-2026-01-R) is a reasonable request and is in the best interest of the public because:

- *The 175-acre site is located within a rural area of the Town that promotes the use of conservation designed communities to preserve the natural resources of the area; and*
- *The proposed project is continuing to protect the potential impacts to the natural environment through the conservation design, maintaining the conservation easements, tree protection and/or mitigation, traffic impacts, and stormwater runoff, while providing housing opportunities within the Town.*

The Board finds the proposed development (H-2026-01-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following goals:

- LU-3: Balance Development and conservation interest- the development is utilizing the conservation design approach maintaining 30% open space, providing the opportunity for a public park, and maintaining the conservation easements on the property.
- LU-2: Link Land Use with Transportation Improvements: the development includes transportation improvements on adjacent roads appropriate for this development.
- PR-3: Integrate Open Space & Amenities in New Development: this project's conservation design, open space preservation, and parkland dedication is proposed within an area having sensitive natural resources.

STAFF RECOMMENDATION: Staff recommends approval of the proposed map amendment H-2026-01-R rezoning 175+ acres to a RL conditional zoning district for the purpose of developing a 149-lot single-family conservation subdivision and for the Board to transmit a recommendation to approve to the Town Council with the following conditions as agreed to by the applicant:

1. The conditional zoning district shall be restricted to a 149-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes the dedication of a 20.18 acre as depicted in the rezoning plan. Dedication shall occur prior to the recording of the first final plat. Said dedication area shall be developed through a public/private partnership as outlined in a Development Agreement.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
4. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
5. No permits for dwelling units will be issued for the northeast side of the project until the change in access points and number of dwelling unit is in compliance with the NC Fire Code and the secondary driveway is constructed through the dedicated open space by the 31st home for permitting is received.

6. The following transportation improvements are required and shall be installed and completed prior to the recordation of the first final plat:

Peach Orchard Road and Robinson Church Road

- **Westbound right-turn lane along Peach Orchard Road**
 - due to level-of-service (LOS) drop during both peak hours.
 - consistent with 2023 TIA
- **Southbound left-turn lane along Robinson Church Road**
 - based on turn-lane wa



- consistent with 2023 TIA

Peach Orchard Road and Lower Rocky River Road/Rocky River Church Road

- **Southbound right-turn lane along Peach Orchard Road**
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- **Eastbound left-turn lane along Rocky River Church Road**
 - based on turn-lane warrants
 - consistent with 2023 TIA
- **Westbound right-turn lane along Lower Rocky River Road**
 - based on turn-lane warrants
 - consistent with 2023 TIA

Peach Orchard Road at Access Driveway 1 & 2 – installed at the time of phasing.

- **Right-turn Lane along Peach Orchard Road**
- **Left-turn Lane on Peach Orchard Road**

Sight Distance Easement as shown within the Sight Distance Analysis prepared by ESP. Required buffer located adjacent to the sight-distance easement along the Peach Orchard frontage shall be installed outside of the required easement.

7. All ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of ten' over at least 25% of the permanent pool area. Said pond shall be fenced with a vinyl 4-rail farm fence, preferably white.
8. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
9. The mailbox clusters shall meet minimum ADA Standards and include a cover structure and meet requirements of the UDO.
10. All streets should be to the Town of Harrisburg Engineering Design standards; alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.
11. There will be no more than 10% of the residential units as rentals at any given time and will be restricted as such by deed restrictions.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

- Motion to Approve, approve with modifications, or disapprove the zoning map amendment; and
- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning map amendment; and
- Make the required finding for reasonableness and consistency with the HALUP.

Attachment A – Application- H-2026-01 Peach Orchard

Attachment B – Proposed Conditional Zoning Plan

Attachment C – Neighborhood Meeting Notes

LEGISLATIVE APPROVAL APPLICATION

Application Type (select all that apply)

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

Project Information

Project Name: Pulte-Peach Orchard Site
Project Location/Address: 10960 & 11011 Peach Orchard Rd, Harrisburg, NC 28075
Tax Map and Parcel Number (PIN): 55150573720000, 55152604280000
Zoning: Existing: CR Proposed: CZ-RL
Lane Use: Existing: Residential Proposed: Residential
Description of Request (attach separate sheet if needed):

To rezone parcels to allow development of a single-family residential neighborhood with up to 149 homes.

Contact Information

Project Manager/Contact Person: Lisa Thompson
Company: Moore & VanAllen
Address: 100 N. Tryon St, Suite 4700 City, State, Zip: Charlotte NC 28202
Phone Number: 704-331-1079 Email Address: lisathompson@mvalaw.com
Applicant Name (if different than above): William Gaines Hunter
Company: Pulte Group, Inc.
Address: 3430 Toringdon Way, Suite 201 City, State, Zip: Charlotte NC 28277
Phone Number: 704-212-6321 Email Address: william.hunter@pultegroup.com
Owner Name: Divine Armistead Eugene Estate
Company: c/o Steve Rich and Robert M. Critz, Co-Commissioners
Address: 10960 & 11011 Peach Orchard Rd. City, State, Zip: Harrisburg, NC 28075
Phone Number: _____ Email Address: _____

Owner's Consent

Divine Armistead Eugene Estate ("Owner") certifies that it is the owner of the property located at 10960 & 11011 Peach Orchard Rd. ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, William Gaines Hunter as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature: Stephen Rich Digitally signed by Stephen Rich
Date: 2025.12.15 20:57:00 -05'00' Date: 12.15.2025
Robert M. Critz, Co-Commissioner
Stephen Rich, Co-Commissioner

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

Project Name: Peach Orchard Road Site Submittal Date: _____

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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

Applicant Name: Pulte Group/Williams Gaines Hunter

Applicant Signature: 

Owner's Consent

Divine Armistead Eugene Estate ("Owner") certifies that it is the owner of the property located at 10960 & 11011 Peach Orchard Rd. ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, William Gaines Hunter as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Robert M. Critz, Co-Commissioner

12/15/2025

Owner's Signature: _____ Date: _____
Robert M. Critz, Co-Commissioner
Stephen Rich, Co-Commissioner

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

Project Name: Peach Orchard Road Site Submittal Date: _____

STATEMENT OF COMPLETENESS AND ACCURACY:

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

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Applicant Name: Pulte Group/Williams Gaines Hunter

Applicant Signature: *William Gaines Hunter*

Staff Use Only

Record of Process

1/30/2026

Date Received: _____

Application Number: H-2026-01- R Peach Orchard

Is Application Complete? Yes No

Public Hearing Date(s): PB Meeting - 3/17/2026; TC TBD

Published Notice Date: _____

Mailed Notice Date: PB Meeting - 3/5/2026; TC TBD

Posted Notice Date: PB Meeting - 3/5/2026; TC TBD

Final Action Applicant Notification Mailed Date: _____

Record of Decision

Reviewed By: _____

Recommendation: Approve Deny

Final Action: Approve Deny

Required Attachments

All development application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies consult staff during pre-application meeting for any required paper copies.

Conditional Zoning Approval

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
 - a. Copies of the Traffic Impact Analysis (TIA)
 - b. Proposed site plan
 - c. Landscape plan (with number, location, and type of proposed plantings)
 - d. Proposed building elevations
5. A digital (PDF) copy of a complete site-specific development plan
6. List of specific proposed permitted uses (chosen from permitted used of proposed district)
7. Any specific conditions willing to be imposed as part of application (e.g. no outside storage, increased buffer width, etc.)

Zoning Map Amendment (rezoning)

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting.
4. If determined required at the pre-application meeting:
5. Copies of the Traffic Impact Analysis (TIA)
6. Proposed site plan
7. Landscape plan (with number, location, and type of proposed plantings)
8. Proposed building elevations

UDO Text Amendment

1. Proposed text of amendment ordinance
2. Written rationale for the change

NOTES:

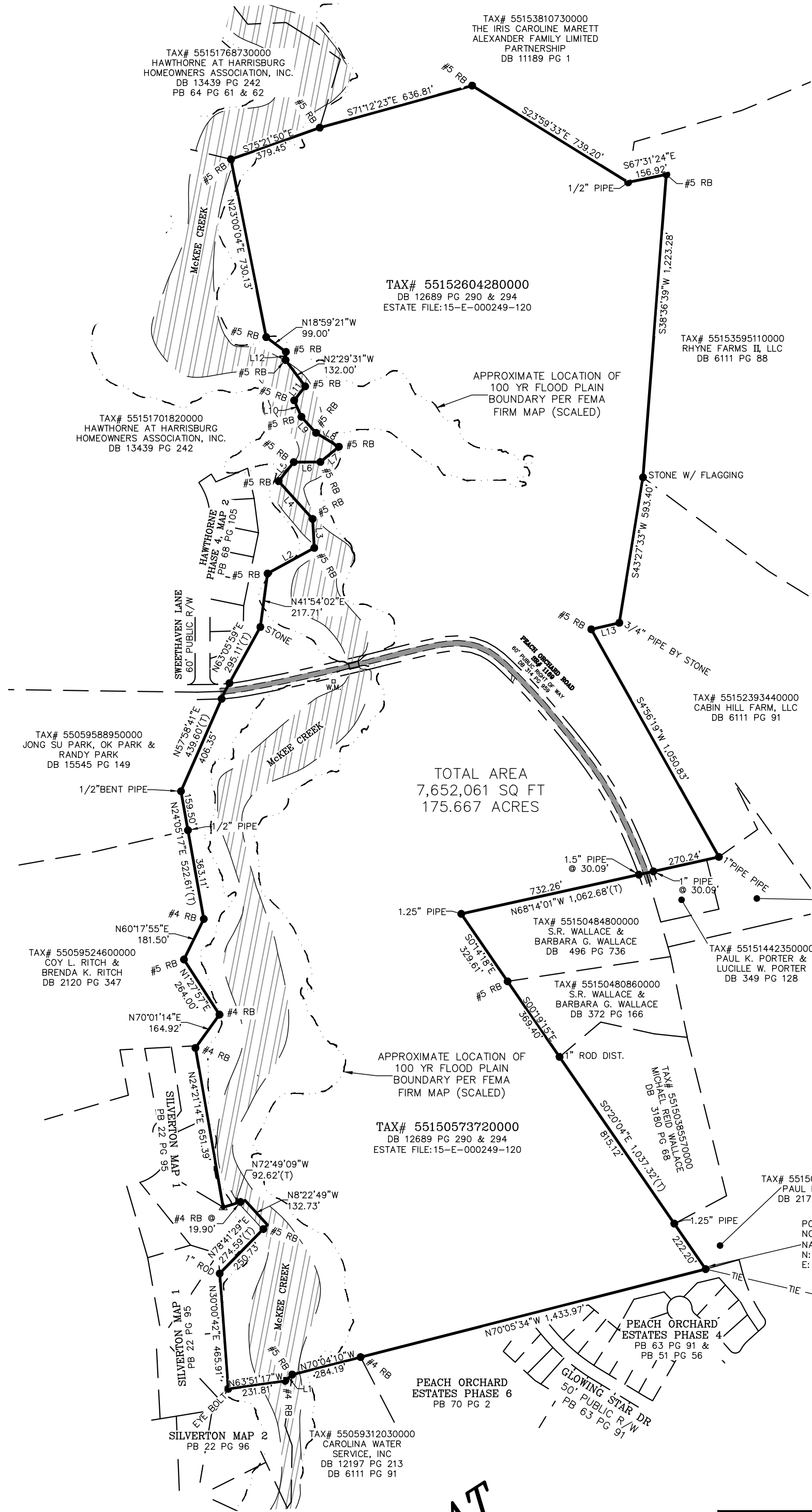
THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND/OR RIGHTS-OF-WAY.
 SET #5 REBAR AT ALL CORNERS UNLESS OTHERWISE NOTED.
 AREAS COMPUTED BY COORDINATE METHOD.
 UNADJUSTED RATIO OF PRECISION: 1:25,568
 SUBJECT TRACT ADDRESS: PEACH ORCHARD ROAD
 TOTAL ACREAGE FOR THE AREA ENCOMPASSED BY THIS MAP IS: 175.667 ACRES
 NO DEVELOPMENTAL STUMP HOLES REPORTED TO THIS FIRM WITHIN THE LOTS WHICH MAKE UP THIS MAP.
 SUBJECT TAX PARCEL: 55150573720000 & 55152604280000
 SUBJECT TRACT DEED REFERENCE: DB 12689 PG 290 & 294
 THE GRAPHIC REPRESENTATION OF THE UNDERGROUND UTILITIES SHOWN ON THIS PLAT WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY UTILITY LOCATION CONTRACTOR AND OTHER INFORMATION SHOWING APPROXIMATE LOCATION.
 NO NGS OR NCGS TRAVERSE WITHIN 2000 FEET OF THIS SITE.

