

**TOWN OF HARRISBURG, NORTH CAROLINA  
CALLED TOWN COUNCIL MEETING  
MONDAY, DECEMBER 21, 2015  
6:00 PM**

**MINUTES**

**1.**

**CALL TO ORDER**

Mayor Steve Sciascia called the meeting to order and the Town Clerk conducted the roll call.

**PRESENT:** Mayor Steve Sciascia, Councilwoman Benita Conrad, Councilmen Chad Baucom, Jeff Phillips (via phone), Rick Russo (via phone), John Booth (via phone), Ron Smith, Christopher Barfield

**AGENDA CHANGES:**

Add 2 items to the agenda:

- Set a public hearing for January for a façade grant.
- Consider the appointment of Mayor Pro-Tem.

**MOTION:**

Councilman Baucom made a motion to set a public hearing for January 11, 2016 to consider a façade grant. Second was made by Councilwoman Conrad. **The motion passed 7-0.**

**MOTION:**

Councilman Baucom made a motion to appoint Councilwoman Conrad Mayor Pro-Tem. Second was made by Councilman Barfield. **The motion passed 7-0.**

**2.**

**PUBLIC COMMENT**

- Jim Lowder – Still in opposition of H2015-08 (R).
- Howard Stafford, 2017 Stallings Road, Harrisburg – on the fence about this project (H2015-08 (R)). Concerned that we have too many grocery stores now.
- Jean Thomas Hartsell, Robinson Church Road, Harrisburg – Also concerned about H2015-08 (R). Doesn't feel it's good for adjacent land owners.
- Lat Purser, developer - spoke in favor of H2015-08 (R) and stated that he would work with staff on moving the driveway to help adjacent property owners.
- Chris Almond, 510 School Circle, Harrisburg – against H2015-08 (R).

**3.**

**OLD BUSINESS**

**H2015-08 (R) – Rezoning request to rezone approximately 28.23 acres at the southeast quadrant of the intersection of NC HWY 49 S and Roberta Road from RM-1, Medium Density Residential District, to CZ-C-2, General Commercial Conditional Zoning District.** Josh Watkins, Planning Director, presented the background information. Lat Purser with Lat Purser and Associates has submitted a rezoning request to rezone approximately 28.23 acres. This property is currently vacant, and being used in an agricultural manner. The proposed rezoning would allow for the development of a commercial shopping center with a grocery store anchor tenant. The Harrisburg Area Land Use Plan refers to this area as a Downtown Mixed Use area, and the proposed development is consistent with the Commercial component of the Mixed Use description. The conditional rezoning site plan show a maximum potential for 151,400 square feet of commercial space, broken up into 13 different building envelopes. The Planning and Zoning Advisory Board reviewed this rezoning request at their regular meeting and unanimously recommended approval. The Town Council held the public hearing for this request on December 14, 2015. Staff is recommending approval with the following conditions:

1. Applicant agrees to obtain any and all applicable local, state and federal permits required for development before any development activity can take place. (Planning)
2. Applicant agrees to abide by all requirements of the Technical Data Sheet and Development Standards in the Conditional Rezoning Site Plan, and to develop the site accordingly. (Planning)
3. Applicant agrees to abide by the recommendations of the final approved Traffic Impact Analysis, and install all improvements as required by the approved TIA. (Planning/NCDOT)
4. A driveway permit from NCDOT will be required for the entrances off of NC HWY 49 S and Roberta Road. (NCDOT)
5. Applicant agrees that access for Outparcels 1-6 shall be located as far back on the access drives as possible to allow for adequate traffic stacking. (NCDOT)
6. All commercial structures shall be required to submit Architectural Elevations and meeting the requirements of Appendix E at the time of site plan review. Furthermore, architectural elevations for the anchor tenant shall revise the left and right elevation to comply with the fenestration standards of Appendix E. (Planning)
7. Applicant agrees that all outparcels will be designed with cross access. (Planning)
8. Applicant agrees that anchor tenant maximum sign area will be governed by the standards set forth in the Unified Development Ordinance. (Planning)
9. Applicant agrees that all uses for this site shall abide by the use matrix as submitted as part of the rezoning application. (Planning)
10. Applicant agrees to provide street lighting along NC HWY 49 that is consistent with the decorative street lighting standard for the Town. (Public Works)
11. Final parking lot design shall comply with the standards of Article 8 of the Unified Development Ordinance. (Planning)
12. Applicant agrees to work with staff to improve the rear façade of the primary structure as well as add additional landscaping and buffering between the primary structure and the proposed drive to the south of the building. (Planning)

Council asked questions of the developer to include concerns about:

- Driveway placement due to traffic concerns and future vehicle flow
- Screening adjacent properties in a similar manner as the Lowes grocery store has done

Council also asked questions of Howard Stafford, Jim Lowder and Jean Thomas Hartsell to make sure they understood the potential movement of the driveway and how they would be affected.

**MOTION:**

Councilman Baucom made a motion to approve H2015-08 (R) with the conditions listed in the staff report and the addition of Condition #13, which would have staff convene with the owners of the Lowder and Stafford properties to determine which plan works best for them.

After some discussion, Councilman Baucom withdrew his motion. After more discussion, the following action was taken:

**MOTION:**

Councilman Barfield made a motion to approve H2015-08 (R) with the conditions in the staff report as well as the addition of Condition #13 that states: the applicant agrees to provide individual access easements to both properties to the south, with the final location to be determined at the time of site plan submittal. Second was made by Councilman Baucom. **The motion passed 7-0.**

The following Consistency Statement was then proposed:

**CONSISTENCY STATEMENT:**

For the reasons stated in the staff report and the applicant's presentation, the rezoning as proposed and subject to the 13 conditions of approval is consistent with the provisions of the Harrisburg Area Land Use Plan and is reasonable and in the public interest.

**MOTION:**

Councilman Baucom made a motion to approve the proposed Consistency Statement with a second from Councilman Barfield. **The motion passed 7-0.**

**4.**

**ADJOURNMENT**

**MOTION:**

There being no further business, Councilman Baucom made a motion to adjourn the meeting with a second from Councilwoman Conrad. **The motion passed 7-0.**

---

Steven J. Sciascia, Mayor

ATTEST:

---

Janet Rackley, Town Clerk