



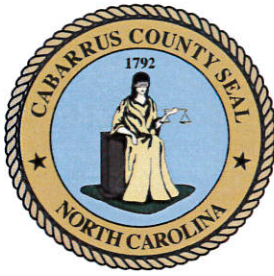
## **Cabarrus County Government**

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Cabarrus County Planning and Zoning Commission Meeting  
November 13, 2018 @ 7:00 P.M.  
Board of Commissioners Meeting Room  
Cabarrus County Governmental Center

### **Agenda**

1. Oath of Office to Newly Appointed Member
2. Roll Call
3. Recognition of Richard Price
4. Approval of September 11, 2018, Planning and Zoning Commission Meeting Minutes
5. Approval of Granting Order for VARN2018-00001 - Cabarrus County, property located at 12,900 Bethel School Road
6. Directors Report: HALUP Discussion
7. Legal Update



## Cabarrus County Government

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Planning and Zoning Commission Minutes  
November 13, 2018

Mr. Chris Pinto, Chair, called the meeting to order at 7:03 p.m. Members present in addition to the Chair, were Mr. Jeffrey Corley, Mr. James Litaker, Mr. Andrew Nance, Mr. Charles Paxton, Mr. Brent Rockett, Mr. Stephen Wise and Mr. Jerry Wood. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Ms. Arlena Roberts, Clerk to the Board and Mr. Richard Koch, County Attorney.

### **Roll Call**

Ms. Susie Morris recognized Mr. Richard Price for his service on the Cabarrus County Planning and Zoning Commission. He served on the Commission from August 2010 until August 2018. Prior to serving on the County Planning and Zoning Commission, he served on the Town of Midland's Planning and Zoning Commission for nine years. These appointments combined include a total of 17 years of service to the Citizens of Cabarrus County on planning and zoning related matters.

His past experience with the Town of Midland, his knowledge of the County and his employment in commercial real estate often provided a unique perspective to the Planning and Zoning Commission and to citizens during case discussions.

He has been an important asset to the Planning and Zoning Commission. He served as a mentor for new members and as a volunteer on the Text Amendment Committee. He was always willing to fill in as needed. In his latest role before stepping off the Board, he served as alternate for the Harrisburg Area Land Use Plan Update Advisory Committee.

During his tenure on the Commission, he served as peer elected leadership roles as Vice-Chair and Second Vice-Chair. We hope that he has enjoyed his time on the Commission and wish him all the best.

Mr. Price addressed the Board stating that it has been a pleasure serving with all of Board. It is a real pleasure and a lot of fun to sit on these Boards. It is a good way to keep up with what is going on and be a part of your community. You do not always have to be a politician to be a leader. He said you all are leaders and know that the work you do is appreciated.

### **Approval of September 11, 2018 meeting minutes**

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Jerry Wood, Jr. to **APPROVE** the September 11, 2018, meeting minutes. The Vote was unanimous.

**Approval of Granting Order for VARN2018-00001- Cabarrus County property located at 12900 Bethel School Road**

Mr. James Litaker **MOTIONED, SECONDED** by Mr. Brent Rockett to **APPROVE** the Granting Order for VARN2018-00001 – Cabarrus County property located at 12900 Bethel School Road.

**Directors Report**

Ms. Susie Morris, Planning and Zoning Manager addressed the Board stating that Harrisburg has hired a new Planning Director. For those members who were involved with the Connect Our Future Project with the CCOG, Suschil Nepal, who was the person overseeing that particular project, is now the Planning Director for the Town of Harrisburg. He left the CCOG as Project Manager, went to the Town of Huntersville, and was there three or four years.

One of the first orders of business was for Mr. Nepal and I to sit down and get a grasp on where this plan was, where it is headed and what we need to do with it. Before the previous staff left, we were working on finishing it up, and there were some deadlines established by Harrisburg. We were not the contract holder in this particular case; it was Harrisburg. Harrisburg was driving the bus with a lot of this; the County did contribute half to the project.

This Board is aware that things were being turned around at the very last minute; which is why when we went to the joint Planning and Zoning Commission meeting, the Board held off on wanting that to go to the next Board of Commissioners meeting.

The draft document did make its way through the process. However, going back and working with the consultants, trying to do the final iteration of this plan, we found some things that we wanted corrected or clarified. We also found that some of the mapping was incorrect. What was presented to the Board in your packet was correct. What the consultant gave us back as our document, with those areas and the descriptions and everything, was not correct.

She went through it with a fine toothcomb and she met with Mr. Nepal. He had some concerns about some of the language. We discussed how some of these areas even came up; why were these areas concentrated on.

She is bringing it back this evening to see how the Board feels about the proposed language. To make those clarifications that we need to make, and to also make sure the mapping is correct, and that anywhere there are depictions of how properties could develop, that those are simply noted as that, a potential development scenario. It does not have to look like this exactly, as long as the intent is being met and as long as the roads align wherever they are supposed to.

Ms. Morris presented the following proposed final revisions to the HALUP provided by Nealon Planning.

- Page 21 – Change last paragraph under “Wastewater” to read as follows:

Historically, the southeastern portion of the Planning Area has not been served with public utilities. Until it expired in 2015, an interlocal agreement to phase extensions in support of the 2010 plan delayed the extension of utilities into this part of the Planning Area. Since the adoption of the previous plan, the Water and Sewer Authority of Cabarrus County (WSACC) has constructed a sewer line along Reedy Creek, facilitating service provision. Today, development close to the intersection of Rocky River Road and Hickory Ridge Road has water and sewer service.

- Page 24 –Last goal and objectives:

#### ATTRACT GROWTH THAT MAINTAINS AND ENHANCES THE SMALL TOWN CHARACTER OF THE AREA

- To maintain some of the attributes considered typical of small towns, including building scale, and neighborhoods with schools and churches included in the mix of uses and trees
- To support activities associated with living in a small town, such as walking and biking between neighborhoods and nearby shops
- To foster a sense of safety with reduced traffic congestion and increased public safety measures
- To promote the feeling of a slower pace
- To promote locally-owned, local-serving businesses
- To foster a sense of community which includes the provision of public spaces and programming that encourages social connections and showcases the friendly, welcoming environment the area offers.