OWNERSHIP INFORMATION

DB 12689 PG 290:
 CHRISTOPHER CIANCIOLO AND TINA GOETZ CIANCIOLO, TRUSTEES OF THE FRANK CIANCIOLO SPECIAL NEEDS TRUST, OF BURNS, TN.
 DB 12689 PG 294:
 ANDREA CIANCIOLO, CHRISTOPHER CIANCIOLO AND TINA GOETZ CIANCIOLO, TRUSTEES OF THE ANDREA CIANCIOLO SPECIAL NEEDS TRUST OF BURNS, TN.
 ESTATE FILE 15-E-000249-120:
 DAWANA DIVINE; HAL HAMILTON DIVINE, IV; JACQUELINE (JACKIE) DIVINE GRAVES; CHRISTOPHER (CHRIS) CIANCIOLO, INDIVIDUALLY; CHRISTOPHER (CHRIS) CIANCIOLO AND TINA GOETZ CIANCIOLO, AS TRUSTEES OF THE ANDREA CIANCIOLO SPECIAL NEEDS TRUST; CHRISTOPHER (CHRIS) CIANCIOLO AND TINA GOETZ CIANCIOLO, AS TRUSTEES OF THE FRANK CIANCIOLO SPECIAL NEEDS TRUST; JOHN C. MCMANUS, III AND HEIRS OF ANN DIVINE HAILEY; ESTATE OF ARMSTEAD EUGENE DIVINE

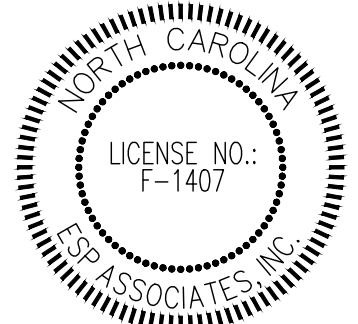


SUBJECT TRACT GRAPHICALLY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS PER FEMA FIRM MAP NUMBER 3710550500M WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2018 AND 3710551500K WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2018.



LINE #	DIRECTION	LENGTH
L1	S83°01'43"W	38.00'
L2	S84°29'13"E	214.47'
L3	N31°00'19"E	116.80'
L4	N07°48'21"W	204.85'
L5	N72°48'02"E	98.12'
L6	S56°07'56"E	107.32'
L7	N84°42'07"E	96.27'
L8	N24°25'59"W	107.68'
L9	N08°13'25"W	87.38'
L10	N10°37'31"E	72.67'
L11	N72°30'35"E	71.40'
L12	N36°30'20"E	33.00'
L13	N68°42'18"W	115.84'

- LEGEND**
- DB - DEED BOOK
 - PB - PLAT BOOK
 - PG - PAGE
 - BWF - BARBED WIRE FENCE
 - WWF - WOVEN WIRE FENCE
 - OU - OVERHEAD UTILITY
 - RB - REBAR
 - SR# - SECONDARY ROAD NUMBER
 - SS - SANITARY SEWER
 - SD - STORM DRAIN
 - R/W - RIGHT OF WAY
 - FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
 - FIRM - FLOOD INSURANCE RATE MAP
 - NCGS - NORTH CAROLINA GEODETIC SURVEY
 - EP - EDGE OF PAVEMENT
 - - FOUND CORNER
 - ▲ - FOUND CONSERVATION EASEMENT DISC
 - - SET CORNER (#5 REBAR)
 - - BOUNDARY LINE
 - - - - - ADJOINING BOUNDARY LINE (NOT SURVEYED)
 - - - - - 100 YR FLOOD PLAIN BOUNDARY (SCALED)
 - ▨ - PAVEMENT
 - ▨ - FEMA FLOODWAY

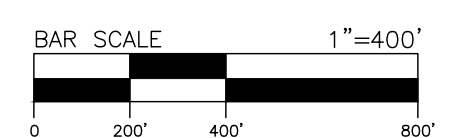


CERTIFICATE OF SURVEY ACCURACY

ROBERT D. BARTLETT CERTIFIES THAT THIS PLAT WAS PREPARED FROM A RECORD BOOK MADE UNDER MY SUPERVISION (DEED DESCRIPTION ORDERED BY BOOK 288 AND PAGE 290 & 294); THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES FOUND IN DEEDS; AND THAT THE RATION OF PRECISION IS 1:25,568; AND THAT THIS PLAT MEETS THE REQUIREMENT OF G.S. 47-30 AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXEMPTION OR EXCEPTION TO THE DEFINITION OF ACCURACY.

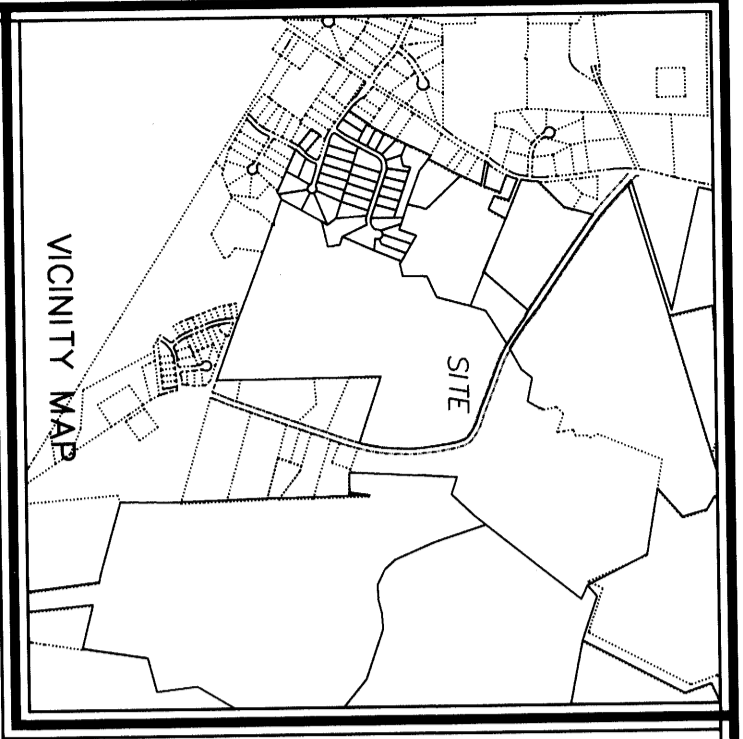
WITNESS MY ORIGINAL SIGNATURE, SEAL THIS ____ DAY OF _____ 2025.

ROBERT D. BARTLETT NCPCL: L-3635



NCGS MONUMENT "PEACHES"
 NC GRID COORDS
 NAD 83/2011
 N: 549,390.16
 E: 1,513,953.88
 ELEV: 726.7 (NAVD 88)
 C.F.: 0.99984258

ANNEXATION SURVEY OF: TAX PARCEL 55150573720000 & TAX PARCEL 55152604280000 CONTAINING 175.667 ACRES		PROJECT NO 25-01456-SUR-002
LOCATED IN: NO. 4 TOWNSHIP CABARRUS COUNTY NORTH CAROLINA		SCALE 1"=400'
PULTE HOME COMPANY, LLC 3430 TORINGDON WAY, SUITE 201 CHARLOTTE, NC 28277		DATE December 18, 2025
CLIENT:		DRAWN BY TFB
SHEET 1 OF 1		CHECKED BY RDB
		DATE SURVEYED DECEMBER 2025
		DRAWING NO 25-01456-SUR-002_ANNEX



DESCRIPTION	AREAS (SF)	AREA (ACRES)
EASEMENT 1	144,892	3.33
EASEMENT 2	61,559	1.41
EASEMENT 3	87,906	2.02
EASEMENT 4	229,391	5.27
EASEMENT 5	190,844	4.38
EASEMENT 6	43,198	0.99
TOTAL EASEMENT AREA	757,789	17.40

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISHED MINIMUM BUILDING LINES, AND DEDICATE ALL ROADS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO THE PUBLIC USE EXCEPT AS NOTED. FURTHER, I (WE) CERTIFY THE LAND AS SHOWN HEREON IS WITHIN THE PLATTING JURISDICTION OF CABARRUS COUNTY.

DATE: **11/2/08**
 OWNER/DEVELOPER: **A.E. Divine**

REVIEW OFFICER CERTIFICATE

STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS

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

Jonathan Marshall, E11019
 REVIEW OFFICER BY Jeff Huss

MAP / DEED REFERENCES

- DB 819 PG. 182 DB 5531 PG. 252
- DB 6111 PG. 83 DB 6111 PG. 91
- DB 496 PG. 733 DB 491 PG. 736
- DB 318 PG. 68 DB 6511 PG. 70
- DB 2906 PG. 274 DB 1241 PG. 9
- DB 3538 PG. 302 DB 1745 PG. 80
- DB 7879 PG. 239 DB 1198 PG. 309
- DB 2120 PG. 547 DB 785 PG. 276
- DB 7054 PG. 88

LEGEND

- EXISTING IRON PIPE
- NORTH CAROLINA GEODETIC SURVEY MONUMENT
- PROPERTY LINE NOT SURVEYED
- R/W CONSERVATION EASEMENT

SURVEY CERTIFICATE

I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON **6-9-08**. USING THE REFERENCES SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 34,500.4; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS **11** DAY OF **November**, A.D., 2008.

PROFESSIONAL LAND SURVEYOR L-4411
James S. Armstrong
 NORTH CAROLINA PROFESSIONAL LAND SURVEYOR
 SEAL L-4411
 JAMES S. ARMSTRONG

TYPE OF PLAT

I, JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR No. L-4411, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS CHECKED BELOW:

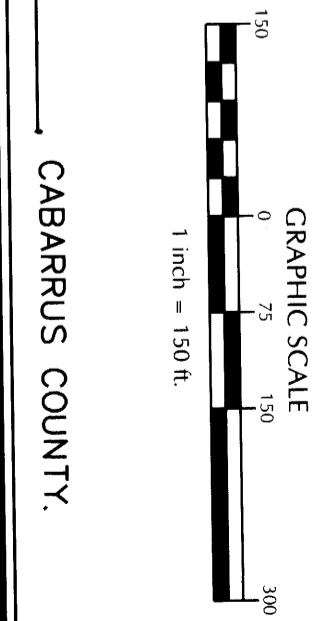
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
- C. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET;
- D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
- E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

JAMES S. ARMSTRONG, PROFESSIONAL LAND SURVEYOR No. L-4411

James S. Armstrong

- NOTES:
- ALL EASEMENT CORNERS ARE SET 5/8" OR NO. 5 REBAR WITH CAP.
 - PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - LINE(S) NOT SURVEYED ARE SHOWN AS BROKEN LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS PLAT.
 - THE AREA SHOWN HEREON WAS COMPUTED USING THE COORDINATE COMPUTATION METHOD.
 - BASIS OF BEARINGS ARE NCGS GRID COORDINATES NAD 83 DATUM.
 - ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE NORTH CAROLINA STANDARDS, G.S. 47-30, AND REQUIREMENTS OF LAW, BUT A LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH, AND LOCATION OF EASEMENTS AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
 - SURVEYED JUNE-AUGUST 2008. THE SURVEY WAS PERFORMED USING BOTH CONVENTIONAL TOTAL STATIONS AND SUB-CENTIMETER ACCURACY REAL TIME KINETIC GPS SYSTEMS. A TRIMBLE 5800 RTK GPS AND HP4450 RADIO WERE USED TO ESTABLISH THE POINT OF BEGINNING FOR TRAVERSE AND THE GRID TIE.
 - LOCATION OF UTILITIES, WHETHER PUBLIC OR PRIVATE, IS BASED UPON FIELD LOCATION OF VISIBLE APPURTENANCES IN CONJUNCTION WITH INFORMATION PROVIDED BY THE OWNERS OF SAID UTILITIES AND ARE APPROXIMATE ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DISCUSSION OF UNDERGROUND UTILITIES DUE TO OSHA REQUIREMENTS PERTAINING TO CONTAINED SPACE ENTRY, PIPE SIZES, INVERT ELEVATIONS, ETC., WILL ONLY BE PROVIDED IF ABLE TO OBTAIN WITHOUT BREAKING THE PLANE OF THE TOP OF STRUCTURE.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY BE SUBJECT TO ANY MATTERS THAT A FULL TITLE SEARCH WOULD DISCLOSE.
 - THE SUBJECT PROPERTIES ARE A PORTION OF CABARRUS COUNTY PARCEL IDENTIFICATION NUMBERS (PIN) 5515260428 AND 5515057372.
 - A PORTION OF THE SUBJECT PROPERTIES LIE IN FLOOD ZONE "X" PER FIRM MAP NUMBERS 3710550500J AND 3710551500J BOTH DATED "PRELIMINARY" MAY 25, 2007.

RECORDED IN BOOK OF MAPS PAGE CABARRUS COUNTY.



