



Harrisburg NC

The right side of opportunity

Subject Property Information

1. Street Address 7940 Rocky River Rd
2. PIN(s) (10 digit#) 5527 21 - 7340 -- --
3. Deed Reference Book _____ Page _____
4. Township # 01

Description of Subject Property

5. Size (square feet or acreage) 43.32 ac
6. Street Frontage (feet) 1100 ft
7. Current Land Use Religious Institution
8. Surrounding Land Use and Zoning Classification

North: Zoning	<u>LDR</u>	Land Use	<u>Residential</u>
South: Zoning	<u>CR</u>	Land Use	<u>Residential</u>
East: Zoning	<u>LDR, RL</u>	Land Use	<u>Residential</u>
West: Zoning	<u>LDR</u>	Land Use	<u>Residential</u>

9. Request to Change Zoning From O/E to O/E w/ PID overlay
10. Is this a request for a Conditional Rezoning? YES NO

(If YES, you must also submit an application for a Conditional Rezoning)

11. Purpose for Request: To allow new Electronic MESSAGE CENTER sign for Rocky River PRESBYTERIAN CHURCH. THE USE OF BANNERS IS NOT A VIABLE OPTION AS 1. THEY ARE NOT ALLOWED BY THE TOWN AND 2! THEY CAN BE HAZAROUS AT THIS BUSY INTERSECTION. A NEW EMC SIGN WILL SERVE THE PUBLIC BY PRESENTING IMPORTANT INFORMATION TO THE COMMUNITY + HARRISBURGH RESIDENTS



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Owner/Agent/Applicant Information

It is understood by all parties hereto that while this application will be carefully considered and reviewed, the burden of providing its need and providing all required evidence rests with the below named petitioner.

I do hereby certify that all information which I have provided for this application is, to the best of my/our knowledge, correct.

12. Property Owner Rocky River Presbyterian Church
 Address 7940 ~~Rocky~~ Rocky River Rd
 Phone 704-455-2479
 Fax 704-455-2489
 Email: neal.carter64@gmail.com
 Signature Edup Neal Carter
13. Agent (if any) JOE NOVOBILSKI
 Address 3714 SOLEN DRIVE HARRISBURG NC
 Phone 704-577-6711
 Fax none
 Email joenovob@vnet.net
 Signature J Novobilski
14. Applicant (if any) _____
 Address _____
 Phone _____
 Fax _____
 Email _____
 Signature _____

NOTE: If multiple parcels are involved in a request, property owners must sign an application identifying the individual parcel(s) represented. Each parcel included in the request must be accounted for in the application process for the application to be considered complete.

INTENT

Rocky River Presbyterian Church PID Overlay District August 2017

- Rocky River Presbyterian Church is a long-established facility in this community and is a focal point for family and community activities involving families and individuals living in the Town of Harrisburg. The Church frequently facilitates events & activities that benefit the members of the Harrisburg Community.
- Because of this significance, Rocky River Presbyterian Church requires signage that needs to be up-to-date, easily readable, and containing constant messages supportive of community and the individual, families, and other constituent groups of the Rocky River Presbyterian Church and Harrisburg communities.
- The only type of signage that can reasonably accommodate these needs is an electronic reader-board sign of sufficient versatility that important church and community group events can be effectively and quickly communicated.
- The sign will be used to provide current and topical useful information to the public in a safe and efficient manner and is not intended to advertise strictly for-profit activities.
- The sign will provide timely and pertinent information to the general public regarding community events and reminders of important dates and times.
- The electronic reader-board signage is a safe and effective manner to provide important information to the public as the church is in a very fast-moving intersection that will only increase in traffic as the community around the church continues its rapid expansion. Too many banners can be hazardous in this intersection and the proposed EMC will eliminate any need for such banners. Moreover, the current Town signage allowances are ineffective because the building is too far from the road for banners on the building to be seen.



FRONT VIEW

DESCRIPTION:

New single faced, Watchfire Electronic Message Center mounted below existing monument sign.
No modification to existing masonry structure.

