



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

**February 17, 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**

**1. Project Review and Conditions of Approval**

**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 20, 2026, Meeting**

**3. OLD BUSINESS - NONE**

**4. NEW BUSINESS - NONE**

**5. STAFF UPDATES/INFORMATION**

**A. Development Map Review**

**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 January 20, 2026, Meeting

**Presenting Personnel:**

Carly Bedgood, Planning Support Specialist

**Suggested Motion or Action:**

Motion to approve minutes of January 20, 2026, meeting

**Description/Background:**

Attached are the minutes from the January 20, 2026, Planning Board Meeting.

**Recommendation:**

Approve as presented.

**Fiscal Impact:**

None.

**Attachments:**

1. PZ MINS JAN 20 2026

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING  
TUESDAY, JANUARY 20, 2026  
6:00 PM**

**MINUTES**

**PRESENT:** Jessica Fava (Vice-Chair), Suzi Schoonmaker, O’Hentrice Love (Ex-Officio), Faith Silva, Robbie Furr

**ABSENT:** Bill Leake (Chair), Jeremiah Norberg, Eeswar Chamarthi (ETJ)

**STAFF:** Shelley DeHart, Assistant Planning Director, Matthew Gallman, Senior Planner, Carly Bedgood, Planning Technician

**1. CALL TO ORDER**

**1B. AGENDA ADOPTION**

Robbie Furr made a motion to adopt the agenda with a second by Suzi Schoonmaker.  
**The motion passed 4-0.**

**1C. SPECIAL PRESENTATIONS - None**

**1D. PUBLIC COMMENT- None**

**2. CONSENT AGENDA**

**A. Consideration of Approval of minutes from November 18, 2025, meeting.**

**MOTION:** Faith Silva made a motion to approve the consent agenda with a second from Suzi Schoonmaker. **The motion passed 4-0.**

**3. OLD BUSINESS – None**

**4. NEW BUSIENSS**

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

Assistant Planning Director, Shelley DeHart presented the request to rezone two properties from Neighborhood Commercial (NC) to a Conditional General Commercial (CZ-GC). The site is developed with two commercial buildings and is just under 4 acres in size. The purpose of this request is to allow outdoor storage for building supply commercial operation. This operation is associated with the property owners’ existing business- Foils, a recycling scrap yard located at 2283 NC HWY 49. The current properties are non-conforming with a lack of infrastructure within customer parking lot, landscaping, street and site lighting, and compliance with the corridor plan. The goal is to bring this site into compliance with current regulations as feasible. A Neighborhood meeting has already been held for this location as there were no attendees. Staff recommended that

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
January 20, 2026**

the Board recommend approval to the Town Council. Ms. DeHart also presented recommended statements of consistency and reasonableness: The project is consistent with the Goals of the HALUP and is in reasonable request because it is repurposing a commercial site within an economic corridor while bringing the site into compliance with current development regulations.

**Public Comment:**

Lisa Thompson

100 N Tryon, Charlotte, NC, 28202 – Land use consultant with Warren Ballen – gave a brief overall presentation stating what the client would like to do and how they will operate while answering questions from board members.

Mike Torrance

851 Burrage Rd, Concord, NC– Applicant- answered questions from board members.

Vice Chair Fava

What type of commercial vehicles will be entering the site?

Applicant Torrance

It will mostly be personal cars picking up material along with 1-2 tractor trailers weekly. Staff will bring materials that are for sale from Foils to this location in flatbed trucks or vans.

Vice Chair Fava

Fava believes that a better use of safety and money would be to have a turning lane verse having a multi-use path or median.

Assistant Planning Director, DeHart

Ms. DeHart shared that the project was vetted by NCDOT and Town Staff. Their professional opinion is that the project does not warrant a right turn lane. Typically, a right turn lane is not constructed unless it is warranted, and NCDOT did not see that need in this project. This applicant is dedicating enough right-of-way so that if it does need a right turn lane in the future, there would be ample room to construct one.

Board member Schoonmaker

Will the new outdoor storage be able to be seen from the road?

Applicant Torrance

The land located in the back of the building slopes downhill, so nothing will be able to be seen from NC HWY 49, especially once all the buffers and landscaping are in place.

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
January 20, 2026**

Board Member Silva

Do you feel the addition of outdoor storage components is going to increase the customer base or the number of tractor trailers in and out of this location?

Applicant Torrance

The goal is always to grow a business; however, I do not see the outdoor storage having a negative impact on this location and the building itself is so small we are limited to how much we can store inside and outside.

Board Member Furr

Pointed out that this is the same clientele that is already visiting the applicant's other location Foils, down the road, they will just be moving this portion of the business to this location to help separate the two locations out.

Vice Chair Fava

How often will delivery of material from the original site be delivered to this new site location?

Applicant Torrance

More than likely it will only be twice a week, depending on what comes in that week.

**Public Comment Closed.**

**MOTION:**

Robbie Furr made a motion to recommend approval of H-2025-02 R to the Town Council as presented by staff with a second by Faith Silva.

**The motion passed unanimously, 4-0.**

**Consistency Statement:**

Faith Silva stated 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 seconded by Robbie Furr.

**The motion passed unanimously, 4-0.**

**5. STAFF UPDATES/INFORMATION**

Shelley DeHart shared the names of the newly appointed liaisons to the Planning Board. The two Town Council Members that have been appointed are Council Member Mike Thevenin and alternate Council Member La'Trecia Glover.

**6. ADJOURNMENT**

**MOTION:** There being no further business; Faith Silva made a motion to adjourn, with a second from Robbie Furr. **The motion passed 4-0.**

**TOWN OF HARRISBURG, NORTH CAROLINA  
PLANNING & ZONING BOARD MEETING MINUTES  
January 20, 2026**

Adopted on the 17<sup>th</sup> of February 2026

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Jessica Fava, Vice-Chairperson

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Carly Bedgood, Secretary