



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING
Tuesday, November 12, 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 October 14, 2024
- 2) Strategic Planning Meeting October 24, 2024

B. Departmental Reports

C. Financial Reports

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

4. Town Manager Update

5. Public Hearing

ZTA 2024-11-12-2 C-85

A. Staff Summary

B. Public Hearing

C. Council Discussion and Decision

ACTION REQUESTED: Motion to adopt Ordinance ZTA 2024-11-12-2 to amend the Granite Quarry Development Ordinance.

6. Ordinance Amendment

ZMA 2024-11-12-1 Circle K

ACTION REQUESTED: Motion to adopt Ordinance ZMA 2024-11-12-1 to amend the Official Zoning Map of the Granite Quarry Development Ordinance.

- 7. Public Hearing** **Texas Roadhouse/Multi-Tenant Outparcel Annexation & ZMA**
- A. Staff Summary**
 - B. Public Hearing**
 - C. Council Discussion and Decision**

ACTION REQUESTED: Motion to adopt Ordinance ANNEX 2024-11-12-1 to annex Texas Roadhouse and a Multi-Tenant Outparcel as non-contiguous property.

ACTION REQUESTED: Motion to adopt Ordinance ZMA 2024-11-12-2 to amend the Official Zoning Map of the Granite Quarry Development Ordinance.

- 8. Public Hearing** **Amrep Annexation & ZMA**
- A. Staff Summary**
 - B. Public Hearing**
 - C. Council Discussion and Decision**

ACTION REQUESTED: Motion to adopt Ordinance ANNEX 2024-11-12-2 to annex Amrep as a non-contiguous property.

ACTION REQUESTED: Motion to adopt Ordinance ZMA 2024-11-12-3 to amend the Official Zoning Map of the Granite Quarry Development Ordinance.

Old Business

- 9. Goals and Initiatives** **Rowan Municipal Association**

New Business

- 10. Discussion and Possible Approval** **Policy Prohibiting Pornography**

ACTION REQUESTED: Motion to adopt Resolution 2024-08 to adopt the Policy Prohibiting Pornography on Town Networks and Devices as presented.

- 11. Discussion and Possible Approval** **Longevity Pay**

ACTION REQUESTED: Motion to approve Longevity Pay for the FY24-25.

- 12. Discussion and Possible Approval** **PARTF Grant Contract**

ACTION REQUESTED: Motion to adopt the PARTF Grant contract as presented with the change to Manager Hord's title.

- 13. Budget Amendment** **Police Fleet Vehicles**

ACTION REQUESTED: Motion to approve Budget Amendment FY24-25#2 as presented to purchase and upfit two vehicles for the Police Department.

- 14. Council Comments**

15. Announcements and Date Reminders

A.	Wednesday	November 13	5:00 p.m.	Centralina Executive Board Meeting
B.	Wednesday	November 13	5:30 p.m.	Community Appearance Commission
C.	Wednesday	November 20	5:30 p.m.	CRMPO TAC Meeting
D.	Thursday	November 21	7:30 a.m.	Chamber Power in Partnership Breakfast
E.	Thursday	November 28		Town Offices Closed for Thanksgiving
F.	Friday	November 29		Town Offices Closed for Thanksgiving
G.	Monday	December 2	6:00 p.m.	Planning Board
H.	Monday	December 2	6:15 p.m.	Board of Adjustment
I.	Tuesday	December 3	5:30 p.m.	Events Committee
J.	Saturday	December 7	3:00 p.m.	Christmas at the Lake

Adjourn

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 1

Summary:

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

Action Requested:

Motion to adopt the November 12, 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

November 12, 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 October 14, 2024
- 2) Strategic Meeting October 24, 2024

B. Departmental Reports

C. Financial Reports

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
Monday, October 14, 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: Town Manager/Fire Chief Jason Hord; Town Clerk Aubrey Smith; Town Attorney Zachary Moretz; Planning, Zoning, and Subdivision Administrator Richard Flowe; Finance Director Shelly Shockley; Interim Police Chief Todd Taylor; Public Works Director Colton Fries; Office Assistant Debbie Loflin-Benge

Call to Order: Mayor Barnhardt called the meeting to order at 6:01 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

ACTION: Council Member Luhrs made a motion to approve the agenda as presented. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Regular Meeting September 9 & 26, 2024
- 2) Closed Session September 9, 2024 (*handout*)

B. Departmental Reports

C. Financial Reports

D. 2025 Town Council Regular Meeting and Office Holiday Closing Schedule

E. 2025 Planning Board and Board of Adjustment Regular Meeting Schedule

F. Appointment Recommendation – Board of Adjustment

ACTION: Mayor Pro Tem Shelton made a motion to approve the consent agenda. Council Member Mack 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 that the new scag mower was purchased and is in service. The resurfacing contract was awarded and work will begin soon. The Civic Park parking lot is nearly complete and is usable. The Town representation at the German Fest was well received. The Lake Park had a lot of electrical work over the past month. The Police Chief opening has been posted and will close soon; Centralina is helping with the advertising and

The applicant, Lakoya Yarborough, addressed the Council and stated she and her partner, Chris Jones, were committed to adhering to the development and zoning regulations. They plan to build townhomes to provide housing options to local residents and stimulate the economy.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:32 p.m.
 - Carolyn Carter, 504 S. Main Street -spoke in opposition to the project citing a concern regarding safety and increased traffic.
 - Scott Cline, 618 S. Main Street -spoke in opposition to the project citing concerns with potential renters, safety, and traffic.
 - Steve Norman, 410 S. Main Street -spoke in opposition to the project citing concerns with safety, the current state of Hill Street, and an increase in traffic.
 - Stacy Beatty, 210 N. Church Street Charlotte -spoke in favor of the project citing an opportunity for development of property that is not currently utilized.
 - Becky Norman, 410 S. Main Street -stated she believed a development on Hill Street would require a separate entrance and exit due to the traffic issues.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:42 p.m.

C. Council Discussion and Decision

Council members asked questions regarding the specifics of the property and the potential project that would be allowed by the change in zoning. Hill Street is on the Town’s Powell Bill map and Powell Bill funds could be used to make improvements to it. The current zoning of SFR-3 allows for 3 units per acre while the RMST would allow up to 16 units per acre on the 3-acre lot if all the constraints could be met. The lot is narrow and would require stormwater retention and detention on site. There would be an NCDOT traffic impact analysis and all development standards from the GQDO would apply including the street and rear-loading requirements. It was discussed whether it would be helpful to defer a decision on the amendment until more information could be provided regarding the density of a potential project the new zoning designation would allow. Ultimately, Mayor Pro Tem Shelton called the question, requesting an immediate vote on the proposed amendment.

ACTION: Mayor Pro Tem Shelton made a motion to adopt Ordinance ZMA 2024-10-14-1 as presented. Council Member Luhrs seconded the motion. The motion failed 1-3 with Council Member Mack in favor and Mayor Pro Tem Shelton, Council Member Luhrs, and Council Member Linker opposed.

Old Business

7. Ordinance Amendment

Religious Institutions ZTA

A. Staff Summary

Mr. Flowe reintroduced the application for the Zoning Text Amendment which would add religious institutions as a Listed Use in the Main Street District, in addition to them currently being a Listed Use in the Civic District, and change the cutoff date from the 25th to the 15th for Zoning Map Amendment submissions. The public hearing on the ZTA was held at the July 11, 2024 meeting.

B. Council Discussion and Decision

Mayor Pro Tem Shelton stated all current Civic locations in Town were occupied so the change would grant more options for any religious institution by allowing them in the Main Street District. He questioned whether religious institutions should be a Listed Use in C-52 as well.

ACTION: Council Member Linker made a motion to adopt Ordinance ZTA 2024-10-14 as presented. Council Member Luhrs seconded the motion. The motion passed 4-0.

New Business

8. Annexation Texas Roadhouse/Multi-Tenant Outparcel

A. Resolution Directing Clerk to Investigate

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

ACTION: Council Member Luhrs made a motion to adopt Resolution 2024-10-14-1 directing the clerk to investigate a petition for annexation of Texas Roadhouse/multi-tenant outparcel. Council Member Linker 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 2024-10-14-2 setting the date for a public hearing regarding an ordinance for annexation of Texas Roadhouse/multi-tenant outparcel. Council Member Linker seconded the motion. The motion passed 4-0.

9. Annexation Amrep

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 2024-10-14-3 directing the clerk to investigate a petition for annexation for Amrep. 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 2024-10-14-4 setting the date for a public hearing regarding an ordinance for annexation for Amrep. Council Member Luhrs seconded the motion. The motion passed 4-0.

10. Sponsorship Request Nazareth Child & Family Connection

There was discussion regarding the Funding of Non-Profit Organizations policy and the requirement for organizations requesting funding to benefit the residents of the Town of Granite Quarry.

ACTION: Council Member Luhrs made a motion to approve the sponsorship request from Nazareth Child & Family Connection for the amount of \$100. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

11. Ordinance Amendment Tobacco-Free Parks

The Council was presented with drafted amendments to the current Parks Ordinance that would prohibit smoking, tobacco, and nicotine products in the Town parks. The proposed amendments also included slight language changes suggested by Attorney Moretz to clean up the ordinance.

ACTION: Council Member Luhrs made a motion to adopt Ordinance 2024-05 amending the Code of Ordinances to prohibit smoking, tobacco, and nicotine products in town-owned parks and recreational facilities. Council Member Linker seconded the motion. The motion passed 4-0. Mayor Pro Tem Shelton stated he was abstaining which was marked as an affirmative vote. *160A-75(a)*

12. Review **Fleet Vehicle Assessment**

The Council reviewed the information provided by Interim Police Chief Todd Taylor on the Police Department’s fleet of vehicles and expressed appreciation for the report stating it would help make educated budgeting decisions. The Council recognized Chief Taylor who acknowledged Sergeant Tester’s legwork and contributions to the assessment. Chief Taylor spoke on the request to remove 161 and 172 from rotation and what would need to be done to replace them. There was Council discussion regarding different needs and options. Chief Taylor and Manager Hord will discuss a proposal and bring it to the Planning Retreat on October 24, 2024. Council members expressed a desire to see similar assessments from all departments.

13. Proclamations

A. Breast Cancer Awareness

B. Veterans Day

Mayor Barnhardt acknowledged the proclamations in the agenda packet for Breast Cancer Awareness and Veterans Day.

14. Council Comments

- Mayor Barnhardt stated that former mayor Mary Ponds is undergoing treatments for cancer and that Officer Earnhardt is also battling cancer and encouraged everyone to send prayers and well wishes.
 - Council Member Luhrs stated he felt it was important that past and present public servants be recognized and that the Town Council and staff show support.

15. Announcements and Date Reminders

A.	Thursday	October 17	7:30 a.m.	Chamber Power in Partnership Breakfast
B.	Thursday	October 17	6:00 p.m.	Rowan Municipal Association
C.	Saturday	October 19	1:00 p.m.	Granite Fest
D.	Wednesday	October 23	5:30 p.m.	CRMPO TAC Meeting
E.	Monday	October 28	6:00 p.m.	Planning Board
F.	Monday	October 28	6:15 p.m.	Board of Adjustment
G.	Thursday	October 31	5:00 p.m.	FD Trunk or Treat
H.	Tuesday	November 5		Election Day
I.	Tuesday	November 5	5:30 p.m.	Events Committee
J.	Monday	November 11		Veterans Day – Town Offices Closed

Adjournment

ACTION: Council Member Mack made a motion to adjourn. Council Member Linker seconded the motion. The motion passed with all in favor. The meeting ended at 7:43 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

3. Current Project/Goals Tracking Manager Hord

Manager Hord handed out the project tracking spreadsheet and pointed out specific items. Council members would like completed projects to be shown as well. Mayor Barnhardt stated a desire to have projects addressing the community outreach and engagement strategic goal.