BASIS OF BEARING:
 NC GRID NAD 83

FILED Mar 12, 2009 10:18 am
 BOOK 00057
 PAGE 0049 THRU 0049
 INSTRUMENT # 05804

FILED CABARRUS COUNTY NC
 LINDA F. McABEE
 REGISTER OF DEEDS

CONSERVATION EASEMENT SURVEY FOR THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

OWNER: A EUGENE DIVINE

HARRISBURG TOWNSHIP CABARRUS COUNTY NORTH CAROLINA

CONSERVATION EASEMENT PLAT

WITHERS & RAVENEL
 ENGINEERS | PLANNERS | SURVEYORS

111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.withersravenel.com

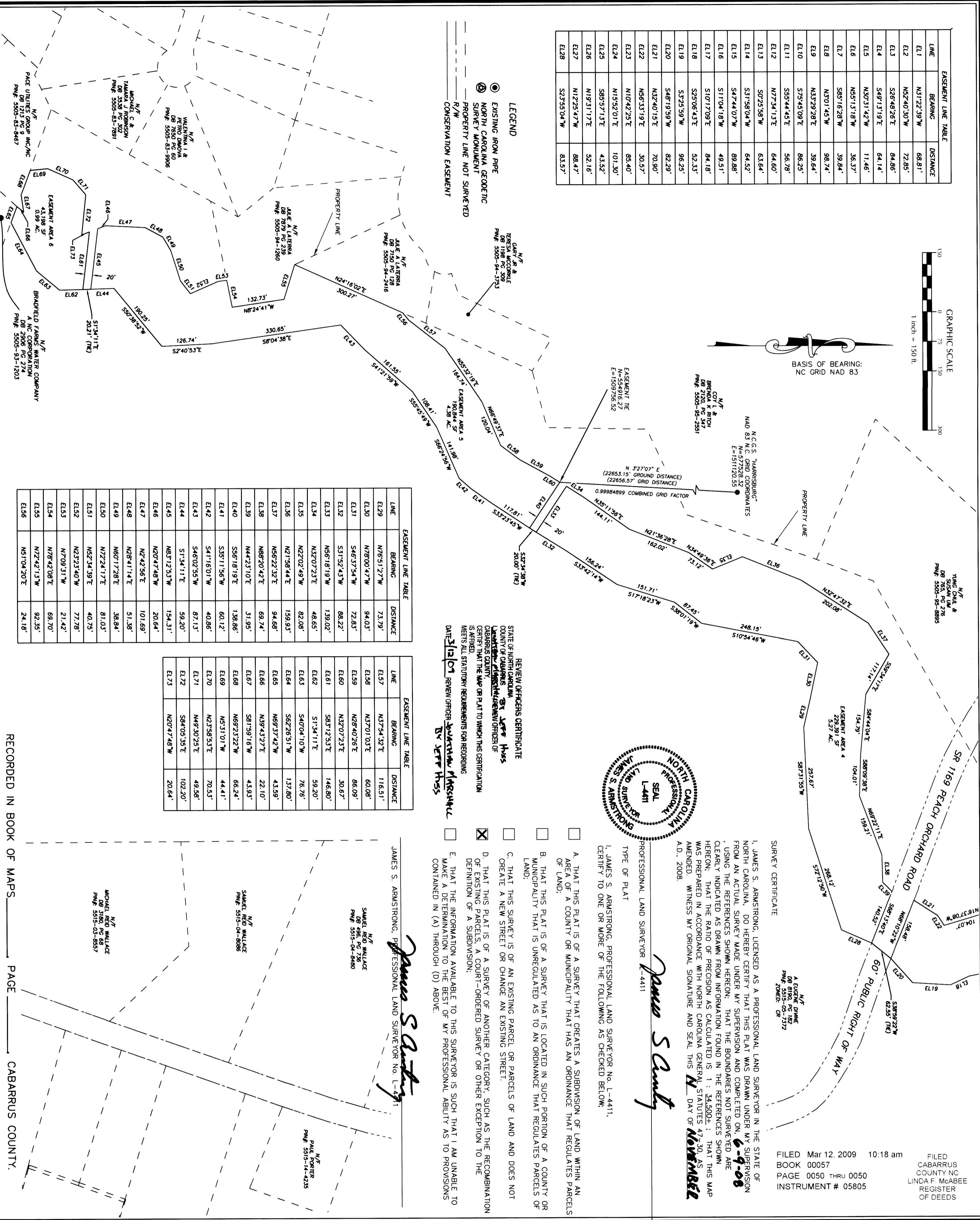
NO.	DATE	DESCRIPTION	BY
1	06-09-2008	PRIME: KSD/DST	CSA

SCALE: 1" = 150'

CAD FILE: BD_08082

PROJECT NO: 2070568

LINE	BEARING	DISTANCE
EL1	N31°22'39"W	68.81'
EL2	N52°40'30"W	72.85'
EL3	S26°48'28"E	84.86'
EL4	S49°13'19"E	64.14'
EL5	N30°31'42"W	11.46'
EL6	N55°13'18"W	36.37'
EL7	S85°16'28"W	39.84'
EL8	N30°14'45"W	98.74'
EL9	N33°29'28"E	39.64'
EL10	S75°45'09"E	86.25'
EL11	S85°44'45"E	56.78'
EL12	N77°34'13"E	64.60'
EL13	S07°25'58"W	63.64'
EL14	S31°58'04"W	64.52'
EL15	S47°44'07"W	89.88'
EL16	S11°04'18"W	49.51'
EL17	S10°17'09"E	84.18'
EL18	S25°06'43"E	52.33'
EL19	S37°55'59"W	96.25'
EL20	S48°19'59"W	82.29'
EL21	N32°40'15"E	70.90'
EL22	N56°33'19"E	30.57'
EL23	N10°42'25"E	85.40'
EL24	N15°52'01"E	101.30'
EL25	S85°57'13"E	43.52'
EL26	N19°31'17"E	52.16'
EL27	N12°25'47"W	88.47'
EL28	S23°55'04"W	83.57'

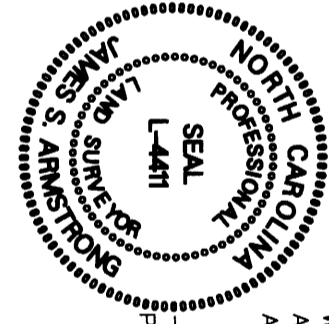


LINE	BEARING	DISTANCE
EL29	N76°51'27"W	73.79'
EL30	N78°00'47"W	94.03'
EL31	S46°37'54"W	72.83'
EL32	S31°52'43"W	88.22'
EL33	N56°18'19"W	139.02'
EL34	N32°07'23"E	48.65'
EL35	N22°02'49"W	82.08'
EL36	N21°58'44"E	159.93'
EL37	N56°22'32"E	94.68'
EL38	N88°20'42"E	69.74'
EL39	N44°23'10"E	31.95'
EL40	S56°18'19"E	138.86'
EL41	S35°11'56"W	60.12'
EL42	S41°16'01"W	40.86'
EL43	S46°02'55"W	87.13'
EL44	S13°41'11"E	59.20'
EL45	N83°12'53"W	154.31'
EL46	N20°47'48"W	20.64'
EL47	N2°42'56"E	101.69'
EL48	N28°41'14"E	51.38'
EL49	N60°17'28"E	38.84'
EL50	N72°24'17"E	81.03'
EL51	N52°34'39"E	40.75'
EL52	N23°23'40"W	77.78'
EL53	N7°09'31"W	21.42'
EL54	N78°42'08"E	69.70'
EL55	N72°42'13"W	92.35'
EL56	N51°04'20"E	24.18'

LINE	BEARING	DISTANCE
EL57	N37°54'32"E	116.51'
EL58	N37°01'03"E	60.08'
EL59	N28°40'26"E	86.09'
EL60	N32°07'23"E	30.67'
EL61	S83°12'53"E	146.80'
EL62	S1°34'11"E	59.20'
EL63	S40°04'10"W	76.76'
EL64	S62°26'51"W	137.80'
EL65	N69°37'42"W	43.59'
EL66	N39°43'27"E	22.10'
EL67	S81°59'16"W	43.93'
EL68	N69°23'22"W	66.24'
EL69	N53°10'1"W	44.41'
EL70	N23°58'53"E	70.53'
EL71	N49°30'25"E	49.58'
EL72	S84°05'35"E	102.20'
EL73	N20°47'48"W	20.64'

LEGEND
 (Symbol) EXISTING IRON PIPE
 (Symbol) NORTH CAROLINA GEODETIC SURVEY MONUMENT
 (Symbol) PROPERTY LINE NOT SURVEYED
 (Symbol) R/W
 (Symbol) CONSERVATION EASEMENT

REVIEW OFFICER'S CERTIFICATE
 STATE OF NORTH CAROLINA
 COUNTY OF CABARRUS
 I, James S. Armstrong, Licensed Professional Land Surveyor No. 1-4411, do hereby certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.



SURVEY CERTIFICATE
 I, JAMES S. ARMSTRONG, LICENSED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND COMPLETED ON 6-9-08. USING THE REFERENCES SHOWN HEREON, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN THE REFERENCES SHOWN HEREON. THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 34,500. THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS 11 DAY OF NOVEMBER A.D., 2008.

PROFESSIONAL LAND SURVEYOR
James S. Armstrong
 1-4411

- TYPE OF PLAT
- A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN AN AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;
 - C. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
 - D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF A SUBDIVISION;
 - E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

RECORDED IN BOOK OF MAPS _____ PAGE _____ CABARRUS COUNTY.

