



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
BOARD OF ADJUTMENT MEETING**

**September 17, 2019
6:00 PM**

AGENDA

1. CALL TO ORDER

A. AGENDA ADOPTION

2. CONSENT AGENDA

3. PUBLIC HEARINGS

A. H2019-01-(CUP) - Conditional Use Permit request for Starbucks with a drive through facility.

4. ADJOURNMENT

Town of Harrisburg's Vision Statement

Harrisburg will be the best small town in North Carolina based on low density housing, excellent economic opportunities, a safe living environment, and efficient and effective municipal services. Amenities such as excellent recreational programs, adequate open space, attractive shopping opportunities, a diversity of restaurants, and a connected system of roadways, sidewalks, greenways, and bicycle lanes will continue to enhance the quality of life of the Town. These services and amenities will be provided while retaining reasonable tax rates and debt levels.



TOWN OF HARRISBURG

Agenda Item Details

Title:

H2019-01-(CUP) - Conditional Use Permit request for Starbucks with a drive through facility.

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

If approved, the following motion is suggested:

To approve the Conditional Use Permit (CUP) request in accordance with guidelines and requirements set forth in the UDO and prepare appropriate finding of facts and granting order upon approval.

If denied, the following motion is suggested:

To deny the Conditional Use Permit (CUP) request in accordance with guidelines and requirements set forth in the UDO and prepare appropriate finding of facts and granting order upon denial.

Description/Background:

James Walters, on behalf of Woodfield Holdings, LLC has submitted an application for a Conditional Use Permit (CUP) for a restaurant with a drive through facility (PIN# 55076643400000). The property is currently zoned C-1, Light Commercial District. Table 4.6-1 of the Unified Development Ordinance (UDO) lists this use as an allowed use for C-1, subject to conditional use review criteria in Article 3 of the Unified Development Ordinance.

Attached you will find a staff report that includes the responses from the applicant, the Conditional Use Permit application, including a site plan and multiple exhibits of proposed restaurant elevations.

Recommendation:

Staff recommends that the Board of Adjustment hold a Public Hearing on this matter and consider the request for a Conditional Use Permit for a restaurant with drive through facility.

Fiscal Impact:

Attachments:

1. Staff Report _Starbucks_CUP
2. Conditional Use Permit - Starbucks Map
3. Starbucks Petition for a CUP
4. Applicant Response to CUP Approval Criteria
5. Starbucks CUP Site Plan Package
6. Adj. property owner letter_starbucks
7. Adj. property owners list



Conditional Use Permit H2019-01-(CUP)
Town of Harrisburg CUP Request
August 29, 2019

Applicant: James Walters, Latham-Walters Engineering, Inc.
16507-A Northcross Drive
Huntersville, NC 28078

Property Owner: Woodfield Holdings, LLC
700 E. Morehead St. Suite 100B
Charlotte, NC 28202

Property Location: 4600 block of NC HWY 49 S
PIN #55076643400000

Current Zoning: C-1 (Light Commercial District)

Property Size: 0.938 acres

Staff Report By: Planning and Economic Development Department

Request: The applicant has requested a Conditional Use Permit to construct a restaurant with drive through facility in the C-1, Light Commercial District, which is an allowed use subject to conditional use review criteria in Article 3 of the Unified Development Ordinance.

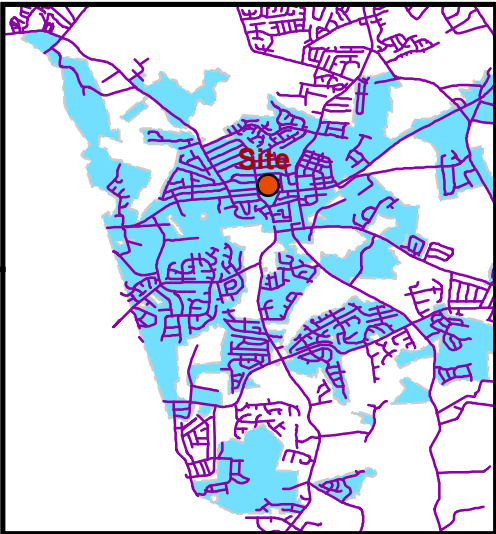
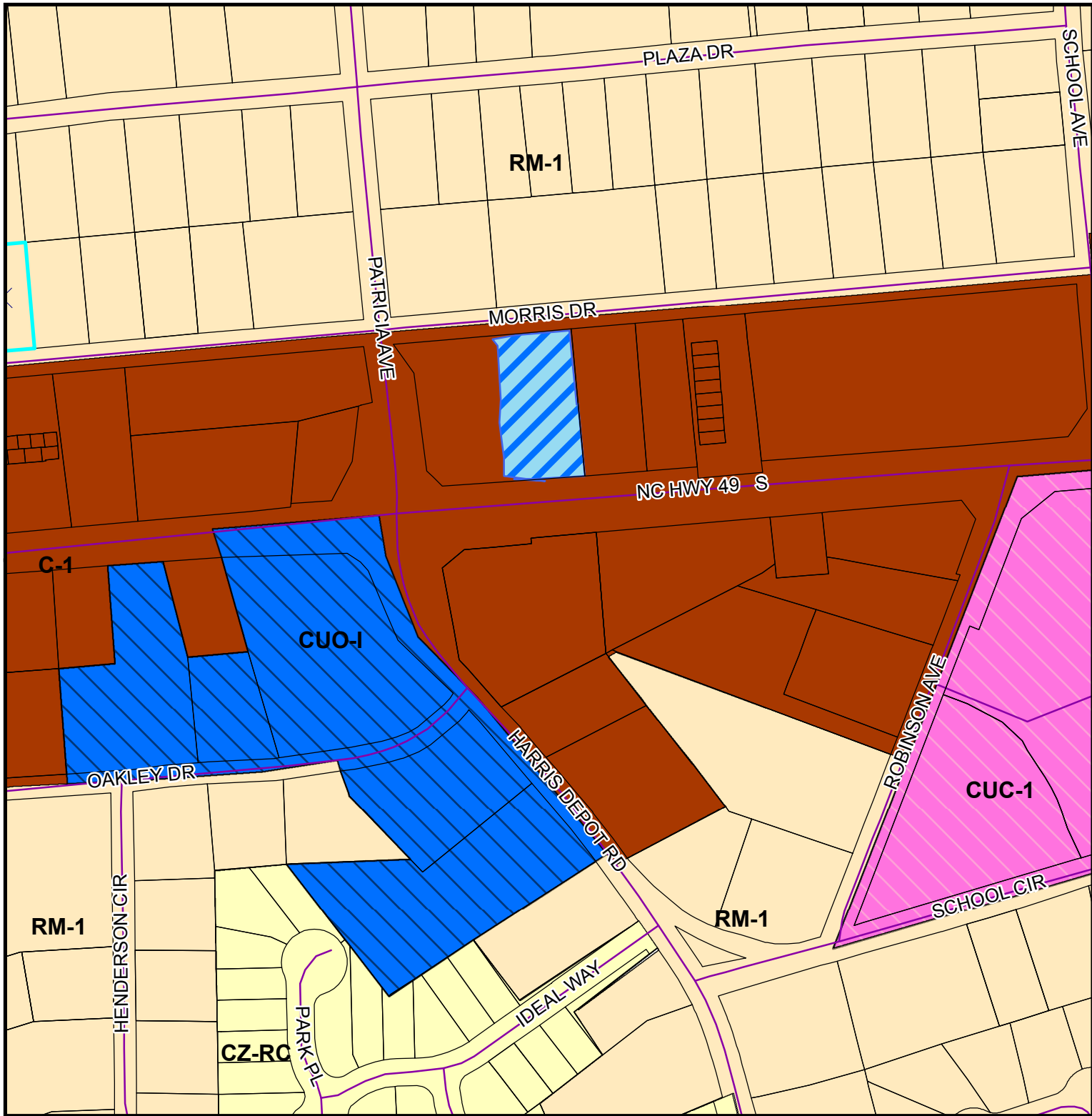
Additional Information:

1. The applicant has submitted a complete application which includes their response to approval criteria per UDO Section 3.5.3 and has paid the application fee.
2. Preliminary site plan is attached for the Board's review. If the Board approves, the applicant will have 12 months to submit a final site plan for review and approval. If the applicant fails to submit the final site plan within the allotted time, the conditional use permit will be null and void.
3. If the project requires the installment of a new driveway, the applicant will be required to secure a driveway permit from the Harrisburg Public Works Department. A Traffic Impact Assessment (TIA) will need to be completed, if required based on traffic generation.
4. The Public Hearing notices have been published as required by the Harrisburg UDO.