- Page 33 – Expand caption to read as follows:

View looking north along proposed Caldwell Road Extension. This conceptual illustration is one of several possible development scenarios. Here, a mix of uses in 2- and 3- story buildings should flank this intersection, creating a welcoming entrance into the town and the county. The combination of architectural design and streetscape should convey the community’s commitment to quality development.

- Page 37 – Expand caption to read as follows:

View looking into potential commercial development on the north side of NC Highway 49 at Blackwelder Road. This conceptual illustration is one of several possible development scenarios. It suggests buildings with retail, office and other uses that are easily accessed from an NC Highway 49 exit ramp and positioned to create a pedestrian-scaled street.

- Page 41 – Expand caption to read as follows:

View looking north along a proposed collector road through a multi-generational neighborhood with a mix of residential housing types. This conceptual illustration is one of several possible development scenarios. While residential lots at the edges (in this illustration) are equal to or larger than those in the adjacent existing neighborhoods, the product mix should vary greatly to appeal to many age groups

- Page 45 – Expand caption to read as follows:

View looking south on Hickory Ridge Road. The conceptual illustration, which is one of several possible development scenarios, shows two types of conservation subdivisions around the future elementary school.

- Page 66 – Alt language for sub-bullet:

Consider mechanisms to ensure extended lines are sufficiently upsized, including but not limited to reimbursing the difference in cost due to upsizing lines to serve future development and waiving tap fees.

After discussing each item, the Planning and Zoning Commission requested the following revisions and that they be provide to the consultant and to the Town of Harrisburg as amendments to the plan.

- Page 21 – Change last paragraph under “Wastewater”

Historically, the southeastern portion of the Planning Area has not been served with public utilities. ~~Until it expired in 2015, an interlocal agreement to phase extensions in support of the 2010 plan delayed the extension of utilities into this part of the Planning Area.~~ Since the adoption of the previous plan, the Water and Sewer Authority of Cabarrus County (WSACC) has constructed a sewer line along Reedy Creek, facilitating service provision. ~~Today, development close to the intersection of Rocky River Road and Hickory Ridge Road has water and sewer service.~~

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Develop incentives and policies related to water ~~reuse~~ conservation.

Ms. Morris will provide these recommendations to the consultants and to the Town of Harrisburg.

**Legal Update**

Mr. Koch said we are still trying to bring the Shelly case to an end. It slowed down because we thought we had proposed something that would get the County out and he would not go along with it. He still thinks he is going to get 4.5 million out of the County on his case. He is not going to get paid anything; he does not have a viable claim. We have some legal procedures that we are following to make him produce some documents to show that he does not have a claim. He does not want to turn them over, so we are in the middle of that issue right now.

As far as the solar farm is concerned, the Board will probably see that next month. We probably should not say too much about it; other than there has been a lot of work put in by Ms. Morris and her staff and on the legal side. We had a meeting last week with the County Manager and the people with the solar company who came in from out of town to deal with some big issues and to get this thing where it can be dealt with by this Board and then by the County. He thinks a part of what came out of the meeting was that they say they will have it in shape to present to the Board at the December meeting.


Ms. Morris informed the Board that there would be three Board of Adjustment cases next month, a cell tower, a conditional use permit for WSACC and the solar farm. We will need a full complement of the Board. We only have one alternate available at this time.

There being no further business, Mr. Brent Rockett, **MOTIONED, SECONDED** by Mr. James Litaker to Adjourn the meeting. The vote was unanimous. Meeting adjourn at 8:10 p.m.


**APPROVED BY:**

Mr. Chris Pinto, Chair 

**SUBMITTED BY:**

  
Arlena B. Roberts

**ATTEST BY:**

  
Susie Morris, Planning and Zoning Manager

# Memo

**To:** Jonathan Marshall, Agent  
**Cc:** Phillip Collins, Sr. Planner, Londa Strong, Active Living and Parks  
**From:** Lynn Roberts, Clerk to the Planning and Zoning Commission  
**Date:** November 14, 2018  
**Re:** Granting Order for Variance VARN2018-00001

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Attached please find the recorded Granting Order for part of Variance, VARN2018-00001. On July 10, 2018, the Board of Adjustment granted the variance for the width of the access road and denied the variance for the location of part of the access road in the perimeter landscape buffer.

A condition of approval for your proposed project is that the Granting Order, stating restrictions and applicable conditions of approval, must be recorded with the deed to the property so that it appears during a due diligence search. The Granting Order has been submitted to the Register of Deeds Office for recordation.

Also attached is a copy of the paid receipt for the fees associated with recording documents with the Register of Deeds.

If you have any questions, please call our office at 704-920-2141.



FILED  
CABARRUS COUNTY NC  
WAYNE NIXON  
REGISTER OF DEEDS

FILED Nov 14, 2018  
AT 11:53 am  
BOOK 13265  
START PAGE 0231  
END PAGE 0236  
INSTRUMENT # 28476  
EXCISE TAX \$0.00

BJW

STATE OF NORTH CAROLINA  
  
COUNTY OF CABARRUS

CABARRUS COUNTY PLANNING  
AND ZONING COMMISSION  
BOARD OF ADJUSTMENT  
VARN 2018-00001

In re

CABARRUS COUNTY )  
VARIANCE APPLICATION )  
(Jonathan Marshall, Agent-Applicant) )

ORDER GRANTING  
VARIANCES

THIS MATTER came before the Cabarrus County Planning and Zoning Commission, sitting as the Board of Adjustment, on July 10, 2018 on the application of Cabarrus County (the "County") for two variances on the "Property" of the County located at 12900 Bethel School Road, Cabarrus County, North Carolina and designated PIN 5544-72-3955.

Notice was given to the County and to adjacent property owners as required by law.

A full complement of nine Board member was present to hear this variance application. All of the witnesses were duly sworn and documents were received in evidence. There were no witnesses in opposition to the variance application.

After hearing and receiving the evidence, the Board makes the following

FINDINGS OF FACT

1. The County is in the process of developing the Property as a Public Use Facility (Rob Wallace Park), which is permitted by right within the Office Institutional ("OI") zoning district,
2. The County is seeking relief from the perimeter landscape buffering requirement of Chapter 9 and the driveway width requirement of Chapter 10 of the Cabarrus County Development Ordinance.