FILED Mar 12, 2009 10:18 am
 BOOK 00057
 PAGE 0050 THRU 0050
 INSTRUMENT # 05805

FILED
 CABARRUS COUNTY NC
 LINDA F. McABEE
 REGISTER OF DEEDS

NO.	DATE	DESCRIPTION	BY

DATE: 06-09-2008
 SCALE: 1" = 150'
 DRAWN: KSD/DST
 CHECKED: ISA
 SHEET: 2 of 2
 CAD FILE: BD_08082
 PROJECT NO: 2070568

CONSERVATION EASEMENT SURVEY FOR THE STATE OF NORTH CAROLINA, ECOSYSTEM ENHANCEMENT PROGRAM

OWNER: A EUGENE DIVINE

HARRISBURG TOWNSHIP CABARRUS COUNTY NORTH CAROLINA

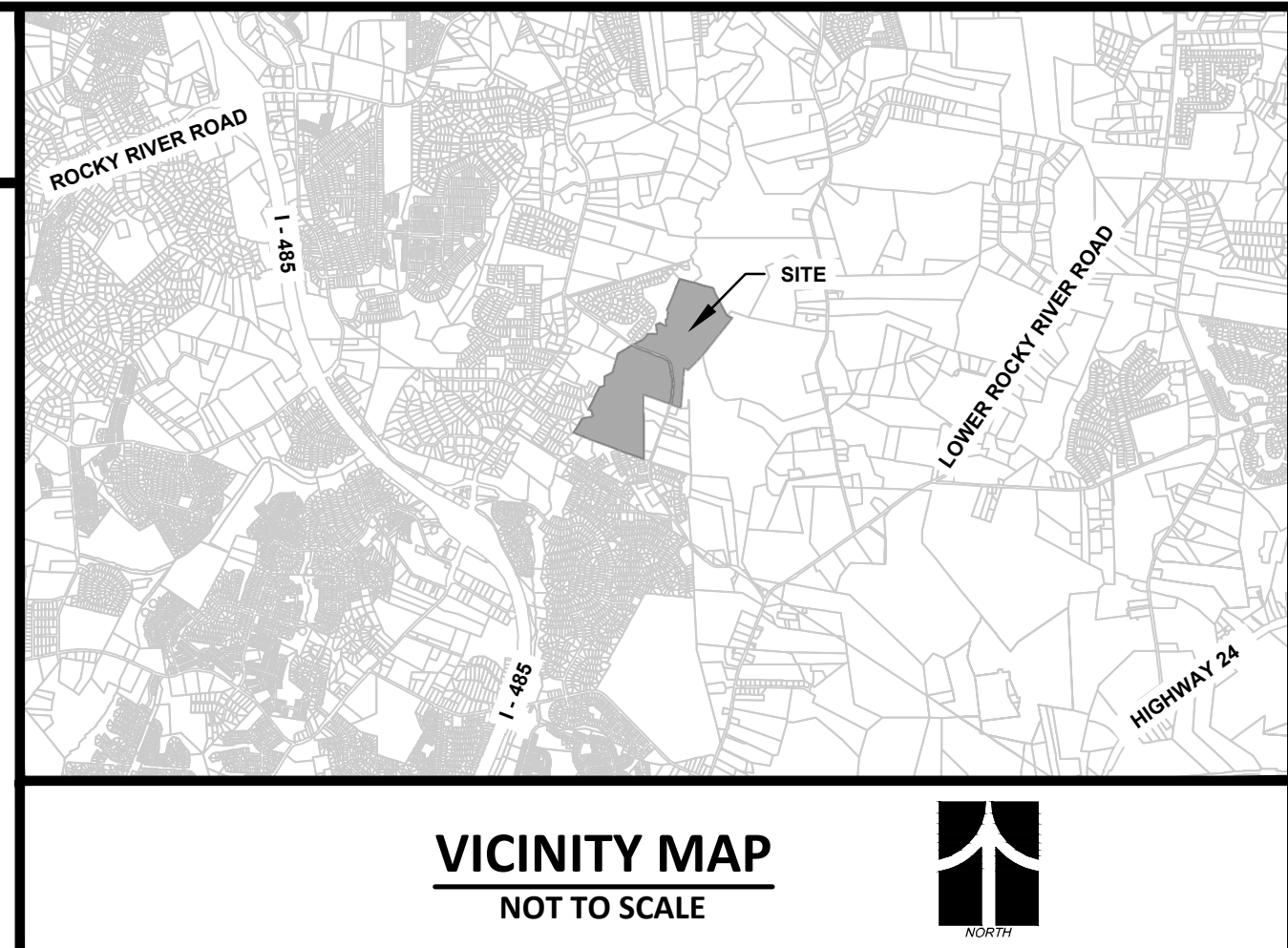
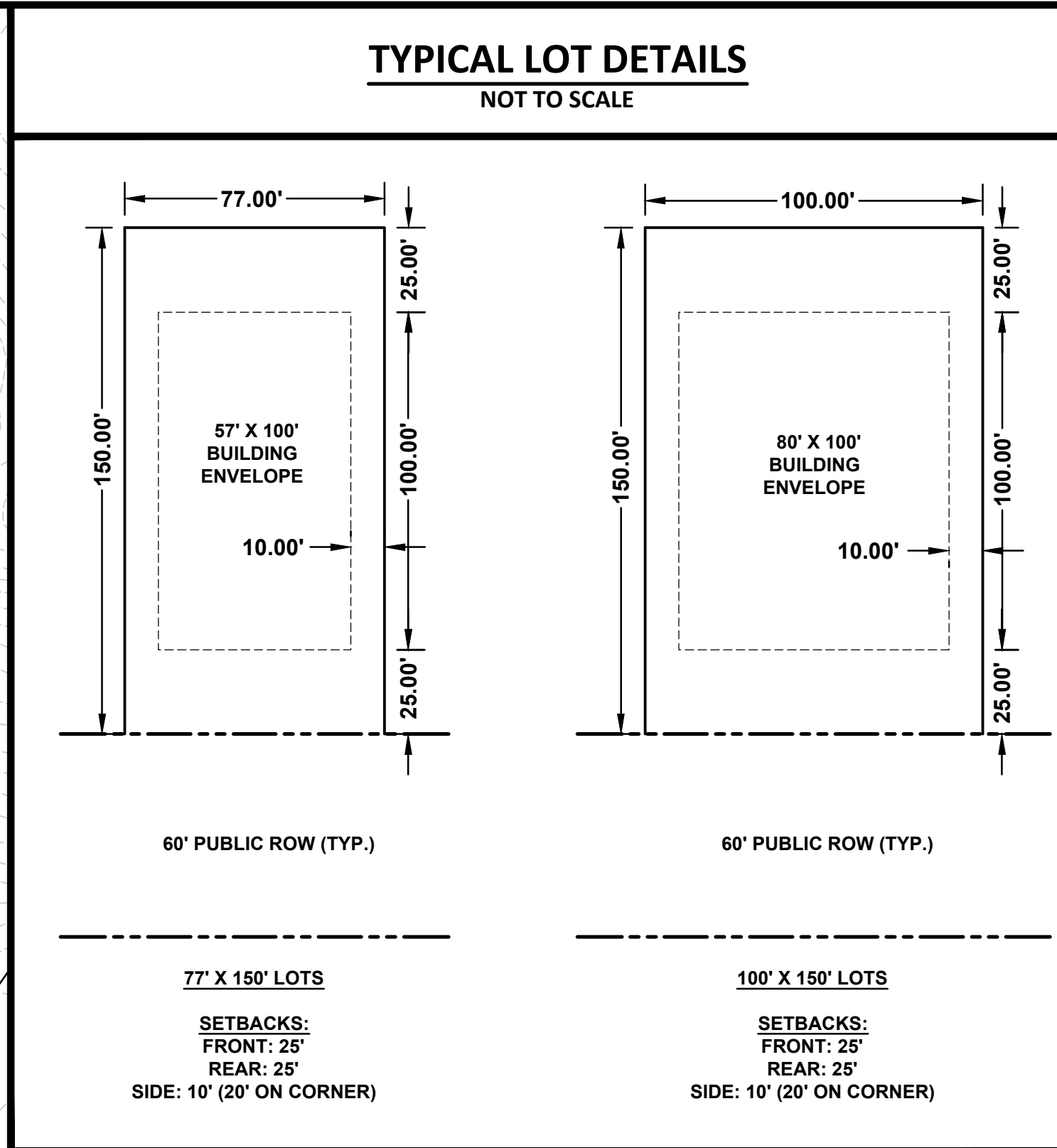
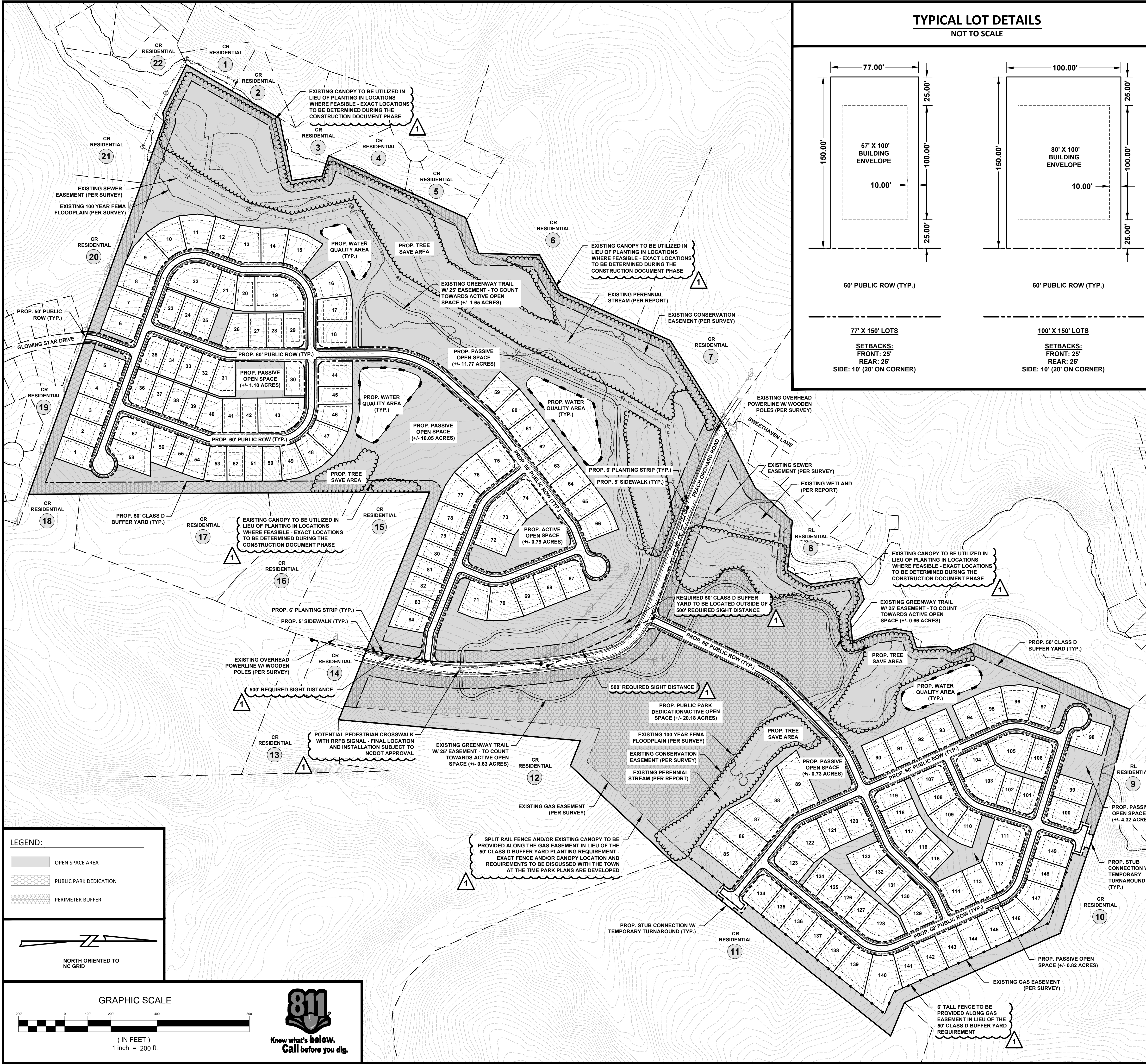
CONSERVATION EASEMENT PLAT

WITHERS & RAVENEL

ENGINEERS | PLANNERS | SURVEYORS

111 MacKenan Drive Cary, North Carolina 27511 tel: 919-469-3340 fax: 919-467-6008 www.wITHERSRAVENEL.com

U:\2025 Projects (N\25-01456 - Peach Orchard Road Site (P\25)\Submittals Working Drawings\2025-03-04_2nd Reviewing Submittal\25-01456-COVR.dwg, 1. OF 3 ZONING MAP AMENDMENT CONCEPTUAL SITE PLAN, mconary



DEVELOPMENT DATA:

TAX PARCELS:	55150573720000 & 55152604280000
TOTAL ACREAGE:	+/- 175.67 ACERS (PER SURVEY)
LOCATION:	EXISTING: CABARRUS COUNTY, NORTH CAROLINA PROPOSED: TOWN OF HARRISBURG, NORTH CAROLINA
ZONING:	EXISTING: CR (CABARRUS COUNTY, NORTH CAROLINA) PROPOSED: CZ-RL CONSERVATION (TOWN OF HARRISBURG, NORTH CAROLINA)
TOTAL POTENTIAL LOTS:	+/- 149 LOTS
77' X 150' LOTS:	+/- 69 LOTS
100' X 150' LOTS:	+/- 80 LOTS
PROPOSED DENSITY:	+/- 0.85 DU/AC
OPEN SPACE:	REQUIRED: +/- 52.70 ACRES (30% MIN.)* PROPOSED: +/- 52.70 ACRES (30%)
ACTIVE OPEN SPACE:	REQUIRED: +/- 3.73 ACRES MIN.** PROPOSED: +/- 3.73 ACRES
PUBLIC PARK DEDICATION:	REQUIRED: +/- 4.26 ACRES*** PROPOSED: +/- 20.18 ACRES MIN.
CONNECTIVITY:	REQUIRED: 1.0 (LINKS/NODES) PROPOSED: 1.56 (25 LINKS/16 NODES)
AVERAGE LOT AREA:	REQUIRED: +/- 14,500 SF MIN. PROPOSED: +/- 15,3530 SF

*NOTE: ACTIVE OPEN SPACE AND PUBLIC PARK DEDICATION MAY COUNT TOWARDS OVERALL OPEN SPACE REQUIREMENT.
**NOTE: ACTIVE OPEN SPACE IS REQUIRED AT A RATE OF 0.025 ACRES PER LOT. (10,025 ACRES X 149 LOTS +/- 3.73 ACRES).
***NOTE: PUBLIC PARK DEDICATION IS REQUIRED AT A RATE OF 1/35TH OF AN ACRE PER LOT ((1/35 ACRES) X 149 LOTS +/- 4.26 ACRES).
****NOTE: ACTIVE OPEN SPACE AND PARK DEDICATION MAY OVERLAP.

