



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

**March 19, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. 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=UUVIbHlWenglYStOUUVmVWdtZXllQT09>

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. Consideration of Approval of Minutes from the February 20, 2024 meeting.

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2024-01-R- PUD Farmington: Request to amend the Farmington PUD by adding a master sign program for the development.

5. STAFF UPDATES/INFORMATION

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:

Consideration of Approval of Minutes from the February 20, 2024 meeting.

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion to approve the minutes from the February 20, 2024 meeting, as presented.

Description/Background:

Attached are the minutes from the February 20, 2024 Planning Board Meeting.

Recommendation:

Approve as presented

Fiscal Impact:

None

Attachments:

1. PZ MINS FEB 20 24

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, FEBRUARY 20, 2024
6:00 PM**

MINUTES

1. CALL TO ORDER

Kevin Schaffner called the meeting to order.

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

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

A. AGENDA ADOPTION

Bill Leake made a motion to adopt the agenda as presented. The second was made by Kevin Hutchins.

The motion passed 6-0.

B. SPECIAL PRESENTATIONS

None

C. PUBLIC COMMENT

None

2. CONSENT AGENDA

A. Consider adoption of minutes from the January 16, 2024, Planning and Zoning Board meeting.

MOTION: Kevin Hutchins made a motion to approve the minutes, second by Jessica Fava. **The motion passed 5-0.**

3. OLD BUSINESS

4. NEW BUSIENSS

5. STAFF UPDATES/INFORMATION

A. Presentation on Amending the Unified Development Ordinance (UDO): Zac Gordon gave a presentation about updated the current UDO that was previously adopted August 9th, 2021. With over two years of use, staff believes it is appropriate to undertake a comprehensive review of the UDO to identify improvements to the ordinance. Since its adoption, the UDO has been amended several times, which have included substantive changes, as well as structural changes to ensure that the ordinance was consistent with existing Town policy and regulations. The Town Council has previously indicated their desire to update the UDO and for staff to identify and recommend necessary changes to improve the overall quality of development within the Town of Harrisburg.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
FEBRUARY 20, 2024**

The Town will be seeking the services of a planning consultant that has experience in both drafting and amending development regulations. Our main objective is to improve the user experience, ensure internal consistency and accuracy, full compliance with state statutes, and to improve land development quality, through standards and a more efficient Development Plan Review Process.

B. Development Update: Shelley DeHart provided a brief description of the current projects under plan review:

Tramore II- A proposed conditional zoning and annexation located off Hickory Ridge Rd. The minimum lot size must be a half-acre, 125 feet wide lot sizes. They will have 20% open space. A brief discussion regarding the collector road through the proposed development ensued. Additional information will be provided via email to the board regarding the collector road.

Calloway- This project was initiated in 2017 and approved as a conditional rezoning for eighty-one single-family aged, restricted lots. Developer is Stanely Martin Homes. The project is close to starting construction.

Iley Meadows- Conditional rezoning approved in 2022. This project was approved for seventy-one single family lots with an overall density of 1.33.

6. ADJOURNMENT

MOTION: There being no further business, Kevin Hutchins made a motion to adjourn, with a second from Bill Leake. **The motion passed 6-0.**

Adopted on the 19th of March 2024

Kevin Schaffner, Chairman

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2024-01-R- PUD Farmington: Request to amend the Farmington PUD by adding a master sign program for the development.

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

After receiving the report, public comment, and deliberations:

- Motion to Approve, approve with modifications, or disapprove the zoning amendment; and
- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning amendment; and
- Make the required finding for reasonableness and consistency with the HALUP:

The proposed zoning amendment is reasonable and consistent with the following goals of the HALUP

- *LU-6 This amendment focuses on a higher level of development improving the overall appearance of quality designed signs within a high-profile development utilizing flexibility in the program to enhance placemaking.*
- *ED-3 This amendment supports high-quality retail development in a mixed-use walkable location by establishing a sign program that meets the needs of businesses while reducing the potential for sign clutter.*

Description/Background:

MPV Properties is proposing to add a Master Sign Program to the approved PUD zoning through the conditional zoning process. This sign program provides a master guideline to the entire development that includes sign types, sign materials, design requirements, with some flexibility in location and type.

Recommendation:

Staff recommends approval of H-2024-01-R Farmington PUD and transmit a recommendation to approve to the Town Council making the required findings.

Fiscal Impact:

None

Attachments:

1. H-2024-01-PUD-Farmington_PB Report
2. Attachment A - Application
3. Attachment B - Farmington Master Plan_2017
4. Attachment C -Farmington-Master-Sign-Program 3.4.24
5. Attachment D - Reduced_Farmington Master Sign Table Breakdown 3.11.24



Planning and Zoning Department

**Staff Report – Planning and Zoning Board
Rezoning H-2024-01-(R)**

DATE: February 10, 2024

SUBJECT: H-2024-01-R-Farmington PUD Amendment

Request to amend the Planned Unit Development (PUD) zoning district for the purpose of adopting a Master Sign Program for the mixed-use development.

APPLICANT: Rocky River Road Associates, LLC
Represented by Morgan Lucas of MVP

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

BACKGROUND:

The Farmington development is a 185-acre master planned unit development (PUD) situated partly in the Town of Harrisburg and the City of Charlotte, located just east of the 485 loop at Rocky River Road. The master plan consists of a planned commercial village and a mix of residential housing types representing approximately 600 homes and 275,000 SF of commercial space. This project has been the subject of many zoning actions by both the City of Charlotte and Town of Harrisburg.

The applicant is requesting to amend the PUD zoning district establishing a master sign program (MSP) for the Farmington Village portion of the development through this conditional zoning action (Attachment A). The intent of a master sign plan is to provide a sign program that will enhance a cohesive sense of place throughout a master planned community or development. These types of plans are typical and required in most communities to ensure the vision for the community is realized.

The applicant is requesting flexibility within the proposed master sign program to achieve their vision for the development as it relates to ground signs while operating within the spirit of the Town's sign regulations.

ANALYSIS:

The subject development site was originally approved as area "C" in the Brookdale PUD-Conditional Use District in 2002 and has been the subject of various zoning amendments. Amendments of the PUD include increasing the size of area "C," change in allowable uses and underlying zoning district, changes in building types, and changes to use area labels.

The Unified Development Ordinance (UDO), states existing PUD zoned properties shall follow the PUD regulations associated with its approval.

The UDO in place at the time of conditional zoning approval divides PUD sign regulations into tables associated with residential districts and commercial districts. Review of the PUD sign table below outlines the permissible ground mounted signs for the commercial PUD.

Table 12.1-6 Standards for Permanent Signage in C-1 and PUD Zoning District

Sign Type	Number Allowed	Max. Sign Area	Max. Height	Sign Location
<u>Ground Signs*</u>	1 per frontage			Outside of street
Individual Business	per section 12.5.4.1	32 square feet	8 ft.	right-of-way and site triangle
Combined Development	1 per frontage per section 12.5.4.1	32 square feet plus 8 sf per additional tenant upto a maximum of 64 sf	8 ft.	Outside of street right-of-way and site triangle
Subdivision Entrance Sign	1 per entrance road	32 square feet	8feet	Outside of street right-of-way and site triangle

It must be noted that the original approved PUD did limit the uses to C-1 under the PUD, however, the mix of zoning classifications within the subject commercial area (Area 1 on attachment B) were modified over time through zoning amendments and signs were not addressed. The zoning classifications are within this PUD:

- C-2 General Commercial
- B-1 Neighborhood Commercial
- O-I Office/Institutional

Based on the history of amendments, staff believes it is appropriate to adopt a master sign program establishing sign performance standards for the commercial area under the conditional zoning process incorporating the plan within the PUD. The sign information used for the analysis is a mix of the table provided above (C-1 & PUD) and the C-2 (General Commercial) table below.

Table 12.1-1 Standards for Permanent Signage in C-2 Zoning District

Sign Type	Number Allowed	Max. Sign Area	Max. Height	Sign Location
<u>Ground Signs*</u>	1 per frontage			Outside of street
Individual Business	per section 12.5.4.1	50 square feet	8ft.	right-of-way and site triangle
Combined Development	1 per frontage per section 12.5.4.1	50 square feet plus 10 sf per additional tenant upto a maximum of 100 sf	10 ft.	Outside of street right-of-way and site triangle
Subdivision Entrance Sign	1 per entrance road	32 square feet	8feet	Outside of street right-of-way and site triangle



Master Sign Program- See Attachment C

1. A large, combined development sign (Pg 6) at the main entrance of Farmington Ridge and Rocky River Road (west corner). The applicant is requesting a 100 sq. ft. allocation.
 - a. A 96 sq. ft sign area is proposed (exceeds the 64 sq. ft. maximum for PUD but within range of a standard C-2 General Commercial zoning District).
 - b. Six (6) feet in height (under the maximum allowed – 8 to 10 feet).
 - c. Halo lit Logo with Routed white acrylic logo backing internally illuminated (Enhanced illumination sign).
 - d. Sign is proposed to be placed within a **sign easement** on an outparcel.

The applicant is proposing to off-set the larger combined development sign square footage by **reducing the number** of overall ground mounted signs adjacent to Farmington Ridge Parkway.

The applicant has also agreed **to prohibit digital electronic message board type** of signage on this sign and throughout the development **except** the Harris Teeter Fueling Station.

2. A subdivision entrance sign (Pg 5) located on the east corner of the main entrance at Farmington Ridge and Rocky River Road. The applicant is requesting flexibility with:
 - a. The PUD subdivision sign is proposed at 100 sq. ft. in the sign area (96 sq. ft. per plan) to match the size and bulk of the combined development sign. This **exceeds** the maximum permitted sign area for subdivision monument signs (32 sq. ft. in area).
 - b. The sign is proposed to be six-feet in height (below the maximum height of 8-ft).
 - c. Halo lit lighting (enhanced illumination sign).

The applicant is proposing to off-set the larger combined development sign square footage by **reducing the number** of overall ground mounted signs adjacent to Farmington Ridge Parkway.

3. Two Village Center branding signs (Pg 7) to be located at the roundabout. They are proposed to be:
 - a. 40 sq. feet in size (exceeds the 32 sq. ft. maximum).
 - b. Four (4) feet in height (under maximum allowed)
 - c. Located within the public right-of-way (signs required to be on private property)
 - d. Halo lit sign (enhanced illumination sign).

These signs identify not only the subdivision but the village center of the master planned unit development and serve more as a “place making” branding sign than a subdivision sign. These signs are not unusual for large master planned communities. Staff is of the opinion that these proposed signs are reasonable and will enhance the aesthetics of the roundabout. Again, they are proposing to reduce the number of monument signs on Farmington Parkway in exchange in flexibility with other signs.

4. Two additional combined development signs (Pg 8) to be located at the roundabout. They are proposed to be:
 - a. Approximately 60 sq. ft. in size (under 64 sq. ft. maximum in PUD/C-2 zoning).
 - b. Five (5) feet in height (under the 8-foot maximum).
 - c. Located within the public right-of-way (signs required to be on private property).
 - d. Halo lit/ LED routed letters & border (Enhanced illumination sign).

