

Cabarrus County Government

Cabarrus County Planning and Zoning Commission Meeting January 14, 2020 @ 6:30 P.M. Board of Commissioners Meeting Room Cabarrus County Governmental Center

Agenda

- 1. Roll Call
- 2. Approval of December 10, 2019, Planning and Zoning Commission Meeting Minutes

3. New Business – Planning Board Function:

Harrisburg Area Land Use Plan Update 2020

- Consider adjusting residential densities
- 4. Directors Report
- 5. Legal Update

Planning and Zoning Commission Minutes December 10, 2019

Mr. Jeffrey Corley, Chair, called the meeting to order at 6:30 p.m. Members present, in addition to the Chair, were Mr. Adam Dagenhart, Ms. Holly Grimsley, Mr. David Hudspeth, Mr. James Litaker, Mr. Andrew Nance, Ms. Ingrid Nurse, Mr. Chris Pinto, Mr. Charles Paxton, Mr. Brent Rockett and Mr. Steve Wise. Attending from the Planning and Zoning Division were, Ms. Susie Morris, Planning and Zoning Manager, Mr. Phillip Collins, Senior Planner, Mr. Brett Hicks, Zoning Enforcement Officer, Ms. Arlena Roberts, Clerk to the Board, and Mr. Richard Koch, County Attorney.

Roll Call

Approval of November 12, 2019 Meeting Minutes

Mr. James Litaker, **MOTIONED**, **SECONDED** by Mr. Andrew Nance, to **APPROVE** the November 12, 2019, meeting minutes. The vote was unanimous.

Mr. James Litaker, **MOTIONED**, **SECONDED** by Ms. Holly Grimsley, to **APPROVE** the Findings of Fact and the Granting Order for CUSE2019-00004, Conditional Use Permit for a Wireless Telecommunications Tower. The vote was unanimous.

Mr. James Litaker, **MOTIONED**, **SECONDED** by Mr. Brent Rockett, to **APPROVE** the Findings of Fact and the Granting Order for RZON2019-00002, Request for rezoning from Agriculture Open (AO) to Limited Industrial Conditional Use (LI-CU). The vote was unanimous.

Planning Board Function:

The Chair introduced RZON2019-00003 – Request for rezoning from Limited Industrial/Special Use (LI-SU) and Agricultural Open Space (AO) to Limited Industrial (LI). Owner/Applicant is Henry Furr and TKP Properties LLC. Located at 5995 NC Hwy 200 and 7201 and 7075 Henry Furr Drive. PIN#: 5567-03-3984, 5567-03-4644, 5557-94-9069 and 5567-04-2460.

Mr. Phillip Collins, Senior Planner addressed the Board presenting the staff report for RZON2019-00003.

The subject property is partially occupied by two businesses and partially vacant. He showed on the map where the two businesses and the two vacant parcels are located. There is a small portion of floodplain that extends across Mt. Pleasant Road and onto the subject property (he

showed on the map). He said it is a very small area of floodplain.

The subject property is not located in a watershed and there are no regulated streams on the property, per GIS. Part of the property does show an identified Natural Heritage Area with the potential for Georgeville Sunflowers to be present (he showed the Natural Heritage area on the map).

The adjacent land uses consistent of rural residential, commercial and industrial uses and there is also vacant property surrounding the subject property.

The surrounding zoning consist of AO, CR and Mount Pleasant RE Districts.

He said with regard to the intent of the zoning districts, the Ordinance states that the limited industrial district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities, which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically, located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

The Ordinance also states that the rational for the LI district is to provide a location for light industrial uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

Obviously, the two are the same except for the uses that were allowed in LI-SU. Basically, they eliminated some of the uses that would be allowed under LI back in 2004 when they originally rezoned it.

The Ordinance states that Agriculture Open Space district is comprised mostly of land usually found on the eastern side of the County which due to physical characteristics such as soil type, topography, etc., should remain agrarian. To a lesser degree, these are also those lands which are conducive to providing recreationally oriented open space. These land areas should remain farm land and undeveloped forested land of the county. Public utilities will not be planned for in these areas. Consequently, residential uses that support those working and/or owning the land, home occupations allied with existing residences, and very limited business endeavors are envisioned as complementary to the area. In sum, the primary activity of these lands is agricultural - housing and business are typically related to, and supportive of, the practice of modern day agriculture. It is not, however, improbable that a small hamlet type settlement might evolve in this zoning district. As to those areas constituting open space, manmade uses must take care to enhance and not detract from the essential character of the area.

