



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING
Thursday, August 8, 2024
6:00 p.m.

Call to Order
Moment of Silence
Pledge of Allegiance

1. Approval of Agenda

2. Approval of Consent Agenda

A. Approval of the Minutes

- 1) Regular Meeting July 11, 2024
- 2) Closed Session Meeting July 11, 2024 (*handout*)
- 3) Special Meeting July 22, 2024
- 4) Closed Session July 22, 2024 (*handout*)

B. Departmental Reports

C. Financial Reports

D. Rules of Procedure Updates – Board of Adjustment

E. Fiddlers Convention Sponsorship Request - \$100

F. Resolution for ABC Designated Official - updated

3. Public Comments (*All comments are limited to 3 minutes. No sharing of minutes with other residents.*)

4. Town Manager Update

5. Guest Presentation

In God We Trust

6. Public Hearing

Comprehensive Land Use Plan & FLUM Update

A. Staff Summary

B. Public Hearing

C. Council Discussion and Decision

ACTION REQUESTED: Motion to adopt Ordinance 2024-04 to update the Town 2040 Comprehensive Land Use Plan and Future Land Use Map.

- 7. Public Hearing** **Annexation/ZMA 3000 Old Concord Road**
- A. Staff Summary**
 - B. Public Hearing**
 - C. Council Discussion and Decisions**
 - ACTION REQUESTED:** Motion to adopt Ordinance ANNEX 2024-08-08-1 to annex 3000 Old Concord Road as a non-contiguous property.

 - ACTION REQUESTED:** Motion to adopt Ordinance ZMA 2024-08-08-1 to amend the Granite Quarry Development Ordinance.

Old Business **None**
New Business

- 8. Annexation** **Farmside Way**
- A. Resolution Directing Clerk to Investigate**
 - ACTION REQUESTED:** Motion to adopt Resolution 2024-08-08-1 directing the clerk to investigate a petition for annexation.
 - B. Certificate of Sufficiency**
 - C. Resolution Setting Date for Public Hearing**
 - ACTION REQUESTED:** Motion to adopt Resolution 2024-08-08-2 setting the date for a public hearing regarding an ordinance for annexation.

- 9. Annexation** **Texas Roadhouse**
- A. Resolution Directing Clerk to Investigate**
 - ACTION REQUESTED:** Motion to adopt Resolution _____ directing the clerk to investigate a petition for annexation.
 - B. Certificate of Sufficiency**
 - C. Resolution Setting Date for Public Hearing**
 - ACTION REQUESTED:** Motion to adopt Resolution _____ setting the date for a public hearing regarding an ordinance for annexation.

- 10. Annexation** **Circle K**
- A. Resolution Directing Clerk to Investigate**
 - ACTION REQUESTED:** Motion to adopt Resolution _____ directing the clerk to investigate a petition for annexation.
 - B. Certificate of Sufficiency**
 - C. Resolution Setting Date for Public Hearing**
 - ACTION REQUESTED:** Motion to adopt Resolution _____ setting the date for a public hearing regarding an ordinance for annexation.

11. Bid Award **Civic Park Parking Lot**
ACTION REQUESTED: Motion to award the Civic Park Improvement - Parking Areas contract to Carolina Siteworks, Inc. for the base bid of \$199,750.00.

12. Contract **H-GAC Interlocal Contract for Cooperative Purchase**
ACTION REQUESTED: Motion to approve the H-GAC contract to proceed with financing options and agreement.

13. Proclamation **National Day of Service Remembrance**

14. Council Comments

15. Announcements and Date Reminders

A. Monday	August 12	5:00 p.m.	Chamber Business After Hours
B. Wednesday	August 14	5:00 p.m.	Centralina Board of Delegates
C. Wednesday	August 14	5:30 p.m.	Community Appearance Commission
D. Thursday	August 15	6:00 p.m.	Rowan Municipal Association
E. Saturday	August 17	9:00 a.m.	Shred-It Event – Town Hall
F. Wednesday	August 28	5:30 p.m.	CRMPO TAC Meeting
G. Monday	September 2		Labor Day – Town Offices Closed
H. Tuesday	September 3	5:30 p.m.	Events Committee
I. Tuesday	September 3	6:00 p.m.	Planning Board
J. Tuesday	September 3	6:15 p.m.	Board of Adjustment
K. Wednesday	September 11	5:00 p.m.	Centralina Executive Board
L. Wednesday	September 11	5:30 p.m.	Community Appearance Commission

16. Closed Session

ACTION REQUESTED: Motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(3) to consult with an attorney retained by the public body in order to preserve the attorney-client privilege.

ACTION REQUESTED: Motion to return to open session.

Adjourn

Agenda Item Summary

Regular Meeting

August 8, 2024

Agenda Item 1

Summary:

The Council may discuss, add, or delete items from the Regular Meeting agenda.

Action Requested:

Motion to adopt the August 8, 2024 Town Council Meeting Agenda (as presented / as amended).

Approval of Agenda

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

Agenda Item Summary

Regular Meeting
August 8, 2024
Agenda Item 2

Summary:

The Council may discuss, add, or delete items from the Consent Agenda.

- A. Approval of the Minutes**
 - 1) Regular Meeting July 11, 2024
 - 2) Closed Session Meeting July 11, 2024 (*handout*)
 - 3) Special Meeting July 22, 2024
 - 4) Closed Session July 22, 2024 (*handout*)
- B. Departmental Reports**
- C. Financial Reports**
- D. Rules of Procedure Updates – Board of Adjustment**
- E. Fiddlers Convention Sponsorship Request - \$100**
- F. Resolution for ABC Designated Official - updated**

Action Requested:

Motion to approve the consent agenda (as presented / as amended).

Approval of Consent Agenda

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING MINUTES
Thursday, July 11, 2024 6:00 p.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem Doug Shelton, Council Member John Linker, Council Member Laurie Mack, Council Member Rich Luhrs

Staff: Interim Town Manager/Fire Chief/Public Works Director Jason Hord; Town Clerk Aubrey Smith; Town Attorney Zachary Moretz; Planning, Zoning, and Subdivision Administrator Richard Flowe; Interim Police Chief Todd Taylor; Police Officer Travis Shuffler

Call to Order: Mayor Barnhardt called the meeting to order at 6:00 p.m.

Moment of Silence: Mayor Barnhardt led a moment of silence.

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Barnhardt.

1. Approval of the Agenda

Mayor Barnhardt stated an email had been forwarded by Clerk Smith regarding a possible discussion on the Town Manager search timeline. There was consensus to add the item after the other business items. Mayor Pro Tem Shelton requested that a Closed Session item be added to the agenda for a chance to consult with the attorney under attorney-client privilege.

ACTION: Council Member Linker made a motion to approve the agenda as presented and with the suggested amendments (*addition of items for TM timeline and closed session*). Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Special Meeting June 10, 2024
- 2) Regular Meeting June 10, 2024
- 3) Closed Session June 10, 2024

B. Departmental Reports

C. Financial Reports

D. Appointment – CAC

Mayor Pro Tem Shelton asked Manger Hord how confident he was in the revenues and expenses shown on the financial reports. Manager Hord responded there were some invoices that were still coming in, but the data for the end of the fiscal year would have no substantial changes.

ACTION: Mayor Pro Tem Shelton made a motion to approve (*the consent agenda*). Council Member Linker seconded the motion. The motion passed 4-0.

3. **Public Comments** – There were no public comments.

4. **Town Manager’s Update**

Manager Hord shared highlights from the Town Manager’s Update in the agenda packet including a successful Fish for Fun event and new banners up throughout town. The PARTF grants will be awarded live August 23rd. The RFP for the Civic Park parking lot is posted and bids will be accepted through July 19th. The staff appreciation event was successful and enjoyed by all. The TAP sidewalk project is still in the design phase. There have been quite a few applications received for the open Fire positions; applications will be accepted through July 12th. Manager Hord stated he met with John Ganus and formulated a plan for moving forward with code enforcement. Communication has been excellent so far. Rowan Tourism confirmed that wayfinding signs should be received by early fall. Recent upgrades to Town Hall have taken place and include new paint and carpet in the meeting room and lobby.

Manager Hord introduced Todd Taylor who has been appointed Interim Police Chief. Chief Taylor has been with the Town for 28 years, most recently in the role of Police Investigator. He is also a Fire Captain at Bostian Heights. Chief Taylor was accompanied by his family including his wife Stephanie and son Alex. Mayor Barnhardt administered the oath of office.

Manager Hord introduced the newest police officer, Travis Shuffler. Officer Shuffler has been employed by the Town for the last six months, during which time he attended and completed the BLET program. Officer Shuffler graduated from Pfeiffer University with a degree in criminal justice. Officer Shuffler was accompanied by his family and fiancée. Chief Taylor administered the oath of office and then presented Officer Shuffler with his badge and a challenge coin. Chief Taylor spoke about the significance of an untarnished badge.

5. **Public Hearing** **Zoning Map Amendment 2024-07-11 Cline**

A. **Staff Summary**

Planning, Zoning, and Subdivision Administrator Richard Flowe summarized the requested amendment to parcel 354 186 from Single-Family Residential-3 (SFR-3) to US Highway 52 Commercial (C-52). Two ordinances were presented to the Council for consideration: the first was recommended by the Planning Board and the second included conditions which were developed with the agreement of the applicant after discussion at the neighborhood meeting. If the ordinance including the conditions is adopted, it would create a conditional zoning district. The conditions appear as “Attachment B” to the ordinance and include additional setbacks.

Clerk Smith attested that notice of the hearing had been made.

B. **Public Hearing**

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:29 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:30 p.m.

C. **Council Discussion and Decision**

Council members asked questions of Mr. Flowe for clarification. It was stated that the applicant is not held to a specific use or plan at this time. Any rezoning would run with the land and not the property owner. Council members stated there had been previous concerns with the development of the property including issues with traffic and infrastructure.

ACTION: Council Member Linker made a motion to adopt Ordinance ZMA-2024-07-11 with conditions. Council Member Luhrs seconded the motion. The motion passed 3-1 with Council Member Mack opposed.

6. Public Hearing

ZTA 2024-07-11 Religious Institution in MSD

A. Staff Summary

Mr. Flowe summarized the application for the Zoning Text amendment which would change the written language of the ordinance to add in Table 8.1 of the Granite Quarry Development Ordinance a symbol indicating a listing of religious institutions in the Main Street District. Currently religious institutions are one of the primary listed uses in the Civic District and are only a listed use in that classification. Mr. Flowe stated that the act referred to as RLUPA clarified that local governments cannot restrict places of assembly by type. The current ordinance allows places of assembly including government, schools, clubs, and religious institutions in the Civic District. The proposed amendment would add religious institutions only in the Main Street District in addition to them being allowed in the Civic District.

Council Member Linker asked about the status of the Planning Board's review, as instructed by the Town Council, of the Table of Uses. Mr. Flowe stated it had begun and was ongoing. Mayor Pro Tem Shelton asked if there was a particular reason the use hadn't been listed in the Main Street District zoning classification before now. Mr. Flowe responded that to address the concerns of the RLUPA, in all the ordinances he has written over the past fifteen years, all those types of uses have been captured in their own district so that they have a singular standard. Prior to RLUPA schools and religious institutions had been allowed in most districts but the problem that arose was that different standards were applied to each depending on the district they were in. The Civic District was created to standardize the requirements.

Mayor Barnhardt asked if there was a risk associated with allowing religious institutions in multiple classifications. Attorney Moretz stated that the RLUPA required that all religious institutions be treated the same and that the current Civic District was meeting that; the request here would just be to add religious institutions in an additional zoning classification. Mayor Pro Tem Shelton stated a concern that allowing religious institutions in two separate classifications could mean different requirements. Attorney Moretz stated he didn't believe that represented any legal risk.

Council Member Luhrs asked about how the trend with storefront churches would be affected and asked if the Town has a liability if they are not allowed. Attorney Moretz stated he didn't believe so, assuming there was a reasonable number of places where churches would be allowed.

Clerk Smith attested that notice of the hearing had been made.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:52 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:52 p.m.

D. Council Discussion and Decision

Mayor Pro Tem Shelton expressed a desire for the Planning Board to complete the review of the classification table before a decision was made. Mayor Barnhardt stated it was not unusual for the Council to request that a matter be reviewed in depth by the Planning Board.

Mr. Flowe stated that the specific religious institution in question was still allowed to meet in the Main Street District location while the amendment was under review.

ACTION: Mayor Pro Tem Shelton made a motion to defer a decision on the topic (*Ordinance ZTA-2024-07-11*) to the next regular meeting after 90 days. Council Member Mack seconded the motion. The motion passed 3-1 with Council Member Luhrs opposed.

Old Business **None**
New Business

7. Ordinance **Comprehensive Land Use Plan Update & FLUM**

Mr. Flowe presented and summarized the drafted amendments to the Comprehensive Land Use Plan and associated Future Land Use Map. The amendments were drafted after the recent non-annexation boundary agreement with Salisbury which defined the areas of growth for the town and increased the town's scope of influence. The Planning Board has reviewed the proposed amendments. Mr. Flowe requested that the Council review the changes before the August 8th regular meeting when a public hearing on the ordinance updating the CLUP and FLUM will be held.

8. Annexation **3000 Old Concord Road**

A. Resolution Directing Clerk to Investigate

Mr. Flowe presented the petition for voluntary annexation in the Town's area of influence.

ACTION: Council Member Linker made a motion to adopt Resolution 2024-07-11-1 directing the clerk to investigate a petition for annexation. Council Member Luhrs seconded the motion. The motion passed 4-0.

B. Certificate of Sufficiency

The certificate of sufficiency was entered into the record.

C. Resolution Setting Date for Public Hearing

ACTION: Council Member Luhrs made a motion to adopt Resolution 2024-07-11-2 setting the date for a public hearing regarding an ordinance for annexation. Council Member Mack seconded the motion. The motion passed 4-0.

9. Agreement **Granite Industrial Park Sign Easement**

Manager Hord stated the agreement was drafted by Attorney Moretz and then reviewed and signed by Easter Creek.

ACTION: Council Member Luhrs made a motion to adopt the Easement Agreement for the Granite Industrial Park Sign. Council Member Mack seconded the motion. The motion passed 4-0.

10. Discussion **Town Manager Search Timeline Discussion**

The Council discussed an email update from Centralina regarding applications that had been received for the Town Manager position and options for the timeline. There was Council consensus to go with the original timeline with the application period closing July 15th and the meeting to identify candidates taking place July 22nd.

11. Council Comments – There were no Council comments.

12. Announcements and Date Reminders

A. Monday	July 22	10:00 a.m.	Special Meeting w. Centralina (TM Search)
B. Saturday	July 27		Dragon Boat Festival
C. Wednesday	July 31	TBD (p.m.)	Special Meeting w. Centralina (TM Interviews)

D. Monday	August 5	6:00 p.m.	Planning Board
E. Monday	August 5	6:15 p.m.	Board of Adjustment
F. Tuesday	August 6	5:30 p.m.	Events Committee

The Council took a short recess at 7:30 p.m.

Mayor Barnhardt called the meeting back to order at 7:39 p.m.

13. Closed Session

ACTION: Mayor Pro Tem Shelton made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(3) to consult with an attorney retained by the public body in order to preserve the attorney-client privilege. Council Member Linker seconded the motion. The motion passed 4-0.

The Council went into closed session at 7:40 p.m.

ACTION: Mayor Pro Tem Shelton made a motion to return to open session. Council Member Luhrs seconded the motion. The motion passed 4-0.

The Council returned to open session at 7:50 p.m.

Mayor Pro Tem Shelton stated that no action was taken in closed session.

Adjournment

ACTION: Council Member Linker made a motion to adjourn. Mayor Pro Tem Shelton seconded the motion. The motion passed with all in favor. The meeting ended at 7:51 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
SPECIAL MEETING MINUTES
Monday, July 22, 2024 10:00 a.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem Doug Shelton, Council Member Laurie Mack, Council Member Rich Luhrs

Not Present: Council Member John Linker

Staff: Interim Town Manager/Fire Chief/Public Works Director Jason Hord; Town Clerk Aubrey Smith; Finance Director Shelly Shockley

Call to Order: Mayor Barnhardt called the meeting to order at 10:00 a.m.

1. Approval of the Agenda

ACTION: Council Member Luhrs made a motion to approve the agenda. Mayor Pro Tem Shelton seconded the motion. The motion passed 3-0.

2. Closed Session

TM Applicants Discussion

ACTION: Council Member Luhrs made a motion to go into closed session pursuant to G.S. 143-318.11(a)(5)&(6) to discuss material terms of a proposed employment contract and/or to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of a prospective public officer or employee. Council Member Mack seconded the motion. The motion passed 3-0.

