



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

**January 20, 2026
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 November 18, 2025, Meeting

3. OLD BUSINESS

4. NEW BUSINESS

A. H-2025-02-R Foils: Request to Rezone 3.85 acre site from Neighborhood Commercial to a Conditional General Commercial Zoning District.

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 November 18, 2025, Meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Motion to approve minutes of November 18, 2025, as presented.

Description/Background:

Attached are the minutes from the November 18, 2025, Planning Board Meeting.

Recommendation:

Approve as presented.

Fiscal Impact:

None.

Attachments:

1. PZ MINS NOVEMBER 18 2025

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING
TUESDAY, NOVEMBER 18, 2025
6:00 PM**

MINUTES

PRESENT: Bill Leake (Chair), Jessica Fava (Vice-Chair), Suzi Schoonmaker, Jeremiah Norberg, Eeswar Chamarthi (ETJ), O’Hentrice Love (Ex-Officio)

ABSENT: Faith Silva, Robbie Furr

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

1. CALL TO ORDER

1B. AGENDA ADOPTION

Jeremiah Norberg made a motion to adopt the agenda with a second by Suzi Schoonmaker.
The motion passed 5-0.

1C. SPECIAL PRESENTATIONS

Urban Tree Presentation- “Right Tree for the Right Place”

Chair, Bill Leake, gave a brief PowerPoint presentation to the board members reviewing:

- Processes impacting a healthy urban forest (plan review, enforcement, site inspections)
- Conditions impacting a healthy urban forest (available site space, soil quality, site layout)
- Plant selections (will it thrive at the site, will it achieve the result, will it affect other plants)
- Tree care after planting (watering, mulching, fertilizing, pruning)

Board members had a great discussion asking Bill questions that will help further their knowledge about trees moving forward.

D. PUBLIC COMMENT- None

2. CONSENT AGENDA

A. Consideration of Approval of minutes from October 21, 2025, meeting.

MOTION: Vice Chair Jessica Fava made a motion to approve the consent agenda with a second from Suzi Schoonmaker. **The motion passed 5-0.**

3. OLD BUSINESS – None

4. NEW BUSIENSS- None

5. STAFF UPDATES/INFORMATION

A. Strategic Comprehensive Plan Update

**TOWN OF HARRISBURG, NORTH CAROLINA
PLANNING & ZONING BOARD MEETING MINUTES
November 18, 2025**

Assistant Planning Director, Shelley DeHart, presented the board with a status update for the One Harrisburg Strategic Comprehensive Plan project. The report included current stats that have been received from the public engagement to date and process moving forward. The survey has currently finished, and our next open house is scheduled for February 12th at the YMCA.

B. Development Update

Shelley DeHart showed the board members the development map on the Towns website and answered any questions that the board members may have on current development. Staff updates this map weekly.

6. ADJOURNMENT

MOTION: There being no further business; Vice Chair Jessica Fava made a motion to adjourn, with a second from Suzi Schoonmaker. **The motion passed 5-0.**

Adopted on the 20th of January 2026

Bill Leake, Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

H-2025-02-R Foils: Request to Rezone 3.85 acre site from Neighborhood Commercial to a Conditional General Commercial Zoning 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 Town Zoning Map rezoning two properties from Neighborhood Commercial (NC) to a Conditional General Commercial (CZ_GC) zoning district to accommodate a retail/wholesale business with outdoor storage and professional office located at 3350 HWY 49 S. The purpose of the rezoning is to accommodate a business with outdoor storage. PINs 5517-39-0324 & 5517-39-0482.

Recommendation:

Receive the report, public comment, and after deliberations:

- Recommend the Town Council approve the zoning map amendment (H-2025-02-R) as conditioned; and
- Make the required finding for reasonableness and consistency with the HALUP.
 1. The map amendment is a reasonable request because it provides for repurposing of a commercial site within an economic corridor while bringing the site into compliance with current development regulations; and
 2. The map amendment is consistent with the HALUP supporting land use and economic development goals of the Town.

