



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

**April 21, 2026
6:00 PM**

AGENDA

1. CALL TO ORDER

- A. 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.
- B. AGENDA ADOPTION
- C. SPECIAL PRESENTATIONS

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
- C. Consideration of Approval of minutes from March 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:

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

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of March 17, 2026, meeting

Description/Background:

Attached are the minutes from the March 17, 2026, meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS MARCH 17 2026

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, MARCH 16, 2026
6:00 PM**

MINUTES

PRESENT: Bill Leake (Chair), Jessica Fava (Vice-Chair), O’Hentrice Love (Ex- Officio),
Jeremiah Norberg

ABSENT: Robbie Furr, Suzi Schoonmaker, Eeswar Chamarthi (ETJ), Faith Silva

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

1. CALL TO ORDER

Due to lack of a quorum, the board meeting was cancelled, and all agenda items will be heard at the next upcoming meeting.

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 plat's 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".

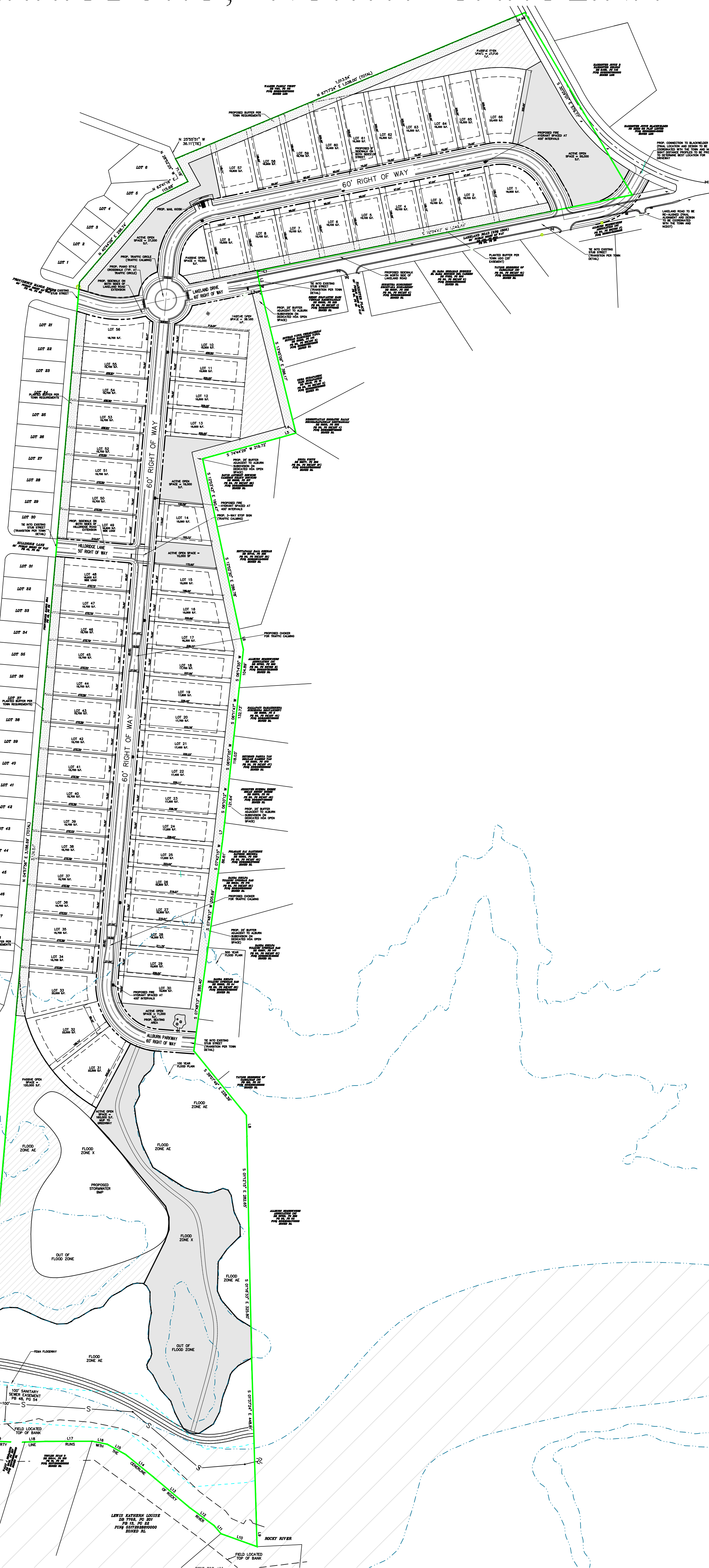
Major Subdivision (Preliminary Plat)

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)

