



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

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

AGENDA

1. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
 - 1. Swear in New and Reappointed Board Members
 - 2. Elect Chairperson and Vice Chairperson
- C. PUBLIC COMMENT - Anyone wishing to address the Board may do so during the Public Comment section. Please state your name and address for the record, be courteous and do not repeat what has already been said. Please keep your comments about the subject and not personal in nature.

2. CONSENT AGENDA

- A. Consideration of Approval of minutes from May 19, 2026, meeting.

3. OLD BUSINESS

4. NEW BUSINESS

- A. Consideration of the Zoning Map Amendment H-2026-05-R 7340 Paul Linker Place
- B. Consideration of a Zoning Map Amendment H-2026-07-R of a single parcel located at 9274 Naron Lane
- C. Planning and Zoning Review of Rules of Procedure and Training

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 May 19, 2026, meeting.

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of May 19, 2026, meeting, as presented.

Description/Background:

Attached are the minutes from the May 19, 2026, meeting.

Recommendation:

Approved as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS MAY 19, 2026

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, MAY 19, 2026
6:00 PM**

MINUTES

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

ABSENT: Eeswar Chamarthi (ETJ)

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

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 5-0.

1C. SPECIAL PRESENTATIONS

None.

1D. PUBLIC COMMENT

None.

2. CONSENT AGENDA

A. Consideration of Approval of minutes from April 21, 2026, meeting.

Faith Silva made a motion to approve the consent agenda with a second from Suzi Schoonmaker.
The motion passed 5-0.

3. OLD BUSINESS

None.

4. NEW BUSIENSS

A. Planning Board Rules and Procedures

Senior Planner Gallman discussed the rules of procedures along with terms, appointments, roles, and voting procedures. One important item to note is that staff updated the Rules of Procedure in Section 16 to note the general statue reference has changed to 160D-109.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
May 19, 2026**

Section 16. Adoption by Majority Vote

A motion shall be adopted if it receives affirmative votes from a simple majority of members present.

It is the duty of each member to vote, unless excused by a majority vote of the Board as in the instance of conflict of interest or other legitimate reason. A member wishing to be excused from voting shall so inform the Chair who shall take a vote of the remaining members. A member who fails to vote, whether excused or unexcused, shall not be able to record a vote. This section in no way mitigates the quorum requirement for any official action.

When any board member(s) has a direct or indirect affiliation on matters coming before the Planning & Zoning Board, pursuant to **G.S. 160D-109**, the board member(s) will not be able to cast a vote in the affirmative or negative on said matters or participate in any communications (verbally, written or electronically). In order to prevent any perceived influence, board member will be required to leave the room until the discussion on said matter has been completed or voted upon by the remaining board members. Any such board member excused for this purpose shall still count for the purposes of establishing a quorum. A direct or indirect affiliation is considered to be but not limited to an employer, developer, builder, business partner, real estate broker, loan company or immediate family member.

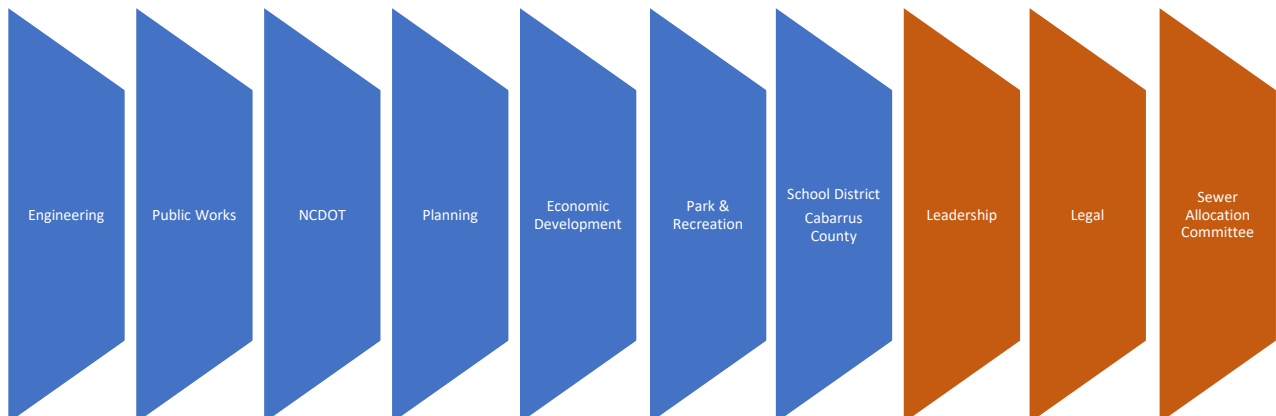
Planner Moosavi covered conflicts of interest and attendance for regular meetings. A handout of the attendance roster for past meetings was handed out to the board. Town Council may remove members who do not attend at least seventy-five percent (75%) of the regular meetings in a twelve consecutive month or if miss three consecutive regular meetings.

Planning Director Adams presented how the Planning Board is established in the UDO. The Board shall provide an advisory function to assist in making decisions pertaining to amendments to the Harrisburg Land Area Use Plan (HALUP) or the UDO, and development review applications. 160D-301. Section 144.03.02 of the UDO lays out the powers and duties of the planning board.

Duties of the planning board consist of:

- Advise on Comprehensive and Land Use Planning
- Advise on Initial Zoning
- Advise on Zoning Amendments and Plan Consistency
- Advise on other ordinances: minimum housing, historic preservation.
- Monitor Comprehensive plans.
- Facilitate and coordinate citizen engagement.
- Subcommittees on planning related topics

The Town Development team consists of different departments along with outside consultants.



5. STAFF UPDATES/INFORMATION

A. One Harrisburg Plan – Status and Schedule Discussion

Planning Director Adams gave an update on project schedule updates. The most recent steering committee was held on Wednesday April 22nd. From that meeting staff met and provided feedback on the proposed Land Use Map and staff are hoping to start scheduling small group meetings soon to review the proposed Land Use Map.

6. ADJOURNMENT

MOTION: There being no further business; Jessica Fava made a motion to adjourn, with a second from Robbie Furr. **The motion passed 5-0.**

Adopted on the 21st of July 2026

Jessica Fava, Vice-Chairperson

Carly Bedgood, Secretary



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2026-05-(R)**

DATE: July 21, 2026

SUBJECT: H-2026-05-R- 7340 Paul Linker Place Zoning Map Amendment
Request to rezone approximately 5.504 acres from County LDR
(Low Density Residential) to Harrisburg Conventional Residential
Estate Zoning District (RE).