Fiscal Impact:

Attachments:

1. H-2025-002-Foils Rezone_PB Report
2. Attachment A_ Foils Harrisburg Application
3. Attachment B_FOILS REZONING 121625
4. Attachment C_CMRFoils - Harrisburg (14136494.1)

Planning and Zoning Department
Staff Report – Planning and Zoning Board
Rezoning H-2025-02-(R)

DATE: January 8, 2026

SUBJECT: H-2025-02-R-Foils Rezone: Request to amend the zoning map rezoning two parcels (PIN#5517-39-0324 & 5517-39-0482) from Neighborhood Commercial (NC) to General Commercial Conditional Zoning District (CZ-GC). 3350 Hwy 49 S.

APPLICANT: Mike Torrance of Foil’s, Inc.

PROJECT MANAGER: Bridget Grant of Moore & Van Allen

Staff Report Prepared by: Shelley DeHart, Assistant Planning Director

Neighborhood Meeting: April 17, 2025

BACKGROUND: The property owner, Mike Torrance, is proposing to rezone two properties located at 3350 Hwy 49 S from Neighborhood Commercial (NC) to a Conditional General Commercial (CZ-GC) zoning district for the purpose of operating a building supply commercial operation with outdoor storage. This business operation is associated with their exiting operation in Harrisburg offering their customers new and recycled steel material. Unlike their existing business located at 2283 Hwy 49S, a recycling scrap yard, this facility will be a retail establishment of materials with no dismantling operations on-site.





ANALYSIS: The subject site is approximately 3.95 acres in size, developed with two commercial buildings, and shares circulation, parking, and access from Hwy 49. Town records confirm that these properties have been historically used as office warehouse, automotive service, and truck servicing in the past. The impetus for the rezoning petition is tied to the request for an outdoor storage component of the business.

The analysis of the zoning petition included an evaluation of the existing site as it relates to current codes in the area of landscaping, parking, site design, and compliance with adopted plans. The rezoning site plan is attached as Attachment B.

Site Design

The site is non-conforming with current regulations and will be conditioned to come into compliance with codes where feasible as shown within the conditional zoning plan. These improvements include:

- *Paving the parking area and compliance with parking requirements including ADA spaces.*
- *Installation of site lighting within parking lot and streetlights adjacent to Hwy 49.*
- *Landscaping and buffers where required along property lines.*
 - *Some of the existing tree canopy will be preserved and serve as a buffer. Said area will be protected as a buffer or tree save area.*
 - *Street-yard landscaping will be installed adjacent to Hwy 49.*
- *Removal of some of the gravel circulation area behind the building, near the 100-year floodplain area and restoration of said area to include planting of tree saplings.*
- *Compliance with Hwy 49 Corridor Plan*
 - *Dedication of street frontage (approximately 4,991 sq. feet).*
 - *Construction of curb, gutter, and a 10-foot-wide multi-use path along the site frontage.*
 - *Construction of a landscape median east of the driveway, within the center of Hwy 49, transitioning into the existing concrete median at the site property line.*