4. Goals and Initiatives from RMA Mayor Barnhardt

Mayor Barnhardt updated the Council on the conversation at the last Rowan Municipal Association meeting regarding goals and initiatives. Each municipality will submit 1 to 3 large-scale projects to put in a portfolio that will be a living document for state leaders to reference if funding opportunities arise. Ideas discussed for featured projects included the Town Hall upgrades (specifically Police Department expansion as a phase), Civic Park creek/stormwater improvements, industrial park growth, downtown development, and a potential project for sidewalk repairs throughout town and extension on Bank Street/Legion Club Road and South Main Street. It was agreed that a common problem throughout the state is Powell Bill funding.

5. Capital Improvement Plan Review Manager Hord

Manager Hord stated one of the largest things that is requested and/or required when seeking grants is a Capital Improvement Plan. He proposed putting a plan in place that showed 5-to-10-year items. A capital budget (capital reserve fund) is necessary to fund the plan. There was Council consensus to begin developing a Capital Improvement Plan.

6. Police Fleet Assessment Update Interim Chief Taylor

Interim Chief Taylor spoke on the request to remove 161 and 172 from rotation in the Police Department's fleet of vehicles. He stated the cost is roughly \$60,000 per vehicle for the desired 2024 Ford Interceptors. Two would get the department back on track on the replacement schedule, three would be ideal. After discussion regarding growth and future needs, there was Council consensus to order two vehicles. A budget amendment will be placed on the November meeting agenda.

7. Street Sign Initiative Update Manager Hord & Director Fries

Manager Hord displayed the street sign design to the Council and stated a budget amendment would be necessary to purchase the signs in the current budget year. The Council stated a desire to increase the font size of the "Granite Quarry". There was a consensus to place a budget amendment on the November meeting agenda.

Special Request

Manager Hord stated that a request had been received to allow sheep to graze on the Town's Faith Road property. Mayor Barnhardt stated a desire for Manager Hord to consult with the Town Attorney and bring an update back to the Council.

8. Town Council Comments

- Council Member Linker stated a need for an architect to revisit the old drawings to see if they meet the current space needs.
- Mayor Pro Tem Shelton suggested a meeting a future meeting solely to plan for future resources.
- Mayor Barnhardt shared a few ideas:
 - Staff appreciation lunch/breakfast open to committee members and community partners
 - Land acquisitions and partnerships for industrial park
 - Police department official contract (3- or 5-year plan) with Faith; Long-range plan and forecasting growth

- CAC block work or beautification projects
- Town Hall security upgrades (key card or fob)
- GQ SOLID choice award for recognition of the embodiment of GQ SOLID values at Council meetings
- Council Member Linker stated a need to keep up with code enforcement and make it a priority. He stressed an emphasis on items that would improve on quality of life.
- Council Member Luhrs stated a desire to do a tour of town parks and properties. He stated a need to discuss acquisition and sale of property.
- Mayor Pro Tem Shelton stated there was still a need to develop a Friends of the Park committee.
- Council Member Mack stated a desire to get involved with Rowan-Salisbury Community of Schools upcoming events. She will send the information about getting involved next year.

Adjournment

ACTION: Council Member Luhrs made a motion to adjourn. Council Member Mack seconded the motion. The motion passed with all in favor. The meeting ended at 3:52 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Planning Monthly Report

October 2024



Permits

6 Permit Applications

Date	Address	Permit	Status
10/16/2024	450 Brown Acres Rd	New Single Family Dwelling	Issued
10/16/2024	440 Brown Acres Rd	New Single Family Dwelling	Issued
10/15/2024	223 Park Ave	Accessory Building/Storage Building	Issued
10/24/2024	416 Lake Dr	Fence	Issued
10/30/2024	Chamandy Dr- Granite Industrial Park	exemption plat	Issued
10/30/2024	Teague Rd	minor subdivision	Issued

Planning/Zoning Review

Inquiry	Zoning	Comments
850 DUNNS MTN CH RD -6 INQUIRIES	SFR-3	RECENTLY FOR SALE- INQUIRIES FOR SUBDIVIDING
HILL STREET (OCT.ZMA REQ. PROPERTY)		OWNER INQUIRY OF POSSIBILITIES TO DEVELOP
DUNNS MTN RD	SFR-3	POTENTIAL DEVELOPMENT OF 4 PARCELS
ZMA NOTICES PREP AND SEND FOR 2024-11-12 PUBLIC HEARING		

Planning Board: At its meeting on October 7, 2024 the Planning Board:

- reviewed ZMA 2024-12-09 request for Mathis for which it recommended approval;
- reviewed ZTA 2024-11-12-2 request for C-85for which it recommended approval;
- reviewed ZMA 2024-11-12-2 request for Texas Roadhouse and multi-tenant outparcel for which it recommended approval;
- reviewed ZMA 2024-11-12-3 request for Amrep for which it recommended approval;
- completed discussion of Article 8.1 Table of Uses.

Zoning Board of Adjustment: At its meeting on October 7, 2024 the Board of Adjustment approved the draft minutes from the previous meeting.



October Work 2024 Public Works Report

- Normal Maintenance Duties Daily- (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping)
- Various potholes repaired
- 8 trash cans replaced for residents
- Nature trail maintenance
- Limb Pickup
- Granite Fest successful
- Leaf pickup began for the season
- Tennis Court Pressure Washing Completed
- New LED lights installed at the Lake Park
- Christmas Lights Preparation

2007 Ford Truck	Mileage – 66,651	+161 miles
2023 Ford Dump Truck	Mileage –533	+222 miles
2009 Ford Truck	Mileage – 99,783	+408 miles
2019 Ford Truck F350	Mileage –26,566	+410 miles
2022 Chevy Silverado	Mileage –29,708	+1,012 miles



Town of Granite Quarry Fire Department



Established May 15th, 1950

PO Box 351

www.granitequarrync.gov

Granite Quarry, NC

704/279-5596

Board Report Nov 2024

Chief Hord

Emergency Calls for Service Oct. 2024

36 Calls in district

- 19- EMS (including strokes, falls, diabetic, CPR and other medical needs)
- 6- Public Service/Assist
- 1- Fire Alarm
- 1-Structure Fire
- 1- Move Up
- 1- Line Down
- 1-Cancelled prior to response
- 6- Motor Vehicle Accidents

12 Calls to Salisbury

- 1- Move Up
- 5-Cancelled En-Route
- 3-EMS
- 1- Fire Alarm
- 2- Structure Fires

4 Calls to Union

- 1- Motor Vehicle Accident
- 1- Gas Leak
- 2- Structure Fire

10 Calls to Rockwell Rural

- 1- Brush Fire
- 2- Cancelled En Route
- 6- EMS
- 1-Motor Vehicle Accident

3 Calls to Rockwell City Cancelled En-Route

3 Calls to South Salisbury

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

2 Calls to Faith

- 1- Cancelled En-Route
- 1- Structure Fire

TOTAL – 70



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. – 4 seats installed/checked.
- Grounds care on Wednesdays.
- Annual SCBA FIT Test and Physicals completed.
- Multiple fire prevention week activities.
- Attended/Assisted with Granite Fest.
- Port A Pit BBQ event.
- Trunk Or Treat Event.

E-571

- Mileage – 27,739
- Hours – 2,517

E-572

- Mileage – 44,038
- Hours – 3,589

R-57

- Mileage – 39,393
- Hours – 3,678

SQ-57

- Mileage – 10,449



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 - November 2024

CALL STATISTICS for October 2024

- Calls for Service – Location
 - Granite Quarry: 419
 - Faith: 85
 - Total Calls for Service: 504
- Types of Calls for Service/Activities: (See Calls for Service Sheets for additional information)

POLICE VEHICLE INFORMATION for October 2024

- The following is the ending mileage for each vehicle:

161 Ford Utility-	End-	93,353
171 Ford Utility -	End-	66,364
172 Ford Utility -	End-	111,165
173 Ford Utility -	End-	57,945
181 Ford F150 -	End-	113,266
191 Dodge Durango -	End-	65,687
201 Ford Utility-	End-	49,649
211 Ford Utility-	End-	28,043
212 Ford Utility-	End-	80,617
231 Dodge Durango	End-	11,084
232 Dodge Durango	End-	9,280

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 (Oct 2024): 24.48 pounds
 - Yearly (Jan-Oct 2024): 244.18 *****Highest Year on Record*****

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



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2023	0.00	72025.00	6445.00	10445.00	430.00	89345.00	196.97
2024	24.00	91260.00	6750.00	12585.00	141.00	110760.00	244.18
TOTALS (gm)	109.50	460766.08	55689.00	118644.80	1729.82	636939.20	1404.21
TOTALS (lbs)	0.24	1015.82	122.77	261.57	3.81		

CID REPORT (October 2024)

- Cases Assigned: 1
- Cases Cleared: 0
- Follow-ups Conducted: 8
- Open Assigned Cases: 106

POLICE CHIEF’S REPORT

• Commendations:

- Officer Earnhardt: This has been a very tough month for us all with the loss of Dave!! I cannot thank each officer enough for the courage, caring, hard work, and true professionalism that they displayed. The way each officer handled themselves during the visitation and service would have made our dear friend and brother so proud. The Earnhardt family was so proud and thankful for everything.

To everyone that reached out to our department and the Earnhardt family during this time, we thank you for the support, caring, and friendship during this very tough time!!

During this time, we had several law enforcement agencies that assisted our department with coverage to ensure that all law enforcement operations continued without any disruption. Thank you to all the agencies that assisted and/or offered!!

- Granite Fest: We received some great compliments from citizens about their interactions with the law enforcement officers that were present during the 2024 Granite Fest event. Officers from the Spencer Police Department and the Rockwell Police Department also assisted with the event and we received some great feedback about them as well.
- Halloween: We received numerous compliments in relation to the interactions with the officers in both towns and with the traffic calming efforts in Faith.

TRAINING

- Officers have completed approximately 27 training hours in various topics this month.
 - Advanced Law Enforcement Officer: Officer Atkins has completed a course and is currently working on additional courses needed to obtain his Advanced Law Enforcement certification.



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



NEW INFORMATION

- **NC Governor's Highway Safety Program:** The 2023-2024 GHSP Program ended on 9/30/2024 and we ended the year with 4230 credits which places this in the top 4 best years (2016 = 5100). The credits allow us to obtain necessary equipment from the GHSP with no expenditure from the current budget.
- **Halloween:** Halloween appears to have been a tremendous success this year.
 - Granite Quarry: Officers attended the Trunk or Treat at the Granite Quarry Fire Department where they passed out candy and monitored the event.
 - Faith: Due to the expected large crowds, additional patrol vehicles were placed at strategic locations on Main Street and portable speed bumps were used in the downtown area to help reduce speed. A volunteer assisted with passing out candy while officers monitored the very large crowds and heavy traffic.
 - The only problem that we discovered was not having an adequate supply of candy!
- **Faith Academy Charter School Traffic:** A meeting was held with the FACS School Board to address the traffic issues around the school. The school has added a new gravel roadway on the backside of the new school to help alleviate some of the traffic that currently backs up on Main Street. Additional plans have been put into place to help mitigate the number of vehicles that are parking on the roadsides off the school property. The new plans will take effect on November 12, 2024.
- **Golf Cart Ordinance (Faith):** A proposed gold cart ordinance has been submitted to the Faith Planning Department for review. Currently waiting on the Planning Board to review the ordinances.