LOCATION 7340 Paul Linker Place (PIN#55273316120000)

APPLICANT: Jacob John Carter
Representing Kara Linker Goldstein (the property owner)

Staff Report Prepared by: Parviz Moosavi, Planner

Neighborhood Meeting: Exempt

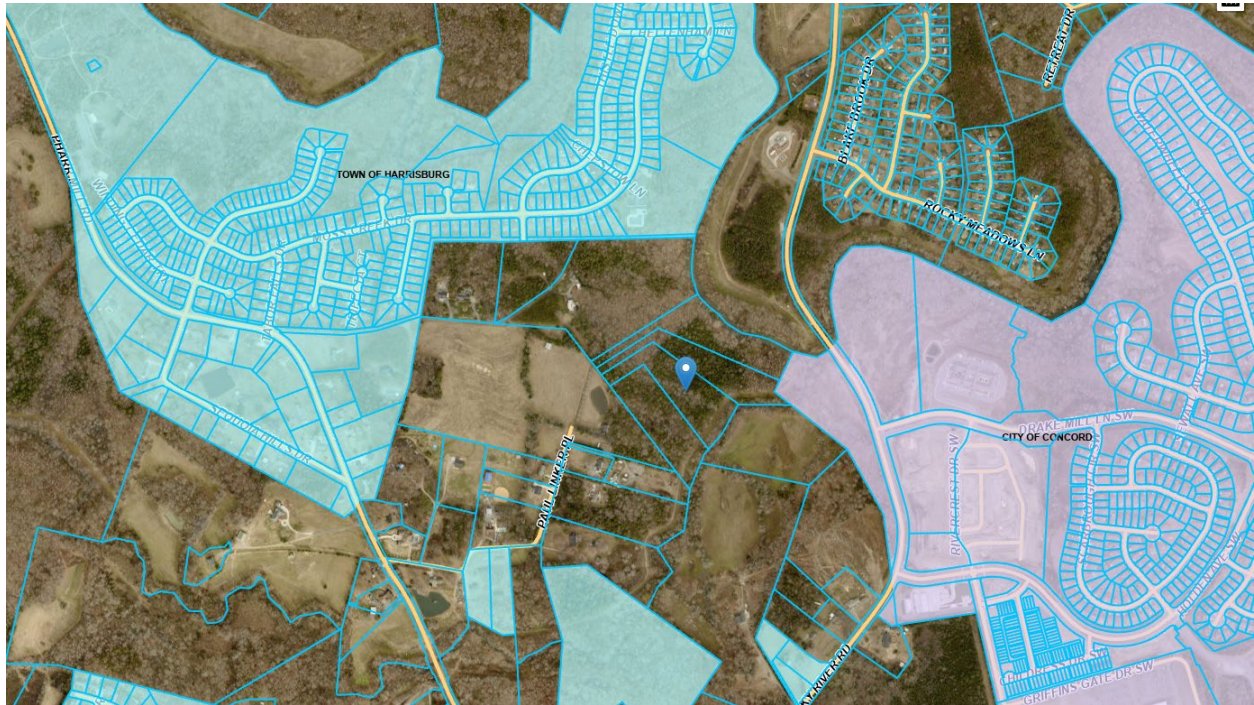
Existing Land Use: Vacant

Zoning within 500 feet: North - Low Density Residential (LDR), Cabarrus County
South - Low Density Residential (LDR), Cabarrus County
East - Low Density Residential (LDR) & PUD Cabarrus County
West - Low Density Residential (LDR), Cabarrus County

Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential and Vacant, County
East - Single-family Residential, County
West - Single-family Residential, County



BACKGROUND: The subject property is approximately 5.504-acre lot located within Cabarrus County. The property is a flag lot and has no direct access to any public rights-of-way. The property owner is requesting to rezone and annex the parcel into the Town of Harrisburg to connect to Town utilities (water & sewer) per Town policy. The applicant plans to obtain a new well for water service on site and to connect to the WSACC sewer line in the rear of the property. All costs and burden to achieve such approval from Cabarrus County are the owner's responsibilities. This rezoning action is running concurrently to the annexation process to be considered together at the August 10th Town Council public hearing. The annexation record is H-2026-05.



The property owner is working with Cabarrus County to extend Paul Linker Place approximately 630 feet to provide a right-of-way access to the subject site via a 60-foot wide privately dedicated right-of-way to Pharr Mill Road, per the following plan. All costs and burden to achieve such approval from Cabarrus County are the owner's responsibilities



ANALYSIS:

The subject property was originally platted in 2004, as Lot 2 of R.H. Linker Estate in Cabarrus County. A survey of the property reveals that the rear (Southeast) portion of the parcel is located within a flood zone; however, the property still provides adequate area for development of a single-family dwelling unit. The closest existing water and sewer lines are approximately 800 feet to the north within the Canterfield Estates Neighborhood. The closest connection for sewer is a WSACC line along the backside of the property. All costs associated with bringing the water and sewer lines to the site are the responsibilities of the property owner.

The applicant has petitioned the Town to rezone the property from County Low Density Residential (LDR) to Residential Estate (RE). RE zoning district standards are shown below:

Table 140.02.01-2, RE Dimensional Standards											
Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% in-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	.80	15	10	43,560	150	35	50	20	40	30	N/A
Conservation	to 2.0	35	10	14,750	125	35	25	10	20	25	30
Nonresidential											
N/A	N/A	N/A	N/A	87,120	200	35	50	20	40	30	30

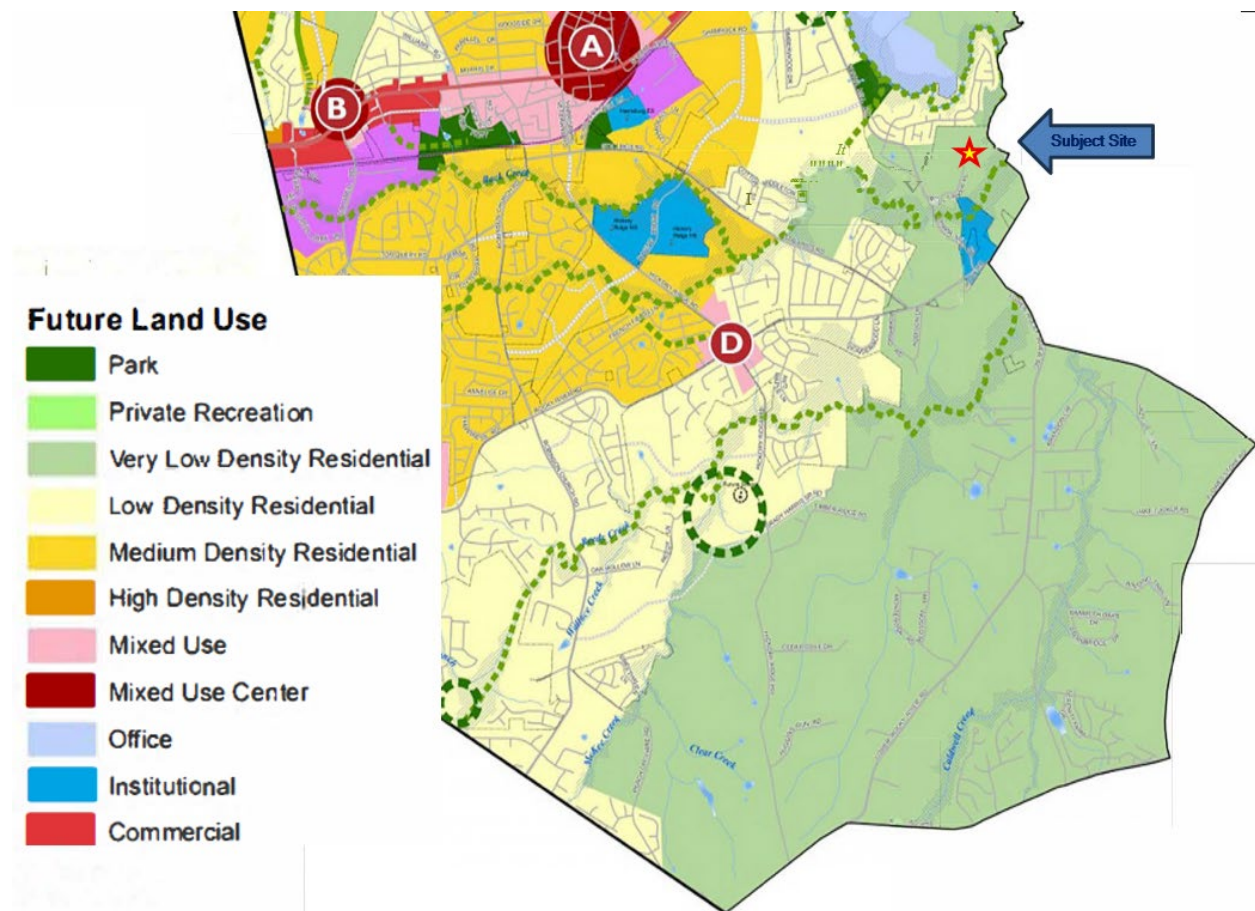
Table Notes:

1. Refer to [142.02.11.F](#), *Public Open Space Dedication*.
2. Measured as a percentage of required open space.

Based on the existing lot dimensions, the RE zoning classification would be the appropriate zoning classification based on lot size, width, and setbacks. According to the UDO, the RE zoning classification should align with the Very Low-Density Residential land use classification of the Harrisburg Area Land Use Plan (HALUP).

The HALUP map provided on the following page (page 5), places the subject property within the Very Low-Density Residential land use classification. This future land use classification is characterized by low to moderate-density residential development, (1 to 2 dwelling units to the acre), targeted for single-family detached home development. The subject property is over 5 acre (5.35) and is an existing flag lot. Flag lots by definition have skinny poles and then widen out after the lot gets past the pole. In practice the width of a flag lot is not measured at the pole but afterwards. Per measurement in Map Cabarrus the lot width at the flag is 165 feet wide. Also, per 142.02.05.B.3.c. of the UDO lots fronting on approved private streets are exceptions from having

frontage. Since the HALUP is a guide, the Town Council may approve a rezone that does not perfectly align with the adopted land use plan. Given the low density of the Very low density residential future land use the property does align with the HALUP.



SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conventional zoning petition shall meet the requirements of Section 145.03.02 (B) and the common decision criteria in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning map amendment substantially conforms to the standards and purpose of the Unified Development Ordinance.
2. The proposed zoning map amendment will not be detrimental to or endanger the public health, safety, or welfare, and adequate public facilities are present to serve.
3. This application follows the public hearing process as provided within the UDO.
4. The map amendment demonstrates compatibility with the character, permitted uses, building types, of the surrounding neighborhood.
5. The proposed zoning map amendment generally complies with the HALUP in that it is limited to single-family residential use as is, within an existing single-family residential country style “neighborhood.” As a conventional rezoning someone could develop the lot in compliance with RE zoning but the applicant is looking to purchase this for a single family home.

Criteria in Section 145.03.02 (B):

1. Whether:
 - a) The proposed rezoning is compatible with the surrounding area, or the adopted Harrisburg Area Land Use Plan (HALUP);



The proposed rezoning is compatible with the surrounding area.

- b) There will be adverse effects on the capacity or safety of the portion of street network influenced by the Zoning Map Amendment;

No adverse effect on capacity or safety of the street network will result from this zoning map amendment because the site is an existing lot planned for single-family residential development.

- c) Parking problems

Parking problems will not result from the development of the existing lot.

- d) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances.

No environmental impacts should result from this map amendment and development on the existing lot consistent with the regulations of the Town's UDO.

2. Any change of character in the area due to installation of public facilities, other Zoning Map Amendments, new growth trends, deterioration, and development;

The proposed map amendment will not change the character of the area because it is an existing lot within the plated R.H. Linker Estate subdivision.

3. The zoning districts and existing land uses of the surrounding properties.

The proposed residential zoning district is compatible with the existing residential zoning and residential land uses of the surrounding properties.

4. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning district.

The subject property is suitable for the uses under the existing and proposed single-family residential zoning district.

5. Whether subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDO, including parking and buffering requirements.

The subject property is approximately 5.504 acres in size, with suitable dimensions to accommodate a single-family residential dwelling consistent with the UDO, including on-site parking.

6. Whether the Zoning Map Amendment is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

The proposed map amendment is compatible with the adjacent neighborhood because it is a single-family designation and is of similar size and use of other lots within the R.H. Linker Estate that will support the stability and character of the community.

7. The length of time the subject property has remained vacant as zoned.

The subject property was platted in 2004 as part of an approved plat within Cabarrus County. It has remained vacant since that time.

8. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; and

Land supply is not a direct issue in the area.

9. Whether the existing zoning was in error at the time of adoption.

The existing zoning was not in error at the time of adoption.

STAFF RECOMMENDATION:

Staff recommend the proposed map amendment H-2026-05-R rezoning 7340 Paul Linker Pl. from County LDR to Harrisburg RE zoning district be approved and transmit a recommendation to approve to the Town Council.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

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

Attachment A – Application H-2026-05-R-7340 Paul Linker Pl.

Attachment B – Proposed House Location

Attachment C- Legal Survey of Property



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: Rezoning of 7340 Paul Linker Place

Project Location/Address: 7340 PAUL LINKER PL HARRISBURG NC 28075

Tax Map and Parcel Number (PIN): 55273316120000

Zoning: Existing: LDR Proposed: RE

Lane Use: Existing: None Proposed: Single Family Home

Description of Request (attach separate sheet if needed):

Request for rezoning the 5.5 acre property located within Cabarrus County at 7340 Paul Linker Place for the purpose of connecting to the utilities.

Contact Information

Project Manager/Contact Person: Jacob John Carter, Potential Purchaser

Company: _____

Address: 3122 Cyan Drive Apt 8 City, State, Zip: Charlotte, NC 28262

Phone Number: 925-325-5065 Email Address: jakejcarter@yahoo.com

Applicant Name (if different than above): _____

Company: _____

Address: _____ City, State, Zip: _____

Phone Number: _____ Email Address: _____

Owner Name: Kara Linker Goldstein

Company: _____

Address: 2103 Basswood Drive City, State, Zip: Lafayette Hill, PA 19444

Phone Number: 610-761-3152 Email Address: klgoldstein1@gmail.com

Owner's Consent

Kara Linker Goldstein ("Owner") certifies that it is the owner of the property located at
7340 PAUL LINKER PL HARRISBURG NC 28075 ("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, Jacob John Carter 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: Kara Goldstein Date: 05/14/2026