The Ordinance further states that the rationale for the AO District is that Cabarrus County, due largely to its proximity to the Charlotte-Mecklenburg metropolitan area, is in a growth mode which will, in all probability, continue. While the use of farmland preservation may ultimately be more driven by market economics, it still behooves policy makers to prudently attempt farmland preservation. Less a matter of market economics is the concept of retaining unspoiled, undeveloped lands for future generations to enjoy.

He said you can see in the agency review comments that NCDOT and the Soil and Water Conservation District has some comments but those will be addressed at the time of development; when plans are submitted for development later on down the road.

The subject property is located in the Eastern Planning Area (Plan). The Plan designates the subject property, and other properties along the Mt. Pleasant Road South and NC Highway 200 corridors, as Low Density Residential. Low density developments or cluster type neighborhoods will help to preserve open space in these areas. Recommended densities are two units per acre or less.

The proposed rezoning to the LI district is not consistent with the intent of the Eastern Area Land Use Plan (EAP). However, there are two existing businesses that would be permitted in the LI district on the subject property and portion of the subject property was part of a rezoning to LI-SU in 2004.

The developed portions of the site are currently used for businesses permitted within the LI district. The remaining portions of the subject property are vacant. A rezoning to LI would bring the existing businesses into compliance with the Zoning Ordinance and permit more development opportunities to the site overall. Also, the LI-SU portion of the subject property would no longer be tied to the original site plan if a rezoning to conventional LI was approved.

A portion of the subject property was part of a larger rezoning in 2004 to LI-SU. According to the original staff report, the purpose of the request was to rezone to LI-SU in order to construct an additional Multi-Tenant Commercial Building and to allow additional uses to occur on the property. This request restricted the permitted uses of the 2004 LI-SU district to the uses listed in the staff report.

A site plan was presented and adopted as part of the LI-SU Zoning District rezoning. The adopted site plan is connected to the zoning district and runs with the property. No deviations from the adopted site plan are permitted without Board of Adjustment approval. The proposed rezoning would eliminate the need for Board of Adjustment approval when there are proposed changes to the site or building occupancy for the part of the property zoned LI-SU. Reviews for changes to the site, if the property is rezoned, would be administrative since the property would be zoned LI, which is a general zoning district.

The original site plan approved with the rezoning in 2004, included the property to the south and

west of subject property (at the intersection of Mt Pleasant Road S. and NC Highway 200). At the time of the 2004 rezoning, the subject property to be rezoned was one parcel. Since that time, the property has been subdivided separating that portion fronting on Mt Pleasant Road S. and NC Highway 200. That portion is not included in the current request, that portion on this section of the property was rezoned in 2004. Also, there was a shifting of the property line to include a portion of the AO property to the north to accommodate an addition to the existing building.

The original request included three buildings; an existing 2,400 square-foot building which is located within this request, a new metal 24,000 square-foot building which is not included with this request, is down on the other section of the property that was included in 2004. A proposed 24,000 square-foot building which appears to be on both properties and now the new property line goes right on through there (showed on the map). It appears that that building would have straddled the line as it is today; but that building obviously, was never constructed.

The existing business in the AO zoned area would be considered a non-conforming use under the current zoning. The property was originally permitted in 2001 as a race shop complex (as indicated by the tax records) which is permitted within the AO district with the issuance of a conditional use permit. However, the use of the site has changed since that time and it is now used for a contractor's storage yard. Contractor's storage yards are not permitted within the AO zoning district but are permitted within the LI. The proposed rezoning would bring the current use of the subject property into better compliance.

The AO property was not intended to be included with the original LI-SU request in 2004. The building was existing at the time and in compliance with the Zoning Ordinance at that time.

This is a conventional rezoning request, therefore all uses permitted in the LI zoning district would be allowed on the subject property if the proposed rezoning is approved. The Planning and Zoning Commission should consider all of the information provided and determine if the proposed rezoning is consistent with the Commission's vision for this area of Cabarrus County.

The Chair said the Mt. Pleasant residential estate (RE) zoning to the north, would that be similar to our countryside residential?

Mr. Collins thinks RE minimum lot size is one acre, so it is probably like LDR or CR.

The Chair asked if the applicant had a presentation to give.

Mr. Collins said they do not unless the Board has questions.

The Chair asked if there were any questions for the applicant before he opened the public hearing.

Mr. Adam Dagenhart asked if there was any intended use for the new building that the applicant is proposing.

Mr. Tim Furr, Applicant, 5615 Shore View Drive Concord, NC, addressed the Board. He said they want to build a building for equipment storage, things like that, to be able to service their equipment.

Mr. Paxton asked what type of business it was.

Mr. Furr said landscaping and grading.

The Chair opened the public hearing. There being no one to speak in favor of or against the public hearing the Chair closed the public hearing.

