



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

**April 20, 2021
6:00 PM**

AGENDA

1. THIS WILL BE A TELECONFERENCED MEETING VIA THE ZOOM PLATFORM.

- A. Please click this URL to
join: <https://us02web.zoom.us/j/88641023499?pwd=V0N0QWloZlNlV1VRUzJYTEZZMnladz09>
Passcode: 439923

Or join by phone:
Dial: 312 626 6799
929 205 6099

Webinar ID: 886 4102 3499

2. CALL TO ORDER

- A. AGENDA ADOPTION
- B. SPECIAL PRESENTATIONS
- 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.

3. CONSENT AGENDA

- A. Consider the meeting minutes of March 16, 2021 Planning and Zoning Board meeting.

4. OLD BUSINESS

5. NEW BUSINESS

- A. Creation of a Planning and Zoning Board Sub-Committee to Review, Interview and Recommend New Appointments

6. STAFF UPDATES/INFORMATION

7. 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:

Consider the meeting minutes of March 16, 2021 Planning and Zoning Board meeting.

Presenting Personnel:

Suggested Motion or Action:

Motion to approve the meeting minutes of March 16, 2021 Planning and Zoning Board meeting.

Description/Background:

Recommendation:

Fiscal Impact:

Attachments:

1. PZ MINS MARCH 16 2021

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING
TUESDAY, MARCH 16, 2021**

MINUTES

1.

CALL TO ORDER

Andy Rathke called the meeting to order.

PRESENT: Andy Rathke, Lloyd Quay, John Overcash, Jacob Carpenter, Rodney Garner, Thelma Thorne-Chapman, Kevin Schaffner

A.

AGENDA ADOPTION

MOTION

Kevin Schaffner made a motion to adopt the agenda as presented. Second was made by Thelma Thorne-Chapman. **The motion passed 7-0.**

B.

SPECIAL PRESENTATIONS

C.

PUBLIC COMMENT

2.

CONSENT AGENDA

A. Planning Board meeting minutes of February 16, 2021 Planning and Zoning Board meeting.

MOTION

Thelma Thorne-Chapman made a motion to approve the Consent Agenda. Second was made by Lloyd Quay. **The motion passed 7-0.**

3.

OLD BUSINESS

4.

NEW BUSINESS

A

H-2020-03 (R) – Orchid Ridge Subdivision Conditional Rezoning and Zoning Map Amendment. DR Horton, Inc. on behalf of the property owners of parcels 5515-6839-76; 5515-7755-96; 5515-6789-55; 5515-7825-98; 5515-8952-26; 5515-8850-53 and 5525-0761-70 has submitted a request to rezone approximately 352.11 acres of land located off Hickory Ridge Road and Lower Rocky River Road. The applicant proposes to develop 459 single-family detached residential dwellings, includes a combination of 60 feet wide lots (227) and 70 feet wide lots (232). To achieve this, the applicant is requesting that the property be rezoned from County CR (Countryside Residential) to CZ-RL (Conditional Zoning Residential Low Density) utilizing Conservation Design guidelines. The proposed gross density of the site is 1.33 dwelling units per acre. The property is in the County, applicant has also submitted a Petition requesting Annexation for the subject property which is non-contiguous to the current Town of Harrisburg corporate limits. A Town Council public hearing will be held to take action on the rezoning and annexation at the same time. A staff report is attached for more information and a site plan is submitted for your consideration. If approved, staff will continue reviewing the site plan in accordance with our Unified Development Ordinance (UDO) during the subsequent

Preliminary Plat and Construction Document (CDs) reviews. Staff is recommending approval of the rezoning request with conditions included in the staff report.