Number of Events by Nature

Calls for Service Granite Quarry - October 2024

Nature	# Events
103A2 FOUND PROPERTY	1
103A3 LOST PROPERTY	1
103A4 ADMIN (OTHER)	7
103B5 PERSONAL ESCORT	1
104C1 BANK ALARM (INTRUSION)	1
104C2 COMMERCIAL BURG (INTRUSI	7
104C3 RESIDENTAL BURG (INTRUSI	5
106D5 ASSAULT IN PROGRESS	1
110B2 PAST RESIDENTIAL BE	1
110B3 PAST COMMERCIAL BE	1
111B1 PAST DAMAGE TO PROPERTY	3
112D2 DECEASED (SUDDEN)	1
113B2 OTHER NOISE COMPLAINT	1
113D1 DISTURBANCE / PHYSICAL	1
113D2 DISTURBANCE / VERBAL	4
114D2 VERBAL DOMESTIC	1
114D4 VERBAL FAMILY DOMESTIC	1
119D3 HARASSMENT	1
121B1 MENTAL - NOT VIOLENT	1
123B2 RUNAWAY	1
125B1 CHECK WELFARE - ROUTINE	4
125B2 LOCKOUT - ROUTINE	1
125D1 CHECK WELFARE-URGENT	3
127D1 SUICIDE ATTEMPT	1
129B1 SUSPICIOUS PERSON (PAST)	1
129B3 SUSPICIOUS CIRCUM (PAST)	1
129C1 SUSPICIOUS PERSON	4
129C3 SUSPICIOUS VEHICLE	6
130B1 LARCENY (ALREADY OC	1
130B3 THEFT FROM VEH (PAST)	1
130B4 ATTEMPT THEFT (PAST)	1
130B6 THEFT FROM VEH (PAST)	2
130C1 THEFT JUST OCCURED	1
130D1 LARCENY	2
131O2 TRAFFIC - INFORMATION	1
132B1 MINOR TRAFFIC VIOLATION	1
132C1 SEVERE TRAFFIC VIOLATION	1
132C2 HAZARDOUS ROAD CONDITION	1
133B1 PAST TRESPASSING	1
135C1 SHOTS FIRED (HEARD)	1
23C1 OVERDOSE OR POISON	1
77B1 TRAFFIC ACC - INJURY	1

77B3 TRAFFIC ACC - POSS INJURY	2
77C2 TRAFFIC ACC - FLUID LEAK	1
911 HANG UP	7
ASSIST FIRE DEPT	5
ASSIST MOTORIST	3
BUSINESS OR HOUSE CHECK	267
COMMUNITY CONTACT	1
DELIVER MESSAGE	8
DOMESTIC PROPERTY PICKUP	1
FOLLOWUP	13
GENERAL INFORMATION	1
MISDIAL	3
PARK CHECK	6
SCHOOL SECURITY CHECK	7
SPECIAL EVENT	1
TRAFFIC CHECK	2
TRAFFIC CONTROL	1
TRAFFIC STOP	5
TRANSPORT PRISONER OR OTHER	1
VEHICLE ACCIDENT PROP DAMAGE	4
WARRANT SERVICE	2
Total	419

Number of Events by Nature

Calls for Service Faith - October 2024

Nature	# Events
104C2 COMMERCIAL BURG (INTRUSI	1
104C3 RESIDENTAL BURG (INTRUSI	1
106B3 PAST SEXUAL ASLT-CHILD	1
111B1 PAST DAMAGE TO PROPERTY	1
114C1 PHYSICAL DOMESTIC	2
121B1 MENTAL - NOT VIOLENT	1
121O2 MENTAL COMMITMENT	1
125B1 CHECK WELFARE - ROUTINE	1
125B2 LOCKOUT - ROUTINE	1
125D1 CHECK WELFARE-URGENT	1
125D2 LOCKOUT - URGENT	1
129C3 SUSPICIOUS VEHICLE	3
129C5 SUSPICIOUS CIRCUMSTANCE	1
130B2 VEHICLE LARCENY (PAST)	1
130D1 LARCENY	1
133D1 TRESPASSING	1
135C1 SHOTS FIRED (HEARD)	1
77B2 TRAFFIC ACC - UNK INJURY	1
77B3 TRAFFIC ACC - POSS INJURY	1
BUSINESS OR HOUSE CHECK	47
COMMUNITY CONTACT	1
DELIVER MESSAGE	6
FOLLOWUP	1
LAW CALL	1
MISDIAL	2
SCHOOL SECURITY CHECK	3
TRAFFIC STOP	1
VEHICLE ACCIDENT PROP DAMAGE	1
Total	85

TOWN OF GRANITE QUARRY

11/5/2024

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-24-02	112 Walton Street	Finney Builders (new owners)	large collection of trash, debris, building material debris and other similar materials. Notice issued and met with owners on site. Second notice issued with deadline of 09-30-24. Property has sold and closed. New owner working to clean up all that remains. Will monitor.
PN-24-05	315 Brookwood Drive	Dennis Modlin	Yard overgrown, loose trash and other debris. House appears vacant. Notice issued with deadline of 09-22-24. Released for abatement by town. Pending for Lien documents upon completion.
PN-24-07	804 North Salisbury Avenue	Santa Guisela Angeles Espinpsa	Overgrowth, trash and debris. Notice issued and abated by owner. CLOSED 10-17-24
PN-24-08	806 North Salisbury Avenir	Chopper Life Properties LLC	Overgrowth, trash and debris. Notice issued with deadline of 10-13-24. Abated by owner. CLOSED 10-04-24
PN-24-09	1109 Crestview Drive	Tyler Wheeler & Leah McCoy	keeping or maintaining chickens and/or roosters. Notice issued and owner called. Will remove the rooster immediately. Will need additional time to move the chicken. Will monitor for compliance.

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. CLOSED 08-15-24
HC-24-03	112 Walton Street	Finney Builders (new owners)	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 now occupied. Second notice issued. Property has sold and closed. Working with new owners on compliance.
HC-24-07	810 North Salisbury Avenue	Michael & Faith Phillips	Residential use of a camper or RV. Construction of a deck to camper without permits. Request to inspect on 09-26-24. Have spoken to the owner. The camper is occupied by his son and they are making arrangements to remove it and house him at another location. Will monitor progress.

HC-24-08	518 West Bank Street	Bradley & Leslie Long	Residential use of a camper or RV. Notice issued with deadline of 10-20-24. Owner's son called and is making arrangements to move the RV around end of November when they close on their house.
HC-24-09	809-B Cecil Street	T H Jones Construction Co Inc	Substandard housing conditions with possible mold conditions. Inspection conducted with occupant. Pending report and hearing. Received call from property maintenance person and advised what would be taking place and that they must use licensed contractors for this type of issue. Hearing scheduled for 10-03-24. Order issued to repair or close by 12-15-24.
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			
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

TOWN OF GRANITE QUARRY

11/5/2024

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. The property is zoned industrial and current business also has truck parking. Will contact this new trucking company soon.
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. Owner continues to remove vehicles almost on a weekly basis. 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. Courtesy letter issued. The Pastor called and has complied, CLOSED 1-10-24.

TOWN OF GRANITE QUARRY

11/5/2024

Z-24-06	322 South Salisbury Avenue	A2Z Management LLC (Owner)	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. Courtesy letter issued. Complies then puts up again. Pending Notice of Violation.
Z-24-08	904 South Salisbury Avenue	The Cove Church	feather flags posted in violation. No one on site to discuss. Courtesy letter issued. Complies then puts up again. Pending Notice of Violation.
Z-24-09	602 South Salisbury Avenue	Anticch Baptist Church	feather flags posted in violation. No one on site to discuss. Courtesy letter issued. Has failed to comply. Pending Notice of Violation.
Z-24-10	318 West Peeler Street	Nathan & Rachel Wilkinson	Construction of a privacy fence without permits and in violation of the height standards. Notice issued with deadline of 10-15-24. On 10-09-24, the owner filed an appeal to the notice. Pending.
Z-24-14	105 North Main Street	Christopher & Christine Brown	parking vehicles for sale in the right of way obstructing visibility at the intersection. Courtesy letter issued. Vehicles have been moved back behind the sidewalk. Monitoring.



Finance Department

Breakdown by Department:
As of October 31, 2024

Department	Budgeted	Encumbered	YTD	
Revenues:	4,853,841		1,966,054	41%
Total Revenues:	\$ 4,853,841		\$ 1,966,054	41%
Expenses:				
Governing Body	106,585	4,000	47,134	48%
Contingency & Tranfers	856,621	-	282,581	0%
Administration	668,192	-	221,128	33%
Public Works	539,621	730	232,090	43%
Police	1,037,733	3,500	332,876	32%
Fire	1,051,262	350	461,135	44%
Streets	312,283	240,552	17,510	83%
Sanitation	187,519	-	55,567	30%
Parks & Recreation	94,025	4,500	32,795	40%
Total Expenses:	\$ 4,853,841	\$ 253,632	\$ 1,682,816	40%
Expense to Revenue:				86%

Please see the Budget Vs. Actual Report attached for individual line items

Revenues:					
Account	Budget	YTD	Variance	%	Notes
01-3100-12 Taxes - Budget Year	1,645,942	1,242,313	(403,629)	75%	1
01-3100-17 Tax Penalties & Interest	8,140	1,603	(6,537)	20%	
01-3101-12 Taxes - Prior Years	12,552	7,111	(5,441)	57%	
01-3102-12 Vehicle Tax	165,767	60,129	(105,638)	36%	
01-3230-31 Local Option Sales Tax	1,118,325	372,053	(746,273)	33%	
01-3231-31 Solid Waste Disposal Tax	2,522	590	(1,932)	23%	
01-3316-32 Powell Pave & Patch Funds	102,000	56,207	(45,793)	55%	
01-3322-31 Beer & Wine - State	13,103	-	(13,103)	0%	2
01-3324-31 Utilities Franchise Tax	143,103	36,706	(106,397)	26%	
01-3330-84 County First Responders	6,020	1,975	(4,045)	33%	
01-3346-40 Abatements	-	550	550	100%	
01-3413-89 Miscellaneous Revenue	1,000	75	(925)	8%	
01-3431-41 Police Authority Revenue_Faith	175,797	43,949	(131,848)	25%	
01-3431-45 Police Report Revenue	150	65	(85)	43%	
01-3431-89 Police Miscellaneous	2,000	1,384	(616)	69%	3
01-3471-51 Environmental Fee Collection	200,070	49,046	(151,024)	25%	
01-3491-41 Subdivision & Zoning Fees	10,500	3,370	(7,130)	32%	
01-3613-41 Parks Miscellaneous	15,000	14,910	(90)	99%	4
01-3713-33 Sal. Water/Sewer Reimbursement	41,804	-	(41,804)	0%	5
01-3831-89 Interest on Investments	162,500	58,554	(103,946)	36%	
01-3834-41 Park Shelter Rentals	9,000	4,435	(4,565)	49%	
01-3835-80 Police Surplus Items Sold	-	2,319	2,319	100%	6
01-3835-81 Surplus items Sold	200	1,201	1,001	601%	7
01-3837-31 ABC Net Revenue-Co.	15,200	7,509	(7,691)	49%	
01-3991-99 Fund Balance Appropriated	1,003,146	-	-	0%	
	4,853,841	1,966,054	(2,887,787)	41%	

Notes:

- 1 A majority of Ad Valorem Taxes are received in the first few months of the fiscal year
- 2 Received once annually in May
- 3 Includes \$1,000 donation from Moose Lodge (BA# 1)
- 4 Granite Fest Vendor Registrations and Sponsorships
- 5 Will be received in last quarter of FY
- 6 Surplus: 2013 Chevrolet Impala sold on GovDeals, Obsolete Motorola shoulder mics
- 7 Surplus: Fire Dept chairs, Public Works inoperable air compressor

Governing Body:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4110-02 Council Salaries	18,745	-	-	18,745	0%	
01-4110-09 FICA Expense	1,434	-	-	1,434	0%	
01-4110-14 Insurance - Workers Comp	50	-	40	10	80%	8
01-4110-18 Professional Services	49,500	4,000	27,937	17,563	65%	9
01-4110-26 Office Expense	1,000	-	311	689	31%	
01-4110-31 Training & Schools	4,000	-	1,424	2,576	36%	
01-4110-40 Dues & Subscriptions	16,506	-	15,212	1,294	92%	10
01-4110-45 Insurance & Bonds	2,000	-	1,910	90	96%	11
01-4110-60 Special Projects	13,000	-	-	13,000	0%	
01-4110-61 Grants - Nonprofit Grant Program	350	-	300	50	86%	12
	106,585	4,000	47,134	55,451	48%	