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

Project Name: Rezoning of 7340 Paul Linker Place Submittal Date: 05/14/2026

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: Jacob John Carter

Applicant Signature: 

dotloop verified
05/14/26 2:14 PM EDT
NIHH-OYW5-5IG6-HP52

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: _____

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

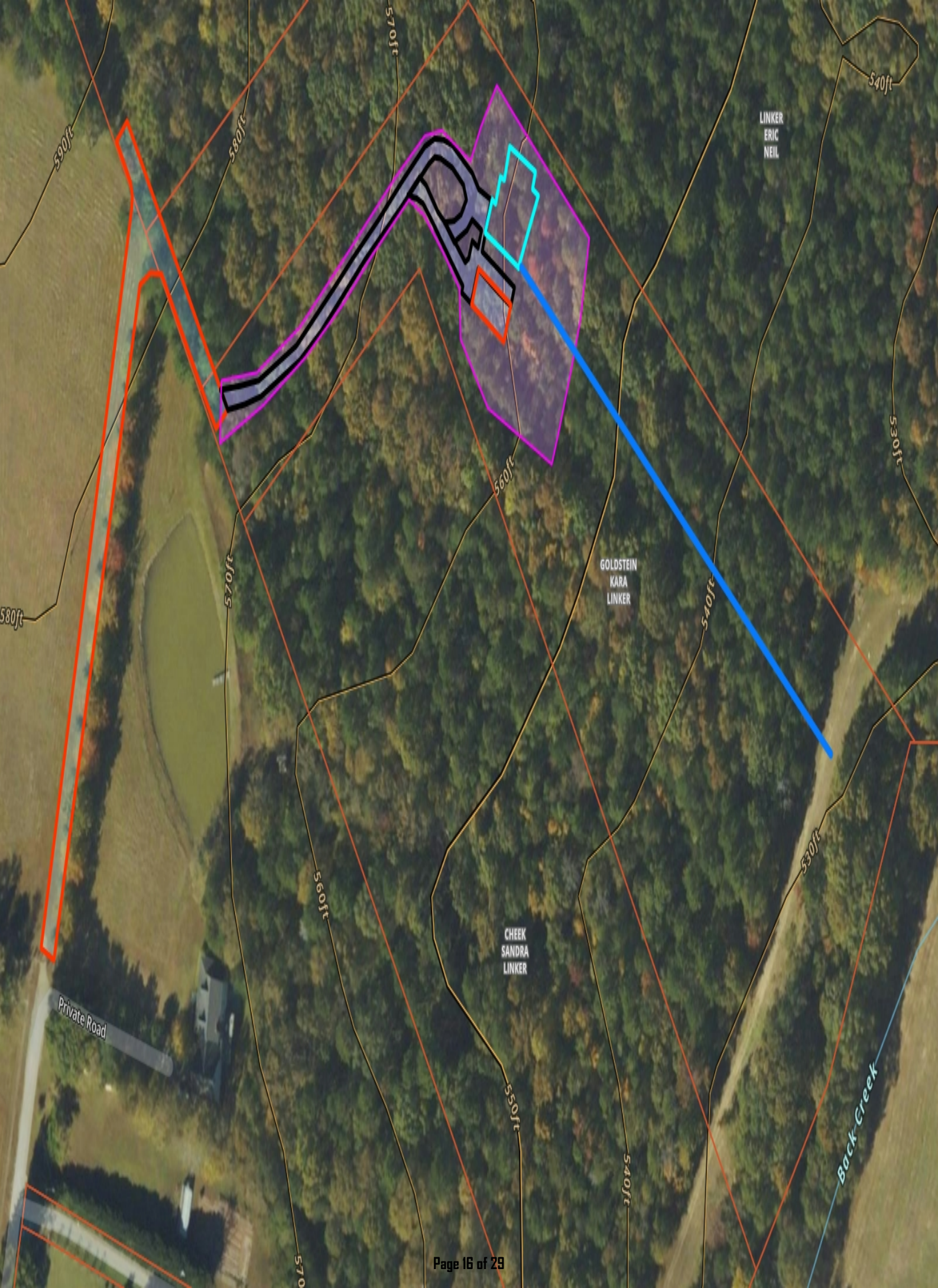
1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
 - 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 use 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





Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2026-07-(R)**

DATE: July 21, 2026

SUBJECT: H-2026-07-R- 9274 Naron Ln Map Amendment
Request to rezone approximately 0.47 acres from County LDR
(Low Density Residential) to RM (Residential Medium)

LOCATION 9274 Naron Lane (PIN#55066139710000)

APPLICANT: Tyler Wiethorn, Whitehall Land Survey, PLLC
Applying on behalf of KEBL, LLC (the property owner)

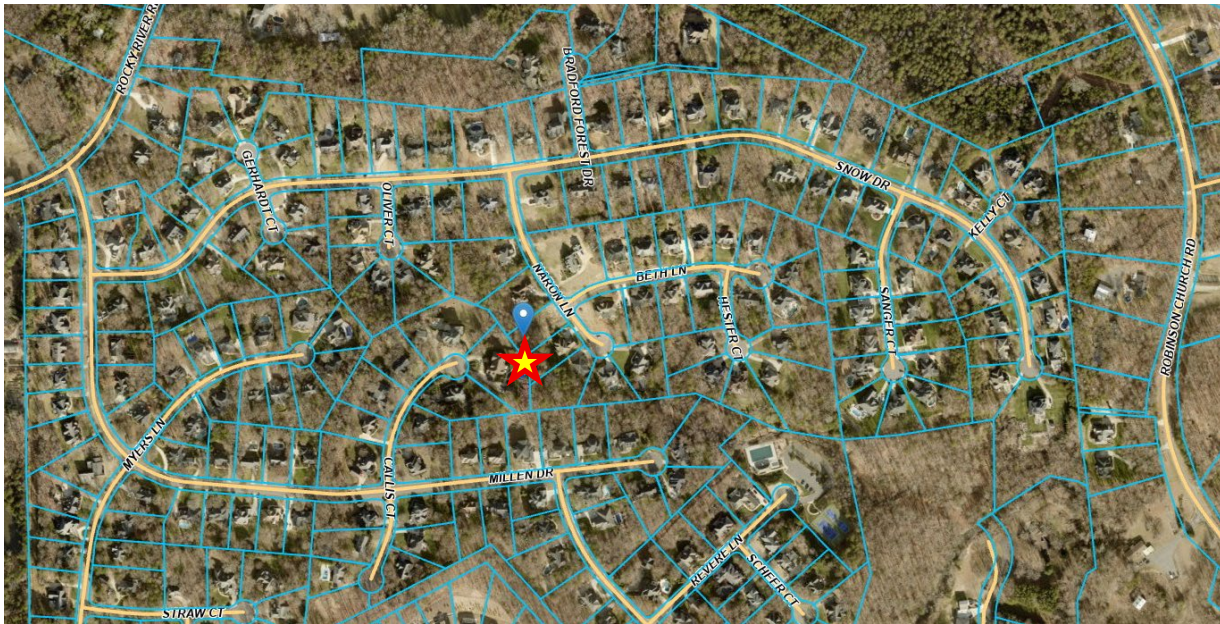
Staff Report Prepared by: Parviz Moosavi, Planner