5. The adjacent property owners have been notified by US Mail.
6. A sign has been placed on the property stating the time, date and location of the public hearing.

General Guidelines and Requirements – Approval Criteria per UDO 3.5.3 (Responses for Board review, as provided by the Applicant)

1. **The proposed conditional use conforms to the character of the neighborhood, considering the location, type, and height of buildings or structures and the type and extent of landscaping and screening on site.** The proposed conditional use conforms to the character of the neighborhood, including the location, height and design of the building given the orientation of the building being along Highway 49 with parking in the rear and using first class masonry and construction materials for the building. Furthermore, landscaping will be of first-class quality as provided on the plans.
2. **Adequate measures shall be taken to provided ingress and egress so designed as to minimize traffic hazards and to minimize traffic congestion on the public roads.** We have taken steps to create adequate ingress and egress by providing cross access with the adjacent bank parcel along with restricted access on Highway 49, access to Patricia Avenue and Morris Drive.
3. **The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke or gas.** The proposed use in not a noxious use or offensive and will be a great asset to the community and the Town of Harrisburg.
4. **The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.** The proposed use creates orderly development by creating cross access and with proposed access improvements greatly enhances future development.
5. **The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety or general welfare.** The establishment, maintenance and operation of the proposed use shall only be a positive to the area by creating a great sense of place to meet with others, and will not be detriment to health, safety or welfare.
6. **Compliance with any other applicable Sections of this Ordinance.** We will comply with all applicable sections of the Ordinance and will continue to work with staff to create a development all will be proud of in the community.



H2019-01-(CUP)

Starbucks -

Conditional Use Permit

Applicant: Woodfield Holdings, LLC

Current Zoning: C-1
(Light Commercial)

Proposed: Light Commercial
Conditional Use

Address: 4720 NC HWY 49 S
Harrisburg, NC 28075

PIN:550176633120000

-  Parcels
-  Subject Property
-  Streets
-  Town Limits



0 62.5125 250 Feet



Harrisburg NC
The right side of opportunity

Application No. _____

Date _____

PETITION FOR A CONDITIONAL USE PERMIT

The Conditional Use Process:

A conditional use is necessary when a proposed land use may have some consequences that may warrant review by the Board of Adjustment. This review is to insure there will be no detrimental effects to surrounding properties nor will it be contrary to the public interest.

In order to apply for a conditional use a completed application along with the application fee is required to be turned in to the Zoning Office, 30 days prior to the scheduled public hearing. In order for the Board of Adjustment to grant approval of the conditional use, the applicant must provide the requested information in the following application.

If the Board finds that all approval criteria have been met, they may impose reasonable conditions upon the granting of any conditional use to insure public health, safety, and general welfare. If the application is approved the applicant then may proceed with securing all required local and state permits necessary for the endeavor. Failure to follow conditions set in the approval process would result in a violation of the Zoning Ordinance.

If there are additional questions concerning this process, please call the Zoning Office at (704) 455-5614.

TO THE BOARD OF ADJUSTMENT:

I, HEREBY PETITION THE BOARD OF ADJUSTMENT TO GRANT THE ZONING ADMINISTRATOR THE AUTHORITY TO ISSUE A CONDITIONAL USE PERMIT FOR THE USE OF THE PROPERTY AS DESCRIBED BELOW.

Applicant's Name Property Owner's Name
Woodfield Holdings, LLC

Woodfield Holdings, LLC

Applicant's Address
568 Jetton Road, Suite 200

Property Owner's Address
700 E. Morehead St. Suite 100B

Davidson, NC 28036

Charlotte, NC 28202

Applicants Telephone Number 704-895-2084

Parcel Information

Existing Use of Property Vacant

Proposed Use of Property Restaurant w/ Drive-thru

Existing Zoning C-1

Property Location Intersection of NC 49 / Patricia Ave.

Property Acreage 0.9375 ac

Tax Map and Parcel Number (PIN) 55076643400000

Land Use of Adjacent Properties

(Provide Plat Map if Available)

NORTH Morris Drive RM-1 Single Family

SOUTH NC 49 C-1 Bank

EAST C-1 Vet Clinic

WEST C-1 Oil Change Shop

General Requirements

1. The Zoning Ordinance imposes the following general requirements on the use requested by the applicant. Under each requirement, the applicant should explain, with reference to the attached plans, where applicable, how the proposed use satisfies these requirements.

The Board must find that the uses(s) as proposed "are not detrimental to the public health, safety or general welfare."

The property and proposed tenant will be an asset to the community
and will not be a deterrent to health, safety or welfare.

The Board must find that the use(s) as proposed "are appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, etc."

The proposed uses access public streets and utilities.

The Board must find that the use(s) as proposed "will not violate neighborhood character nor adversely affect surrounding land uses."

The proposed use will add to the neighborhood and promote good character.

The Board must find that the use(s) as proposed "will comply with the general plans for the physical development of the County or Town, as embodied in the Zoning Ordinance or in the area development plans that have been adopted."

The plans meet the intent of the ordinance and the area plans for this
area of Harrisburg.

2. The Zoning Ordinance also imposes SPECIFIC REQUIREMENTS on the use(s) requested by the applicant. The applicant should be prepared to demonstrate that, if the land is used in a manner consistent with the plans, specifications, and other information presented to the Board, the proposed use(s) will comply with specific requirements concerning the following:

Nature of use (type, number of units, and/or area):

Restaurant with drive-thru

Accessory uses (if any):

Setback provisions:

Principle Use

Front: 10' Side: 0 Rear: 0

Accessory Use

Front: _____ Side: _____ Rear: _____

Height provisions:

Principle Use 48' Accessory Use _____

Off street parking and loading provisions: (include calculations)

2500 s.f. restaurant w/ 50 seats 1 space/3 seats = 17 spaces

Parking provided 35 spaces including 2 van accessible

Sign provisions: (include sketch drawing with dimensions)

Provisions for screening landscaping and buffering: (if required add to site plan)

Screening and buffering provide per Harrisburg UDO

Provisions for vehicular circulation and access to streets: (provide NCDOT permit if necessary)

Parking design per Harrisburg UDO, improvements to Hwy 49 and Patricia Ave.

provided as req'd by NCDOT. Improvements to Morris Dr. per Harrisburg

Adequate and safe design for grades, paved curbs and gutters, drainage systems, and treatment or turf to handle storm waters, prevent erosion, subdue dust:

Parking space at 5% max. Water quality and detention per Harrisburg UDO

An adequate amount and safe location of play areas for children and other recreational uses according to the concentration of residential property:

N/A

Compliance with overlay zones including but not limited to the Thoroughfare Overlay and the River/Stream Overlay Zones:

Thoroughfare Overlay as required by Harrisburg, no RSO on property

Compliance with the Flood Damage Prevention Ordinance:

N/A

Other requirements may be requested by the applicant or specified by the Board for protection of the public health, safety, welfare, and convenience:

Predefined Standards

Each individual Conditional Use listed in the Zoning Ordinance may have specific standards imposed. Refer to the Conditional Use section of the Zoning Ordinance for these requirements. Each standard should be addressed in the site plan submitted along with this application.

Required Attachments/Submittals

1. Printout of names and addresses of all immediately adjacent property owner, including any directly across the street.
2. Scaled site plan containing all requested information above on legal or ledger sized paper. Larger sized copies will be accepted if copies for each Board Member is provided for distribution.

Certification

I hereby confirm that the information contained herein and herewith is true and that this application shall not be scheduled for official consideration until all of the required contents are to the Zoning Department.