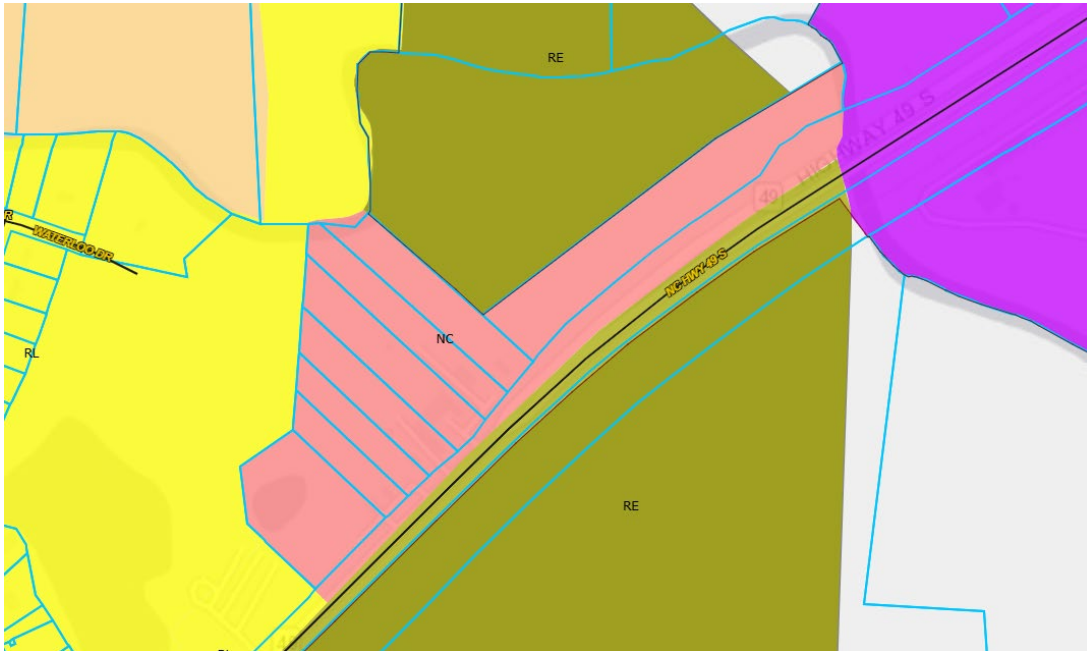
The project proposes outdoor storage area that will consist of metal storage racks as shown below.



Surrounding Zoning and Future Land Use Map

The zoning map below is centered on the project area. The subject site is currently zoned Neighborhood Commercial (NC) This district targets low-intensity nonresidential development supporting adjacent residential use that is ideally located at the intersections of collector streets. The existing zoning classification is inconsistent with:

- Its intended location (located adjacent to Hwy 49).
- The existing buildings on the subject properties and adjacent properties (primarily office warehouse structures; and
- Historical uses on the subject properties and adjacent properties.



Based on the location of the subject, and adjacent lots that are also zoned Neighborhood Commercial, staff is of the opinion the General Commercial zoning designation is an appropriate zoning district for the area and supports the request. Additionally, the topography of the subject property, streams, floodplain, and floodway acts as a natural buffer from the commercial uses and the residential properties as shown below.



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 map amendment, as conditioned, complies with the applicable standards of the UDO and Town Code and is conditioned to obtain any federal, county, or state permits.
2. The proposed zoning map amendment allowing the use with outdoor storage will not be detrimental to or endanger the public health, safety, or welfare, because it will have to be developed and maintained in accordance with the UDO.
3. This amendment is following the public hearing process as provided within the UDO.
4. The amendment demonstrates compatibility with the character of the area adjacent to Hwy 49 S and brings the site into compliance with current site development regulations.
5. All site improvements shall be permitted, constructed and installed prior to occupancy.

Criteria in Section 145.03.03 (E):

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

This proposed rezoning is consistent with the vision, goals, and objectives of the HALUP because it proposes a commercial use within the future Commercial Land Use Designation.

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.

The proposed use of a building material yard with outdoor storage is consistent with the proposed conditional zoning district of GC.

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 existing site is developed and has been used in the past as office warehouse, automotive services, and office. The uses are consistent with prior uses with the addition of outdoor storage. The outdoor storage area is limited and will be screened from adjacent properties.

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 map amendment as condition is reasonable and can be implemented to accommodate the use.*

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 provides the opportunity to repurpose an existing commercial site for commercial use compatible with surrounding uses.

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 map amendment is consistent with the underlying zoning district.

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 the conditions associated with this conditional zoning.

