



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

**May 20, 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**

1. Presentation by CodeWright Planners, LLC, on UDO update

**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 April 1, 2025 meeting

B. Consideration of Approval of minutes from April 15, 2025 meeting

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**5. STAFF UPDATES/INFORMATION**

**6. ADJOURNMENT**

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**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.

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## TOWN OF HARRISBURG

### Agenda Item Details

**Title:**

Consideration of Approval of minutes from April 1, 2025 meeting

**Presenting Personnel:**

Carly Bedgood, Planning Support Specialist

**Suggested Motion or Action:**

Motion to approve minutes of April 1, 2025 as presented.

**Description/Background:**

Attached are the minutes from April 1, 2025 Planning Board Meeting

**Recommendation:**

Approve as presented.

**Fiscal Impact:**

**Attachments:**

1. PZ MINS APRIL 1 25

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING  
- SPECIAL MEETING -  
TUESDAY, APRIL 1, 2025  
6:00 PM**

**MINUTES**

**PRESENT:** Chair, Monica Long, Vice-Chairman, Bill Leake, Suzi Schoonmaker, Jeremiah Norberg, Faith Silva, Steven Larson, Keziah Hubler

**ABSENT:** Zac Gordon, Planning Director, Jessica Fava

**STAFF:** Shelley DeHart, Assistant Planning Director, Carly Bedgood, Planning Technician, Emmilyn Potts, Planner

**1. CALL TO ORDER**

**A. AGENDA ADOPTION**

Bill Leake made a motion to adopt the agenda as presented. Steven Larson seconded the motion.  
**The motion passed 6-0.**

**B. SPECIAL PRESENTATIONS- None**

**C. PUBLIC COMMENT- None**

**2. CONSENT AGENDA**

A. Consider adoption of minutes from March 18, 2025, Planning and Zoning Board meeting.

**MOTION:** Faith Silva made a motion to approve the minutes, second by Bill Leake.  
**The motion passed 6-0.**

**3. OLD BUSINESS**

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

Ms. DeHart gave a brief presentation of the project and provided the additional information requested at the Board's March meeting. Ms. DeHart then introduced the Town Manager, Rob Donham.

Mr. Donham started off by apologizing to the board for having to come in for a second meeting on this topic. The Planning and Zoning Department was processing this case on a parallel path where they see this as a change that is consistent with our current zoning, and it is in the best interest of the public. The Town has an economic development project going on a parallel path with this that requires change. Mr. Donham let the Board and public know that he is present this evening to answer questions they might have, he mentioned he will not be able to get into specifics about the project, but he will be able to get close enough about

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
April 1, 2025**

what the Town is targeting in this location. The Town's timeline is planned to have an approval at the April Council meeting for this change so that we can keep our economic development project on pace. This project is not asking for any tax incentives, they are not getting any tax breaks. This will significantly increase the taxable value in the area, and it does so with zero noise pollution, zero air pollution, minimal traffic, and no overcrowding at our schools. The Town views this type of project as one with an absolute minimal impact that you can have next to a residential neighborhood but also the maximum economic impact which is what the Town has been targeting.

**Public Comment:**

**Michael Harrigfeld - 7861 Cotswold Ct, Harrisburg, NC**

Mr. Harrigfeld questioned if the proposed project is asking to build the maximum height of 60 ft. Mrs. DeHart answered what was proposed is between 60 and 65 feet in height but that includes the equipment that would be on top also. Mr. Harrigfeld is requesting that the board approves this proposal with modifications to help make the lot closets to the neighborhood to remain at a maximum of 40 feet in height. He also mentioned that there used to be three entrances and exits for this business park but there is now only one which is at the entrance to Caldwell Road.

**Bishombhar Parajuli - 7820 Weathersford PL, Charlotte, NC**

Mr. Parajuli would like to point out that a 72 feet building is taller than our Town Hall building and any structure that we currently have in Harrisburg. He feels that if the Town would allow even a 60-foot-tall building, it would be seen from all locations of Harrisburg like the existing water tank. This resident also feels like this type of project will come with a lot of traffic and cooling which comes with huge fans that can be very loud at times. He feels like data centers are more suited for the mountain area due to their climate, not in the middle of a neighborhood.

