



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

**March 18, 2025
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 January 21, 2025 meeting

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

5. STAFF UPDATES/INFORMATION

A. Project Update - Staff will provide a project status overview.

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 January 21, 2025 meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of January 21, 2025 as presented.

Description/Background:

Attached are the minutes from January 21, 2025 Planning Board Meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

Attachments:

1. PZ MINS JAN 21 25

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, JANUARY 21, 2025
6:00 PM**

MINUTES

PRESENT: Chair, Monica Long, Vice-Chairman, Bill Leake, Suzi Schoonmaker, Jessica Fava, Jeremiah Norberg, Steven Larson, Faith Silva

ABSENT: Kez Hubler

STAFF: Zac Gordon, Planning Director, Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician, Emmilyn Potts, Planner, Christine Hamlett, Senior Planner

1. CALL TO ORDER

A. AGENDA ADOPTION

Faith Silva made a motion to adopt the agenda as presented. Jessica Fava seconded the motion. **The motion passed 7-0.**

B. SPECIAL PRESENTATIONS

C. PUBLIC COMMENT

2. CONSENT AGENDA

A. Consider adoption of minutes from December 17, 2024, Planning and Zoning Board meeting.

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

3. OLD BUSINESS – None

4. NEW BUSIENSS

A. H-2024-03-TA Text Amendment of Various Chapters of the Unified Development Ordinance.

Shelley DeHart presented text amendments to various chapters of the UDO consisting of minor edits that that include changing and updating links within the UDO, corrections related to board of adjustment duties and the addition of missing information along with some minor modifications of the residential and non-residential use table. Staff are recommending the Planning Board to recommend approval to the Town Council.

Correct the duties of the BOA:

- K. **Uncertain Boundaries**. If the boundary remains uncertain, ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, shall interpret the Official Zoning Map to determine the location of the boundary in question
- L. **Appeals**. Any aggrieved person may appeal such determination to ~~the Planning and Zoning Board, acting as~~ the Board of Adjustment, as set out in Sec. 145.01.11, *Appeals of Legislative, Quasi-Judicial, and Subdivision Decisions*.

Section 140.02.01 Residential District

Corrections

- Remove an old reference in the title (4.3)
- Add a missing residential development type “Countryside” to Table 140.02.01-1.
- Fix Links

Section 140.02.01 Residential District Use Table

- Use Table - Require Special Use Permit for Demolition Landfill in the Agricultural (AG) zoning District.
- SB 382 – Prevents jurisdictions from down zoning or removing land uses within zoning amendments without permission from property owners.

Section 140.02.02 Non-Residential

- Expand the opportunities for Religious Institutions with more than 350 seats within the Office Institutional (O-I) zoning district.
- Prior UDO required a CUP.

Public Assembly	Club, Private	P(L)	P(L)	--	--	P	P	P(L)	--	140.04.04.C
	Convention Center / Visitors Bureau	--	P	P	--	P	P	P	--	N/A
	Religious Institution (up to 350 seats)	P(L)	P(L)	P(L)	P(L)	P(L)	P	--	P	140.04.04.D
	Religious Institution (more than 350 seats)	--	--	--	P(L) S	P(L)	P	--	P	140.04.04.D 140.04.06

- Require a Special Use Permit (SUP) for Demolition Landfill in all zones except for the Employment Center (EC) zoning district.

Waste Related Service	Demolition Landfill	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	P(L)/S	140.04.04.S 140.04.06.D
	Salvage Yard	--	--	--	--	--	--	--	S	140.04.04.T
	All Other Waste Related Service	--	--	--	--	--	--	--	P	N/A

Section 140.04.04 D Public Assembly

140.04.04.D Public Assembly

1. **Capacity.** Seating capacity or building occupancy shall not exceed 350 seats or persons unless approved by Special Use Permit for Religious Institution in the O-I zone.
2. **Gross Floor Area.** Institutions shall not exceed 3,000 square feet in gross floor area unless approved by Special Use Permit for Religious Institution in the O-I zone.
3. **Outdoor Storage.** No outdoor storage is allowed.
4. **On-Street Parking.** Outside of the MU district, no on-street parking shall be allowed.
5. **Street Classification.** The property shall front a street classified as a collector or a thoroughfare.

----- End of Section -----

Board Member Leake asked if existing landfills would be required to submit a Special Use Permit if they were to expand. Mrs. DeHart answered that typically yes, anyone who operates under a SUP is supposed to amend their SUP; however, from our research there are only 2 existing landfill type businesses in Harrisburg, which are both located in the EC (Employment Center) zoning district. Staff is not recommending a Special Use Permit for this type of use because we do not want to make the existing landfills non-conforming. Steven Larson asked when these text amendment edits become effective. Ms. DeHart answered that once text amendments are adopted by the Town Council they go into immediate effect.