VICINITY MAP: NOT TO SCALE



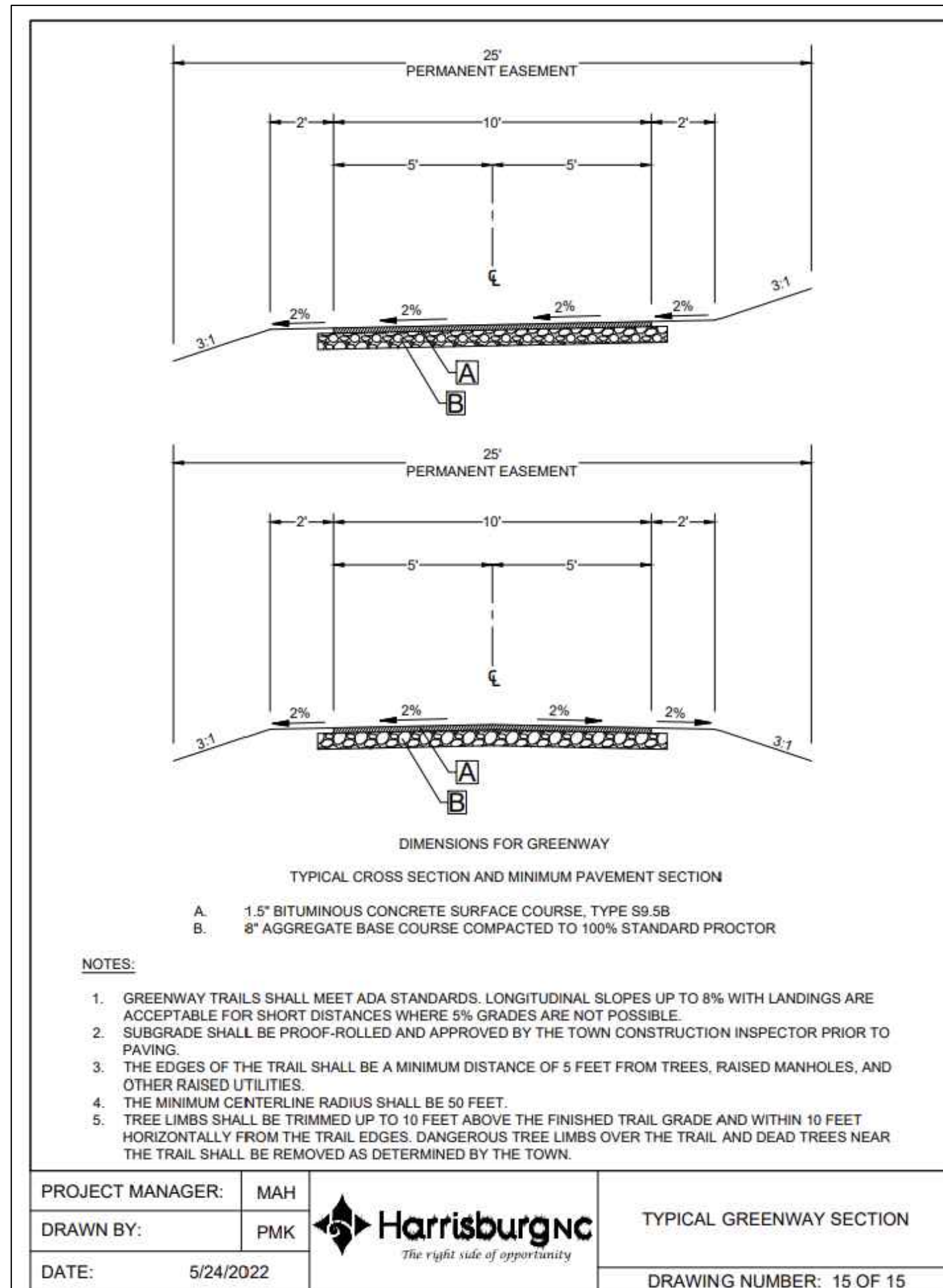
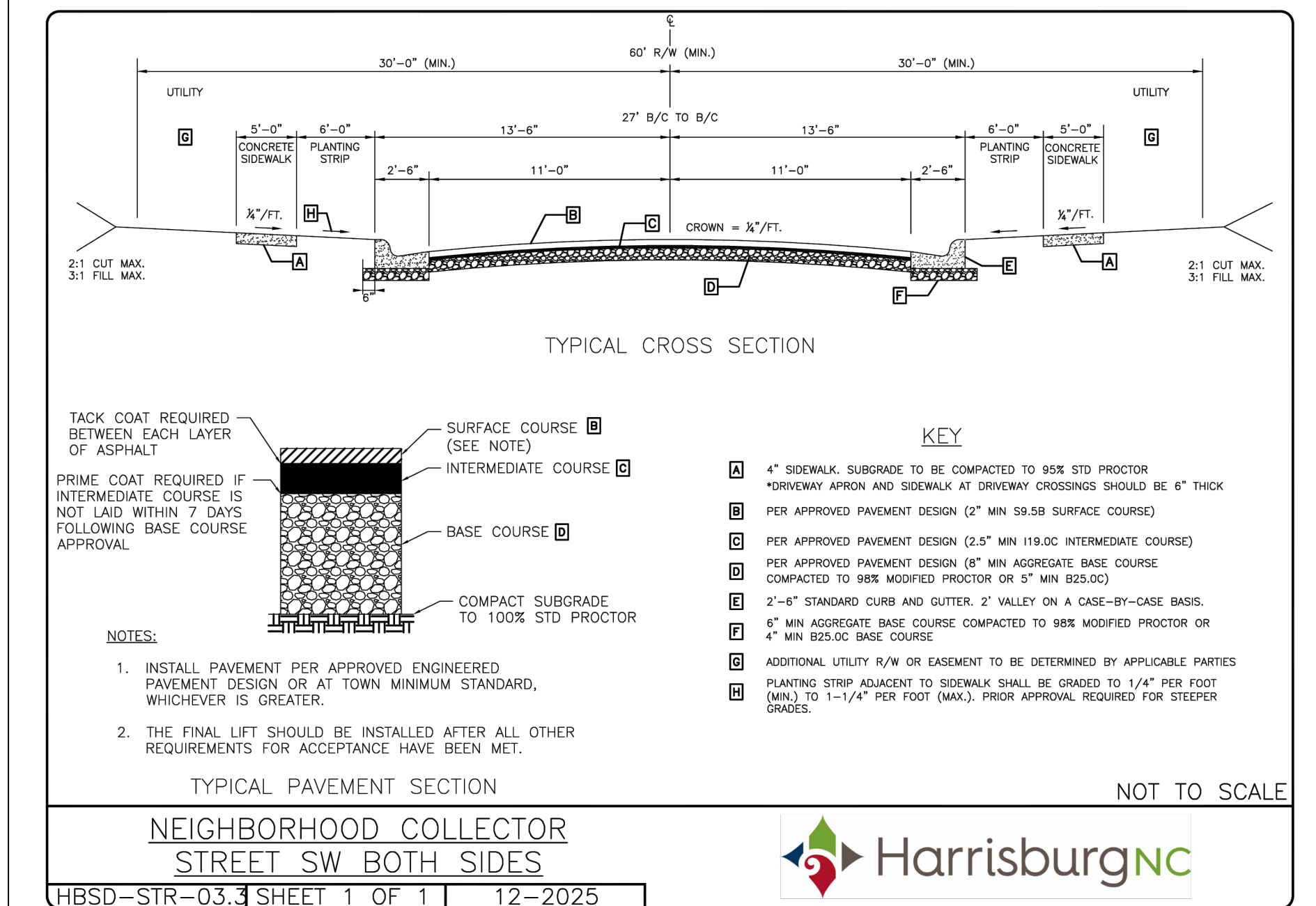
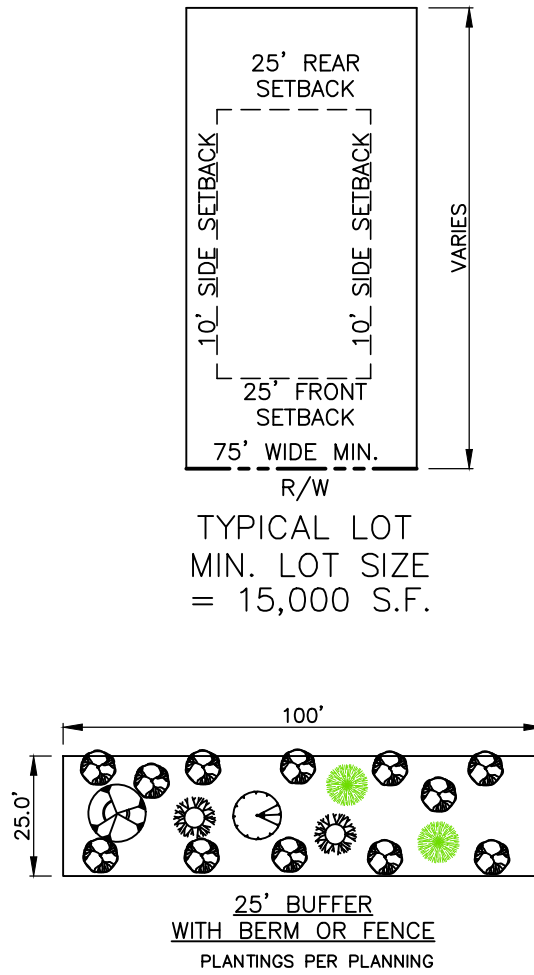
 NAD 93 (2011)
 NAD 93 (2011)

A 4x4 grid of plus signs (+) arranged in a square pattern.

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 OF
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 = \$39,326.42



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

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

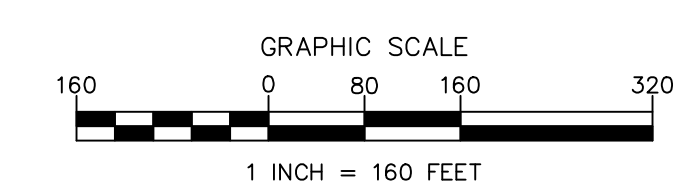
UTILITY PROVIDERS:
PUBLIC WATER AND SEWER THROUGH THE TOWN OF HARRISBURG

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

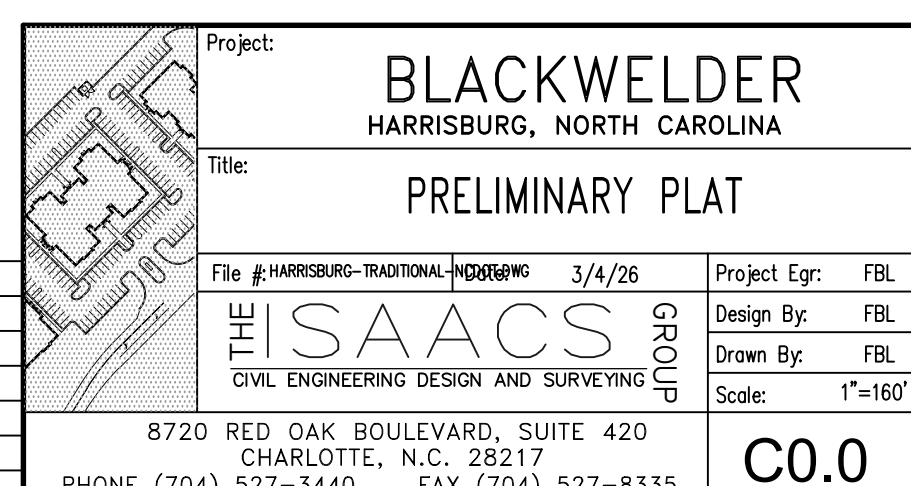
SURVEY NOTE
METES AND BOUNDS BASED ON SURVEY DATED 9/25/25 BY
GPA PROFESSIONAL LAND SURVEYORS