Neighborhood Meeting: Exempt

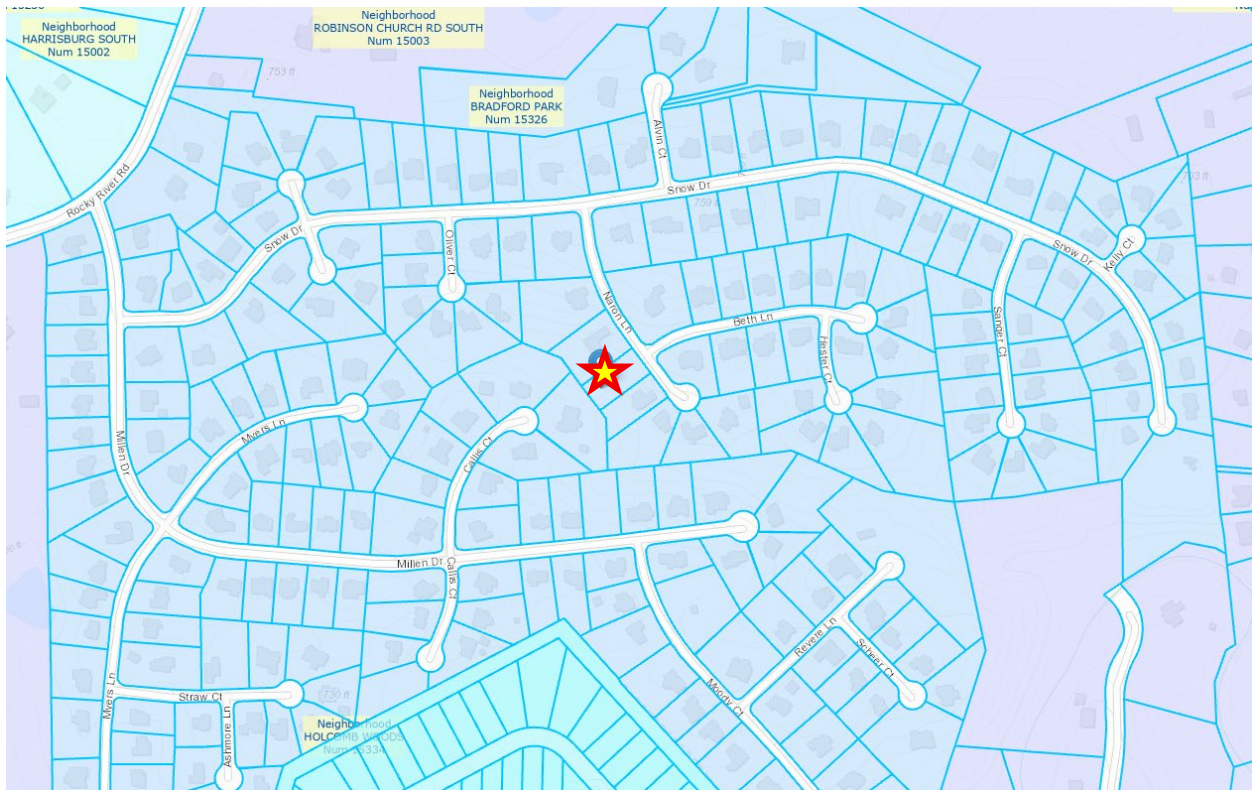
Existing Land Use: Vacant

Zoning within 500 feet: North - Low Density Residential (LDR), Cabarrus County
South - Low Density Residential (LDR), Cabarrus County
East - Low Density Residential (LDR), Cabarrus County
West - Low Density Residential (LDR), Cabarrus County

Land Uses within 500 feet: North - Single-family Residential, County
South - Single-family Residential and Vacant, County
East - Single-family Residential, County
West - Single-family Residential, County



BACKGROUND: The subject property is a 0.47-acre lot located within the Bradford Park neighborhood located south of Rocky River Road, in Cabarrus County. The property is one of the few remaining undeveloped properties within the neighborhood. The property owner is requesting to rezone and annex the parcel into the Town to connect to Town utilities (water & sewer) per Town policy. This rezoning action is running concurrently to the annexation process to be considered together at the August 10th Town Council public hearing. The annexation record is H-2026-02.



ANALYSIS:

The subject property was originally platted in 1990 as Lot 172 of Bradford Park Phase II, Map 3 in Cabarrus County. A plat revision was recorded in 2000, that included the subject property



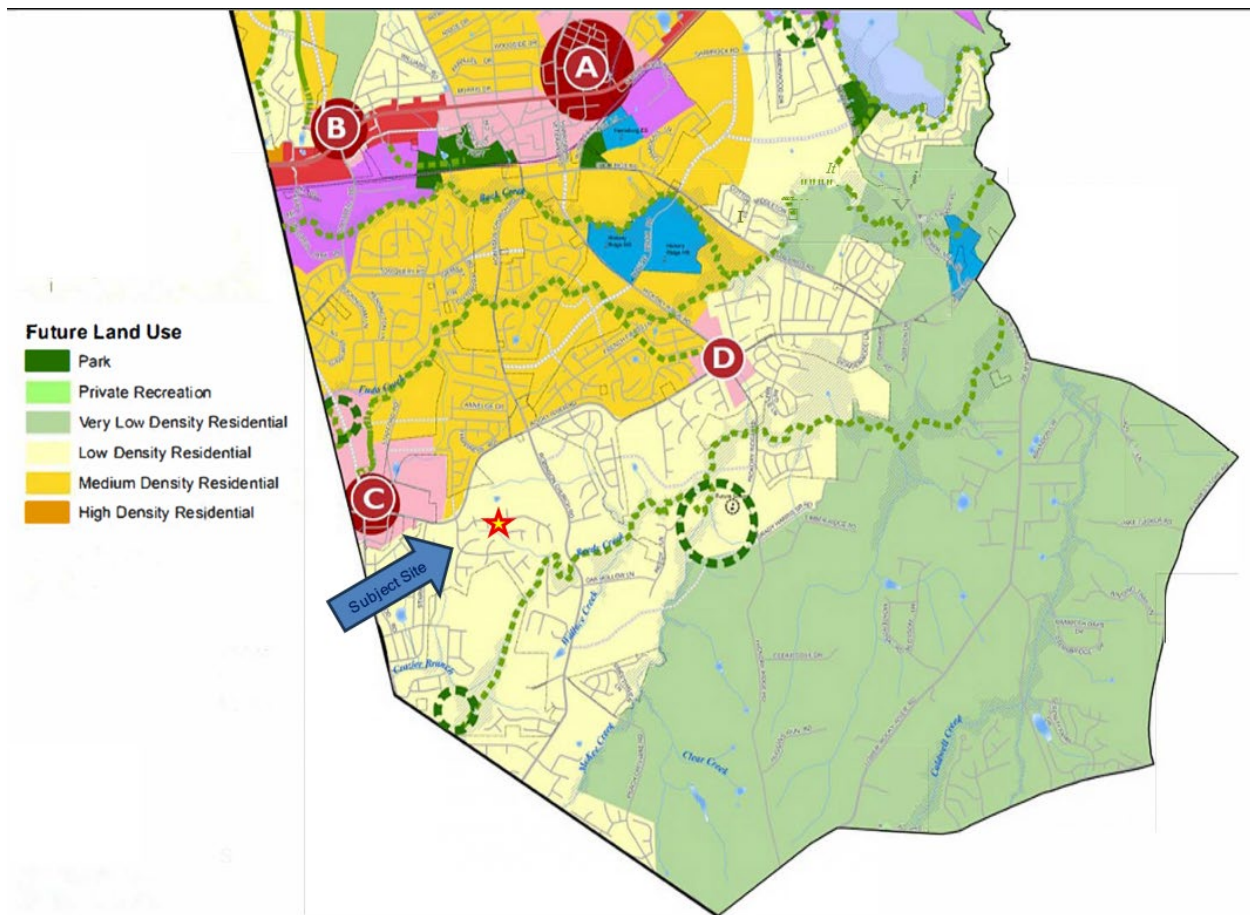
modifying the location of the 20-foot drainage easement across multiple lots on Naron Lane. A survey of the property reveals that the property is constrained by sanitary sewer and drainage easements; however, the property still provides adequate area for development of a single-family dwelling unit. The plats and the survey are included as attachment A with the application. The proposed house and survey are illustrative only and are not binding conditions of this conventional rezoning. The town has water and sewer run along the roads within the neighborhood. The property also shows a 55 foot intermittent stream buffer along the rear due to the stream behind the property. There is still enough room to build outside of the drainage easement and the stream buffer. Final compliance with the stream buffer, drainage easement, grading, utility capacity, connection, and clearance requirements will be confirmed during development review.