RRPC

7940 Rocky River Rd, Concord, NC 28025

Monument Sign



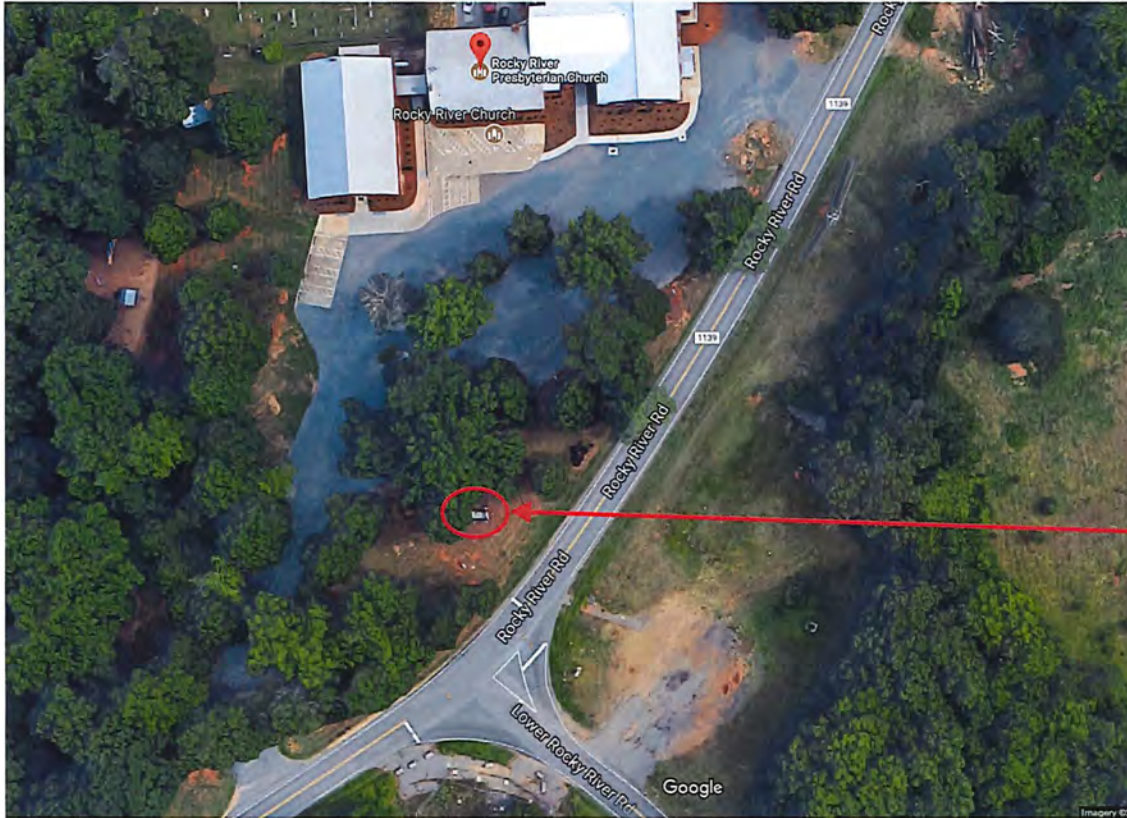
This design / engineering is to remain Queen City Engineering & Design, PLLC exclusive property until approved and accepted thru purchase by client named on drawing. No part of design and or specifications may be duplicated without written authorization of Queen City Engineering & Design, PLLC.

Drawing No.	108-001
Sheet No.	(1) OF (2)
Date	7 / 16 / 2017
Drawn By	R. Carriker
Scale	3/4" = 1'-0"
Revision 1	
Revision 2	
Revision 3	
Revision 4	

Approved by: _____

Date: _____

- APPROVED AS SHOWN
- APPROVED AS NOTED
- CORRECT & RESUBMIT



EXISTING MONUMENT LOCATION



MONUMENT ELEVATION

QUEEN CITY
ENGINEERING & DESIGN

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Site Plan