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 map amendment is to change the classification from neighborhood commercial (NC) to a conditional General Commercial (CZ-GC) allowing for repurposing of existing office-warehouse buildings.

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

LU-2 This amendment links land use with transportation improvements in keeping with the Hwy 49 Corridor Plan.

LU-6 As conditioned, this amendment focuses on quality at a key gateway location with bringing the site into compliance with current development regulations and implementing the Hwy 49 corridor plan along the project sites' frontage.

LU-7 This map amendment ensures zoning in the planning area is consistent with the vision for the future as a commercial area within the HALUP.

ED-1 This amendment supports an existing employment area adjacent to Hwy 49 S.

STAFF RECOMMENDATION:

Staff recommends that the proposed conditional zoning petition H-2025-02-R be approved and the Planning and Zoning Board transmit a recommendation of approval to the Town Council with the following conditions of approval:

1. The applicant shall obtain all required federal, state, and local permits associated with the redevelopment of the site and NCDOT improvements. Local permits include Harrisburg construction documents; Cabarrus County Building permits and Cabarrus County Health Alliance.
2. Development of the site shall be consistent with the conditional zoning plan and applicable regulations.
3. The approved uses on the site include office, retail (new & resale), material warehousing, and material yard storage. **No salvage or scrap yard activity such as dismantling (or other processing), and recycling collection is permissible at this site.**
4. Outdoor storage shall be screened and not visible from the public right-of-way.
5. All improvements shall be permitted, constructed, and/or installed prior to occupancy.

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 of the zoning map amendment as conditioned; and
- Make the required finding for reasonableness and consistency with the HALUP.
 - The map amendment is a reasonable request because it provides for repurposing of a commercial site within an economic corridor while bringing the site into compliance with current development regulations; and
 - The map amendment is consistent with the HALUP supporting land use and economic development goals of the Town.

Attachment A – Application

Attachment B – Rezoning Plan

Attachment C – Neighborhood Meeting Minutes

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: Foils, Inc.
- b. Project Location/Address: 3350 NC HWY 49
- c. Tax Map and Parcel Number (PIN): 5517-39-0324 & 5517-39-0482
- d. Zoning: Existing: NC Proposed: GC
- e. Land Use: Existing: Building Material supply Proposed: Building material supply with outdoor storage
- g. Description of Request (attach separate sheet if needed):

Requesting a rezoning from NC to GC to allow the site to be used for building material supply with outdoor storage.

3. Contact Information

- a. Project Manager/Contact Person: Bridget Grant
- Company: Moore & Van Allen
- Address: 100 North Tryon Street, Suite 4700 City, State, Zip: Charlotte, NC 28202-4003
- Phone Number: 704.331.1000 Email Address: bridgetgrant@mvalaw.com
- b. Applicant Name (if different than above): Mike Torrence
- Company: Foil's, Inc.
- Address: PO Box 296 City, State, Zip: Harrisburg, NC 28075
- Phone Number: 704.455.5134 Email Address: mtorrence@foilsinc.com
- c. Owner Name: Mike Torrence
- Company: Foil's, Inc.
- Address: 3350 NC Hwy 49 S City, State, Zip: Harrisburg, NC 28075
- Phone Number: 704.455.5134 Email Address: Mtorrence@foilsinc.com

4. Owner's Consent

Mike Torrence of Foils, Inc. ("Owner") certifies that it is the owner of the property located at 3350 NC Hwy 49 S ("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, Bridget Grant 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: Mike Torrence Date: 05/13/2025

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

Project Name: Foils, Inc. Submittal Date: _____

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.