The Council entered closed session at 10:01 a.m.

ACTION: Mayor Pro Tem Shelton made a motion to return to open session. Council Member Luhrs seconded the motion. The motion passed 3-0.

The Council returned to open session at 11:32 a.m.

ACTION: Mayor Pro Tem Shelton made a motion to take a short recess. Council Member Luhrs seconded the motion. The motion passed 3-0.

The Council recessed at 11:32 a.m.

The Council returned from recess at 11:41 a.m.

ACTION: Council Member Luhrs made a motion to return from recess. Mayor Pro Tem Shelton seconded the motion. The motion passed 3-0.

Planning Monthly Report

July 2024



Permits

5 Permit Applications

Date	Address	Permit	Status
7/2/2024	322 Brookwood Drive	Accessory Building/Storage Building	Issued
7/3/2024	223 Meadow Wood Dr	Pool	Issued
7/11/2024	104 Dominion Drive	New Manufactured Home	Issued
7/23/2024	209 Lilly Pad Dr	New Single Family Dwelling	Issued
7/25/2024	1050 N Salisbury	New Single Family Dwelling	Issued

Planning/Zoning Review

Inquiry	Zoning	Comments
Farmside Way	SFR2	Preliminary Review

Planning Board: The Planning Board did not have a quorum at the July 1, 2024 meeting.

Zoning Board of Adjustment: Met July 1, 2024. Discussed necessary updates to Rules of Procedure; recommended approval to Town Council.



July Work 2024 Public Works Report

- Normal Maintenance Duties Daily- (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping).
- Assisted with several code enforcement complaints.
- Various potholes repaired.
- 8 trash cans replaced for residents.
- Nature trail maintenance.
- Flags down and in storage.
- Assisted with painting/ work in lobby and board room.
- Reviewed and scored RFPs for Civic Parking.
- Cut back limbs for upcoming school bus routes.
- Posted public hearing signage.
- Assisted with National Night Out Prep at Lake.

2007 Ford Truck	Mileage – 66,120	+389 miles
1994 Ford Dump Truck	Mileage – 48,110	+198 miles
2009 Ford Truck	Mileage – 98,364	+434 miles
2019 Ford Truck F350	Mileage – 25,164	+401 miles
2022 Chevy Silverado	Mileage – 27,525	+1,424miles



Granite Quarry-Faith Joint Police Authority

P.O. Box 351 • 143 North Salisbury Ave, Granite Quarry, NC 28072
Office: (704)279-2952 • Fax: (704)279-6648



Police Department Report - August 2024

CALL STATISTICS for July 2024 (Date of Report: 7/29/2024)

- Calls for Service – Location
 - Granite Quarry (**): 408
 - Faith (**): 66
 - Total Calls for Service: 474
- **Unable to generate call report due to Rowan County server maintenance**
- Types of Calls for Service/Activities:
 - Officer Generated Calls: 382
 - Calls for Service: 92
 - Incident Reports: 6
 - Arrest Reports: 5
 - Crash Reports: 4
 - Traffic Citations: 25
 - 45 charges including 4 speeding charges

POLICE VEHICLE INFORMATION for July 2024

- The following is the ending mileage for each vehicle:

161 Ford Utility-	End-	90,967
171 Ford Utility -	End-	65,823
172 Ford Utility -	End-	111,000
173 Ford Utility -	End-	57,023
181 Ford F150 -	End-	110,880
191 Dodge Durango -	End-	62,015
201 Ford Utility-	End-	47,026
211 Ford Utility-	End-	24,000
212 Ford Utility-	End-	74,690
231 Dodge Durango	End-	9,020
232 Dodge Durango	End-	6,902

OPERATION MEDICINE DROP

- Collection Sites include Granite Quarry Town Hall lobby, Price Pharmacy, Granite Quarry Internal Medicine, and Rowan Diagnostic/Faith Internal Medicine
- Collection Results
 - Monthly (July 2024): 47.15 pounds



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- Yearly (Jan-July 2024): 195.66

Year	Street	Prescrip	Over the Counter	Vitamins	Veterinary	TOTAL	
						Grams	Pounds
2016	0.00	14284.23	1763.00	14046.10	276.82	30370.15	66.95
2017	0.00	36564.50	4373.00	7779.00	147.00	48863.50	107.73
2018	0.50	28328.00	6296.00	15374.98	0.00	49999.48	110.23
2019	0.00	20034.35	6142.00	6923.72	89.00	33189.07	73.17
2020	0.00	60335.00	8450.00	18626.00	243.00	87654.00	193.24
2021	70.00	67135.00	8170.00	17030.00	102.00	92507.00	203.94
2022	15.00	70800.00	7300.00	15835.00	301.00	94251.00	207.79
2023	0.00	72025.00	6445.00	10445.00	430.00	89345.00	196.97
2024	24.00	74785.00	4405.00	9465.00	71.00	88750.00	195.66
TOTALS (gm)	109.50	444291.08	53344.00	115524.80	1659.82	614929.20	1355.69
TOTALS (lbs)	0.24	979.49	117.60	254.69	3.66		

CID REPORT (July 2024)

- Cases Assigned: 1
- Cases Cleared: 0
- Follow-ups Conducted: 9
- Open Assigned Cases: 105

POLICE CHIEF’S REPORT

- **Commendations:**
 - Officer Earnhardt received a compliment from two individuals concerning an arrest involving a DWI (Breath Test resulted in a .25) and suspended license. Both callers were extremely grateful for Officer Earnhardt’s actions.
 - Officer McKinney and Officer Shuffler located a suspicious vehicle that was parked behind a local business near closing and confronted the driver. At this time, it appears that the officers may have prevented a potential robbery.
 - Police Department Staff: I would like to personally commend the officers on their professionalism and service over the past several weeks as the department goes through a new transition period. All of the officers have continued to maintain community services during this period.
- **New Information:**
 - **Training:** Officers have completed approximately 50 training hours in various topics this month.



Granite Quarry-Faith Joint Police Authority

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- **GHSP Equipment:** We have accepted delivery of several new printers and thermal paper for the officers to use in their vehicles. The new equipment was obtained through our participation in the Governor's Highway Safety Program. We are still waiting for some additional equipment.
 - **Narcan:** In conjunction with the NC Harm Reduction Coalition, the Police Department was able to acquire two cases of Narcan at no cost to the department. This will be used to supplement the supply currently carried by our officers.
 - **Camp Triumph:** Chief Taylor and Officer Shuffler appeared at the Terrie Hess Child Advocacy Center Camp Triumph to speak with the children, allow the kids to look at various public safety equipment, and even have some a snow cone with the kids. Camp Triumph is a multi-day camp for children in Rowan County who are survivors of abuse and trauma.
 - **Backpacks for Kids:** With the assistance of Rockwell Police Department Chief Trexler, we have been able to acquire, at no cost, approximately 40 backpacks for children in need as they prepare for the start of school. We are currently working with the local schools to determine any children in need.
 - **Trauma Kits for Kids:** Powles Staton Funeral Home donated trauma kits to be given to children during traumatic situations. The larger kit contains a blanket, coloring book, crayons, stuffed animals, and a small car. The smaller kit contains a wooden car kit and paint supplies.
- **Upcoming Events:**
 - **Traffic Enforcement Project:** The police department will be conducting a traffic enforcement project in Granite Quarry and Faith this month involving multiple agencies. The project will concentrate on traffic related issues, specifically speeding, in areas where citizen complaints have been received.
 - **Faith Night Out (8/3/2024):** The Town of Faith will be hosting a Night Out Event in Faith Park from 4pm-10:30pm and will include a cornhole tournament, public safety displays, food trucks, activities for the kids, music, and more.
 - **Granite Quarry National Night Out (8/6/2024):** The Town of Granite Quarry will be hosting National Night Out at Granite Lake Park from 6pm-8pm and will include public safety displays, activities for the kids, music, touch a truck area, food, and much more. Please make plans to join us.



Town of Granite Quarry Fire Department



Established May 15th, 1950

PO Box 351

www.granitequarrync.gov

Granite Quarry, NC

704/279-5596

Board Report Aug 2024 Chief Hord

Emergency Calls for Service July 2024

34 Calls in district

- 19- EMS (including strokes, falls, diabetic, CPR and other medical needs)
- 3- Public Service/Assist
- 4- Fire Alarm
- 1- Smoke scare
- 2- Move Up
- 2- No incident found on arrival
- 3- Power Lines Down

7 Calls to Salisbury

- 1- Structure Fire
- 2- Fire Alarm
- 1- Cancelled En-Route
- 3- EMS

4 Calls to Union

- 1- EMS
- 2- Fire Alarms
- 1- Motor Vehicle Accident

13 Calls to Rockwell Rural

- 2- Structure Fire
- 7- Cancelled En Route
- 3- EMS
- 1- Fire Alarm

4 Calls to Rockwell City

- 2- Fire Alarms
- 1- Vehicle Fire
- 1- Cancelled En-Route

2 Calls to Bostian Heights

- 1- Structure Fire
- 1- EMS

2 Calls to Faith

- 1- Move Up
- 1- EMS

1 Fire alarm Call to South Salisbury

TOTAL – 67



Town of Granite Quarry Fire Department



Established May 15th, 1950

PO Box 351

www.granitequarrync.gov

Granite Quarry, NC

704/279-5596

ACTIVITIES

- Daily activities include apparatus & equipment checks, training, station maintenance, pre-plan development, hose and hydrant maintenance, water points, emergency response, public education, inspections, and the assistance of other divisions within the Town of GQ.
- Monthly training included E.M.T continuing education and Joint Training with Faith F.D.
- Multiple days of ladder training, water point training, hose evolutions, extrication tool familiarization, and district familiarization. Weekly shift training/ officer's choice.
- Car Seat Check Station on Thursday from 1 p.m. to 4 p.m. – 6 seats installed/checked.
- Grounds care on Thursdays.
- Multiple truck planning meetings.
- Rowan Christian Assembly cooked lunch for FD/PD.
- National Fire Council canvas and prep for fire prevention week.
- Attended welcome home celebration for Rowan Little League X2.

E-571

- Mileage – 26,201
- Hours – 2,374

E-572

- Mileage – 43,470
- Hours – 3,536

R-57

- Mileage – 39,205
- Hours – 3,649

SQ-57

- Mileage – 8,986

TOWN OF GRANITE QUARRY

7/31/2024

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-24-01	1401 Gentry Place	Helmsman Homes LLC	overgrowth. Notice issued and abated by owners. CLOSED 07-08-24.
PN-24-02	112 Walton Street	Kristine Lynn Hardy	large collection of trash, debris, building material debris and other similar materials. Notice issued with deadline of 07-07-24. Appears to be working on it. Will monitor.
PN-24-03	1403 Gentry Place	Helmsman Homes LLC	overgrowth. Notice issued and abated by owners. CLOSED 07-08-24.
PN-24-04	1010 Kenton Place	Helmsman Homes LLC	overgrowth. Notice issued and abated by owners. CLOSED 07-08-24.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MINIMUM HOUSING STANDARDS			
HC-24-01	1010 Kenton Place	Helmsman Homes LLC	construction of new home began on or about June 2022. Work ceased and the property appears abandoned. Inspection conducted on 07-18-24 with permits updated and construction in progress. Will monitor.
HC-24-02	1403 Gentry Place	Helmsman Homes LLC	construction of new home began on or about June 2022. Work ceased and the property appears abandoned. Inspection conducted on 07-18-24 with permits updated and construction in progress. Will monitor.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
HC-24-03	112 Walton Street	Kristine Lynn Hardy	residential use of a camper or RV. Inspection conducted on 07-18-24 and it was determined that no one is residing in the camper. It is full of various material and junk. The house is vacant at this point as the owner is cleaning up the property and the interior of the house after the tenants vacated. The owners brother is using the camper to cool off while working on the property. Both were advised that no one can live in the camper. Will monitor it closely.
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			

TOWN OF GRANITE QUARRY

7/31/2024

Case Number	Violation Address	Owner or Occupant	Status or Conditions
DEVELOPMENT ORDINANCE			
Z-24-01	118 South Salisbury Avenue	W F Brinkley and Son Const Co Inc.	Church use of space w/o permits and in violation of district (MS) permitted use table. Notice issued and the Church is working with Planning on a pending text amendment. HOLD
Z-24-03	805 South Salisbury Ave	Jones Enterprises GQ LLC	report of operation of a trucking company in the parking lot. It appears the company is parking the trucks on the lot. Continuing investigation.
Z-24-04	2360 Heilig Road	Gerald W Hutchinson	possible junk yard existing after termination of operations. Inspection conducted with owner on 07-18-24. Determined that the auto repair business is in operation but at a much smaller scale. Most vehicle have been left on site due to lack of funds to repair. Owner was advised to contact them and have them remove the vehicles from the property. Two motor homes to be removed soon also. Should end with only 3-5 vehicles being worked on and on site at any time. Will continue to monitor and make sure vehicle removal takes place.
Z-24-05	923 North Salisbury Avenue	Rowan Christian Assembly	feather flags posted in violation. No one on site to discuss. Will issued notice.

TOWN OF GRANITE QUARRY

7/31/2024

Case Number	Violation Address	Owner or Occupant	Status or Conditions
Z-24-06	322 South Salisbury Avenue	A2Z Management LLC	feather flags posted in violation. Met property owner on site and discussed removal. Spoke with business owner that posted them and he will get them removed and check on proper permitting and banners. Will monitor.
Z-24-07	603 South Salisbury Avenue	John Lipke	construction without permits. Did not observe construction and no one on site. Will continue to monitor and take necessary actions.
Z-24-08	904 South Salisbury Avenue	The Cove Church	feather flags posted in violation. No one on site to discuss. Will issued notice.
Z-24-09	602 South Salisbury Avenue	Anticoh Baptist Church	feather flags posted in violation. No one on site to discuss. Will issued notice.

RULES OF PROCEDURE
GRANITE QUARRY BOARD OF ADJUSTMENT

TOWN OF GRANITE QUARRY
NORTH CAROLINA

PART I. General Rules

The Board of Adjustment (hereinafter referred to as the “Board”) shall have all the powers and duties as authorized and prescribed by Section 160D-302 of the General Statutes of North Carolina and by Article 4 of the Town of Granite Quarry Development Ordinance.

Should any conflict between documents be found, the order of precedence shall be (1) the General Statutes, (2) the Granite Quarry Development Ordinance, and (3) these Rules.

All members of the Board shall thoroughly familiarize themselves with these documents. The Board, being a public body, shall at all times conduct meetings in conformity with the applicable Open Meetings Law Statutes.

PART II. Officers and Duties

A. Appointments

The Board of Adjustment shall consist of five (5) members, three (3) members who shall reside within the Town Limits, and two (2) members who shall reside within the Town’s area of extraterritorial jurisdiction (ETJ) in accordance with G.S. 160D-307. Members residing within the Town Limits shall be appointed by the Council in accordance with G.S.160D-310. Members residing outside the Town Limits within the area of Granite Quarry ETJ shall be appointed by the Rowan County Commission for the designated terms set forth in Section 4.3-2(A) of the Granite Quarry Development Ordinance (GQDO), unless repealed, or Section 4.3-2 of the GQDO from and after the effective date of the GQDO.

Each Board member shall be sworn by the Mayor or their designee before assuming any position on the Board in accordance with Section 4.3-3 of the GQDO.

The alternate members of the Board shall attend all regular and special meetings, and shall be permitted to fully participate in Board business whenever a regular member of the Board is absent, or if any Board member is determined to have a conflict of interest.

B. Elections

A Chair and Vice-Chair shall be elected by majority vote of the regular and alternate Board membership at the first called meeting following initial establishment of the Board. Each officer shall serve for two (2) year terms but may be elected by the Board membership for successive terms to the

same office. **Biannually** thereafter at the regular meeting of the Board held in **January**, a Chair and Vice Chair shall be elected. Each officer shall serve until relieved of their duties as herein provided.

C. Duties

The Chair shall decide upon all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Board in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the Board. The Vice Chair shall serve as acting Chair in the absence of the Chair, and at such times they shall have the same powers and duties as the Chair.

D. Clerk to the Board

The Town Council shall arrange to have clerical duties performed for the Board. Said person(s) (hereinafter referred to as the “Clerk to the Board”), shall take minutes and keep all records. The Clerk to the Board shall keep in a permanent volume the minutes of every meeting of the Board. These minutes shall accurately reflect the record of all important facts pertaining to each meeting and hearing, the names of all members in attendance, alternates seated, if any, every resolution acted upon by the Board, and all votes of the seated members of the Board upon any resolution or upon the final determination of any question, including the names of any regular members present, but excused from voting per Sub-sections 4.3-5 and/or 4.3-6, and the names of any sitting members abstaining to vote. The minutes and records of the Board of Adjustment shall be kept at Town Clerk’s office.