OPEN SPACE BREAKDOWN:

TOTAL OPEN SPACE REQUIRED:	+/- 52.70 ACRES
PASSIVE OPEN SPACE:	+/- 28.79 ACRES
ACTIVE OPEN SPACE:	+/- 3.73 ACRES
PUBLIC PARK DEDICATION:	+/- 20.18 ACRES

GENERAL NOTES:

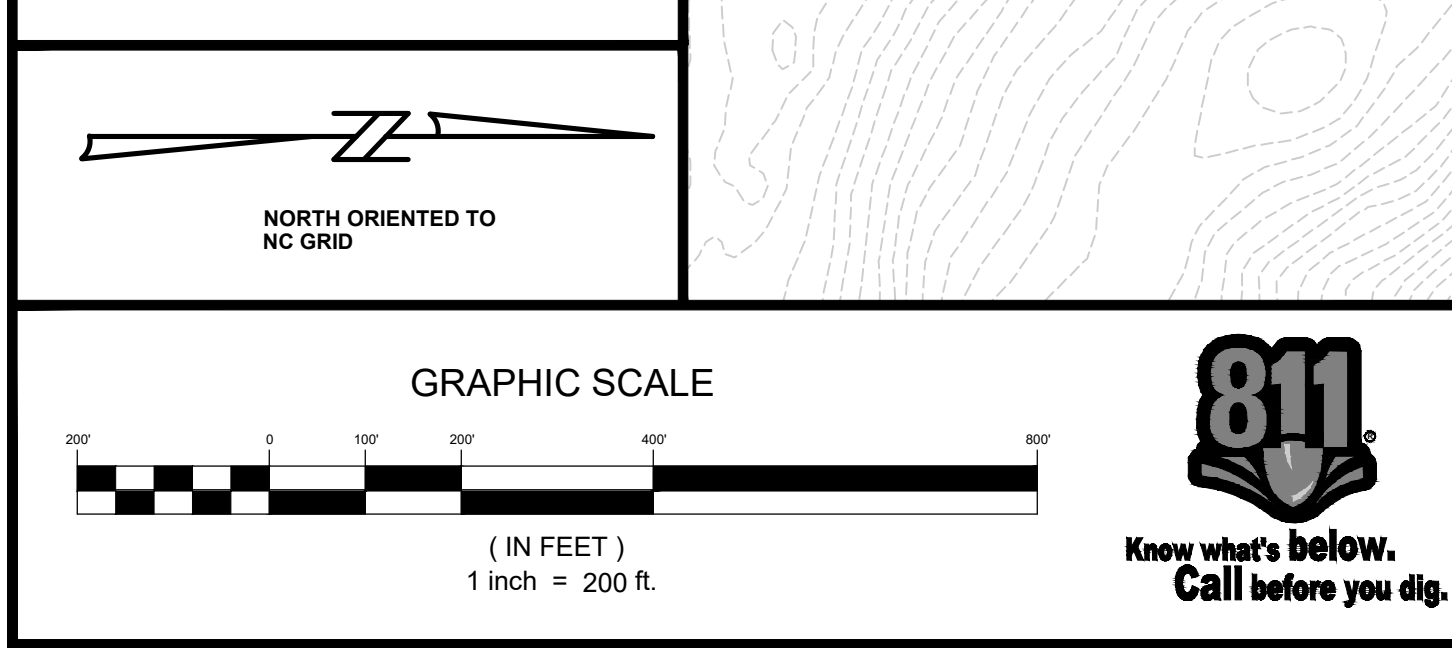
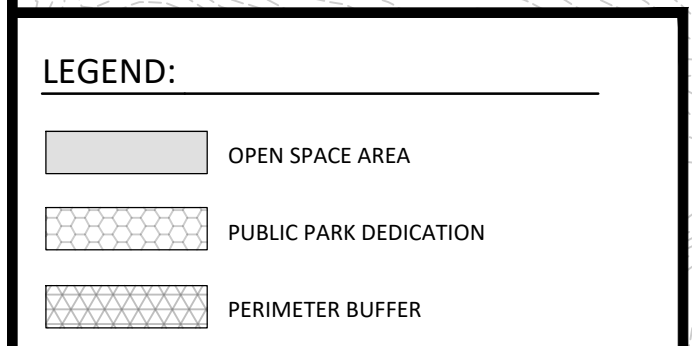
- BASE INFORMATION PROVIDED BY A SURVEY TITLED 'ALTANSP'S LAND SURVEY OF TAX PARCEL 55150573720000 & TAX PARCEL 55152604280000 CONTAINING 175,687 ACRES' PROVIDED BY ESP ASSOCIATES DATED 11/01/2025 AND CABARRUS COUNTY GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
- FLOODPLAIN INFORMATION OBTAINED FROM FEMA FIRM PANEL 3710550500M & 3710551500K EFFECTIVE DATE OF STUDY 11/16/2018.
- STREAM/WETLAND INFORMATION IS BASED ON PRELIMINARY INFORMATION PROVIDED TO ESP BY A REPORT TITLED 'DELINEATION OF WETLANDS AND WATERS OF THE U.S. PEACH ORCHARD ROAD' PREPARED BY WETLANDS & WATERS, INC. 08/20/2025 AND CABARRUS COUNTY GIS DATA. FOR PURPOSES OF PREPARATION OF THIS PRELIMINARY CONCEPT PLAN, ANY POTENTIAL WETLAND AREAS AND STREAM FEATURES DEPICTED ON THE PLAN ARE CONSIDERED TO BE PRELIMINARY IN NATURE AND APPROXIMATE IN LOCATION. THE PRELIMINARY CONCEPT PLAN WILL NEED TO BE REVISED ONCE ALL AGENCIES APPROVED ON-SITE WETLAND/STREAM AND APPROPRIATE JURISDICTIONAL BOUNDARIES ARE SURVEYED AND VERIFIED WITH ACCEPTABLE LEVELS OF ACCURACY. UNIT LOSS MAY OCCUR.

ADJACENT PROPERTY OWNERS

REF. #	OWNER	PIN	ZONING
1	HELSLEY TIMOTHY JR & LAMB MICHAEL	55058378910000	CR
2	IVANOV MARINA D & IVANOV STANISLAV	55058339060000	CR
3	BASALDUA LUCY & BASALDUA MIGUEL	55059412240000	CR
4	COSTA MARIO DA CRUZ & COSTA MIRNA J	55059424170000	CR
5	MCCORKLE GARY JR & MCCORKLE TERESA	55059437330000	CR
6	RITCH COY L ESTATE & RITCH BRENDA K	55059524600000	CR
7	PARK JONG S & PARK YOUNG OK	55059588850000	CR
8	HAWTHORNE AT HARRISBURG	55151701620000	CR
9	HAWTHORNE AT HARRISBURG	55151768730000	CR
10	FRED & IRIS ALEXANDER FAMILY LLC	55153810730000	CR
11	RHYNE FARMS II LLC	55153585110000	CR
12	CABIN HILL FARM LLC	55152354400000	CR
13	PORTER PAUL	55151461710000	CR
14	PORTER PAUL	55151442350000	CR
15	WALLACE BARBARA G	55150484800000	CR
16	WALLACE BARBARA G	55150480860000	CR
17	WALLACE MICHAEL REID	55150385570000	CR
18	PORTER PAUL	55150370760000	CR
19	PEACH ORCHARD ESTATES HOMEOWNERS ASSN INC	55150269030000	CR
20	PEACH ORCHARD ESTATES HOMEOWNERS ASSN INC	55059330300000	CR
21	CAROLINA WATER SERVICE INC OF NC	55059312030000	CR
22	CAROLINA WATER SERVICE INC OF NC	55058384670000	CR

PROPERTY OWNERS

OWNER	PIN	ZONING
DIVINE ARMISTEAD EUGENE ESTATE	55150573720000	CR
DIVINE ARMISTEAD EUGENE ESTATE	55152604280000	CR



ESP Associates, Inc. P.O. Box 2030, Charlotte, NC 28241, 3475 Lakewood Blvd, Fort Mill, SC 29708, 704-583-0440 (NC), 803-802-2410 (SC), www.espsociates.com

ESP

PRELIMINARY CONSTRUCTION NOT FOR CONSTRUCTION

NO.	DATE	REVISION	REVISION PER STAFF COMMENTS
1	03/06/2026		

ZONING MAP AMENDMENT CONCEPTUAL SITE PLAN

PEACH ORCHARD ROAD SITE

TOWN OF HARRISBURG, NC

PULTE GROUP, INC.

PROJECT INFORMATION

PROJECT MANAGER:	ER
DESIGNED BY:	RM
DRAWN BY:	CP
PROJECT NUMBER:	25-01456
ORIGINAL DATE:	01/30/2026

SHEET: 1 OF 3

**PEACH ORCHARD ROAD SITE
ZONING MAP AMENDMENT - DEVELOPMENT STANDARDS - 03/06/2026**

Site Development Data:

- Acres: ± 175.67 Acres
- Tax Parcel #: 55150573720000 & 55152604280000
- Existing Zoning: CR (Countyside Residential- Cabarrus County)
- Proposed Zoning: RL- CZ (Conservation, Residential Low-Conditional Zoning)
- Existing Uses: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses as allowed in the RL(CZ) and as further described in Section 2 below.

1. General Provisions:

- a. Site Location.** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Pulte Group, Inc. ("Petitioner") to accommodate the development of a residential development as generally depicted on the Rezoning Plan. The proposed development will be on an approximately 175.67 acre site located on Peach Orchard Road (the "Site").
- b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan and the applicable provisions of the Harrisburg Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the RL zoning classification shall govern.
- c. Graphics and Alterations.** The schematic depictions of lots, sidewalks, structures, buildings, driveways, streets and other site features and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes, and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provides for flexibility to allow some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per the Ordinance. These instances would include changes to graphics if they are minor and don't materially change the overall design intent depicted on the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

2. Permitted Uses:

- a. The Site may be developed with up to one hundred forty-nine (149) single-family detached units together with accessory uses as allowed by Ordinance. In addition, the Site includes public park land to be dedicated to the Town of Harrisburg.

3. Transportation:

I. Proposed Access.

- a. Access to the Site shall be from Peach Orchard Road as generally depicted on the Rezoning Plan.
- b. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the Town of Harrisburg and/or NCDOT in accordance with applicable published standards.
- c. The Site shall meet the provisions of the Ordinance related to connectivity.
- d. A driveway permit from NCDOT shall be required. All rights-of-way necessary for road improvements will be acquired prior to NCDOT driveway permit being executed.

II. Standards and Other Provisions.

- a. Town of Harrisburg and NCDOT Standards.** All the public roadway improvements shall be installed and subject to the transportation technical memorandum (TTM) and standards and criteria of the Town of Harrisburg and/or NCDOT (as it relates to the improvements within their respective road system authority).
- b. Substantial Completion.** In the event certain non-essential roadway improvements (as reasonably determined by the Town of Harrisburg) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site, then the Town of Harrisburg may instruct applicable authorities and/or departments to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- c. Right-of-way Conveyance.** The Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan prior to the issuance of the first certificate of occupancy. The Petitioner will provide a permanent sidewalk easement for any of the proposed sidewalks located along the public streets located outside of the right-of-way where ROW dedication is not provided.
- d. Alternative Improvements.** Changes to roadway improvements identified in the TTM may be approved through Council action upon the determination and mutual agreement of Petitioner, NCDOT, and the Town of Harrisburg; provided, however, the proposed alternate transportation improvements provide comparable overall transportation network benefits to the improvements identified in this Petition in the area of the rezoning. It is understood that changes to the TTM shall not require a rezoning.

For example, transportation improvements may be substituted and/or payment in lieu of other improvements in the overall area of the rezoning may be implemented in lieu of improvements identified in the TTM.

- e. The overall street network is conceptual in nature and may be adjusted during the permitting process so long as the provisions of the Ordinance related to connectivity, block lengths and links are adhered to.
- f. Final construction documents shall comply with TTM requirements unless otherwise approved.
- g. Intersections shall meet minimum spacing requirements per the Town and NCDOT.

4. Architectural Standards:

- a. **Building Materials.** The building materials used on the residential buildings constructed on Site will be a combination of at least two of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, cementitious fiber shake, EIFS, stucco, decorative block and/or wood. Vinyl or aluminum shall not be used as a primary siding material however it may be used on windows, soffits, fascia and/or similar roof overhang elements, handrails/railings, and/or other miscellaneous trim elements. The

proposed roofing materials will be architectural shingles, slate, tile and/or metal.

- i. There shall be no exposed concrete foundations. Siding and/or other materials must extend to the ground level on all sides of the attached residential units.

5. Streetscape, Open Space and Buffers:

- a. Along the Site's frontage on Peach Orchard Road, and along internal public streets, a minimum six (6) foot planting strip and five (5) foot sidewalk shall be provided, as generally depicted on the Rezoning Plan.
- b. Open space associated with and accessory to the residential development, shall be provided as generally depicted on the Rezoning Plan. Open spaces may include benches, play structures, trails, signature landscaping, courtyards, sports courts, lawns and/or other features that provide opportunities to recreate or foster community engagement.
- c. All street trees shall be planted in the planting strip.
- d. Any heritage tree removed during construction shall be mitigated per Ordinance Section 9.3.5

- e. **Perimeter Buffers.** All perimeter buffers required by the UDO, including the 50 foot Class D buffer (or 25 feet with a 6 foot berm, fence, or wall), shall be provided using a combination of the following strategies:

- i. **Preserved Natural Vegetation:** Existing vegetation may be preserved where it meets the required buffer width, evergreen composition, and opacity performance of a Class D buffer.
- ii. **Supplemental Plantings:** Where existing vegetation is insufficient, additional evergreen trees and shrubs will be installed to achieve the required screening, evergreen percentages, and planting point totals.
- iii. **Screening Elements:** Fencing and/or berms may be incorporated to supplement plantings and help achieve the required buffer performance standards.

- iv. **Utility Easements:** Where utility easements (such as gas lines) prohibit plantings, the applicant may request Alternative Compliance to install a 6 foot opaque privacy fence along the easement, with plantings provided at the easement limits where feasible, to maintain overall Class D buffer performance.

- f. **Park Development and Dedication.** The Petitioner will dedicate the 20.18 +/- proposed Public Park as generally depicted on the Rezoning Plan to the Town of Harrisburg. The terms governing the dedication and construction of amenities shall be established in a separate Development Agreement between the Petitioner and the Town of Harrisburg. The Development Agreement does not have to be executed for the Petitioner to commence development of permitting on the Site. Its execution shall not limit land development approvals, nor is it required as a condition of granting certificates of occupancy.

