



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

**September 17, 2024
6:00 PM**

AGENDA

1. CALL TO ORDER

A. PUBLIC ACCESS TO LIVE MEETING VIA YOUTUBE

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 YouTube platform using the link 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.

<https://www.youtube.com/@HarrisburgNC/streams>

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 August 20, 2024 meeting

3. OLD BUSINESS

4. NEW BUSINESS

5. STAFF UPDATES/INFORMATION

A. Training: Zoning Map Amendments & Text Amendments

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 August 20, 2024 meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of August 20, 2024 as presented.

Description/Background:

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

Recommendation:

Approved as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS AUG 20 24

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

MINUTES

PRESENT: Bill Leake, Faith Silva, Monica Long, Suzi Schoonmaker, Jeremiah Norberg, Steven Larson, Kez Hubler, Jessica Fava

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

1. CALL TO ORDER

A. AGENDA ADOPTION

Steven Larson made a motion to adopt the agenda as presented. Bill Leake seconded the motion.
The motion passed 7-0.

B. SPECIAL PRESENTATIONS

None.

C. PUBLIC COMMENT

None.

2. CONSENT AGENDA

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

MOTION: Faith Silva made a motion to approve the minutes, second by Jessica Fava.
The motion passed 7-0.

3. OLD BUSINESS

A. H-2023-04-R Tramore II: A request to annex and rezone a 25.2-acre parcel for the purpose of developing a 23-lot family residential development.

Assistant Planning Director, Shelley DeHart, presented the continued item reviewing areas of the project that were requested to be modified by the Board as follows:

1. **Roadway Landscape Planting Area:** Staff were tasked with evaluating the collector's road and trying to widen the landscape area between the curb and sidewalk to accommodate the street trees. Ideal would be 8ft in width but staff were able to adjust the right of way to provide a 6ft wide planting strip for the street trees. This kept us within the designed right of way width, which is 65ft, and this will be a town-maintained road.

2. **Prohibit Utilities within Type D Buffer Area:** This would prohibit utilities within the type D buffer area which is along the Hickory Ridge frontage. Looking at the existing condition it already has language in it that the area should be clear of utilities, but we did add, area shall be clear of

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utilities (overhead or underground).

3. Protect the Critical Root Zone: We modified condition six to state: A 20-ft C buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards. We modified it a little further and added Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO.

4. Relocation of Utilities: There was a healthy discussion about the relocation of utilities within the project. Staff coordinated with Union Power and that is something we insured that the developer had the contact. They may have to adjust their plan some, but we will not know until the power company does their plans. These lines do have to be relocated for Tramore 1 so we should be getting the plans soon.

5. Additional Modification Condition: Condition #8, required fencing around stormwater ponds, fence shall be a black aluminum fence (non-chain link) to match the approved fence proposed around the pond for Tramore 1.

Staff reviewed the final proposed conditions with the Board:

Final Conditions of Approval Proposed to be Presented to Town Council:

1. The conditional zoning district shall be restricted to a 23-lot, single-family detached residential community as designed within the accompanied site plan. The proposed development includes a proposal for payment in-lieu of open space dedication (0.657 acres) in the amount of \$8,212.00 and is due prior to the recording of the final plat.
2. Obtain all applicable local, state, and federal permits required for development before any development activity can take place.
3. All residential lots shall be accessed at rear property line through a 15-ft wide shared private driveway located within a private access easement.
4. Primary cladding materials for all residential buildings are restricted to masonry or similar products; vinyl siding may be used for soffits, windows, and other accessory features.
5. Proposed walking trails shall be paved and constructed or bonded prior to the final plat. The construction of said walking trails shall occur prior to the thirteenth home zoning clearance permit being issued.
6. A minimum of a type A buffer is required around the perimeter of the development. Existing vegetation proposed to be maintained to achieve required buffers shall be identified and inventoried within the required landscape plan in compliance with Section 141.04.03 of the UDO. This survey shall include the species, size, and health of all landscaping proposed to be preserved. Enhanced buffers are required as follows:
 - A) A 50-ft. type D buffer is required along the Hickory Ridge Road frontage. This area shall be clear of utilities (overhead or underground) that may impact the ability to meet said buffer.
 - B) A 20-ft type C buffer is required behind lots 16-23. The critical root zones of the existing vegetation shall be protected during construction, as required in Section 141.04.04, Tree Protection Standards.