**Hari Poudel -5821 Underwood Ave, Charlotte, NC**

Mr. Poudel would like to see this type of business proposal be moved to a different location in town or reduce the height of the building to 40- or 50-feet max.

**Jay Halprin - 5900 Underwood Ave, Charlotte, NC**

Mr. Halprin believes that the traffic in this area is already a nightmare and said regardless of what the development is in this area, the traffic needs to be addressed.

**Micah Cash -7801 Asheby Dr, Charlotte, NC**

Mr. Cash main concern is once the Town makes this change, we cannot go back and whomever wants to build something in this location will be allowed to by right up to 72ft. He would like to see that the plots to the south and west of the road remain at 40ft since they are adjacent to the existing neighborhood.

**Russell White - 7722 Cotswold Ct, Charlotte, NC**

Mr. White would like to know if the Town is targeting this zoning change or are we rezoning the whole area? He also feels that across the street should only be targeted to allow the height, not the available lots closest to the existing neighborhood.

Mr. Donham took a few minutes to address some comments made during public comments. He believes all the comments were great points and will be taken into consideration. He mentioned what is allowed right now in this area would be an Amazon logistics warehouse which is your most valuable or some of the advanced manufacturing business and when he looks at protecting our residents especially the lot that is not involved with the EDC, the Town want the lowest impact for this area for the surrounding neighbors. There are tradeoffs for the height and what you get for the extra 30 feet in height would be lower traffic, attractive buildings, low pollution, and an overall clean and well-maintained secured site.

**MOTION:**

Bill Leake made a motion to disapprove H-2025-01-R to not allow additional height for the existing uses approved in this PUD with a second from Jeremiah Norberg. **The motion failed 2-4. (Silva, Norberg, Schoonmaker, Larson voting against)**

Prior to voting, Board Member Keziah Hubler asked Mrs. DeHart if there was still an option to propose approval with modifications, Mrs. DeHart answered yes. Norberg said if that were the case, he would change his vote if another motion was proposed.

Jeremiah Norberg made a motion to approve H-2025-01-R with modifications as the South-Western section will remain at 40 feet maximum in height and the Northern section will be increased to 72 feet in height along with the natural buffer area remaining undisturbed with a second from Faith Silva. **The motion passed 4-2. (Long and Leake voting against)**

**Consistency Statement:**

Jeremiah Norberg made a motion stating this project is reasonable with the HALUP and is in the best interest of the public and consistent with UDO and goals of the HALUP as presented with a second from Faith Silva. **The motion passed 4-2 (Long and Leake voting against)**

**4. NEW BUSIENSS- None**

**5. STAFF UPDATES/INFORMATION**

Mrs. DeHart let the board know staff are still planning to have our scheduled April 15<sup>th</sup> meeting at 6pm.

**6. ADJOURNMENT**

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
April 1, 2025**

**MOTION:** There being no further business, Faith Silva made a motion to adjourn, with a second from Steven Larson. **The motion passed 6-0.**

Adopted on the 20<sup>th</sup> of May 2025

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Monica Long, Chairperson

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Carly Bedgood, Secretary



## TOWN OF HARRISBURG

### Agenda Item Details

**Title:**

Consideration of Approval of minutes from April 15, 2025 meeting

**Presenting Personnel:**

Carly Bedgood, Planning Support Specialist

**Suggested Motion or Action:**

Motion to approve minutes of April 15, 2025 as presented.

**Description/Background:**

Attached are the minutes from April 15, 2025 Planning Board Meeting.