MOTION:

Bill Leake made a motion to recommend approval of **H-2024-03-TA** to the Town Council as presented, finding it consistent with the requirements of the UDO and the goals of the HALUP, with a second from Jeremiah Norberg. **The motion passed 7-0.**

B. H-2024-02-S Tramore II Preliminary Plat.

Town Planner, Emmilyn Potts, provided the Board with a brief background and update on where this project and where it stands. This development is a conditional rezoning that was approved by the Town Council, on 9/9/24. She noted that the neighborhood was approved for 23 single family lots on 25 acres. The applicant is seeking preliminary plat approval from the Town Council and, if successful, will then develop construction plans. Staff noted that the preliminary plat complies with the UDO and the Town Code and meets the requirements of the Common Decision Criteria, Section 145.01.07.

Board Member Leake asked if the buffer that is along the North side can be called out and labeled like the South and West perimeter are. Mrs. DeHart asked the board to make a recommendation in the motion to reference this request.

MOTION:

Bill Leake made a motion to recommend approval of H-2024-02-S to the Town Council as

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
January 21, 2025**

presented with the condition that the buffer label shall be added to the North perimeter line with a second from Suzi Schoonmaker. **The motion passed 7-0.**

5. STAFF UPDATES/INFORMATION

Planning Director, Zac Gordon, advised the Board that the UDO update is still on track and that the Town is working closely with the consultant selected by the Town to prepare a scope of work for the update. The consultant will begin by looking at the whole document and then focus on individual sections and chapters. Staff has already reviewed the UDO and identified several changes that need to be made and expects that additional changes will also be recommended by our consultant.

6. ADJOURNMENT

MOTION: There being no further business, Suzi Schoonmaker made a motion to adjourn, with a second from Faith Silva. **The motion passed 7-0.**

Adopted on the 18th of March 2025

Monica Long, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-01- R Caldwell Business Park PUD Amendment- A request to amend the existing Caldwell Business Park Planned Unit Development District

Presenting Personnel:

Shelley DeHart, Assistant Planning Director

Suggested Motion or Action:

Motion:

- 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.

Description/Background:

A request to amend the Caldwell Business Park Planned Unit Development Zoning District modifying the maximum height performance standards for structures located within the Business Park area of the Planned Unit Development.

Recommendation:

Receive report, public comment, and recommend the Town Council:

- Approve the zoning map amendment H-2025-01- R Caldwell Business Park PUD as presented; and
- Make the required findings of reasonableness and consistency with the HALUP.

Fiscal Impact:

None

Attachments:

1. H-2025-01-PUD-Caldwell Business Park_PB Report
2. Attachment A_Application_PUD Guidelines
3. Attachment_B_Proposed Amendment to Guidelines



Planning and Zoning Department

Staff Report – Planning and Zoning Board Rezoning H-2025-01-(R)

DATE: March 18, 2025

SUBJECT: H-2025-01-R-Caldwell Business Park PUD Amendment
Request to amend the Planned Unit Development (PUD) zoning district to modernize maximum height performance standards.

APPLICANT: Town of Harrisburg

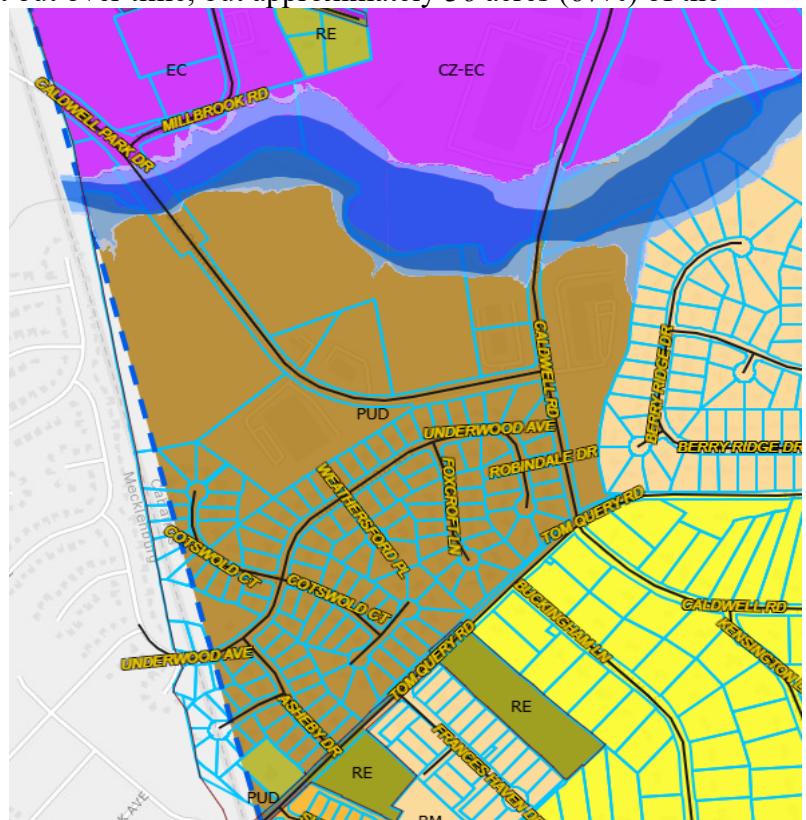
Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: N/A

BACKGROUND:

The Caldwell Planned Unit Development (PUD) zoning district was approved on July 12, 1999, by the Harrisburg Town Council (Attachment A). This PUD authorized a planned development on a 127-acre + site that included a single-family component (57 acres), a commercial/mixed use component (16.6 acres), and a business park area (54 acres). The residential and the commercial/mixed use areas have built out over time, but approximately 36 acres (67%) of the “Business Park” area remains undeveloped. The uses envisioned in this area are general commercial, neighborhood commercial or light industrial.

