



## APPLICATION FOR ZONING MAP AMENDMENT

The following steps are required in order for your application to be considered complete.  
Incomplete applications will be returned to the applicant and will not be processed.

1. Schedule a pre-application meeting with staff.
2. Submit a completed application for an amendment to the official zoning map. All applications must include:
  - a. A list of all adjacent property owners (include owner name, address, and Parcel Identification Number)
  - b. A recent survey or legal description of the property or area to be rezoned.
  - c. A copy of the letter, minutes, and the sign-up sheet from the Neighborhood Meeting.
  - d. Copies of the Traffic Impact Analysis (TIA), proposed site plan, landscape plan, and proposed building elevations (applicability determined at pre-application meeting with staff).
3. Submit cash, check or money order made payable to the Town of Harrisburg

### Overview of the Rezoning Process:

1. Hold a pre-application meeting with staff to discuss your rezoning request and the map amendment process.
2. Hold a **neighborhood meeting** with the adjacent property owners. All adjacent property owners must be contacted and given an opportunity to meet with the applicant at a meeting established at a reasonable time. No member of the Town decision-making entity may participate in this meeting.
3. Submit a Zoning Map Amendment application to the Town of Harrisburg Planning Department. All applications must be submitted by the third Tuesday of the Month to go before the Planning and Zoning Board on the following month. NOTE: If the request is a Conditional Zoning request, complete and submit, with this application, a Conditional Rezoning Application.
4. Planning staff will review your application and subsequent information, prepare a staff report for the Board and take your request to the Planning and Zoning Board for a recommendation to the Town Council. Planning Board meetings are held on the third Tuesday of every month at 7:00 PM.
5. Once the Planning and Zoning Board has made a recommendation, staff will notify the adjacent property owners of the public hearing, post a sign on the property, and place announcements of the hearing in the local newspaper.
6. Town Council meetings are held on the second Monday of every month at 7:00 PM. At this meeting the Council will hold a public hearing and may vote on your request. Meetings are held at the Harrisburg Town Hall located at 4100 Main Street, Suite 101.

Questions: Contact the Town of Harrisburg Planning Department with any questions regarding rezonings in the Town of Harrisburg. Staff can be reached at 704-455-0709.



# Harrisburg NC

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### Subject Property Information

- 1. Street Address 6330 Cambridge Drive, Harrisburg, NC 28075
- 2. PIN(s) (10 digit#) 5517 -- 07 -- 7683 ; -- -- --
- 3. Deed Reference Book 9418 Page 0179
- 4. Township # 1

### Description of Subject Property

- 5. Size (square feet or acreage) 15.296+/- acres
- 6. Street Frontage (feet) 60 ft
- 7. Current Land Use Vacant

### 8. Surrounding Land Use and Zoning Classification

North: Zoning RL Land Use Single Family Residential  
 South: Zoning PUD Land Use Daycare Facility  
 East: Zoning C-1 Land Use Office Retail Development  
 West: Zoning CZ-RV Land Use Vacant & Single Family Residential

9. Request to Change Zoning From CZ-C-1 to CZ-RV

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 rezone to CZ-RV, Residential Village Conditional Zoning District, to allow for a residential development of approximately 50 single family residential detached units.

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# Harrisburg NC

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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.

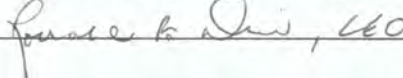
12. Property Owner Cannon Memorial Young Men's Christian Association, Inc.

Address P.O. Box 46, Kannapolis, NC 28082

Phone 704-773-0384

Fax 704-932-3000

Email: rondavis@cannonymca.org

Signature 

13. Agent (if any) Amicus Partners, PLLC

Address 331 Coddle Market Dr. Suite 110 Concord, NC 28075

Phone 704-573-1621

Fax 704-248-7951

Email nrparker@amicuseng.com

Signature 

14. Applicant (if any) NGC Properties, LLC c/o Timothy Arey

Address 1401 East 7th St, Suite 200 Charlotte, NC 28204

Phone 704-782-6800

Fax \_\_\_\_\_

Email tim@areyproperties.com

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.**



APPLICATION FOR CONDITIONAL REZONING

Applications for a Conditional District must be accompanied by an application for a Zoning Map Amendment.

- 1. Please submit fifteen (15) copies of a complete development plan in conformance with Appendix B, Section B-4 of the UDO (all conditional rezoning applications shall include a site specific development plan which, if approved, shall be binding on the property in question). If approved, a zoning site plan review and approval will be required to receive a zoning compliance permit. For specific requirements, please see the form entitled "Site Plan Requirements".
2. Please list the specific permitted land use(s) that you are proposing. Land use(s) shall be chosen from Article 4.6 in the Harrisburg UDO titled "Use Regulations" and shall correspond to the Zoning District requested.

Single Family - Detached; Residential Village Conditional District
[Blank lines for input]

- 3. Please list any specific conditions that you would be willing to impose as part of this application (example: no outside storage permitted on-site, increased buffer width, etc.).

No outside storage, no vinyl siding, HOA shall maintain all active and passive open spaces as well as the BMP easement area
[Blank lines for input]



**Owner 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. In addition, it is understood and acknowledged that if the property is rezoned as requested, the property involved in this request will be perpetually bound by the use(s) authorized and subject to such conditions as imposed, unless subsequently changed or amended through the rezoning process. It is further understood and acknowledged that it is the responsibility of the petitioner to file the development plan in the Cabarrus County Register of Deeds Office as a deed restriction upon the subject property.

If, after two years from the date of approval substantial construction has not begun, the property in question may revert to its prior zoning designation after a public hearing is held in compliance with the required procedure for a zoning map amendment.

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

Property Owner	<u>Cannon Memorial Young Men's Christian Association, Inc.</u>
Address	<u>P.O. Box 46</u>
	<u>Kannapolis, NC 28082</u>
Phone	<u>704-773-0384</u>
Fax	<u>704-932-3000</u>
Signature	<u><i>George B. Davis, CEO</i></u>

**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.**

Printed Name: \_\_\_\_\_  
Printed Address: \_\_\_\_\_  
City/State: \_\_\_\_\_  
Received By: \_\_\_\_\_