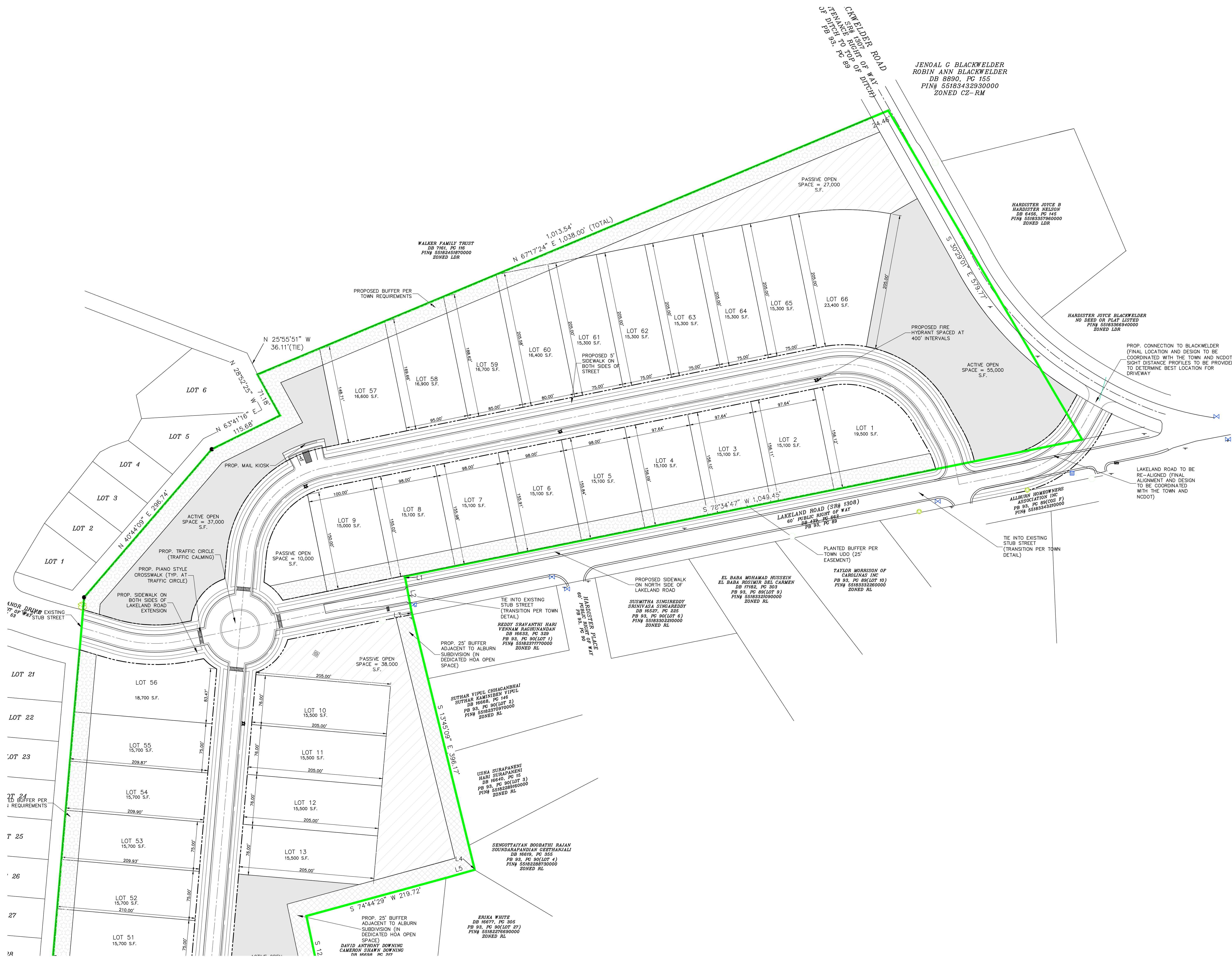
FLOOD NOTE
PORTIONS OF THIS PROPERTY ARE LOCATED IN FLOOD ZONE
X-1 AS SHOWN FROM FEMA FLOOD MAP NUMBER
370551800K PANEL 5518, REVISED NOVEMBER 16, 2018.

PRELIMINARY
FOR REVIEW PURPOSES ONLY



NO.	BY	DATE	REVISION





PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project: BLACKWELDER
HARRISBURG, NORTH CAROLINA

Title: PRELIMINARY PLAT 1

File: HARRISBURG-TRADITIONAL-INDUSTRIAL-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