The Caldwell Business Park (CBP) development was approved under a set of zoning regulations which, in some cases, have not kept up with current building and site design standards, as well as new uses, particularly in the advanced manufacturing and technology services sectors. To ensure that the CBP continues to remain a desirable location for growth and development for these uses, staff recommends a change in the allowable building height for structures located within the Business Park area.

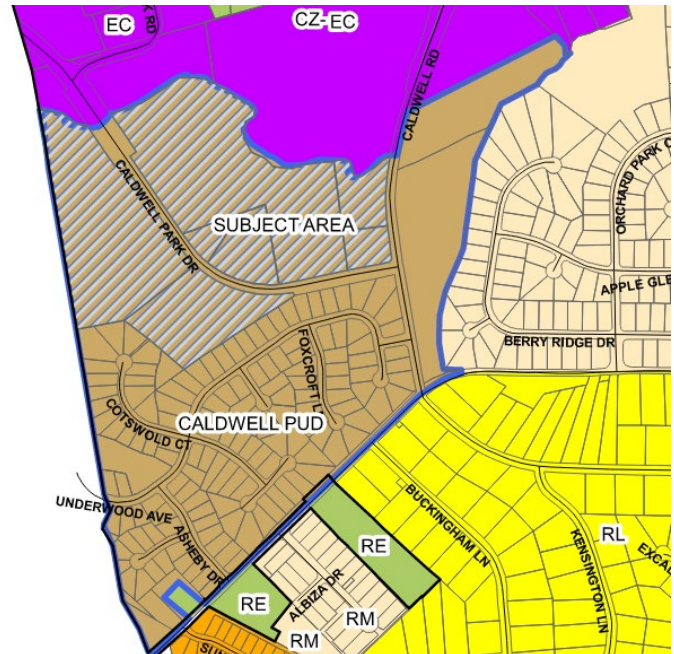


ANALYSIS: The amendment of this PUD zoning district is focused on the “Business Park” area only which is identified in the map as “subject area.”

To modernize the performance standards, the envisioned zoning classifications for that area must be evaluated and how this modification may affect both the developed and undeveloped areas.

The zoning classifications approved within this area (Business Park) are:

Approved Zoning Classification in 1999	Corresponding 2019 Zoning Classification
B-G General Business	G-C General Commercial
B-N Neighborhood Commercial	N-C Neighborhood Commercial
I-G General Industrial	E-C Employment Center



The table below reflects the various performance standards from the original PUD and similar zoning classifications found in the UDO.

	PUD B-G	GC	PUD-B-N	NC	PUD-I-G	EC
Front Setback	0'	10'	0'	10'	50'	20'
Side Setback	0' 50' if adjacent to residential	8' 15' if adjacent to residential plus **	15' Doubled if adjacent to residential	8'/10'; or 15' if adjacent to residential plus **	30'	15'**/30' **Buffer may be required
Rear Setback	0' (50' if adjacent to residential)	8' 15' if adjacent to residential plus **	20 Doubled if adjacent to residential	8' 15' if adjacent to residential plus **	30' Doubled if adjacent to residential	15' 25' if adjacent to residential plus **
Height (ft)	40'	48'	40'	50'	40'	72'
Imperious	70%	80%	70%	65%	70%	90%

** Buffer required varies based on use ranging from 12-ft to 50-ft wide.

To maintain the integrity of the proposed Planned Unit Development (PUD), and its continued viability as a location for advanced manufacturing and technology services, staff is proposing to modify the maximum height within the three existing zoning classifications within the “Business Park” area to match height standards found in the current UDO.

	PUD B-G	PUD-B-N	PUD-I-G
Height (ft)	48’	50’	72’

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 Caldwell Business Park Planned Unit Development as well as promotes the purpose of the Unified Development Ordinance.
2. The proposed zoning amendment modifying the maximum height for structures will not be detrimental to or endanger the public health, safety, or welfare, because it does not propose to alter other PUD performance standards.
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 Caldwell Business Park.

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 increase the maximum building height within the existing Planned Unit Development does not affect existing approved uses at this location and further provides the opportunity to build out the business park area of the Caldwell Business Park for its intended use.

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 site is an existing mixed-use planned unit development that is primarily built out. This amendment of the PUD is restricted to maximum building height for structures and uses currently allowed within existing zoning districts.

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 text amendment will not affect the reasonable implementation of the PUD.*
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;

This amendment enhances the opportunity for development within the existing PUD for uses which are appropriate for the Business Park area.

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.

This amendment proposes to modernize the maximum height standard within the PUD to be consistent with standards found within the UDO today.

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

There are no proposed conditions of approval.

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 modify the existing PUD for Caldwell Business Park by raising the maximum building height to be consistent with current standards.