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7. No exposed concrete foundations are permissible, and appropriate cladding must extend to the ground level on all sides of the homes.
8. All ponds, if required, 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. Said pond shall be fenced with a black aluminum fence (non-chain link) to match the approved fence proposed around the pond for Tramore I.
9. Mitigation or replacement of heritage trees if damaged during construction, in accordance with the Town of Harrisburg Unified Development Ordinance.
10. Mailbox clusters shall meet minimum ADA Standards and include a cover structure.
11. All streets shall be built to the Town of Harrisburg Engineering Design standards.
 - a) Alternate pavement schedule is not allowable.
 - b) Roadways cross sections shall be consistent with the street details within the conditional zoning plan and shall provide a minimum of a 6-foot-wide landscaped area between curb and sidewalk/multi-use path to accommodate required street trees.
 - c) The connector road centered median shall be landscaped with groundcover and street trees.
12. There will be no more than 10% of the residential units used as rentals at any given time and will be restricted as such by deed restriction.
13. Associated annexation plat shall be recorded within 30 days of approval.
14. The applicant shall enter into a Development Agreement with the Town.

After a brief discussion between board members, the Board made a motion to recommend approval of the map amendment to the Town Council and made the following consistency statement was read into the record by board member Bill Leake with a second by Faith Silva:

MOTION:

Map Amendment (H-2023-04-R) is a reasonable request and is in the best interest of the public because: The 25-acre site is located within a rural area of the Town envisioned for very low density and the development is proposing a density less than 1 dwelling unit to the acre; and includes a future roadway connector that will aid in overall transportation circulation within the Town in the future. The Board further finds the proposed development (H-2023-04-R) is consistent with the requirements of the very low-density land use area (where it is located), because it complies with the following goals: LU-2: Link Land Use with Transportation Improvements: the development is a very low-density residential land use that includes transportation improvements that are envisioned in the future. These improvements include a southbound right-turn lane enhancing safety and the construction of an important local road connector identified within the Harrisburg Transportation Plan that will link two thoroughfares within the Town in the future. LU-7: Ensure Zoning in the Planning area is consistent with the Future Land Use Plan Map: The proposed zoning classification of Residential Low density is consistent with the future Land Use Plan Map and criteria of the UDO.

The motion passed unanimously. 7-0.

4. NEW BUSIENSS

None.

5. STAFF UPDATES/INFORMATION

A. Development Update

Mrs. DeHart gave a brief overview of a few residential projects that are under review and the status of each project: McKinley Subdivision, Shamrock, Blume Estates, West Gate, which is a proposed mixed use development, Preserve at Litchfield, and Calloway. This was followed by non-residential projects that are under review: Speedway Crossing, Famous Toastery, Farmington Ridge Shops, Everbrook Academy, Hawthorne Pizza, and I Got Next Sports.

The last topic covered was developments that are under construction which include Cook-out, a medical office off HWY 49, HWY 49 Animal Hospital, and the YMCA. Residential Development under construction consists of Harmony, Camellia Gardens, Farmington, Harrisburg Village and Courtyards at Robinson Church (EPCON). We also have a variety of Developments that are completed: Integrated Martial Arts, Caldwell Crossing Addition, Panera, and Davis Creek.

6. ADJOURNMENT

MOTION: There being no further business, Jessica Fava made a motion to adjourn, with a second from Jeremiah Norberg. **The motion passed 7-0.**

Adopted on the 17th of September 2024

Monica Long, Chairperson

Carly Bedgood, Secretary