E. Staff Assistance

The Planning, Zoning and Subdivision Administrator shall generally serve as staff to the Board and shall provide (or cause to be provided) such technical assistance as requested. In particular, the Planning, Zoning and Subdivision Administrator shall conduct all correspondence for the Board, arrange for all public notices required to be given, notify members of pending meetings and provide agendas for same in advance, notify interested parties of Board decisions on cases, and generally supervise the clerical work of the Board.

PART III. Rules of Conduct for Members

A. Removal

Members of the Board may be removed by the Town Council for cause, including violation of the rules stated below. The Board may, after deliberation on the matter, by majority vote request that a member’s position be vacated for cause and a replacement member appointed by the Town Council. Where feasible, the Town Council shall notify a member being considered for removal of the reasons for removal and give that member an opportunity to respond.

B. Attendance

In order for the Board to carry out its duties and responsibilities, it is necessary for all members to attend the meetings. If any regular member is absent for three (3) consecutive regular meetings, the Chair may direct the Clerk to the Board to notify such member in writing of their absences. If such member fails to attend the next regular meeting, the Board of Adjustment may, by a majority vote of the remaining regular and alternate members, request that the position be vacated.

C. Conflict of Interest

No member of the Board shall seek to influence a decision, participate in any action or cast a vote involving any matter that is before the Board, which may result in a private benefit to themselves, their immediate relatives or their business interests. A sitting member may be excused from voting on a particular issue under the following circumstances:

1. If the member has a direct financial interest in the outcome of the issue; or
2. If the matter at issue involves the member's own official conduct; or
3. If a member has such familial, business, or other associational relationship with an affected person that the member cannot reasonably be expected to exercise sound judgment in the public interest; or
4. If a member has a fixed opinion prior to hearing the matter that is not susceptible to change; or
5. If a member has undisclosed ex parte communications.

If a sitting Board member declares that they may have a conflict of interest on a particular issue, they shall declare the nature of such conflict and ask to be excused from voting on the issue related to such conflict. The remaining sitting members, by majority vote as required by G.S. 160D-109(e), shall determine whether such conflict exists and whether said member may excuse themselves from further deliberations on said matter. If a member is excused from voting, they shall not participate in any further discussion on said matter or (at their discretion) they shall remove themselves from the meeting room during all deliberations pertaining to such matter. In no instance may a sitting member be excused from voting merely due to unwillingness to vote on the issue at hand and where no conflict of interest is found to exist by their fellow Board members.

A challenge to the existence of a conflict of interest or a challenge of an undisclosed conflict of interest may be filed by any interested party with the Board. Such a challenge may be an appeal for a review of the findings of the Board or may be for the purpose of alleging an undeclared conflict of interest. Any challenge made to the Board shall be supported by competent evidence and shall be submitted at a properly convened meeting of the Board. The Board shall hear all such evidence. In order to find that a sitting member does have a previously undisclosed conflict of interest, a majority vote to such effect of the remaining members shall be required.

In the event a sitting Board member is found to have a conflict of interest and is excused from voting on particular issue by the Board; they shall be replaced by an alternate member for that business associated with the conflict of interest, as provided for in Rule II.A.

D. Discussion of Board Cases

Board members shall refrain from discussing forthcoming or anticipated matters of business with any parties, including other Board members, prior to the meeting at which such items are to be publicly discussed.

Members may receive and/or seek general technical information pertaining to a case from the Clerk to the Board or Zoning Administrator prior to the Board meeting at which the case is to be heard. Such requested information shall be provided to all members in writing, and shall also be entered into the case record by the Clerk to the Board.

Members of the Board shall not express individual opinions on the proper judgment of any case with any parties thereto, or one another, before or during the hearing for that case.

PART IV. Meetings

A. Regular Meetings

Regular meetings of the Board shall be held on the first Monday of each month at 6:15 p.m. in the Board Meeting Room of the Town Municipal Building. All Board members shall be notified of and provided an agenda for each meeting by the Planning, Zoning and Subdivision Administrator, and public notices shall be posted by the Clerk to the Board as prescribed by law. Regular meetings and hearings may be rescheduled by the Chair if a scheduled meeting or hearing cannot be held because of a holiday, weather, lack of a quorum or other unusual circumstance. Notice of a rescheduled meeting shall be provided in the same manner as required for a special meeting.

B. Special Meetings

Special meetings of the Board may be called at any time by the Chair, provided that at least forty-eight (48) hours advance notice of the time, place and purpose of such special meetings are provided by the Clerk to the Board to all members of the Board. Public notices to this effect shall also be posted.

C. Quorum

A quorum shall consist of at least four (4) members when a matter of variance is before the Board; however, for all other matters a simple majority shall constitute a quorum. All members seated are entitled to vote on matters brought before the Board, including any alternates seated, as set forth in Rule III.A. A quorum shall be in attendance in order to open any meeting of the Board.

D. Cancellation of Meetings

Whenever there are no appeals, interpretations, applications for variances, or other business for the Board, or whenever so many regular and alternate members notify the Clerk to the Board or

Chair of their inability to attend that a quorum can not be established, the Chair may dispense with a meeting. In such instance, the Clerk to the Board shall give written or oral notice to all Board members as much in advance of the scheduled meeting date as possible, and post suitable public notice.

E. Voting

The concurring vote of at least three-fifths (3/5) of the sitting members of the Board shall be necessary to reverse any order, requirement, decision, or determination of the Planning, Zoning and Subdivision Administrator, or to decide in favor of the applicant on any other matter upon which the Board is required to pass; however, a concurring vote of at least four-fifths (4/5) of the sitting members of the Board shall be necessary to grant a variance from the provisions of the Zoning Ordinance.

The Chair shall be able to vote on any matter, including making and seconding a motion. An unauthorized abstention from voting by a sitting member shall be considered as a “yes” vote. No sitting Board member shall vote on any matter deciding an application or appeal unless they shall have attended the evidentiary hearing(s) on that application.

Unless otherwise specified in these Rules, all regular and alternate members may vote on procedural matters, which do not necessitate a evidentiary hearing.

F. Conduct of Meetings

All meetings shall be open to the public. The order of business at regular meetings shall be as follows:

1. Call to Order
2. Determination of Quorum; Recording of Seated (Voting) Members
3. Approval of Minutes of Previous Meetings
4. Hearing of Cases
5. Other Business
6. Consideration and Determination of Cases
7. Adjournment/Continuation

G. Continuation of Meetings

Meetings may be continued from one date to another at a publicly stated date, time, and location. No further notice of a continued hearing need be published unless a period of six weeks or more elapses between hearing dates.

PART V. Appeal, Applications, Evidentiary hearings

A. Types of Appeals

The Board shall hear and decide all appeals from and review any order, requirement, decision, or determination made by the Planning, Zoning & Subdivision Administrator, hear and decide any appeals that require an interpretation of the Zoning Ordinance, and hear and grant variances to certain provisions of the Zoning Ordinance.

B. Procedure for Filing Applications

No appeal shall be heard by the Board unless a completed application for an appeal is filed within thirty-six (36) calendar days of the date a decision was made by the Planning, Zoning & Subdivision Administrator, or in accordance with rules of Constructive Notice as established by the State of North Carolina. Applications for variances shall be submitted no less than fourteen (14) calendar days prior to the regular or special meeting at which the case is to be heard. All such applications shall be filed with the Planning, Zoning & Subdivision Administrator. The Planning, Zoning & Subdivision Administrator may file an application for an interpretation of the Zoning Ordinance at any time. All applications shall be made upon the form furnished by the Town for that purpose, and all information required thereon shall be complete before an appeal shall be considered as having been filed.

The Planning, Zoning & Subdivision Administrator shall determine if an application is complete. If any application is found to be incomplete, the Planning, Zoning & Subdivision Administrator shall notify the applicant and assist in completion of the application before placing same before the Board.

C. Fees

A fee, in accordance with a fee schedule adopted by the Town Council of Granite Quarry shall accompany an application for any appeal or variance. This fee shall be waived for any application initiated by the Planning, Zoning & Subdivision Administrator, the Planning Board, or the Town Council. No application shall be considered complete unless accompanied by the fee as herein prescribed.

D. Hearing Mandate

A hearing conducted by the Board shall be required to decide all appeals, interpretations, and to grant any variances to the provisions of the Zoning Ordinance.

E. Evidentiary Hearing Date and Notice

Notice of such a hearing shall be posted at or near the subject property at least ten (10) calendar days before the hearing date. Written notice shall be provided to the applicant, any owners of record whose property is immediately adjacent to any property identified in the application, and any other person who makes a written request for such notice at least ten (10) days before the hearing.

F. Conduct of Hearing

All Board hearings shall be conducted in a quasi-judicial manner. The Chair may limit discussion among parties present or ask unruly members of the public to leave the meeting.

Any party may appear in person or be represented by agent or by attorney at any hearing. All persons desiring to present evidence before the Board shall first be placed under oath by the Chair. Presentation of evidence carries with it the obligation to submit to cross-examination by any opposing party.

The order of business for each case presented at a Board hearing shall be as follows:

1. All persons desiring to give testimony, and having signed up beforehand with the Clerk to the Board to present evidence or arguments, shall be sworn in. In the event any individual(s) declines to be sworn, they may still be heard, but shall be advised by the Chair that the Board will consider their statements merely as information, not as evidence.
2. The Chair shall request that any sitting Board member, or any other person present, advise of the existence of any potential conflict of interest regarding the case about to be heard. Any such indication in the affirmative shall be disposed of in accordance with Rule III.C before proceeding further.
3. The Planning, Zoning & Subdivision Administrator, or such other person as the Chair may direct, shall give a preliminary statement of the case.
4. The applicant shall present evidence and arguments in support of their application.
5. Other persons in favor of granting the application shall present arguments for the application.
6. Persons opposed to granting the application shall present arguments against the application.
7. Both sides will be permitted to present rebuttals to opposing testimony, and cross-examine the opposing party(s). The Chair shall ensure that cross-examinations are conducted with brevity and decorum, and limited to matters directly relevant to the case at hand.
8. The Chair, or their designee, shall summarize the evidence, which has been presented, giving all interested parties the opportunity to make objections or offer corrections.
9. The Chair shall close this case for public discussion, and shall proceed to the next case, if any, and thereafter to the next item of business on the meeting agenda. The Board shall subsequently and publicly discuss the case, calling upon the Planning, Zoning & Subdivision Administrator for input, clarification, etc. as deemed desirable, but without further input from

the public. Board members, however, may seek further input, clarification, etc. from persons previously sworn and eligible to give evidence who are seated in the audience on any piece of evidence heretofore presented. Cross-examination of any rebuttals by opposing parties at that time shall only be permitted on any such new evidence presented.

The Board shall render a decision on the matter in the manner prescribed in Rule IV.E, or, as it so chooses, the Board may continue the hearing to a publicly stated date, time, and location. No further notice of a continued hearing need be published unless a period of six weeks or more elapses between hearing dates.

G. Decision

1. Time - Decisions by the Board shall be made within thirty (30) calendar days after the date of the hearing, or any continuation thereof, was concluded, or at the next regularly scheduled meeting of the Board following the hearing conclusion, whichever occurs later.

2. Form - Written notice of the decision in each case shall be sent by first class mail or hand-delivered to the applicant and to every aggrieved party who has filed a written request for such notice with the Planning, Zoning & Subdivision Administrator. The final decision shown in the record of the case shall be entered in the minutes of the Board. Such record shall show the reasons for the determination, with a summary of the evidence introduced and the findings of fact made by the Board. The decision may reverse or affirm, wholly or partly, or modify the order, requirement, decision, or determination which was the cause for an appeal or interpretation.

3. Voting At Hearings - Voting on any issue placed before the Board shall be conducted in accordance with Rule IV.E.

H. Board Decision Appeals

Any person or persons, jointly or severally, aggrieved party who has filed a written request for such copy at the time of its hearing of the case, whichever is later, present to a court of competent jurisdiction a petition duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of alleged illegality, whereupon such decision of said Board shall be subject to review by the Superior Court of Gaston County by proceedings in the nature of certiorari as provided by Article 14 of G.S. 160D.

PART VI. Amendments

These rules within the limits allowed by law, may be amended at any time by an affirmative vote of a majority of the entire membership of the Board in attendance at such time, but consisting of not less than three (3) regular members; provided that such amendment be presented in writing at a regular meeting preceding the meeting at which the vote is taken.

Adopted this ____ day of _____, 20__.

Name, Chairperson

Ratified by Town Council:

ADOPTED on this the ____ day of _____, 20__

Brittany H. Barnhardt, Mayor

Aubrey Smith, Town Clerk

DRAFT July 1, 2024

Agenda Item Summary

Regular Meeting
August 8, 2024
Agenda Item 2E

Summary:

The Funding of Non-Profit Organizations Policy adopted in 2020 requires that organizations requesting sponsorships fill out an application with the town. The GQ Civitan Club is a known entity, and the Town has sponsored the Fiddlers' Convention on a regular basis throughout the years. If the Board so desires, it can choose to waive the Funding of Non-Profit Organizations Policy to sponsor the Fiddlers' Convention for the amount of \$100.

Action Requested:

Motion to waive the Funding of Non-Profit Organizations Policy and sponsor the Annual Granite Quarry Fiddlers' Convention for the amount of \$100.

Fiddlers Convention Sponsorship

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

**NORTH CAROLINA
ALCOHOLIC BEVERAGE CONTROL COMMISSION
(919) 779-0700**

Location: 400 E. Tryon Road
Raleigh, NC 27610

Mail: 4307 Mail Service Center
Raleigh, NC 27699-4307

RESOLUTION OF THE TOWN OF GRANITE QUARRY, COUNTY OF ROWAN, REGARDING THE DESIGNATION OF AN OFFICIAL TO MAKE RECOMMENDATIONS TO THE NORTH CAROLINA ALCOHOLIC BEVERAGE CONTROL COMMISSION ON ABC PERMIT APPLICATIONS.

WHEREAS G.S.18B-904(f) authorizes a governing body to designate an official, by name or by position, to make recommendations concerning the suitability of persons or locations for ABC permits; and

WHEREAS the Town of Granite Quarry, County of Rowan, wishes to notify the NC ABC Commission of its designation as required by G.S.18B-904(f);

BE IT THEREFORE RESOLVED that Todd Taylor, Interim Police Chief,
(Name of Official) (Title or Position)

is hereby designated to notify the North Carolina Alcoholic Beverage Control Commission of the recommendations of the Town of Granite Quarry, County of Rowan, regarding the suitability of persons and locations for ABC permits within its jurisdiction.

BE IT FURTHER RESOLVED THAT notices to the Town of Granite Quarry, County of Rowan, should be mailed or delivered to the official designated above at the following address:

Mailing address: PO Box 351, Granite Quarry, NC 28072

Office location: 143 N. Salisbury Ave

City: Salisbury, NC

Zip Code: 28146 Phone #: 704-279-5596

This the _____ day of _____, 20____.

Mayor Brittany H. Barnhardt

Sworn to and subscribed before me this the _____ day of _____, 20____.

Clerk Aubrey Smith

Town of Granite Quarry
Town Manager's Report
July 2024



- Work completed on Board Room and Lobby area. Still awaiting new maps for the Board Room.
- PD did get rid of the old Impala and was purchased for \$2,247.00 at auction on Gov Deals.
- Public Works did obtain the new dump truck, which is a 2023 Ford F550, 6.7L Diesel. The truck is currently at the installer being upfitted for lights and decals. The price of the truck before installation and tag was \$80,186.00. The estimate is still well under the budgeted \$92K.
- The FD and PD participated in the parade for Faith 4th as well as fireworks standby.
- Limbs and garbage pick up carried over a day because of the 4th holiday but no major concerns were reported.
- The Planning Board did not have a quorum on Monday, July 1st. The ZBA met and elected Joe Hudson as Chair. They voted to recommend the Rules of Procedure and reached a consensus on holding the annual meeting in January.
- Interim Chief Taylor accepted a donation of Narcan from the NC Harm Coalition.
- New Police Officer Shuffler is continuing his in-service training and learning a lot.
- E571 has AC issues and awaiting parts to be able to be fixed.
- FD FT Applications have been received. We invited 8 to the agility test for Firefighter and interviews to follow on 8/1/2024.
- Planning has been busy with annexation information requests, permits and onboarding Ashley to take over while Susan is away. Ashley is catching on fast, and we look forward to her assistance in planning.
- AMREP continues to be on the radar. Our attorney has spoken with the Salisbury and County Attorneys. We are awaiting the County to sign the involuntary annexation petition since it still owns the AMREP property, and this will not hold up the project.

- 3000 Old Concord Rd was posted for public hearing and several inquiries on the sign have called wanting a better understanding of the process of annexation.
- We do expect several more petitions in the upcoming days/ weeks.
- As a follow up from Planning/ EDC. County leaders met with Fortius last week. If you recall this is the investor interested in developing Chamandy Drive for speculative buildings. I did have a small feasibility as it relates to what can be built in relation to wetlands. The EDC reports that the County Chairman and Vice Chair were open to the idea and have Fortius drafting a proposal. Nothing is needed from us currently, but we will come in a bit later in relation to the one parcel we own on Chamandy.
- Rick reached out to the owner of the Troutman Street property, Stas Kostadinov. He states that he sent Mr. Brinkley an offer for the 3ft strip again via email. Rick spoke with Mr. Brinkley a few weeks back and he seemed open to talking with Stas but had not heard from him. No further action is needed from the Town Council currently.
- Shelly has been working hard on firetruck financing, end of year reports, audit prep, retirement figures and reports, just to name a few.
- Debbie and Interim Chief Taylor have been working hard on a successful National Night Out for August 6th from 6pm -8pm at the Lake Park.
- The RFP for the Civic Park Improvement- Parking Areas came in at \$199,750 scored with Carolina Siteworks the winning bid. On this current agenda for approval. If approved Siteworks does say the work will be completed prior to Granite Fest in October.
- Colton has started the street paving scoring with our consultant and will continue to work to get a list and bid package ready for Council review.
- Yearly waste report was submitted to the state. We collected 1269.89 tons of garbage. This was an increase of 105 tons from the previous year.

USMAC Proof

Granite Quarry



Agenda Item Summary

Regular Meeting

August 8, 2024

Agenda Item 6

Summary:

Staff will present on the proposed update to the Comprehensive Land Use Plan and Future Land Use map as recommended unanimously by the Planning Board at its June 3, 2024 meeting and reviewed by the Town Council at its July meeting.

Attachments:

- Draft Ordinance 2024-04 for adoption
- Town Plan 2040 with markups
- Draft FLUM

Action Requested:

Motion to adopt Ordinance 2024-04 to update the Town 2040 Comprehensive Land Use Plan and Future Land Use Map.

CLUP & FLUM Update

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

An Ordinance to Amend
the
Town Plan 2040 - Comprehensive Land Use & Master Plan

Ordinance # 2024-04

WHEREAS, the Town Council of Granite Quarry has called for the development of a comprehensive land use plan in accordance with G.S. 160D-501; *and*

WHEREAS, the Town Council of Granite Quarry procured a consultant and directed the Planning Board to undertake such a planning process; *and*

WHEREAS, on June 5, 2023 the Town of Granite Quarry Planning Board, by unanimous vote, recommended the adoption of *Town Plan 2040 Comprehensive Land Use & Master Plan* in accordance with the procedures of G.S. 160D-501(c) and Article 6 of G.S. 160D; *and*

WHEREAS, a public legislative hearing was held on the 19th day of June, 2023; *and*

WHEREAS, the Town Council of Granite Quarry continues in its commitment to the future of Granite Quarry, *and*

WHEREAS, the Town Council of Granite Quarry adopted the Comprehensive Land Use & Master Plan on the 19th day of June, 2023, *and*

WHEREAS, the Town Council of Granite Quarry is committed to increase economic development in the Northwest corner of Granite Quarry.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of Granite Quarry to amend the *Town Plan 2040 Comprehensive Land Use & Master Plan* as the requisite plan for the Town and to implement the foundational principles of the plan through strategic initiatives as deemed responsible and fiscally sound by this and future Councils.

Adopted this the ___th **day of** _____, **2024.**

Brittany H. Barnhardt, Mayor

Aubrey Smith, Town Clerk

SEAL

GRANITE QUARRY TOWN PLAN 2040 Comprehensive Land Use and Master Plan



June 19, 2023

CLUP Amendment 2024-01:
Economic Development in Targeted Growth Area
DRAFT May 20, 2024

Adopted: June 19, 2023
Recommended by the Town of Granite Quarry Planning Board: June 5, 2023

5. VOICE OF THE COMMUNITY

Determining what is important to a community is critical. The information gathered through an online survey with strong community participation helps establish the foundation of the plan. Results of the survey responses are summarized and ranked in order of popularity, to provide “value statements” about Granite Quarry. These statements provide the foundation for the preparation of goals and objectives. From these goals and objectives, the team crafted strategies refined for Granite Quarry’s needs by its elected leadership.

5.1 Community Participation – *What does our community want?*

Community participation for the initial planning process in the Winter of 2022 into early 2023 was gathered from an online survey advertised through the Town’s website and e-mails with 154 people completing the survey. The following sections highlight the process, results and opportunities for action.

5.1.1 Community Input

The Town of Granite Quarry staff conducted the following activities to solicit community input:

- Advertised the online survey on the Town’s website homepage;
- Advertised the online survey on the Town’s Facebook account;
- E-mailed links to the online survey; and
- Hardcopies of surveys were available at Town Hall.

5.1.2 Summary Results – *What our community said!*

The interview responses were categorized and grouped separately for each of the six questions asked:

1. Do you reside within the Town of Granite Quarry?
2. What do you like about Granite Quarry (present)?
3. What do you dislike about Granite Quarry (present)?
4. What wishes do you have for Granite Quarry (future)?
5. What fears do you have for Granite Quarry (future)?
6. What should be the #1 priority for Granite Quarry moving forward?

NC General Statutes §160D-501, Plans, (a1), Plans, states, ***“The planning process shall include opportunities for citizen engagement in plan preparation and adoption.”***

Planning during the development of this Town Plan 2040 provided opportunities for citizen engagement. An online survey was available and promoted through the Town’s website. A total of 154 people completed the online survey over a period of 6 weeks between November 18, 2022 and December 29, 2022 weeks when it was available on the Town’s website. No one submitted responded on printed surveys.

The responses were cataloged for ranking purposes enabling the results to be summarized graphically. The following pages illustrate the responses in order of their respective frequency rankings. On the following charts, all answers listed without asterisks were listed as answer choices on surveys while responses submitted under the

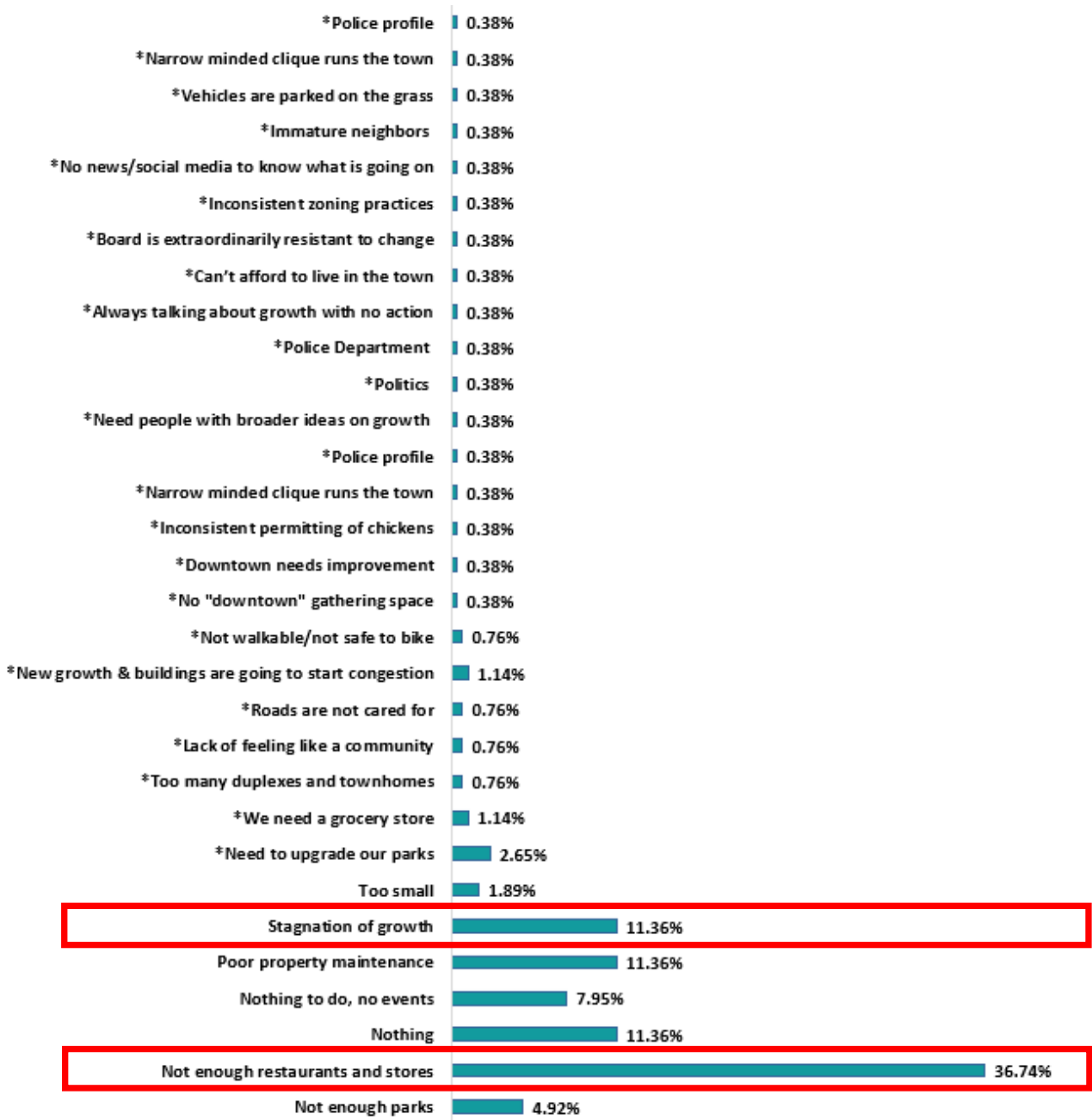
Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan, June 19, 2023

Proposed Amendment to the Town Plan 2040, May 20, 2024

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.B

What do you dislike about Granite Quarry?



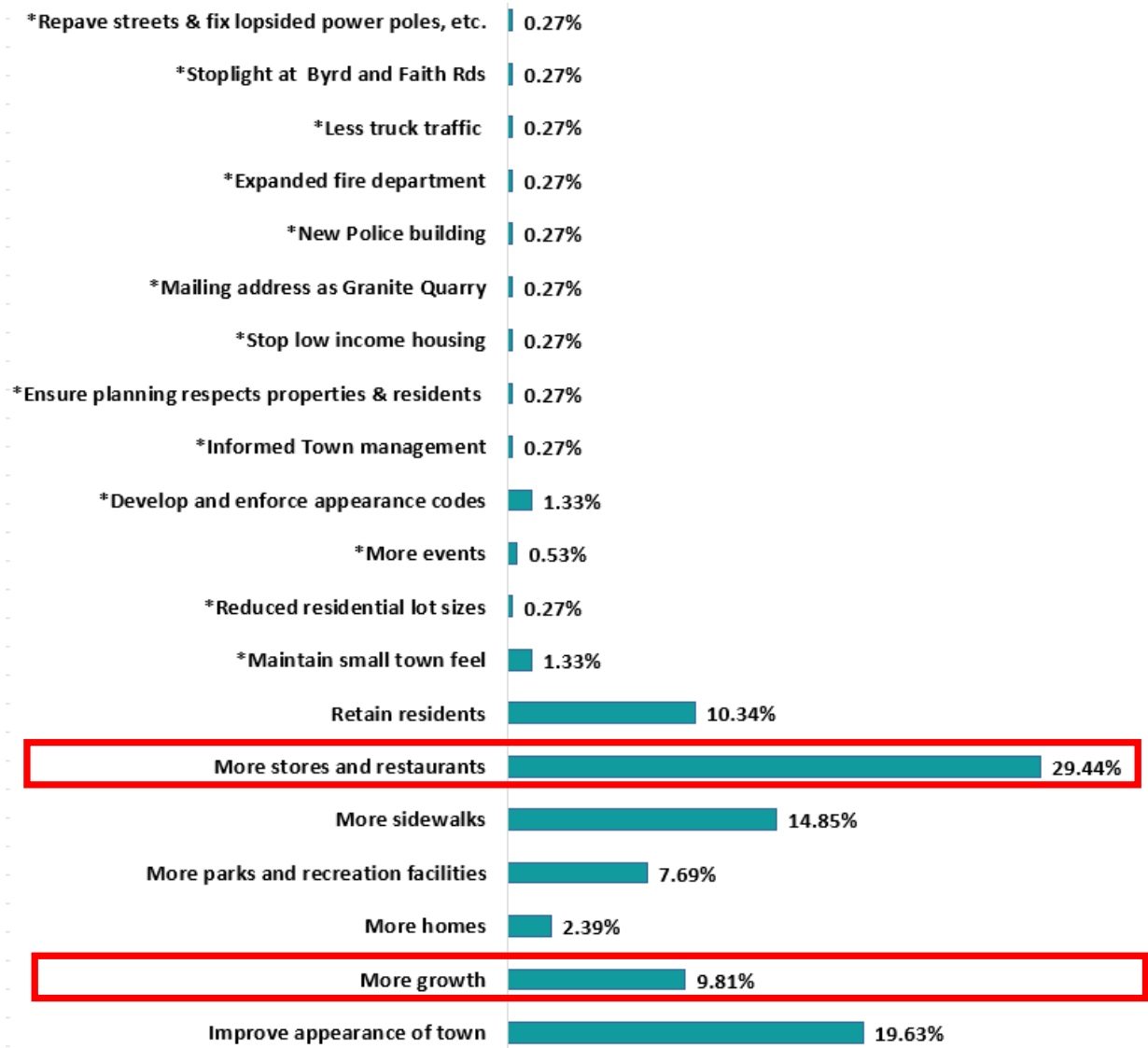
Note: *Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.C

What wishes do you have for Granite Quarry?



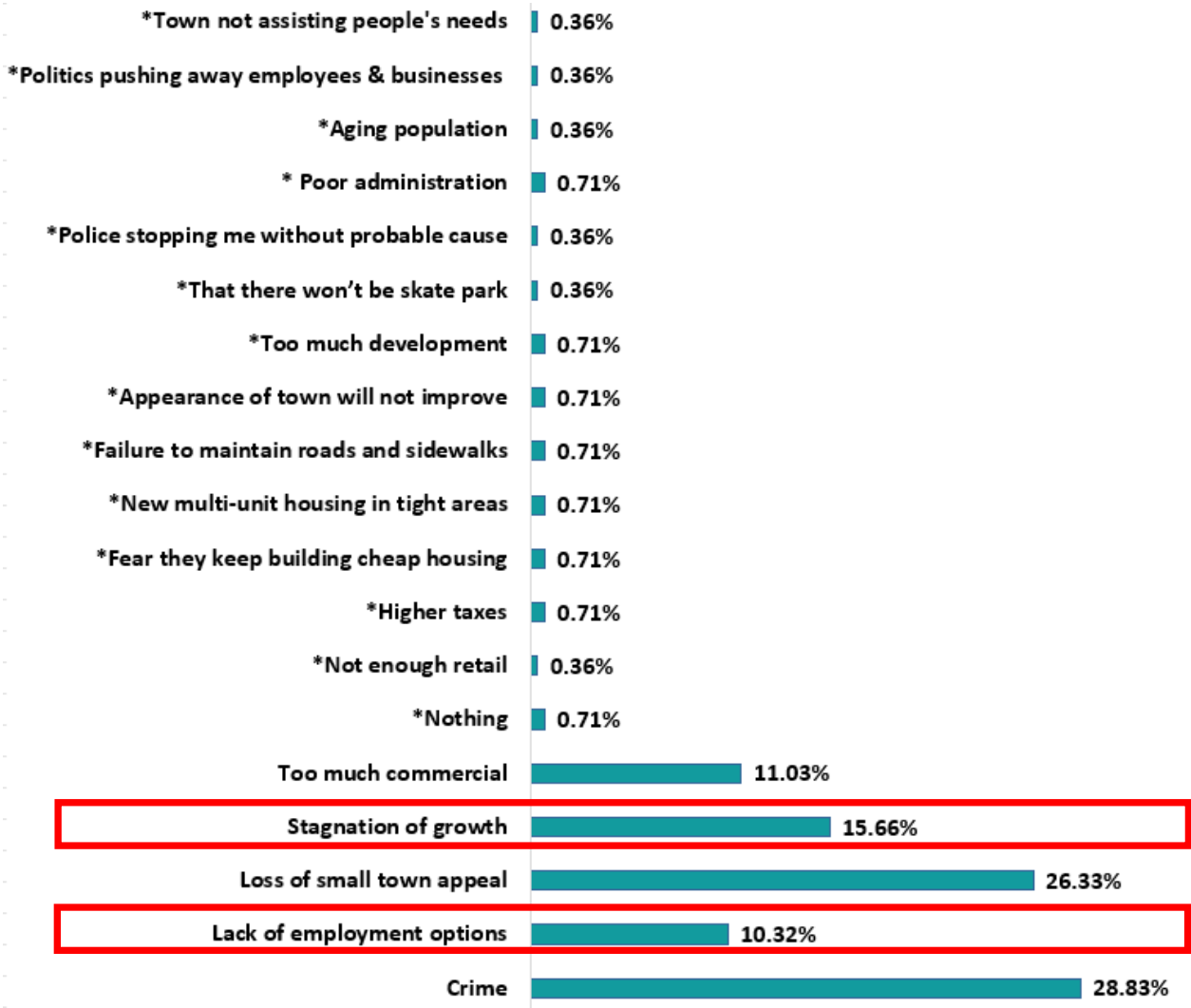
Note: *Responses with asterisks were submitted under “Other” category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.D

What fears do you have for Granite Quarry?