Accordingly, this amendment is consistent with the following Goals of the HALUP:

LU-7 *This amendment ensures zoning in the planning area is consistent with the vision for the future, while protecting the integrity of the Planned Unit Development established in 1999.*

ED-1 *This amendment supports an existing employment area of the Caldwell Business Park Planned Unit Development.*

STAFF RECOMMENDATION:

Staff recommends the proposed conditional zoning petition H-2025-01-R be approved and the Planning and Zoning Board transmit a recommendation of approval to the Town Council.

PLANNING BOARD ACTION

Receive the report, public comment, and after deliberations:

- 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 –Application & Caldwell Business Park PUD Guidelines.

Attachment B – Proposed Amendment

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: Caldwell Business Park PUD Amendment
- b. Project Location/Address: Caldwell Park Drive and Caldwell Road
- c. Tax Map and Parcel Number (PIN): _____
- d. Zoning: Existing: PUD Proposed: PUD
- e. Land Use: Existing: Mixed Use Proposed: Mixed Use
- g. Description of Request (attach separate sheet if needed):

The Town is requesting a modification of some of the performance standards associated with the existing PUD. This PUD was approved 26-years ago (1999) and contains standards established during that time change. This request proposes to modify height standards, lot coverage, and setbacks where appropriate to modernize this plan, and aid in build-out of this area based on changes in the market, building standards, and technology.

We are not proposing to modify uses, use boundaries, or use restrictions that would alter the vision for this business park.

3. Contact Information

- a. Project Manager/Contact Person: Shelley DeHart, Assistant Planning Director
Company: Town of Harrisburg, Planning & Zoning
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: sdehart@harrisburgnc.gov
- b. Applicant Name (if different than above): Same as Above
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____
- c. Owner Name: Various Property Owners/ Managing HOA - MPV Properties
Company: _____
Address: _____ City, State, Zip: _____
Phone Number: _____ Email Address: _____

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS) AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

40'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

- Multifamily dwelling development.
- Duplex dwelling development.
- 3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Landscaping and buffering within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. Earthen berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

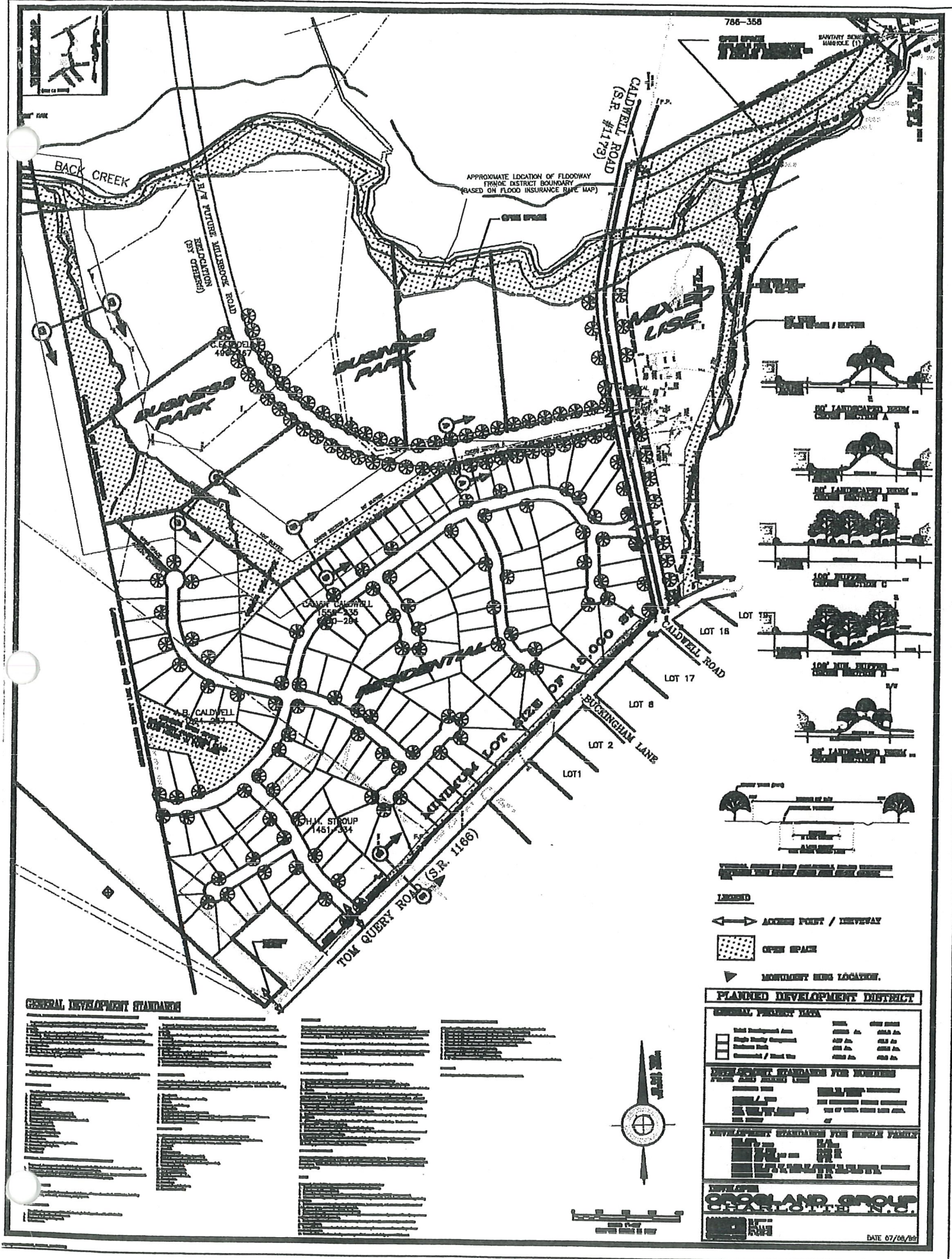
SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.