Mike Torrence

Applicant Name: _____

Applicant Signature: Mike Torrence

6. Staff Use Only:

Record of Process

Date Received: 5/16/2025

Application Number: H-2025-02-R

Is Application Complete? Yes No

Public Hearing Date(s): P & Z - 01/20/2026; TC - TBD

Published Notice Date: _____

Mailed Notice Date: P & Z Meeting - 1/9/2026

Posted Notice Date: _____

Final Action Applicant Notification Mailed Date: _____

Town Staff Signature: _____

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

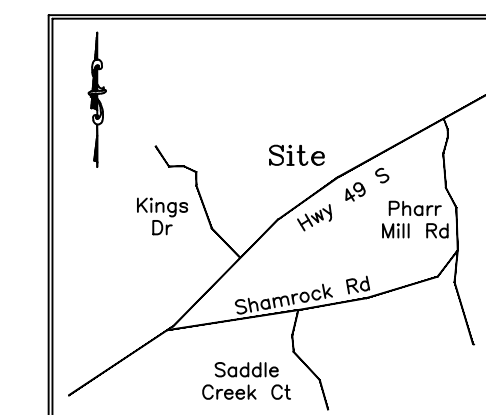
1. List of all abutting property owners' name, mailing address, and PINs
2. Recent survey or legal description of property requested to be rezoned
3. Copies of the invitation letter, minutes, and sign-up sheet from required neighborhood meeting
4. If determined required at the pre-application meeting:
 - 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