Mr. Dagenhart said going with a straight rezoning and all of those uses, he has great heartburn over. It seems like the applicant has an intended use, seems like maybe they should narrow their focus. He does not feel comfortable doing the whole 18 acres for all those proposed uses. A conditional use for what they want may seem like a better option, as opposed to a straight rezoning.

The Chair said just to be clear, the concern is not necessarily the use as presented, but just the straight rezoning to allow the entire use table.

Mr. Dagenhart does not have a problem with what his current business is, but to have 18 acres and then that two or three pages of potential uses that are permitted by right use; they would not have to come back before the Board. He said with all of that residential zoned around it, he has concerns there. Especially, with the way the parcels are laying now or will lay after this is done.

Mr. David Hudspeth said is there something that needs to come into compliance; what use is that?

Mr. Collins said the contractor's storage yard. He showed it on the map; it is operating right now as a nonconforming use; right now.

Mr. Hudspeth said it is not in the district that has already been applied.

Mr. Collins said no, the green area is all AO.

Mr. Hudspeth said would it be in compliance if that current use that they have on the smaller part is extended to the whole thing?

Mr. Collins thinks so.

Mr. Dagenhart said but would they meet the requirements for setbacks and landscaping, because it meets up with residential. He said the aerial may show some, but he does not know what.

Mr. Collins thinks there is existing, but they may have to do some. But, right now, they do have enough buffer.

Mr. Dagenhart said is that where the race shop was previously?

Mr. Collins said yes.

The Chair said there was a small area plan for that area?

Mr. Collins said it is an older plan and it is very general.

Mr. Collins said he misspoke, actually the contractor storage yard is not allowed in the 2004 LI-SU, so it is also like a nonconforming use right now. The rezoning to LI would make both of them come into compliance.

The Chair said to Mr. Dagenhart's point, we have the ability with the straight rezoning to fix that. The down side of that would be opening up all of those uses in LI, even though that is a contractor storage yard today, as the applicant stated. We lose all control of what that might become in the future.

He asked Mr. Dagenhart if that is what he understands his general concern would be.

Mr. Dagenhart said that is correct.

Mr. Brent Rockett is inclined to agree with Mr. Dagenhart's comments, that in some ways this seems to him to be a better option, to not be a straight rezoning and be a conditional use that would allow us to control that. Given the size and the proximity to the residential and other factors included in the staff report, he is inclined to agree with Mr. Dagenhart.

The Chair asked if the applicant would be interested in pursuing this as a conditional use. Once the Board votes yay or nay, we are committed to that decision. There is a process to make this become a conditional use.

Mr. Furr said he guesses what the Board is asking is if they would want to go to LI-SU like our existing property is that is already zoned LI-SU or would we just have the site plan and specific uses?

The Chair said it would be a site plan and specific uses; that is correct. We would narrow that use table down to a much smaller, more manageable, more acceptable list for what the Board feels they would approve.

Mr. Furr said if we do that, then anytime that we do anything we would have to come before the Board?

The Chair said if it is in that conditional use list you would not. If was not on that list you would indeed have to come back.

Mr. Furr said okay

Ms. Morris said there are two things:

- 1. It would have to be on the list that you present to the Board; one of those uses.
- 2. Whatever is on the plan, it would have to match what is on the plan.

She said those are the two conditions for you to not have to come back to the Board.

The Chair said the Board understands what you are trying to accomplish, and he thinks we can still get there with something that they are little more comfortable with.

Mr. Furr said Mr. VonCannon is a landowner as well so we will make sure.

Mr. Chad VonCannon, 203 Vanderbolt Avenue, Locust, NC, addressed the Board stating his use is the storage building next to the race shop, which is currently his contractor storage. He is just going to build one building. What they do down the road is up to them. He has seven acres of the total 17 acres.

Mr. Furr said if the straight rezoning is not what the Board wants to do, then they will do what they have to do to make it work.

The Chair said the proper thing to do would be to table. The Board would vote to table and then it would come back to us.

Ms. Morris said if the applicant agrees to table the case, then we do not have to re-advertise, because it is actually going to be more restrictive than what was initially proposed. The Board may want to ask for some general time frame; whether that is 60 days or 90 days or however long they think it will take them to come back. Typically, an applicant can table twice and then they would have to start over again with the fees and we would re-advertise at that point.

She is not sure where they are in the process, or if they have any kind of a timeline in mind as to when they might be able to come back with the site plan and with that different list of uses.

Mr. VonCannon currently has no plans to build a building, it is vacant property right now. He does not know that he is going to have a plan in the next 30 to 60 days. But all he is going to do is build one building adjacent to that race shop for storage that is all it is. Currently, his property

is zoned agricultural. He said for him to go to light industrial, it gets him back into compliance with how the building is currently being used.

Mr. Dagenhart suggest that on the conditional use list, they make it really, really narrow since they do not have a plan. So, whatever you are wanting to build, find that use on that table and maybe one or two that are pretty close and that should narrow it down.

Ms. Morris said what you bring to the Board has to show the proposed buildings or you are going to be back in front of them and paying again.

Mr. Furr said they understand that.

Mr. Dagenhart said when you say that Ms. Morris, you do not mean i.e.; like the current plan that they have in here with the sketch drawing.

Ms. Morris said no. It is a full blown site plan showing your landscape, parking and your building locations and if stormwater comes into play, then you will also have to get your stormwater permit from the state. There are a lot of things that comes along with that particular process, because essentially, once it is approved you are vested under that plan.

The Chair said just to be clear, they do not anticipate building anytime soon, so they would have to come back with a conditional use permit and have a site plan, correct?

Ms. Morris said that is correct and at this point if our legal says it is okay, it sounds like the best thing to do is maybe to table it indefinitely. Apparently, they are working with an engineer at this point and they can keep us apprised of when they are ready to come back and then we can work with them to get everything together and come back to the Board.

Mr. Richard Koch, County Attorney, thinks that is fine. We need to have them come back up and state that they are in agreement.

Mr. Dagenhart asked if there are any violations on the property as they are working on it. He does not want to create a situation.

Mr. Morris said we have not issued any violations because they were going through the process of trying to rectify those through the rezoning. We could stay those violations pending them working on this and moving it forward to try to come into compliance.

Mr. Dagenhart said within a reasonable timeframe.

Ms. Morris said correct. If the Board would like to stipulate what that timeframe is or set some markers, you are more than welcome to do so.

The Chair said taking Legal's guidance, I guess what we are asking then, is if the action would be that we would table this indefinitely, which would still allow you some efficiencies when you are ready to come back and come back in with the plan. He asked the Mr. Furr if that was acceptable.

Mr. Furr and Mr. VonCannon both said that is acceptable.

Mr. Rockett asked staff to ask the applicant what they believe would be an acceptable timeframe so that we could make note of that in this tabling.

Mr. Furr said he has a site plan that they have been working with already, and an engineer that they have been working with, so he does not think it will take too long to get everything the way the Board could see it. We have our driveway permit, erosion control permit, all that stuff has already been approved by the state. All we need is this Board's approval, so we are going to get what we need and should be good to go.

The Chair said they will have to have those material to staff 30 days in advance? So, if we did 90 days it would have to be submitted within 60 days, is that correct?

Mr. Morris said that is correct. Yes, if you expect to see it back in 90 days they would have to have everything completed including the permits from the state, including Mr. VonCannon's additions to the plan, where his building will be located if that is not part of it now. The unknown is whether or not that changes any of their permitting with the state because we have not seen those plans or what they have submitted or what they are working on.

She thinks there are some details that need to be worked out. But, she would think that 90 to 120 days maybe reasonable and if nothing else, we can put it back on the agenda at that time and provide the Board with an update on the case status.

Mr. Dagenhart asked the applicant if they could have something to staff within 90 days.

Mr. Furr said thinks they could have something to staff within 90 days.

Mr. Dagenhart said you would have to have it to them in 90 days in order to have it to the Board in 120 days.

Mr. Furr said 90 to 120 days would be fine.

Ms. Morris said that would be the April 2020 meeting.

Mr. Furr said if this is on the LI-SU would they have to go before the Board of Commissioners as well? If I went straight LI, I would have to go before the Board of commissioners, correct?

The Chair does not think either one.

Ms. Morris said the only way that it would go to the Board of Commissioners is if you did not receive expedited voting and if it was a split vote, which is why those plans will need to show everything and the list of uses will need to be shorter. Because, that only allows you two votes, to get the expedited vote and if it is a split vote or if you do not receive the expedited vote, then it goes to the Board of Commissioners.

As long as this Board is comfortable with your plans and what you are presenting, then hopefully, it will stay at this level.

Mr. Furr said okay.

The Chair said so, the discussion there was for 120 days, which would put it back on the April 2020 agenda, which gives them 90 days to submit that package.

There being no further discussion, Mr. James Litaker **MOTIONED**, **SECONDED** by Ms. Holly Grimsley to **TABLE** RZON2019-00003, request for rezoning from LI-SU and AO to LI until the April 2020. The vote was unanimous.

Directors Report:

Ms. Susie Morris addressed the Board giving updates concerning the Census. She said they have some positions available, if the Board knows of anyone who is looking for a position, they are hiring now in this area and are having a lot of trouble getting people. They are going to be having some hiring blitzes where people are going out in the neighborhoods actually putting up door hangers.

It is her understanding that it pays between \$16 and \$18 dollars per hour. It is not all enumerators that go and canvas, there is administrative work in offices too. If the Board knows of anyone that may be interested let them know, she thinks it is at Censusjobs.gov.

The Complete Count Committee, received boxes and boxes of stuff at our PIO's office. At that meeting, we talked about having kind of a stop in and pickup materials and take it back to your organization day. She thinks we will probably be able to that sometime in February or maybe sooner.

For the board members that took part in those meetings, or that would like to take anything back to you civic, social or church groups, we should have that information. Maybe we can bring some of it down here.

Ms. Morris did not have any volunteers for the Text Amendments Committee. Since everyone is here this evening, would anyone like to volunteer?

Ms. Grimsley asked what that entails.

Ms. Morris said the Text Amendment Committee is automatically made up of the three leadership positions and a volunteer.

Ms. Grimsley thinks the three leadership positions are enough.

Ms. Morris said if we want that to be our group, that is fine, but we normally have a fourth person as well. We can roll with three if we need too, if anyone is interested since we had some people absent last month, let her know. We do need to start working on the 160D changes.

We did not have anyone turn in any active cases for January, but she may try to have some of the text amendments ready.

She said Mr. David Troutman with the Health Alliance is retiring at the end of the month. Chrystal Swinger has been appointed as the new Environmental Health Director.

No Legal Update

There being no further discussion, Ms. Holly Grimsley **MOTIONED**, **SECONDED** by Mr. Andrew Nance to **ADJOURN**. The vote was unanimous. The meeting ended at 7:05 p.m.

APPROVED BY:

Mr. Jeffrey Corley, Chair

SUBMITTED BY:

Arlena B. Roberts

ATTEST BY:

Susie Morris, Planning and Zoning Manager

Planning

Memo

То:	Cabarrus County Planning and Zoning Commission
From:	Susie Morris, Planning and Zoning Manager
cc:	File
Date:	January 6, 2020
Re:	Harrisburg Area Land Use Plan Update 2020

The Town of Harrisburg amended the Harrisburg Land Use Plan to lower the permissible densities for the residential districts outlined in the plan. The amendment to the plan was recommended by the Harrisburg Planning and Zoning Board and adopted by Town Council on November 12, 2019.

The Town has asked Cabarrus County to consider co-adopting the changes to the land use district densities as well. The Town will incorporate these same density changes into the UDO zoning districts as part of the UDO rewrite project. The proposed changes are as follows:

- Very Low Density-remains unchanged at less than 1 unit per acre
- Low Density- change from up to 3 units per acre to 1-2 units per acre
- Medium Density-change from 3-4 units per acre to 2-3 units per acre
- High Density- change from 4-15 units per acre to 3-10 units per acre

Attached you will find the current HALUP land use map, a map showing county zoning areas in the Harrisburg Planning Area, and the presentation used by Harrisburg Staff for the Planning Board and Town Council meetings.

The proposed changes are consistent with the currently assigned county zoning designations and should not create any conflicts.

The first step in the process is for the Planning and Zoning Commission to make a recommendation to the Board of Commissioners on the proposed amendments to the plan.

Please read over the materials and be prepared to make a recommendation to the Board of Commissioners.

This map displays a conceptual future road network and will serve as input into the future Comprehensive Transportation Plan (CTP), maintained by Cabarrus-Rowan Metropolitan Planning Organization (MPO). The future road alignment will generally follow the concept, exact road alignments and designs are subject to future engineering studies, and final designs. Alternate alignments for Caldwell Road Extension. identified as "Alt. I" and "Alt. 2" on the Future Transportation Network Concept map (see Appendix H), represents two options and are subject to future engineering studies to determine which option is the most feasible.

Future Land Use



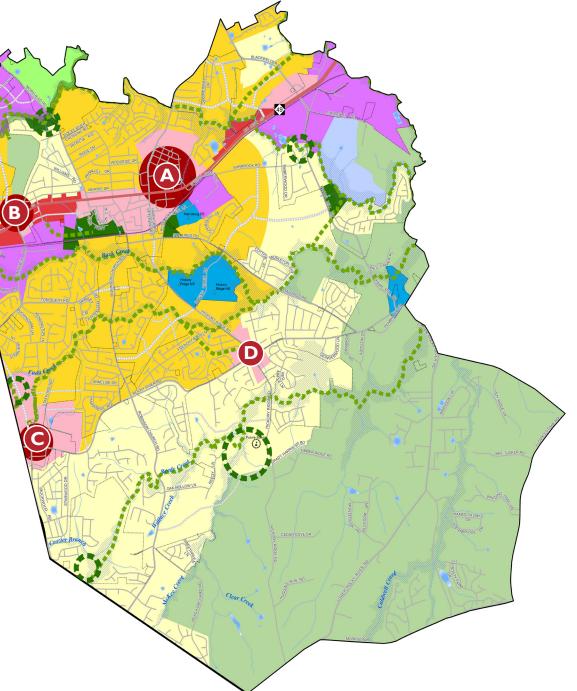
Proposed Parks

Roadways

- Existing Thoroughfare
- Proposed Arterial
- Proposed Collector/Local

Context

- City Limits County Boundary
- Existing Schools
- ④ Future School Site
- Floodplain (100yr)