These signs are proposed to balance the signs at the roundabout provide interest to commercial designations within the development. An encroachment permit would be required to locate signs within the right-of-way.

5. Individual ground mounted signs (Pg 9) for individual use outparcels located south of the intersection of Farmington Ridge and Dutch Creek Drive (first main intersection).
 - a. Thirty-two sq. ft. in sign area (in compliance).
 - b. Seven feet in height (in compliance).
 - c. Routed and LED lit (In compliance).
 - d. Located on private property.
6. Directory – Wayfinding Signs (Pg 11): The town’s sign regulations do not address these types of signs for master planned communities (PUDs, Medical, or Educational Campus). The applicant is proposing:
 - a. Five wayfinding signs
 - b. Located within the landscaped area between the multi-use path and the curb within the Town maintained right-of-way.
 - c. Five and a half (5 ½) feet in height
 - d. Just under 20 sq. feet in sign area.
 - e. Non-illuminated.

These signs are proposed to be located at strategic locations to help guide the public to their destination listing tenants and directional arrows. Based on their proposed location an encroachment permit would be required for all signs proposed within a right-of-way. The applicant is proposing wayfinding sign in-lieu of individual ground signs on Farmington Ridge Parkway.

7. Wall, Projecting, Canop, and Suspended Signs are proposed to follow Harrisburg sign regulations and will be governed by style, materials, and illumination by the master plan and landlord approval.

Master Sign Program Signage Limitation Proposal

In exchange in flexibility associated with this proposal, the master sign program will include the following limitations:

1. Eliminate Individual Occupant signs north of Dutch Creek Drive & Farmington Ridge Parkway intersection. See illustration on page 4 of the master sign plan.
2. Prohibit electronic message board (EMBs/any digital electronic signage within the development, with the exception to the Harris Teeter Fuel Station site.



We asked the development team to provide an exhibit that would compare the proposed sign limitations with the proposed ground mounted signs requesting flexibility (Attachment D). Using the most conservative regulations (C-1/PUD), the comparison results reflect:

- The total proposed sign area allocation is less than what could be approved by right.
- The number of ground mounted signs proposed is one less than what would be permitted by right.

SPECIFIC REVIEW CRITERIA: Pursuant to the UDO, a conditional zoning petition shall meet the requirements of Section 145.03.03 (E) and the common decision criteria in Section 145.01.07. This petition meets the common decision criteria found in the UDO as follows:

1. The proposed zoning amendment substantially conforms to the prior approvals for the Farmington Planned Unit Development as well as promotes the purpose of the Unified Development Ordinance.
2. The proposed zoning amendment adding a Master Sign Program, as conditioned, will not be detrimental to or endanger the public health, safety, or welfare, and does not affect public or private facility needs.
3. This amendment is following the public hearing process as provided within the UDO.
4. The amendment demonstrates compatibility with the character of the Planned Unit Development known as Farmington and enhances the visual aesthetics by reducing the potential of sign clutter and establishing high quality sign standards within the community.

Criteria in Section 145.03.03 (E):

1. *Use and Location.* The proposed CZ District use's appropriateness for its proposed location and consistency with the purposes, goals, objectives, and policies of the HALUP.

This amendment to add a master sign program to an existing Planned Unit Development does not affect existing approved uses at this location and further enhances the goal of promoting high-quality development as found in LU-6 of the HALUP.

2. *Eligible Uses.* The use(s) requested are among those listed as eligible permitted use, permitted use with limitations, or special use in the general use district as included in the CZ Zoning Map Amendment request.

There is no proposal to amend permissible uses within this conditional zoning district.

3. *Nuisance Mitigation.* The design of the proposed CZ District use's minimization of adverse effects, including visual impact of the proposed use on adjacent lands; and avoidance of significant adverse impacts on surrounding lands regarding trash, traffic, service delivery, parking and loading, odors, noise, glare and vibration and not create a nuisance.

The amendment does not propose a change in the design of the approved planned use development. This amendment does propose standardizing signs within the development creating a high-quality sign program with a focus on reducing sign clutter.

4. *Reasonableness.* The use limitations and conditions as proposed and/or imposed for the requested district can reasonably be implemented and enforced for the subject property. *The proposed sign program can be implemented and enforced through the Town's sign permitting process and encroachment permit process.*
5. *Improvement from General Zoning District.* When implemented the proposed and/or imposed use limitations and conditions will mitigate specific land development issues that would likely result if the subject property were zoned to accommodate all the uses and the minimum standards of the corresponding general zoning district;

The conditional zoning district is subject to all other conditions of approval established by the Town in addition to conditions placed on the subject amendment related to the proposed master sign program.

6. *Greater Standards.* If any standards are proposed that are different from the underlying zoning district, the applicant must clearly demonstrate that the overall resultant project is greater than that which is typically allowed by the general district.

The applicant has demonstrated that although the Master Sign Program requests some flexibility, the overall allocated sign area and number of ground mounted signs is slightly less than permitted by right in the underlying zone. Further demonstrated are the higher quality performance standards such as design, material, and illumination that what is permitted by right.

7. *Applicant's Agreement.* The applicant has agreed to accept the use limitations and conditions as proposed and/or imposed for the requested district.

The applicant has agreed to abide by the existing and proposed conditions of approval associated with this CZ-PUD for Farmington.

8. *Town Statement.* For approval, the Town Council shall adopt a consistency statement that the amendment being considered is either consistent or inconsistent with the HALUP and that the Town Council considers the action to be reasonable and in the public interest.

The proposed zoning amendment is to add a Master Sign Program to an approved Planned Unit Development known as Farmington. This amendment is consistent with the following Goals of the HALUP:

LU-6 This amendment focuses on a higher level of development improving the overall appearance of quality designed signs within a high-profile development utilizing flexibility in the program to enhance placemaking.

ED-3 This amendment supports high-quality retail development in a mixed-use walkable location by establishing a sign program that meets the needs of businesses while reducing the potential for sign clutter.



STAFF RECOMMENDATION:

Staff recommend the proposed conditional zoning petition H-2024-01-R be approved and transmit a recommendation to approve to the Town Council with the following conditions:

1. The applicant shall comply with all conditions of approval established in the previously approved conditional zoning petition for the Farmington Planned Unit Development.
2. Signs proposed within the right-of-way shall require approval of an encroachment permit from the Town. Sign locations are subject to adjustments based on field locations of utilities and sight requirements.
3. Signage at Rocky River Road intersections shall comply with NCDOT sight-triangles.
4. Permitting and compliance is required with all local, state, or federal agencies.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

- Motion to Approve, approve with modifications, or disapprove the zoning amendment; and
- Motion to recommend to the Town Council to approve, approve with modifications, or disapprove the zoning amendment; and
- Make the required finding for reasonableness and consistency with the HALUP.

Attachment A – Letter of Intent and Application
Attachment B – 2017 CZ Farmington Master Plan
Attachment C – Farmington Master Sign Program
Attachment D – Sign Comparison Exhibit



March 4th, 2024

Shelley DeHart
Assistant Planning Director
4100 Main Street
Harrisburg, NC 28075
Via Email: sdehart@harrisburgnc.org

Re: Farming Master Sign Program and PUD Amendment

Dear Shelley:

Thank you for meeting with the MPV team and me (“Owner”) last week regarding Farmington and specifically signage allowances currently permitted by the Town of Harrisburg UDO and the approved PUD. As we discussed in the meeting, the Farmington development is unique in Harrisburg given its size, configuration, and mixed-use components. The Town of Harrisburg signage ordinance has limitations that make Tenant identification and wayfinding problematic for a project of Farmington’s scale. The Owner seeks to amend its PUD to allow for some minor variations in the size and location of certain sign types permitted by the ordinance. Such amendments to the PUD will include a commitment by the Owner to implement a Master Sign Program for Farmington, which Owner describes as follows:

Master Sign Program Proposal

The Farmington Master Sign Program (Program) attached herein will enhance a cohesive sense of place across Farmington (“Development”). The intent of the Program is to maintain visual consistency among all signs, and it aims to complement the overall architectural design of the Development. By adhering to established guidelines for signage materials, framework, illumination, and background, the Program will not only enhance Farmington's visual environment but also reduce confusion and contribute to a distinct sense of place. The Owner (Declarant) will amend the recorded master Declaration for Farmington to include a reference to the Program, which will govern the installation of signs within the Development going forward. Additionally, the Program will comply with the Town of Harrisburg and City of Charlotte respective zoning and signage ordinances.

PUD Amendment Request 1 - Combined Development Sign Location and Sizing Flexibility

The requested amendments to the PUD address “*Combined Development Signage*” and “*Subdivision Entry Signage*” dimensions and locations within the Development. Like most developments of this type, the commercial sections of Farmington include distinct property lines separating outparcels and other major components. Most large, mixed-used developments and commercial projects have multi-tenant signs

("Combined Development Sign" as defined in Farmington UDO) at major road frontages and main entrances to provide vehicular and pedestrian traffic with information about a development, its tenants and amenities. Waverly and Birkdale Village are two such examples in the region. The Town of Harrisburg UDO does not technically permit the installation of *Combined Development Signs* on outparcels of mixed-use developments, which often separate the interior mass of commercial development from the main road frontages (ie. Rocky River Road and Farmington Ridge Parkway). **Specifically, the Owner seeks to amend the PUD to permit "Combined Development Signs" within recorded sign easements on road frontages that feature tenant/owners residing on different legal lots within the unified Development.**

Additionally, under the prevailing PUD ordinance, *Combined Development Signs* are limited to a maximum sign area of 64 square feet. Again, this square footage is very small and limiting when one considers the following:

- Size and Scale of the Farmington Development
- Number of Tenants and Components that will comprise Farmington
- Visibility on a major Road frontage like Rocky River Road
- Creating a sense of arrival at a significant mixed-use development

As part of the PUD Amendment request, the Owner requests to increase the size of this sign at the intersection of Rocky River Road and Farmington Ridge Parkway (entrance to Farmington) to 100 square feet. The C-2 zoning district allows for this square footage of signage on a *Combined Development Sign*. While Farmington is zoned as a PUD, the commercial section of Farmington is designated as C-2, so this signage allowance seems appropriate.

PUD Amendment Request 2 - Subdivision Entry Sign Location and Sizing Flexibility

Given Farmington's Scale and mixed-use components, the Owner desires to establish a Farmington brand that will facilitate a cohesive and unique sense of place for residents, tenants, visitors, and passersby. Per the UDO, the Development is only permitted to install one (1) "*Subdivision Entry Sign*" sign totaling 32 square feet. **Owner seeks to install a 96 square foot subdivision entry sign at the Rocky River Road main entrance mirroring the Combined Development Sign, of the same size, across the street (refer to Master Sign Program proposal for location and placement of these signs).** Owner believes that a sign of this size is more appropriate, and a better aesthetic given the size of the Development, width of intersection, and setback from right-of-way.

