



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

**May 21, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING 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 watch the meeting virtually via the Zoom platform using the below or attend in person.

All persons wishing to address the Board for public comment or speak to a specific agenda item must be present in person.

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://us02web.zoom.us/j/82922934233?pwd=UUVIbHIWenglYStOUUVmVWdtZXllQT09>

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 April 16, 2024 meeting.

3. OLD BUSINESS

4. NEW BUSINESS

5. STAFF UPDATES/INFORMATION

A. Citizen Academy Presentation of Planning & Zoning

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 April 16, 2024 meeting.

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve the minutes of April 16, 2024 Planning & Zoning meeting.

Description/Background:

The minutes of the April 16, 2024 Planning & Zoning Board meetings have been attached to this item.

Recommendation:

Staff recommends approval of the attached minutes.

Fiscal Impact:

None

Attachments:

1. PZ MINS APRIL 16 24

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, APRIL 16, 2024
6:00 PM**

MINUTES

1. CALL TO ORDER

Kevin Schaffner called the meeting to order.

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

ABSENT: Zac Gordon, Planning Director

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

A. AGENDA ADOPTION

Kevin Hutchins made a motion to pull New Business item, H-2024-03-R due to the applicant requesting additional time on this project. The motion received a second by Bill Leake. **The motion passed 6-0.**

B. SPECIAL PRESENTATIONS

None.

C. PUBLIC COMMENT

Angela Brown- 7853 Tottenham Dr. - Mrs. Brown stated she lives in the Fenton Dell neighborhood. She voiced concerns about the new EPCON development currently under development. They are:

- The natural buffer that was supposed to be 20ft with an additional 10ft type a-buffer totaling 30ft of a buffer, however a few months ago they started clearing the land and did not do what they had agreed to, all the trees behind her home and neighbors were removed completely.
- Flooding has also become a new problem in her backyard; and
- The proximity of the construction equipment generates excessive noise, shakes their home, and windows all day long.

Mark Monroe- 6751 River Hills Dr.- Mr. Monroe spoke about traffic in Harrisburg and the thorough ways (across railroad tracts) that connected to Harrisburg in 2014, all but three were closed back in 2014. Farmington and all the new developments in Stallings must come across those bridges. Many of these subdivisions are not even finished, and the traffic is already ridiculous. Mr. Monroe is also concerned about the new Shamrock subdivision, a couple of hundred houses are proposed and the traffic will dump right into Stallings. The Shamrock area has not been annexed or purchased yet and he would like to see the board put a lot of thought into this before approving.

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
APRIL 16, 2024**

Sandy Morgan- 7173 Ruth Fidler Dr - Mrs. Morgan stated she lives in Stalling Farms and mentioned that people are out all day in the neighborhood and if the proposed Shamrock development connects with their neighborhood, it will create a GPS nightmare for our neighborhood. Stallings road has not begun to feel the effect of Harmony Acres and Camellia Gardens since they are not built out. Traffic is terrible in the afternoons already and the four-million-dollar road the developer says he must build in this new development has already been deemed as the new Charlotte Motor speedway.

Karen Batten- 4615 Ardmore Ln.- Mrs. Batten has been in Harrisburg for three years and her question is who is responsible for looking at all the new construction and development that is coming into Harrisburg. Also, she would like to know if there is any traffic impact analysis that is being done and is that information available to residents. Mrs. DeHart responded to her concerns, explaining the staff process and offered her contact information to the resident to reach out to for future questions.

2. CONSENT AGENDA

A. Consider adoption of minutes from March 19, 2024, Planning and Zoning Board meeting.

MOTION: Jessica Fava made a motion to approve the amended minutes, second by Bill Leake.
The motion passed 6-0.

3. OLD BUSINESS - None

4. NEW BUSIENSS

Case H-2024-03-R 9274 Naron Lane Map Amendment: request to rezone a 0.47-acre parcel from County LDR to Harrisburg RM. – **Item was removed from the agenda under 1A.**

5. STAFF UPDATES/INFORMATION

Staff provided an update:

- Reminder: Training for the Board will be held on April 24th in Charlotte.
- There are two board vacancies that are coming up. Applications are due by April 30th for both Boards. The link is on the Towns website to apply.
- The YMCA has been approved and their groundbreaking date should be coming in May.
- Tramore II and McKinley may be coming to the Board in May or June, they are getting close to finalizing the plan review.

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.**

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
APRIL 16, 2024**

Adopted on the 21st of May 2024

Kevin Schaffner, Chairperson

Carly Bedgood, Secretary