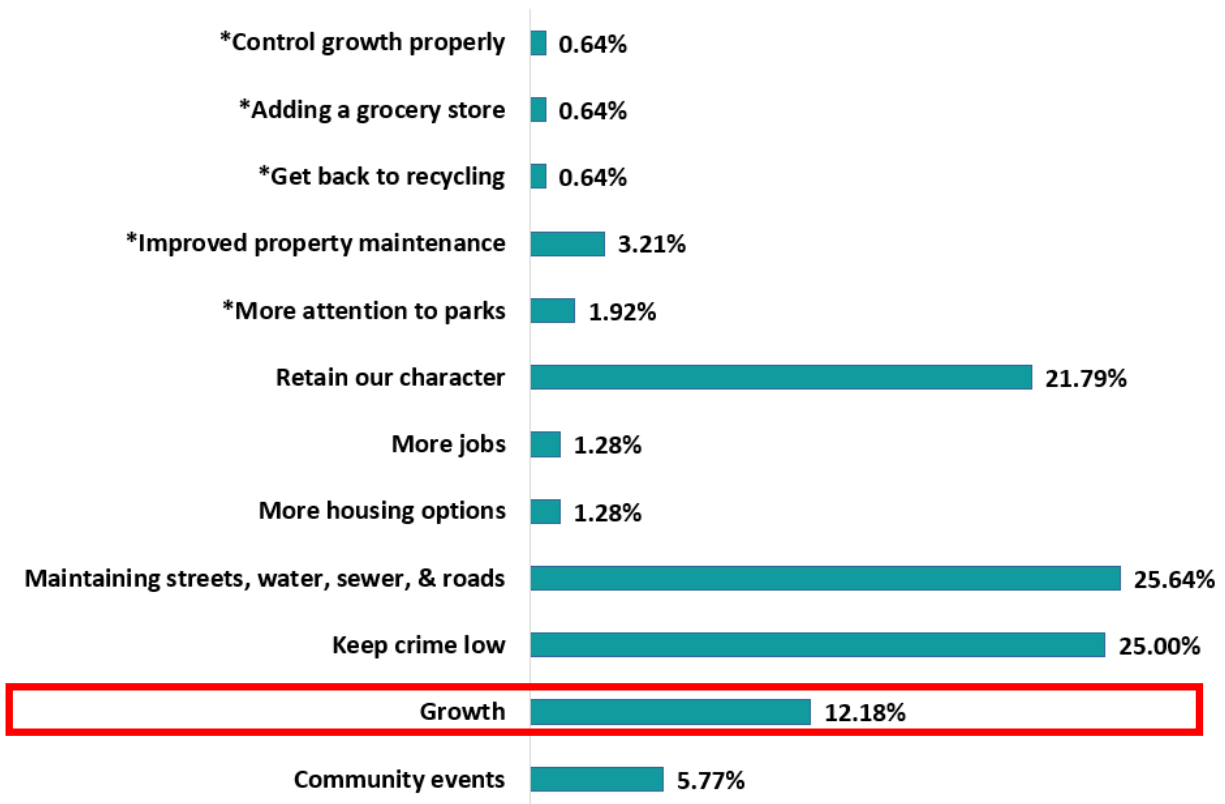
Note: *Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.E

What should be the #1 priority for Granite Quarry moving forward?



Note: *Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

5.2.4 **Goal 4: FOSTER MANAGED GROWTH**

5.2.4.1 Objective 1: Harness the imminent opportunities of the northward expansion of the Charlotte region’s impact along the I-85 corridor while managing growth within Granite Quarry and in targeted growth areas located on the north side of Granite Quarry.

Strategy 1: *Encourage private investment within Granite Quarry by updating development ordinances to encourage desired development and establish quality standards and specifications to protect the environmentally sensitive and historically relevant assets of the Town.*

Strategy 2: *Adopt Required Review Procedures.* Adopt required review procedures and standards and specifications for development in the new Granite Quarry Development Ordinance (GQDO).

Strategy 3: *The Town of Granite Quarry will partner with Rowan County and the City of Salisbury to establish growth areas targeted on the northwest side of Granite Quarry in proximity to I-85 for economic.*

5.2.4.2 Objective 2: Ensure quality development within the Town of Granite Quarry.

Strategy 1: *Prepare a new GQDO with standards to assure quality growth.* A new Granite Quarry Development Ordinance (GQDO) is currently being prepared and should be adopted after this Town Plan 2040 is adopted that will address the community’s priorities to attract business and manage growth to assure safety and quality.

5.2.4.3 Objective 3: Have a good plan and ordinances so projects achieve the mission of the plan.

Strategy 1: *Adopt Town Plan 2040 to establish Granite Quarry as a successful community and a partner in the town’s revitalization and future growth.* Establishing a clear vision and the action steps to achieve the goals established by the Town is the first task toward a bright future. (See section 8.5.)

Strategy 2: *Adopt a new GQDO establishing standards and specifications for new development and re-development consistent with Town Plan 2040.* The adoption and administration of relevant modern development standards will establish Granite Quarry as a leader in central North Carolina in proactively seeking to refresh itself into a 21st century community. (See section 8.5.)

Strategy 2: *Create a vehicle-based services and repair district to allow for clustering of such services.* The new Granite Quarry Development Ordinance (GQDO) should be prepared after plan adoption to establish a “Vehicle Services and Repair District” or VSR, which will establish standards and specifications for addressing the concerns experienced with business establishments which are vehicle-based service, motor vehicle repair, and storage of disabled motor vehicles. This district should be used in strategic locations, and likely not in the downtown area, as these existing or new businesses serving these needs seek additional space. This strategy is intended to turn a perceived problem into an opportunity for Granite Quarry’s businesses serving local citizen needs.

5.2.7.4 Objective 4: Identify shared parking opportunities for downtown businesses

Strategy 1: *A new GQDO should be prepared relative to other Town obligations and priorities, which encourage shared parking in downtown Granite Quarry for businesses that have different hours of parking demands.* The land area and cost to develop parking is a large cost of land development that could be reduced if shared parking is allowed. The GQDO should allow rear alleys downtown that provide standards that allow businesses to provide rear parking as well as allowing shared parking with other businesses of complementary hours will be recommended.

5.2.7.5 Objective 5: Preserve the small town appeal of downtown Granite Quarry while encouraging compatible business growth through development of revised development standards and specifications.

Strategy 1: *Give attention during preparation of the new GQDO standards applicable to downtown to address adjacent properties and streets.* It is important to allow areas adjacent to downtown to have the option to transition to new uses that may offer supportive roles through the service sector, such as professional offices, while remaining compatible to adjacent single-family uses. This transition also helps add to the number of employees and the private-sector clients who may become frequent patrons of restaurants and businesses along Main Street. Dismissive planning of support areas to Main Streets inadvertently restricts the primary destination streets from maximizing their potential in retaining the community-cherished small town feel. The GQDO can provide flexibility to allow access for parking, deliveries and other utilitarian functions at mid-blocks.

5.2.8 Goal 8: INCREASE ECONOMIC DEVELOPMENT & JOBS

5.2.8.1 Objective 1: Ensure there are sufficient areas of buildable land for private development that will provide expanded employment opportunities and an increased tax base.

Strategy 1: *As there is limited land available within Granite Quarry’s corporate limits of sufficient land area and infrastructure to serve future business and industrial development and employment, the Town of Granite Quarry will partner with Rowan County and the City of Salisbury to establish growth areas targeted for economic.*

5.2.8.2 Objective 2: The Town of Granite Quarry will quickly respond to inquiries by the Rowan County Economic Development Council's (Rowan EDC) staff when existing businesses are researching expansion and when companies are considering locating new facilities within Granite Quarry's corporate limits and targeted growth areas.

5.2.8.3 Objective 3: The Town of Granite Quarry will network with Rowan-Cabarrus Community College to share information of expanding and incoming businesses whom need to fill positions within Granite Quarry's corporate limits and targeted growth areas.

5.2.8.4 Objective 4: Plan and seek funding of public infrastructure to foster economic development in targeted economic growth areas.

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6.7.4 Collaboration and Regional Partners

Economic development has been a major element of regional initiatives in recent years. All contain a host of economic development strategies to achieve the goals of job creation, talent retention, and entrepreneurship. The Town should take a leadership role in implementing those strategies that will help the community benefit from its world-class natural and cultural resources by tapping the technological potential of the 21st century economy, opening Granite Quarry and the region to the global marketplace.

The IRS tax code encourages long-term, private capital to invest in eligible low-income rural and urban communities, called Opportunity Zones, across the United States. The primary corporate limits and the ETJ of the Town of Granite Quarry's are not within a designated Opportunity Zone, however an opportunity zone is located in Salisbury to the north. Granite Quarry may consider exploring costs and benefits of an Opportunity Zone designation.

6.7.5 Plan for Private Investment and Employment in Growth Areas

In late 2023 through mid-2024, the Town of Granite Quarry raised concerns internally and with Rowan County that there is not sufficient land within the corporate limits of Granite Quarry for new businesses and industries to sustain a healthy employment and tax base. Partnering over several meetings between Granite Quarry's Town Council and Rowan County's staff and Board of Commissioners, a plan was developed and a binding agreement was executed with the City of Salisbury to establish targeted growth areas for economic development outside of Granite Quarry's northwestern town limits for economic development. The targeted growth areas will be planned for infrastructure and future land uses to attract private development based on who can best serve areas. For areas northwest of Granite Quarry, the growth area agreement will establish planning and service provider responsibilities to the Town of Granite Quarry.

6.8 Economic Development *ACTION ITEMS*

The economic development opportunities Granite Quarry enjoys clearly fit into three categories. These are described as "Immediate", "Programmable" and "Opportunity".

6.8.1 Immediate Action Items:

The following immediate action items should be prioritized to accomplish in earnest. These items are intended to begin producing immediate results and improve the personality of Granite Quarry as a community addressing its goals.

6.8.1.1 Eliminate obstacles to the goals set by the Town in this plan.

Clearly identify opportunities and obstacles within local zoning policies to encourage business attraction, retention and expansion. Ensure walkable options for visitors requiring flexible alternatives. Establish clear signage standards to alleviate clutter and establish fairness among businesses. Establish opportunistic standards for business types in manufacturing, commercial service, and home-based business sectors to stimulate opportunity while establishing specifications for development to protect these investments, neighborhoods and the environment as mutual benefactors. Standards and specifications must be evaluated to support additional action items below.

6.8.1.2 Plan for Economic Development in Targeted Growth Areas

The Town of Granite Quarry will develop a plan to establish targeted growth areas for economic development outside of Granite Quarry’s norther town limits.

6.8.2 Programmable Action items:

The following programmable action items should be assigned to specific teams or departments to develop the ways and means to accomplish the tasks.

6.8.2.1 Establish partnerships

Resources for collaboration and support of economic development initiatives are not always consolidated into one neat package. The resources in North Carolina flow into communities and regions through multiple agencies. Organizing strategic interagency partnerships and participating in effective ways often becomes cumbersome; therefore, identifying the best partnerships and managing effective relationships among those partnerships should be a defined responsibility of either the Town Manager or Planning, Zoning, and Subdivision Administrator.

The Town should explore the necessary public-private partnerships and funding sources to plan and develop business incubators and available manufacturing space. *(See sections 6.7.3 and 6.7.4)*

6.8.3 Opportunity Based Action items:

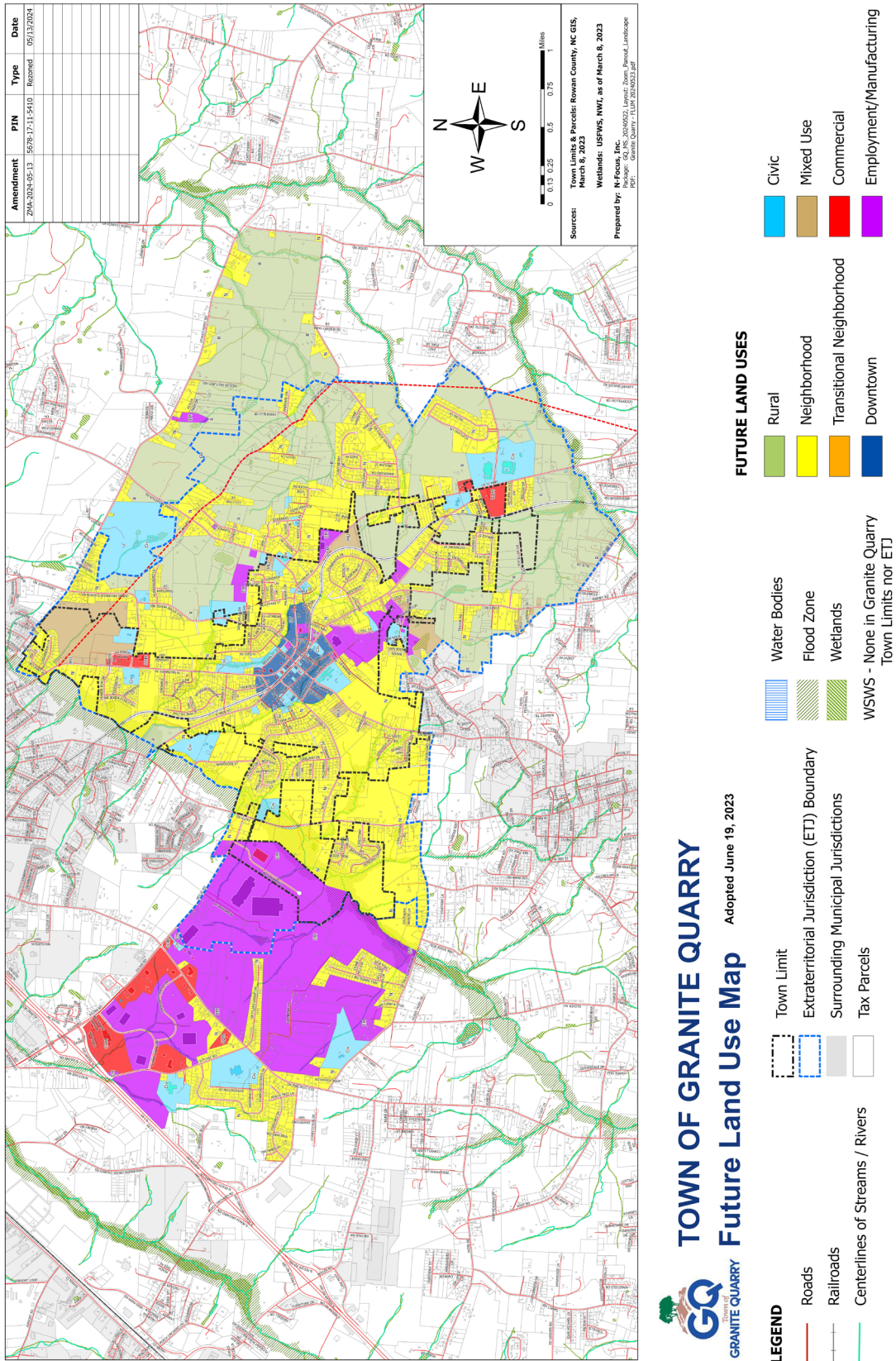
The following opportunity-based action items will require continuous planning and forethought to recognize opportunities to act.