**Recommendation:**

Approve as presented

**Fiscal Impact:**

None

**Attachments:**

1. PZ MINS APRIL 15 25

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING  
TUESDAY, APRIL 15, 2025  
6:00 PM**

**MINUTES**

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

**ABSENT:** Steven Larson, Keziah Hubler

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

**1. CALL TO ORDER**

**A. AGENDA ADOPTION**

Jessica Fava made a motion to adopt the agenda as presented. Faith Silva seconded the motion. **The motion passed 6-0.**

**B. SPECIAL PRESENTATIONS- None**

**C. PUBLIC COMMENT- None**

**2. CONSENT AGENDA- None**

**3. OLD BUSINESS – None**

**4. NEW BUSIENSS**

**A. H-2025-01-TA Request to amend various sections of the UDO.**

The Assistant Planning Director presented various chapters of the Town’s Unified Development Ordinance where staff are specifically looking at Sections 145.01.05 which addresses application submittals and completeness and 145.03.02 that covers zoning map amendments. The intent of this amendment is to add specific language related to the application withdrawal process and to add language related to possible additional costs to applicants associated with applications that may require third-party analysis, venue accommodations, or even extra security for a public meeting or hearing.

The individual sections of the amendment were presented to the Board as follows:

**Section 145.01.05**

**B. Forms & Fees**

- Additional fees may apply.

**H. Meaning of Completeness**

- Third Party Studies and Process: Scoping, Contracting, and Signed Agreement with applicants.

**M. Withdrawal of Application**

- Clarify process.
  - Prior to Public Hearing Notice – Submittal to Director
  - Subsequent to Public Hearing Notice – Presented to the Board

**N. Successive Applications** – Applies the 12-month waiting period for withdrawn applications after public hearing notice.

**Section 145.03.02**

**L. Subsequent Applications**

- 12-month Waiting Period for:
  - Denied applications.
  - Withdrawn application after the public hearing; and
  - Withdrawn application when withdrawn after the public hearing notice.

Does not limit the Town Initiating a Resubmittal; or Director determining that the application is substantially different from the original application and therefore eligible for consideration prior to the 12-month waiting period.

The Board deliberated, asking staff a few questions regarding the proposed changes. Board Member Leake asked if the applicant presents withdrawals at a PZB meeting, does the Board still allow public comment. Town Attorney Rich Koch answered that typically that would not be something that would be subjected for public comment; However, the Board could allow the people that are there to speak - that is always an option. Board member Fava asked if the Board could deny a withdrawal and why present the request to the Board. Ms. DeHart answered no, the Board cannot deny the request. However, since the advertisements for the public hearing notice has been sent and/or published, withdrawing after noticing puts the burden on staff leaving no time to adequately notify the public of the withdrawal. Board member Fava also mentioned minor edit on page 8 of the packet under heading M. Withdrawal of Application, subsection B. needs to reference the word **placed** instead of place.

**MOTION:**

Faith Silva made a motion to approve H-2025-01-TA to the Town Council as presented, finding it is consistent with the requirements of the UDO and the goals of the HALUP, with a second by Jessica Fava. **The motion passed 6-0.**

**5. STAFF UPDATES/INFORMATION**

Mrs. DeHart gave a copy of House Bill 765 to all Board members and emphasized the importance and impact of this Bill because it removes local government’s ability to regulate land use and development to ensure that the vision of its residents is carried out. This house bill is full of amendments that affect our ability to make local land use decisions and would

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PLANNING & ZONING BOARD MEETING MINUTES  
April 15, 2025**

impact the public input process thus affecting the ability for residents to comment on proposed projects. The Town reviewed this document, and at the last Council meeting, the Council adopted a resolution opposing this bill which will be sent to other jurisdictions and so forth. Staff recommend that the Board review the resolution and then call your legislator about it and pass the word on. Let your neighbors, family and friends know about this proposal.

**6. ADJOURNMENT**

**MOTION:** There being no further business, Faith Silva made a motion to adjourn, with a second from Suzi Schoonmaker. **The motion passed 6-0.**

Adopted on the 20<sup>th</sup> of May 2025

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Monica Long, Chairperson

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Carly Bedgood, Secretary