The applicant has petitioned the Town to rezone the property from County Low Density Residential (LDR) to Residential Medium (RM). The standards for the RM zoning district are as follows:

Table 140.02.01-4, RM Dimensional Standards											
Development Type	Gross Density	Common Open Space, minimum ¹		Lot Dimensions, minimums		Bulk Standards					
				Lot Area (per D.U.)	Lot Width	Height, max.	Yard, min. (ft.)				Lot Coverage, max.
	Units per Acre	% of Development	% in-accessible ²	(sq. ft.)	(ft.)	(ft.)	Front	Side Interior	Exterior Side	Rear	(%)
Single-Family Detached Dwelling or Modular Home											
Conventional	2.0 to	12	10	15,000	75	35	25	10	20	25	N/A
Conservation	3.0	30	10	9,500	55	35	20	10	20	25	45

Based on the existing lot dimensions, the RM zoning classification would be the appropriate zoning classification based on lot size, width, and setbacks. With Bradford Park being an older established neighborhood, there are many lots in the neighborhood that are of similar acreage to 9274 Naron Lane. Rezoning the parcel to the RM zoning district also avoids creating a non-conforming lot as it relates to lot size and width. According to the UDO, the RM zoning classification should align with the Medium Density Residential land use classification of the Harrisburg Area Land Use Plan (HALUP).

The HALUP map provided on page 3 below, places the subject property within the Low-Density Residential land use classification. This future land use classification is characterized by low to moderate-density residential development, (up to 3 dwelling units per acre), targeted for single-family detached home development. The subject property is just under a half-of-an acre (0.47) and one home on that size lot would meet the density of the land use classification.



SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conventional zoning petition shall meet the requirements of Section 145.03.02 (B) and the common decision criteria in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning map amendment substantially conforms to the standards and purpose of the Unified Development Ordinance.
2. The proposed zoning map amendment will not be detrimental to or endanger the public health, safety, or welfare, and adequate public facilities are present to serve.
3. This application follows the public hearing process as provided within the UDO.
4. The map amendment demonstrates compatibility with the character, permitted uses, building types, of the surrounding neighborhood.
5. The proposed zoning map amendment generally complies with the HALUP in that it is slightly over the anticipated density (2.12 dwelling units per acre), it is limited to single-family residential use, within an existing single-family residential neighborhood.

Criteria in Section 145.03.02 (B):

1. Whether:
 - a) The proposed rezoning is compatible with the surrounding area, or the adopted [Harrisburg Area Land Use Plan](#) (HALUP);

The proposed rezoning is compatible with the surrounding area.
 - b) There will be adverse effects on the capacity or safety of the portion of street network influenced by the Zoning Map Amendment;



No adverse effect on capacity or safety of the street network will result from this zoning map amendment because the site is an existing lot in an existing neighborhood planned for single-family residential development.

c) Parking problems

Parking problems will not result from the development of the existing lot.

d) Environmental impacts that the new use will generate such as excessive storm water runoff, water, air or noise pollution, excessive nighttime lighting, or other nuisances.

No environmental impacts should result from this map amendment and development on the existing lot consistent with the regulations of the Town's UDO.

2. Any change of character in the area due to installation of public facilities, other Zoning Map Amendments, new growth trends, deterioration, and development;

The proposed map amendment will not change the character of the area because it is an existing lot within a planned neighborhood.

3. The zoning districts and existing land uses of the surrounding properties.

The proposed residential zoning district is compatible with the existing residential zoning and residential land uses of the surrounding properties.

4. Whether the subject property is suitable for the uses to which it has been restricted under the existing zoning district.

The subject property is suitable for the proposed use under the existing and proposed single-family residential zoning district.

5. Whether subject property has sufficient dimensions to accommodate reasonable development that complies with the requirements of this UDO, including parking and buffering requirements.

The subject property is 0.47 acre in size, with suitable dimensions to accommodate a single-family residential dwelling consistent with the UDO, including on-site parking.

6. Whether the Zoning Map Amendment is compatible with the adjacent neighborhood, especially residential neighborhood stability and character;

The proposed map amendment is compatible with the adjacent neighborhood because it is a single-family designation and is of similar size and use of other lots within the Bradford Park Neighborhood that will support the stability and character of the community.

7. The length of time the subject property has remained vacant as zoned.

The subject property was platted in 1990 as part of an approved neighborhood within Cabarrus County. It has remained vacant since that time.

8. Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs; and

Land supply is not a direct issue in the area.

9. Whether the existing zoning was in error at the time of adoption.

The existing zoning was not in error at the time of adoption.

STAFF RECOMMENDATION:

Staff recommend the proposed map amendment H-2026-07-R rezoning 9274 Naron Lane from County LDR to Harrisburg RM zoning district be approved and transmit a recommendation to approve to the Town Council.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

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

Attachment A – Application- H-2026-07-R-Naron Ln.

Attachment B – Property Survey with Proposed House

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: _____

Project Location/Address: _____

Tax Map and Parcel Number (PIN): _____

Zoning: Existing: _____ Proposed: _____

Lane Use: Existing: _____ Proposed: _____

Description of Request (attach separate sheet if needed):

Contact Information

Project Manager/Contact Person: _____

Company: _____

Address: _____ City, State, Zip: _____

Phone Number: _____ Email Address: _____

Applicant Name (if different than above): _____

Company: _____

Address: _____ City, State, Zip: _____

Phone Number: _____ Email Address: _____

Owner Name: _____

Company: _____

Address: _____ City, State, Zip: _____

Phone Number: _____ Email Address: _____

Owner's Consent

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

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

Owner's Signature: _____ Date: _____

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

Project Name: _____ 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: _____

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: _____

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

Description of Request Addendum

As part of a request for annexation, the landowner requests a rezoning of the subject property from Cabarrus County LDR (Low Density Residential) to Town of Harrisburg RM (Residential Medium). The requested zoning is in harmony with the surrounding area and consistent with the established development pattern of the adjacent properties. The landowner intends to develop a single-family home on the property in compliance with the architectural standards of the homeowners association and the surrounding community.