Additionally, Owner seeks permission to install two (2) 40 square foot Subdivision Entry Signs at the roundabout (RAB) internal to the project. Again, the UDO only permits one sign per entrance road at 32 square feet each. The unique geometric nature of the RAB presents distinct challenges and opportunities for visibility and wayfinding. Placing two symmetrical architectural signage features at this location ensures maximum visibility from all directions, thus enhancing overall development branding and cohesiveness. These signs are low profile, symmetrical, and provide an interesting and quality aesthetic at the RAB located in the center of the Development (refer to Master Sign Program proposal for location and placement of these signs).

Master Sign Program Signage Limitation Proposal

To reduce clutter and signage, the Program proposes to eliminate the following:

1. *“Individual Occupant Signs”* north of Dutch Creek Drive/Farmington Ridge Parkway intersection.
2. Prohibit electronic message board (“EMBs”)/any digital electronic signage within the development, with exception to Harris Teeter Fuel.

PER YOUR REQUEST, A SUMMARY OF THE PROPOSED SIGNS AND AMENDMENTS TO THE PUD ARE INCLUDED IN THE ATTACHED TABLE.

Shelley, thanks again for Zac’s and your time and consideration. We look forward to working together on these signage modifications and allowances, and I believe that they are consistent with what was discussed in the meeting last week. Please let me know if you have any questions or comments.

Sincerely,

George Macon
Managing Partner

Legislative Approval Application

1. Application Type (select all that apply)

- ☐ UDO Text Amendment ☐ Zoning Map Amendment (rezoning) ☒ Conditional Zoning Approval
☐ Certificate of Appropriateness

2. Project Information

- a. Project Name: Farmington
- b. Project Location/Address: Petition # H2019-02 (R)
- c. Tax Map and Parcel Number (PIN): 5506 | 407290000
- d. Zoning: Existing: _____ Proposed: _____
- e. Land Use: Existing: _____ Proposed: _____
- g. Description of Request (attach separate sheet if needed):

Owner is requesting that the proposed Farmington Master Sign Program (attached) be approved for the project's existing zoning (PUD) through a conditional zoning action.

3. Contact Information

- a. Project Manager/Contact Person: Morgan Lucas
Company: MPV Properties
Address: 2400 South Boulevard, Ste 300 City, State, Zip: Charlotte, NC 28203
Phone Number: 704-248-2103 Email Address: mlucas@mpvre.com
- b. Applicant Name (if different than above): _____
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Rocky River Road Associates, LLC
Company: _____
Address: 2400 South Boulevard, Ste 300 City, State, Zip: Charlotte, NC 28203
Phone Number: _____ Email Address: _____

4. Owner's Consent

Rocky River Road Associates, LLC ("Owner") certifies that it is the owner of the property located at Farmington ("Subject Property") and expressly consents to the use of the Subject Property as described in this application and to all conditions that may be agreed to as a part of the approval of this application, which may be imposed by the decision making board.

Owner hereby authorizes, Morgan Lucas as agent, to file this application and represent Owner at any and all meetings and hearings required for the approval of this application.

Owner's Signature:  Date: 1/02/2024

5. Affidavit of Completeness and Accuracy (to be completed by the individual submitting the application)

Project Name: Farmington Submittal Date: 1/4/2024

STATEMENT OF COMPLETENESS AND ACCURACY:

I hereby certify all property owners have full knowledge the property they own is the subject of this application. I hereby certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related application material and all attachments become official records of the Planning and Zoning Department of Harrisburg, North Carolina, and will not be returned.

I understand that any knowingly false, inaccurate or incomplete information provided by me will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I further acknowledge that additional information may be required to process this application. I further consent to the Town of Harrisburg to publish, copy or reproduce any copyrighted documents submitted as a part of this application for any third party. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Applicant Name: Morgan Lucas

Applicant Signature: Morgan Lucas

6. Staff Use Only:

Record of Process

Date Received: January 2, 2024

Application Number: H2024-01-PUD

Is Application Complete? ☒ Yes ☐ No

Public Hearing Date(s): TBD

Published Notice Date: _____

Mailed Notice Date: _____

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

Shelley DeHart, AICP

Digitally signed by Shelley DeHart, AICP
DN: cn=Shelley DeHart, o=Town of Haverhill, ou=Planning and Zoning Department, email=shelley.dehart@haverhillma.gov, c=US

Record of Decision

Reviewed By: _____

Recommendation: ☐ Approve ☐ Deny

Final Action: ☐ Approve ☐ Deny

7. Required Attachments

All development application submittals must be accompanied by:

- Applicable fee(s) (see Master Fee Schedule in Appendix B of the Development Guidebook);
- Attachments listed in under the pertinent application;
- Case numbers of other related development applications; and
- Any additional information or attachments required by the Town Attorney, Director or other Town staff, Historic Preservation Commission, Planning and Zoning Board, Board of Adjustment, or Town Council.

Consult staff during pre-application meeting for any required paper copies consult staff during pre-application meeting for any required paper copies.

Conditional Zoning Approval

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
 - a. Copies of the Traffic Impact Analysis (TIA)
 - b. Proposed site plan
 - c. Landscape plan (with number, location, and type of proposed plantings)
 - d. Proposed building elevations
5. A digital (PDF) copy of a complete site-specific development plan
6. List of specific proposed permitted uses (chosen from permitted used of proposed district)
7. Any specific conditions willing to be imposed as part of application (e.g. no outside storage, increased buffer width, etc.)

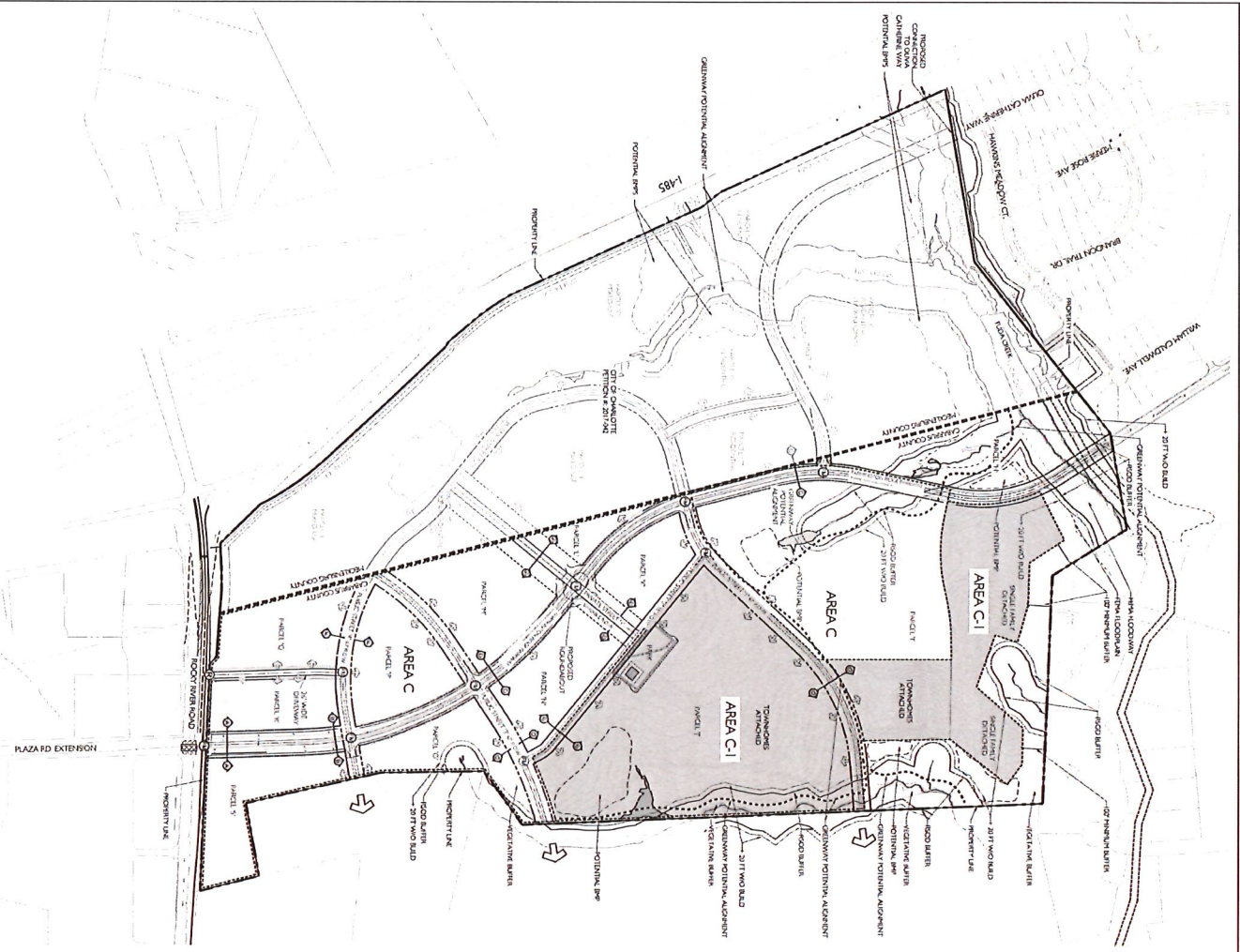
Zoning Map Amendment (rezoning)

1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting.
4. If determined required at the pre-application meeting:
 - a. Copies of the Traffic Impact Analysis (TIA)
 - b. Proposed site plan
 - c. Landscape plan (with number, location, and type of proposed plantings)
 - d. Proposed building elevations

UDO Text Amendment

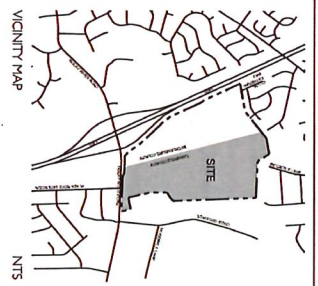
1. Proposed text of amendment ordinance
2. Written rationale for the change





SITE DEVELOPMENT NOTES

- 1. ACRES: 14.17085 ACRES
- 2. EXISTING ZONING: RPD (CONVENTIONAL REZONING AMENDMENT)
- 3. PROPOSED ZONING: RPD (CONVENTIONAL REZONING AMENDMENT)
- 4. EXISTING USES: VACANT
- 5. PROPOSED USES: VACANT
- 6. (AS MORE SPECIFICALLY DESCRIBED IN SECTION 2.1 ON SHEET RZ-2)
- 7. MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: UP TO 39,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL (COMMERCIAL) USES WITH UP TO 25,000 RESIDENTIAL UNITS - 50 SINGLE FAMILY DETACHED HOUSING UNITS AND 190 ATTACHED HOUSING UNITS, AS ALLOWED BY THE RPD ZONING DISTRICT.
- 8. MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- 9. PARKING: AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED PARKING FOR THE USES OF THE SITE LOCATED WITHIN HARRISBURG COUNTY AND VICE VERSA.



OPEN SPACE

- 1. OPEN SPACE REQUIREMENT: 25% OF OPEN SPACE CAN BE NON-CRESCENT (N.C.) AREAS
- 2. 25% OF OPEN SPACE CAN BE NON-CRESCENT (N.C.) AREAS
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- 10. 25% OF OPEN SPACE CAN BE NON-CRESCENT (N.C.) AREAS
- 11. 25% OF OPEN SPACE CAN BE NON-CRESCENT (N.C.) AREAS

AS A CONDITIONAL ZONING DISTRICT, THIS PROJECT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. APPLICANT AGREES TO OBTAIN ANY AND ALL APPLICABLE LOCAL STATE AND FEDERAL PERMITS PRIOR TO ANY DEVELOPMENT.
2. APPLICANT AGREES TO CONSTRUCT A 10 FT ASPHALT DRIVEWAY ALONG RIVER CREEK TO MEET REQUIREMENTS OF ARTICLE 6.5.5 OF THE UDO. THE DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO ANY DEVELOPMENT.
3. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCTS WITH SINGING WILL NOT BE USED. (APPLICANT MAY BE ALTERED TO ELIMINATE THE ON-STREET BICYCLE LANE AND INTERSECT WITH 2.10 FT WIDE ASPHALT MULTIPURPOSE PATHS WITH A MINIMUM OF A 3 FT PLANNING STRIP BEYOND ENGINEERING REVIEW. PLANNING/ENGINEERING/CONSTRUCTION STANDARDS AS NEEDED TO ACCOMMODATE THE INCREASED TRAFFIC THIS PROJECT DEVELOPMENT WILL PLACE ON THIS STREET.)
4. APPLICANT AGREES TO PROVIDE A 10 FT WIDE ASPHALT DRIVEWAY ALONG RIVER CREEK TO MEET REQUIREMENTS OF ARTICLE 6.5.5 OF THE UDO. THE DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO ANY DEVELOPMENT.
5. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCTS WITH SINGING WILL NOT BE USED. (APPLICANT MAY BE ALTERED TO ELIMINATE THE ON-STREET BICYCLE LANE AND INTERSECT WITH 2.10 FT WIDE ASPHALT MULTIPURPOSE PATHS WITH A MINIMUM OF A 3 FT PLANNING STRIP BEYOND ENGINEERING REVIEW. PLANNING/ENGINEERING/CONSTRUCTION STANDARDS AS NEEDED TO ACCOMMODATE THE INCREASED TRAFFIC THIS PROJECT DEVELOPMENT WILL PLACE ON THIS STREET.)
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9. APPLICANT AGREES TO RESTRICT CLADDING MATERIALS FOR ALL RESIDENTIAL BUILDINGS TO MASONRY PRODUCTS WITH SINGING WILL NOT BE USED. (APPLICANT MAY BE ALTERED TO ELIMINATE THE ON-STREET BICYCLE LANE AND INTERSECT WITH 2.10 FT WIDE ASPHALT MULTIPURPOSE PATHS WITH A MINIMUM OF A 3 FT PLANNING STRIP BEYOND ENGINEERING REVIEW. PLANNING/ENGINEERING/CONSTRUCTION STANDARDS AS NEEDED TO ACCOMMODATE THE INCREASED TRAFFIC THIS PROJECT DEVELOPMENT WILL PLACE ON THIS STREET.)
10. APPLICANT AGREES TO PROVIDE A 10 FT WIDE ASPHALT DRIVEWAY ALONG RIVER CREEK TO MEET REQUIREMENTS OF ARTICLE 6.5.5 OF THE UDO. THE DRIVEWAY SHALL BE CONSTRUCTED PRIOR TO ANY DEVELOPMENT.
11. APPLICANT AGREES TO REMOVE ANIMAL SHELTERS AS AN ALLOWED USE IN THIS RPD DISTRICT.



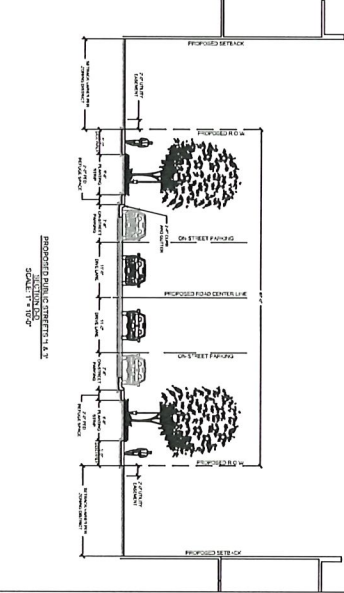
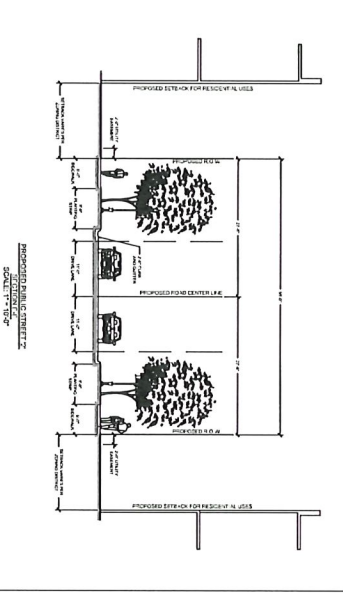
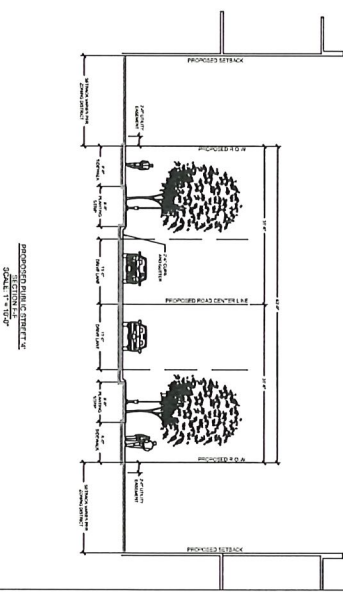
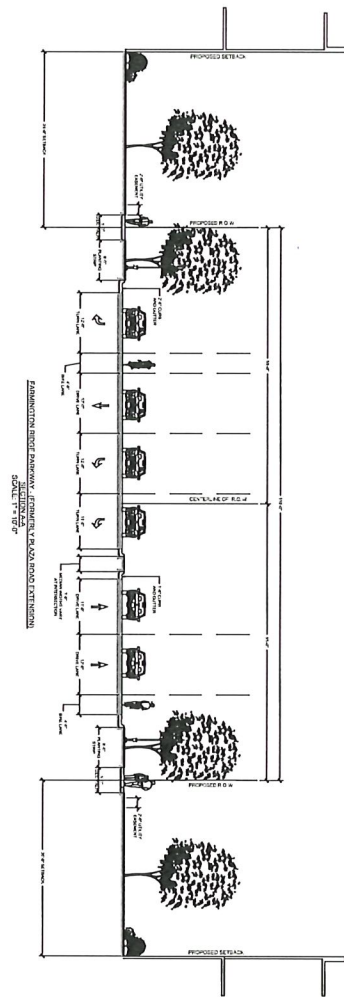
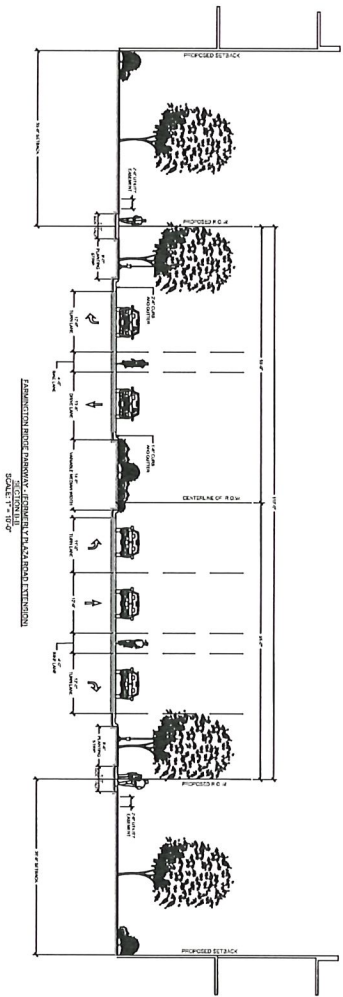
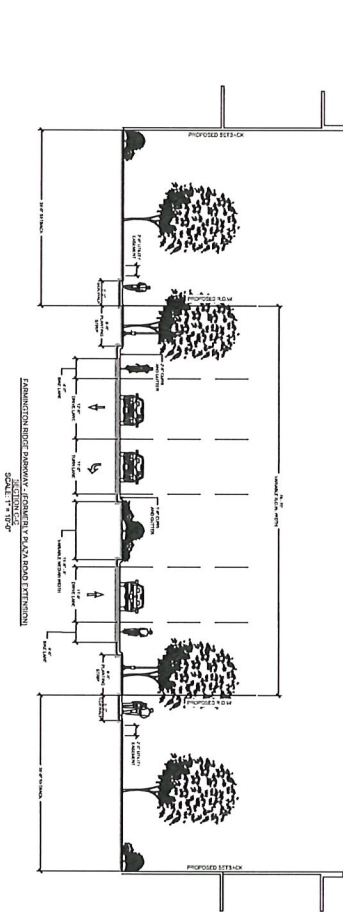
DATE: MARCH 21, 2017
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 DATE: MARCH 21, 2017
 SCALE: 1" = 100'-0"

REVISIONS
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FARMINGTON
HARRISBURG, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
SITE REZONING AMENDMENT - TECHNICAL DATA SHEET
Page 22 of 55

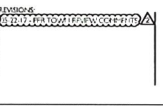
PETITION NO. H2017-04-(R)

LandDesign
 333 N. Graham Street, Charlotte, NC 28202
 V. 704.333.8310 F. 704.333.2146
 www.landdesign.com
 NC Eng. Firm License # C-0416



PETITION NO. H2017-04 (R)
TOWN OF HARRISBURG
PETITIONER: ROCKY RIVER ROAD ASSOCIATES, LLC

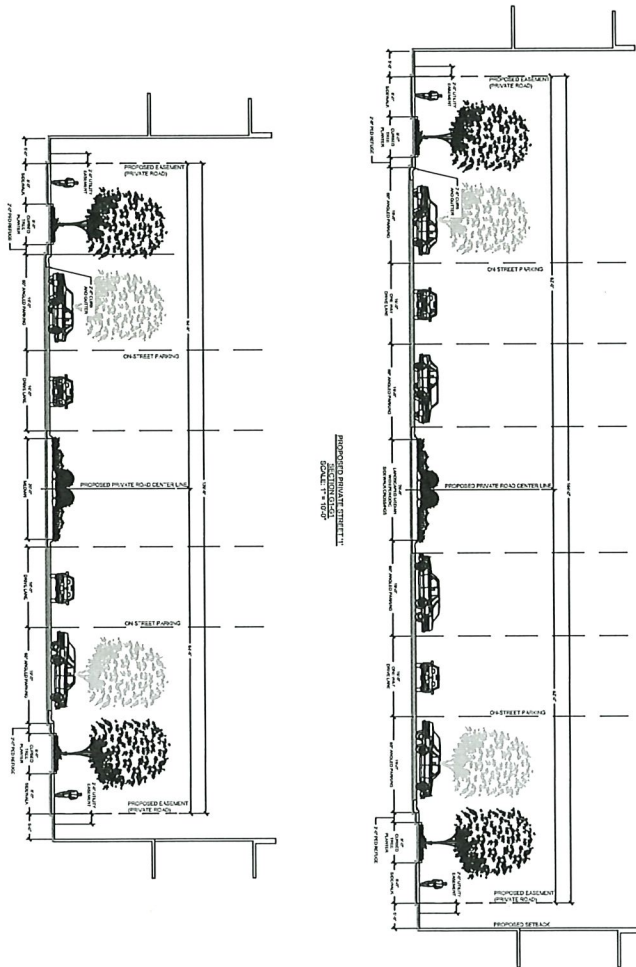
DATE: MARCH 21, 2017
DRAWN BY: JPH
CHECKED BY: JPH
SCALE: AS SHOWN
PROJECT # 180184



FARMINGTON
HARRISBURG, NORTH CAROLINA
ROCKY RIVER ROAD ASSOCIATES, LLC
SITE REZONING AMENDMENT - STREET CROSS-SECTIONS

PETITION NO. H2017-04-(R)

LandDesign
213 H Graham Street, Charlotte, NC 28202
V. 7043310285 P. 7043312246
www.landdesign.com
NC Eng Firm License: C-658



PETITION # H-2017-04-R
 TOWN OF HARRISBURG
 PETITION FOR ROCKY RIVER ROAD ASSOCIATES, LLC

DATE: MAY 21, 2017
 DESIGNED BY: J.P.P.
 CHECKED BY: J.P.P.
 Q.C. BY: J.P.P.
 SCALE: AS SHOWN
 PROJECT # 1014184
 SHEET #
RZ-4

REVISIONS:
 1. 05/21/2017 J.P.P.

FARMINGTON
HARRISBURG, NORTH CAROLINA
 ROCKY RIVER ROAD ASSOCIATES, LLC
 SITE REZONING AMENDMENT - STREET CROSS-SECTIONS

PETITION NO. H2017-04-(R)

LandDesign.
 233 H Graham Street, Charlotte, NC 28203
 P: 704.331.0212 F: 704.331.2344
 www.LandDesign.com
 NC Eng. Firm License: C-6558

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance.

P - Permitted Use
C - Conditional UseS - Permitted Use with Supplemental Regulations in Article 5 and/or Article 11
(-) Prohibited UseZONING DISTRICTS

USE	NAICS	B-1	Area C		C-2	Area C-1	
			O-1			RC	
RESIDENTIAL							
Accessory Dwellings (§ 5.3)	-	-	-	-	-	P/S	
Duplex (Two dwelling units per lot)	-	-	-	-	-	P	
Family Care Home (see Appendix A for definition)	-	C	C	-	-	P	
Home Occupations (§ 5.12)	-	P/S	-	-	-	P/S	
Multi-family Dwellings - 3 or more dwelling units (§ 11.2)	-	C/S	C/S	C/S	C/S	C/S	
Single-family, attached (§ 11.2)	-	C/S	C/S	-	-	P/S	
Single-family, detached (§ 5.24)	-	C	C	-	-	C	
Single-family, manufactured home							
Single-family, modular home	-	C	C	-	-	P	
INSTITUTIONAL AND CIVIC							
Animal Shelter	-	-	-	-	-	-	
Auditorium/Indoor Public Assembly, up to 350 seats	-	P	P	P	P	C	
Auditorium/Indoor Public Assembly, more than 350 seats	71213, 71219	C	C	C	P	C	
Botanical Gardens/Nature Preserves	71213, 71219	P	P	P	P	P	
Child Care Center (§ 5.16)	6244	P/S	P/S	P/S	P/S	C/S	
Civic, Social, and Fraternal Organizations	8134	P	P	P	P	C	
Country Club	71391	-	-	-	P	P	
Convention Center/Visitors Bureau	561591	-	-	-	P	-	
Golf Course, public or private	71391	P	P	P	P	P	
Government Buildings (excl. correctional institutions) and Facilities	-	P	P	P	P	C	
Hospital	622	-	P	P	P	-	
Museums and Art Galleries	71211, 71212	C	C	C	P	C	
Park - Public, neighborhood	71219	P	P	P	P	P	
Park - Public, other than neighborhood	71219	P	P	P	P	C	
Performing Arts Companies & Artists	7111	-	P	P	P	-	
Postal Service Facilities	491	-	P	P	P	-	
Recreational Sports Clubs (Hunting Clubs, Fishing Clubs, etc.)	713990	P	P	P	P	C	
Religious Institutions, up to 350 seats	8131	P	P	P	P	C	
Religious Institutions, more than 350 seats	8131	C	C	P	P	C	
Residential Care Facilities (Includes Group Homes) (§ 5.17)	623	P/S	P/S	P/S	P/S	P/S	
School - Boarding	6111	C	C	C	C	C	
School - Business, Computer and Management	6114	-	P	P	P	-	
School - Charter, Private & Parochial	61111	P	C	C	P	C	

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 (-) Prohibited Use

C - Conditional Use	(-) Prohibited Use	ZONING DISTRICTS					
		Area C				Area C-1	
		USE	NAICS	B-1	O-1	C-2	RC
INSTITUTIONAL AND CIVIC (cont.)							
School - Fine Arts		61161	-	C	P	P	-
School - Public, Elementary & Secondary		6111	P	P	P	P	P
School - Technical and Trade		6116	C	C	P	P	-
School - University or College		6112, 6113	-	C	P	P	-
Social Assistance (excluding child care centers)		624	C	C	P	P	C
Zoo, public or private		71213	-	-	C	-	-
PROFESSIONAL OFFICE/BUSINESS SERVICES							
Accounting & Tax Services		5412	P	P	P	P	-
Advertising & Related Services (excl. Sign Lettering/Painting)		5418	C	P	P	P	-
Architectural, Engineering & Related Services		5413	P	P	P	P	-
Automobile Repair, Major (excl. commercial trucks)		8111	-	-	P	P	-
Automobile Repair, Minor (excl. commercial trucks)		81119	-	-	P	P	-
Automobile Repair, Major or Minor, including commercial trucks		811111	-	-	C	-	-
Banks, Finance and Insurance Offices		52	P	P	P	P	-
Broadcasting & Telecommunications (excl. Towers)		513	-	P	P	P	-
Building, Chimney, Pool Cleaning Services		56179	-	-	P	P	-
Carpet & Upholstery Cleaning Services		56174	-	-	P	P	-
Catering Services		72232	P	-	P	P	-
Clothing Alterations/Repair, Footwear Repair		811419, 81143	P	-	P	P	-
Collection Agencies		56144	P	P	P	P	-
Computer System Design & Related Services		5415	P	P	P	P	-
Credit Bureaus		56145	-	P	P	P	-
Data Processing and News Services		514	-	P	P	P	-
Delivery/Courier Service, Local		49221	C	P	P	P	-
Dry Cleaning and Laundry Services		81231, 81232	P	-	P	P	-
Electronic and Appliance Repair		8112, 8114	-	-	P	P	-
Employment/Personnel Services/Agencies		5613	-	P	P	P	-
Environmental Consulting Services		54162	-	P	P	P	-
Fortune Telling/Palm Reading Services		812990	-	-	C	-	-
Funeral Home & Services		8122	-	P	P	P	-
Graphic Design Services		54143	P	P	P	P	-
Hair, Nail & Skin Care Services		81211	P	P	P	P	-
Indoor Recreational Facilities			-	-	P	-	-
Industrial Design Services		54142	-	P	P	P	-
Interior Design Services		54141	P	P	P	P	-
Investigation & Security Services, Locksmiths		5616	-	-	P	-	-

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(-) Prohibited Use**ZONING DISTRICTS**

USE	NAICS	B-1	Area C		
			O-1	C-2	Area C-1 RC
PROFESSIONAL OFFICE/BUS. SERVICES(cont.)					
Janitorial Services	56172	-	P	P	-
Legal Services	5411	P	P	P	-
Management/Holding Company offices	55	P	P	P	-
Management & Marketing consultants	54161	-	P	P	-
Medical/Health Care Offices	621	P	P	P	-
Motion Picture & Sound Recording (excl. Theaters)	512	-	P	P	-
Office Administrative Services	5611	-	P	P	-
Other Business Support Services	56149	-	P	P	-
Personal and Household Goods Repair	8114	-	-	P	-
Pest Control Services	56171	-	-	P	-
Pet Care Services (excluding Kennels & Veterinary Serv.)	81291	-	-	P	-
Pet Care Services - Kennels only (§ 5.5)	81291	-	-	P/S	-
Photocopy Services (excl. studios)	56143	-	P	P	-
Publishing Industries	511	-	P	P	-
Real Estate & Leasing Offices (excl. mini-warehousing)	531	P	P	P	-
Scientific Research & Development Services	5417	-	P	P	-
Sports and Recreation Instruction/Camps	61162	C	-	P	-
Telemarketing/Telephone Call Centers	56142	-	P	P	-
Travel Services/Agents & Visitors Bureaus	5615	-	P	P	-
Veterinarian Offices/Animal Hospitals (§ 5.5)	54194	P/S	-	P/S	-
Weight Reducing Centers, non-medical	81219	-	-	P	-
RETAIL TRADE					
Amusement Park	713110	-	-	C	-
Amusement Arcade (Indoor only)	713120	-	-	P	-
Art Dealers	45392	P	P	P	-
Art Supply Stores	45398	-	-	P	-
Auction House (General Merchandise)	45398	-	-	P	-
Automotive Parts, Tires, and Accessories	4413	-	-	P	-
Automobile Rental & Leasing (§ 5.6)	5321	-	-	P/S	-
Automobile Sales, New & Used (§ 5.6)	4411	-	-	P/S	-
Baked Goods/Snack Shops (excluding drive-thru)	722213	P	-	P	-
Bed & Breakfast Inns (§ 5.7)	721191	C/S	C/S	C/S	C/S
Book, Periodical & Music Stores	4512	P	-	P	-
Bowling Centers	71395	-	-	P	-
Building Material Supply (with outdoor storage)	4441	-	-	C	-

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

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P - Permitted Use
S - Permitted Use with Supplemental Regulations in Article 5 and/or Article 11
C - Conditional Use
(-) Prohibited Use

ZONING DISTRICTS

USE	NAICS	B-1	Area C		C-2	Area C-1 RC
			O-I			
RETAIL TRADE (cont.)						
Building Material Supply (with no outdoor storage)	4441	-	-	-	P	-
Brewpubs/Brewery - Micro		-	-	-	P/S	-
Car Wash (as a principal use)	811192	-	-	-	P	-
Cemetery Monument Dealers	453998	-	-	-	P	-
Clothing & Clothing Accessories	4481	-	-	-	P	-
Consignment/Used Merchandise Stores	4533	C	-	-	P	-
Convenience Store (with or without gas sales) (\$5.10)	44512, 44711	P/S	-	-	P/S	-
Equipment Rental & Leasing (with indoor storage)	53321, 5324	-	-	-	P	-
Equipment Rental & Leasing (with outdoor storage)	53231, 5324	-	-	-	C	-
Electronics & Appliance Rental	53221	-	-	-	P	-
Electronics, Camera & Appliance Stores	443	-	-	-	P	-
Electronic Gaming Establishments		-	-	-	C/S	-
Farmer's Market, Fruit & Vegetable Stand	44523	-	-	-	P/S	-
Florist	4531	P	-	-	P	-
Formal Wear & Costume Rental	53222	C	-	-	P	-
Furniture& Home Furnishings	442	-	-	-	P	-
Furniture/Party Supply/Sporting Goods Rental	53229	-	-	-	P	-
General Merchandise Stores (less than 25,000 sq. ft.)	452	-	-	-	P	-
Gift, Novelty & Souvenir Stores	45322	P	-	-	P	-
Grocery/Food Stores (excl. convenience stores)	4451, 4452	C	-	-	P	-
Health Clubs & Fitness Centers	71394	P	-	-	P	-
Hobby, Toy & Game Stores	45112	-	-	-	P	-
Hotel, Motels & Extended Stay Lodging Facilities	72111	-	-	-	P	-
Jewelry, Luggage and Leather Goods	4483	P	-	-	P	-
Lawn & Garden Supply (with outdoor storage or display)	4442	-	-	-	C	-
Lawn & Garden Supply (with no outdoor storage or display)	4442	-	-	-	P	-
Liquor Sales (ABC stores)	4453	-	-	-	P	-
LP Gas & Heating Oil Dealers	45431	-	-	-	P	-
Manufactured Home Sales	45393	-	-	-	C	-
Miniature Golf course	713990	-	-	-	P	-
Mini-warehousing/Self-storage Leasing (\$5.15)	53113	-	-	-	C/S	-

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

* All uses permitted in the CC, CD, and I-1 Districts are subject to supplemental design regulations in Article 11 of this Ordinance.

P - Permitted Use
C - Conditional UseS - Permitted Use with Supplemental Regulations in Article 5 and/or Article 11
(-) Prohibited UseZONING DISTRICTS

USE	NAICS	B-1	Area C		C-2	Area C-1
			O-1	RC		
RETAIL TRADE (cont.)						
Motion Picture Theaters (excl. drive-in)	512131	-	-	-	P	-
Motion Picture Theaters, drive-in	512132	-	-	-	C	-
Motorcycle, Boat & RV Dealers, New & Used	4412	-	-	-	P	-
Musical Instrument & Supplies	45114	-	-	-	P	-
Nurseries	44422	C	-	-	P	-
Office Supplies & Stationery Stores	45321	-	-	-	P	-
Parking Lots & Structures, Commercial	-	-	-	-	P	-
Pawnshops (subject to NCGS, Chapter 91A)	522298	-	-	-	P	-
Pet & Pet Supply Stores	45391	-	-	-	P	-
Pharmacies, Health & Personal Care Stores	446	-	-	-	P	-
Photography Studios	54192	P	-	-	P	-
Private Clubs (\$ 5.18)	72241	-	-	-	C/S	-
Reception Facilities	-	-	-	-	C/S	-
Restaurant, Full Service (dine-in only)	7221	P	-	-	P	-
Restaurant, Limited Service (delivery, carryout, drive-thru)	722211	-	-	-	P	-
Sewing, Needlework & Piece Goods Stores	45113	P	-	-	P	-
Sewer/Septic Cleaning Services	56299	-	-	-	P	-
Shoe Stores	4482	-	-	-	P	-
Shopping Centers, less than 25,000 gross sq. ft. (\$ 11.3)	-	C/S	-	-	P/S	-
Shopping Ctr./Superstore, 25-80,000 gross sq. ft. (\$ 11.3)	-	-	-	-	P/S	-
Shopping Ctr./Superstore, 80,000-135,000 gross sq. ft. (\$ 11.3)	-	-	-	-	C/S	-
Shooting Ranges/Archery Ranges (indoor only)	713990	-	-	-	P	-
Sign Lettering & Painting	54189	-	-	-	C	-
Sporting Goods Stores	45111	-	-	-	P	-
Swimming Pool, Hot Tub Supply Stores	453998	-	-	-	P	-
Tanning Salons, Ear Piercing, Permanent Make-up Salons	812199	-	-	-	P	-
Tattoo Parlors, Body Piercing	812199	-	-	-	C	-
Tobacco Stores	453991	-	-	-	C	-
Trophy Shops	453998	P	-	-	P	-
Truck Stop, Travel Plaza	44719	-	-	-	C	-
Video Tape & Disk Rental	53223	P	-	-	P	-
Winery-Cidery - Micro	-	-	-	-	P/S	-

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 (-) Prohibited Use

C - Conditional Use	(-) Prohibited Use	ZONING DISTRICTS				Area C-1
USE		NAICS	B-1	O-1	C-2	RC
WHOLESALE TRADE (no outside storage unless specified)						
Alcoholic Beverage Supply		4228	-	-	P	-
Audio/Video Cassette/Disk (prerecorded) Sales		42199	-	-	P	-
Book, Periodical, & Newspaper Sales		44292	-	-	P	-
Clothing, Piece Goods & Shoe Supply		4223	-	-	P	-
Electronic Equipment and Parts Supply		42162	-	-	P	-
Farm Supply Product Sales (with indoor storage)		42291	-	-	P	-
Farm Supply Product Sales (with outdoor storage)		42291	-	-	C	-
Florist & Nursery Supply (with indoor storage)		42293	-	-	P	-
Florist & Nursery Supply (with outdoor storage)		42293	-	-	C	-
Furniture & Home Furnishing Sales		4212	-	-	P	-
Grocery/Food Sales		4224	-	-	P	-
Hardware, Plumbing & Heating Supply		4217	-	-	P	-
Jewelry Supply		42194	-	-	P	-
Lumber & Construction Materials (w/ indoor storage)		4213	-	-	P	-
Lumber & Construction Materials (with outdoor storage)		4213	-	-	C	-
Metal & Pipe Supply (with indoor storage)		42145	-	-	P	-
Motor Vehicle - Sales (§ 5.8)		42111	-	-	P/S	-
Motor Vehicle - New Parts Supply		42112	-	-	P	-
Motor Vehicle - Used/Salvaged Parts (indoor storage)		42114, 42193	-	-	P	-
Music & Musical Instrument Supply		42199	-	-	P	-
Paint, Varnish & Paint Supplies		42295	-	-	P	-
Paper/Paper Product Supply		4221	-	-	P	-
Petroleum/Petro. Products (excl. Bulk Terminals)		4227	-	-	P	-
Pharmaceutical and Drug Supply		4222	-	-	P	-
Professional & Commercial Equipment Supply		4214	-	-	P	-
Tobacco/Tobacco Product Sales		42294	-	-	P	-

TABLE 4.6-1: PRINCIPAL USES PERMITTED IN ZONING DISTRICTS

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C - Conditional Use (-) Prohibited Use

USE	ZONING DISTRICTS			
	MAICS	B-1	Area C O-1	Area C-1 C-2 RC
AGRICULTURAL USES (cont.)				
Animal Production & Support (excl. Swine & Feed Lots) (§ 5.4)	112, 1152	-	-	-
Crop Production	111	P	P	P
MANUFACTURING AND INDUSTRIAL USES				
Contractors Office/Shop (with indoor storage)	233-235	P/S	P/S	P
Dental Laboratories (5000 sf or less gross floor area)	339116	-	P	P

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 (-) Prohibited Use

USE	ZONING DISTRICTS			
	NAICS	B-1	Area C O-1	Area C-1 RC
MANUFACTURING AND INDUSTRIAL USES (cont.)				
Landfill - Demolition & Inert Debris (§ 5.14)	-	P/S	P/S	P/S
Printing and Related Support Activities	323	-	-	C
TRANSPORTATION, WAREHOUSING AND UTILITIES USES				
Charter Bus Services	4855	-	-	P
Electric Power Transmission and Distribution	22112	P	P	P
Limousine Service	48532	-	-	P
Natural Gas Distribution Facilities/Equipment	2212	P	P	P

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C - Conditional Use (-) Prohibited Use

ZONING DISTRICTS

Area C

Area C-1

USE

NAICS

B-1

O-1

C-2

RC

TRANSPORTATION, WAREHOUSING AND UTILITIES USES (cont.)

Pipeline Transportation of Petroleum & Natural Gas	484	C	C	C	C
Public Urban, Interurban and Rural Transit Systems	4851-4582	P	P	P	P
Sewage Treatment Facility, private	22132	C	C	C	C
Taxi Service/Taxi Stand	48531	-	-	-	P
Water Distribution Facilities/Equip. (excl. Water Treatment)	22131	P	P	P	P
Wireless Telecommunications (WTS) Tower** (§ 5.21)	513	C/S	C/S	C/S	C/S
WTS Co-location of equipment on existing tower (§ 5.21)	513	P/S	P/S	P/S	P/S

** WTS towers using approved stealth technology and less than 65 feet in height are permitted by right in all districts.

SOLAR ENERGY FACILITIES

Roof Mounted, Parking lot cover, or building integrated (Level 1)	P	P	P	P	P
Ground Mounted: ≤50% of footprint of primary structure (Level 1)	P	P	P	P	P
Ground Mounted: ≤1/2 acre (Level 2)	P/S	P/S	P/S	P/S	P/S
Ground Mounted: <10 acres (Level 2 or 3)	P/S	P/S	P/S	P/S	P/S
Ground Mounted: >10 acres (Level 3)	C/S	C/S	C/S	C/S	C/S

FARMINGTON

MASTER SIGN PROGRAM



03

STATEMENT OF PURPOSE

04

COMMERCIAL MASTER PLAN

05

SIGN SPECIFICATIONS

04 MAIN SUBDIVISION ENTRY SIGN

05 MAIN COMBINED DEVELOPMENT SIGN

06 SUBDIVISION ENTRY SIGN

07 COMBINED DEVELOPMENT SIGN

08 INDIVIDUAL OCCUPANT (OUTPARCEL) SIGN

09 FARMINGTON VILLAGE CENTER TENANT SIGN PRECEDENT

10 DIRECTORY / WAYFINDING & INCIDENTAL SIGNS

12

RENDERINGS

14

EXHIBIT A

Statement of Purpose

The Farmington Master Sign Program (Program) attached herein will enhance a cohesive sense of place across Farmington (“Development”). The intent of the Program is to maintain visual consistency among all signs, and it aims to complement the overall architectural design of the Development. By adhering to established guidelines for signage materials, framework, illumination, and background, the Program will not only enhance Farmington’s visual environment but also reduce confusion and contribute to a distinct sense of place. The Owner (Declarant) will amend the recorded master Declaration for Farmington to include a reference to the Program, which will govern the installation of signs within the Development going forward. Additionally, the Program will comply with the Town of Harrisburg and City of Charlotte respective zoning and signage ordinances.

NOTES

- 1** Harris Teeter Individual Occupant Sign, Canopy Sign or Wall Sign may include a digital component for fuel pricing. With exception to HT Fuel, Changeable Copy signage will be prohibited within the Development.

