



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
SPECIAL MEETING
MEETING MINUTES
Thursday, August 31, 2023
9:00 a.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem John Linker, Alderman Doug Shelton, Alderman Jim Costantino

Not Present: Alderman Jeff Cannon

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Fire Chief/Public Works Director Jason Hord

Call to Order: Mayor Barnhardt called the meeting to order at 8:59 a.m.

1. Discussion

Growth/Non-Annexation Agreements

Mayor Barnhardt opened the discussion regarding growth/non-annexation agreements. The Board reviewed the maps produced by Salisbury that were included in the 8/14/2023 regular meeting agenda packet. The proposed boundaries, which appeared as pink lines on the maps, were developed after Granite Quarry and Salisbury's technical staff negotiated the boundaries. Mayor Barnhardt reminded the Board that these agreements would be for long-term future planning and growth.

Alderman Costantino joined the meeting at 9:17 a.m.

The Board discussion regarding growth/non-annexation agreements concentrated specifically on potential development areas and utility expansion. Several points of interest were raised, including:

- Different areas of potential growth, especially regarding the large tracks of land near the interstate and St. Paul's Church Road.
- The effect of Faith's objectives on the board's priorities and choices.
- The possibility of requesting funding for utilities extension.
- Addressing agreements with East Spencer and Salisbury and how they may affect Granite Quarry's development plans.

ACTION: Alderman Costantino made a motion to add the line (*it was clarified that by "line" Alderman Costantino meant St. Paul's Church Road unless or until the Peeler Road extension takes place*) and keep it as-is. Alderman Shelton seconded the motion. As she called for the vote Mayor Barnhardt stated that the motion on the table was to negotiate the line between Granite Quarry and Faith along the St. Paul's corridor up until the Peeler Road extension is complete, at which point it would fall back down to that line. The motion passed 3-0.

After the vote Mayor Barnhardt stated discussion was still needed on both pink lines. It was determined that there was confusion regarding the previous action. The Mayor had the understanding that the action was only regarding the extension and not the pink line. She shared that when she restated the motion, she only referred to the negotiation of the line with Faith.

Mayor Barnhardt asked for a short recess at 10:12 a.m.

Mayor Barnhardt called the meeting back to order at 10:14 a.m.

Individual board members stated that they felt they were voting on both discussing the line with Faith and accepting the other lines. It was decided the motion would be redone to make sure that everyone had a clear understanding of the Board's intent.

ACTION: Alderman Costantino made a motion to rescind his previous motion. There was no second on the motion; the Board moved forward with discussion.

Alderman Shelton asked if there was consensus of the Board to direct the Manager to open the discussions to negotiate with Faith regarding the boundary for a potential non-annexation agreement. Mayor Barnhardt added that would include discussion on the St. Paul/Peeler Road extension. There was Board consensus.

Manager Smith asked for clarification that the direction would be not to incur any legal fees drafting an agreement unless or until there was an agreement with Salisbury. Manager Smith will discuss following St. Paul's Church Road unless or until there is a Peeler Road extension with Faith. He will make a reference to the p6.0 map.

Alderman Shelton stated he felt the second question was the motion to accept Salisbury's proposed lines on both maps.

ACTION: Alderman Shelton made a motion, for the purpose of going forward, to accept the lines subject to any final changes resulting in the next level of discussions. There was no second on the motion; the Board moved forward with discussion.

Mayor Barnhardt stated she felt the Board couldn't vote on the lines without first hearing from Faith. Manager Smith asked what other information the Board would like for him to obtain. Mayor Barnhardt questioned whether the County needed to be involved in the conversation; Mayor Pro Tem Linker asked how the County would be involved. Manager Smith clarified that the Board wouldn't be voting to approve the map, but rather recommending to Salisbury a non-annexation agreement.

ACTION: Alderman Costantino made a motion to do the lines and discuss with Salisbury and then negotiate with Faith about the other line. *(Clerk Smith asked for clarification, and Alderman Costantino confirmed, that his motion would be "accepting the lines as-is")*. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

During discussion on the motion Alderman Shelton stated he felt it was time to approve it and move on. He stated he understood the desire to expand the corridor but his concern was that going back to the table and asking to take in any more than what was drawn by management with the Board's consent, would result in nothing ever getting done. He further stated that if the Board was discussing St. Paul's Church Road connecting to I-85, he was leaning toward the Board asking for that whole corridor, but that it was a huge question whether Salisbury would concede the area. He stated the question was whether to pursue it or leave it as it stands. Alderman Shelton then called the question.

Adjourn

ACTION: Alderman Costantino made a motion to adjourn. Alderman Shelton seconded the motion. The motion passed 3-0. The meeting ended at 10:37 a.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk