

Harrisburg Steering Committee Kickoff Meeting Agenda

July 8, 2020/6:00 pm

- I. Introductions **Sushil opens the meeting and introduces the group**
 - a. Steering Committee
 - i. Arica Rucker, Parks and Rec Rep
 - ii. Ian Patrick, Town Council Representative and Architect
 - iii. Madeline Keeter, Represents Realtors and Homebuilders
 - iv. Lloyd Quay, PZB Member Rep
 - v. Frances Layne, Cabarrus County Schools Rep
 - vi. Chuck Paxton, County Planning and Zoning Board Rep
 - vii. Jay Rhodes, Alternate Member, Architect
 - viii. Kevin Schaffner, PZB Member Rep and Architect
 - ix. Susie Morris, PZ Manager for Cabarrus County Rep (previous staff member assigned to Harrisburg)
 - x. Bridget Grant, Land Use Consultant (did rezonings)
 - xi. Michael Painter, Resident representative
 - b. Town Staff Members
 - i. Sushil Nepal, Planning and Economic Development Director
 - ii. Craig Thomas, Senior Planner
 - iii. Carly Bedgood, Planning Technician
 - c. Kendig Keast Collaborative, Prime Consultant
 - i. Bret Keast, Owner and CEO (Project Manager)
 - ii. Kelli McCormick, Senior Associate-In-Charge (Deputy Project Manager)
 - iii. Brian Mabry, Principal-In-Charge
 - d. White & Smith, Subconsultant
 - i. Mark White, Founding Partner
- II. Goals for the Project
 - a. Scope Review: **Bret reviews and discusses our Diagnostic and our plan to ensure the UDO being updated is synced with the HALUP**
 - b. Steering Committee Role: **Looking for all perspectives to deliver the community you enjoy and expect for the future; KKC will send out information ahead of time for your review and you can come to the future meetings prepared for discussion; You are the first ones to see the documents that are developed to provide feedback, looking to find consensus and create a good draft for approval, public engagement is important and these meetings will be open to the public**
 - c. Intended outcome of Process:
 - i. Steering Committee Schedule (Preferred days and times) **Discussion of this, including asking for dates in late August to present Module 1, etc. Bret reviews remaining schedule. Tuesdays during lunch was selected for future meetings.**

- d. Project Website: Ready and available at:
<http://online.encodeplus.com/regs/harrisburg-nc/index.aspx>
Bret reviews website and its content and features.

III. Project Overview

- a. Philosophy and approach **Update the UDO and make it available on the web so it's easy to access and people can use it from all over. The expectations of the new UDO should be clear to increase certainty and decrease costs. It should be as articulate as it can be to spell out the regulations and that if you meet or exceed, you should be okay. Good development should be the rule, not the exception. Things in the HALUP that are important should be easy in the UDO.**
- b. Process
- i. Public engagement
 - ii. Timeline
- c. Compliance with NCGS 160D **Important to have these accomplished ahead of time.**
- d. Observations
- e. Recommendations: UDO Diagnostic **Brian reviews**

Comments:

- **Chuck Paxton: Growth/No Growth back and forth. Looking forward to the process.**
- **Areas of improvement?**
 - **Jay Rhodes: Intrigued by financial incentives that developers pay and looking forward to it**
 - **Bret: Zoning Ordinances lead developers to believe that they have to clear cut because of regulations that take developable land; think about density bonuses for saving trees, buffering, etc. Ordinances have let people to believe that cookie cutter development is the only way to make money, but that isn't true.**
 - **What shape is the UDO in? You are giving it a polish and shine/changing the oil, may need to see what you don't use in your UDO and remove those?**
 - **Ian Patrick: 1. We would like as much public involvement early and often (from council and PZB); 2. Town has established a committee on sustainability; 3. Do some sample projects to see if they would be approved or not approved administratively (do this as an exercise).**
 - **Sushil- Look at some projects and see what the old UDO and new UDO would do differently; let's be open minded to listen and see how things will come together to better our community**

IV. What's next

- a. Module 1
- i. Zoning Districts and Land Uses
 - ii. Building and Site Design

- b. Module 1 meetings – August 24-25
- V. Discussion, Q & A, and Wrap Up