GENERAL DEVELOPMENT STANDARDS

LOT AREA Minimum: 1/4 Acre Maximum: 1/2 Acre Minimum: 1/4 Acre Maximum: 1/2 Acre	LOT WIDTH Minimum: 100 Feet Maximum: 150 Feet Minimum: 100 Feet Maximum: 150 Feet	LOT DEPTH Minimum: 100 Feet Maximum: 150 Feet Minimum: 100 Feet Maximum: 150 Feet	LOT COVERAGE Minimum: 10% Maximum: 30% Minimum: 10% Maximum: 30%	LOT SPACING Minimum: 10 Feet Maximum: 15 Feet Minimum: 10 Feet Maximum: 15 Feet	LOT FRONT SETBACK Minimum: 10 Feet Maximum: 15 Feet Minimum: 10 Feet Maximum: 15 Feet	LOT SIDE SETBACK Minimum: 10 Feet Maximum: 15 Feet Minimum: 10 Feet Maximum: 15 Feet	LOT REAR SETBACK Minimum: 10 Feet Maximum: 15 Feet Minimum: 10 Feet Maximum: 15 Feet
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PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA Project Name: _____ Project Number: _____ Project Date: _____	DEVELOPMENT STANDARDS FOR HOMES Minimum: 100 Feet Maximum: 150 Feet Minimum: 100 Feet Maximum: 150 Feet	DEVELOPMENT STANDARDS FOR SINGLE FAMILY Minimum: 100 Feet Maximum: 150 Feet Minimum: 100 Feet Maximum: 150 Feet
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HARRISBURG TOWN COUNCIL
MINUTES
July 12, 1999

The Town Council of the Town of Harrisburg met in regular session on Monday, July 12, 1999 at Harrisburg Town Hall, 5125 Highway 49, South at 7:30 p.m. Those present were as follows:

Tom Harris, Mayor Protem
Lena Bowen
Tim Hagler
Gerald Nichols

Aaron Ritchie
Jenna Sue Taylor
Bill Williams

Absent: Mayor Carl Parmer

Also present Rich Koch, Town Attorney and Rodger Lentz. Cabarrus Planning and Zoning.

1. Mayor Protem Harris called the meeting to order.
2. Councilman Ritchie opened the meeting with prayer.
3. Mayor Protem Harris opened the Public Hearing on Petition H99-04 (R) rezoning of property located on Caldwell Road and Tom Query Road from RU to PD (Planned Development) for Crosland Land.

Speaking For:	Bill Gartland and John Jarrett of Crosland Land
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, ask that you please be careful what you put there and remember that we have lots of children in the neighborhood, so be careful about the traffic.

Mayor Protem Harris closed the public hearing.

4. Mayor Protem Harris opened the Public Hearing on Petition H99-05 (T) text amendment to the town's lot coverage standards.

Speaking For:	John Jarrett, Crosland Commercial representing C.F. Little stated that you are limiting your industrial growth and 70% would be in line with the counties.
Speaking Against:	Gray Knight, 7748 Orchard Park Circle, please be careful and remember that means more traffic.

Mayor Protem Harris closed the public hearing.

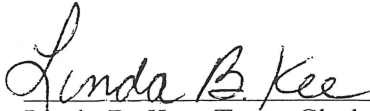
5. Councilman Ritchie with second by Councilman Hagler made the motion to approve minutes of June 14th and 28th with a correction to item 8 of the June 14th minutes. Motion carried 7-0.
6. Mayor Protem Harris presented the Tax Report.
7. Councilperson Bowen with second by Councilperson Taylor made the motion to table the Highway 49 corridor study. Councilman Ritchie ask that they defer action until the August 9th meeting and have a called meeting with the Planning and Zoning Board to discuss and go over the studies on July 26, 1999 at 7:00 p.m. at the town hall, 5125 Highway 49, South. Motion carried 7-0.
8. Councilman Hagler with second by Councilperson Bowen made the motion to give the Community Block Grant money in the amount of \$528,415.02 to the Friends of the Library. Motion carried 6-1. Voting For: Councilpersons Bowen, Hagler, Harris, Ritchie, Taylor and Williams. Voting against: Councilman Nichols.
9. With common consent of the council it was decided to ask the town attorney to contact the Golden Enterprises concerning the offer made on the town hall.
10. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition 99-04 (R) rezoning of property located on Caldwell Road and Tom Query from RU (Rural) to PD (Planned Development) for the Crosland Land. Motion carried 7-0.
11. Councilman Ritchie with second by Councilman Nichols made the motion to approve Petition H99-05 (T) text amendment to the Town's lot coverage standards. Motion carried 7-0
12. Councilman Ritchie with second by Councilman Hagler made the motion to set a public hearing on the annexation petition for the property located on Caldwell Road and Tom Query Road for August 9, 1999 at 7:30 p.m. at the Harrisburg Town Hall. 5125 Highway 49, South. Motion carried 7-0.
13. Councilman Hagler with second by Councilman Ritchie made the motion to contract with North Mecklenburg Sanitation to have two 30 yard open top dumpsters that could remain on yard and the town would call when they needed to be emptied at a cost of \$30.00 a month per dumpster and \$55.00 per dump. This will be used to pickup items that residents have that are not picked up by the Garbage Company and hopefully will do away with cleanup days. Motion carried 7-0.