ROUNDAABOUT

FARMINGTON RIDGE PARKWAY

1ST INTERSECTION

MAIN ENTRANCE

SIGNAGE KEY

-  Subdivision Entry or Combined Development Sign
-  Individual Occupant (Outparcel) Sign
-  Directory / Wayfinding Sign
-  Individual Occupant Signs north of this line are prohibited

EXISTING ROAD FACING BUILDING SIGNAGE



ROUNDAABOUT

SUBDIVISION ENTRY

COMBINED DEVELOPMENT

SUBDIVISION ENTRY

COMBINED DEVELOPMENT

1ST INTERSECTION

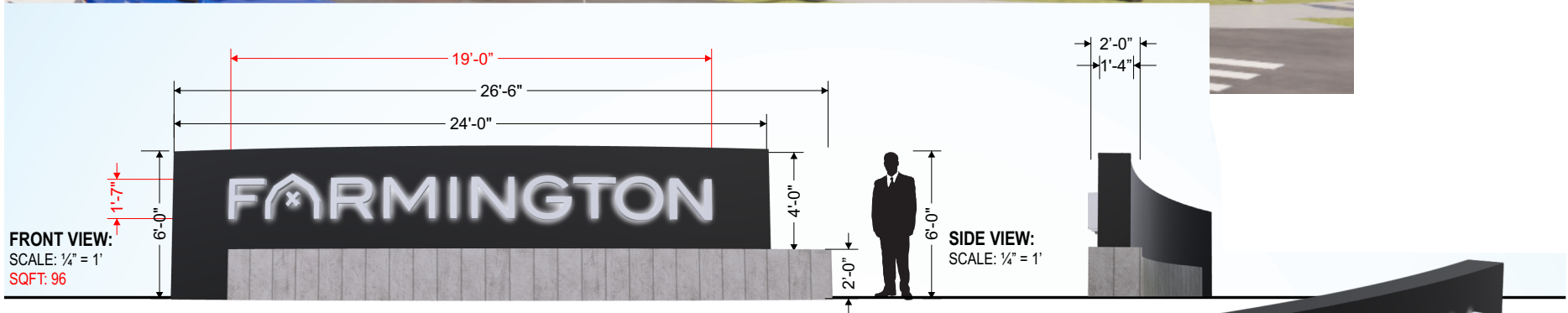
SINGING BROOK DRIVE

MAIN ENTRANCE

MAIN COMBINED DEVELOPMENT

MAIN SUBDIVISION ENTRY

Main Subdivision Entry Sign



SIGN SPECIFICATION

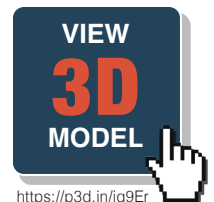
QTY: 1

Aluminum Construction Cabinet

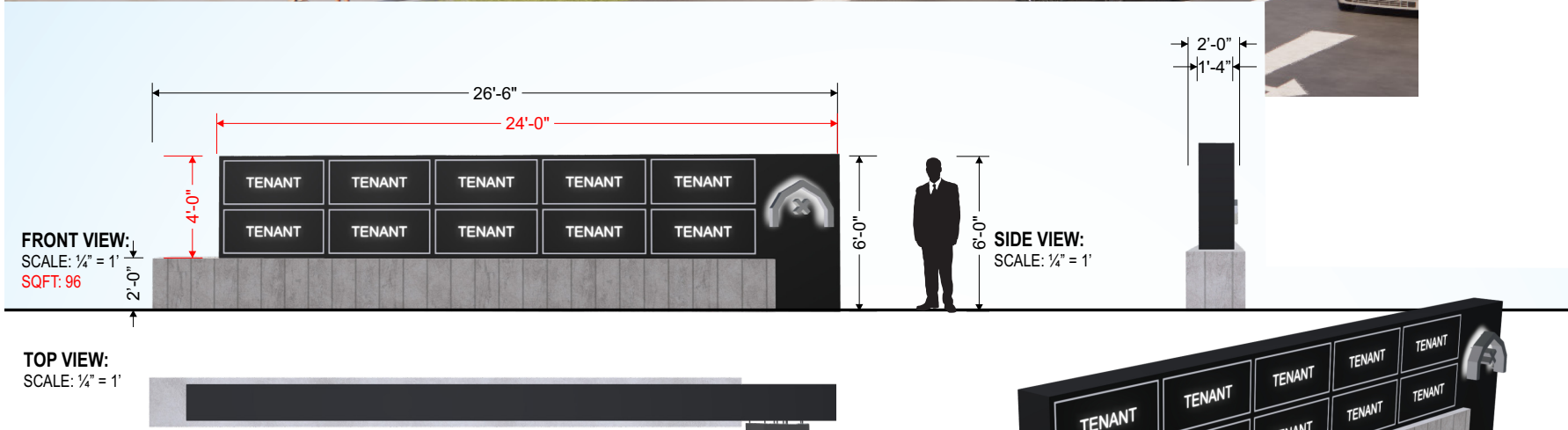
Reverse (Halo Lit) Channel Letter Logo

Cabinet Mounted on Built-in-place board formed concrete base.

Sign cabinet to be painted Matthew's MP-41313SP



Main Combined Development Sign



SIGN SPECIFICATION

QTY: 1

Aluminum Construction Cabinet

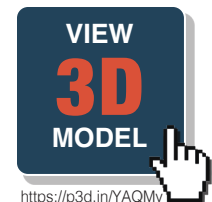
QTY: 10 21"x48" Tenant Panels

White Acrylic logos backing internally illuminated with Cool White LEDs with vinyl border applied First Surface

Reverse (Halo Lit) Channel Letter Logo

Cabinet Mounted on Built-in-place board formed concrete base. Vertical pattern.

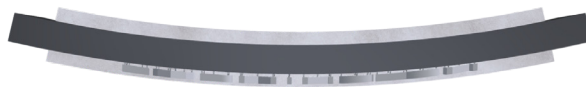
Sign cabinet to be painted Matthew's MP-41313SP



Subdivision Entry Sign



TOP VIEW:
SCALE: 1/4" = 1'



SIGN SPECIFICATION

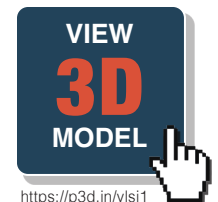
QTY: 2

Aluminum Construction Cabinet

Reverse (Halo Lit) Channel Letter Logo

Cabinet Mounted on Built-in-place board formed concrete base.

Sign cabinet to be painted Matthew's MP-41313SP



Combined Development Sign



TOP VIEW:
SCALE: 1/4" = 1'



SIGN SPECIFICATION

QTY: 3

Aluminum Construction Cabinet

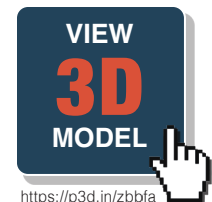
10 15"x40" Tenant Panels

White Acrylic logos backing Internally illuminated with Cool White LEDs with vinyl border applied First Surface.

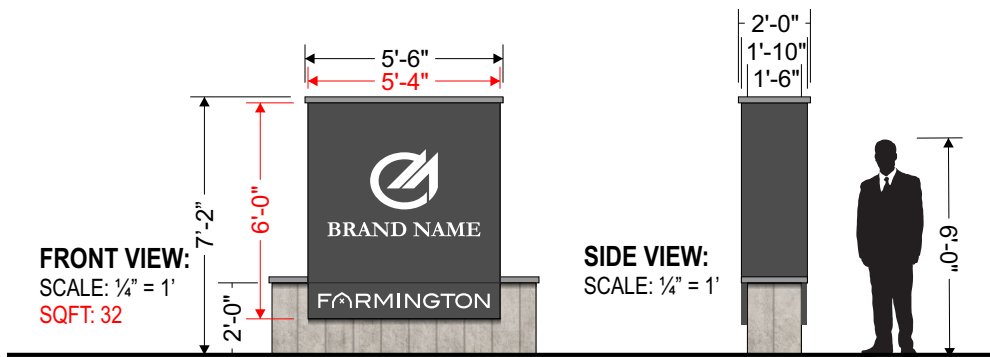
Reverse (Halo Lit) Channel Letter Logo

Cabinet Mounted on Built-in-place board formed concrete base. Vertical pattern.

Sign cabinet to be painted Matthew's MP-41313SP



Individual Occupant (Outparcel) Sign



SIGN SPECIFICATION

QTY: TBD

Aluminum Construction Cabinet

Routed Aluminum Faces, Backed With Acrylic

Internally Illuminated

Cabinet Mounted on Built-in-place board formed concrete base. Cabinet Cap, and Base Cap to be Aluminum Construction.

Sign cabinets to be painted Matthew's MP-41313SP, Cap Color TBD

Farmington Village Center Tenant Sign Precedent

WALL SIGN



PROJECTING SIGN



CANOPY SIGN

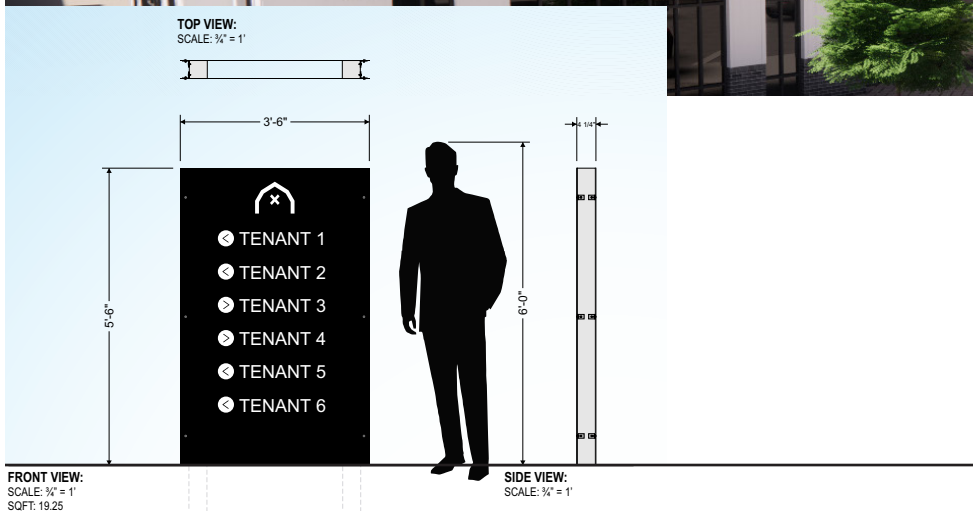


SUSPENDED CANOPY SIGN



See “Exhibit A” for Landlord signage criteria. All tenant signs are subject to both government and Landlord approval.