6. Environmental Features:

- a. Stormwater, water quality features, and details shall comply with the Town of Harrisburg Ordinances and NCDEQ standards.
- b. The Stormwater submittal checklist and site design checklist will be completed and included with the first construction document submittal.

7. Miscellaneous Provisions:

- a. The Petitioner shall obtain all applicable local, state, and federal permits required for development before any development activity occurs on the Site.
- b. Mailbox clusters shall be provided with construction document submittal. Kiosk parking will meet ADA standards and not interfere with traffic flow.
- c. The Petitioner will coordinate road names with Cabarrus County E9111 Addressing during permitting of the project.

8. Deviation Request from Ordinance Requirements:

- a. Harrisburg Ordinance Section 142.02.03.C requires residential developments exceeding thirty (30) dwelling units to provide a minimum of two (2) access points.

Pending amendments to the North Carolina Building Code modify this requirement such that a secondary access road is required only for developments exceeding one hundred (100) dwelling units, and anticipated to go into effect July, 2026 therefore, the following shall apply:

- i. **Phasing:** Residential units located north of Peach Orchard Road shall not be constructed until the amended North Carolina Building Code is in effect and applicable to the project. However, if adoption of the amended Code is delayed, the Petitioner may proceed with construction of up to thirty (30) dwelling units, consistent with the access requirements of the current UDO.
- ii. **Secondary Access:** The Applicant shall provide secondary access via a driveway connection to the dedicated park area from the northern spine road. This access shall be designed to accommodate fire apparatus and meet applicable fire code requirements, but shall not be required to meet full public street standards (i.e. curb and gutter, street trees, sidewalk, and pavement)

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of the Ordinance.

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

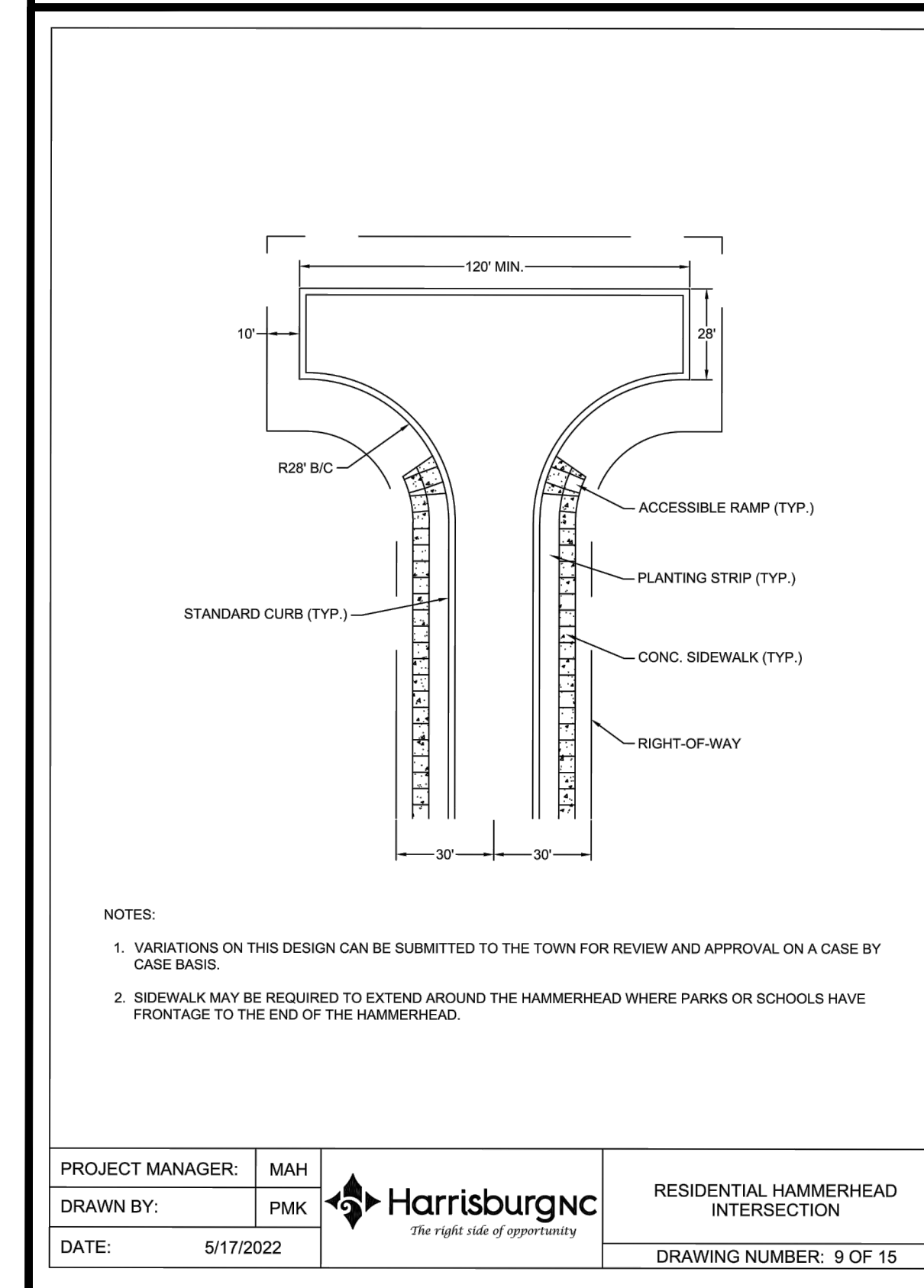
Proposed Average Lot Area Data:

The below list identifies the lot area provided for each lot on the sketch plan. Please note that the sketch plan is conceptual in nature. Exact calculations and lot areas subject to change through the rezoning and construction documentation processes.

Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area	Parcel #	Area
1	15306.30	21	13411.32	41	11550.00	61	14997.63	81	11550.00	101	12856.86	121	15000.00
2	15000.00	22	26459.73	42	11550.00	62	15000.00	82	11550.00	102	11550.00	122	19916.20
3	15000.00	23	12856.86	43	26887.39	63	15000.00	83	11550.00	103	20099.92	123	15316.48
4	15000.00	24	11550.00	44	16218.08	64	15000.00	84	13053.04	104	13832.75	124	11550.00
5	14998.29	25	11550.00	45	11549.78	65	15515.48	85	22368.82	105	23585.09	125	11550.00
6	14994.35	26	14642.96	46	14274.04	66	16483.82	86	22930.12	106	13726.86	126	11550.00
7	15000.00	27	11550.00	47	14329.45	67	16498.77	87	20645.72	107	12856.86	127	11550.00
8	14999.61	28	11550.00	48	14330.69	68	15000.00	88	25948.28	108	12720.68	128	20405.99
9	18634.08	29	12856.86	49	14326.90	69	14979.46	89	23912.83	109	14327.20	129	16718.63
10	18560.34	30	12856.86	50	12048.10	70	18597.84	90	15000.00	110	13887.74	130	11550.00
11	18577.75	31	14464.32	51	11542.39	71	16900.43	91	15000.00	111	16306.86	131	11550.00
12	15570.89	32	11550.12	52	11536.21	72	15000.00	92	15000.00	112	22350.01	132	12426.75
13	18521.54	33	11550.00	53	12982.00	73	20598.90	93	15000.00	113	15192.53	133	13571.69
14	16511.85	34	11550.00	54	12735.83	74	16306.86	94	15000.00	114	16522.90	134	16306.86
15	18567.82	35	12856.86	55	11550.00	75	16306.86	95	16506.61	115	11550.00	135	15000.00
16	18574.54	36	12856.86	56	13609.86	76	16552.75	96	18575.99	116	11550.00	136	15000.00
17	15777.46	37	11550.00	57	17571.69	77	17432.95	97	15139.83	117	15252.99	137	15000.00
18	16307.39	38	11550.00	58	17321.87	78	15000.00	98	16430.31	118	11550.00	138	15000.00
19	28676.27	39	11550.00	59	15559.05	79	11550.00	99	15000.00	119	12856.86	139	20375.57
20	12311.08	40	14601.40	60	15735.72	80	11550.00	100	16306.86	120	16306.86	140	27484.74

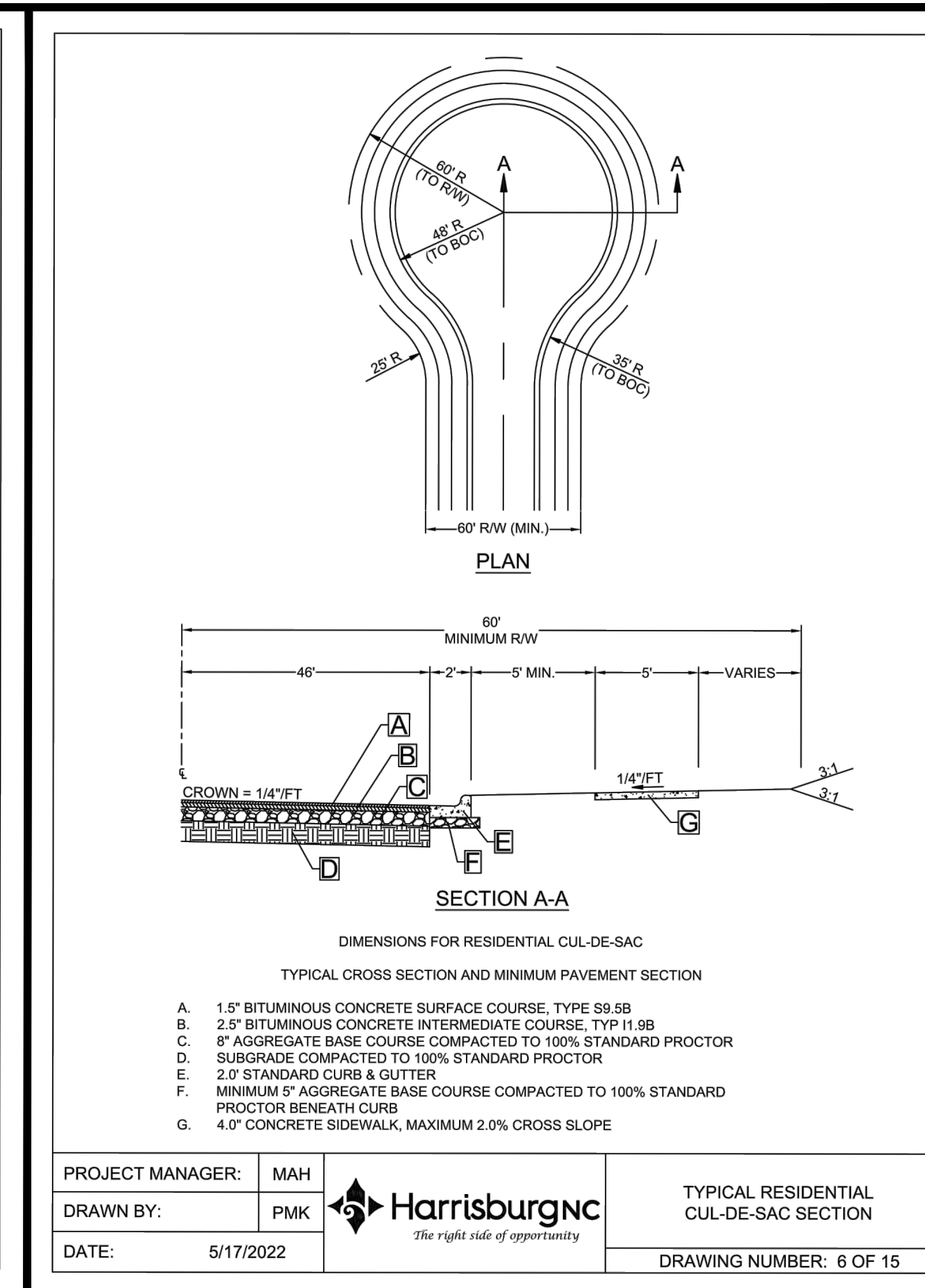
Total Lot Square Footage: **2,287,542.79 Square Feet**