14. Councilman Ritchie with second by Councilman Nichols made the motion to adjourn.
Motion carried 7-0.



Thomas G. Harris, Mayor Protem

ATTEST:



Linda B. Kee, Town Clerk

PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA

	TOTAL	OPEN SPACE
Total Development Area	±127.6 Ac.	±24.5 Ac.
☐ Single Family Component	±57 Ac.	±2.5 Ac.
☐ Business Park	±54 Ac.	±13.0 Ac.
☐ Commercial / Mixed Use	±16.6 Ac.	±9.0 Ac.

DEVELOPMENT STANDARDS FOR BUSINESS PARK AND MIXED USE

PERMITTED USES

REFER TO GENERAL DEVELOPMENT STANDARDS NOTES

SETBACK / YARD REQUIREMENTS

PER HARRISBURG ZONING ORDINANCE

MAX. BUILT UPON (IMPERVIOUS) AREA WITHIN PD DISTRICT

70% OF TOTAL GROSS LAND AREA.

MAX. HEIGHT

Mixed Use Area 40' Business Park Area: B-G 48'; B-N - 50'; I-G -72'

DEVELOPMENT STANDARDS FOR SINGLE FAMILY

SITE AREA	57 AC.
NUMBER OF LOTS	142 LOTS
MINIMUM LOT SIZE	10,500 SF.
MINIMUM AVERAGE LOT SIZE	12,000 SF.
MINIMUM LOT WIDTH	70 FT.
MINIMUM LOT SIZE OF 15,000 SF ADJACENT TO THE EXISTING SUBDIVISION	
SETBACK FRONT 40 FT, SIDE-YARD 10 FT, REAR-YARD 30 FT.	
MAXIMUM HEIGHT	35 FT.

DEVELOPER

CROSLAND GROUP
CHARLOTTE N.C.

**MANSOUR
EEDLIN
CONSULTING**

1515 MOCKINGBIRD LANE
SUITE 802
Charlotte, N. C. 28209
Phone 704/672-1560
Fax 704/672-1562

APPROVED

DATE 07/07/99

H-2025-01-ZA MODIFIED 4/14/2025

GENERAL DEVELOPMENT STANDARDS FOR BUSINESS PARK DEVELOPMENT

In general, the proposed nonresidential development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding. Walls not fronting street right-of-way can be metal.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G, I-G, and B-N district.

PERMITTED USES

Permitted uses within business park development are those allowed within B-G, B-N, and I-G districts identified in the Harrisburg Zoning Ordinance except for those listed below under excluded uses.

EXCLUDED USES

The following uses are prohibited in the business park portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Car washes / Gas stations.
13. Mobile homes sales lots.
14. Car sales lots.
15. Race shops with engine testing facilities.
16. Concrete / asphalt plants.
17. Multi family
18. Townhouse

GENERAL DEVELOPMENT STANDARDS FOR SINGLE FAMILY

In general, the proposed residential development in the PD district shall follow these guidelines:

1. For developments standards refer to table shown on this plan.
2. Garage doors should not extend 5' past the front facade of the house. Every effort should be made to place garages behind the front of the house or to have side load garages.

PERMITTED USES

Except for those listed below under excluded uses, all uses allowed in R-15 District, including community park, swim club, club house, and play area.

EXCLUDED USES

The following uses are prohibited in the single family portion of the PD district:

1. Multifamily dwelling development.
2. Duplex dwelling development.
3. Town Homes.

GENERAL DEVELOPMENT STANDARDS FOR MIXED USE DEVELOPMENT

In general, the proposed mixed use development in the PD district shall follow these guidelines:

1. Adjacent buildings shall be compatible in design through similar massing, scale, and construction materials.
2. Building walls fronting street right-of-way shall be brick, pre-cast concrete, stucco, stone, marble and/or wood siding.
3. Accessory buildings shall use exterior materials that are similar in nature to the principle building.
4. Mechanical equipment (i.e. A/C, heat pumps, etc.) and trash collection containers shall be screened from street right-of-way.
5. Outside storage as principal use shall not be permitted.
6. Density, Lot size, Building, and Setback Requirements will generally be in conformance with the requirements of the B-G and B-N districts.
7. Maximum allowed floor area for all buildings within mixed use development is 125,000 SF.
8. Access onto mixed use development will be provided by two driveways off Caldwell Road.