6.8.3.1 Establish criteria for financial participation in opportunities to expand the job and property tax base through strategic expansion of infrastructure.

Establish clear criteria for expansion of infrastructure (broadband, stormwater, potable water and sewer systems) based upon measurable benefits and a “return on investment” business model. Criteria should also include contingency factors for public health and welfare needs when potable water and sanitary sewer needs are critical.

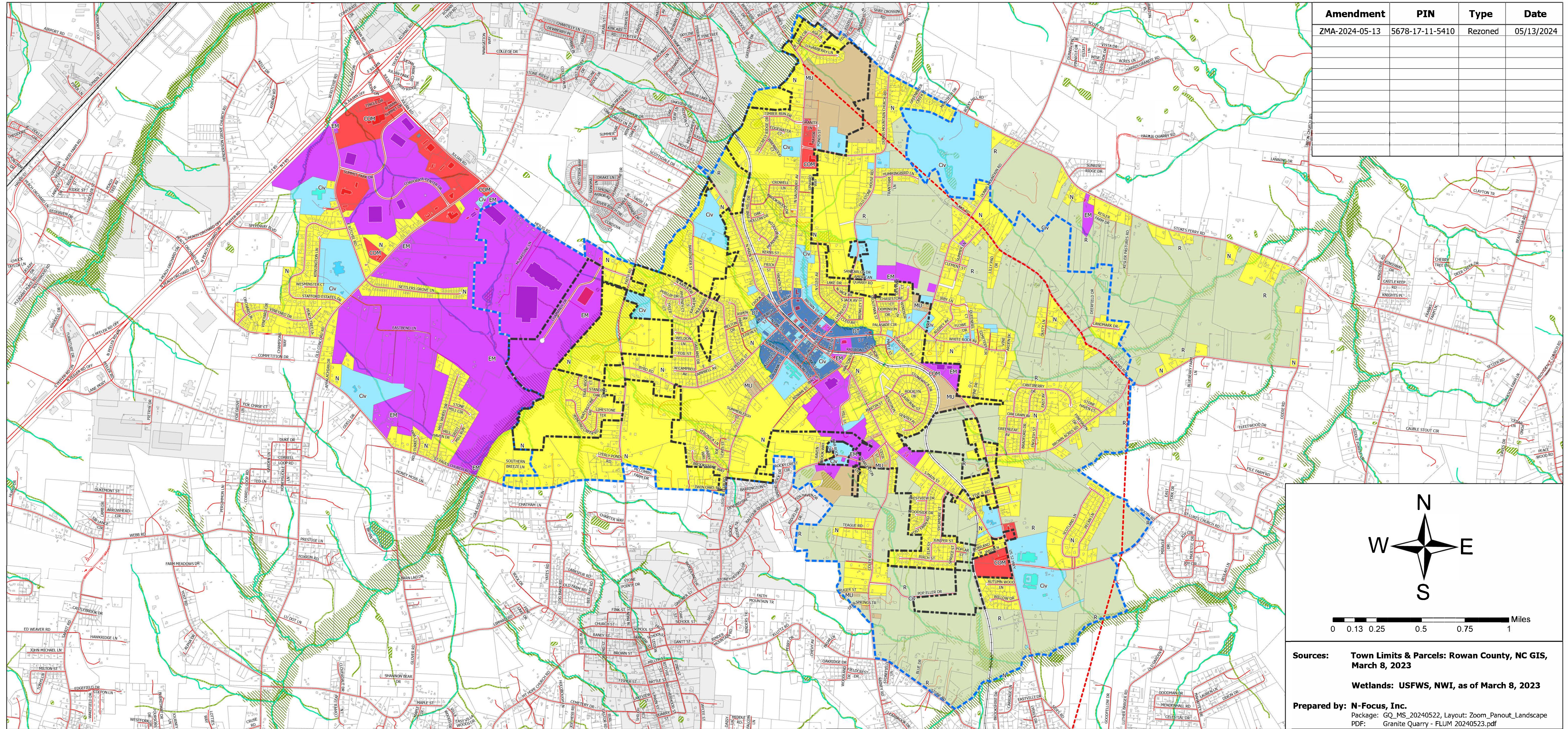
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Figure 8.4.1 Future Land Use Map



Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan, June 19, 2023
Proposed Amendment to the Town Plan 2040, May 20, 2024

Amendment	PIN	Type	Date
ZMA-2024-05-13	5678-17-11-5410	Rezoned	05/13/2024



Sources: Town Limits & Parcels: Rowan County, NC GIS, March 8, 2023
Wetlands: USFWS, NWI, as of March 8, 2023

Prepared by: N-Focus, Inc.
Package: GQ_MS_20240522, Layout: Zoom_Panout_Landscape
PDF: Granite Quarry - FLUM 20240523.pdf



TOWN OF GRANITE QUARRY

Future Land Use Map

Adopted June 19, 2023

LEGEND

- Roads
- Railroads
- Centerlines of Streams / Rivers
- Town Limit
- Extraterritorial Jurisdiction (ETJ) Boundary
- Surrounding Municipal Jurisdictions
- Tax Parcels

- Water Bodies
- Flood Zone
- Wetlands
- WSWS - None in Granite Quarry Town Limits nor ETJ

FUTURE LAND USES

- Rural
- Neighborhood
- Transitional Neighborhood
- Downtown
- Civic
- Mixed Use
- Commercial
- Employment/Manufacturing

Agenda Item Summary

Regular Meeting
August 8, 2024
Agenda Item 7

Summary:

Staff will present the materials for the concurrent annexation and zoning map amendment for 3000 Old Concord Road.

Attachments:

- Annexation Memo
- Draft Annexation Ordinance # ANNEX 2024-08-08-1
- Draft Ordinance ZMA 2024-08-08-1

Action Requested:

Motion to adopt Ordinance ANNEX 2024-08-08-1 to annex 3000 Old Concord Road as a non-contiguous property.

AND

Motion to adopt Ordinance ZMA 2024-08-08-1 to amend the Granite Quarry Development Ordinance.

3000 Old Concord Road

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

**MEMORANDUM
TOWN OF GRANITE QUARRY, N.C.**

To: Mayor and Town Council

Date: July 23, 2024

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for non-contiguous property of Rachel S. Stone of 3410 Old Concord Road, Salisbury, NC 28146

BACKGROUND

On June 13, 2024, the owner of property located at 3000 Old Concord Road (Rowan County Parcel ID 402 073, 402 078, and 402 018) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The properties when taken together consist of approximately 20.92 acres. Location map from Rowan County GIS:



FINDINGS AND CONCLUSIONS

The North Carolina General Statutes require that property deemed non-contiguous to the “primary corporate limits” of a municipality must meet certain requirements for annexation. The following provisions demonstrate the eligibility of the subject property(s) for annexation by the Town as follows:

1. The property lies within an area contained within the defined boundaries of an annexation boundary agreement authorized by NCGS 160A, Article 4A, Part 6.
2. The property meets the requirements of NCGS 160A-58.1(b2).
3. The property owner has submitted a petition to the Town of Granite Quarry for annexation.

The property does not currently have a Town of Granite Quarry zoning designation due to its location beyond the Extraterritorial Jurisdiction of the Town; therefore, a concurrent hearing may be held at the time of annexation to designate an initial zoning designation upon the Official Zoning Map of the Town.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Mayor and Town Council.

THE ACTIONS THAT WERE TAKEN AT THE July 11, 2024 MEETING INCLUDE:

- a. Direct (by Resolution #RES-2024-07-11-1) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Mayor & Council
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #RES-2024-07-11-2) for public hearing at next regular meeting.

ADDITIONAL STEPS TAKEN BETWEEN TOWN COUNCIL MEETINGS

While the Mayor and Town Council undertake the process of annexation, staff:

1. Placed an item on the August 5, 2024 Planning Board agenda to request their recommendation on the designation of the appropriate zoning district requested by the petitioner as “Industrial” (IND) and a concurrent designation upon the Future Land Use Map of the Town Plan 2040 of “Employment/Manufacturing”, which is anticipated;

2. Advertised for a **Public Legislative Hearing scheduled for August 8, 2024 before the Mayor and Town Council** on the subject of annexing and applying an initial Town zoning designation to the property.

NEXT STEPS BY MAYOR AND TOWN COUNCIL - THE ACTIONS THAT MAY BE TAKEN AT THE August 8, 2024 REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Public Legislative Hearings for the purpose of receiving input from citizens and/or persons owning an interest in the subject property.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-08-08-1 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-08-08-1 Amending the Official Zoning Map of the Grantie Quarry Development Ordinance Future Land Use Map of the Town Plan 2040 (initial zoning) to reflect designations upon the subject property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk's record, Administrator's record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site development plan(s) and/or preliminary plat(s) for any future development project upon the subject property;
6. Process zoning permit application(s) and issue permit(s) upon compliance with the Granite Quarry Development Ordinance (GQDO).

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF GRANITE QUARRY
and INCORPORATE BY ANNEXATION A NON-CONTIGUOUS AREA INTO THE
TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ANNEX 2024-08-08-1

WHEREAS, a Petition signed by the owner, Rachel Shinn Stone, of property located at 3000 Old Concord Road (Rowan County Parcel ID 402 073, 402 078, and 402 018) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The petition received for the properties when taken together consist of approximately 20.92 acres, as shown on the map exhibit and description(s) appearing in Attachment “A” and Attachment “B” attached hereto, was received by the Town of Granite Quarry on June 13, 2024; and,

WHEREAS, the owner Petitioned that said area be annexed into the corporate limits of the Town of Granite Quarry, North Carolina, as authorized by Part 4, Article 4A, Chapter 160A of the General Statutes of North Carolina; and,

WHEREAS, the Petition was presented to the Mayor and Town Council during the regular meeting of July 11, 2024; and,

WHEREAS, on July 11, 2024 the Mayor and Town Council directed, by Resolution duly adopted, the Town Clerk of the Town of Granite Quarry, North Carolina, to investigate the sufficiency of said Petition and to certify the results to the Mayor and Town Council; and,

WHEREAS, at the regular meeting of the Mayor and Town Council held on July 11, 2024, a Certificate of Sufficiency from the Town Clerk of the Town of Granite Quarry was presented to the Mayor and Town Council wherein the Town Clerk certified that upon due investigation found the above individual(s) who signed the aforementioned Petition constitute the owner(s) of the land within the boundaries described in said Petition and, as hereinafter described, that said boundaries are not contiguous to the present Town limit primary boundaries, and are eligible to be annexed pursuant to G.S. 160A-58.1, et seq. of the General Statutes of North Carolina; and,

WHEREAS, following the receipt by the Mayor and Town Council of the Town of Granite Quarry, North Carolina, of a Certificate of Sufficiency from the Town Clerk of the Town of Granite Quarry, said information and due consideration thereof by the Mayor and Town Council, passed a motion to adopt a Resolution whereby a public

hearing upon the question of such annexation was called to be had before the Mayor and Town Council of the Town of Granite Quarry at 6:00 p.m. on the 8th day of August 2024; and,

WHEREAS, the Town Clerk was duly authorized and did so cause notice of such public hearing to be published in the Salisbury Post, a newspaper having general circulation in the Town of Granite Quarry, North Carolina, at least ten (10) days prior to the date of such public hearing, such notice contained Rowan County property identification numbers of the areas proposed to be annexed as set forth in the Petition; and,

WHEREAS, it appears to the Mayor and Town Council from the publisher's Affidavit with clipping attached thereto, duly filed with the Town Clerk, that a notice of such public hearing as directed by the Mayor and Town Council was duly published in the Salisbury Post in its issue of the 28th of July and the 4th day of August, 2024, which date of publication was at least ten (10) days prior to the date set for such public hearing; and,

WHEREAS, a public hearing was held by the Mayor and Town Council of the Town of Granite Quarry on the 8th day of August 2024 at the stated time and place where the petitioners and any other residents of the Town of Granite Quarry were given an opportunity to appear and be heard on the question of the sufficiency of the Petition and the desirability of the annexation; and,

WHEREAS, the Mayor and Town Council, after due deliberation and consideration during the regular Mayor and Town Council meeting held on August 8, 2024, now finds that the Petition meets the requirements of G.S. 160A-58.1, et seq. of the General Statutes of North Carolina, that the Petition contained the signatures of the owners of the real property within the area proposed for annexation, that the Petitions are otherwise valid and that the public health, safety and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation through the expansion, now or in the future, of essential public services provided by the Town.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina, in regular meeting assembled the 8th day of August 2024, hereby adopts this ordinance as follows:

SECTION 1: That the area described in the Petition for non-contiguous annexation be and the same is hereby annexed to and is made a part of the corporate limits of the Town of Granite Quarry, North Carolina, the areas being described in Attachment "A" and Attachment "B" hereto.

SECTION 2: From and after the effective date of this Ordinance, the territory so annexed and the property therein located shall be subject to all debts, laws, ordinances and regulations in force in the Town of Granite Quarry, North Carolina, and shall be entitled to the privileges and benefits available to other parts of the municipality. The newly annexed territory shall be subject to municipal taxes levied as provided in Section 160A-58.10 of the General Statutes of North Carolina.

SECTION 3: It shall be the duty of the Mayor of the Town of Granite Quarry to cause an accurate map of such annexed territory, together with a copy of this Ordinance duly certified, to be recorded in the office of the Register of Deeds of Rowan County, North Carolina, and in the office of the Secretary of State of North Carolina.

SECTION 4: This Annexation shall become effective upon adoption.

Adopted this 8th day of August 2024.

s/ _____
Brittany H. Barnhardt, Mayor

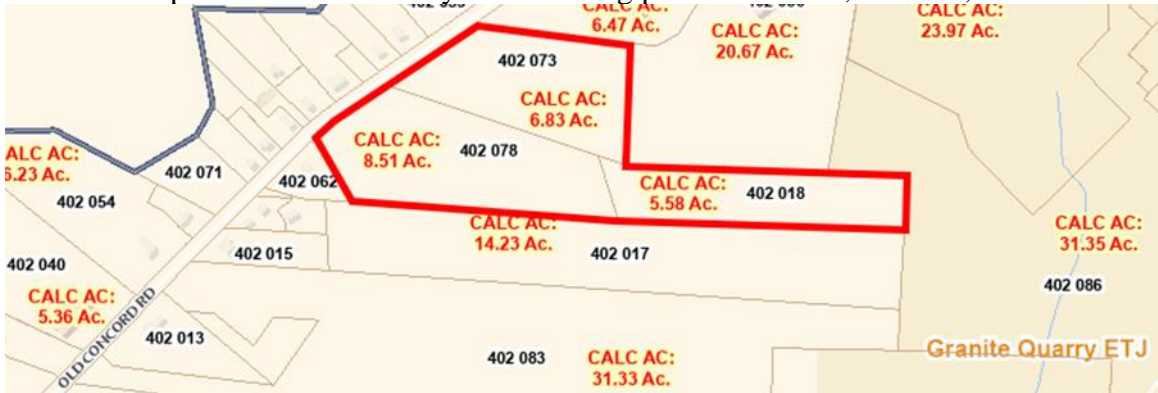
s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

Aerial image sourced from Google Earth by petitioner's agent illustrating the properties subject to this annexation:



Location Map from Rowan County GIS showing parcels 402 018, 402 073, and 402 78:



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Attachment "B"

Description(s):

Parcel 402 073

BEGINNING at a railroad spike set, said railroad spike set being a common corner with the Rowan County Health Department and further being in the center line of Old Concord Road (SR 1002) and thence with the line of the Rowan County Health Department, South 82 degrees 48 minutes 00 seconds East 653.30 feet to an existing iron rod being a common corner with the Rowan County Board of Education; thence with the Board of Education South 03 degrees 40 minutes 40 seconds West 462.78 feet to an existing stone; thence North 71 degrees 28 minutes 05 seconds West 1000.68 feet to an existing iron rod being in the center line of Old Concord Road; thence North 55 degrees 44 minutes 45 seconds East 355.36 feet to the point and place of BEGINNING and being 7.130 acres as shown on a survey and map entitled "Boundary And Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