Signature of Applicant [Signature] Date 8-8-19
Signature of Owner [Signature] Date 8-8-19

STAFF USE ONLY:

Application Fee Collected Yes ☐ No ☐

Posted Database Yes ☐ No ☐

Site Plan Attached Yes ☐ No ☐

Public Hearing Date Notice of Public Hearing Published On _____

Notices to Applicant(s) and Adjoining Property Owners Mailed On _____

Signs Posted On _____

Process Record

Record of Decision:

Motion to: Approve ☐ Deny ☐

Board of Adjustment Recommendation: Approve ☐ Deny ☐

Action Taken by Board of Adjustment:

Date Notification of Action Mailed to Applicant(s): _____

Signature of Zoning Official

NAMES AND ADDRESSES OF IMMEDIATELY ADJACENT PROPERTY OWNERS

TO PARCEL PIN: 55076643400000

(SEE ATTACHED MAP FOR PARCEL LOCATIONS)

- 1.** WOODFIELD HOLDINGS, LLC – PARCEL PIN: 55076622890000
(4720 NC HWY 49)
700 E. MOREHEAD STREET
SUITE 100B
CHARLOTTE, NC 28202
- 2.** PAUL F. AND SARAH GAIL STRUBE – PARCEL PIN: 55076625370000
DAVID J. AND SUSAN M. BILLIAR
202 PATRICIA AVENUE
HARRISBURG, NC 28075
- 3.** JOE R. MARTIN – PARCEL PIN: 55076646900000
313 MORRIS DRIVE
HARRISBURG, NC 28075
- 4.** JIMMIE LEE JR AND BEVERLY L. SAIN – PARCEL PIN: 55076653530000
(4650 NC HWY 49)
219 VALHALLA DRIVE
HARRISBURG, NC 28075
- 5.** SHALOM HARRISBURG, LLC – PARCEL PIN: 55076660810000
6720 MIMOSA STREET
INDIAN TRAIL, NC 28079
- 6.** FIRST CHARTER REAL ESTATE – PARCEL PIN: 55076549120000
(4725 NC HWY 49)
38 FOUNTAIN SQUARE PLZ MD 10ATA1 CORP FAC
CINCINNATI, OH 45202
- 7.** HARRISBURG PRESBYTERIAN CHURCH – PARCEL PIN: 55076508640000
(4815 NC HWY 49)
P.O. BOX 310
HARRISBURG, NC 28075
- 8.** VW REBOUND 1, LLC – PARCEL PIN: 55076601290000
(4800 NC HWY 49)
10801 PROVIDENCE ROAD W
CHARLOTTE, NC 28277
- 9.** ROCKY RIVER, LLC – PARCEL PIN: 55075693030000
C/O VENU VEDRE 4324 GRANITE RIDGE ROAD
CEDAR FALLS, IA 50613
- 10.** EUGENE S. AND JOYCE R. RUFF – PARCEL PIN: 55075695760000
(201 PATRICIA AVENUE)
2593 LIVE OAK DRIVE SW
SUPPLY, NC 28462



Woodfield Holdings, LLC
568 Jetton Street, Suite 200
Davidson, NC 28036
O 704-895-2084 <> M 704-906-4491 <> E watson@piedmontlanddevelopment.com

August 26, 2019

Sushil Nepal, AICP
Planning and Economic Development Director
Town of Harrisburg
snepal@harrisburgnc.org

RE: 4720 Highway 49, Harrisburg, NC (Parcel 5507664340000)

Dear Mr. Nepal:

Pursuant to our conditional use application request for the above-mentioned property, I'd like this letter to serve as further supplemental to our application.

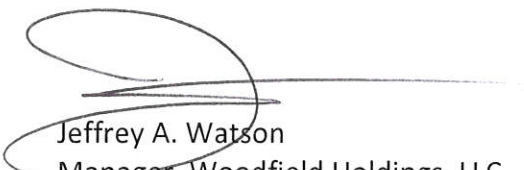
Regarding Section 3.5.3 Approval Criteria for a conditional use permit, please find below statements for each of the sections outline in this table:

- 3.5.3.1 – The proposed conditional use conforms to the character of the neighborhood, including the location, height and design of the building given the orientation of the building being along Highway 49 with parking in the rear and using first class masonry and construction materials for the building. Furthermore, landscaping will be of first-class quality as provided on the plans.
- 3.5.3.2 – We have taken steps to create adequate ingress and egress by providing cross access with the adjacent bank parcel along with restricted access on Highway 49, access to Patricia Avenue and Morris Drive.
- 3.5.3.3 – The proposed use is not a noxious use or offensive and will be a great asset to the community and the Town of Harrisburg.
- 3.5.3.4 – The proposed use creates orderly development by creating cross access and with proposed access improvements greatly enhances future development.
- 3.5.3.5 – The establishment, maintenance and operation of the proposed use shall only be a positive to the area by creating a great sense of place to meet with others, and will not be a detriment to health, safety or welfare.
- 3.5.3.6 – We will comply with all other applicable sections of the Ordinance have been and will continue to work with staff to create a development all will be proud of in the community.

Woodfield Holdings, LLC
568 Jetton Street, Suite 200
Davidson, NC 28036
O 704-895-2084 <> M 704-906-4491 <> E watson@piedmontlanddevelopment.com

Should you have any questions regarding the statements found herein, I welcome you to contact me to discuss further at either my mobile phone at 704-906-4491 or by email at watson@piedmontlanddevelopment.com

Thank you for your time and consideration, we look forward to bringing a first-class establishment to the Town of Harrisburg.

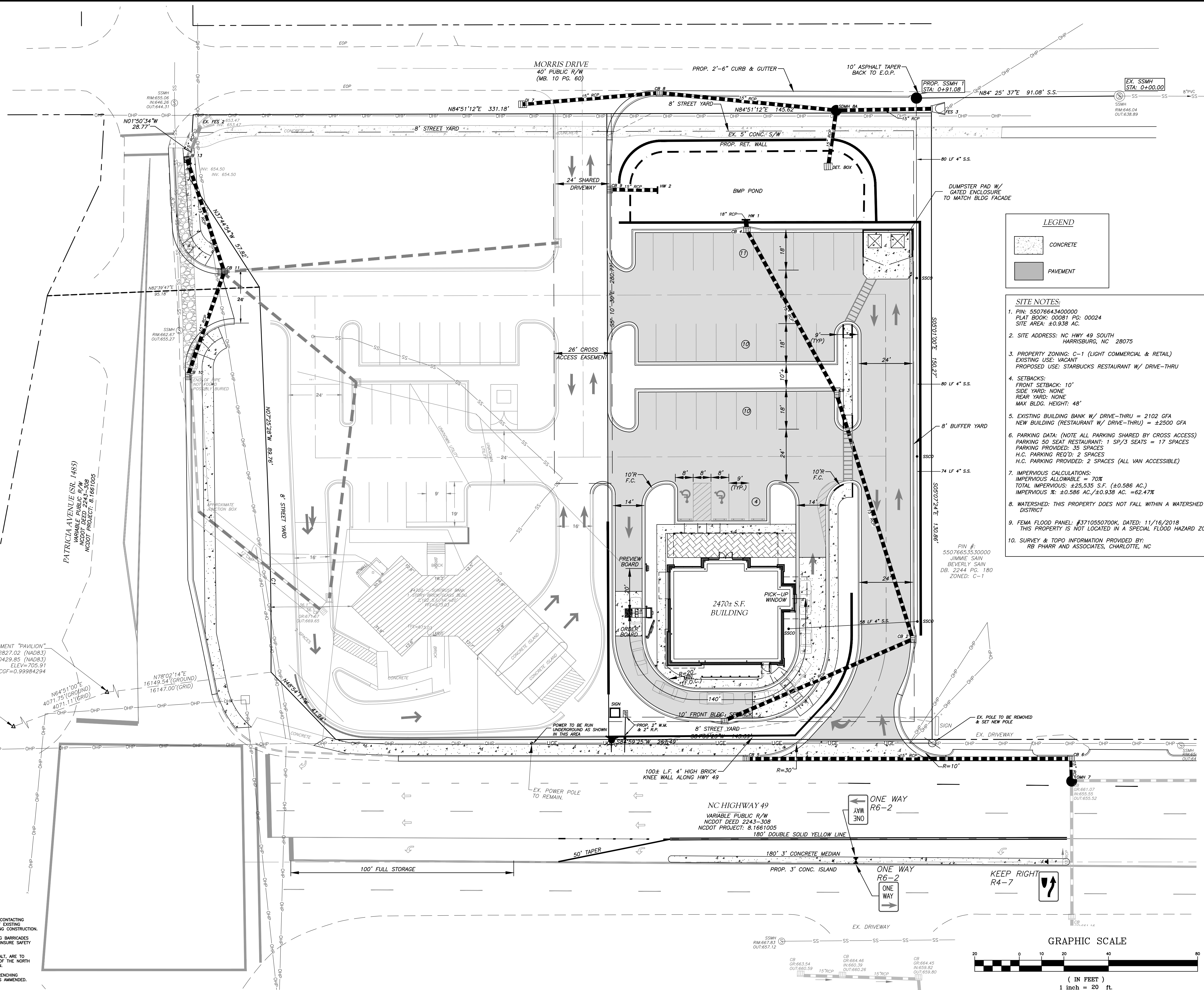


Jeffrey A. Watson
Manager, Woodfield Holdings, LLC
President, Watson Commercial Development, Inc.



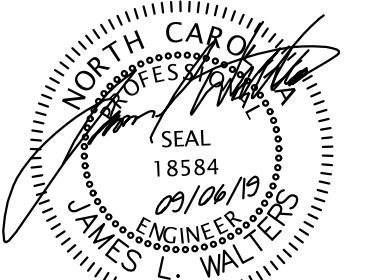
Know what's below.
Call before you dig.

1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
4. SHORING WILL BE ACCORDING TO OSHA TRENCING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



LWE
LATHAM-WALTERS
ENGINEERING, INC.

N.C. CORP. LIC. C-1815
16507-A NORTHCROSS DRIVE
HUNTERVILLE, N.C. 28078
PHONE: (704) 895-8484
FAX: (704) 237-4362



NOT
ISSUED FOR
CONSTRUCTION
SEPTEMBER 6, 2019
DATE

WOODFIELD
HOLDINGS, LLC

568 JETTON ROAD
SUITE 200
DAVIDSON, NC 28036
PHONE: (704) 895-2084
watson@piedmontlanddevelopment.com

STARBUCKS
NC HWY 49 S HARRISBURG, NC 28075

SITE PLAN

REVISIONS

PROJECT NO.: 2019.09

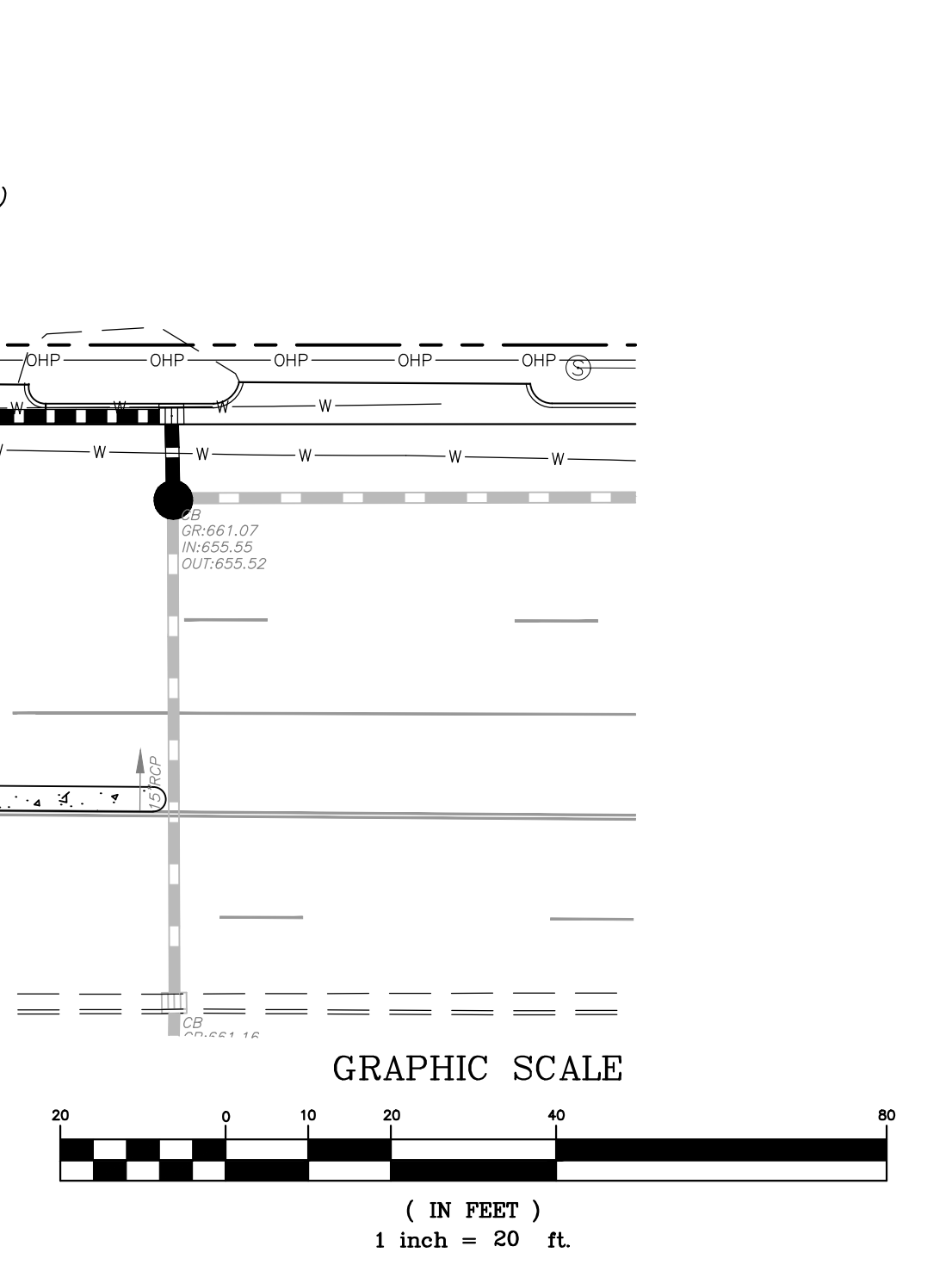
SCALE: 1" = 20'

DRAWN BY: GPA

CHECKED BY: JLW

SHEET NO:

C1.0

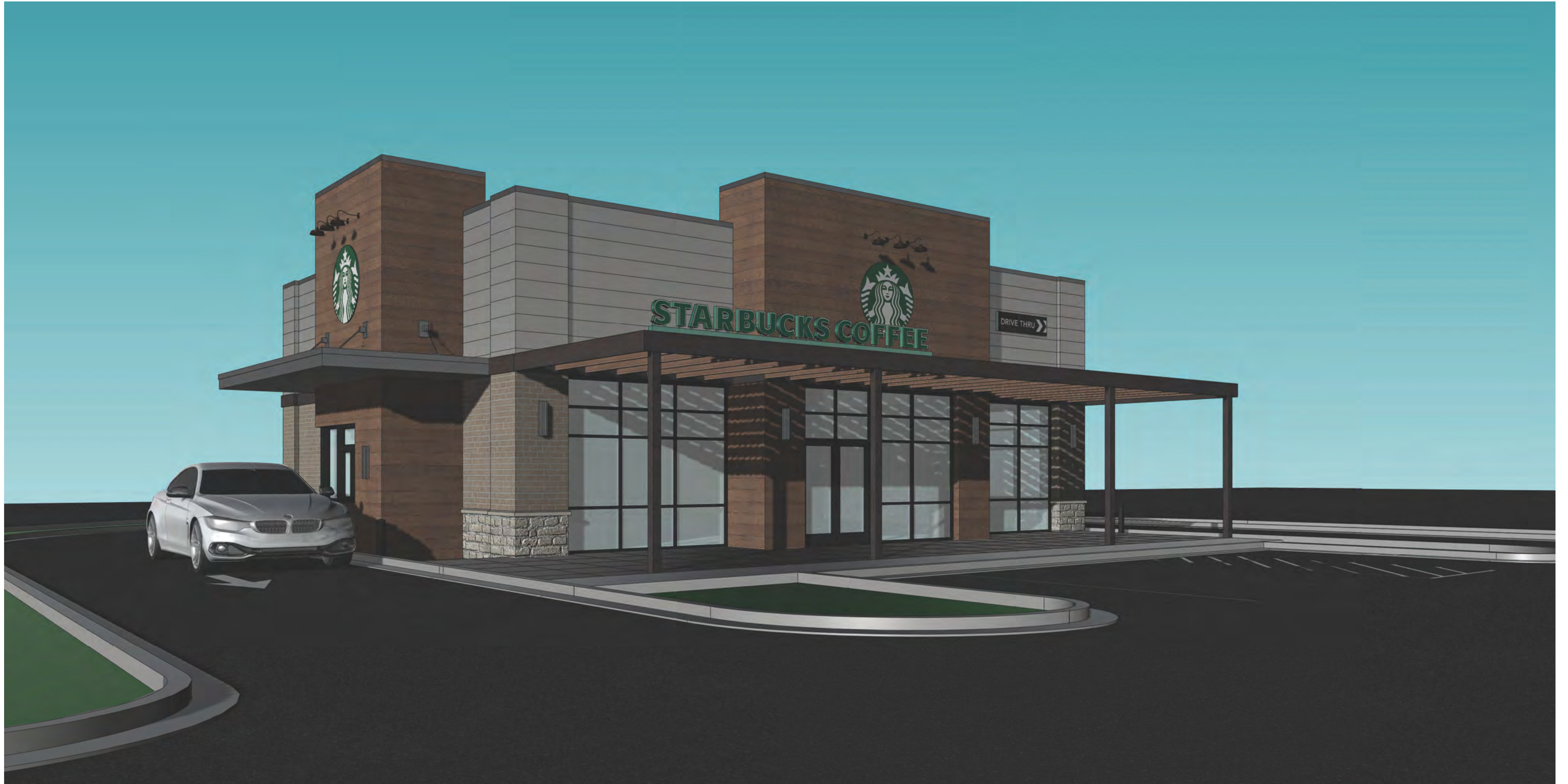




- 1). CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.
- 2). CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- 3). ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- 4). SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

Now what's below.