C1.0A

NO.	BY	DATE	REVISION



NO.	BY	DATE	REVISION



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

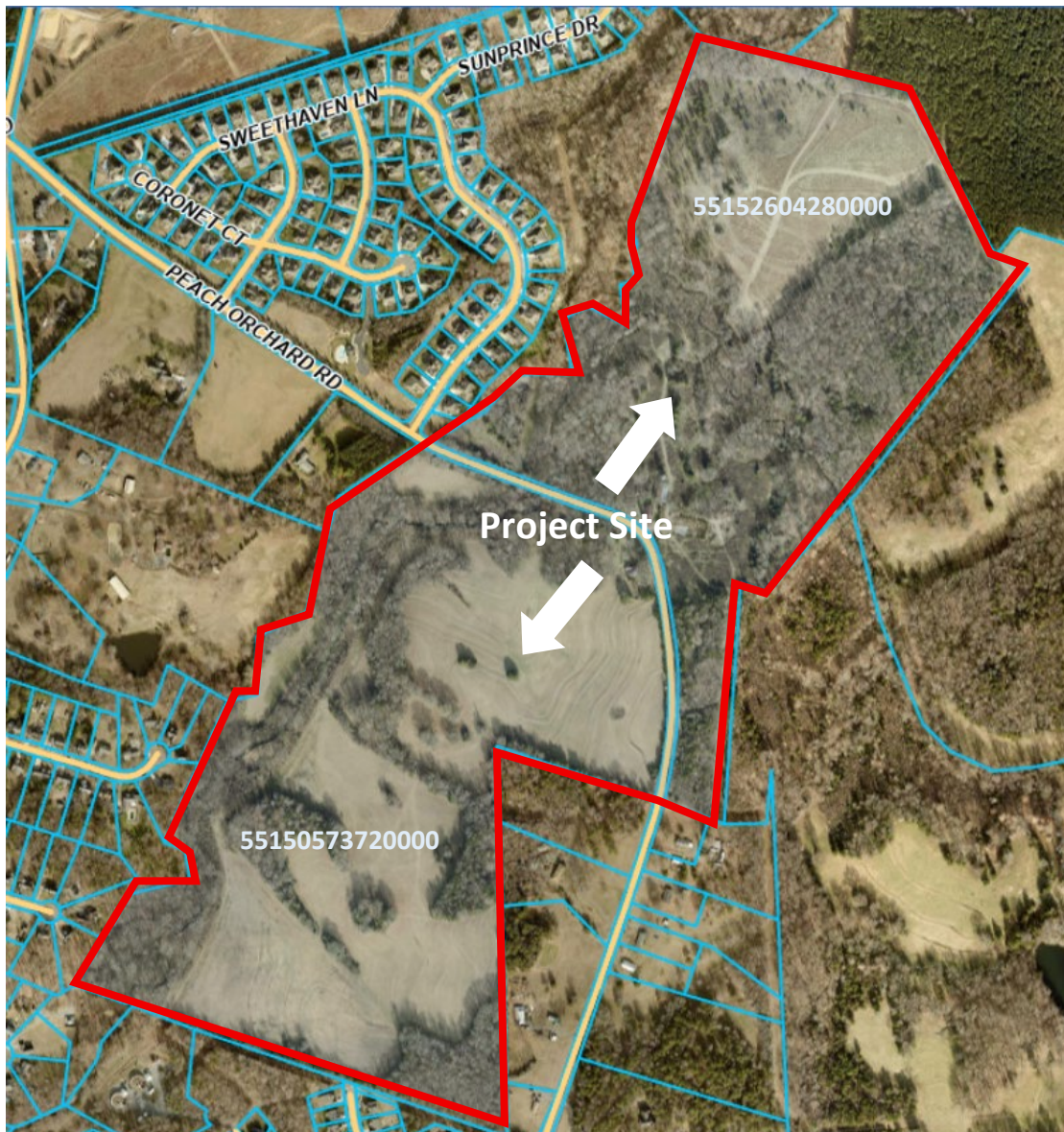
Existing Land Use: Vacant

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:

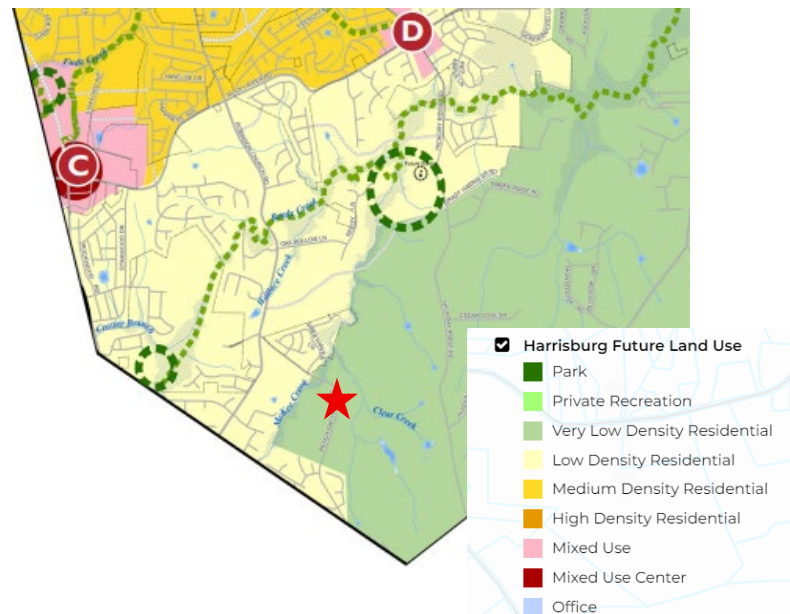
Type of Open Space	Required	Proposed
Active Open Space	3.73 acres	3.73 acres
Public Open Space (Dedication)	4.26 acres	20.18 acres
Passive Open Space	No minimum	28.79 acres
Total Required	52.70 acres	52.70 acres

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 w



- 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 – 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.

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: *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 TBDPosted 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.

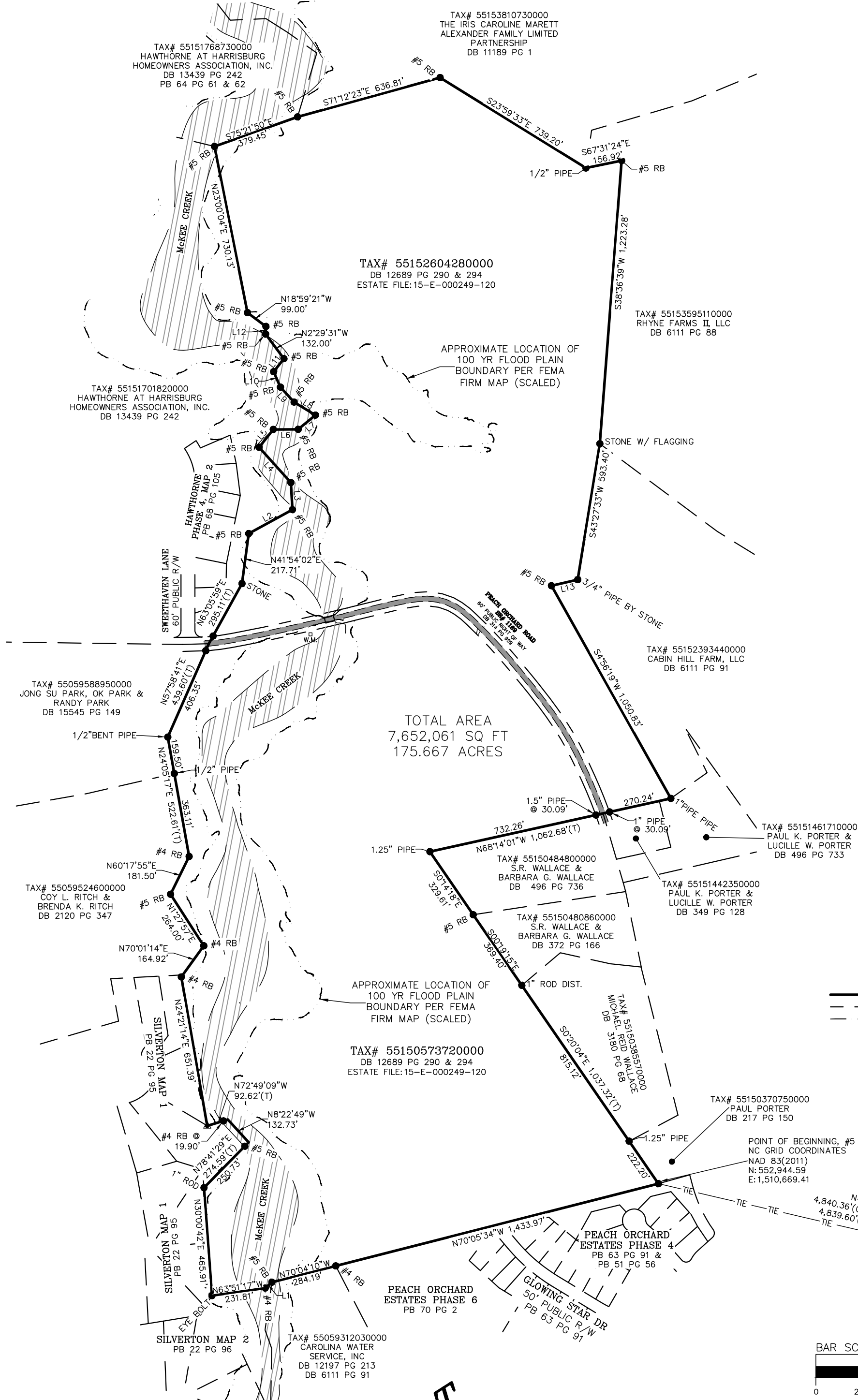
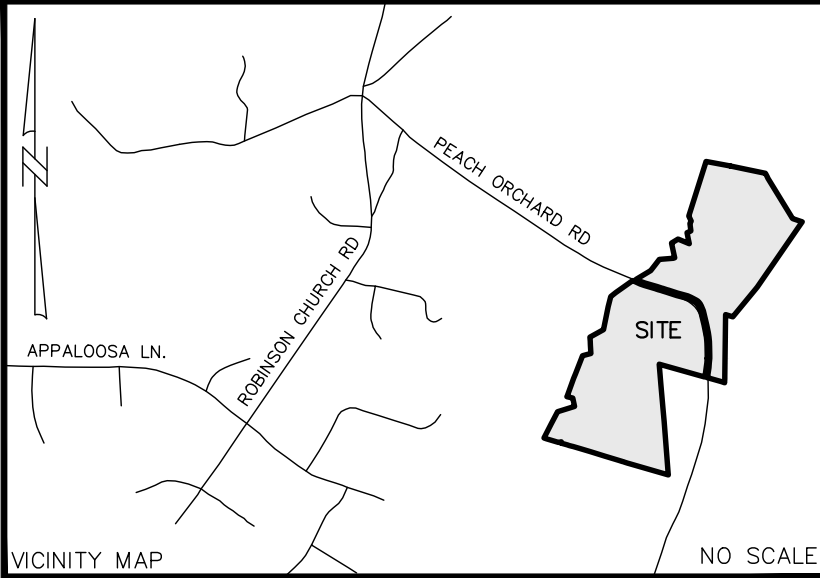
SUBJECT TRACT GRAPHICALLY LOCATED WITHIN SPECIAL FLOOD HAZARD AREAS PER FEMA FIRM MAP NUMBER 3710550500M WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2018 AND 3710551500K WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2018.