Notes:

- 8 Paid once annually at start of Fiscal Year
- 9 Annual audit and attorney fees, change from Board of Aldermen to Town Council in Code of Ord is encumbered
- 10 Annual dues for NCLM, EDC, CCOG, MPO, UNC School of Government, Rowan County Chamber, etc.
- 11 Paid once annually at start of Fiscal Year
- 12 GQ Civitans - \$100 for Town advertisement and \$100 for Granite Fest advertisement, \$100 Nazareth

Contingency & Transfers:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-9840-96 Transfer to Capital Project Funds	788,146	-	282,581	505,565	36%	13
01-9910-97 General Fund Contingency	68,475	-	-	68,475	0%	
	856,621	-	282,581	574,040	33%	

Notes:

- 13 Transfer to Transformational Project CPO in current FY

Administration:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4120-00 Salaries - Regular	306,222	-	93,472	212,750	31%	
01-4120-03 Salaries - Longevity	1,050	-	-	1,050	0%	
01-4120-07 401K Expense	15,312	-	4,674	10,638	31%	
01-4120-09 FICA Expense	23,507	-	6,980	16,527	30%	
01-4120-10 Retirement Expense	41,882	-	12,735	29,147	30%	
01-4120-11 Group Insurance	42,950	-	13,179	29,771	31%	
01-4120-14 Insurance - Workers Comp	500	-	495	5	99%	14
01-4120-17 Insurance – HRA/Admin Cost	1,200	-	404	797	34%	
01-4120-18 Professional Services	110,000	-	36,217	73,783	33%	
01-4120-22 Employee Appreciation	3,500	-	57	3,443	2%	
01-4120-26 Office Expense	9,719	-	2,860	6,859	29%	
01-4120-31 Training & Schools	9,500	-	3,639	5,861	38%	
01-4120-32 Telephone/Communications	4,500	-	1,338	3,162	30%	
01-4120-33 Utilities	5,600	-	1,872	3,728	33%	
01-4120-34 Printing	5,200	-	1,399	3,801	27%	
01-4120-37 Advertising	2,000	-	1,391	609	70%	15
01-4120-40 Dues & Subscriptions	2,500	-	1,495	1,005	60%	
01-4120-44 Contracted Services	43,000	-	13,820	29,180	32%	
01-4120-45 Insurance & Bonds	6,500	-	6,481	19	100%	14
01-4120-62 Committees - CAC	1,000	-	270	730	27%	
01-4120-68 Tax Collection	32,550	-	18,350	14,200	56%	16
	668,192	-	221,128	447,064	33%	

Notes:

- 14 Paid once annually at start of Fiscal Year
- 15 Higher number of advertisements based on public hearing notice requirements
- 16 Percentage of Ad Valorem taxes collected to date

Public Works:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4190-00 Salaries - Regular	165,895	-	43,192	122,703	26%	
01-4190-02 Salaries - Part-Time	85,000	-	28,871	56,129	34%	
01-4190-03 Salaries - Longevity	2,000	-	-	2,000	0%	
01-4190-07 401K Expense	8,295	-	2,160	6,135	26%	
01-4190-09 FICA Expense	19,347	-	5,427	13,920	28%	
01-4190-10 Retirement Expense	22,885	-	5,899	16,986	26%	
01-4190-11 Group Insurance	27,500	-	9,588	17,912	35%	
01-4190-14 Insurance - Workers Comp	10,444	-	9,260	1,184	89%	17
01-4190-20 Motor Fuel	13,200	-	3,949	9,251	30%	
01-4190-21 Uniforms	4,500	-	961	3,539	21%	
01-4190-24 Maint & Repair - Bldgs/Grounds	17,500	-	4,160	13,340	24%	
01-4190-25 Maint & Repair - Vehicles	6,000	-	1,680	4,320	28%	
01-4190-29 Supplies & Equipment	14,500	-	3,429	11,071	24%	
01-4190-31 Training & Schools	200	-	28	172	14%	
01-4190-32 Telephone/Communications	2,400	-	440	1,960	18%	
01-4190-33 Utilities	4,300	-	1,262	3,038	29%	
01-4190-34 Printing	25	-	4	21	16%	
01-4190-35 Maint & Repairs - Equipment	4,400	-	4,352	48	99%	18
01-4190-40 Dues & Subscriptions	6,900	-	4,074	2,826	59%	
01-4190-44 Contracted Services	23,000	730	2,039	20,231	12%	
01-4190-45 Insurance & Bonds	6,230	-	6,228	2	100%	17
01-4190-54 Cap Outlay - Vehicles	84,500	-	84,488	12	100%	19
01-4190-55 Cap Outlay - Equipment	10,600	-	10,599	1	100%	
	539,621	730	232,090	306,801	43%	

Notes:

- 17 Paid once annually at start of Fiscal Year
- 18 John Deer mower repairs, leaf vac tune up and tires, backhoe tires, compressor preventive maintenance
- 19 Dump truck in service

Police:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4310-00 Salaries - Regular	607,956	-	170,303	437,653	28%	
01-4310-02 Salaries - Part-Time	10,000	-	3,970	6,030	40%	
01-4310-03 Salaries - Longevity	2,950	-	-	2,950	0%	
01-4310-07 401K Expense	30,398	-	8,515	21,883	28%	
01-4310-09 FICA Expense	47,500	-	13,466	34,034	28%	
01-4310-10 Retirement Expense	91,881	-	25,614	66,267	28%	
01-4310-11 Group Insurance	95,358	-	29,564	65,794	31%	
01-4310-14 Insurance - Workers Comp	18,500	-	17,487	1,013	95%	20
01-4310-20 Motor Fuel	24,750	-	7,129	17,621	29%	
01-4310-21 Uniforms	4,400	3,000	328	1,072	76%	21
01-4310-25 Maint & Repair - Vehicles	10,000	-	3,412	6,588	34%	
01-4310-26 Office Expense	1,500	-	170	1,330	11%	
01-4310-29 Supplies & Equipment	12,000	-	1,845	10,155	15%	
01-4310-31 Training & Schools	5,000	500	713	3,787	24%	
01-4310-32 Telephone/Communications	9,000	-	2,910	6,090	32%	
01-4310-33 Utilities	2,080	-	666	1,414	32%	
01-4310-34 Printing	1,200	-	143	1,057	12%	
01-4310-35 Maint & Repair - Equipment	1,000	-	170	830	17%	
01-4310-40 Dues & Subscriptions	5,660	-	2,192	3,469	39%	
01-4310-44 Contracted Services	33,000	-	20,744	12,256	63%	22
01-4310-45 Insurance & Bonds	23,600	-	23,536	64	100%	20
	1,037,733	3,500	332,876	701,357	32%	

Notes:

20 Paid once annually at start of Fiscal Year

21 Dress uniforms encumbered

22 Law enforcement legal support and Superion annual support paid once at start of Fiscal Year

Fire:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4340-00 Salaries - Regular	441,261	-	128,475	312,786	29%	
01-4340-02 Salaries - Part-Time	128,000	-	57,738	70,262	45%	
01-4340-03 Salaries - Longevity	2,500	-	-	2,500	0%	
01-4340-07 401K Expense	23,240	-	6,853	16,387	29%	
01-4340-09 FICA Expense	43,740	-	14,255	29,485	33%	
01-4340-10 Retirement Expense	63,692	-	18,674	45,018	29%	
01-4340-11 Group Insurance	82,800	-	23,953	58,847	29%	
01-4340-14 Insurance - Workers Comp	19,500	-	19,424	76	100%	23
01-4340-17 Firemen's Pension Fund	1,500	-	-	1,500	0%	
01-4340-20 Motor Fuel	8,500	-	2,452	6,048	29%	
01-4340-21 Uniforms	3,500	-	2,173	1,327	62%	
01-4340-25 Maint & Repair - Vehicles	13,000	-	6,741	6,259	52%	24
01-4340-26 Office Expense	150	-	-	150	0%	
01-4340-29 Supplies & Equipment	30,000	-	19,228	10,772	64%	25
01-4340-31 Training & Schools	4,000	-	469	3,531	12%	
01-4340-32 Telephone/Communications	6,800	-	1,800	5,000	26%	
01-4340-33 Utilities	8,400	-	2,481	5,919	30%	
01-4340-34 Printing	200	-	62	138	31%	
01-4340-35 Maint & Repair - Equipment	2,500	350	-	2,150	14%	
01-4340-40 Dues & Subscriptions	4,600	-	1,045	3,555	23%	
01-4340-44 Contracted Services	10,000	-	2,508	7,492	25%	
01-4340-45 Insurance & Bonds	13,000	-	12,803	197	98%	23
01-4340-71 - Fire Truck Principal	140,379	-	140,000	379	100%	26
	1,051,262	350	461,135	589,777	44%	

Notes:

- 23 Paid once annually at start of Fiscal Year
- 24 Tire replacement on E572, AC repairs E571
- 25 Turnout gear for new hires
- 26 Down payment on fire truck

Streets:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4510-18 Professional Services	8,525	-	-	8,525	0%	27
01-4510-29 Supplies & Equipment	2,416	-	-	2,416	0%	
01-4510-58 Cap Outlay - Bldg/Infrastructure	240,552	240,552	-	-	100%	
01-4511-29 Supplies & Equipment	3,500	-	-	3,500	0%	
01-4511-33 Utilities - Street Lights	56,990	-	17,510	39,480	31%	
01-4511-39 Other Services	300	-	-	300	0%	
	312,283	240,552	17,510	54,221	83%	

Notes:

27 Street paving encumbered

Sanitation:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-4710-44 Contracted Services	187,519	-	55,567	131,952	30%	
	187,519	-	55,567	131,952	30%	

Notes:

Parks & Rec:						
Account	Budget	Encum.	YTD	Variance	%	Notes
01-6130-24 Maint & Repair - Bldgs/Grounds	27,425	3,200	3,100	21,125	23%	28
01-6130-29 Supplies & Equipment	10,000	-	1,251	8,749	13%	
01-6130-32 Telephone/Communications	7,000	-	2,290	4,710	33%	
01-6130-33 Utilities	23,600	-	6,642	16,958	28%	
01-6130-44 Contracted Services	1,500	-	-	1,500	0%	
01-6130-62 Committees - PERC	24,500	1,300	19,513	3,687	85%	
	94,025	4,500	32,795	56,730	40%	

Notes:

28 Mainly Granite Fest

Town of Granite Quarry, North Carolina
Capital Project Ordinance # 2020-04
FEMA Grant - Granite Lake Repairs
Inception 3/2/2020

	Amended Project Authorization	Encumbered	Total To Date	Projected by Completion (Variance)	Notes
<u>REVENUES</u>					
04-3613-26 FEMA Grant	\$ 576,286		\$ 506,020	2,311	
04-3613-36 NCDEM Grant	192,095		168,673	770	
<i>Total Revenues</i>	<u>768,381</u>		<u>674,693</u>	<u>3,081</u>	
<u>OTHER FINANCING SOURCES</u>					
04-3981-96 Transfer from General Fund	-		-	-	
<i>Total Other Financing Sources</i>	<u>-</u>		<u>-</u>	<u>-</u>	
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>768,381</u>		<u>674,693</u>	<u>3,081</u>	
<u>EXPENDITURES</u>					
04-6130-18 Professional Services					
Engineer or Architect Fees	174,250	3,081	171,169	3,081	
<i>Total Personnel</i>	<u>174,250</u>		<u>171,169</u>	<u>3,081</u>	
04-6130-69 Cap Outlay - Bldg, Struct, Other					
Construction Cost	\$ 547,619		\$ 503,524	-	
Contingency (10%)	46,512		\$ -	-	
<i>Total Capital Outlay</i>	<u>594,131</u>		<u>503,524</u>	<u>-</u>	
TOTAL EXPENDITURES	<u>\$ 768,381</u>		<u>\$ 674,693</u>	<u>3,081</u>	
TOTAL FINANCING SOURCES OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	