SURVEY NOTES

1. THE BOUNDARY DETERMINATIONS SHOW HERON ARE BASED ON THE BEST AVAILABLE FIELD EVIDENCE AND RECORDS. THE CONCLUSIONS OF THIS SURVEY REPRESENT THE PROFESSIONAL OPINION OF THE SURVEYOR, AND MAY BE REVISED SHOULD ADDITIONAL INFORMATION BECOME AVAILABLE. LINES SHOWN AS "NOT SURVEYED" ARE BASED ONLY ON MAPS, RECORDS, OR OTHER REFERENCES.
2. DISTANCES ARE HORIZONTAL GRID DISTANCES IN U.S. SURVEY FEET. BEARINGS ARE REFERENCED TO GRID NORTH OF THE NORTH CAROLINA STATE PLANE COORDINATE SYSTEM (NCSPCS), NAD83 (2011). AREA WAS COMPUTED BY THE COORDINATE METHOD FROM STATED GRID DISTANCES.
3. FEATURES DESCRIBED AS "IN" OR "OUT" ARE OFFSET PERPENDICULAR TO THE SUBJECT PROPERTY BOUNDARY AND MAY CONSTITUTE AN ENROACHMENT. THIS SURVEY MAKES NO STATEMENT REGARDING ANY RIGHTS (WRITTEN OR UNWRITTEN, ADVERSE, PRESCRIPTIVE, OR OTHERWISE) TO ANY AREA OF POTENTIAL ENROACHMENT.
4. UNLESS OTHERWISE NOTED, ALL STRUCTURES AND IMPROVEMENTS DEPICTED HEREON WERE MEASURED AT GROUND LEVEL. GRAVEL AND DIRT AREA BOUNDARIES REPRESENT OBSERVED USAGE AND ARE NOT DEFINITIVE DELINEATIONS.
5. ANY ASSUMED PUBLIC RIGHT-OF-WAY IS SHOWN TO ESTABLISH ZONING SETBACKS. A MAINTENANCE RIGHT-OF-WAY DIFFERENT FROM THE ASSUMED WIDTH MAY BE EXERCISED BY NCDOT AT ITS DISCRETION.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND REFLECTS ONLY DOCUMENTS EXPRESSLY REFERENCED HEREIN. THE PROPERTY MAY BE SUBJECT TO EASEMENTS, AGREEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, OR OTHER ITEMS OF RECORD THAT COULD BE DISCLOSED BY A COMPLETE TITLE EXAMINATION.
7. PARCEL OWNERSHIP SHOWN HEREON IS FOR GENERAL INFORMATION, REFLECTS OWNERS NOW OR FORMERLY OF RECORD, AND SHOULD NOT BE RELIED UPON FOR LEGAL OR TITLE PURPOSES.
8. THIS SURVEY DOES NOT CONVEY TITLE, GRANT RIGHTS, OR IMPLY ANY DEDICATION.
9. THIS SURVEY MAKES NO REPRESENTATION AS TO THE SUITABILITY OF THE SUBJECT PARCEL FOR ANY PARTICULAR USE OR PURPOSE. FURTHER DEVELOPMENT OR SUBDIVISION IS SUBJECT TO ALL APPLICABLE REQUIREMENTS.
10. THIS MAP WAS NOT PREPARED FOR RECORDATION IN ACCORDANCE WITH G.S. 47-30, AS AMENDED; MAY NOT BE A CERTIFIED SURVEY; HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS; AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

ZONING AND SETBACKS

1. THE SUBJECT PARCEL IS PROPOSED TO BE ANNEXED INTO THE TOWN OF HARRISBURG PLANNING JURISDICTION AND DESIGNATED ZONE RM (RESIDENTIAL MEDIUM).
2. BASE ZONE MINIMUM PRINCIPAL STRUCTURE SETBACKS:

FRONT	25'
SIDE	10'
REAR	25'

3. SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES MAY DIFFER FROM THOSE APPLICABLE TO PRINCIPAL STRUCTURES.
4. UNLESS OTHERWISE NOTED, THIS SURVEY DEPICTS ONLY THE MINIMUM SETBACK LINES OF THE BASE ZONING DISTRICT.
5. DEED RESTRICTIONS, COVENANTS, CONDITIONAL ZONING, INFILL DEVELOPMENT ORDINANCES, AND OVERLAY DISTRICT OR SPECIAL USE REGULATIONS MAY IMPOSE REQUIREMENTS DIFFERENT THAN THOSE ESTABLISHED BY THE BASE ZONING DISTRICT.
6. THIS SURVEY DOES NOT ASSESS EXISTING ZONING COMPLIANCE OR FUTURE DEVELOPMENT SUITABILITY. WHEN REQUIRED, CONSULT THE APPLICABLE PLANNING AND ZONING AUTHORITY.

FLOOD AND WATERSHED NOTES

1. PER NC FLOOD RISK INFORMATION SYSTEM, THIS PARCEL IS LOCATED WITHIN ZONE "X", (AREAS DETERMINED TO HAVE MINIMAL FLOOD RISK), AS SHOWN ON FEMA FIRM. MAP NO. 3710550600K WITH AN EFFECTIVE DATE OF 11/16/2018.
2. THE CLASSIFICATION OF LANDS AS BEING INSIDE OR OUTSIDE A FEMA DESIGNATED FLOOD HAZARD AREA REPRESENTS THE RELATIVE FLOOD RISK AS ESTABLISHED BY FEMA. IT IS NOT A STATEMENT THAT FLOODED CONDITIONS WILL OR WILL NOT OCCUR.
3. THIS PARCEL WAS NOT FOUND TO BE LOCATED WITHIN A PROTECTED WATERSHED. PRIOR TO DEVELOPMENT, ALWAYS CONFIRM WITH RELEVANT JURISDICTION.

BOUNDARY RETRACEMENT SURVEY OF LOT 172
PROVIDED FOR: TRUFORGE HOMES, LLC

±0.470 ACRE

TO KEBL, LLC IN DEED BOOK 17342, PAGE 329

LOT 172
MAP BOOK 36, PAGE 102
BEING A REVISION TO MAP BOOK 24, PAGE 30

TOWNSHIP 1, HARRISBURG
CABARRUS COUNTY, NORTH CAROLINA



1110 S. Main St. Ste. 202 | China Grove, NC 28023
704-245-4135 | info@whitehallsurvey.com | whitehallsurvey.com
White Hall Land Survey, PLLC | NCBELS Registered Firm P-2474