1. Applicant agrees to obtain any and all applicable local, state, and federal permits required for development before any development activity can take place.
2. Applicant agrees to restrict primary cladding materials for all residential buildings to masonry or similar products; vinyl siding will not be used.
3. Applicant agrees to install all required improvements as required by the final approved Traffic Impact Analysis (TIA).
4. Applicant agrees to provide a minimum 8 foot landscape easement (4 feet on each side of the property line, existing tree save or newly planted) for residential lots sharing a rear property line.
5. Applicant agrees to provide a suitable location for the new Fire Station on Lower Rocky River Road.
6. Applicant agrees to protect the Blackwelder Natural Heritage Site to the greatest extent possible as identified in the Natural Heritage Survey.
7. Applicant agrees to acquire and dedicate 25 foot public greenway easement along the entirety of the off-site sewer easement connecting the subdivision to Reedy Creek Greenway.
8. Applicant agrees that there will be no exposed concrete foundations and that siding and/or other material must extend to the ground level on all sides of the homes.
9. Applicant agrees mailbox clusters shall meet ADA Standards at a minimum.
10. Applicant agrees to provide a tree survey identifying all existing heritage trees on site during the Preliminary Plat review and approval. Applicant agrees to the mitigation/replacement of identified heritage trees (during Preliminary Plat) if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
11. Applicant agrees that all ponds shall be wet detention ponds with fountains. Ponds shall be designed such that there is a minimum depth of 10' over at least 25% of the permanent pool area.
12. Applicant agrees Phase 2 shall include the entirety of connection from Hickory Ridge Road to Lower Rocky River Road prior to the 173rd lot platted for Phase 2. No lots in Phase 3 shall be platted prior to the completion of the connection.
13. Applicant agrees that all streets should be to the Town of Harrisburg Engineering Design standards, alternate pavement schedule is not allowable. Roadways cross sections will be reviewed and approved at the construction document phase.

After some discussion about the project, they then took the following action:

MOTION:

Thelma Thorne-Chapman made a motion to recommend approval of H-2020-03 (R) with the following conditions and sent it on to the Town Council for their consideration with a second from Kevin Schaffner. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

CONSISTENCY STATEMENT:

1. Based on the staff report, staff presentation and with the conditions proposed, this conditional rezoning request is consistent with the Harrisburg Area Land Use plan and with the conditions it is reasonable and in the public interest.

MOTION:

Lloyd Quay made a motion to approve the proposed Consistency Statement with a second from John Overcash. **The motion passed 7-0.**

5.

STAFF UPDATES/INFORMATION

- We will be having some more big rezoning's coming your way, staff is working on a few new projects that will be hopefully coming to the board soon for review.

- A lot of commercial construction is being done along HWY 49. Tractor Supply, Backyard Burgers, the new Starbucks, and Metro Credit Union.
- We have two terms that will be expiring coming up, please let us know if you wish to re-apply for these positions as soon as you can.
- You all will be seeing two Public Meetings coming up for the new UDO update, keep an eye out for those dates and times.

6.

ADJOURNMENT

MOTION:

There being no further business, Thelma Thorn-Chapman made a motion to adjourn, with a second from Kevin Schaffner. **The motion passed 7-0.**

Andy Rathke, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Creation of a Planning and Zoning Board Sub-Committee to Review, Interview and Recommend New Appointments

Presenting Personnel:

Sushil Nepal, Planning & Economic Development Director

Suggested Motion or Action:

Create a Sub-Committee of the Planning and Zoning Board to review applications, interview and recommend appointments by the Town Council.

Description/Background:

There are two (2) positions on the Planning and Zoning Board whose appointment terms are set to expire on June 30, 2021, one vacancy is from within the Harrisburg limits and other is from the Extra-Territorial Jurisdiction (ETJ).

The board vacancy application was posted on the Town's website and social media on April 13th to solicit applications and applications will be accepted until May 4th 2021.

Staff is requesting the Planning and Zoning Board appoint a 3 member committee of its members to review applications, conduct interviews and make a recommendation to the full Board to send recommended candidates to the Town Council. The subcommittee will interview candidates and make recommendations to the full P&Z Board at their May 18th meeting. The goal is to present recommendations on candidates to the Town Council at their June 14th meeting.

New appointee will start their term starting July 1, 2021 and serve a 3 year term.

Recommendation:

Staff is recommending the Planning and Zoning Board appoint a 3 member committee of its members to review applications, interview and make a recommendation to the full Board to send recommended candidates to the Town Council.

Fiscal Impact:

None.

Attachments:

None