Parcel 402 078

BEGINNING at an existing iron, said existing iron being a common corner with the 7.130 acre tract, thence with the 7.130 acre tract South 71 degrees 28 minutes 05 seconds East 900.68 feet to a new iron rod set being a common corner with a 5.583 acre tract; thence with the 5.583 acre tract South 17 degrees 20 minutes 10 seconds East 252.93 feet to a new iron rod set being the point of Beginning of the 5.583 acre tract and further being in the line of Max P. Webb and Glenn T. Webb (690-375); thence with Webb North 86 degrees 23 minutes 55 seconds West 1008.06 feet to an existing iron rod being a common corner with Deanna L. Graham (773-431); thence with Graham North 33 degrees 59 minutes 40 seconds West 322.76 feet to an existing iron rod being in the center line of Old Concord Road; thence with the center line of Old Concord Road four (4) lines as follows: (1) North 48 degrees 56 minutes 30 seconds East 73.71 feet to a rod, (2) North 52 degrees 04 minutes 50 seconds East 70.00 feet to a rod, (3) North 53 degrees 36 minutes 30 seconds East 70.00 feet to a rod, and (4) North 54 degrees 40 minutes 15 seconds East 110.36 feet to the point and place of BEGINNING and being 8.760 acres as shown on a survey and map entitled "Boundary and Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

Parcel 402 018

BEGINNING at a new iron rod set, said new iron rod set being in the line of Max P. Webb and Glenn T. Webb (690-375) and further being the easterly most rear point of an 8.760 acre tract, thence a line with Webb South 86 degrees 23 minutes 55 seconds East 210.00 feet to an existing stone monument; thence again with Webb South 87 degrees 48 minutes 20 seconds East 892.00 feet to an existing axle; thence two (2) lines with Rowan County as follows: (1) North 03 degrees 12 minutes 20 seconds West 210.25 feet to an iron, and (2) North 87 degrees 36 minutes 50 seconds West 307.06 feet to an existing iron rod being in the line of the Rowan County Board of Education (623-343); thence with the Board of Education North 87 degrees 30 minutes 10 seconds West 787.19 feet to an existing iron being a common corner with the 7.130 acre tract; thence North 71 degrees 28 minutes 05 seconds West 100.00 feet to a new iron rod set; thence South 17 degrees 20 minutes 10 seconds East 252.93 feet to the point and place of BEGINNING and being 5.583 acres as shown on a survey and map entitled "Boundary and Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

**AN ORDINANCE AMENDING THE
GRANITE QUARRY DEVELOPMENT ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2024-08-08-1

BE IT ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The owner, Rachel Shinn Stone, of property located at 3000 Old Concord Road (Rowan County Parcel ID 402 073, 402 078, and 402 018) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The properties when taken together consist of approximately 20.92 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject properties, from Rowan County MFR (multi-family) and CBI (commercial/business/industry) Zoning Districts establishing a new zoning designation in accordance with G.S. 160D-604(a) of “Industrial (IND)” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the “Employment/Manufacturing” designation upon the subject property as appearing on the Plan’s “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of employment opportunities supporting the local economic base of the Town while improving the quality of life for Granite Quarry residents by enabling both job opportunities and diversification of the tax base by adding non-residential properties developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcels 402 073, 402 078, and 402 018 as shown in Attachments “A” and “B”, attached hereto shall be designated “Industrial (IND)” on the Official Zoning Map. Said parcels consisting of approximately 20.92 acres in total.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcels 402 073, 402 078, and 402 018, as shown in Attachments “A” and “B”, attached hereto, shall be designated “Employment/Manufacturing” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 9th day of August 2024.

Adopted this 8th day of August 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

Aerial image sourced from Google Earth by petitioner's agent illustrating the properties subject to this annexation:



Location Map from Rowan County GIS showing parcels 402 018, 402 073, and 402 78:



Recommend

Attachment "B"

Description(s):

Parcel 402 073

BEGINNING at a railroad spike set, said railroad spike set being a common corner with the Rowan County Health Department and further being in the center line of Old Concord Road (SR 1002) and thence with the line of the Rowan County Health Department, South 82 degrees 48 minutes 00 seconds East 653.30 feet to an existing iron rod being a common corner with the Rowan County Board of Education; thence with the Board of Education South 03 degrees 40 minutes 40 seconds West 462.78 feet to an existing stone; thence North 71 degrees 28 minutes 05 seconds West 1000.68 feet to an existing iron rod being in the center line of Old Concord Road; thence North 55 degrees 44 minutes 45 seconds East 355.36 feet to the point and place of BEGINNING and being 7.130 acres as shown on a survey and map entitled "Boundary And Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

Parcel 402 078

BEGINNING at an existing iron, said existing iron being a common corner with the 7.130 acre tract, thence with the 7.130 acre tract South 71 degrees 28 minutes 05 seconds East 900.68 feet to a new iron rod set being a common corner with a 5.583 acre tract; thence with the 5.583 acre tract South 17 degrees 20 minutes 10 seconds East 252.93 feet to a new iron rod set being the point of Beginning of the 5.583 acre tract and further being in the line of Max P. Webb and Glenn T. Webb (690-375); thence with Webb North 86 degrees 23 minutes 55 seconds West 1008.06 feet to an existing iron rod being a common corner with Deanna L. Graham (773-431); thence with Graham North 33 degrees 59 minutes 40 seconds West 322.76 feet to an existing iron rod being in the center line of Old Concord Road; thence with the center line of Old Concord Road four (4) lines as follows: (1) North 48 degrees 56 minutes 30 seconds East 73.71 feet to a rod, (2) North 52 degrees 04 minutes 50 seconds East 70.00 feet to a rod, (3) North 53 degrees 36 minutes 30 seconds East 70.00 feet to a rod, and (4) North 54 degrees 40 minutes 15 seconds East 110.36 feet to the point and place of BEGINNING and being 8.760 acres as shown on a survey and map entitled "Boundary and Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

Parcel 402 018

BEGINNING at a new iron rod set, said new iron rod set being in the line of Max P. Webb and Glenn T. Webb (690-375) and further being the easterly most rear point of an 8.760 acre tract, thence a line with Webb South 86 degrees 23 minutes 55 seconds East 210.00 feet to an existing stone monument; thence again with Webb South 87 degrees 48 minutes 20 seconds East 892.00 feet to an existing axle; thence two (2) lines with Rowan County as follows: (1) North 03 degrees 12 minutes 20 seconds West 210.25 feet to an iron, and (2) North 87 degrees 36 minutes 50 seconds West 307.06 feet to an existing iron rod being in the line of the Rowan County Board of Education (623-343); thence with the Board of Education North 87 degrees 30 minutes 10 seconds West 787.19 feet to an existing iron being a common corner with the 7.130 acre tract; thence North 71 degrees 28 minutes 05 seconds West 100.00 feet to a new iron rod set; thence South 17 degrees 20 minutes 10 seconds East 252.93 feet to the point and place of BEGINNING and being 5.583 acres as shown on a survey and map entitled "Boundary and Division Survey Plat For Blanche M. Julian", prepared by Hilderbran Surveying Company, dated October 25, 1999.

Agenda Item Summary

Regular Meeting
August 8, 2024
Agenda Item 8

Summary:

Staff will present the materials for the potential annexation of Farmside Way.

Attachments:

- Annexation Memo
- Draft Resolution 2024-08-08-1 Directing Clerk
- Certification of Petition
- Annexation Petition
- Draft Resolution 2024-08-08-2 Setting the Public Hearing

Action Requested:

Motion to adopt Resolution 2024-08-08-1 directing the clerk to investigate a petition for annexation.

AND

Motion to adopt Resolution 2024-08-08-2 setting the date for a public hearing regarding an ordinance for annexation.

Annexation Farmside Way

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

FINDINGS AND CONCLUSIONS

The standards for annexation under this authority require that property must be contiguous to the “primary corporate limits”. The fact that the property lies adjacent to the corporate limits demonstrates the contiguity requirements are satisfactorily met by this petition to the Town of Granite Quarry. The property has a Town of Granite Quarry zoning designation due to its location within the Extraterritorial Jurisdiction of the Town.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION

There are several steps required to annex this property. The following outline illustrates how this process may be completed in two regular meetings of the Town Mayor and Town Council.

THE ACTIONS THAT MAY BE TAKEN AT THE August 8, 2024 MEETING INCLUDE:

- a. Petition for voluntary contiguous annexation.**
- b. Direct (by Resolution #2024-08-08-1) for the Town Clerk to investigate the sufficiency of the petition.**
- c. Clerk presents “Certification of Sufficiency” to the Board**
- d. Upon receipt of petition certification by Town Clerk, call (by Resolution #2024-08-08-2) for public hearing at next regular meeting.**

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Town Council undertake the process of annexation, staff will:

1. Advertise for a **Public Legislative Hearing scheduled for September 12, 2024 before the Mayor and Town Council** on the subject of annexing the property.

NEXT STEPS BY MAYOR AND TOWN COUNCIL - THE ACTIONS THAT MAY BE TAKEN AT THE September 12, 2024 REGULAR MEETING INCLUDE:

1. Conducting the required Annexation Public Hearing for the purpose of receiving input from citizens and/or persons owning an interest in the subject property.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-09-12 Extending the Corporate Limits (annexation) to include the subject property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk's record, Administrator's record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site plan(s) for any future project;
6. Process zoning permit application and issue permit(s) upon compliance with the Granite Quarry Development Ordinance (GQDO).

**Resolution Directing the Clerk to Investigate an
Annexation Petition Pursuant to
Article 4A of G.S. 160A Governing Contiguous Annexations**

Resolution #RES-2024-08-08-1

WHEREAS, a petition requesting annexation of an area described in said petition was received on the 19th day of June, 2024 by the Town of Granite Quarry; and

WHEREAS, N.C.G.S. Chapter 160A, Article 4A, Part 1 provides that the sufficiency of the petition shall be investigated by the Town Clerk of the Town of Granite Quarry, North Carolina before further annexation proceedings regarding the petition can take place; and

WHEREAS, the Mayor and Town Council of the Town of Granite Quarry, North Carolina deems it advisable to direct the Town Clerk to investigate the sufficiency of the petition in accordance with N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition under N.C.G.S. Chapter 160A, Article 4A, Part 1 and to certify as soon as possible to the Mayor and Town Council of the Town of Granite Quarry the result of the investigation.

ADOPTED this the 8th day of August 2024

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

TOWN OF GRANITE QUARRY, NORTH CAROLINA

Certification of Sufficiency of Petition of Contiguous Annexation

Date: August 8, 2024

To the Mayor and Town Council of the Town of Granite Quarry, North Carolina:

I, Aubrey Smith, Town Clerk of the Town of Granite Quarry, North Carolina, do hereby certify that the request for voluntary annexation by the owners of real property located at:

1711 St. Paul's Church Road, (Rowan County Parcel ID 404 104 and 404 152) has been investigated for sufficiency for voluntary annexation.

The result of the investigation of this petition has been found to be sufficient under North Carolina General Statute 160A-31.

Aubrey Smith, Town Clerk



PETITION REQUESTING A CONTIGUOUS ANNEXATION

DATE: 06/19/2024

To the Mayor and Board of Aldermen of the Town of Granite Quarry, North Carolina:


1. We, the undersigned owners of real property, respectfully request that the area described in paragraph 2 below be annexed to the Town of Granite Quarry, North Carolina.

2. The area to be annexed is contiguous to the Town of Granite Quarry, North Carolina and the boundaries of such territory are as follows:

See attached **MAP** and/or **METES AND BOUNDS DESCRIPTION** (a copy of the deed with description may be attached for this purpose) representing property identified as:

Property Identification Number 404 152, 404 104

Property Address (if established) N/A

*Name (print or type)	Mailing Address	Signature
LGI Homes NC, LLC	1450 Lake Robbins Dr. STE #430 The Woodlands, TX 77380	
		Drew Kirchner VP of Acquisitions and Development

*Family members (e.g. husbands and wives) need to sign separately. Signatures for corporations, institutions, etc., are by those with the authority to sign legal documents.

**Resolution Fixing the Date of Public Hearing on Question of
Annexation Petition Pursuant to
Article 4A of G.S. 160A Governing Contiguous Annexations**

Resolution #2024-08-08-2

WHEREAS, a petition pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 1 requesting annexation of the area described herein has been received; and

WHEREAS, the Mayor and Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that:

- Section 1. A public hearing on the question of annexation of the area described herein will be held at the Granite Quarry Town Hall, Thursday, September 12, 2024, at 6:00 PM or as early thereafter as the agenda progression allows, at the Granite Quarry Town Hall, 143 N. Salisbury Avenue, Granite Quarry, NC 28146.
- Section 2. The area proposed for annexation is described as follows: See Attached Map(s) showing the parcels lying outside of the Town Limits (Attachment A) and a description of said parcel(s) (Attachment B).
- Section 3. Notice of the public hearing shall be published in both the Salisbury Post newspaper as required by law.

ADOPTED this the 8th day of August 2024

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Resolution #2024-08-08-2

1

Agenda Item Summary

Regular Meeting
August 8, 2024
Agenda Item 9

Summary:

Staff will present the materials for the potential annexation of Texas Roadhouse.

Attachments:

- Materials will be presented at the meeting.

Action Requested:

Motion to adopt Resolution _____ directing the clerk to investigate a petition for annexation.

AND

Motion to adopt Resolution _____ setting the date for a public hearing regarding an ordinance for annexation.

Annexation Texas Roadhouse

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

Agenda Item Summary

Regular Meeting

August 8, 2024

Agenda Item 10

Summary:

Staff will present the materials for the potential annexation of Circle K.

Attachments:

- Materials will be presented at the meeting.

Action Requested:

Motion to adopt Resolution _____ directing the clerk to investigate a petition for annexation.

AND

Motion to adopt Resolution _____ setting the date for a public hearing regarding an ordinance for annexation.

Annexation Circle K

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

For

Against

Agenda Item Summary

Regular Meeting

August 8, 2024

Agenda Item 11

Summary:

Staff will present the materials for the Civic Park Improvements for the Parking Area and summarize the recommended bid. The project will be financed from the Transformational Projects fund.

Attachments:

- Carolina Siteworks Bid for Civic Park Improvements – Parking Area

Action Requested:

Motion to award the Civic Park Improvement - Parking Areas contract to Carolina Siteworks, Inc. for the base bid of \$199,750.00.

Civic Park Bid Award

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against



Granite Quarry NC - 2024 Civic Park Improvement- Parking Areas

NOTICE TO BIDDERS

Bids, subject to the conditions made a part hereof, will be received at the Town of Granite Quarry, PO Box 351, Granite Quarry, NC 28072 until **5:00 P.M. Friday July 19, 2024**, or delivery to Town of Granite Quarry at 143 North Salisbury Avenue, Granite Quarry, Attn: **Jason Hord**. The bid envelope must be sealed and marked "**2024 Civic Park Improvement -Parking Areas**". This bid is in the informal range and will **NOT** be a public bid opening. Contract award will be considered by the Town Council at the August 8, 2024, meeting which starts at 6:00PM.

Bids submitted via email or facsimile (FAX) machine in response to this Invitation for Bids **will not** be acceptable. Bids are subject to rejection unless submitted on this form.

EXECUTION

In compliance with this Invitation for Bids, and subject to all the conditions herein, the undersigned offers and agrees to furnish and deliver any or all items upon which prices are bid, at the prices set opposite each item within the time specified herein. By executing this bid, I certify that this bid is submitted competitively and without collusion (G.S. 143-54). **Failure to execute/sign bid prior to submittal shall render bid invalid. Late bids are not acceptable.**

<p><u>Carolina Siteworks, Inc.</u> Company Name</p> <p><u>PO Box 280</u> Address</p> <p><u>China Grove NC 28023</u> City State Zip</p> <p><u>mark@carolinasiteworksinc.com</u> E-mail</p> <p><u>45224</u> NC General Contractor License Number</p>	<p><u>John D. Shell</u> Signature</p> <p><u>John D. Shell</u> Signature (typed or printed)</p> <p><u>July 19, 2024</u> Date</p> <p><u>704-855-7483 704-855-9676</u> Telephone FAX</p> <p><u>Building, Highway, PU Water + Sewer</u> Class</p>
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ACCEPTANCE AND REJECTION: The Town of Granite Quarry reserves the right to reject any and all bids,

to waive any informality in bids, and unless otherwise specified by the bidder, to accept any item in the bid. If an error occurs in the unit price or extended price, then unit price will prevail.

During the term of the contract, the bidder at its sole cost and expense shall provide commercial insurance of such type and with such terms and limits as may be reasonably associated with the contract. As a minimum, the bidder shall provide and maintain the following coverage and limits:

A. Worker's Compensation - The bidder shall provide and maintain Worker's Compensation Insurance, as required by the laws of North Carolina, as well as employer's liability coverage with minimum limits of \$1,000,000.00 for bodily injury per accident. This insurance shall cover all bidders' employees who are engaged in any work under the contract. If any work is sublet, the bidder shall require the subcontractor to provide the same coverage for any of his employees engaged in any work under the contract.