DRAFTED BY: TW

PROJECT # 25.11.122

SHEET 1 OF 1

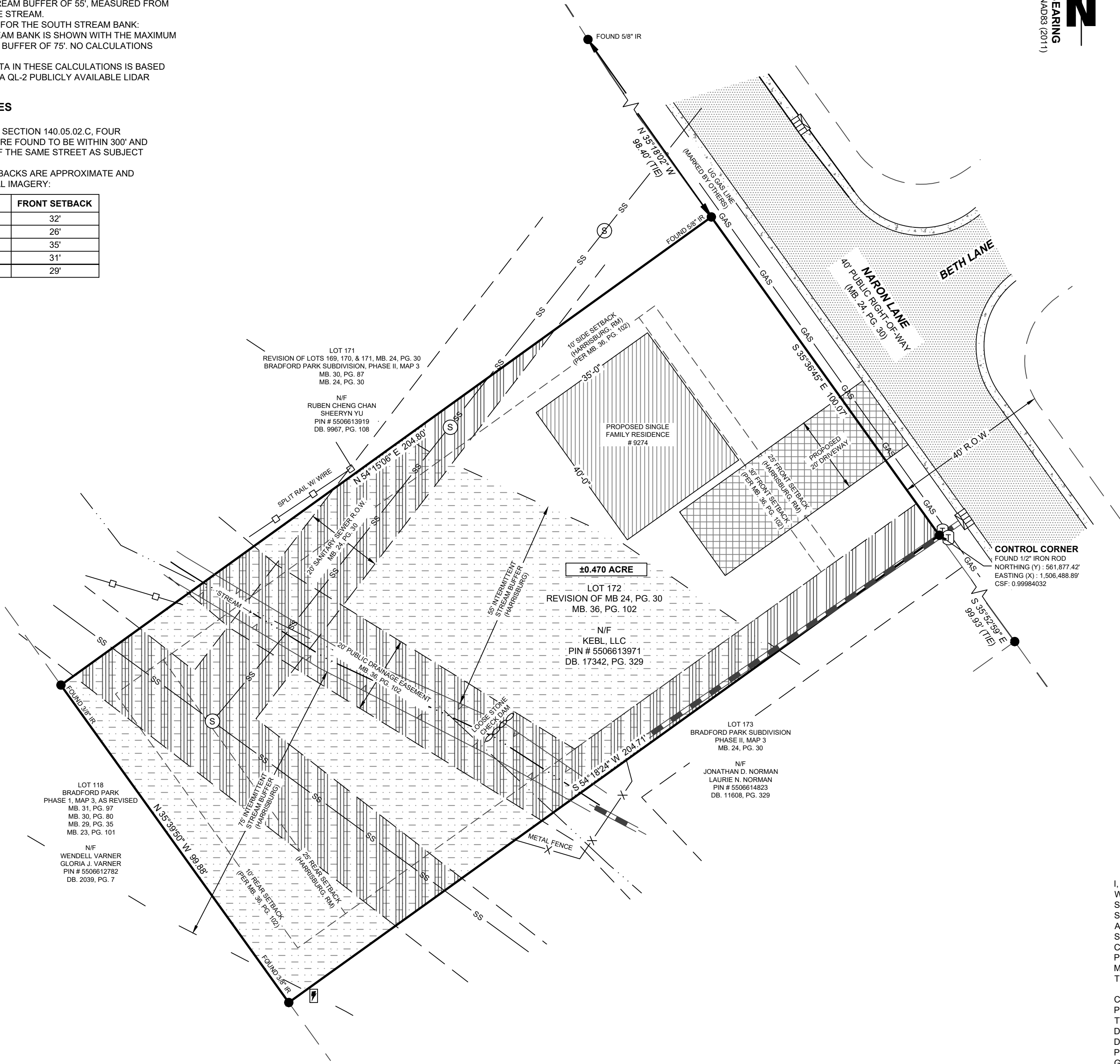
RIVER/STREAM OVERLAY NOTES

1. STREAM IS DEPICTED AS INTERMITTENT, BASED ON THE CURRENT USGS QUAD SHEET.
2. BUFFER CALCULATIONS FOR THE NORTH STREAM BANK :
 - THE AVERAGE ELEVATION OF THE CENTER OF THE STREAM IS 656.8'.
 - FOR THE NORTH SLOPE OF THE STREAM BANK, A LINE AT A 250' PERPENDICULAR DISTANCE TO THE CENTER OF THE STREAM HAS AN AVERAGE ELEVATION OF 704.2'.
 - ((704.2' - 656.8') / 250') * 100 = 19% SLOPE
 - PER HARRISBURG UDO TABLE 140.03.05-1, A 19% SLOPE ADDS 20' TO THE CLASS 2 STREAM BASE BUFFER OF 35', FOR A TOTAL STREAM BUFFER OF 55', MEASURED FROM THE BANK OF THE STREAM.
3. BUFFER CALCULATION FOR THE SOUTH STREAM BANK:
 - THE SOUTH STREAM BANK IS SHOWN WITH THE MAXIMUM CLASS 2 STREAM BUFFER OF 75'. NO CALCULATIONS WERE MADE.
4. THE TOPOGRAPHIC DATA IN THESE CALCULATIONS IS BASED UPON NORTH CAROLINA QL-2 PUBLICLY AVAILABLE LIDAR DATA.

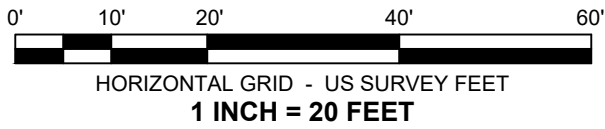
SPECIFIC ALLOWANCES

- A. PER HARRIBURG UDO SECTION 140.05.02.C, FOUR DEVELOPED LOTS WERE FOUND TO BE WITHIN 300' AND ON THE SAME SIDE OF THE SAME STREET AS SUBJECT PROPERTY.
- B. EXISTING FRONT SETBACKS ARE APPROXIMATE AND DERIVED FROM AERIAL IMAGERY:

ADDRESS	FRONT SETBACK
9250 NARON LN	32'
9266 NARON LN	26'
9282 NARON LN	35'
9290 NARON LN	31'
AVERAGE	29'



VICINITY MAP
(NOT TO SCALE)



LEGEND

- FOUND IRON ROD (IR) PIN PARCEL ID NUM.
- FOUND IRON PIPE (IP) DB. DEED BOOK
- ⊞ TELECOM PEDESTAL MB. MAP BOOK
- ⊞ CURB INLET R.O.W. RIGHT-OF-WAY
- ⊞ SEWER MANHOLE S SURVEYED
- ⊞ ELECTRIC TRANSFORMER NS NOT SURVEYED
- LINE BREAK
- SUBJECT BOUNDARY (S)
- ADJOINER BOUNDARY (S)
- ADJOINER BOUNDARY (NS)
- - - SETBACK - - -
- - - EASEMENT - - -
- SS — SEWER / SEPTIC — SS
- GAS — UNDERGROUND GAS — GAS
- STREAM BUFFER —
- ... STREAM < ...
- TOP OF SLOPE —
- ASPHALT
- EXISTING EASEMENT
- STREAM BUFFER

I, TYLER F. WIETHORN, DO HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING REFERENCES SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE SHOW AS BROKEN LINES PLOTTED FROM INFORMATION SHOWN HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:7,500; THAT THIS SURVEY WAS PERFORMED BY WAY OF GNSS AND CONVENTIONAL SURVEY METHODS; AND THAT THE FOLLOWING DATA WAS UTILIZED IN THE GNSS SURVEY:

CLASS OF SURVEY: B
POSITIONAL ACCURACY: ± 0.12" + 90PPM
TYPE OF GPS FIELD PROCEDURE: NC VRS AND RTK
DATES OF SURVEY: NOVEMBER 2025
DATUM/EPOCH: NAD83 (2011.00)
PUBLISHED/FIXED-CONTROL USE: NCGS CORS RTN
GEOID MODEL: 18
COMBINED SCALE FACTOR: 0.99984032
UNITS: US SURVEY FEET

THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56. 1600).

TYLER F. WIETHORN, PLS DATE
NORTH CAROLINA REGISTRATION NUMBER L-5432