This area will be the center of activity in Harrisburg. The core will have multi-story buildings with a mix of uses and active street fronts. This node will have the largest footprint of commercial and office of all the mixed-use nodes. It will also include a mix of housing including condominiums and townhomes.



As described in the Morehead West Area Plan, this area will include 2-3 story buildings and commercial (local-serving retail and office) center. Land use will transition to mixed residential development away from NC-49 but "within easy walking distance.



This node will include a small neighborhood- and employment-serving commercial center (retail and offices uses) with 2-3 story buildings, complementing a range of institutional uses.

This node will have a smaller non-residential component comprised primarily of neighborhood-serving uses (convenience retail, small restaurants, and service uses). Adjoining townhome and small-lot single family home developments will be designed with pedestrian connections to the center.

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FUTURE LAND USE

The following descriptions are descriptive, not prescriptive, and indicate the general types of land uses desired in each category on the future land use map.

Rural 🔶



PARKS

Various types of passive and active parks and other recreation facilities may be accommodated in all land use categories. Where depicted on the Future Land Use Map, Park areas may be developed as community-serving facilities, such as public greenways, neighborhood or community parks.

→ Urban



PRIVATE RECREATION

This area is intended to include indoor and outdoor recreation facilities that are suited to sites with adequate road infrastructure. Indoor sports arenas, family-oriented entertainment, and special-use outdoor venues are examples of the types of uses that may comprise these areas.



VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.



LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (up to 3 1 to 2 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



MEDIUM DENSITY RESIDENTIAL

This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of $\frac{3 \text{ to } 4}{2 \text{ to } 3}$ dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.

AREA LAND USE PLAN 🐔 27



HIGH DENSITY RESIDENTIAL

This area is intended to accommodate a variety of age groups and lifestyle preferences. Attached single family and multi-family units are intended for areas where access to the transportation network is high. Density ranges from 4 ± 0.15 3 to 10 dwelling units per acre.

MIXED USE

This area encourages the blending of complementary commercial, office and a mix of residential housing types. These areas typically offer a horizontal mix of uses where changes in use occur between adjacent buildings. Buildings are typically one and two stories. Designed to facilitate access via walking and biking, mixed-use areas should be located near potential commercial and mixed use nodes where access via the road network, sidewalks, greenways, and/or future transit is feasible.



MIXED USE NODE

These areas are intended to be centers of activity that include a mix of retail, restaurant, service, and office uses in addition to a variety of residential housing types. The mix of uses can be horizontal as well as vertical where a change in use can occur between floors of the same building. Buildings of two stories and above are common, and connected streets include short block lengths and pedestrian facilities. Open space is integrated in the form of plazas and greens.

OFFICE

These areas include a mix of professional offices, flex space and supporting commercial uses.



INSTITUTIONAL

These areas include schools, churches, hospitals, campus style development and government uses.