Call before you dig.



HARRISBURG STARBUCKS OPTION 1

PROPOSED EXTERIOR PERSPETIVCE - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS OPTION 1

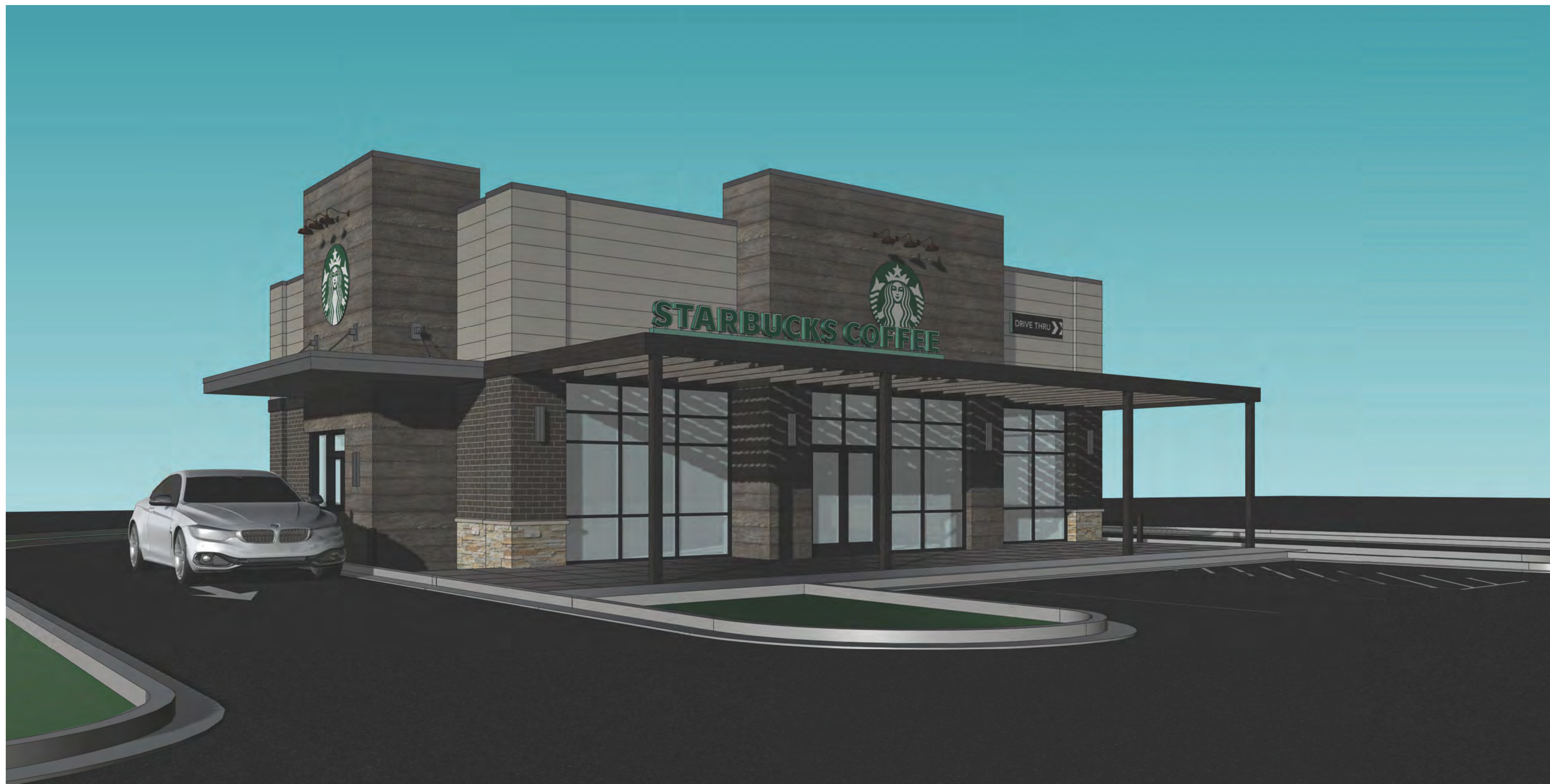
PROPOSED EXTERIOR PERSPETIVCE # 2 - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342-1058
F 704 / 342-3043
E info@rjarchitects.com



HARRISBURG STARBUCKS OPTION 2

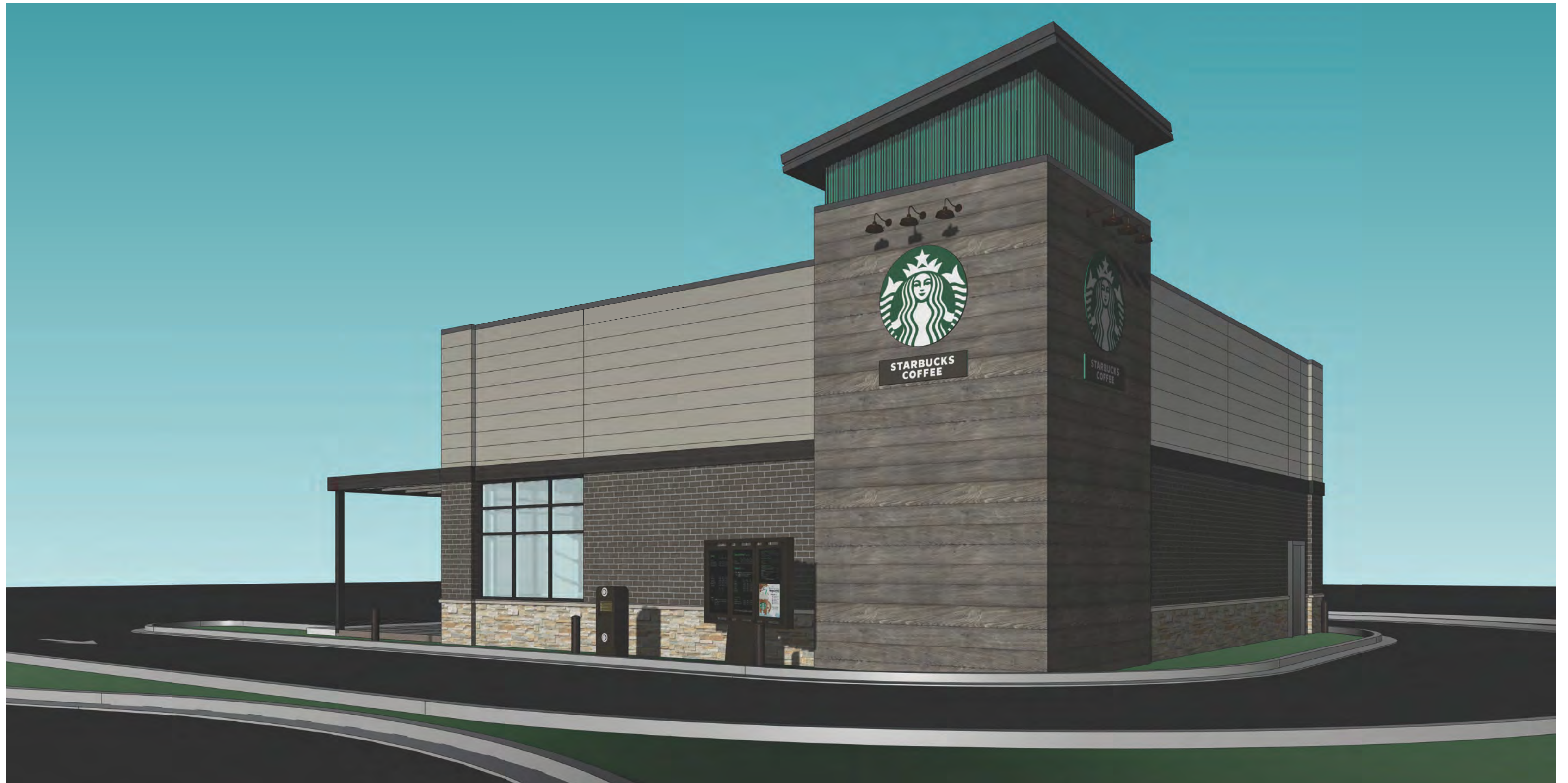
PROPOSED EXTERIOR PERSPETIVCE - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS OPTION 2