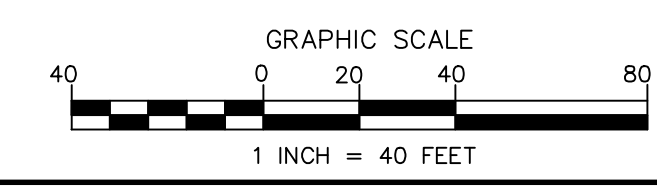
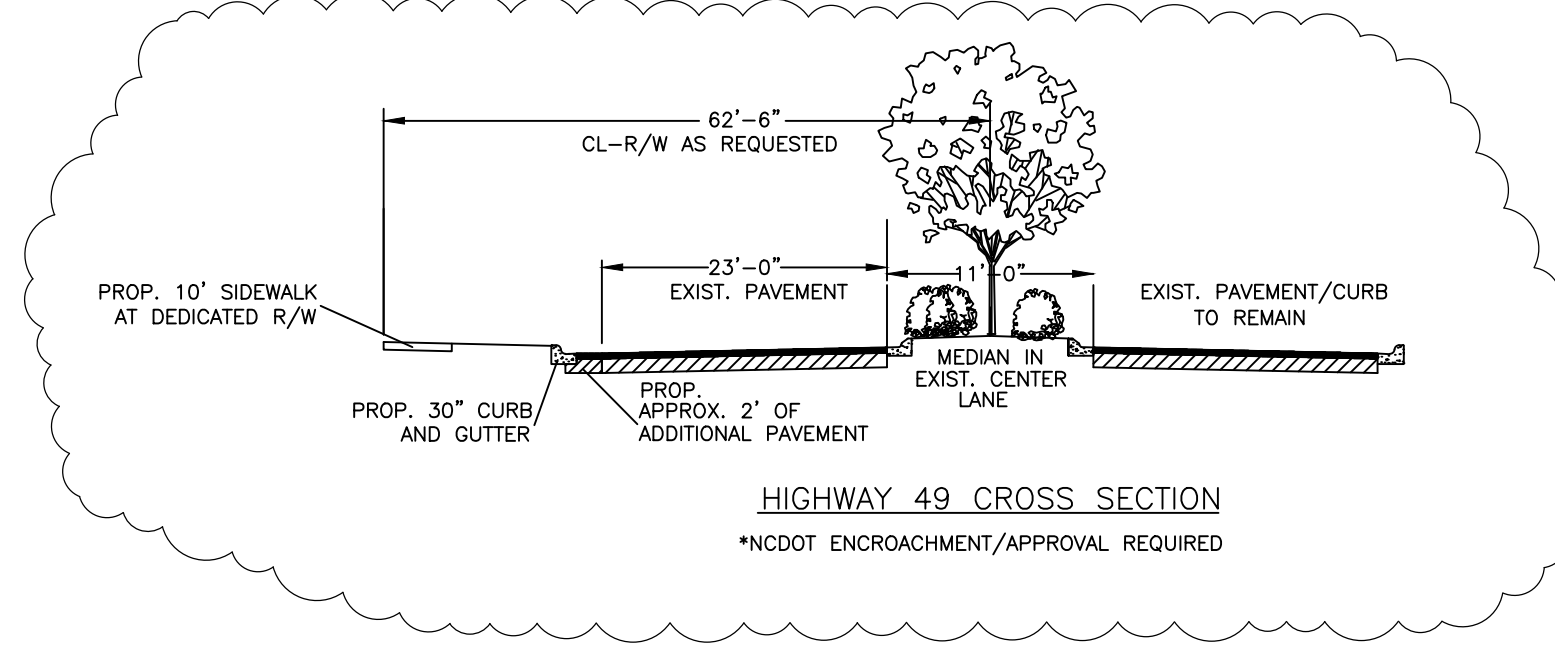
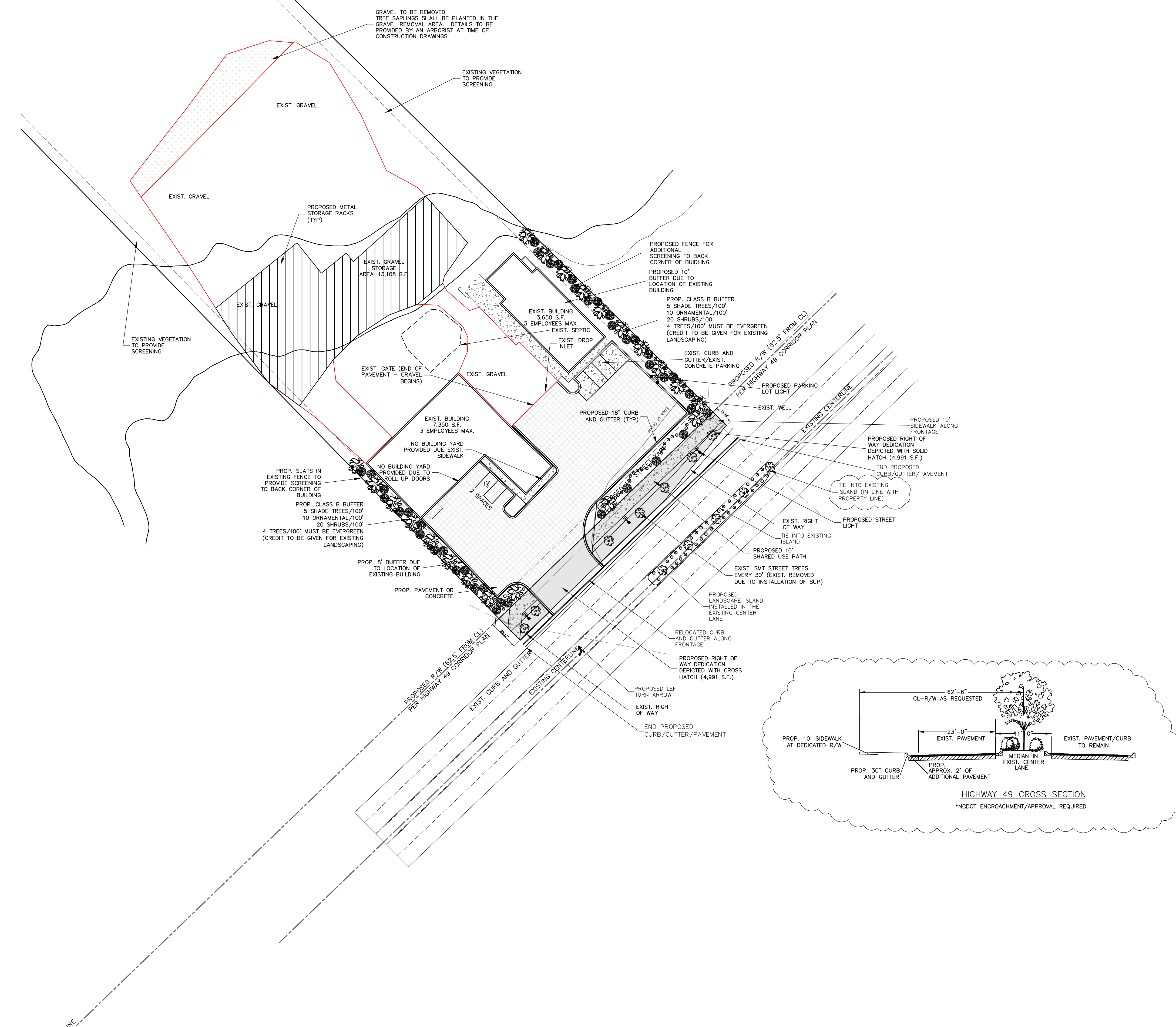