Overall Average Lot Square Footage: **15,353.64 Square Feet**



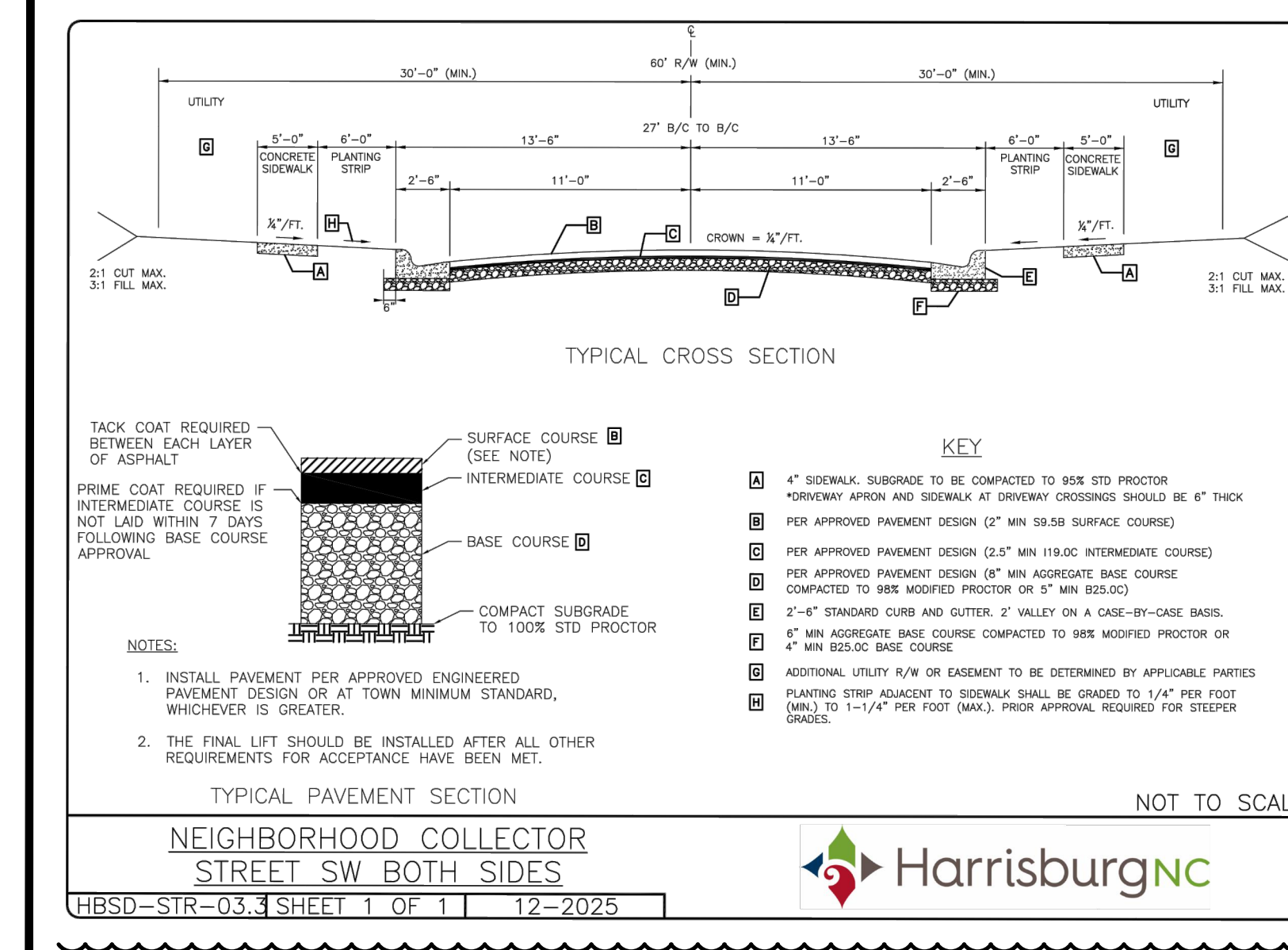
- NOTES:
- VARIATIONS ON THIS DESIGN CAN BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL ON A CASE BY CASE BASIS.
 - SIDEWALK MAY BE REQUIRED TO EXTEND AROUND THE HAMMERHEAD WHERE PARKS OR SCHOOLS HAVE FRONTAGE TO THE END OF THE HAMMERHEAD.

PROJECT MANAGER:	MAH		RESIDENTIAL HAMMERHEAD INTERSECTION
DRAWN BY:	PMK		
DATE:	5/17/2022		DRAWING NUMBER: 9 OF 15



- DIMENSIONS FOR RESIDENTIAL CUL-DE-SAC
TYPICAL CROSS SECTION AND MINIMUM PAVEMENT SECTION
- 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 59-B
 - 2.5" BITUMINOUS CONCRETE INTERMEDIATE COURSE, TYP 11-98
 - 2" AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR
 - SUBGRADE COMPACTED TO 100% STANDARD PROCTOR
 - 2" STANDARD CURB & GUTTER
 - MINIMUM 4" AGGREGATE BASE COURSE COMPACTED TO 100% STANDARD PROCTOR BENEATH CURB
 - 4" CONCRETE SIDEWALK, MAXIMUM 2.0% CROSS SLOPE

PROJECT MANAGER:	MAH		TYPICAL RESIDENTIAL CUL-DE-SAC SECTION
DRAWN BY:	PMK		
DATE:	5/17/2022		DRAWING NUMBER: 6 OF 15



- KEY
- 4" SIDEWALK, SUBGRADE TO BE COMPACTED TO 98% STD PROCTOR
 - *SIDEWALK WIDTH AND SIDEWALK AT DRIVEWAY CROSSINGS SHOULD BE 4" THICK
 - PER APPROVED PAVEMENT DESIGN (2" MIN 59-B SURFACE COURSE)
 - PER APPROVED PAVEMENT DESIGN (2.5" MIN 11-98 INTERMEDIATE COURSE)
 - PER APPROVED PAVEMENT DESIGN (8" MIN AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR OR 5" MIN 92-02)
 - 2" 4" STANDARD CURB AND GUTTER, 2" VALLEY OR A CASE-BY-CASE BASIS
 - 4" MIN AGGREGATE BASE COURSE COMPACTED TO 98% MODIFIED PROCTOR OR 4" MIN 92-02 BASE COURSE
 - ADDITIONAL UTILITY R/W OR EASEMENT TO BE DETERMINED BY APPLICABLE PARTIES
 - PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO 1/4" PER FOOT (MIN) TO 1-1/4" PER FOOT (MAX), PRIOR APPROVAL REQUIRED FOR STEEPER SLOPES.
- NOTES:
- INSTALL PAVEMENT PER APPROVED ENGINEERED PAVEMENT DESIGN OR AT TOWN MINIMUM STANDARD, WHICHEVER IS GREATER.
 - THE FINAL LIFT SHOULD BE INSTALLED AFTER ALL OTHER REQUIREMENTS FOR ACCEPTANCE HAVE BEEN MET.

TYPICAL PAVEMENT SECTION
NOT TO SCALE

NEIGHBORHOOD COLLECTOR STREET SW BOTH SIDES

HBSD-STR-03.4 SHEET 1 OF 1 | 12-2025

ESP Associates, Inc.
P.O. Box 2028
Charlotte, NC 28241
3475 Lakemont Blvd
Fort Mill, SC 29708
704-583-0440 (NC)
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www.espassociates.com

ESP

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	REVISED PER STAFF COMMENTS
1	03/06/2026		

ZONING MAP AMENDMENT
TECHNICAL DATA

PEACH ORCHARD ROAD SITE

TOWN OF HARRISBURG, NC

PULTE GROUP, INC.

PROJECT INFORMATION	
PROJECT MANAGER:	ER
DESIGNED BY:	RM
DRAWN BY:	CP
PROJECT NUMBER:	25-01456
ORIGINAL DATE:	01/30/2026
SHEET:	

2 OF 3

U:\2025 Projects (N\25-01456 - Peach Orchard Road Site (P\25)\Submittals Working Drawings\2025-03-04_2nd Reviewing Submittal\25-01456-LAND.dwg, 3 OF 3 ZONING MAP AMENDMENT LANDSCAPE PLAN - mcanary

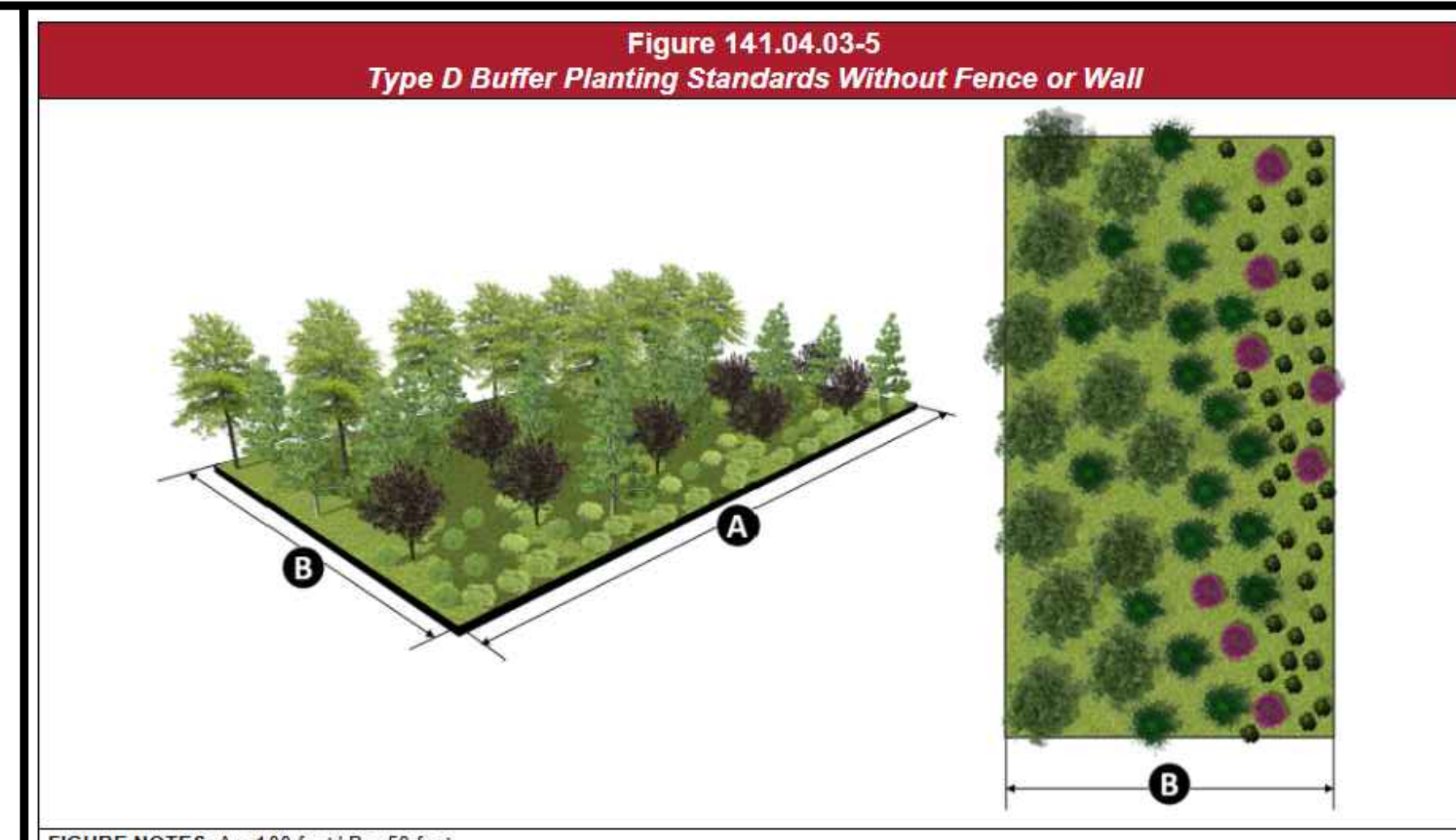
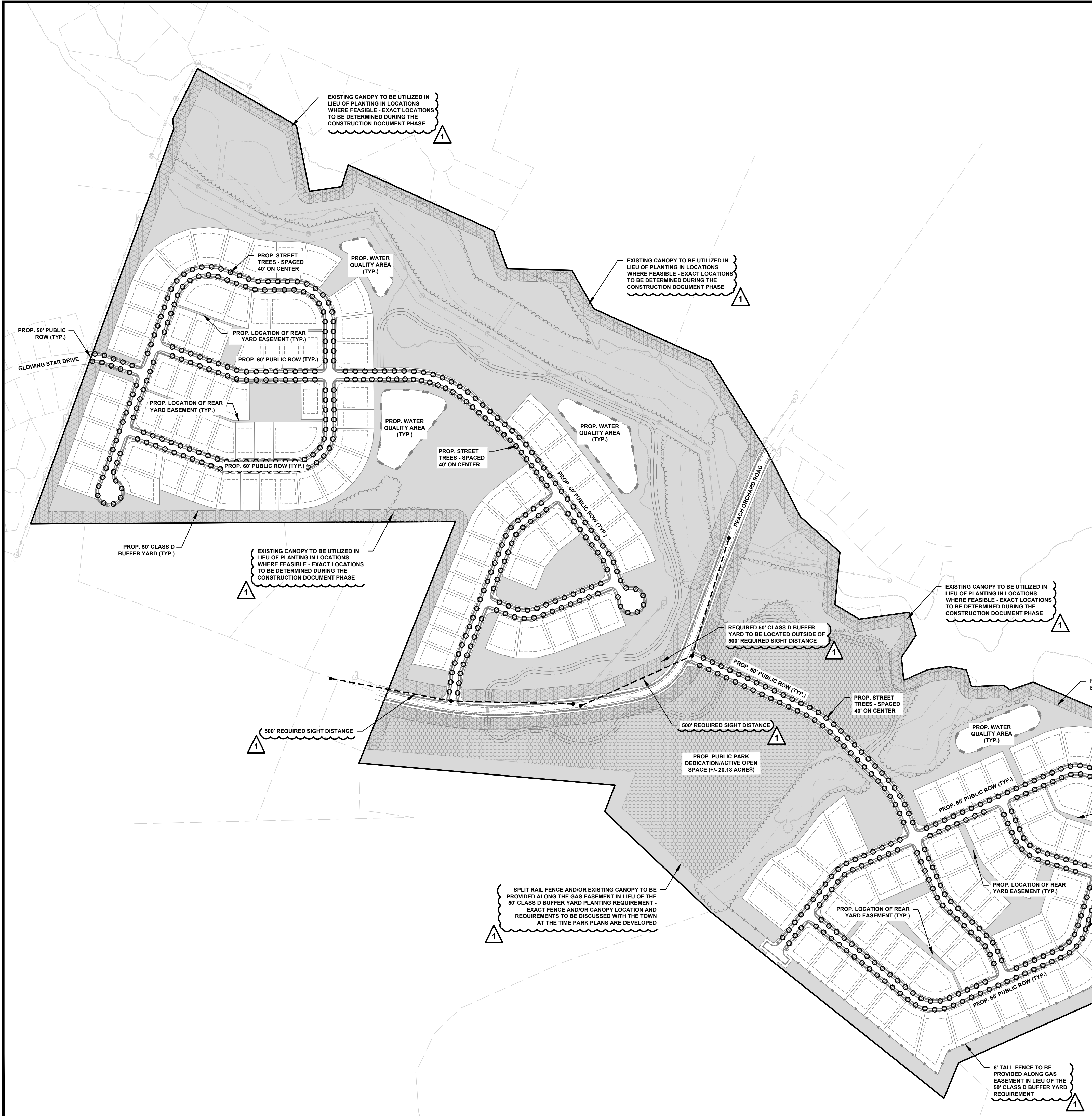