PROPOSED EXTERIOR PERSPETIVCE # 2 - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS OPTION 3

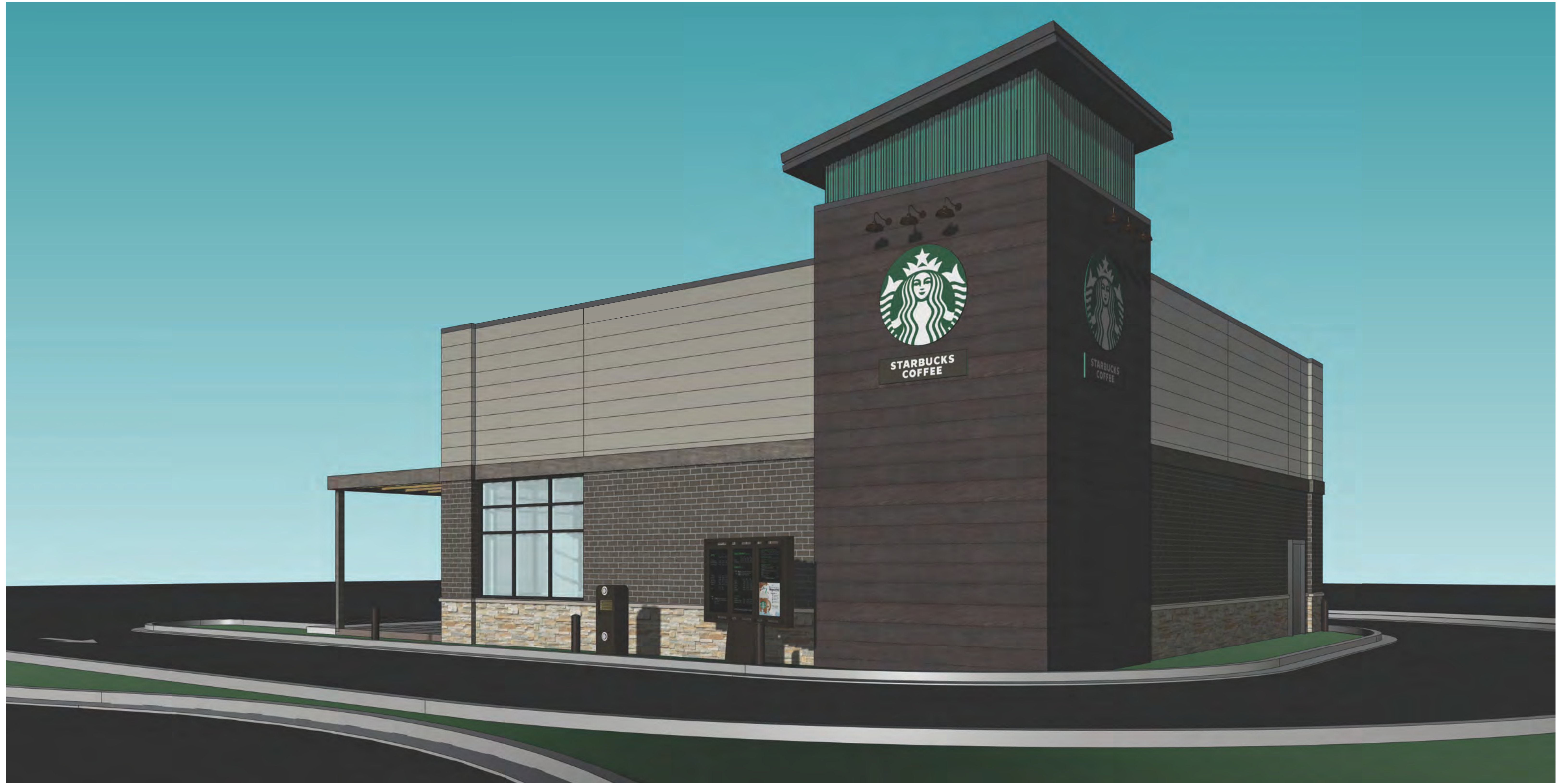
PROPOSED EXTERIOR PERSPETIVCE - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS OPTION 3

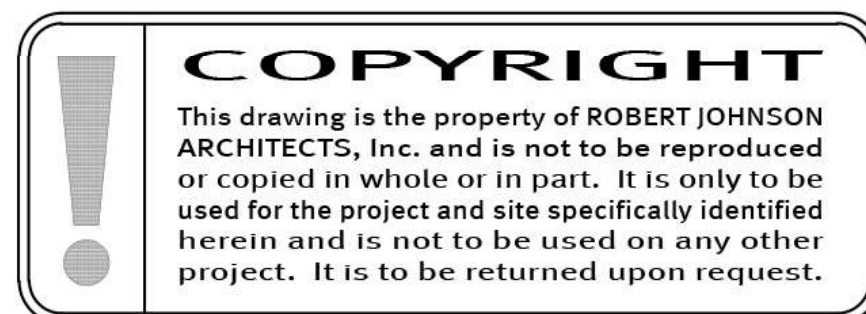
PROPOSED EXTERIOR PERSPETIVCE # 2 - RJA PROJECT #1936 - 05/13/2019

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS DUMPSTER - OPTION 1

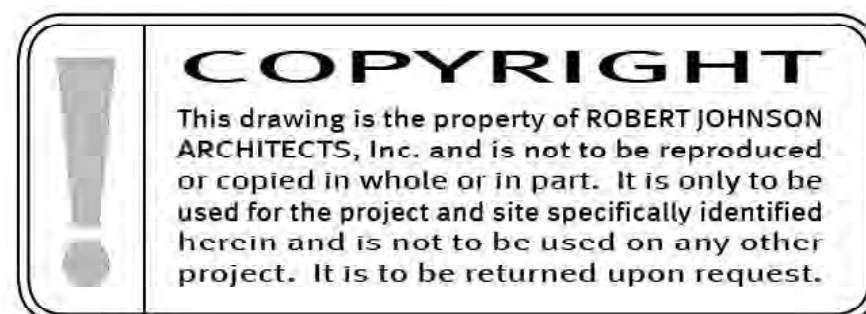
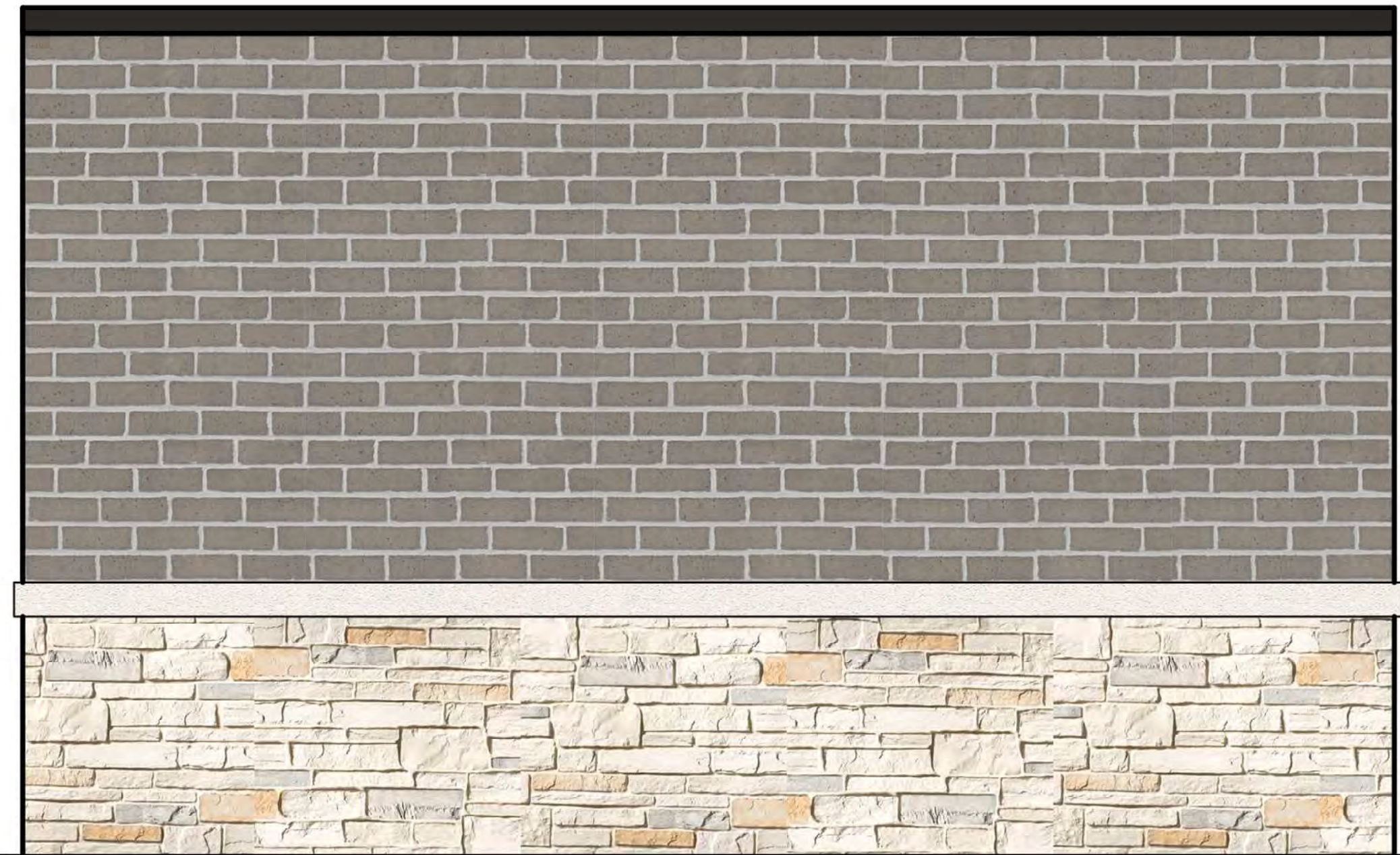
Harrisburg, NC - RJa Project #1936 - 07. 31. 19 - Scale: 3/8"=1'-0"