VICINITY MAP: N.T.S.

FOILS, INC.
DEVELOPMENT STANDARDS
4/28/2025
REZONING PETITION

SITE DEVELOPMENT DATA:
-ACREAGE: 3.55 ACRES
-TAX PARCEL #: 5517-39-024 & 5517-39-0482
-EXISTING ZONING: NC (NEIGHBORHOOD COMMERCIAL)
-PROPOSED ZONING: GC (GENERAL COMMERCIAL)
-EXISTING USES: BUILDING MATERIAL SUPPLY AND OUTDOOR STORAGE
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES AS ALLOWED IN GC(CD) ZONING DISTRICT AS GENERALLY DEPICTED ON THE REZONING PLAN WITH UP TO FOURTEEN THOUSAND (14,000) SQUARE FEET OF COMMERCIAL AND OFFICE USES, ALL AS FURTHER DESCRIBED IN SECTION 2 BELOW.

- 1. GENERAL PROVISIONS:**
- a. **SITE LOCATION:** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY FOILS, INC. ("PETITIONER") TO ACCOMMODATE THE EXISTING COMMERCIAL BUILDINGS AND ACCESSORY USES AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED DEVELOPMENT WILL BE ON AN APPROXIMATELY 3.55-ACRE SITE LOCATED ON N.C. HIGHWAY 49 (THE "SITE") IN HARRISBURG, NORTH CAROLINA.
 - b. **ZONING DISTRICTS/ORDINANCE:** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE HARRISBURG ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE GC (CD) ZONING CLASSIFICATION SHALL GOVERN.
 - c. **GRAPHICS AND ALTERATIONS:** THE SCHEMATIC DEPICTIONS LOTS, SIDEWALKS, STRUCTURES, AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES, AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FOR FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS FROM THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT RESORTING TO THE ADMINISTRATIVE AMENDMENT PROCESS PER THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- 2. PERMITTED USES:**
- a. **USES WITHIN GC(CD) DEVELOPMENT AREA A:** THE SITE MAY BE DEVELOPED WITH UP TO FOURTEEN THOUSAND (14,000) SQUARE FEET OF COMMERCIAL AND OFFICE USES SUBJECT TO THE SECTION 2 BELOW.
 - b. THE FOLLOWING USES SHALL NOT BE PERMITTED:
 - i. AUTOMOBILE REPAIR
 - ii. TOBACCO AND/OR VAPE STORES
 - iii. RESTAURANTS WITH OR WITHOUT AN ACCESSORY DRIVE THROUGH
 - iv. MULTI-FAMILY
 - v. SEXUALLY ORIENTED BUSINESSES
 - vi. VEHICLE SALES
 - vii. SELF-STORAGE
- 3. ACCESS AND TRANSPORTATION:**
- a. ACCESS TO THE SITE WILL BE FROM N.C. HIGHWAY 49 AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - b. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF HARRISBURG AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - c. **RIGHT-OF-WAY CONVEYANCE:** THE PETITIONER WILL DEDICATE VIA FEE SIMPLE CONVEYANCE ANY ADDITIONAL RIGHT-OF-WAY INDICATED ON THE REZONING PLAN AS RIGHT-OF-WAY TO BE DEDICATED. THE ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY. THE PETITIONER WILL PROVIDE A PERMANENT SIDEWALK EASEMENT FOR ANY OF THE PROPOSED SIDEWALKS LOCATED ALONG THE PUBLIC STREETS LOCATED OUTSIDE OF THE RIGHT-OF-WAY WHERE ROW DEDICATION IS NOT PROVIDED.
- 4. STREETSCAPE:**
- a. ALONG N.C. HIGHWAY 49, A TEN (10) FOOT MULTUSE PATH SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND FURTHER DESCRIBED IN RZ.0.
- 5. ENVIRONMENTAL FEATURES:**
- a. THE PETITIONER SHALL ADHERE TO ALL APPLICABLE ORDINANCE REQUIREMENTS.
- 6. MISCELLANEOUS PROVISIONS:**
- a. PETITIONER AGREES TO OBTAIN ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS REQUIRED FOR DEVELOPMENT BEFORE ANY DEVELOPMENT ACTIVITY OCCURS ON THE SITE.
- 7. AMENDMENTS TO THE REZONING PLAN:**
- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.
- 8. BINDING EFFECT OF THE REZONING APPLICATION:**
- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INSURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



