



**TOWN OF HARRISBURG, NORTH CAROLINA
HARRISBURG TOWN HALL
BOARD OF ADJUSTMENT MEETING**

**July 7, 2026
6:00 PM**

AGENDA

1. CALL TO ORDER

A. SPECIAL PRESENTATIONS

1. Swear in New and Reappointed Board Members
2. Elect Chairperson and Vice Chairperson

B. 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.

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

All persons wishing to present testimony to the Board must be present in person. All speakers must be sworn in to testify. Testimony must be competent, relevant, and based on facts rather than opinion.

2. CONSENT AGENDA

- A. Consider adoptions of the Draft minutes from the June 2, 2026, meeting**

3. PUBLIC HEARINGS

4. OLD BUSINESS

5. NEW BUSINESS

- A. Board of Adjustment Review of Rules of Procedure and Training**

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:

Swear in New and Reappointed Board Members

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Oath of office to be administered to the following individuals, for the terms as noted:

- Michael Branham — reappointed for a three-year term ending on 6/30/2029.
- Jason Gaddis - new appointment for a three-year term ending on 6/30/2026.
- Jeremiah Robison - new appointment for a three-year ending on 6/30/2026.

Description/Background:

At its June 8, 2026, meeting, the Town Council voted to appoint the following individuals to the Board of Adjustment for the terms noted:

- Michael Branham - reappointed for a three-year term ending on 6/30/2029.
- Jason Gaddis - new appointment for a three-year term ending on 6/30/2029.
- Jeremiah Robison - new appointment for a three-year ending on 6/30/2029.

Recommendation:

Staff recommends that the oath of office be administered to the following individuals for the terms noted:

- Michael Branham is reappointed for a three year term ending on 6/30/2029.
- Jason Gaddis is a new appointment for a three year term ending on 6/30/2029.
- Jeremiah Robison is a new appointment for a three-year ending on 6/30/2029.

Fiscal Impact:

None

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Elect Chairperson and Vice Chairperson

Presenting Personnel:

Monterai Adams, Planning Director

Suggested Motion or Action:

Motion to approve the chair and vice chairperson to serve the Board for a one year term.

Description/Background:

The Chairperson shall accept nominations to elect a chairperson and vice chairperson to serve a one-year term. Each nomination shall be voted on by the Board to appoint the position.

Recommendation:

Elect Chair and Vice Chairperson for the Board of Adjustment.

Fiscal Impact:

Attachments:

None



TOWN OF HARRISBURG

Agenda Item Details

Title:

Consider adoptions of the Draft minutes from the June 2, 2026, meeting

Presenting Personnel:

Carly Bedgood, Planning Support Specialist

Suggested Motion or Action:

Approve as presented.

Description/Background:

Attached are the minutes from the June 2, 2026, Board of Adjustment meeting.

Recommendation:

Approved as presented.

Fiscal Impact:

None.

Attachments:

1. Draft Minutes 6-2-26

**TOWN OF HARRISBURG, NORTH CAROLINA
BOARD OF ADJUSTMENT MEETING
JUNE 2, 2026
6:00 PM**

MINUTES

PRESENT: Ian Patrick (Chair), Michael Branham (Vice Chair), Monica Long, Kayla Stafford (ALT 1), Eeswar Chamarthi (ETJ)

ABSENT: Brandon Ross, Sonya Rorie (ALT 2)

STAFF: Monterai Adams, Planning Director, Shelley Dehart, Assistant Planning Director, Carly Bedgood, Planning Technician, Rich Koch, Town Attorney

1. CALL TO ORDER

Chairperson Patrick called the meeting to order.

A. SPECIAL PRESENTATIONS – NONE.

2. CONSENT AGENDA

Board member Long made a motion to approve the May 5, 2026, meeting minutes. Board member Branham seconded the motion.

The motion passed 5-0.

3. PUBLIC HEARINGS

A. H-2021-03-SUP Preserve at Litchfield

Chairperson Patrick announced to the board that the applicant would like to address the board prior to the opening of the scheduled public hearing.

Mr. Joel Causey presented a letter to all board members stating Lennar Carolinas, LLC, would like to respectfully request a deferral for this item this evening to allow additional time to resolve outstanding issues. See attached letter for the record.

4. OLD BUSINESS - NONE

5. NEW BUSINESS - NONE

6. ADJOURNMENT

There being no further business, Board member Branham made a motion to adjourn with a second from Board member Long. **The motion passed 5-0.**



June 1, 2026

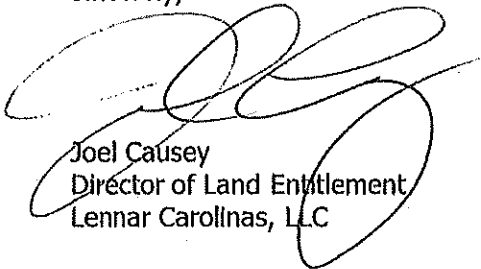
Ms. Shelley DeHart
Town of Harrisburg, Planning and Zoning
4100 Main Street
Harrisburg, NC 28075

RE: H-2021-03-SUP_Preserve at Litchfield -- June 2nd Board of Adjustment Meeting Deferral Request Letter

Dear Ms. DeHart,

Lennar Carolinas, LLC would like to respectfully request a deferral of H-2021-03-SUP_Preserve at Litchfield from the Board of Adjustment meeting scheduled for Tuesday, June 2nd, to allow additional time to resolve outstanding issues related to the connection at Smiling Drive. The project will be readvertised when scheduled for a public hearing, and all costs for the renotifications will be paid for by the applicant.

Sincerely,

A handwritten signature in black ink, appearing to read "Joel Causey", written over the typed name and title.

Joel Causey
Director of Land Entitlement
Lennar Carolinas, LLC

Adopted on the 7th of July 2026

Chairperson

Carly Bedgood, Secretary



TOWN OF HARRISBURG

Agenda Item Details

Title:

Board of Adjustment Review of Rules of Procedure and Training

Presenting Personnel:

Monterai Adams, Planning Director

Suggested Motion or Action:

Description/Background:

Planning staff will provide the Board with an overview of Board of Adjustment procedures and Board member duties.

Recommendation:

Receive presentation by Planning Staff on Board of Adjustment procedures and Board member duties.

Fiscal Impact:

None

Attachments:

None