Notes:

Town of Granite Quarry, North Carolina
Capital Project Ordinance # 2023-01
Transformational Project
Inception 1/9/2023

	Amended Project Authorization	Encumbered	Total To Date	Projected by Completion (Variance)	Notes
<u>FINANCING SOURCES</u>					
08-3981-96 Transfer from General Fund	959,916.71		413,963.89	545,952.82	
<i>Total Financing Sources</i>	<u>959,916.71</u>		<u>413,963.89</u>	<u>545,952.00</u>	
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>959,916.71</u>		<u>413,963.89</u>	<u>545,952.00</u>	
<u>EXPENDITURES</u>					
08-4930-18 Professional Services					
Pre-Development Services	26,753.00	-	26,752.79	0.21	
Civic Park "Option 1" Improvements	43,677.50	-	43,677.50	-	
Civic Park Master Plan	54,050.00	-	54,050.00	-	
Surveying	45,000.00	45,000	-	45,000.00	
Attorney Fees	2,572.50		2,572.50	-	
<i>Total Personnel</i>	<u>172,053.00</u>	<u>45,000</u>	<u>127,052.79</u>	<u>45,000.21</u>	
08-4930-29 Supplies & Equipment	2,000.00	-	233.99	1,766.01	
<i>Total Supplies & Equipment</i>	<u>2,000.00</u>	<u>-</u>	<u>233.99</u>	<u>1,766.01</u>	
08-4930-58 Cap Outlay - Construction					
Feasibility Study	15,000.00	-	15,000.00	-	
Civic Park Parking Lot	205,677.00	-	205,677.00	-	29
Civic Park "Option 1" Improvements	439,839.71	-	-	439,839.71	
	<u>660,516.71</u>	<u>-</u>	<u>220,677.00</u>	<u>439,839.71</u>	
08-4930-97 Contingency	15,347.00	-	-	15,347.00	
<i>Total Construction</i>	<u>15,347.00</u>	<u>-</u>	<u>-</u>	<u>15,347.00</u>	
08-9840-96 Transfer to TAP Project Fund	110,000.00	-	66,000.11	43,999.89	
<i>Total Transfers</i>	<u>110,000.00</u>	<u>-</u>	<u>66,000.11</u>	<u>43,999.89</u>	
TOTAL EXPENDITURES	<u>959,916.71</u>	<u>45,000</u>	<u>413,963.89</u>	<u>545,952.82</u>	
TOTAL FINANCING SOURCES OVER EXPENDITURES	-	\$ -	-	-	

Notes:

29 Civic Park parking lot complete

Town of Granite Quarry, North Carolina
Capital Project Ordinance # 2023-03
Transportation Alternatives Program Project
Inception 2/13/2021

	Project Authorization	Encumbered	Total To Date	Projected by Completion (Variance)	Notes
<u>REVENUES</u>					
09-3450-36 Transportation Alternatives Program Funds	440,000		-	440,000	
<i>Total Revenues</i>	440,000		-	440,000	
<u>OTHER FINANCING SOURCES</u>					
09-3984-96 Transfer from Transformational Projects	110,000		74,795	35,205	
<i>Total Other Financing Sources</i>	110,000		74,795	35,205	
TOTAL REVENUES AND OTHER FINANCING SOURCES	550,000		74,795	475,205	
<u>EXPENDITURES</u>					
09-4511-18 Professional Services	75,000	66,001	8,795	66,205	
<i>Total Personnel</i>	75,000	66,001	8,795	66,205	
09-4511-58 Cap Outlay - Construction	452,500		-	452,500	
09-4511-97 Contingency	22,500		-	22,500	
<i>Total Construction</i>	475,000	-	-	475,000	
TOTAL EXPENDITURES	550,000	66,001	8,795	541,205	
TOTAL FINANCING SOURCES OVER EXPENDITURES	-	(66,001)	66,001	(66,001)	

Notes:

**Town of Granite Quarry, North Carolina
Capital Reserve Fund
Inception 7/1/2023**

	Amended Authorization	Total To Date
<u>FINANCING SOURCES</u>		
02-3981-96 Transfer from General Fund	76,000	76,000
<i>Total Other Financing Sources</i>	76,000	76,000
TOTAL REVENUES AND OTHER FINANCING SOURCES	76,000	76,000
 <u>EXPENDITURES</u>		
02-4190-54 Cap Outlay - Dump Truck	1,000	-
02-4260-58 Cap Outlay - Town Hall	-	-
02-4340-54 Cap Outlay - Fire Truck	75,000	-
<i>Total Capital Outlay</i>	76,000	-
TOTAL EXPENDITURES	76,000	-
<hr style="border: 0.5px solid black;"/>		
TOTAL FINANCING SOURCES OVER EXPENDITURES	-	76,000

Notes:

Unassigned Fund Balance:

**These amounts are estimates only and intended to give an indication of the fiscal health of Unassigned Fund Balance.*

Unassigned Fund Balance as of 7/01/24	3,425,822
Revenues to date	1,966,054
Expenses to date	<u>(1,682,816)</u>
Revenues over Expense to date	283,237
Less Encumbered	(253,632)
Less Restricted:	
Powell Bill	184,345
Reserved by State Statute	<u>(390,449)</u>
Total Restricted	(206,104)
Less Committed:	
Transformational Project CPO	<u>(505,565)</u>
Total Committed	(505,565)
Unassigned Fund Balance at Month End	\$ 2,743,759

Interest on Investments by Month FY 2024-2025

Acct#	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Interest YTD	Invested Balance
Money Market Accounts:														
XX9011	27	29	25	27	-	-	-	-	-	-	-	-	109	53,951.72
XX1186	32	34	29	32	-	-	-	-	-	-	-	-	127	63,222.98
	59	63	54	60	-	-	-	-	-	-	-	-	236	\$ 117,174.70
NC Capital Management Trust:														
XX4319	14,039	13,777	15,428	15,074	-	-	-	-	-	-	-	-	58,318	3,673,775.42
	14,039	13,777	15,428	15,074	-	-	-	-	-	-	-	-	58,318	\$ 3,673,775.42
Totals													\$ 58,554	\$ 3,790,950

Total Invested Balance		\$ 3,790,950
Cash Balance at Month End	\$ 318,543	
Minus Outstanding Transactions at Month End	\$ (20,667)	
Total Reconciled Cash Balance	\$ 297,877	
Total Available Funds	\$ 4,088,827	

Town of Granite Quarry
Town Manager's Report
October 2024



- Special thanks to everyone who has participated and donated to Western North Carolina. The PD has had such an overwhelming response, and several loads of supplies have helped those in need.
- Assistant Public Works Director job was posted, and interviews conducted.
- The FD has wrapped up its yearly physicals for the firefighters.
- The FD finished up Fire Prevention Week at GQES and local churches. Many have been well informed about fire safety over the last month.
- The Civic Park Parking lot was completed thanks to a great job by Carolina Site Works just in time for Granite Fest.
- Granite Fest was a HUGE success! Debbie planned a great event and a tremendous number of volunteers making sure that everything went as planned. Thanks to all the staff and the Town Council that supported the event.
- We have received the PARTF contract to be executed at tonight's meeting. The land survey is underway, and we plan to put a design RFQ out by the 18th of November.
- E571 has been appraised and insurance payment has been received where it was hit by a deer. Just awaiting parts and installation by the body shop.
- Staff were made aware of some flooding in the basement of the Legion building. Colton and crews worked to clean and mitigate any further issues with mold or mildew. It does not appear that anything was damaged.
- The application period for Police Chief ended on October 25th. We did have qualified applicants and are working with Centralina to get the assessments completed. We hope to have an announcement by the December Town Council meeting.
- The RMA meeting was held, and attendees had good conversations around project goals for each municipality and communicating those goals to our state elected officials as we ask them for help in funding the projects. We will discuss these priority projects at the meeting this evening.
- The Power in Partnership breakfast was enjoyable as always, we had a guest speaker from Red Rock Investments, who is developing a project at the northern

end of the county. He spoke of his passion, faith and how special Rowan County is and how far we have come from a growth perspective. It was also discussed that all the municipalities contribute to the Legislative PIP to be held early 2025. As you may know last year, GQ sponsored the whole event. This year the Chamber sees a larger event venue and it is estimated that each municipality would contribute around \$300.00 which we have in the budget. I will update Council as that number is confirmed and the details have been finalized. (Consensus)

- I have been working on Hazard Mitigation Actions to go into the Iredell-Rowan plan. In the items that we listed for GQ as action items consist of strengthening our fire department with manpower and the medium rescue capabilities, a streamlined communication approach between town admin and public safety, and the downtown master plan studies that we are working on with utilities to start the process of underground to help eliminate major issues in the event of wind or flood type events. Kudos to the Town Council and staff for working hard on these items and showing that we are investing in making Granite Quarry a better, safer, more efficient town.
- I was asked to sit in on panel interviews for the next Director for Salisbury-Rowan Utilities, it is always nice to see how others handle their hiring processes. We should expect an exciting announcement in the next few days as to who will take that role. As you may know this position was vacated in July by Jim Behmer. As a client community, it is important to have a great working relationship with SRU.
- We have been approached by Marcel Wrenn (lives beside the Faith Rd. property owned by the Town). He has an infestation of army worms and has asked if the town would allow his sheep to graze on the grass on our property with a temporary fence while his grass is treated. He would not see this to be a long-term deal. We have vetted this through our attorney. (Consensus)
- Staff has been working on street sign designs; after working with our design company, we have come back to the attached design with makes the words “Granite Quarry” significantly larger. If the Town Council show chooses, we will start the order process and present the budget amendment for \$11,000 at the December Town Council meeting.
- In closing, thank you to everyone who contributed to our dear friend and colleague, Officer David Earnhardt (Dave-I). The community support has been phenomenal. Dave-I was a kind soul with an extreme love for Public Service that can never be replicated. From his battle with Pneumonia to his short battle with Cancer, the community has been behind our Police Department and all staff for any needs, and we greatly appreciate it. A special thanks to our mutual aid departments for Police and Fire for standing watch for us while we mourned our friend and celebrated his life with one another and his family. It truly exemplifies our core values. #GQSOLID

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 5

Summary:

Staff will present the materials for the potential GQDO text amendment that will

- Add provisions for:
 - 1) a new “Interstate Highway 85 Commercial (C-85) District” and
 - 2) reduced front street setback standard for industrial parks in the “Industrial (IND) District” as appearing in the attached Article 8.
- And update Article 8, Tables 8.1, Article 11, Article 15, and Article 17.

Attachments:

- Draft Ordinance ZTA 2024-11-12-2
- Draft Article 8
- Draft Tables 8.1

Action Requested:

Motion to adopt Ordinance ZTA 2024-11-12-2 directing the clerk to investigate a petition for annexation.

C-85 Zoning Text Amendment

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 AMENDING
THE “GRANITE QUARRY DEVELOPMENT ORDINANCE”
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA

Ordinance Number ZTA-2024-11-12-2

WHEREAS, on June 30, 2023, the Town Council’s newly adopted Granite Quarry Development Ordinance, also known as the GQDO, became fully effective; and,

WHEREAS, the amendment of the GQDO to periodically review and update district standards & specifications, refine uses listed within a given district, and deliberate on the needs of the Town; and

WHEREAS, the initiative of the Town staff and the subsequent review by and recommendations of the Planning Board are both consistent with the adopted *Town Plan 2040* by continuing to meet the adopted goals of *Town Plan 2040* emphasizing *Goal 1: Maintain Small-Town Character*, and *Goal 4: Foster Managed Growth* while striving to create a balanced economic environment for the Town; then,

THEREFORE, BE IT ORDAINED by the Town Council that the Granite Quarry Development Ordinance be amended as follows:

PART 1. Article 8, *Districts* is hereby repealed and replaced in its entirety to add provisions for 1) a new “Interstate Highway 85 Commercial (C-85) District” and 2) reduced front street setback standard for industrial parks in the “Industrial (IND) District” as appearing in the attached Article 8.