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



LINE TABLE		
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

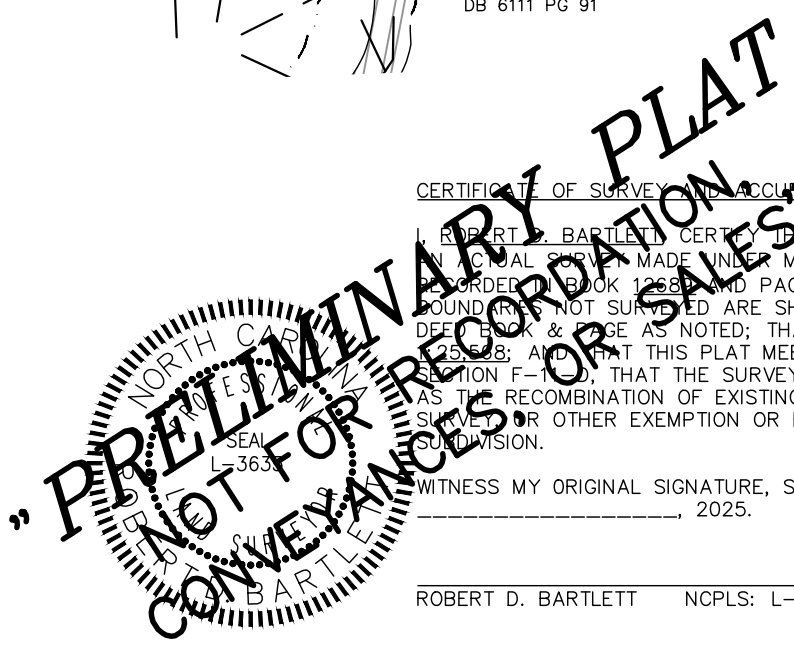
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- BWF - BARBED WIRE FENCE
- WWF - WOVEN WIRE FENCE
- OU - OVERHEAD UTILITY
- RB - REBAR
- SR# - SECONDARY ROAD NUMBER
- SS - SANITARY SEWER
- SD - STORM DRAIN
- R/W - RIGHT OF WAY
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- FIRM - FLOOD INSURANCE RATE 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



© 2025, ESP ASSOCIATES, INC. ALL RIGHTS RESERVED. COPIES OF THE ORIGINAL OF THIS DOCUMENT DISTRIBUTED BY THE SURVEYOR BEAR THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE SURVEYOR.



ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-4949 (NC)
803-802-2440 (SC)
www.espassociates.com



CERTIFICATE OF SURVEY ACCURACY

I, ROBERT D. BARTLETT, CERTIFY THAT THIS PLAT WAS PREPARED FROM A FIELD SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION ORDERED BOOK 12689 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 A SURVEY.

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

ROBERT D. BARTLETT NCPLS: L-3635

ANNEXATION SURVEY OF:
TAX PARCEL 55150573720000 &
TAX PARCEL 55152604280000
CONTAINING 175.667 ACRES

LOCATED IN: NO. 4 TOWNSHIP
CABARRUS COUNTY
NORTH CAROLINA

PULTE HOME COMPANY, LLC
3430 TORINGDON WAY, SUITE 201
CHARLOTTE, NC 28277

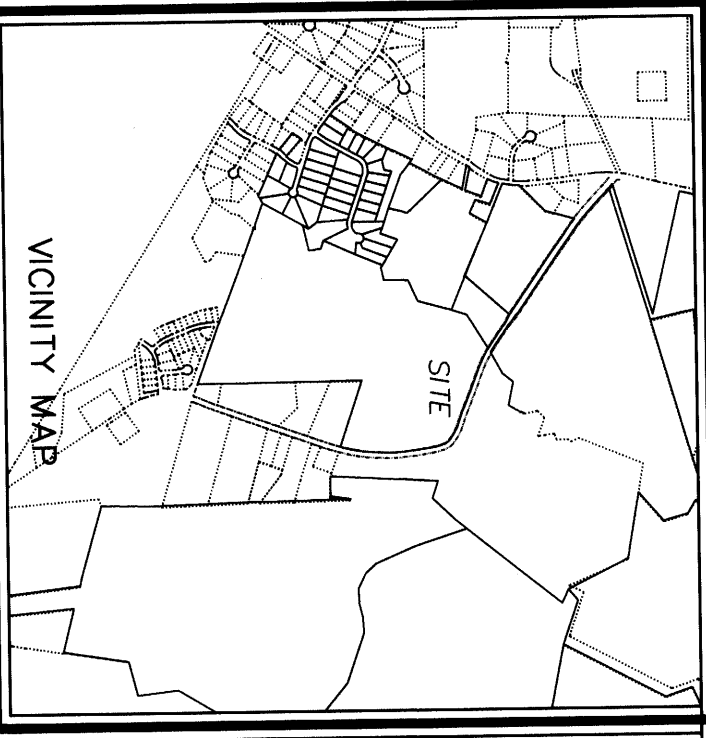
PROJECT NO
25-01456-SUR-002
SCALE
1"=400'
DATE
December 18, 2025
DRAWN BY
TFB
CHECKED BY
RDB
DATE SURVEYED
DECEMBER 2025
DRAWING NO
25-01456-SUR-002_ANNEX
CLIENT:
1.0
SHEET 1 OF 1

12/2/08
DATE
OWNER/DEVELOPER

OWNER/DEVELOPER

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

JONATHAN MARSHALL 3/12/09
REVIEW OFFICER BY JEFF HUSS



CONSERVATION EASEMENT AREA SUMMARY TABLE		
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

DB 819 PG 182	DB 5531 PG 255
DB 6111 PG 88	DB 6111 PG 91
DB 4616 PG 73.3	DB 4966 PG 736
DB 318 PG 68	DB 6514 PG 70
DB 2306 PG 274	DB 1213 PG 9
DB 3538 PG 302	DB 765 PG 60
DB 7679 PG 239	DB 1198 PG 309
DB 2120 PG 347	DB 765 PG 276
DB 7054 PG 86	

EXISTING IRON PIPE
NORTH CAROLINA GEODETIC
SURVEY MONUMENT

1. JAMES S. ARTRON, 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 1. 34.500+; THAT THIS MAP 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.