B. General Liability - General Liability Coverage with a minimum limit of \$1,000,000.00 per occurrence for bodily injury, personal injury, and property damage. General aggregate limit shall apply separately to each project/location and limit shall not be less than the required occurrence limit. (Defense cost shall be more than the limit of liability.)

C. Automobile - Automobile Liability Insurance, to include liability coverage, covering all owned, hired, and non-owned vehicles, used in connection with the contract. The minimum combined single limit shall be \$1,000,000.00 bodily injury and property damage.

D. Existing Utilities: The contractor should be aware of existing utilities in and adjacent to the project area. All manholes, catch basins, water valve boxes, etc. shall be adjusted to meet the new grade of the parking area.

H. Traffic Control: All work is proposed to take place on N. Oak St and W. Church St. and proper traffic control and signage measures should be provided during construction. All costs associated with traffic control are considered incidental to the project.

F. Technical Specifications: All materials and standards shall meet NCDOT standards unless otherwise noted or approved by the Owner prior to construction.

G. Liquidated Damages: The date of completion for the project is October 4, 2024. The Owner may access liquidated damages in the amount of \$200 per day for every day work has not been completed by the contract completion date. In the event this date does not work for the accepted bidder, arrangements can be made for a project extension due to prior scheduled events in the affected area.

H. Erosion Control Maintenance: The Contractor will be responsible for the maintenance of all erosion control measures for the entire duration of the project. All costs associated with erosion control maintenance are considered incidental to the project.

F. Traffic Control: The project involves town streets and public right of way. Proper traffic control is required while the project is being conducted. Also, coordination with the Town so that residents can be informed of work areas via various social media

The Town of Granite Quarry reserves the right to reject any landscaping material that is damaged or is unsuitable.

All questions about the project must be submitted to the Public Works Director in coordination with Stewart no later than Thursday, July 17, 2024, at 5:00 PM. Questions received after this date and time may not be addressed prior to the bid date. An electronic PDF of the project plans is available by emailing – jhord@granitequarrync.gov

Project will be available starting August 12, 2024, and to be completed by October 4, 2024 unless otherwise agreed upon.

CAROLINA SITEWORKS, INC

**Post Office Box 280
China Grove, NC 28023
Telephone: 704-855-7483
Fax: 704-855-9676
NC License No. 45224**

July 19, 2024

To: Jason Hord-Town of Granite Quarry

Project: Civic Park Improvements

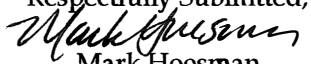
We propose to furnish all the necessary supervision, labor, equipment and materials required to complete the following work as outlined below and incorporated as part of this proposal.

Provide surveying and layout for proposed lot. Demolish existing 30" curb and gutter and sidewalk in all applicable areas, and dispose of material off-site. Strip topsoil and cut and fill area to grade. All excess material to be disposed of off-site. Import and compact dirt as needed to achieve proposed subgrade elevations. Adjust one drop inlet to grade. Install approx. 310 LF of 30" curb and gutter and approx. 80 LF of 18" vertical curb. Install a nominal compacted depth of 4" of ABC stone and form and pour approx. 750 SF of driveway aprons and approx. 750 SF of concrete handicap spaces with 6" of 4,000 PSI concrete. Form and pour approx. 370 SF of 4" concrete sidewalk with three handicap ramps with truncated domes. In existing roadway, mill 1.5" of existing deteriorated asphalt and dispose of material off-site approx. 450 SY. Patch area adjacent to new 30" curb and gutter with a nominal compacted depth of 7" of asphalt approx. 40 SY. Overlay milled area with a nominal compacted depth of 1.5" of S9.5C asphalt approx. 450 SY. Install a nominal compacted depth of 8" of ABC stone and pave area with a nominal compacted depth of 4" of I19.0C asphalt and 3" of S9.5C asphalt (in two 1.5" lifts) approx. 710 SY. Backfill curb and gutter and install landscaping as per plans including approx. 7 dogwoods, 89 osmanthus and 1,100 SF of sod. Install two collapsable bollards. Stripe lot as per plans including 540 LF of 4" white line, 4 handicap blue boxes on concrete, 4 handicap signs in bollards, 2 handicap loading signs in bollards and 24 wheel stops.

LUMP SUM TOTAL: \$199,750.00

Due to the level of volatility in the petroleum market, we must index our pricing on this project. Prices for asphalt are based on the July 2024 NCDOT Asphalt Binder Index of \$603.13 per ton. Invoice calculations will be based on the NCDOT index for the month the asphalt is placed. An additional fuel surcharge, based on the current US EIA Fuel index, may also be applicable to your project.

NOTE: Price based on plans dated 5-15-2024. If Carolina Siteworks, Inc. is awarded this contract, the quoted prices including the escalation clause are good for 30 days, after that, Carolina Siteworks, Inc. may need to renegotiate prices. Carolina Siteworks, Inc. does not warrant against reflective cracking for a resurfacing application under any circumstance. Price includes one mobilization. Items not included in price: watering of landscaping after installation, ABC stone or asphalt under curb, any extra grading, testing, rock excavation, undercut of unsuitable soils, repair of damage caused by others, relocation or repair of utilities; prime coat or herbicide treatment, or anything else not specifically mentioned above.

Respectfully Submitted,

Mark Hoesman
Carolina Siteworks, Inc.

Accepted as Contract:

Carolina Siteworks, Inc.

Agenda Item Summary

Regular Meeting

August 8, 2024

Agenda Item 12

Summary:

GS 143-29 allows local governments to take advantage of Competitive Bidding Group Purchasing Programs as an exception to the bidding requirements in NC (G.S. 143-29(e)(3)). HGAC is a Competitive Bidding Group Purchasing Program that has already done the bidding for this fire apparatus, and they do meet all the requirements of the above mentioned statute. Atlantic (the supplier for the fire apparatus) and their financing company require the H-GAC contract be approved prior to the preparing the financing agreement.

Attachments:

- H-GAC Contract

Action Requested:

Motion to approve the H-GAC contract to proceed with financing options and agreement.

H-GAC Contract

Motion Made By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Second By:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

For:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

Against:

- Doug Shelton
- John Linker
- Laurie Mack
- Rich Luhrs

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

THIS INTERLOCAL CONTRACT ("Contract"), made and entered into pursuant to the Texas Interlocal Cooperation Act, Chapter 791, Texas Government Code (the "Act"), by and between the Houston-Galveston Area Council, hereinafter referred to as "H-GAC," having its principal place of business at 3555 Timmons Lane, Suite 120, Houston, Texas 77027, and **Town of Granite Quarry**, a local government, a state agency, or a non-profit corporation created and operated to provide one or more governmental functions and services, hereinafter referred to as "End User," having its principal place of business at **143 N Salisbury Ave Granite Quarry, NC 28072**.

WITNESSETH

WHEREAS, H-GAC is a regional planning commission and political subdivision of the State of Texas operating under Chapter 391, Texas Local Government Code; and

WHEREAS, pursuant to the Act, H-GAC is authorized to contract with eligible entities to perform governmental functions and services, including the purchase of goods and services; and

WHEREAS, in reliance on such authority, H-GAC has instituted a cooperative purchasing program under which it contracts with eligible entities under the Act; and

WHEREAS, End User has represented that it is an eligible entity under the Act, that its governing body has authorized this Contract on **07/01/2024** (Date), and that it desires to contract with H-GAC on the terms set forth below;

NOW, THEREFORE, H-GAC and the End User do hereby agree as follows:

ARTICLE 1: LEGAL AUTHORITY

The End User represents and warrants to H-GAC that (1) it is eligible to contract with H-GAC under the Act because it is one of the following: a local government, as defined in the Act (a county, a municipality, a special district, or other political subdivision of the State of Texas or any other state), or a combination of two or more of those entities, a state agency (an agency of the State of Texas as defined in Section 771.002 of the Texas Government Code, or a similar agency of another state), or a non-profit corporation created and operated to provide one or more governmental functions and services, and (2) it possesses adequate legal authority to enter into this Contract.

ARTICLE 2: APPLICABLE LAWS

H-GAC and the End User agree to conduct all activities under this Contract in accordance with all applicable rules, regulations, and ordinances and laws in effect or promulgated during the term of this Contract.

ARTICLE 3: WHOLE AGREEMENT

This Contract and any attachments, as provided herein, constitute the complete contract between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein.

ARTICLE 4: PERFORMANCE PERIOD

The period of this Contract shall be for the balance of the fiscal year of the End User, which began **07/01/2024** and ends **06/30/2025**. This Contract shall thereafter automatically be renewed annually for each succeeding fiscal year, provided that such renewal shall not have the effect of extending the period in which the End User may make any payment due an H-GAC contractor beyond the fiscal year in which such obligation was incurred under this Contract.

ARTICLE 5: SCOPE OF SERVICES

The End User appoints H-GAC its true and lawful purchasing agent for the purchase of certain products and services through the H-GAC Cooperative Purchasing Program. End User will access the Program through HGACBuy.com and by submission of any duly executed purchase order, in the form prescribed by H-GAC to a contractor having a valid contract with H-GAC. All purchases hereunder shall be in accordance with specifications and contract terms and pricing established by H-GAC. Ownership (title) to products purchased through H-GAC shall transfer directly from the contractor to the End User.

ARTICLE 6: PAYMENTS

H-GAC will confirm each order and issue notice to contractor to proceed. Upon delivery of goods or services purchased, and presentation of a properly documented invoice, the End User shall promptly, and in any case within thirty (30) days, pay H-GAC’s contractor the full amount of the invoice. All payments for goods or services will be made from current revenues available to the paying party. In no event shall H-GAC have any financial liability to the End User for any goods or services End User procures from an H- GAC contractor.

ARTICLE 7: CHANGES AND AMENDMENTS

This Contract may be amended only by a written amendment executed by both parties, except that any alterations, additions, or deletions to the terms of this Contract which are required by changes in Federal and State law or regulations are automatically incorporated into this Contract without written amendment hereto and shall become effective on the date designated by such law or regulation.

H-GAC reserves the right to make changes in the scope of products and services offered through the H-GAC Cooperative Purchasing Program to be performed hereunder.

ARTICLE 8: TERMINATION PROCEDURES

H-GAC or the End User may cancel this Contract at any time upon thirty (30) days written notice by certified mail to the other party to this Contract. The obligations of the End User, including its obligation to pay H-GAC’s contractor for all costs incurred under this Contract prior to such notice shall survive such cancellation, as well as any other obligation incurred under this Contract, until performed or discharged by the End User.

ARTICLE 9: SEVERABILITY

All parties agree that should any provision of this Contract be determined to be invalid or unenforceable, such determination shall not affect any other term of this Contract, which shall continue in full force and effect.

ARTICLE 10: FORCE MAJEURE

To the extent that either party to this Contract shall be wholly or partially prevented from the performance within the term specified of any obligation or duty placed on such party by reason of or through strikes, stoppage of labor, riot, fire, flood, acts of war, insurrection, accident, order of any court, act of God, or specific cause reasonably beyond the party's control and not attributable to its neglect or nonfeasance, in such event, the time for the performance of such obligation or duty shall be suspended until such disability to perform is removed; provided, however, force majeure shall not excuse an obligation solely to pay funds. Determination of force majeure shall rest solely with H-GAC.

ARTICLE 11: VENUE

Disputes between procuring party and Vendor are to be resolved in accord with the law and venue rules of the State of purchase.

THIS INSTRUMENT HAS BEEN EXECUTED BY THE PARTIES HERETO AS FOLLOWS:

Town of Granite Quarry

Name of End User (local government, agency, or non-profit corporation)

143 N Salisbury Ave

Mailing Address

Granite Quarry, NC 28072

City, State ZIP Code

Signature of chief elected or appointed official | **Date**

Jason Hord, Granite Quarry

Typed Name & Title of Signatory

Houston-Galveston Area Council

3555 Timmons Lane, Suite 120, Houston, TX
77027

By:

Executive Director

Date:



END USER DATA

Please sign and return the Interlocal Contract, along with this completed form, to H-GAC by emailing it to cpcontractfax@h-gac.com or by faxing it to 713-993-2424. The contract may also be mailed to:

H-GAC Cooperative Purchasing Program
P.O. Box 22777, Houston, TX 77227-2777

Name of End User Agency: **Town of Granite Quarry** County Name: **NC**

Mailing Address: **PO Box 351 Granite Quarry, NC 28072**

Main Telephone Number: **704-279-5596** FAX Number: **704-279-6648**

Physical Address: **143 N Salisbury Ave Granite Quarry, NC >28072**

Web Site Address: **GraniteQuarrync.gov**

Official Contact: Jason Hord

Mailing Address: **PO Box 351**

Granite Quarry, NC 28072

Title: **Interim Town Manager**

Ph No.: **704-279-5596**

FX No.: **704-279-6648**

E-Mail Address: **jhord@granitequarrync.gov**

Authorized Official: Jason Hord

Mailing Address: **PO Box 351**

Granite Quarry, NC 28072

Title: **Granite Quarry**

Ph No.: **704-279-5596**

FX No.: **704-279-6648**

E-Mail Address: **jhord@granitequarrync.gov**

Authorized Official: Shelly Shockley

Mailing Address: **PO Box 351**

Granite Quarry, NC 28072

Title: **Finance Director**

Ph No.: **704-279-5596**

FX No.: **704-279-6648**

E-Mail Address: **finance@granitequarrync.gov**

COMPLETING AND EXECUTING THE ILC PROCESS

Step 1 (complete)

Thank you for completing this step. A PDF copy of the ILC document will be delivered to the email address entered.

Step 2

Secure a signature by the individual identified as the Authorized Official to contractually bind your entity.

Step 3

Scan and email a copy of the contract to H-GAC at cpcontractfax@h-gac.com, or fax it to 713-993-2424.

The contract may also be mailed to:

H-GAC Cooperative Purchasing Program

PO Box 22777

Houston, TX 77227-2777

If you require an original signed contract, please print, sign, and mail two (2) sets of the ILC documents.

Step 4

H-GAC will execute the contract and return a copy to you electronically.

Proclamation

NATIONAL DAY OF SERVICE REMEMBRANCE

WHEREAS, on September 11, 2001, terrorists attacked the United States leading to the tragic death of thousands of innocent United States citizens and other citizens of 90 different countries and territories; and

WHEREAS, in response to the attacks in New York City, Washington D.C. and Shanksville, Pennsylvania, firefighters, police officers, emergency medical technicians, physicians, nurses, military personnel, other first responders, and passengers of Flight 93, immediately and without concern for their own well-being rose to service, in a heroic attempt to protect the lives of those still at risk, consequently saving thousands of men and women; and

WHEREAS, hundreds of thousands of brave men and women continue to serve every day, having answered the call to duty as members of our nation's armed forces with thousands having given their lives, or been injured to defend our nation's security and prevent future terrorist attacks; and

WHEREAS, North Carolina has been called the most military-friendly state in the nation, and its citizens continue to support our brave men and women in uniform and the veterans that came before them; and

WHEREAS, families of 9/11 victims, survivors, first responders, rescue and recovery workers, and volunteers called for Congress to pass legislation to formally authorize the establishment of September 11 as an annually recognized "National Day of Service Remembrance", and for the President of the United States to proclaim the day as such.

Now, Therefore, I, BRITTANY H. BARNHARDT, Mayor of the Town of Granite Quarry, North Carolina, do hereby proclaim September 11, 2024 as a "Day of Service and Remembrance" and urge all citizens to commit to community service on this day and on an ongoing basis.

ADOPTED this 8th day of August 2024.

ATTEST:

Brittany H. Barnhardt, Mayor

Aubrey Smith, Town Clerk

August 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7	8	9	10
	Planning Board 6pm Board of Adjustment 6:15pm	National Night Out 6- 8pm		TC Mtg. 6pm		
11	12	13	14	15	16	17
	Business After Hours 5pm		Centralina Board of Delegates 5pm CAC 5:30pm	RMA 6-8pm		Shred It Event 9am-12pm
18	19	20	21	22	23	24
25	26	27	28	29	30	31
			CRMPTO TAC 5:30pm			

September 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Labor Day Town Offices Closed	Events Comm. 5:30pm Planning Board 6pm Board of Adjustment 6:15pm				
8	9	10	11	12	13	14
	Business After Hours 5pm		Centralina Executive Board 5pm CAC 5:30pm	TC Mtg. 6pm	Mayors' Roundtable 8am	Fish for Fun 4-5:30pm 6-7:30pm
15	16	17	18	19	20	21
				PIP Kickoff 7:30am		
22	23	24	25	26	27	28
			CRMPTO TAC 5:30pm			
29	30	31				