PART 2. Article 8, *Table 8.1 Table of Uses*, Sections 1-3 are hereby repealed and replaced in its entirety to add provisions for a new “Interstate Highway 85 Commercial (C-85) District”.

PART 3. Article 11, *Landscape Requirements* is hereby amended to add “C-85” to all applicability of the existing “C-52” provisions of the *GQDO*.

PART 4. Article 15, Special Events and Temporary Structures is hereby amended to add “C-85” to all applicability of the existing “C-52” provisions of the *GQDO*.

PART 5. Article 17, Sign Regulations is hereby amended to add “C-85” to all applicability of the existing “C-52” provisions of the *GQDO*.

PART 6. Additional references appearing in Table of Contents for Each Article, Article 3, Definitions, and any other provisions of the *GQDO* are hereby revised to reflect these new replacement provisions where the *Planning, Zoning & Subdivision Administrator* determines conflict or inconsistency to exist as a result of these amendments to the *GQDO*.

PART 7. This Ordinance shall become effective immediately upon adoption.

ADOPTED on this the 12th day of November 2024.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk

ARTICLE 8

DISTRICTS *(amended 12 November 2024)*

8.1 Purpose

In order to provide for the orderly development of Granite Quarry, preserve existing development patterns that contribute to the character and sense of place of the community, and to allow for creativity in the planning for future development, the Town hereby establishes districts and their associated standards and specifications.

8.2 Districts Created

The following Primary General-Use Districts are created. This listing is in order of intensity of development listed within the district, from least intense to most intense:

- (1.) Agriculture (AG)
- (2.) Single-Family Residential (SFR-1)
- (3.) Single-Family Residential (SFR-2)
- (4.) Single-Family Residential (SFR-3)
- (5.) Residential Main Street Transition (RMST)
- (6.) Main Street (MS)
- (7.) Civic (CIV)
- (8.) Mixed Use (MU-1)
- (9.) Mixed Use (MU-2)
- (10.) US Highway 52 Commercial District (C-52)
- (11.) Interstate Highway 85 Commercial District (C-85)**
- (12.) Vehicle Service and Repair (VSR)
- (13.) Industrial (IND)

In addition to the Primary General-Use Districts above, the following Overlay Districts are created to provide for more creativity in the development of land and/or to protect unique environmental features of the Town.

- (14.) Traditional Neighborhood Development Overlay (TNDO)
- (15.) Scenic Corridor Overlay (SCO)
- (16.) Heavy Industry Overlay (HIO)
- (17.) Mini Farm Overlay (MFO)
- (18.) Manufactured Home Overlay (MHO)

8.3 Description of Each District Purpose and Intent *(amended 14 November 2024 w/C-85)*

The purpose and intent of districts created by this Ordinance are described as follows:

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Granite Quarry's traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Granite Quarry and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Granite Quarry prior to the effective date of these regulations.

The Residential Main Street Transition District (RMST) provides for the completion of residential neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Granite Quarry's Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.

The Main Street District (MS) provides for new development, revitalization, reuse, and infill development in Granite Quarry's core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

The Mixed-Use Districts (MU-1 and MU-2) are established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Granite Quarry residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to uses in adjacent neighborhood districts.

The US Highway 52 Commercial District (C-52) is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 52 corridor. Development standards in the C-52 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-52 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

The Interstate Highway 85 Commercial District (C-85) is established to provide opportunities for compatible, resilient and sustainable development along the Interstate Highway 85 corridor. Development standards in the C-85 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-85 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, entertainment and offices. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and it's interconnecting network

of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed-use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

The Traditional Neighborhood Development Overlay District (TNDO) provides an alternative opportunity applicable only upon request for a Zoning Map Amendment for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

The Scenic Corridor Overlay District (SCO) is established to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the Town. The pastoral scenes and undeveloped property along the entrance roads and gateways contribute significantly to Granite Quarry's community character and sense of place. The Scenic Corridor Overlay District provides development options for the owners of the property abutting the entrance roads and gateways. The goal of this district is to protect the scenic value of the corridors through a mix of incentives and development standards. These standards will preserve the suburban character of the Town by maintaining the sense of a suburban corridor in an urban environment; provide an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and promote a safe transportation corridor for motorists, bicyclists, and pedestrians.

The Heavy Industry Overlay District (HIO) is established to protect all environments from the negative impacts of certain activities and types of development. It is the intent

of this district to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including wholesale, distribution, storage, processing, manufacturing and production. However, it is required that industries in this district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations.

The Mini Farm Overlay District (MFO) permits buildings to be grouped on a site, parcel, or property in order to optimize the use of land and resources for both residential and agricultural purposes. By clustering development at a density no greater than one unit per developed acre, projects developed in accordance with these standards can obtain density bonuses while preserving unique natural features for agricultural use. The Mini Farm Overlay District mandates the dedication of both agricultural land and open space with density bonuses provided as an incentive for adhering to the standards. It is the intent of this district to be used for new development in undeveloped outlying areas of the Town and its extraterritorial jurisdiction. Allowed building/lot type is Detached House.

The Manufactured Home Overlay District (MHO) is established to protect the standard of living and neighborhood conditions. Established standards that will enable the use of innovative manufactured homes with a higher aesthetic standard will invigorate these communities. Non-conforming manufactured home parks that have not received approval for continuation would be amortized over a period of time to allow the owner/operator to meet reasonable financial payback expectations in accordance with accepted practices in North Carolina. Existing parks could be limited to less fundamental standards and specifications, while new parks are required to meet a higher standard. These parks may be ideally suited for alternative designs such as Tiny House, Park Model and other styles of housing where installation standards are considered temporary. The overlay could be expanded to apply to permanent installations of innovative manufactured housing in subdivisions or parks in accordance with G.S. 160D-909.

(This space left blank intentionally.)

8.4 District Development Standards and Permitted Uses Listed for Each District

Development standards are established for each of the following Primary General-Use Districts to promote the orderly development of the Town of Granite Quarry. The uses listed for each district, are as specified in Table 8.1, Sections 1-3 appearing at the end of this Article for each of the three categories of use listings as follows:

- 1) Listed Use - Where a use is listed in a given district, the symbol “L” is entered in the corresponding district column for the specific use.
- 2) Use Listed with Additional Standards - Where a use requiring supplemental standards and specifications in accordance with Section 10.1 of this Ordinance is listed in a district, the symbol “A” is entered in the corresponding district column for the specific use along with the reference number for the applicable supplemental standard(s).
- 3) Special Use - Where a use is listed in a given district, upon satisfaction of the requirements established in Article 8, Section 10.2 of this Ordinance, the symbol “S” is entered in the corresponding district column for the specific use.

Where a use is not listed within a given Primary General-Use District, such use shall not be permitted.

8.4-1 Agriculture District (AG)

(A.) Intent. The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Granite Quarry’s identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House

(D.) Residential Density Limit, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3: 0.34 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building type listed in the Agriculture District.
- (2.) Lot lines are exempt from the provisions of Article 16, sub-section 16.2-3(D).
- (3.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Agriculture District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Street Setback
2.5 acres	144'	120'	4'	4'	70'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking & Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

(This space left blank intentionally.)

8.4-2 Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3)

(A.) Intent. The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Granite Quarry and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Granite Quarry prior to the effective date of these regulations.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House

(D.) Gross Residential Density Limit, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

- (1.) SFR-1: 1.00 unit/acre
- (2.) SFR-2: 2.00 units/acre
- (3.) SFR-3: 3.00 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, access, and lot arrangement shall be controlled by the lot and building type standards set forth in Article 9 for the lot and building types listed in the Single-Family Residential Districts.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Single-Family Residential Districts:

	SFR-1	SFR-2	SFR-3
LOT DIMENSIONS			
Minimum Lot Size (gross square feet)	34,900	17,450	11,600
Minimum Lot Width measured at Front Street Setback	133'	72'	60'
PRINCIPAL STRUCTURES			
Minimum Front Street Setback measured from Street Right-of-way	42'	33'	20'
Minimum Rear Yard Setback	16'	9'	8'
Minimum Side Yard Setback	16'	9'	8'
Minimum Corner Lot Side Street Setback measured from Street Right- of-way	24'	21'	17'
ACCESSORY STRUCTURES			
Minimum Front Street Setback measured from Street Right-of-way	82'	73'	60'
Minimum Rear Yard Setback	5'	5'	5'
Minimum Side Yard Setback	5'	5'	5'
Minimum Corner Lot Side Street Setback measured from Street Right- of-way	25.5'	22.5''	18.5'
MINIMUM REQUIRED PARKING, WHETHER ENCLOSED OR NOT			
Minimum Front Street Setback measured from Street Right-of-way	45.5'	36.5'	23.5'
Minimum Corner Lot Side Street Setback measured from Street Right- of-way	25.5'	22.5'	18.5'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking & Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-3 Residential Main Street Transition District (RMST)

(A.) Intent. The Residential Main Street Transition District (RMST) provides for the completion of residential neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-Family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Granite Quarry's Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Detached House, Attached House, and Multi-Family Building

(D.) Gross Residential Density Limits, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

- (1.) Single-Family Detached: 7 units/acre
- (2.) Single-Family Attached: 16 units/acre
- (3.) Multifamily: See 10.1-24 B.(2) for Multifamily limits

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Residential Main Street Transition District (RMST).
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Residential Main Street Transition District (RMST):

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Street Setback
5000 SF for all types except Single-family Attached Townhouse at 1600 SF	42' for all types except Single-family Attached Townhouse at 16'	12' to principle structure; 28' to accessory structures including minimum off-street parking spaces (see Article 9, Sub-section 9.2-2(A) and Article 12, Section 12.3)	4'	4' for all types except interior lot lines of Single-family Attached Townhouse at 0'	8' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking & Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-4 Main Street District (MS)

(A.) Intent. The Main Street District (MS) provides for new development, revitalization, reuse, and infill development in Granite Quarry's core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building

(D.) Residential Density Limit, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3: 24 units/acre

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Main Street District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Main Street District:

Minimum Lot Size	Minimum Lot Width	Build-to-Line from any street	Minimum Rear Yard Setback	Minimum Side Yard Setback
0 SF	0'	9'-3" or 14'-3" off back-of-curb at street-side edge-of-sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this computation. Under no conditions shall a building be permitted within the public right-of-way.	8'	0'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking & Landscaping. Parking shall comply with requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

8.4-5 Civic District (CIV)

Intent: The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

(A.) Parking should not be the dominant visible element of the campuses developed for institutional uses.

(B.) Listed Uses:

(1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article

(2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1

(3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Urban Workplace, Detached House, Attached House, Multi-family, and Civic Building

(D.) Residential Density Limits, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

(1.) Single-Family Detached: 2 unit/acre

(2.) Single-Family Attached: 8 units/acre

(3.) Dormitory: Unlimited

(4.) Multifamily: See 10.1-24 B.(2) for Multifamily limits

(E.) General Standards & Specifications:

(1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Civic District.