PRELIMINARY
FOR REVIEW PURPOSES ONLY

Project: **FOILS, INC.**
3350 HIGHWAY 49S
HARRISBURG, NORTH CAROLINA

Title: **REZONING PLAN**

File #: 24193DWG Date: 12/16/25 Project Egr: FBL
 Design By: FBL
 Drawn By: FBL
 Scale: 1"=40'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ1.0

COMMUNITY MEETING REPORT FOR HARRISBURG REZONING

Petitioner: Foil's, Inc.

Petition Number: TBD

Property: ±3.93 acres located at 3350 NC Highway 49 South (the "Site").

This Community Meeting Report is being filed with the Town of Harrisburg Planning Department.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Thursday, April 17, 2025, at 6:00 p.m. The Town of Harrisburg mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations as required by Ordinance.

TIME AND DATE OF MEETING:

The Community Meeting required by the Ordinance was held on Thursday, April 17, 2025, at 6:00 PM at the Harrisburg Town Hall, 4100 Main Street, Harrisburg, NC, 28075.

PERSONS IN ATTENDANCE AT MEETING:

There were no attendees at the Community Meeting. The Petitioner representatives at the required Community Meeting were Mike Torrence of Foil's, Inc. and Bridget Grant with Moore & Van Allen, PLLC.

SUMMARY OF MEETING DISCUSSION:

I. Overview of Petitioner's Presentation.

Introduction and Overview of Development Plan.

Ms. Grant presented the location of the 3.93-acre site at 3350 NC Highway 49 S in Harrisburg, North Carolina. She explained conditional zoning, and that the neighborhood meeting and public hearing are required by ordinance. A short history of the family-owned business of Foil's, Inc. was given. She explained that the existing zoning of Neighborhood Commercial (NC) does not allow for the current uses of the business and the proposed zoning is General Commercial (GC). She further explained the zoning and provided a site plan.

There were no attendees at the meeting, so the Community Meeting was completed without questions or concerns.

II. Summary of Questions/Comments and Responses:

There were no attendees at the meeting and thus no questions, comments or changes to the site plan.

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

The development team will continue to address staff comments as they arise.

cc: Zachary D. Gordon, AICP, Town of Harrisburg Planning Director
Mike Torrence, Foil's, Inc.
Bridget Grant, Moore & Van Allen, PLLC