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



HARRISBURG STARBUCKS DUMPSTER - OPTION 2

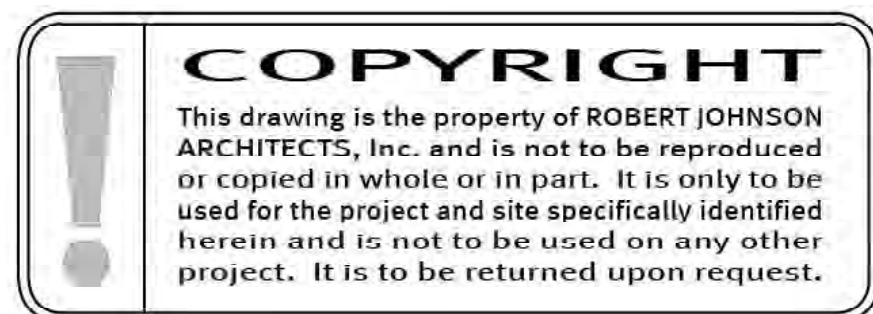
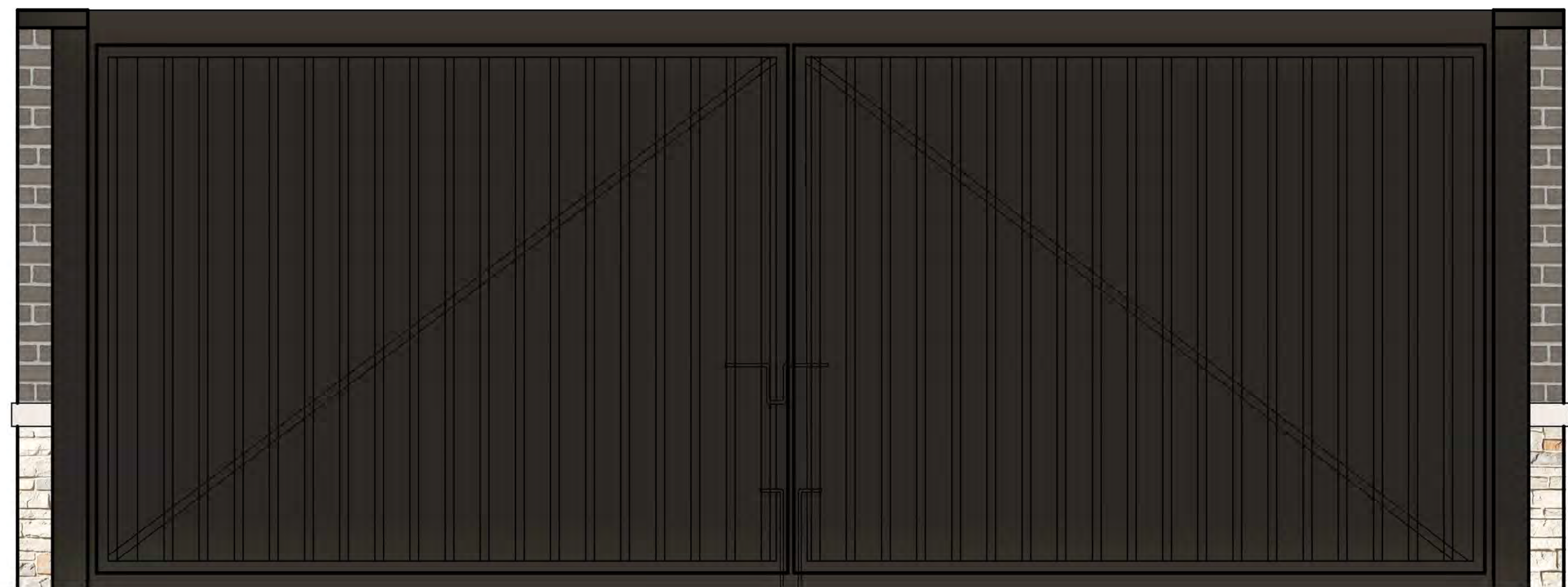
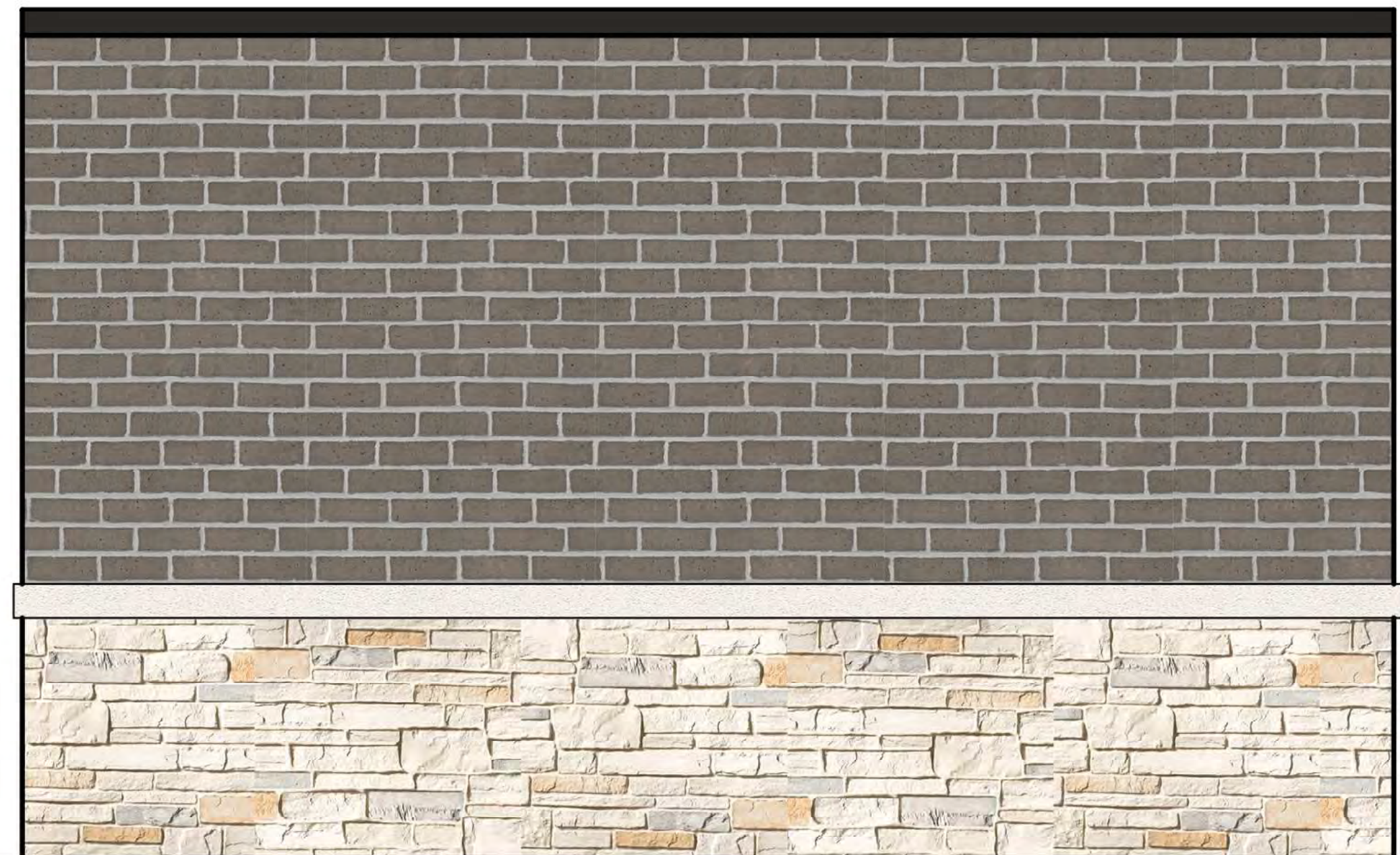
Harrisburg, NC - RJa Project #1936 - 07. 31. 19 - Scale: 3/8"=1'-0"