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

James S. Canty
4411

☐ 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-441

James S. Cuntz
SIGNAL LAND SURVEYOR No. L-4411

NOTES: 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 222. 223. 224. 225. 226. 227. 228. 229. 230. 231. 232. 233. 234. 235. 236. 237. 238. 239. 240. 241. 242. 243. 244. 245. 246. 247. 248. 249. 250. 251. 252. 253. 254. 255. 256. 257. 258. 259. 260. 261. 262. 263. 264. 265. 266. 267. 268. 269. 270. 271. 272. 273. 274. 275. 276. 277. 278. 279. 280. 281. 282. 283. 284. 285. 286. 287. 288. 289. 290. 291. 292. 293. 294. 295. 296. 297. 298. 299. 300. 301. 302. 303. 304. 305. 306. 307. 308. 309. 310. 311. 312. 313. 314. 315. 316. 317. 318. 319. 320. 321. 322. 323. 324. 325. 326. 327. 328. 329. 330. 331. 332. 333. 334. 335. 336. 337. 338. 339. 340. 341. 342. 343. 344. 345. 346. 347. 348. 349. 350. 351. 352. 353. 354. 355. 356. 357. 358. 359. 360. 361. 362. 363. 364. 365. 366. 367. 368. 369. 370. 371. 372. 373. 374. 375. 376. 377. 378. 379. 380. 381. 382. 383. 384. 385. 386. 387. 388. 389. 390. 391. 392. 393. 394. 395. 396. 397. 398. 399. 400. 401. 402. 403. 404. 405. 406. 407. 408. 409. 410. 411. 412. 413. 414. 415. 416. 417. 418. 419. 420. 421. 422. 423. 424. 425. 426. 427. 428. 429. 430. 431. 432. 433. 434. 435. 436. 437. 438. 439. 440. 441. 442. 443. 444. 445. 446. 447. 448. 449. 450. 451. 452. 453. 454. 455. 456. 457. 458. 459. 460. 461. 462. 463. 464. 465. 466. 467. 468. 469. 470. 471. 472. 473. 474. 475. 476. 477. 478. 479. 480. 481. 482. 483. 484. 485. 486. 487. 488. 489. 490. 491. 492. 493. 494. 495. 496. 497. 498. 499. 500. 501. 502. 503. 504. 505. 506. 507. 508. 509. 510. 511. 512. 513. 514. 515. 516. 517. 518. 519. 520. 521. 522. 523. 524. 525. 526. 527. 528. 529. 530. 531. 532. 533. 534. 535. 536. 537. 538. 539. 540. 541. 542. 543. 544. 545. 546. 547. 548. 549. 550. 551. 552. 553. 554. 555. 556. 557. 558. 559. 560. 561. 562. 563. 564. 565. 566. 567. 568. 569. 570. 571. 572. 573. 574. 575. 576. 577. 578. 579. 580. 581. 582. 583. 584. 585. 586. 587. 588. 589. 590. 591. 592. 593. 594. 595. 596. 597. 598. 599. 600. 601. 602. 603. 604. 605. 606. 607. 608. 609. 610. 611. 612. 613. 614. 615. 616. 617. 618. 619. 620. 621. 622. 623. 624. 625. 626. 627. 628. 629. 630. 631. 632. 633. 634. 635. 636. 637. 638. 639. 640. 641. 642. 643. 644. 645. 646. 647. 648. 649. 650. 651. 652. 653. 654. 655. 656. 657. 658. 659. 660. 661. 662. 663. 664. 665. 666. 667. 668. 669. 670. 671. 672. 673. 674. 675. 676. 677. 678. 679. 680. 681. 682. 683. 684. 685. 686. 687. 688. 689. 690. 691. 692. 693. 694. 695. 696. 697. 698. 699. 700. 701. 702. 703. 704. 705. 706. 707. 708. 709. 710. 711. 712. 713. 714. 715. 716. 717. 718. 719. 720. 721. 722. 723. 724. 725. 726. 727. 728. 729. 730. 731. 732. 733. 734. 735. 736. 737. 738. 739. 740. 741. 742. 743. 744. 745. 746. 747. 748. 749. 750. 751. 752. 753. 754. 755. 756. 757. 758. 759. 760. 761. 762. 763. 764. 765. 766. 767. 768. 769. 770. 771. 772. 773. 774. 775. 776. 777. 778. 779. 780. 781. 782. 783. 784. 785. 786. 787. 788. 789. 790. 791. 792. 793. 794. 795. 796. 797. 798. 799. 800. 801. 802. 803. 804. 805. 806. 807. 808. 809. 810. 811. 812. 813. 814. 815. 816. 817. 818. 819. 820. 821. 822. 823. 824. 825. 826. 827. 828. 829. 830. 831. 832. 833. 834. 835. 836. 837. 838. 839. 840

2. PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

5. LINES NOT COVERED BY THE
FACE OF THIS PLAT.

4 THE AREA SHOWN HEREON WAS COMPUTED USING THE COORDINATE COMPUTATION METHOD

5 BASIS OF BEARINGS ARE NCGS GRID COORDINATES NAD 83 DATUM

6 ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED

7. 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.

8. SURVEYED JUNE–AUGUST 2008. THE SURVEY WAS PERFORMED USING BOTH CONVENTIONAL TOTAL STATIONS AND SUB-CENTIMETER ACCURACY REAL TIME KINETIC GPS SYSTEMS. A TRIANGLE 5800 RTK GPS AND HP9450 RADIO WERE USED TO ESTABLISH THE POINT OF BEGINNING FOR TRAVERSE AND THE GRID THE

9. 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. WITHERS & RAVENEL, INC. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES DUE TO OSHA REQUIREMENTS PERTAINING TO CONFINED SPACE ENTRY, PIPE SIZES, INVERT ELEVATIONS, ETC., WILL ONLY BE PROVIDED IF ABLE TO OBTAIN WITHOUT BREAKING THE PLANE OF THE TOP OF STRUCTURE.

11. 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.

12. THE SUBJECT PROPERTIES ARE A PORTION OF CABARRUS COUNTY PARCEL IDENTIFICATION NUMBERS (PIN) 5515260428 AND 5515057372.

13. A PORTION OF THE SUBJECT PROPERTIES LIE IN FLOOD ZONE "X" PER FIRM 3710550500J AND 3710551500J BOTH DATED "PRELIMINARY" MAY 25, 2007

RECORDED IN BOOK OF MAPS

PAGE

CABARRUS COUNTY

WITHERS & RAVENEL
ENGINEERS | PLANNERS | SURVEYORS

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

OWNER: A EUGENE DIVINE

HARRISBURG TOWNSHIP

CABARRUS COUNTY

NORTH CAROLINA

CONSERVATION EASEMENT PLAT

[illegible]

DATE: SCALE:

06-03-2000	CHECKED:
DRAWN:	ISA
KSD/DST	

SHEET:

2 of 1

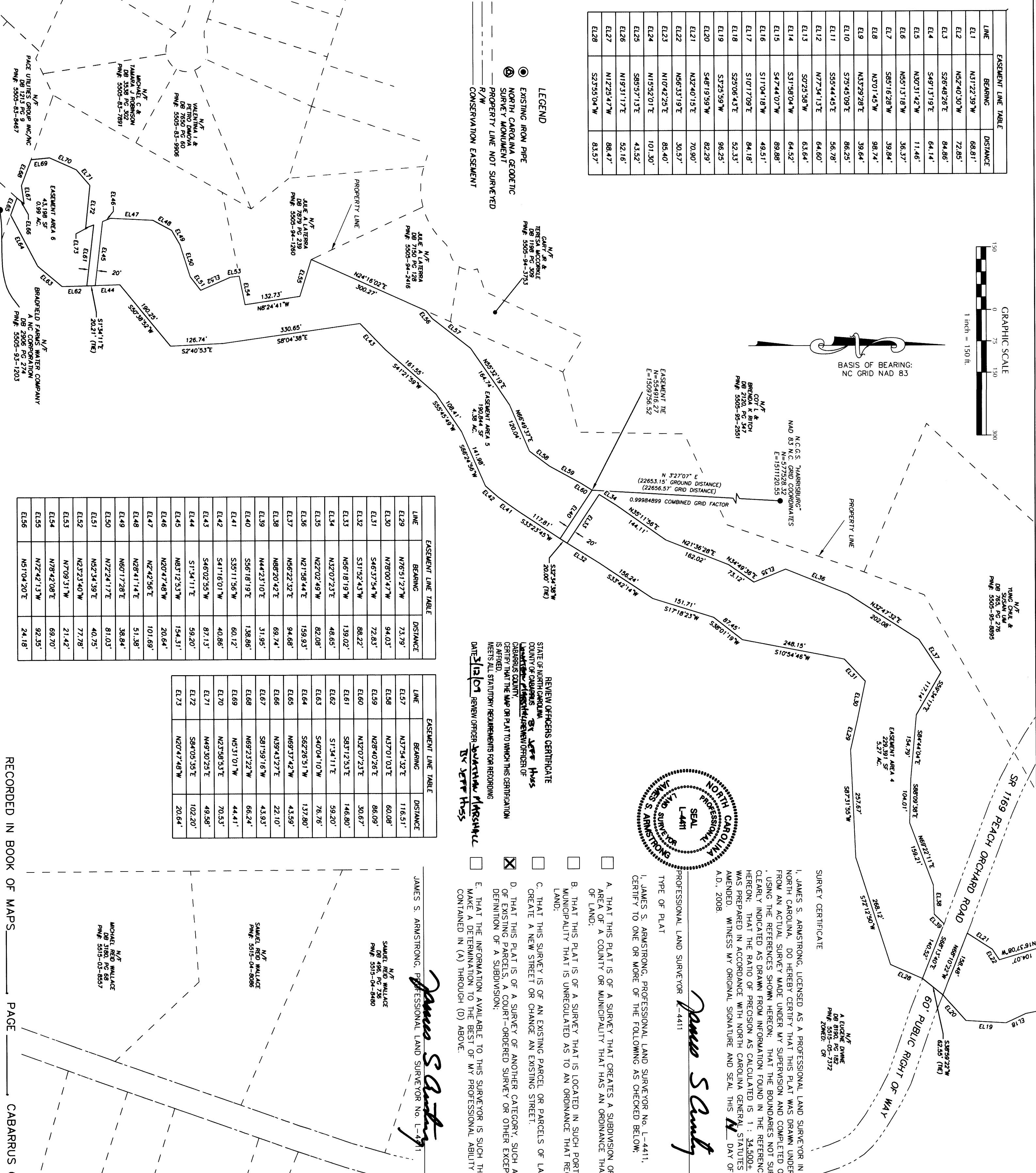
BD 08082

2070568

LINE	BEARING	DISTANCE
EL1	N31°22'39"W	68.81'
EL2	N62°40'30"W	72.85'
EL3	S26°48'26"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°1'45"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°55'58"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	82.29'
EL20	S48°19'59"W	82.29'
EL21	N32°40'15"E	70.90'
EL22	N66°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'



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



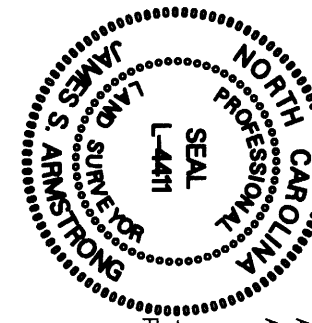
LINE	BEARING	DISTANCE
EL29	N76°51'27"W	73.79'
EL30	N78°00'47"W	94.03'
EL31	S46°37'54"W	72.83'
EL32	S31°52'43"W	88.22'
EL33	N66°18'19"W	139.02'
EL34	N32°07'23"E	48.65'
EL35	N22°02'49"W	82.08'
EL36	N21°58'44"E	159.93'
EL37	N6°22'32"E	94.68'
EL38	N88°20'42"E	69.74'
EL39	N44°23'10"E	31.95'
EL40	S56°18'19"E	138.86'
EL41	S35°11'56"W	60.12'
EL42	S41°16'01"W	40.86'
EL43	S46°02'55"W	87.13'
EL44	S1°34'11"E	59.20'
EL45	N63°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	N62°34'39"E	40.75'
EL52	N23°23'40"W	71.78'
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°43'77"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'

REVIEW OFFICER'S CERTIFICATE

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS
I, JAMES S. ARMSTRONG, Surveyor, do hereby certify that the above plat is a true and correct copy of the original plat on file in the office of the Surveyor General of the State of North Carolina, and that the same is in accordance with the provisions of the Statutes of the State of North Carolina relating to the recording of maps.

DATE: 3/12/09 REVIEW OFFICER: JAMES S. ARMSTRONG
BY: JAMES S. ARMSTRONG



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.

James S. Armstrong
PROFESSIONAL LAND SURVEYOR 1-4411

SURVEY CERTIFICATE

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

RECORDED IN BOOK OF MAPS _____ PAGE _____ CABARRUS COUNTY.

NO.	DATE	DESCRIPTION	BY

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

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

Site Development Data:

--Acreage: ± 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 for 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.