(2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Civic District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Street Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Side Street Setback, Corner Lot
20,000 SF	96'	12'	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

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8.4-6 Mixed Use Districts (MU-1 and MU-2)

- (A.) Intent. The Mixed-Use Districts (MU-1 and MU-2) are established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Granite Quarry residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to uses in adjacent districts.
- (B.) A Development Agreement, established pursuant to Section 7.15 of this Ordinance, shall be required as part of all Mixed Use (MU-1 and MU-2) District applications and shall apply to all projects within the MU-1 and MU-2 Districts.
- (C.) Listed Uses:
- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
 - (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
 - (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2
- (D.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family
- (E.) Residential Density Limits, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:
- (1.) Single-Family Detached: 7 unit/acre
 - (2.) Single-Family Attached: 12 units/acre
 - (3.) Multifamily: 19 units/acre

(F.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Mixed-Use Districts.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Mixed-Use Districts:

Minimum Lot Size	Minimum Lot Width	Build-to-Line from “Main Street” type streets and intersecting streets (see Sect. 13.6-1)	Build-to-Line from street(s) other than the “Main Street” type street	Minimum Rear Yard Setback	Minimum Side Yard Setback
6,000 SF for all types except Single-family Attached Townhouse at 1600 SF	120’ on US Hwy 52 0’ on a “Main Street” type street, or 24’ on all other streets for all types except Single-family Attached Townhouse at 16’	14’-3” or 9’-3” off back-of-curb at street-side edge-of-sidewalk (exclusive of curb bump-outs) per Section 13.6-1 of this Ordinance, or the average alignment of existing buildings within the same block and same side of the street, provided that buildings with greater than six (6) feet of deviation shall not be considered in this computation. Under no conditions shall a building be permitted within the public right-of-way.	Maximum of 24’ from r/w or as required by buffering standards and/or building type whichever is greater	12’ or as required by buffering standards and/or building type whichever is greater	0’ or as required by buffering standards and/or building type whichever is greater unless specified by development agreement(s) for all types except interior lot lines of Single-family Attached Townhouse at 0’

(G.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(H.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.4-7 US Highway 52 Commercial District (C-52)

(A.) Intent: The US Highway 52 Commercial District (C-52) is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 52 corridor. Development standards in the C-52 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-52 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, Shop-front, and Civic Building

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the US Highway 52 Commercial District (C-52).
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the US Highway 52 Commercial District (C-52):

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from r/w of US Hwy 52	Minimum Street Setback from r/w of any street other than US Hwy 52	Minimum Rear Yard Setback	Minimum Side Yard Setback
7,200 SF	120' on Primary/State Highways, or 40' on all other streets	24'	16' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	0' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and the Highway. However, parking shall not be in the required setback between a building and the Highway. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

(H.) When a building is in between a secondary street and the Highway, that building shall front the secondary street.

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8.4-8 Interstate Highway 85 Commercial District (C-85) (amended 12 November 2024)

(A.) Intent: The Interstate Highway 85 Commercial District (C-85) is established to provide opportunities for compatible, resilient and sustainable development along the Interstate Highway 85 corridor. Development standards in the C-85 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-85 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, entertainment and offices. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial, Urban Workplace, Shop-front, and Civic Building

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Interstate Highway 85 Commercial (C-85) District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Interstate Highway 85 Commercial (C-85) District:

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from r/w of Interstate Hwy 85	Minimum Street Setback from r/w of any street other than Interstate Hwy 85	Minimum Rear Yard Setback	Minimum Side Yard Setback
7,200 SF	120' on Primary/State Highways, or 40' on all other streets	24'	16' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	10' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and the Highway. However, parking shall not be in the required setback between a building and the Highway. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

(H.) When a building is in between a secondary street and the Highway, that building shall front the secondary street.

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8.4-9 Vehicle Service and Repair District (VSR)

(A.) Intent: The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and it's interconnecting network of streets outside the core area as shown in the adopted Town Plan. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Type: Highway Commercial

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Vehicle Service and Repair District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Vehicle Service and Repair District:

Minimum Lot Size	Minimum Lot Width	Minimum Street Setback from US Hwy 52 r/w	Build-to-Line from r/w of any street other than US Hwy 52	Minimum Rear Yard Setback	Minimum Side Yard Setback
12,000 SF	120' on any Primary/State Highway, or 80' on any other street	24'	24' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater	12' or as required by buffering standards and/or building type whichever is greater

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 2.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and Main Street. However, parking shall not be in the required setback between a building and Main Street. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11. See Image 8.4-2 below.

(H.) When a building is in between a secondary street and the Highway, that building shall front the secondary street.

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8.4-10 Industrial District (IND)

(A.) Intent: The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

(B.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(C.) Listed Building and Lot Types: Highway Commercial

(D.) Residential Density Limit: 0

(E.) General Standards & Specifications *(amended 12 November 2024)*:

- (1.) Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Industrial District.
- (2.) In addition to the requirements established by the lot type standards and building type standards, the following dimensional standards shall apply in the Industrial District:

Lot Size	Lot Width	Minimum Street Setback from Major or Minor Thoroughfare	Minimum Street Setback from Local Streets (non-thoroughfare)	Rear Yard Setback	Side Yard Setback
32,400 SF	180'	80'	24'	16'	16'

(F.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21.

(G.) Parking, Landscaping and Buffers. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.5 Overlay Districts

The following Overlay Districts supersede the underlying primary general use zoning districts where additional listed uses and/or requirements and/or standards and/or conditions are established by the Overlay District. All other provisions of the Primary General-Use District shall apply where no superseding provisions of the Overlay Districts are established.

Development standards are established for each of the following Overlay Districts to promote the orderly development of the Town of Granite Quarry. The uses listed for each district, are as specified in Table 8.1, Sections 1-3 appearing at the end of this Article for each of the three categories of use listings as follows:

- 1) Listed Use - Where a use is listed in a given district, the symbol “L” is entered in the corresponding district column for the specific use.
- 2) Use Listed with Additional Standards - Where a use requiring supplemental standards and specifications in accordance with Section 10.1 of this Ordinance is listed in a district, the symbol “A” is entered in the corresponding district column for the specific use along with the reference number for the applicable supplemental standard(s).
- 3) Special Use - Where a use is listed in a given district, upon satisfaction of the requirements established in Section 10.2 of this Ordinance, the symbol “S” is entered in the corresponding district column for the specific use.

Where a use is not listed within a given Overlay District or underlying Primary General-Use District, such use shall not be permitted.

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8.5-1 Traditional Neighborhood Development Overlay (TNDO)

(A.) Intent: The Traditional Neighborhood Development Overlay District (TNDO) provides an alternative opportunity applicable only upon request for a Zoning Map Amendment for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TNDO districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

(B.) A Development Agreement, established pursuant to Section 7.15 of this Ordinance, shall be required as part of all Traditional Neighborhood Development Overlay (TNDO) District applications and apply to all projects within the TNDO District. Application for a TNDO District shall serve as consent per G.S. 160D-702(b) to the standards & specifications applicable to TNDO District development.

(C.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(D.) Listed Building and Lot Types: Urban Workplace, Shop-front Commercial, Multi-family Building, Detached House, Attached House and Civic Building

(E.) Residential Density Limits, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

- (1.) Single-Family Detached: 7 units/acre
- (2.) Single-Family Attached: 12 units/acre
- (3.) Multifamily: See 10.1-24 B.(2) for Multifamily limits

(F.) General Standards & Specifications:

- (1.) Building placement, parking placement, building type, urban form, access,

and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Traditional Neighborhood Development Overlay District and by the standards set forth in section 8.5-1.(F) below.

- (2.) Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.
 - (a.) New buildings which adhere to the scale, massing, volume, spacing, and setback of existing buildings along fronting streets exhibit demonstrable compatibility.
 - (b.) New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume.
- (3.) On new streets, allowable building and lot types will establish the development pattern.
- (4.) A master site development plan in compliance with Traditional Neighborhood Development standards of this Ordinance Section 8.5-1 shall be provided with both the application for a Zoning Map Amendment and the Zoning Compliance Permit Submittal for a TNDO. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans, a master sign program, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate both the internal pedestrian environment and conditions at project edges.
- (5.) A grading plan shall be provided for review and approval in accordance with the procedures of Article 7 of this Ordinance to demonstrate both positive drainage characteristics and smooth grade transitions to avoid abrupt “v” ditches, swales and other disruptions to the landscape, particularly between dwellings. The use of either crawl-space and/or stem-wall construction techniques, or professional landscape design is required to meeting this characteristic of site development.
- (6.) Minimum Development Size: 10 acres
- (7.) Maximum Development Size: none.

(G.) TND Design Standards & Specifications:

- (1.) Neighborhood Form:
 - (a.) The descriptions of Traditional Neighborhood Building and Lot types in Article 9 will determine the general arrangement and distribution of

elements in a TND.

- (b.) The area of the TND shall be divided into blocks, streets, lots, and open space. Grading of blocks shall not produce abrupt “v” ditches, swales and other disruptions to the landscape between dwellings on either individual lots or the same lot.
- (c.) Similar land uses shall generally front across each street. Dissimilar categories shall generally abut at rear lot lines. Corner lots which front on streets of dissimilar use shall generally observe the setback established on each fronting street.

(2.) Streets, Alleys and Blocks:

- (a.) Public streets shall provide access to all tracts and lots.
- (b.) Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development.
- (c.) Cul-de-sacs shall not exceed 250 feet in length, must be accessed from a street providing internal or external connectivity, shall be permanently terminated by a vehicular turnaround, and are permitted only where topography makes a street connection impracticable. In most instances, a “close” or “eyebrow” is preferred to a cul-de-sac.
- (d.) Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided.
- (e.) Pedestrian connections should be provided as extensions of terminating streets where not precluded by topography or other physical constraints.
- (f.) The average perimeter of all blocks within the TND shall not exceed 2,400 feet. No block face shall have a length greater than 750 feet without a dedicated alley or pathway providing through access.
- (g.) A continuous network of rear alleys is recommended for all lots in a TND; however, rear alleys shall provide vehicular access to all lots 49 feet or less in width.
- (h.) Utilities may run along alleys provided that a permanent access and utility easement is recorded for the full length of alley being used for utilities or public services such as garbage collection.
- (i.) TND streets shall be organized according to a hierarchy based on function, size, capacity, and design speed; streets and rights-of-way are therefore expected to differ in dimension. The proposed hierarchy of streets shall be indicated on the submitted site plan. Each street type in a TND shall be separately detailed. Street types shall meet or exceed the minimum requirements of the Town of Granite Quarry Standards and Specifications Manual Standard 1.01. Alley and/or Lane Street types shall have a

minimum 16'-0" total width of hard surface(s) and meet the minimum pavement section standard for streets per Town of Granite Quarry Standards and Specifications Manual Standard 1.01. Required elements that are combined to meet the purposes of TND neighborhood streets:

1. building placement line,
2. optional utility allocation,
3. 5'-0" to 14'-0" sidewalk widths,
4. planting strip for sidewalks less than 9'-0" in width,
5. street trees on all streets,
6. curb and gutter,
7. optional parallel parking per Town of Granite Quarry Standards and Specifications Manual Standard 2.02 , and
8. travel lane(s) not exceeding 11'-0" in width unless excess width is marked for either shared or dedicated bicycle lanes.

Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use by *Special Use Permit* per Article 7 of this Ordinance.

- (j.) To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods to achieve this interruption include:
 - (i.) A street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic (see Town of Granite Quarry Standards and Specifications Manual) and terminate vistas with a significant feature (building, park, natural feature);
 - (ii.) a street can be terminated with a public monument, specifically designed building facade, or a gateway to the ensuing space;
 - (iii.) perceived street length can be reduced by a noticeable street curve where the outside edge of the curve is bounded by a building or other vertical element that hug the curve and deflect the view; and
 - (iv.) other traffic calming configurations are acceptable so long as emergency access is adequately provided.

(3.) Buildings and Lots:

- (a.) All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.
- (b.) No minimum lot size, width, or setback dimensions are required. Lot configurations and setback criteria shall be as denoted on the approved Major Site Development Plan approved for the project, provided all design criteria of Section 8.5-1, and applicable provisions of Article 9 are met.

- (c.) Consistent build-to lines shall be established along all streets and public space frontages; build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.
- (d.) Building and lot types shall comply with the descriptions provided in Article 9.
- (e.) Large-scale, single use facilities (conference spaces, theaters, athletic facilities, etc.) shall generally occur behind or above smaller scale uses of pedestrian orientation. Such facilities may exceed maximum first floor area standards if so sited.
- (4.) Open Space: The provision and design of open space shall comply with the requirements set forth in Article 21.
- (5.) Driveways, Parking, Landscaping and Buffers: Driveways to individual lots shall be separated a minimum of 47 linear feet, measured at the right-of-way along streets, within the TNDO. Parking shall comply with the requirements set forth in Article 12. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11.