PERMITTED USES

Except for those listed as excluded uses, all uses allowed within B-G and B-N districts identified in the Harrisburg Zoning Ordinance may be developed in the mixed use portion of the PD district. The following additional uses are permitted within mixed use development:

1. Townhomes.
2. Churches and other places of worship.
3. Schools.
4. Day care, small Group.
5. Dance studio
6. Nursing homes / assisted living centers.
7. Neighborhood retail centers / Commercial Development in excess of 16,000 SF floor area.
8. Neighborhood retail centers / Commercial Development in excess of 3.0 acres.
9. Community recreation centers .

EXCLUDED USES

The following uses are prohibited in the mixed use portion of the PD district:

1. All uses under Automotive group in section 5.6 of the Harrisburg Zoning Ordinance.
2. Radio, telephone, or television masts, towers, or similar structures.
3. Junk yard.
4. Saw mill.
5. Mini-warehouse.
6. Racing tracks (including drag strips).
7. Mobile homes and mobile home parks.
8. Restaurant, fast food (with drive through service).
9. Veterinary hospital.
10. Commercial kennels.
11. Adult establishments.
12. Mobile homes sales lots.
13. Car sales lots.
14. Race shops.
15. Concrete / asphalt plants.
16. Car and truck rentals

OPEN SPACE

Open space within the PD district will consist of buffer area between residential and commercial development, common open space behind community park/swim club, buffer between mixed use & orchard park and open green space along Back Creek, as shown on PD plan. For open space statistics, refer to table shown on this plan. Minimum required open space within PD district shall be 15% of total gross area.

Home owners association or property owner association shall maintain buffer/open area within PD District.

Developer shall grant Town of Harrisburg 30-40' wide easement for construction and maintenance of future green way / trail along Back Creek. Easement for future green way shall be mutually designated within open space shown on PD plan.

Developer is not obligated or required to construct future green ways / trails within PD district.

LANDSCAPING AND BUFFERING

Landscaping and buffering within the PD District will consist of the following:

1. Natural buffer between residential and commercial developments within the PD district.
2. Earthen berm with landscape treatment between residential and non-residential developments within the PD district.
3. Plant street trees along each side of proposed internal streets and existing streets that go through or adjoin the PD district. Trees shall be planted at the rate of one tree per 50 linear feet of street. At least 3 different species of trees shall be used, and at least 1 species of tree shall be considered large maturing and have an expected mature height of at least 60'.
4. Plant a minimum of 1 large maturing tree and 10 shrubs for every 15 nonresidential parking spaces. Plantings shall be adjacent to or within the paved parking area.
5. Special effort shall be made to retain existing trees and shrubs at the periphery of the district and along Back Creek.
6. All trees shall be a minimum of 8 feet tall and 2" caliper at time of planting. Shrubs are to be a minimum of 36" tall at time of planting.
7. Earthen berms are to be 6-8' high with maintainable slopes.
8. Perimeter of off-street parking lots facing public right of way shall be screened with continuous row of evergreen trees planted at 5' on center.
9. Internal planting for business park and mixed used development shall be at the rate of one tree per 10,000 SF of impervious area, or one canopy tree per ten (10) park spaces, whichever is greater.
10. Parking spaces shall be within 60' of an internal tree.

PARKING STANDARDS

Off-street parking and loading shall be per Harrisburg Zoning Ordinance. The amount of parking shall be dictated by the parking table in Article 10, and shall be considered the maximum number of spaces required for each use. Within PD district, the required parking spaces in article 10 can be reduced by 20% of total required parking.

SIGNS

In general, signs shall be in accordance with the guidelines listed below

1. Freestanding signs shall be monument or ground style signs only.
2. Pole signs shall be prohibited.
3. Planned development signs shall be monument signs not exceeding 300 SF per monument.
4. The number of signs and sign area shall not exceed that specified in Article 9 of the Harrisburg Zoning Ordinance.
5. Entrance monument signs for residential subdivision, business park, and mixed use shall be made of brick, stone, stucco, or a combination of materials.
6. Sign area shall be per section 9.204 of ordinance.
7. Residential development may have up to four (4) monument entrance signs; two at Tom Query entrance and two at Caldwell Road entrance.
8. Business park and mixed use development may have up to two (2) monument signs each at the proposed entrances.
9. Lots within business park and mixed use development may have up to one free standing and one attached sign per lot.
10. Tenants within mixed use development are permitted one attached sign per establishment.