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



HARRISBURG STARBUCKS DUMPSTER - OPTION 3

Harrisburg, NC - RJa Project #1936 - 07. 31. 19 - Scale: 3/8"=1'-0"

FINAL ELEVATION WILL NEED TO BE REVIEWED AND APPROVED BY THE TOWN OF HARRISBURG AND BE IN FULL COMPLIANCE WITH THE TOWN'S COMMERCIAL DESIGN GUIDELINES (APPENDIX E OF THE UDO), INCLUDING BUT NOT LIMITED TO 75% HIGH QUALITY EXTERIOR MATERIALS AND OTHER EXTERIOR ENHANCEMENTS.



ROBERT JOHNSON
architects

1808 West Morehead St.
Charlotte, NC 28208
T 704 / 342.1058
F 704 / 342.3043
E info@rjarchitects.com



September 03, 2019

Notice of Public Hearing

Dear Adjacent Property Owner:

This letter is to inform you that James Walters on behalf of Woodfield Holdings, LLC has applied for a Conditional Use Permit (CUP) for the property owned by Woodfield Holdings, LLC (Parcel ID #55076643400000) at 4600 block of NC HWY 49 S. The parcel is currently zoned C-1 (Light Commercial and Office District). The applicant is requesting a Conditional Use Permit (CUP) to construct a restaurant with a drive-through window at this site. The restaurant use is allowed in C-1 district but restaurant with a drive-through requires an approval of a Conditional Use Permit. See attached map for reference.

A Public Hearing will be held September 17th, 2019 at 6:00 p.m. in Town Hall located at 4100 Main Street, Harrisburg, North Carolina. The Harrisburg Board of Adjustment will hear the proposed CUP and render a decision. There will be a sign posted on the property prior to the hearing. The CUP application is on file in the Harrisburg Planning and Zoning Department.

Conditional Use Permit (CUP) Public Hearing

Date: Tuesday, September 17th, 2019

Time: 6:00PM

Location: Harrisburg Town Hall (Council Chambers)
4100 Main Street, Suite 101
Harrisburg, NC 28075

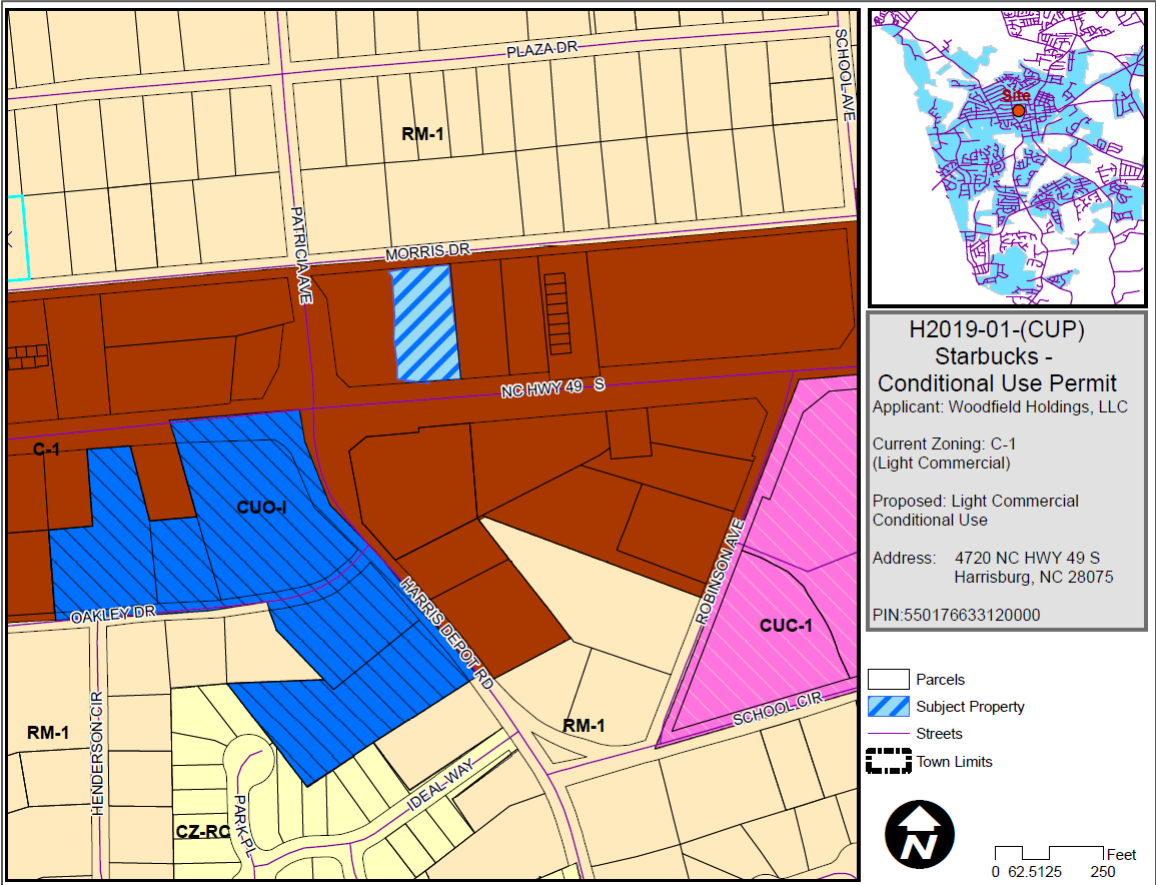
If you have any questions or would like to view the application, please contact our office at 704-455-0738.

Sincerely,

Sushil Nepal

Sushil Nepal, AICP
Planning & Economic Development Director
Town of Harrisburg

Site Location Map



NAMES AND ADDRESSES OF IMMEDIATELY ADJACENT PROPERTY OWNERS

TO PARCEL PIN: 55076643400000

(SEE ATTACHED MAP FOR PARCEL LOCATIONS)

- 1.** WOODFIELD HOLDINGS, LLC – PARCEL PIN: 55076622890000
(4720 NC HWY 49)
700 E. MOREHEAD STREET
SUITE 100B
CHARLOTTE, NC 28202
- 2.** PAUL F. AND SARAH GAIL STRUBE – PARCEL PIN: 55076625370000
DAVID J. AND SUSAN M. BILLIAR
202 PATRICIA AVENUE
HARRISBURG, NC 28075
- 3.** JOE R. MARTIN – PARCEL PIN: 55076646900000
313 MORRIS DRIVE
HARRISBURG, NC 28075
- 4.** JIMMIE LEE JR AND BEVERLY L. SAIN – PARCEL PIN: 55076653530000
(4650 NC HWY 49)
219 VALHALLA DRIVE
HARRISBURG, NC 28075
- 5.** SHALOM HARRISBURG, LLC – PARCEL PIN: 55076660810000
6720 MIMOSA STREET
INDIAN TRAIL, NC 28079
- 6.** FIRST CHARTER REAL ESTATE – PARCEL PIN: 55076549120000
(4725 NC HWY 49)
38 FOUNTAIN SQUARE PLZ MD 10ATA1 CORP FAC
CINCINNATI, OH 45202
- 7.** HARRISBURG PRESBYTERIAN CHURCH – PARCEL PIN: 55076508640000
(4815 NC HWY 49)
P.O. BOX 310
HARRISBURG, NC 28075
- 8.** VW REBOUND 1, LLC – PARCEL PIN: 55076601290000
(4800 NC HWY 49)
10801 PROVIDENCE ROAD W
CHARLOTTE, NC 28277
- 9.** ROCKY RIVER, LLC – PARCEL PIN: 55075693030000
C/O VENU VEDRE 4324 GRANITE RIDGE ROAD
CEDAR FALLS, IA 50613
- 10.** EUGENE S. AND JOYCE R. RUFF – PARCEL PIN: 55075695760000
(201 PATRICIA AVENUE)
2593 LIVE OAK DRIVE SW
SUPPLY, NC 28462