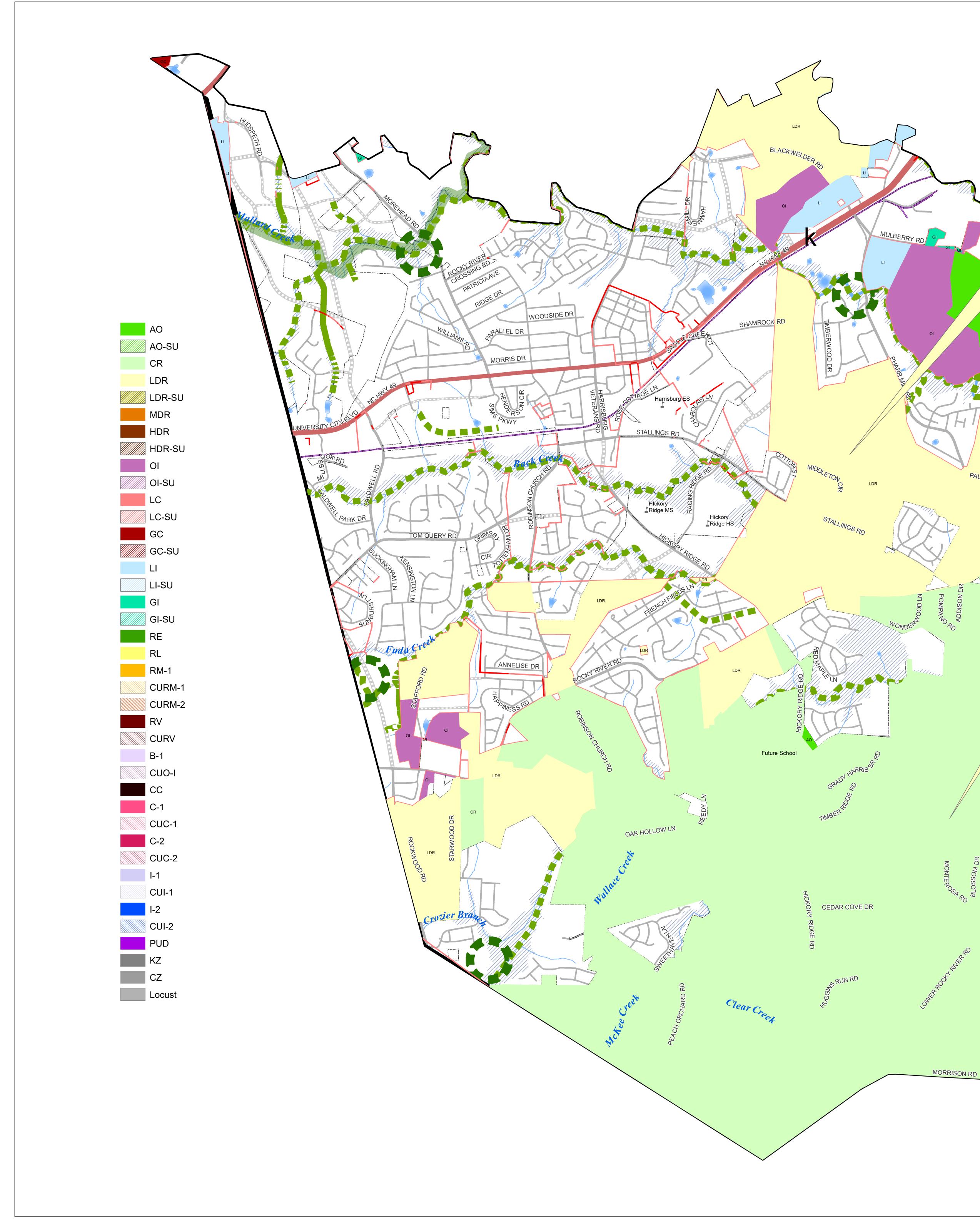
COMMERCIAL

These areas are comprised of local-serving retailers restaurants, professional offices, and service uses. Such uses may be vertically mixed in multi-story buildings. All such uses should be located along major corridors and concentrated at key intersections.



LIGHT INDUSTRIAL

These areas are intended to be light industrial, office, and multi-tenant flex space. This area promotes the concentration of employment-generating uses in an area with desirable access to highways (I-485 via NC-49). Limitations on use should serve to mitigate negative impacts on residential development, such as traffic congestion, noise, and light pollution.













Light yellow area would change from up to 3 units per acre to 1-2 dwelling units per acre. Light yellow area is zoned LDR which allows a 2 acre lot or would allow up to 1.5 units per acre if the open space subdivision design option is used.

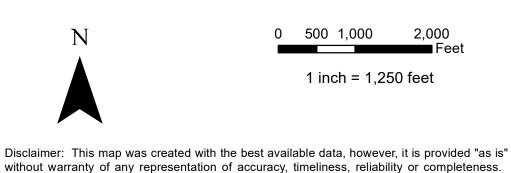
> Light green area would remain up to one unit per acre or up to two if open space design/conservation option is used. County zoning is CR, which requires a two acre lot or up to one unit per acre if conservation design is used.

> > JAKE TUCKER RD

WINDING .

MAMMOTH OAKS

RNBRIDGE



This map does not represent a legal survey of the land and is for graphical purposes only.

Use of this Data for any purpose should be with acknowlegement of the limitations of the Data,

including the fact that the Data is dynamic and is in a constant state of maintenance.