Directory / Wayfinding & Incidental Signs



SIGN SPECIFICATION

QTY: TBD

Double Sided

Aluminum Construction Post & Panel Sign

.125" Aluminum Faces

Reflective White Vinyl applied 1st Surface

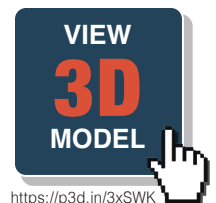
4" Square Tube Supports Non-Illuminated

90 Degree Clip Screw Attachment, Counter Sunk Holes on Face

Sign Faces to be painted Matthew's MP-41313SP



INCIDENTAL SIGN PRECEDENT





Entry into Farmington from
Rocky River Road



Main entry combined
development sign



Main entry subdivision
entry sign



Roundabout along
Farmington Ridge Parkway



Combined development sign
at roundabout



Subdivision entry sign
at roundabout

Exhibit A

TENANT BUILDING SIGNAGE CRITERIA

The following sign guidelines shall govern the design, color, size, illumination, location and manner of installation of all Tenant's signs to be placed on or near the Premises and/or the Shopping Center. The design, size and location of all signs must be approved in writing by Landlord, in its sole discretion. Landlord's approval of Tenant's sign shall not constitute the assumption of any liability on the part of Landlord with respect to accuracy or conformity with any zoning, building or signage code or other governmental or regulatory requirements. Tenant shall be solely responsible, at its sole cost, for its sign plan and obtaining all permits and approvals from all appropriate governmental and regulatory bodies. Tenant is required to use professional environmental graphic designers and signage companies to determine sign design and specifications.

Tenant's signage shall be subject to Landlord's approval in accordance with Landlord's Tenant Building Signage Criteria (which may be modified from time to time as Landlord may elect) a copy of which will be made available to Tenant before the execution of any Lease and will be thereafter provided to Tenant by Landlord at any time following Tenant's request for the same. Tenant hereby acknowledges having had the opportunity to review the Landlord's Tenant Building Signage Criteria and either has reviewed it or has elected not to review it.

1. Tenant is permitted to install wall, canopy, projecting or suspended signage in accordance with Article 12 Sign Standards of the Town of Harrisburg UDO. **All signs are subject to both government and Landlord approvals, in Landlord's sole discretion.**
2. All Tenants are required to have a unique identity. If Tenant does not have an identity, the Landlord will refer the Tenant to a preferred professional designer to establish an identity. Generic business names like "Cleaners," "Bank," "Diner," etc. are not allowed.
3. Only signs that carry Underwriters Laboratory (UL) listing will be permitted. The following sign types are not permitted (without written approval by Landlord, in Landlord's sole discretion):
 - a. Signs of the flashing, rotating, moving, blinking or animated type
 - b. Signs with red, green or yellow as a primary color (includes material finish & illumination)
 - c. Signs with exposed neon tubing, exposed lamps, or any exposed sign illumination or illuminated sign cabinets
 - d. Roof-mounted signs

4. Tenant shall submit sign working drawings to Landlord within the timeframe required by the Lease and no sign shall be installed until Landlord's written approval has been granted in Landlord's sole discretion. Tenant shall provide Landlord a copy of the sign permit prior to sign installation. All drawings should show actual construction of the sign. No standard details will be acceptable. The sign working drawings must include the following:
 - a. Shopping center name
 - b. Store name
 - c. Space number
 - d. Complete address
 - e. Type and size of all lettering
 - f. Elevation view of storefront showing sign (drawn to scale) with overall height and width dimensions of sign, overall square footage of sign, detail dimensions of major sign elements (graphics, letterforms, etc) and the linear dimension of the allowable areas of Tenant's presentation.
 - g. A technical section (to scale) through the sign and storefront showing all pertinent construction details. Describe all fastener and weld details. Show attachment detail to building.
 - h. Colors and finishes of all materials
 - i. Wattage and light intensity by lamping type
 - j. Location of penetrations for conduit and sleeves, etc. required for sign installation
 - k. A photograph of the storefront with sign locations shown to scale
5. Tenant's sign shall be located above the storefront of the Premises and within the limits of the area designated by Landlord as the "sign band." Tenant's sign shall be centered vertically within said sign band and horizontally within the lineal front footage of the Premises.
6. Major Tenant signage will be regulated by Landlord and the size and location will be at the discretion and approval of Landlord and governmental regulations.
7. All Tenant signage shall be installed in accordance with Landlord provided Signage & Display Criteria. These criteria also provide direction and character images for window signs, graphics and displays, in addition to A-frame signs, outdoor furniture and awnings. These design elements must be approved by the Landlord in its sole discretion in order to maintain a first-class shopping experience. Additionally, any such signage shall be in conformance with all governmental regulations.

8. Illumination shall be internal to the sign (exposed neon within letterforms, halo-illuminated) or by external front lighting. Light sources shall not cause glare hazardous to pedestrians or vehicle drivers. Lighting is to be white. Colored lamps shall not be permitted without express Landlord approval.
9. Face illumination to only consist of day/night type face material so that face reads as solid element during the day and illuminates at night. Illumination to be consistent with no shadows or hot spots. Standard type acrylic faced letters/signs with colored faces are prohibited.
10. Non-illuminated storefront façade signage prohibited without express Landlord approval.
11. All tenant signs must be new and custom-made. Restored vintage or reused signs are acceptable if approved by Landlord.
12. No sign shall be placed in final position without Landlord approval. Poor quality materials or construction will not be approved. Final installation will be subject to approval and must conform to criteria and drawings provided, as well as to local building codes.
13. If applicable, Tenant shall provide a dedicated circuit for the Tenant's signage illumination and shall coordinate and utilize Landlord-provided master switching relay system for all illuminated signage.
14. Service/rear egress/delivery doors to Tenant areas will have standard identification (Tenant's name and address number) designed and installed by Landlord at the Tenant's expense. No other signage or graphic is permitted at the service entrance.
15. The signage contractor shall perform all cutting and patching of existing surfaces where required for installation of the signage work included herein. The procedures proposed for the accomplishment of cutting and patching work shall be submitted by the sign contractor to the Landlord for approval. Submission to also include work schedule showing start of work, finish date and any other important dates within project timeline.
16. All penetrations of the building structure required for sign installation shall be neatly sealed in a watertight manner.
17. All signs shall be individually pin-mounted or, if canopy mounted, on a raceway (not to be larger than 4'x4') pre-finished to match building or per individual development standard.
18. Landlord is not responsible for cost incurred for replacement or construction of signs that do not conform to these sign guidelines.
19. Sign company names or stamps shall be concealed if permitted by code.
20. Public safety decals on glass in minimum sizes, subject to the approval of Landlord, may be used, as required by building codes or other governmental regulations.

21. Prohibited sign materials include, but are not limited to the following:

- a. Flashing lights
- b. Animated components
- c. Vinyl trim caps on letterform/sign face or return. See note J for face material limitations. Use of minimal size aluminum retainers or other low profile retainers for letterform/sign face are encouraged.
- d. Cabinet signs with illuminated translucent background and silhouette letters
- e. Vacuum-formed plastic letters
- f. Paper, cardboard, stickers, or decals applied to or located behind the storefront glazing
- g. Sandblasted wood signs in natural wood finish with painted, raised letters and/or logos
- h. Advertising placards, banners, pennants, names, insignia, trademarks, or other descriptive or promotional material not designed as part of Tenant's overall presentation and brand identity may not be affixed or maintained on windows, glass fixtures, equipment or another area of the storefront without Landlord approval.
- i. Exposed raceways, exposed ballast boxes or electrical transformers. If raceway is used, it must be integrated into design of sign. Note applies to wall/façade and canopy signs.
- j. Acrylic faced letterforms and sign cabinet. Only allowed acrylic faced elements are day/night type where face appears a solid color during the day and illuminates white at night. See note C for trim cap limitations.

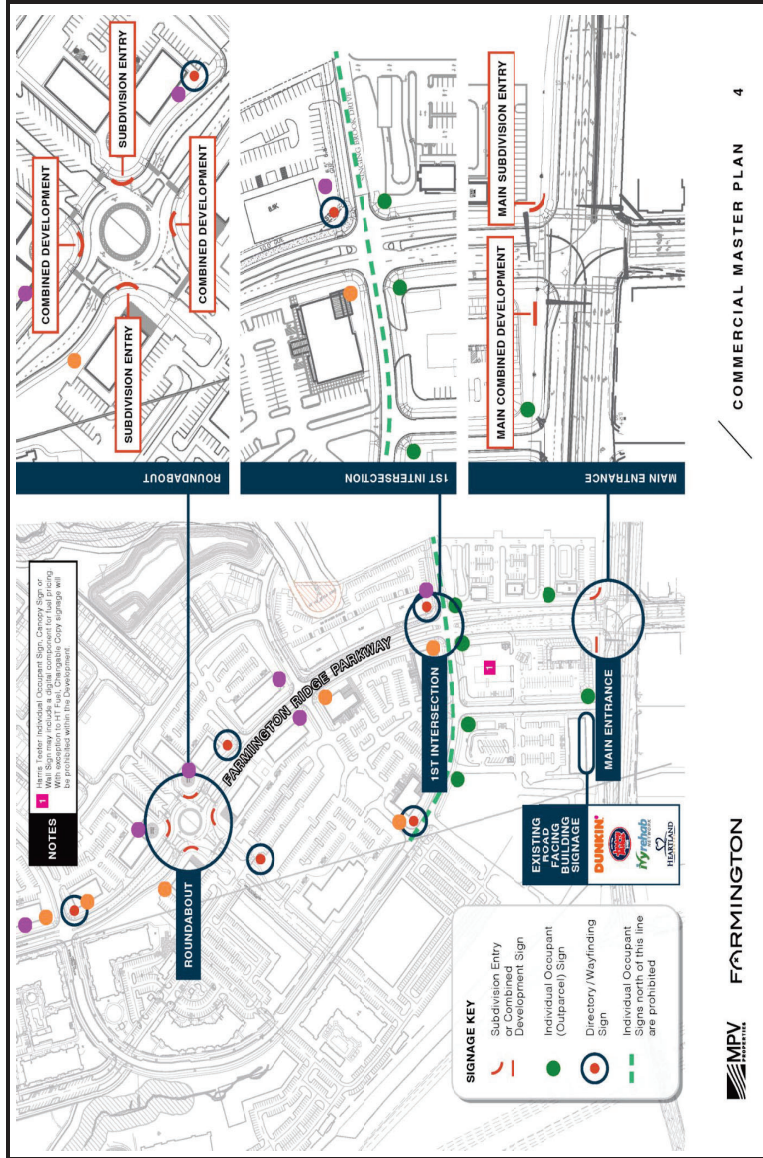


FARMINGTON



POTENTIAL INDIVIDUAL OCCUPANT SIGNAGE (IOS) ALLOWED PER UDO

- Potential Combined Development Sign
- Potential Individual Occupant Sign



MAX ALLOWABLE SF PER UDO			
Sign Type	Quantity	Size (sf)	Total SF
Potential IOS Permitted per UDO (North of Dutch Creek Dr)	6	32	192
Potential CDS Permitted per UDO	6	64	384
Potential Subdivision Entry	1	32	32
Total Max Allowable Signage per UDO			608

PROPOSED SF PER MASTER SIGN PROGRAM			
Sign Type	Quantity	Size (sf)	Total SF
Proposed Amount of CDS	3	Mixed	216
Proposed Subdivision Entry	3	Mixed	176
Proposed Wayfinding Signs	5	19.25	96.25
Total Proposed Signage			488.25

Square Footage Saved with Master Sign Program	
	119.75