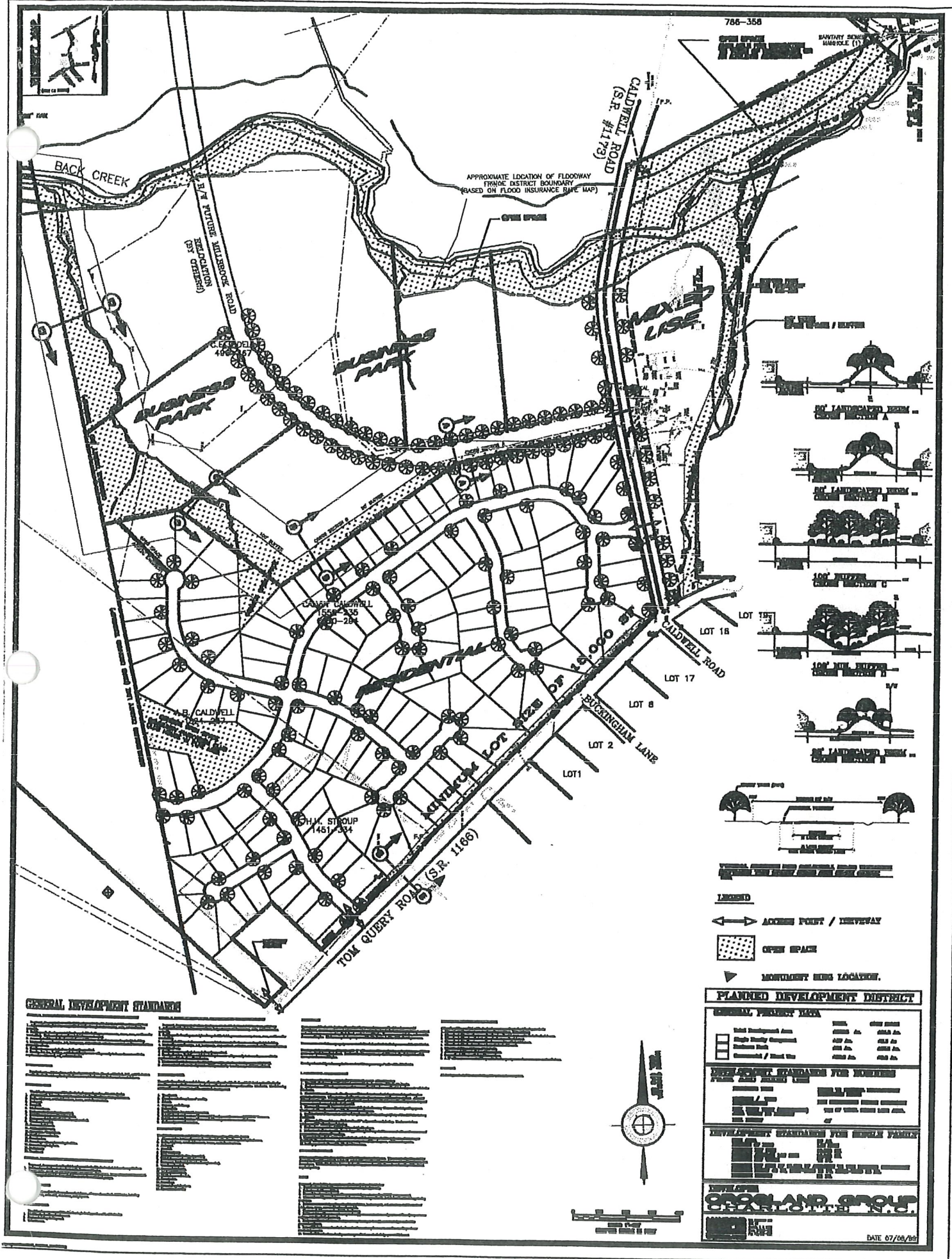
SIDEWALKS / PEDESTRIAN FACILITIES

Sidewalks will be provided within the development according to the following standards:

1. Sidewalks shall be placed on both sides of thoroughfares, Caldwell Road.
2. Sidewalks shall be on at least one side of local residential streets and to the bulb of cul-de-sacs.
3. Sidewalks shall be placed in both sides of collector residential street.
4. Sidewalks shall be placed on one side of commercial and industrial streets.
5. Sidewalks shall be no closer than 4 feet to the back of the curb.
6. Sidewalks shall be a minimum of 4 feet wide.
7. ADA ramps shall be provided at all intersections.
8. Crosswalks shall be provided at all intersections.
9. A 10' wide access easement will be provided to the open space as shown near cross section C above.

UTILITIES

All developments shall be connected to public water and sewer system.



GENERAL DEVELOPMENT STANDARDS

LOT AREA Minimum: 1/4 Acre Maximum: 1/2 Acre	LOT WIDTH Minimum: 100 Feet Maximum: 150 Feet	LOT DEPTH Minimum: 100 Feet Maximum: 150 Feet	LOT COVERAGE Minimum: 10% Maximum: 30%	LOT SPACING Minimum: 10 Feet Maximum: 15 Feet
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SETBACKS Front: 10 Feet Rear: 5 Feet Side: 5 Feet	EASEMENTS Minimum: 10 Feet Maximum: 15 Feet	UTILITIES Minimum: 10 Feet Maximum: 15 Feet	ADDITIONAL NOTES See S.D. 1173 for details.
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PLANNED DEVELOPMENT DISTRICT

GENERAL PROJECT DATA Project Name: [Blank] Location: [Blank] Owner: [Blank]	DEVELOPMENT STANDARDS FOR HOMES Minimum Lot Area: 1/4 Acre Minimum Lot Width: 100 Feet Minimum Lot Depth: 100 Feet	DEVELOPMENT STANDARDS FOR SINGLE FAMILY Minimum Lot Area: 1/4 Acre Minimum Lot Width: 100 Feet Minimum Lot Depth: 100 Feet
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