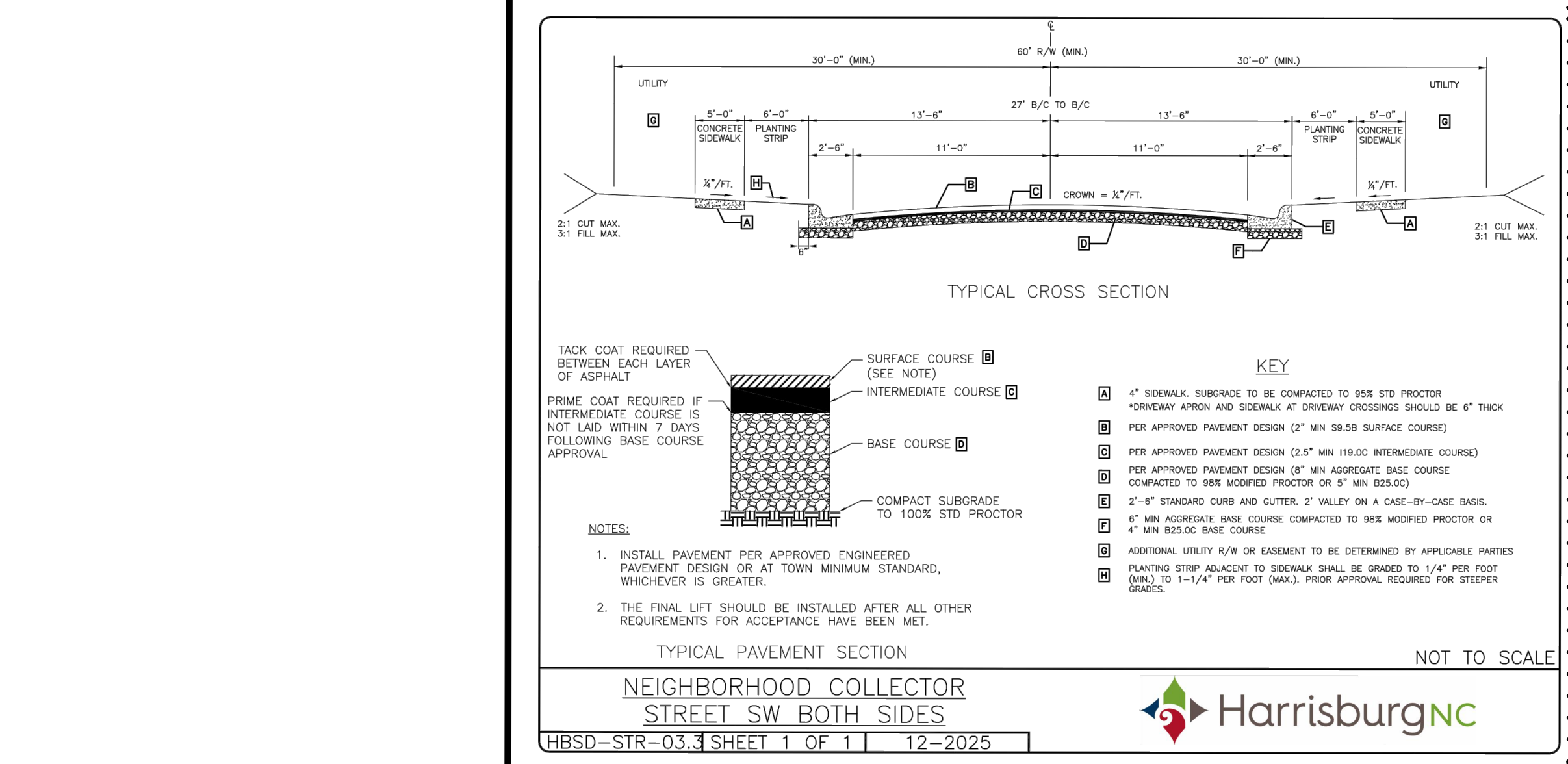
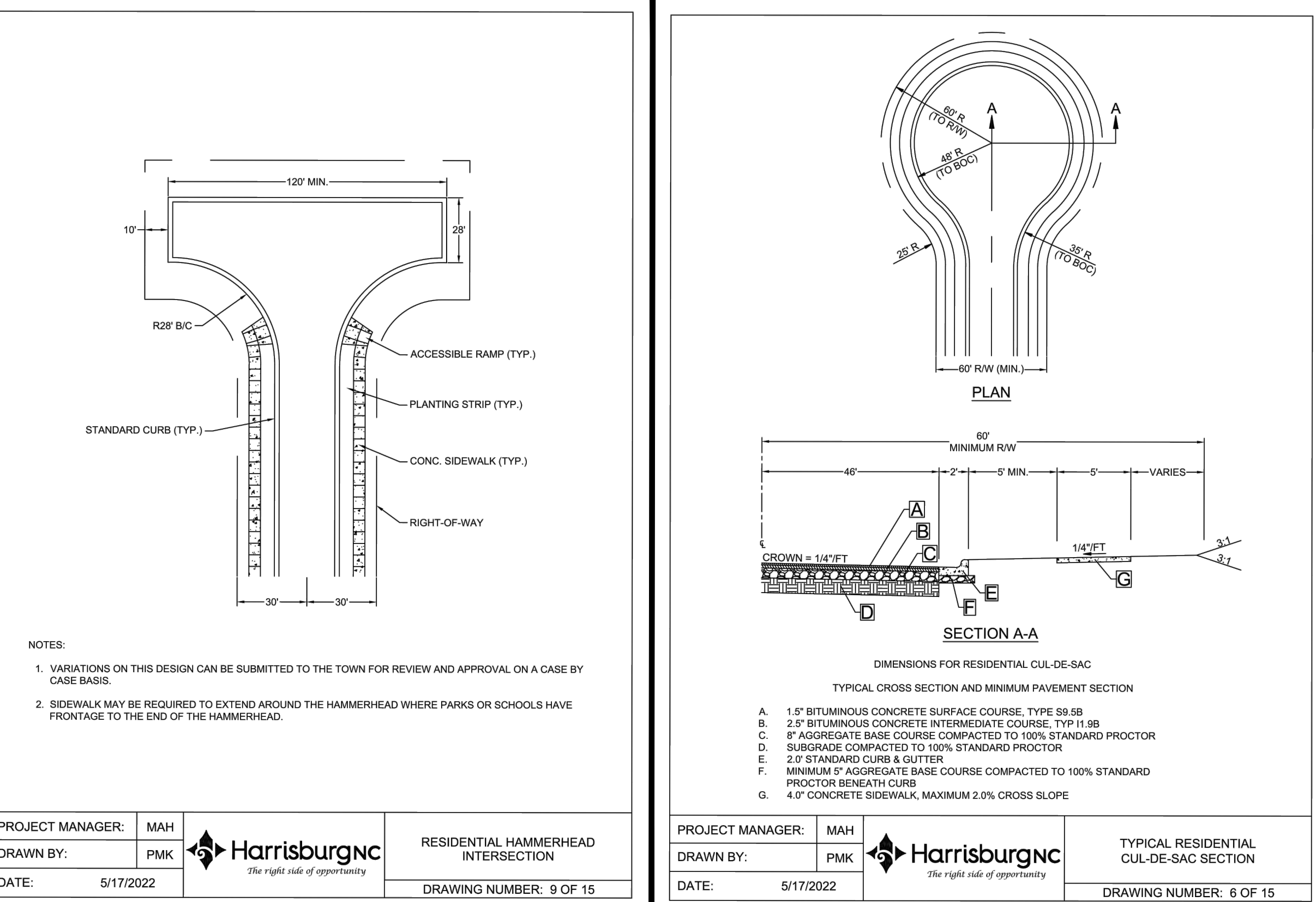
Proposed Average Lot Area Data:

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 Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table		Parcel Table	
Parcel #	Area	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	141	16175.27
2	15000.00	22	26459.73	42	11550.00	62	15000.00	82	11550.00	102	11550.00	122	19918.20	142	15000.00
3	15000.00	23	12856.86	43	26887.39	63	15000.00	83	11550.00	103	20099.92	123	15316.48	143	15000.00
4	15000.00	24	11550.00	44	16218.08	64	15000.00	84	13053.04	104	13832.75	124	11550.00	144	15000.00
5	14998.29	25	11550.00	45	11549.78	65	15515.48	85	22368.82	105	23585.09	125	11550.00	145	15000.00
6	14994.35	26	14642.96	46	14274.04	66	16483.82	86	22930.12	106	13726.86	126	11550.00	146	17647.59
7	15000.00	27	11550.00	47	14329.45	67	16498.77	87	20645.72	107	12856.86	127	11550.00	147	18535.86
8	14999.61	28	11550.00	48	14330.69	68	15000.00	88	25948.28	108	12720.68	128	20405.99	148	15000.00
9	18634.08	29	12856.86	49	14326.90	69	14979.46	89	23912.83	109	14327.20	129	16718.63	149	16273.28
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



ESP Associates, Inc.
P.O. Box 2030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704-583-0446 (NC)
803-802-2440 (SC)
www.espaceassociates.com

ESP

PRELIMINARY
NOT FOR
CONSTRUCTION

BY	RM	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

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

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

An aerial view of a residential property. The property is rectangular and divided into three main sections. On the left is a white house with a gabled roof and a chimney. In the center is a narrow, vertical garden strip containing several trees and shrubs. On the right is another white house, similar in style to the one on the left, also with a gabled roof and a chimney. The entire property is surrounded by a green lawn.



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

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

PLEASE PRINT YOUR NAME	STREET ADDRESS	CITY	PHONE NUMBER	EMAIL
1. JOE MARTIN	3769 JOHN BASTARD LA	CHARLOTTE	980.258.0721	robdepmartine@optonline.net
2. Mary Watts	11562 Macallano Dr	Charlotte	301-442-3059	mduffy@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. Randy Howard	" " "	"		rthord@yahoo.com
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Exhibit A



Meeting Date: 2/19/2026

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

PLEASE PRINT YOUR NAME	STREET ADDRESS	CITY	PHONE NUMBER	EMAIL
1. Amy Morris	11275 Peach Orchard	Harrisburg		
2. Kaitlin Williams	4558 Sunrise Dr.	Harrisburg		willikid@gmail.com
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				

Exhibit A (Cont.)



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	
3. Randy Hard				
4.				
5.				
6.				
7.				
8.				
9.				
10.				
11.				
12.				
13.				
14.				
15.				