HARRISBURG TOWN HALL

Town Council Meeting

November 12, 2019

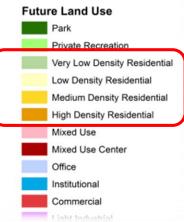


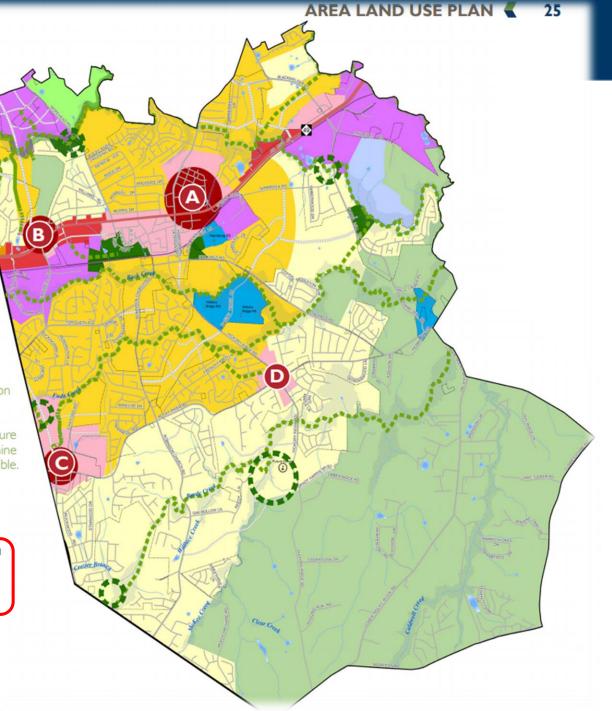
Public Hearing

Consider revising the previously adopted gross land use density in the Harrisburg Area Land Use Plan (HALUP).



This map displays a conceptual future road network and will serve as input into the future Comprehensive Transportation Plan (CTP), maintained by Cabarrus-Rowan Metropolitan Planning Organization (MPO). The future road alignment will generally follow the concept, exact road alignments and designs are subject to future engineering studies, and final designs. Alternate alignments for Caldwell Road Extension, identified as "Alt. I" and "Alt. 2" on the Future Transportation Network Concept map (see Appendix H), represents two options and are subject to future engineering studies to determine which option is the most feasible.





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VERY LOW DENSITY RESIDENTIAL

This area is intended to remain predominantly rural while allowing residential uses at very low densities. Conservation design is a common subdivision approach if utilities are available, allowing smaller lots in exchange for more open space. Architecture is sensitively integrated, avoiding valuable natural features. Gross densities are less than one unit per acre for conventional subdivisions, and up to two if conservation design standards are met. Some business uses typically located in rural areas, such as small engine repair, may be appropriate provided such uses adhere to performance standards to minimize potential impacts to surrounding uses.

LOW DENSITY RESIDENTIAL

This area is characterized by low- to moderate-density residential development (up to 3 dwelling units per acre). Single-family detached homes are complemented by natural areas as well as formal and informal open space amenities. Conservation design, which includes more open space in exchange for smaller minimum lot sizes, may be recommended in locations with sensitive natural resources.



MEDIUM DENSITY RESIDENTIAL

This area is comprised of predominantly single-family detached homes but may include attached single family units, such as townhomes and duplexes. The mix of housing types are intended to create neighborhoods with a density range of 3 to 4 dwelling units per acre. Improved open spaces are interspersed and the streetscape is more formal.

AREA LAND USE PLAN 🗧 27



HIGH DENSITY RESIDENTIAL

This area is intended to accommodate a variety of age groups and lifestyle preferences. Attached single family and multi-family units are intended for areas where access to the transportation network is high. Density ranges from 4 to 15 dwelling units per acre.

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HALUP Residential Land Use Density (gross) Changes, Why?

- Staff is in the process of issuing Request for Proposal (RFP) to update the town's unified Development Ordinance (UDO).
- HALUP Land Use density (vision) translate to UDO Zoning density (Regulatory tool).

HALUP Land USE – Existing Density	UDO Zoning Districts – Existing Density
Very Low Density (up to 1 unit/acre)	AG (mostly agricultural related)
	RE (max 1 unit/acre)
Low Density (up to 3 units/acre)	RL (1 – 2 units/acre)
	RM-1 (up to 3 units/acre)
Medium Density (3 – 4 units/acre)	RM-2 (up to 4 units/acre)
	RV (up to 8 units/acre)
High Density (4 – 15 units/acre)	RC (up to 15 units/acre)



HALUP Residential Land Use Density (gross) – Proposed Change

HALUP Land USE – Existing Density	HALUP Land USE – NEW Density			
Very Low Density (up to 1 unit/acre)	Keep at up to 1 unit/acre		Now adapted	
Low Density (up to 3 units/acre)	Change to 1 – 2 units/acre		New adopted residential Land Use density will be incorporated into the upcoming UDO Update (corresponding Zoning	
Medium Density (3 – 4 units/acre)	Change to 2 – 3 units/acre			
High Density (4 – 15 units/acre)	Change to 3 – 10 units/acre		Districts)	

Staff recommends Planning and Zoning Board consider revising the previously adopted land use density in the Harrisburg Area Land Use Plan (HALUP) and make recommendations to the Town Council.