*BJW*

3. The landscaping and buffering standards of the Cabarrus County Development Ordinance are located in Chapter 9.
4. Section 9-6.1.D. requires that development taking place on an existing site must meet the required perimeter buffer yard standards.
5. Per Table 5 and Table 4 of Chapter 9, developing institutional uses are required to provide a buffer yard #2 adjacent to residential properties.
6. Based on the size of the parcel, which is 181.15 acres, the required buffer yard is 75 feet.
7. The proposed location of the access road encroaches into the required 75 foot buffer area for a depth of approximately 47 feet along the area that is common to PIN 5544-83-3637.
8. Perimeter landscape buffers are required to be vegetated and undisturbed.
9. Driveway width requirement found in Chapter 10, Section 10-5.D require that Aisle Widths (and driveways) be 24 feet.
10. The County is requesting that the 24 foot requirements be reduced to 20 feet for the entire length of the access road (project located in unincorporated Cabarrus County).
11. The Board of Adjustment approved a variance for the Property at the July, 2017 meeting. The request was for multiple variances and included relief to allow for walking and biking trails to encroach in to the required 75 foot perimeter buffer.
12. County is proposing to install landscape as shown in the typical submitted with the application with future road construction to mitigate variance requests if approved.
13. The alleged hardships or practical difficulties are unique and singular to the Property of the person requesting the variance and are not those suffered in common with other property similarly located.
14. The proposed interior access road follows historic pathways used on the park Property and the location allows the Property owner to maximize use of the unique features of the Property.
15. The requirement of a 24-foot wide driveway could potentially encourage speeds that are not complementary to the type of pedestrian use that would be expected of a public park.
16. A 20-foot driveway would encourage slower speeds for vehicular traffic using the facility.

17. The alleged hardships and practical difficulties, which will result from failure to grant the variances, do not extend to the inability to use the land in question for any use in conformity with the provisions of the ordinance and include substantially more than mere inconvenience and inability to attain a higher financial return.

18. The access road could be shifted to a new location outside of the perimeter landscape buffer.

19. That location would move the access road from its existing/historic location and would shift all elements further in the Property and reduce interior open space.

20. The interior roadway width requirement of 24 feet is more characteristic of an urban environment.

21. The reduced width is more characteristic of a rural road through a natural environment.

22. Other parks throughout the County have used a similar design for interior access roads.

23. The variances, if allowed, will not substantially interfere with or injure the rights of others whose property would be affected by allowance of the variances.

24. The proposed location of the access road driveway is where gravel or dirt drives already exist.

25. A wider driveway may encourage speeds that are less pedestrian friendly.

26. The variance for the width of the access road is in harmony with and serves the general intent and purpose of the ordinance but the location of the parts of the access road in the perimeter landscape buffer is not in harmony with the purpose and intent of the ordinance.

27. The variance for the perimeter landscape buffer is requested in an area where a variance for the walking path has already, by been granted and where the access road has existed historically.

28. The adjacent property is heavily wooded with access from Bethel School Road severely limited due to the creek crossing required, the width of the flood plain and soil conditions.

29. The intent of the 24-foot driveway requirement is to safely allow the passage of vehicles traveling in opposite directions.

30. A 20-foot driveway would allow for the passage of vehicles in a more controlled fashion and is the minimum requirement of the Fire Code.

31. The variance for the width of the access road will result in substantial justice being done, considering both the public benefits intended to be secured by this ordinance and the individual hardships that will be suffered by a failure of the Board to grant a variance, but the variance for the location of the access road in the perimeter landscape buffer will not result in substantial justice being done.

32. Exhibits and testimony were provided to show how the character would be maintained by locating the paved access road on the historic location of the dirt road.

Based on the foregoing Findings of Fact, the Board makes the following

#### CONCLUSIONS OF LAW

1. Unnecessary hardship would result from the strict application of the ordinance. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the Property.

2. The Board adopts and incorporates by reference the above Findings of Fact.

3. The hardship results from conditions that are peculiar to the Property, such as location, size, or topography. Hardships resulting from personal circumstances as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

4. The Board adopts and incorporates by reference the above Findings of Fact.

5. The hardship did not result from actions taken by the County as the Property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

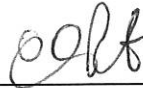
6. The Board adopts and incorporates by reference the above Findings of Fact.

7. The requested variance for the width of the access road is consistent with the spirit, purpose, and intent of the Ordinance such that public safety is secured and substantial justice is achieved, but the requested variance for the location of part of the road in the perimeter landscape buffer is not consistent with the spirit, purpose and intent of the Ordinance.

8. The Board adopts and incorporates by reference the above Findings of Fact.

Based on the foregoing Findings of Fact and Conclusions of Law, the Cabarrus County Planning and Zoning Commission sitting as the Board of Adjustment hereby grants the variance for the width of the access road and denies the variance for the location of part of the access road in the perimeter landscape buffer. The special conditions of approval are attached as Exhibit A and incorporated by reference. This variance Order shall run with the land with reference to the Property and shall be recorded in the Cabarrus County Public Registry.

This 13 day of November, 2018, *nunc pro tunc* to July 10, 2018.



Chris Pinto  
Chair  
Cabarrus County Board of Adjustment

ATTEST:



Arlena Roberts  
Clerk to the Board of Adjustment

STATE OF NORTH CAROLINA  
COUNTY OF CABARRUS

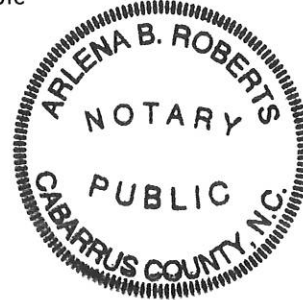
I, Arlena B. Roberts, a Notary Public in and for said County and State, do hereby certify that Chris Pinto, Chair of the Cabarrus County Board of Adjustment, personally appeared before me this day and acknowledged the due execution of the foregoing Order.

Witness my hand and notarial seal, this 13 day of November, 2018.



Notary Public

My commission expires: March 21 2022



## EXHIBIT A

### Conditions of Approval

1. Site plan review and approval is required subsequent to Board of Adjustment approval to ensure compliance with all applicable development requirements and conditions.
2. The Granting Order, stating restrictions and applicable conditions of approval, shall be recorded with the deed of the Property.
3. County shall procure any and all applicable federal, state and local permits prior to commencement of the project.
4. County will install landscape as shown in the typical submitted with the application with future road construction to mitigate variance requests.



Received By:  
Jewel Williamson

# Cabarrus County Register of Deeds

P.O. Box 707  
Concord, NC 28026  
(704)920-2112

Wayne Nixon, Register of Deeds

Receipt For : CABARRUS COUNTY ZONING DIVISION

Instrument Type : ORD  
Instrument # : 28476  
Book/Page : 13265 / 0231-00236 Pages : 6  
1st Grantor : CABARRUS COUNTY PLANNING AND ZONING COMMISSION  
1st Grantee : JONATHAN MARSHALL AGT  
Description: ORDER GRANTING VARIANCES

Receipt # : 2018-400178  
Date : 11/14/2018 11:53am  
Document : 1 of 1

Description	Qty	Unit Cost	Extended
Miscellaneous document - first 15 pages	1	26.00	26.00
	<b>Document 1</b>		<b>26.00</b>
	Grand Total		26.00
	Voucher		-26.00
	Balance		0.00

Zoning Division  
Cabarrus County  
Fee Transfer for Recording Documents

Variance Granting Order – VARN2018-00001 – Cabarrus County

Amount: \$26.00

Date: 11/14/2018

Account number to be paid from: 00191952-9607

Authorized Signature: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "D. B. Jean", written over a horizontal line.

This instrument has been pre-audited in the manner  
Required by the Local Government Budget and  
Fiscal Control Act.

By: Dusan B. Jean  
Finance Director, Cabarrus County, NC

Date: 11-14-18



# Memo

**To:** Cabarrus County Planning and Zoning Commission  
**From:** Susie Morris, AICP, CFM, CZO, Planning and Zoning Manager  
**CC:** File  
**Date:** 11/9/2018  
**Re:** Harrisburg Land Use Plan Discussion

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Attached you will find proposed final revisions to the Harrisburg Area Land Use Plan Draft. The changes relate to the following:

- Page 21 – Change last paragraph under “Wastewater”:

Historically, the southeastern portion of the Planning Area has not been served with public utilities. Until it expired in 2015, an interlocal agreement to phase extensions in support of the 2010 plan delayed the extension of utilities into this part of the Planning Area. Since the adoption of the previous plan, the Water and Sewer Authority of Cabarrus County (WSACC) has constructed a sewer line along Reedy Creek, facilitating service provision. Today, development close to the intersection of Rocky River Road and Hickory Ridge Road has water and sewer service.

- Page 24 –Last goal and objectives:

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- To maintain some of the attributes considered typical of small towns, including building scale, neighborhoods with schools and churches included in the mix of uses, and trees
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- Page 33 – Expand caption to read as follows:  
*View looking north along proposed Caldwell Road Extension. This conceptual illustration is one of several possible development scenarios. Here, a mix of uses in 2- and 3- story buildings should flank this intersection, creating a welcoming entrance into the town and the county. The combination of architectural design and streetscape should convey the community’s commitment to quality development.*
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- Page 66 – Alt language for sub-bullet:  
Consider mechanisms to ensure extended lines are sufficiently upsized, including but not limited to reimbursing the difference in cost due to upsizing lines to serve future development and waiving tap fees.

Areas for discussion in the land use plan document are highlighted in yellow.

Please be prepared to discuss the proposed revisions at the meeting.

# UTILITIES

## WATER

The City of Concord serves as the water source for the Town of Harrisburg and the surrounding area. Harrisburg has a contractual agreement to purchase water from Concord. The current contract expires in June of 2018.

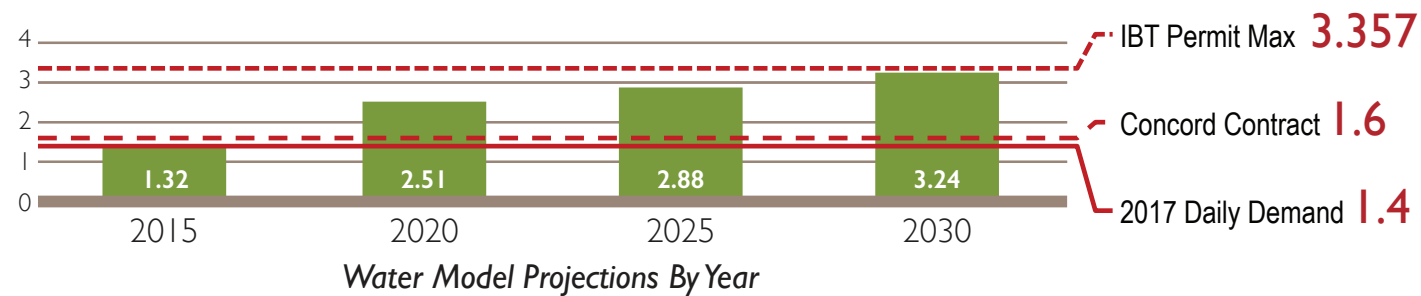
**Demand** – 2015 Projection: 3.24 MGD in 2030, which indicates a future deficit of 1.71 MGD.

**Irrigation** – Use of water for irrigation, especially on residential lots (lawns), is exacerbating water demand issues.

**Storage** – An elevated tank is being considered to address the need for additional storage.



WATER MODEL - PROJECTED DEMAND (MGD)



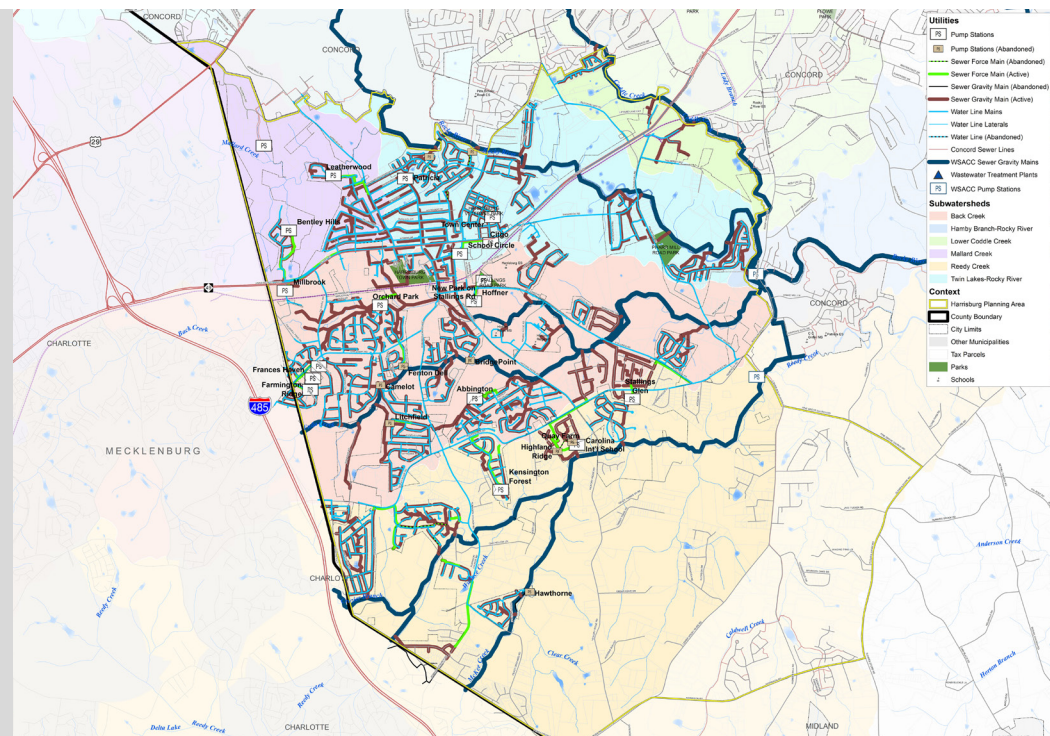
Water Model Projections By Year

## WASTEWATER

Sewer lines are needed in key areas where development is desired.

The soils in areas not served by sewer have a "very limited" classification for septic systems, making development challenging.

The southeastern portion of the Planning Area has not been served with public utilities due to an agreement to phase extensions in support of the 2010 plan. It expired in 2015.



# TRANSPORTATION

## ROADWAYS PROVIDING KEY CONNECTIVITY & MOBILITY

- Current major roadways in the Town of Harrisburg include: Roberta Road, Hickory Ridge Road, Rocky River Road, Morehead Road, Caldwell Road, and NC 49.
- Within the Town of Harrisburg roadway network, the current configuration, intersection locations, crossing of the railroad, and land development pattern place undue strain on the existing roadway network increasing congestion during the peak hours.



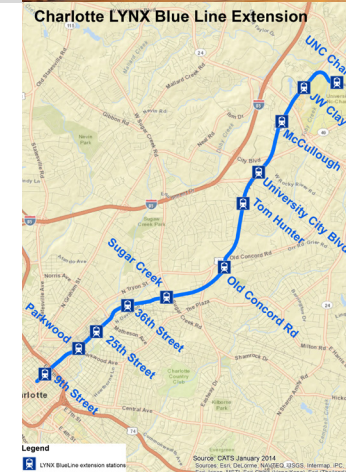
## RAIL

- Rail line improvements have been made to accommodate high-speed rail between DC and Atlanta. A rail station is being contemplated in Harrisburg.



## TRANSIT

- Charlotte Area Transit System (CATS) provides Express Bus service via 46x to Harrisburg Road at I-485.
- The LYNX Blue Line Extension will have a park-and-ride stop on US-29 at UNC Charlotte.



## BIKE / PED

- State bicycle routes 1 and 6 (Piedmont Spur) traverse through Harrisburg
- Existing trails in the town satisfy some of the demand for such facilities. They include:
  - Town Hall Neighborhood Fitness Trail
  - Trails in town parks: Pharr Mill Park, Stallings Road Park, and Harrisburg Park



# GOALS AND OBJECTIVES

The goals and objectives, which guided the development of the Harrisburg Area Land Use Plan and shaped the Future Land Use Map, were developed with thoughtful input from the community and refined with feedback on specific

development scenarios (refer to Appendix). They will continue to provide direction for the future of the Planning Area, informing decisions of town and county leaders as they manage change over the next two decades.

## MAINTAIN OPEN SPACE

- To support recreation
- To support agriculture
- To support natural resource protection
- To maintain existing neighborhoods
- To maintain property values

## ENCOURAGE A MIXTURE OF LAND USES AND HOUSING OPPORTUNITIES

- To expand tax base
- To support local retail

## IMPROVE CIRCULATION & SUPPLY TRANSPORTATION OPTIONS

- To reduce congestion
- To ensure easy access within the community
- To ensure easy access to other places

## FOSTER ECONOMIC DEVELOPMENT

- To support local businesses
- To create jobs and diversify industries
- To attract investments

## EXPAND RECREATIONAL OPPORTUNITIES

- To help people lead healthier lives
- To enhance quality of life
- To give all residents more things to do in town
- To support sports for our youth

## SUPPORT EXISTING AGRICULTURE

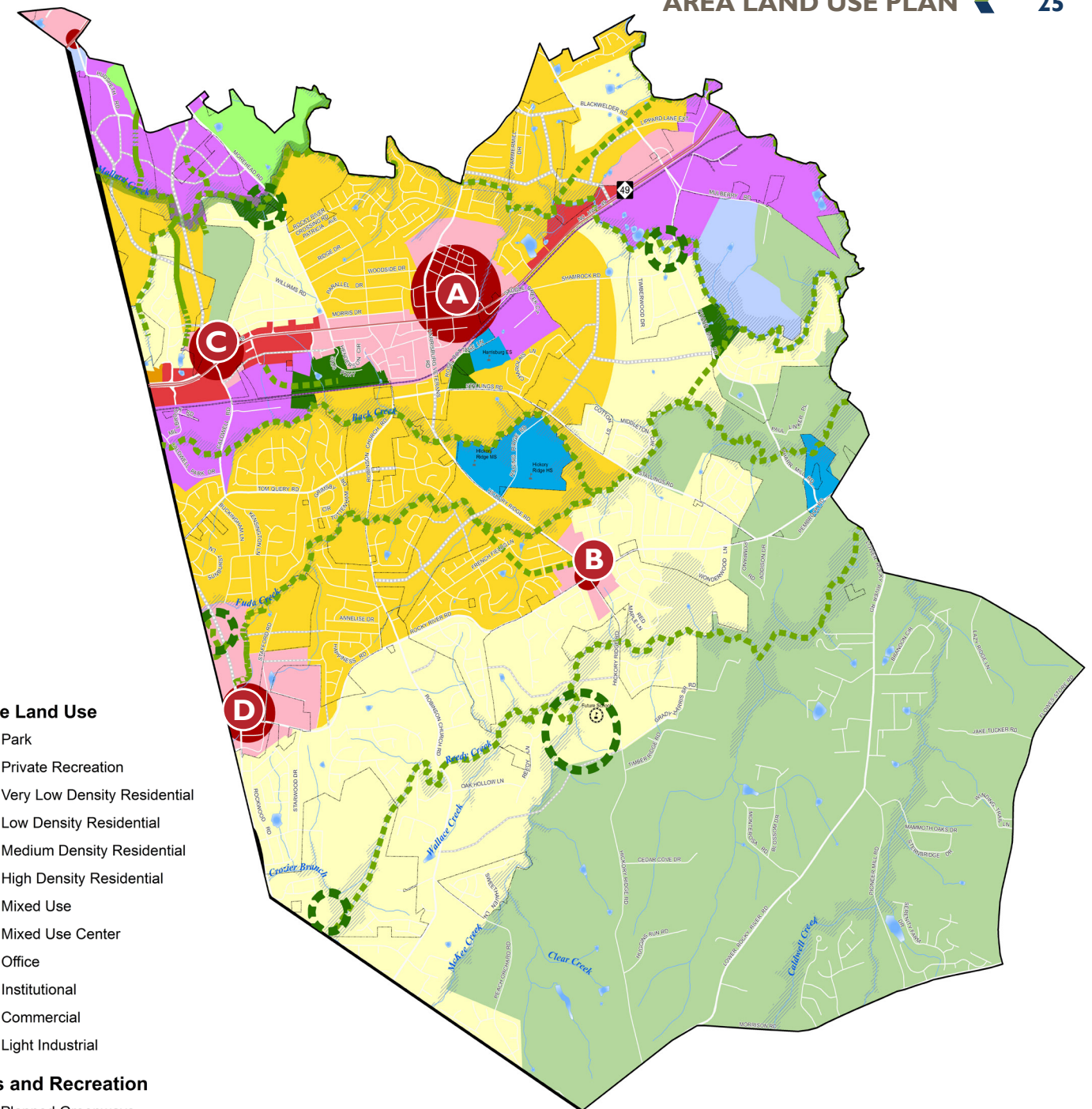
- To protect wildlife habitats and important plant communities
- To protect the viability of existing agricultural operations
- To maintain scenic views

## PROMOTE HIGH QUALITY DEVELOPMENT

- To maintain property values and protect property owner's investments
- To improve the look and image of the town
- To make the area more attractive to potential residents, employers and other investors

## ENSURE THE SCALE OF GROWTH FITS THE SMALL TOWN CHARACTER OF HARRISBURG

- To be sure the residents of the planning area get the kind of growth they want

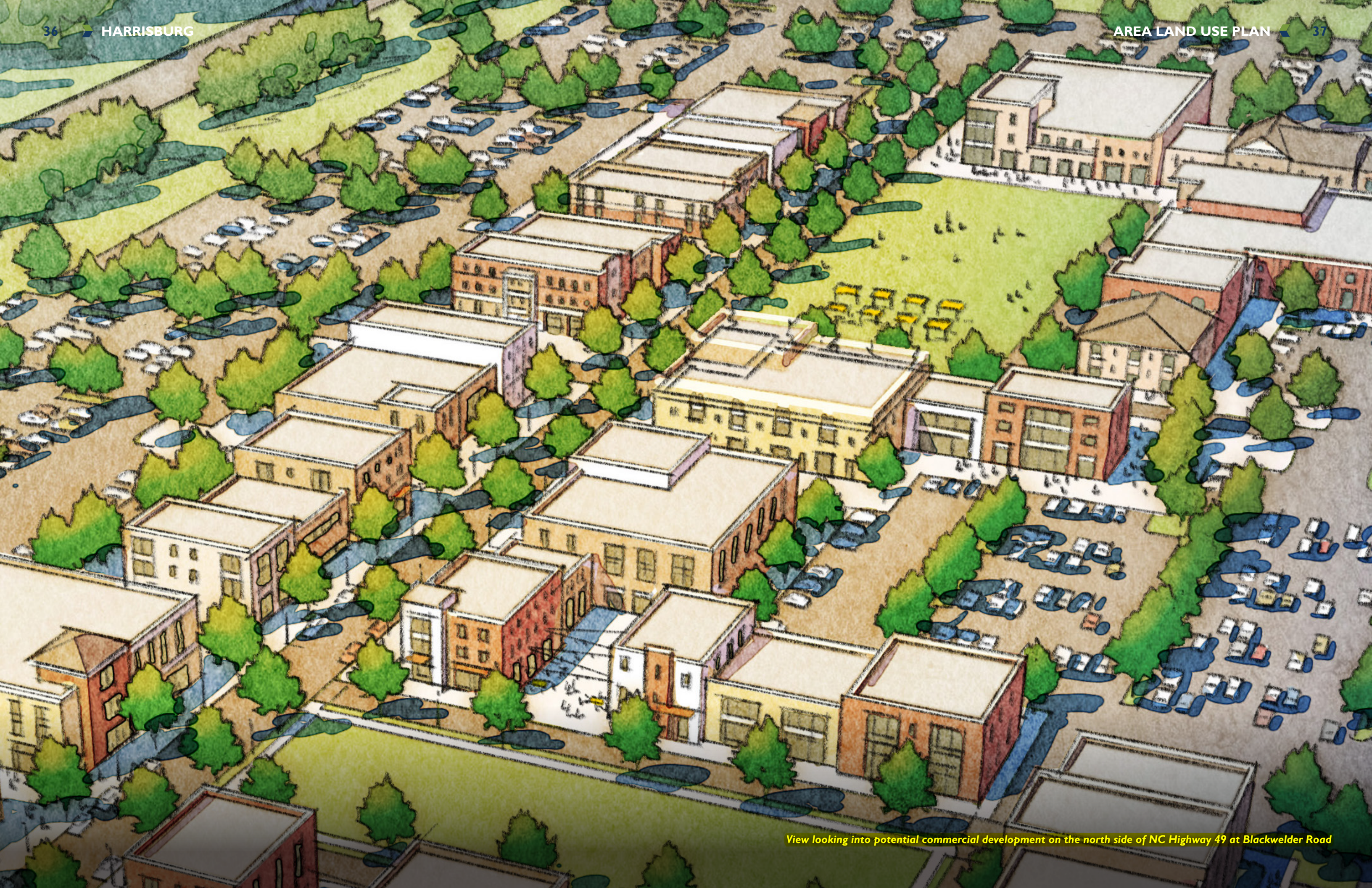


- A** This area will be the center of activity in Harrisburg. The core will have multi-story buildings with a mix of uses and active street fronts. This node will have the largest footprint of commercial and office of all the mixed-use nodes. It will also include a mix of housing including condominiums and townhomes.
- B** As described in the Morehead West Area Plan, this area will include 2-3 story buildings and commercial (local-serving retail and office) center. Land use will transition to mixed residential development away from NC-49 but "within easy walking distance.
- C** This node will include a small neighborhood- and employment-serving commercial center (retail and offices uses) with 2-3 story buildings, complementing a range of institutional uses.
- D** This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

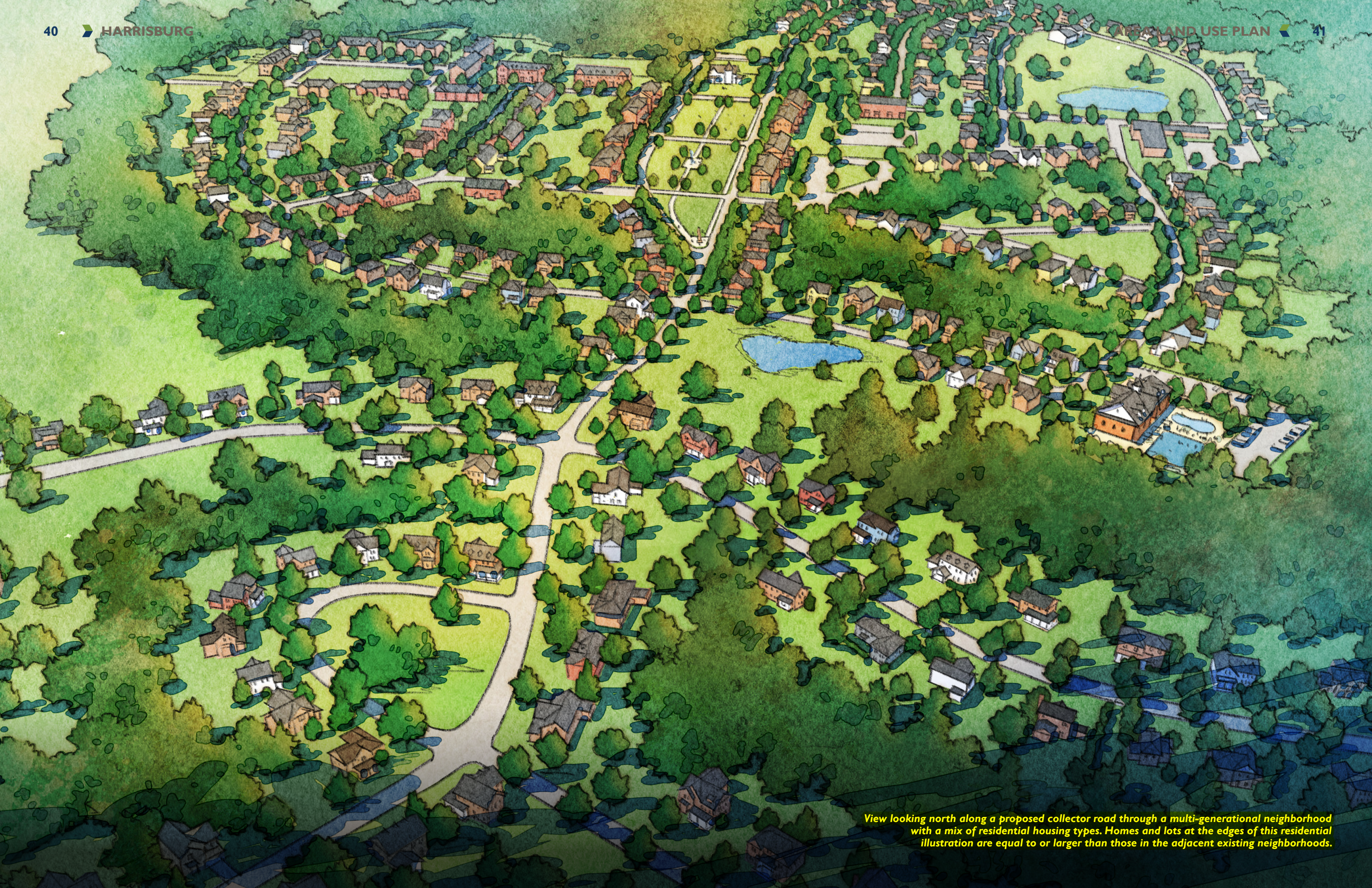
Figure 4. Future Land Use Map



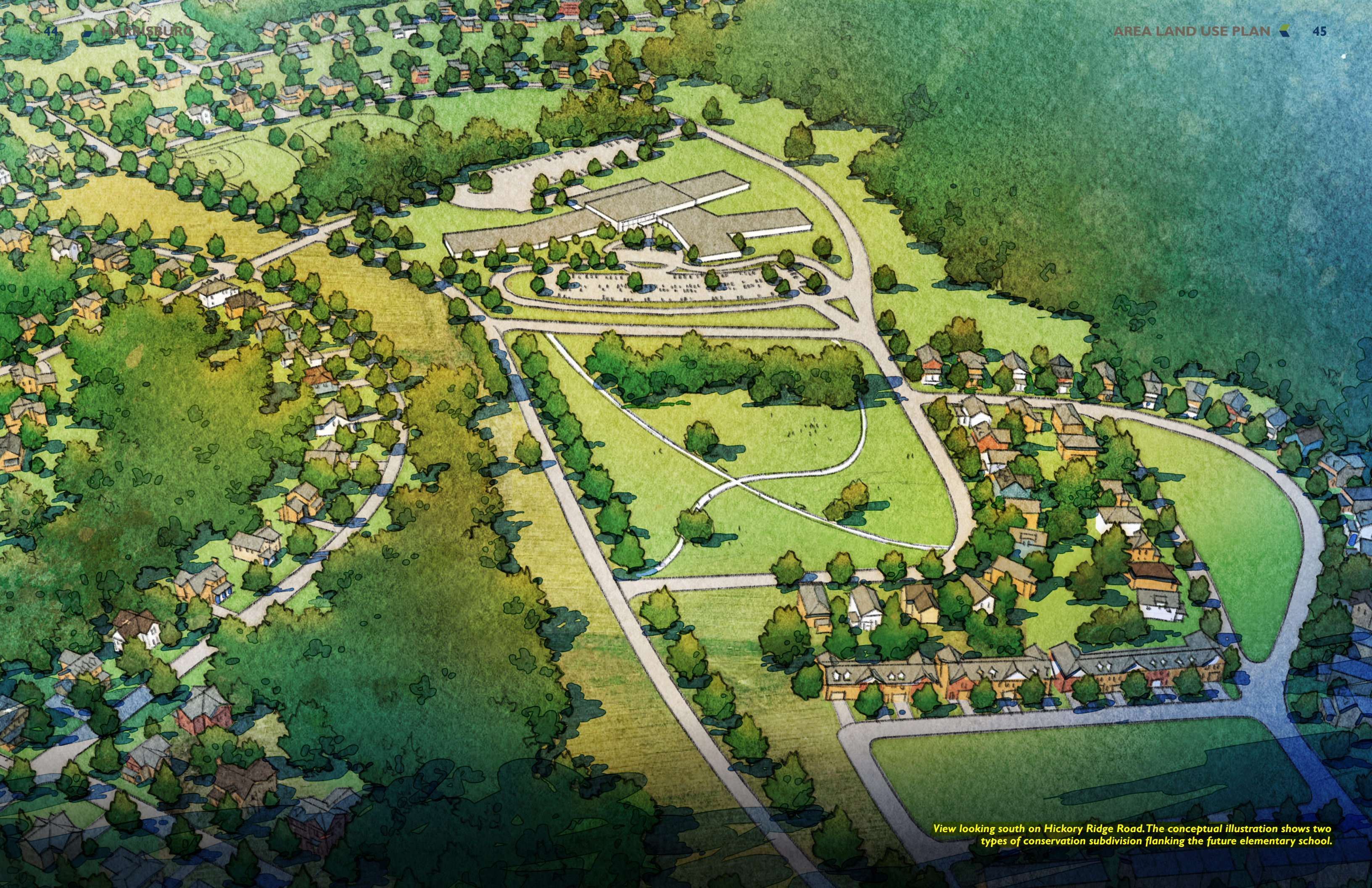
View looking north along proposed Caldwell Road Extension



View looking into potential commercial development on the north side of NC Highway 49 at Blackwelder Road



*View looking north along a proposed collector road through a multi-generational neighborhood with a mix of residential housing types. Homes and lots at the edges of this residential illustration are equal to or larger than those in the adjacent existing neighborhoods.*



View looking south on Hickory Ridge Road. The conceptual illustration shows two types of conservation subdivision flanking the future elementary school.



# UTILITIES

## U-1

### FACILITATE DESIRED DEVELOPMENT WITH THE UTILITY INFRASTRUCTURE REQUIRED

Strategic investments in public utilities is one of the most effective ways to attract development to areas where such development is desired. From an economic development standpoint, it is a means of being more competitive as the Town recruits development that will bolster the tax base and create jobs.

- Address water pressure issues by creating water loops in conjunction with planned infrastructure improvements (i.e., with the construction of Caldwell Road Extension).
- Coordinate with Concord to ensure adequate storage capacity exists in elevated tanks.
- Extend sewer along Mallard Creek in phases (refer to Morehead West Area Plan).
- Coordinate with Mecklenburg County/Charlotte Water.

NOTE: Refer to Morehead West Area Plan for more specific strategies (see Appendix)

## U-2

### DEVELOP A UTILITY SYSTEM EXTENSION POLICY

Public investments in utility extensions should reinforce the community's decisions about where to support growth. Such investments are the "carrots" that attract desired development, rewarding those who make the private investment.

- Phase extensions to follow a logical progression of development, particularly into areas delineated for Very Low Density Residential (VLDR) development, where conservation design is encouraged and public utilities will be required to support this choice.
- Support extensions through private development.
  - Continue to accept privately developed systems provided system design standards for equipment and line sizing are adhered to.
  - Continue to reimburse the difference in cost due to upsizing lines to serve future development and waive tap fees.
  - Develop incentives and policies related to water reuse.

Water utilities across the United States and elsewhere in North America are saving substantial amounts of water through strategic water-efficiency programs. These savings often translate into capital and operating savings, which allow systems to defer or avoid significant expenditures for water supply facilities and wastewater facilities.

– Cases in Water Conservation

## U-3

### SECURE THE WATER SUPPLY

Other municipalities in the US are already facing the issue of running out of water. Demand for water is increasing, but supply is not.

- Renew the agreement with the City of Concord for water supply.
- Renegotiate the agreement with the City of Concord for an increase in allocation. Seek an increase equal to or greater than the current interbasin transfer (IBT) permit maximum. Increases should be based on the results of a water model that takes into account projected growth reflected in the Future Land Use Map.
- Work with the City of Concord to seek a long-term water supply solution to address future demand beyond 2040.
- Consider water conservation policies, and establish a related conservation initiative that may include one or more of the following:
  - An educational program promoting the benefits of water conservation.
  - Increased fees for irrigation. A sliding scale based on amount used and time of day, as well as separate metering of irrigation systems, should be considered.
  - Landscaping standards that emphasize xeriscaping (landscape design requiring little or no irrigation) and promotes the use of native vegetation.
  - Promotion of the use of low-flow fixtures, particularly in new construction.
  - Water re-use.



## ASHLAND, OREGON

The City of Ashland, Oregon is one of several communities highlighted in this EPA report, which describes several approaches to water conservation.

According to the report, "Ashland's 1991 water efficiency program Ashland's conservation efforts consisted of four major components: system leak detection and repair, conservation-based water rates, a showerhead replacement program, and toilet retrofits and replacement. Ashland's conservation efforts have resulted in water savings of approximately 395,000 gallons per day (16% of winter usage) as well as a reduction in wastewater volume."

The report features 17 communities that have had success with such initiatives.

<https://www.epa.gov/sites/production/files/2017-03/documents/ws-cases-in-water-conservation.pdf>