FIGURE NOTES: A = 100 feet; B = 50 feet

**Table 141.04.03-2
Buffer Yard Landscaping Requirements**

Buffer Yard Type	Minimum Width	Min. Required Shade Trees (per 100 linear feet)	Min. Required Ornamental Trees (per 100 linear feet)	Trees Required to be Evergreen (per 100 linear feet)*	Min. Required Evergreen Shrubs (per 100 linear ft.)
A	12'	3	5	2	10
B	15'	5	10	4	20
C	20' or 15' w/ 6' high berm, fence or wall	10	20	15	30
D	50' or 25' w/ 6' high berm, fence, or wall	15	25'	20	40

TABLE NOTES:
*Evergreen trees shall be interspersed with other required plantings on a regular interval.

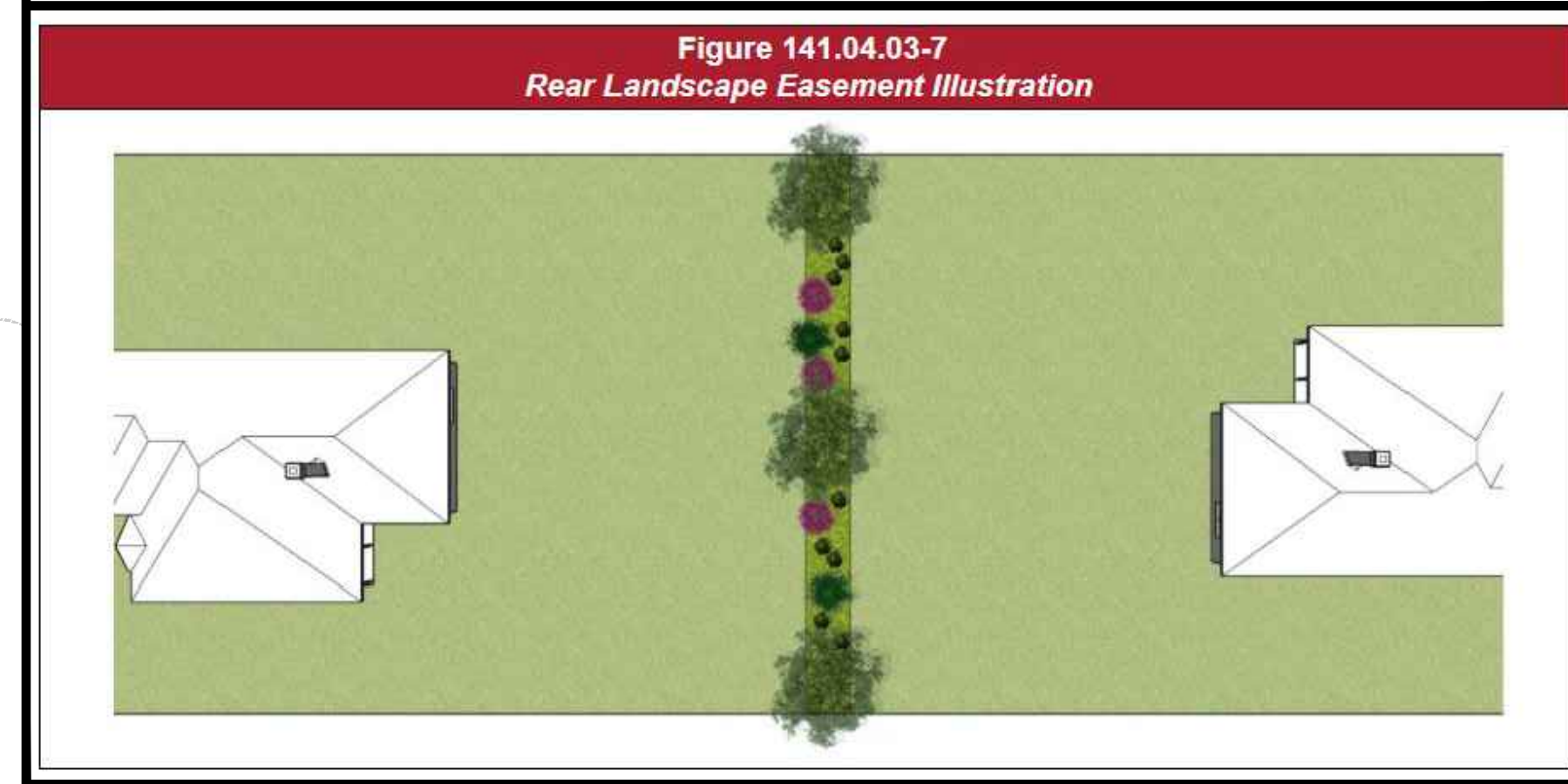


FIGURE 141.04.03-7
Rear Landscape Easement Illustration

*NOTE: LANDSCAPE PLAN IS CONCEPTUAL IN NATURE. STREET TREE LOCATION WILL BE DETERMINED DURING THE CONSTRUCTION DOCUMENTATION PHASE.

GRAPHIC SCALE
1 inch = 200 ft.

811
Know what's below. Call before you dig.

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P.O. Box 2028
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Fort Mill, SC 29708
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803-502-2440 (SC)
www.espassociates.com

ESP

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	DATE	REVISION	REVISOR	PER STAFF COMMENTS
1	03/06/2026			

ZONING MAP AMENDMENT
LANDSCAPE PLAN
PEACH ORCHARD ROAD SITE
TOWN OF HARRISBURG, NC
PULTE GROUP, INC.

PROJECT INFORMATION
PROJECT MANAGER: ER
DESIGNED BY: RM
DRAWN BY: CP
PROJECT NUMBER: 25-01456
ORIGINAL DATE: 01/30/2026
SHEET:
3 OF 3

COMMUNITY MEETING REPORT FOR PULTE PEACH ORCAHRD REZONING

Petitioner: Pulte Homes
Petition Number: H-2026-01
Property: ±175.67 acres located at 10960 & 11011 Peach Orchard Road (the “Site”).

This Community Meeting Report is being filed with the Town of Harrisburg Planning Department.

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

The required Community Meeting was held on Thursday, February 19, 2026, at 6:00 p.m. at the Harrisburg Town Hall, 4100 Main Street, Harrisburg, NC 28075. The Town of Harrisburg mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations as required by Ordinance.

PERSONS IN ATTENDANCE AT MEETING:

The list of attendees from the required Community Meeting is attached as **Exhibit A**. The Petitioner representatives at the required Community Meeting were William Gaines Hunter with Pulte, Emily Robak with ESP Associates; and Lisa Thompson with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner’s Presentation.

Ms. Thompson presented an overview of the 175.67-acre property along Peach Orchard Road in Harrisburg, NC. The site is currently zoned Countryside Residential (CR) in Cabarrus County and the applicant is requesting Conditional Low Density Residential (CZ RL) zoning in Harrisburg upon annexation. She noted that the Town’s Land Use Plan envisions the area to remain predominantly rural with residential densities below one unit per acre; which the proposed plan aligns.

A conceptual site plan was reviewed, illustrating approximately 149 single family lots, open space areas, buffers, and average lot dimensions. Ms. Thompson explained that Pulte intends to dedicate approximately 20.18 acres of land to the Town for use as a public park site.

The team confirmed that improvements identified in the final traffic impact analysis (TIA) will be required of the developer.

Ms. Thompson shared proposed elevations which included imagery from their John Wieland Homes product.

She continued to review the plan benefits and a tentative rezoning timeline, with a Planning Board meeting anticipated on March 17, 2026 and a Public Hearing with Town Council on April 13, 2026.

II. Summary of Questions/Comments and Responses:

Attendees raised concerns related to traffic, roadway conditions, site access, safety, and project impacts. The development team explained that a TIA is currently underway and that Pulte will be required to complete any improvements identified on the final TIA, prior to the first certificate of occupancy. Additional traffic concerns included an existing sight distance limitation along the curve on Peach Orchard Road; the development team explained NCDOT will require adherence to site line standards. It is understood that this may include cutting down the existing hill and removing vegetation. When asked whether Peach Orchard Road would be widened, it was clarified that Pulte will install curb, gutter, and sidewalk along the project frontage, but no full widening is planned. The intersection of Peach Orchard Road and Lower Rocky River Road was also suggested to be reviewed for improvements, which was acknowledged by the development team.

Attendees expressed concerns related to site access and safety due to only one northern access point.

The attendees had several concerns related to the security, maintenance and programming of the future park development. Staff stated that the Town maintains all public parks and will continue to work with the residents to address questions and concerns.

Environmental concerns were also discussed, including the presence of potential nesting areas on the property. Pulte stated they would review this with their environmental consultant and provide confirmation.

Questions were asked regarding the timeline and process. The development team explained the notification process, rezoning and permitting/construction timeline, and where to access the plan.

There being no further questions, the development team thanked the participants for their time and interest in the project.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise.

cc: Shelley DeHart, Town of Harrisburg, Assistant Planning Director
W. Gaines Hunter, Pulte
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC

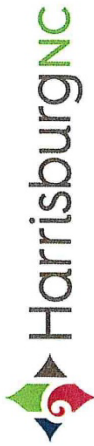


Sign In Sheet
Meeting Date: 2/19/2026

Neighborhood Meeting H-2026-01 R Peach Orchard Subdivision

Exhibit A

PLEASE PRINT YOUR NAME	STREET ADDRESS	CITY	PHONE NUMBER	EMAIL
1. MARY MARTIN	3769 JOHN BOSTARD LA	CHARLOTTE	980.258.0721	robblemartin@optonline.net
2. Mary jettts	11562 Macallano Dr	Charlotte	301-492-8059	mdm11115@aol.com
3. Mike Wallace	11460 Peach Orchard Rd	Harrisburg	704-737-3947	
4. Daniel Wallace	11301 Peach Orchard Rd	Harrisburg	704-621-2866	
5. Shari Howard	11495 Peach Orchard Rd	Harrisburg		sehord@bellsouth.net
6. Ranay Hwa	" " "	" "		r1hord@yahoo.com
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Meeting Date: 2/19/2026

**If you wish to speak, please sign up below
H-2026-01 R Peach Orchard Subdivision**

Exhibit A (Cont.)

PLEASE PRINT YOUR NAME	STREET ADDRESS	CITY	PHONE NUMBER	EMAIL
1. Amy Norris	11275 Peach Orchard	Harrisburg		
2. Kaitlin Williams	4558 Surprise Dr.	Harrisburg		willikato@gmail.com
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Meeting Date: 2/19/2026

**If you wish to speak, please sign up below
H-2026-01 R Peach Orchard Subdivision**

Exhibit A(Cont.)

PLEASE PRINT	YOUR NAME	STREET ADDRESS	CITY	PHONE NUMBER	EMAIL
1.	Mike Mike Wallace	11460 Peach Orchard Rd	Harrisburg	704-737-3947	
2.	Randy Hard	11495 Peach Orchard	Harrisburg	704-200-8010	
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