



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

**January 16, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC PARTICIPATION VIA ZOOM

1. PUBLIC PARTICIPATION VIA ZOOM

Harrisburg Town Hall's Council Chambers will be open for the public to attend the meeting in person.

The public has the option to join the meeting virtually via the Zoom platform using the following link:
Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/82922934233?pwd=UUUVIbHIWenglYStOUUVmVWdtZXllQT09>

Passcode: 249745

Or join by phone:

312.626.6799

301.715.8592

Or One tap mobile:

+13052241968,,82922934233#,,, *249745# US

+13092053325,,82922934233#,,, *249745# US

B. AGENDA ADOPTION

C. SPECIAL PRESENTATIONS

D. 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.

2. CONSENT AGENDA

A. Minutes from the December 12, 2023 meeting

3. OLD BUSINESS

4. NEW BUSINESS

5. STAFF UPDATES/INFORMATION

A. Staff updates on projects currently under review

6. ADJOURNMENT

Vision Statement

Harrisburg will be a distinctive, family-focused community where memories are made.

Mission Statement

Together, we enhance our quality of life by collaborating, planning, and investing to create our community of choice.



TOWN OF HARRISBURG

Agenda Item Details

Title:

Minutes from the December 12, 2023 meeting

Presenting Personnel:

Zac Gordon, Planning Director

Suggested Motion or Action:

Motion to approve minutes from the December 12, 2023 meeting, as presented.

Description/Background:

Recommendation:

Staff recommends approval.

Fiscal Impact:

Attachments:

1. PZ MINS DEC 12 2023

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, DECEMBER 12, 2023
6:00 PM**

MINUTES

1. CALL TO ORDER

Kevin Hutchins called the meeting to order.

PRESENT: Kevin Hutchins, Monica Long, Bill Leake, Faith Silva, Jessica Fava, Keziah Hubler (ex officio)

ABSENT: Kevin Schaffner

STAFF: Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician

B. AGENDA ADOPTION

Jessica Fava made a motion to adopt the agenda as presented. The second was made by Bill Leake. **The motion passed 5-0.**

C. SPECIAL PRESENTATIONS

D. PUBLIC COMMENT

None

2. CONSENT AGENDA

A. Consider adoption of minutes from the November 14th, Planning and Zoning Board meeting.

MOTION: Faith Silva made a motion to approve the minutes, second by Bill Leake. **The motion passed 5-0.**

3. OLD BUSINESS

4. NEW BUSIENSS

A. Staff Training – Conventional Versus Conditional Zoning

Shelley Dehart started the session out by going over the Town's Zoning Map Amendments. Zoning Map Amendments are also referred to as rezonings. The terms are interchangeable and that is when either the Town or the property owner is proposing to change from their existing zoning classification to a new one. The Town has base zoning, conditional zoning, and an overlay zone. All rezonings (conventional and conditional) are considered legislative actions, which are required to first come before the Planning and Zoning Board for review and a recommendation to the Town Council for final action (approval, or denial). Public notices are required, which includes abutter notification, newspaper ads and a sign posted on the property proposed to be rezoned. Shelley reviewed the types of districts that are in Harrisburg: conventional or base districts, conditional

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING ADVISORY BOARD MEETING MINUTES
DECEMBER 12, 2023**

districts, overlay districts (historic districts, small area plan and watershed protection) and special purpose districts (planned unit development). She reviewed the details for each type of district and what is required for approval.

5. STAFF UPDATES/INFORMATION

A. Project Updates

- The next meeting date is January 16th, 2024.
- Caldwell Crossing Addition, in the Harris Teeter shopping center, builders are almost done with this 6,965 sq ft retail addition. They do want to modify their elevation but that has not come in yet.
- On forty-nine next to Kiddie Academy is a 10,000 sq ft Medical Office building that is under construction.
- Integrated Martial Arts studio is currently leasing in this center but will be buying this lot to build their own building, it will look like Divine Dental.
- CSM Production is an existing business in Harrisburg and are in the process of constructing a 14,000 sq ft building on their site.
- Camellia Gardens is an 89-acre, 157-unit single family subdivision located on Stallings Road across from Harrisburg Elementary School. Empire Homes is the developer for this project.
- Harmony is a 182 single family residential subdivision, also located off Stallings Road. There will be several different builders.
- Farmington is still up and going, the Farmington Harris Teeter fuel station has been approved by staff and they are now under construction.
- Famous Toastery is almost ready to be released for construction. FT will be located across the street from the HT Fuel Station.
- YMCA, a 51,147 sq foot building is currently under review, with staff still working out details. Hopefully, approvals will be issued soon.
- Cookout is close to final approval, with construction plans being fine-tuned.

6. ADJOURNMENT

MOTION: There being no further business, Bill Leake made a motion to adjourn, with a second from Jessica Fava. **The motion passed 5-0.**

Adopted on the 16th of January 2024

Kevin Hutchins, Vice-Chairman

Carly Bedgood, Secretary