8.5-2 Scenic Corridor Overlay (SCO)

(A.) Intent. The Scenic Corridor Overlay District (SCO) is established to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the Town. The pastoral scenes and undeveloped property along the entrance roads and gateways contribute significantly to Granite Quarry's community character and sense of place. The Scenic Corridor Overlay District provides development options for the owners of the property abutting the entrance roads and gateways. The goal of this district is to protect the scenic value of the corridors through a mix of incentives and development standards. These standards will preserve the suburban character of the Town by maintaining the sense of a suburban corridor in an urban environment; provide an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and promote a safe transportation corridor for motorists, bicyclists, and pedestrians.

(B.) Types. Three (3) types of scenic corridors are hereby created:

- (1.) Suburban Scenic Corridor – A corridor along which development is limited, consisting largely of fields, pastures, and scattered residential uses. The suburban scenic corridor evokes a sense of traveling through an undeveloped area, with pastoral scenes and a sense of being removed from the urban environment.

- (2.) Gateway Scenic Corridor - A corridor that serves as an entrance way to a place that is unique and different from other communities in the area. The gateway corridor provides a sense of arrival to a place that is special and different from the typical places. The gateway scenic corridor may be more developed than the suburban scenic corridor, but the character of the development is such that those using the corridor are aware they are in a special place.
- (3.) Bypass Scenic Corridor - A corridor providing for buffering of the Bypass to protect the traffic carrying capacity of the road and to provide for a pleasant experience for motorists using the bypass. The bypass scenic corridor requires an undeveloped setback from the bypass, promoting that the bypass through Granite Quarry is unique and portrays the character of the community while enhancing the safety of motorists using the road.

(C.) General Standards & Specifications:

- (1.) Development Pattern. Building placement, parking placement, building type, urban form, access, and lot arrangement shall be controlled by the lot and building type standards (Article 9) for the lot and building types listed in the Scenic Corridor Overlay District.
- (2.) Activities Listed in the Scenic Corridor. In order to preserve the aesthetic quality of the scenic corridors, uses and activities within the designated scenic corridors shall be limited to the following:
 - (a.) The scenic corridor easement may be used for passive recreation, agricultural uses, and equestrian uses. No other use shall be listed within the scenic corridor easement.
 - (b.) No building construction, parking, land disturbing activity, signs, tree removal, lighting (other than street lighting provided by the Town of Granite Quarry and driveway or private road lighting provided that said lighting is provided by full cutoff fixtures), or other development activity shall occur within the scenic corridor easement except as follows:
 - (i.) A bikeway, greenway, and/or other pedestrian/bicycle facility may be located within the scenic corridor easement.
 - (ii.) Underground utilities and easements for underground utilities may be located within the scenic easement, provided that no above ground transmission or other equipment is located within the scenic easement.
 - (iii.) Buildings used primarily for agricultural and/or equestrian related activities may be built in the scenic corridor easement upon approval by the Town Council as a Special Use. Parking shall be located behind the building, shall not be located within the scenic easement,

and shall be buffered from the scenic corridor. The Town Council shall consider the following items in making the decision to allow aforesaid buildings in the scenic easement:

1. The building's visual impact on the scenic corridor;
2. The building's size;
3. The compatibility of the building's architecture with community character and the purposes of the scenic corridor overlay district.

(3.) Scenic Corridor Dimensions. The designated scenic corridors shall meet the following dimensional standards:

- (a.) The width of the scenic easement within the Suburban Scenic Corridor shall be 10% of the lot depth but no more than 100 feet from the edge of the public right-of-way. The *Planning, Zoning & Subdivision Administrator* may require an additional scenic depth of up to 50 feet in order to preserve structures and/or vegetation deemed to be significant.
- (b.) The width of the scenic easement within the Gateway Scenic Corridor shall be 10% of the lot depth but no more than 50 feet from the edge of the highway right-of-way. The *Planning, Zoning & Subdivision Administrator* may require an additional depth of up to 25 feet in order to preserve structures and/or vegetation deemed to be significant.
- (c.) The width of the scenic easement within the Bypass Scenic Corridor shall be 10% of the lot depth but no more than 75 feet from the edge of the public right-of-way. The *Planning, Zoning & Subdivision Administrator* may require an additional depth of up to 25 feet in order to preserve structures and/or vegetation deemed to be significant.

(4.) Scenic Corridor Provisions. The following provisions shall govern development within a designated scenic corridor:

- (a.) The area within the scenic easement may be dedicated to the Town as a conservation easement, provided it meets the standards for such an easement as established by applicable state and federal standards.
- (b.) Development density shall be calculated for the entire property, including the area within the scenic easement, with the exception that development density bonuses of up to 50 percent are given for the portion of the property within the scenic easement. In the event that the property owner provides a scenic easement wider than required by this ordinance, the density bonus may be increased up to 75% for the area located within the scenic easement.

For example, the Jones family own a 10-acre property zoned Single-Family Residential (SFR). Two (2) acres of the property are within the Scenic Corridor Overlay. The density is calculated as follows:

Base density @ 3 units/acre x 10 acres = 30 units
50% density bonus for 2 acres in scenic corridor easement
50% of (2 acres x 3 units/acre) = 3-unit bonus
Total Density = 33units

If the Jones' provide an easement wider than required, then they would receive a 75% density bonus for the area within the easement:

Base density @ 3units/acre x 10 acres = 30 units
75% density bonus for 2 acres with wider easement
75% of (2 acres x 3 units/acre) = 4.5-unit bonus
Total Density = 35 units

- (c.) Development may be clustered on the portion of the property located outside the scenic easement.
- (5.) Curb Cuts. There shall be a minimum separation of 500' between curb cuts in the suburban scenic corridors. This separation requirement may be waived by the *Planning, Zoning & Subdivision Administrator* if the width of the property frontage would preclude a second curb cut meeting this spacing requirement.
- (6.) Lot Standards & Specifications. The lot type standards and building type standard listed in the underlying district, as set forth in section 8.4 and further described in Article 9, shall apply in the Scenic Corridor Overlay District.
- (D.) Open Space. The provision and design of open space shall comply with the requirements set forth in Article 21. Land within the scenic easement may count for up to 100% of the minimum open space required by Article 21 of this Ordinance.
- (E.) Parking & Landscaping. Parking shall comply with the requirements set forth in Article 12. Landscaping shall comply with the requirements set forth in Article 11.

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8.5-3 Heavy Industry Overlay (HIO)

(A.) Intent. The Heavy Industry Overlay (HIO) District is established in accordance with *NCGS Reference: 130A-293 Local ordinances prohibiting hazardous waste facilities* to protect all environments from the negative impacts of certain activities and types of development. It is the intent of this district to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including wholesale, distribution, storage, processing, manufacturing and production. However, it is required that industries in this district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations. It is further intended that this section will;

- (1.) provide standards that will promote that such development will be designed, arranged and constructed to protect the reservoirs and the lands of the Town of Granite Quarry;
- (2.) provide standards that will promote that such development will have a minimum impact on the public schools within the Town's jurisdiction and public health safety, and welfare; and
- (3.) through the zoning map amendment process; provide for careful consideration in the location of such uses that, because of their inherent nature, extent, and external effects, require special care in control of their design and methods of operation in order to promote protection of the public safety and welfare.

(B.) Property shall be within an Industrial (IND) Zoning District to be eligible for consideration for the Heavy Industry Overlay (HIO) District.

(C.) Exempt Uses. For the purpose of this section, the following uses are exempt from the provisions of this section:

- (1.) Medical Clinics having no-certificate-of need for in-patient care;
- (2.) Medical Facilities having no-certificate-of need for in-patient care;
- (3.) Doctor's Offices;
- (4.) Dental Offices;
- (5.) Outpatient Facilities having no certificate-of-need for in-patient care; and
- (6.) Healthcare Facilities having no certificate-of-need for in-patient care.

(D.) Special Use Permits for All Hazardous Industries Required.

(E.) Minimum Lot Dimensions. The minimum lot size shall be of sufficient size to facilitate a hazardous industry facility which meets all requirements of this section, the Granite Quarry Technical Standards & Specifications Manual, and all buffer requirements for new development.

(F.) Minimum Building/Parking Lot/Storage Area Setbacks. The minimum building/parking/storage area setbacks shall be as follows:

- (1.) From any arterial or collector street right-of-way – 500 feet
- (2.) From any local street right-of-way – 500 feet
- (3.) From an interior lot line adjacent to a non-residential zoning district –250 feet
- (4.) From an interior lot line adjacent to a school or day care facility –500 feet
- (5.) From an interior lot line adjacent to a residential zoning district – 500 feet

(G.) Building Height Requirements.

- (1.) The maximum building height for a structure adjacent to a residential or commercial zoning district shall be no greater than 40 feet.
- (2.) The maximum building height for a structure adjacent to an industrial zoning district – no height restrictions.

(H.) Listed Uses:

- (1.) Uses listed by right: See Table of Uses (Table 8.1) of this Article
- (2.) Uses listed with additional standards: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.1
- (3.) Uses listed with conditions: See Table of Uses (Table 8.1) of this Article and Article 10, Section 10.2

(I.) Use Requirements.

- (1.) Any such hazardous industry facility shall be located consistent with the Future Land Use Patterns as set out in the adopted “Town Plan 2040” as may be amended from time to time.
- (2.) Any such hazardous industry facility shall be located on an arterial highway as defined in the Granite Quarry Technical Standards & Specifications Manual.
- (3.) Any such hazardous industry facility shall be serviced by a public water and wastewater system.
- (4.) Any such hazardous industry facility shall be enclosed with a security fence of adequate height and structure that would reasonable prohibit access to the

site by the general public. All security gates and/or gate houses shall be set back a minimum of 50 feet from the public right-of-way line.

- (5.) All structures housing the storage of bulk liquid and/or hazardous or toxic materials shall be set back from any property line a minimum of 550 feet.
- (6.) There shall be no industry created noise in excess of 50 decibels as measured at the property line and no objectionable noise due to extreme frequency, beat frequency, intermittence or shrillness.
- (7.) There shall be no industry created ground vibration measurable at any lot line of an industrial unit.
- (8.) There shall be no industry created air pollution including:
 - (a.) No noxious odors; no noxious, toxic or corrosive gases or fumes.
 - (b.) No smoke of a density in excess of #1 on the Ringelmann Chart. In cases of smoke other than black in color, and approved density scale equivalent to the Ringelmann Chart shall be used.
 - (c.) No dust or other particulate matter emitted in excess of 0.85 pounds per 1,000 pounds of gases adjusted to 12% carbon dioxide.
 - (d.) There shall be no surface or subsurface discharge or disposal of any wastes, either liquid or in any form without prior approval of the Town Council.
 - (e.) There shall be no unusual fire or explosion hazards. Based on the National Board of fire insurance rates which classifies industrial units as Class I, Class II, and Class III, the following shall apply:
 - (i.) No special controls on a manufacturing unit determined to be Class I other than under [iii] below.
 - (ii.) Class II and Class III manufacturing units shall be contained in a building designed and constructed in accordance with its class and according to provisions of the building code published by the Building Officials and Code Administrators, International [BOCA], 1313 East 60th Street, Chicago, Illinois, 60637.
 - (iii.) Machinery or equipment shall be treated as necessary to eliminate hazards.
 - (iv.) Uses which are customarily incidental and accessory to the principal use shall be listed including, but not limited to: dwelling quarters for watchmen and caretakers employed on the premises, recreation areas and facilities for persons employed by industries within the same district's boundaries, restaurants, warehouses and commercial uses that are listed in the US Highway 52 Commercial District ("C-52").
 - (f.) Businesses that produce, store or use hazardous materials, as defined by the Environmental Protection Agency's (EPA) Hazardous Substances or Prior Pollutants lists shall be allowed only when the items listed in Section 10.2-16

are met.

(g.) Miscellaneous Prohibitions:

- (i.) Any interference with any other process, equipment, appliance or devices and any mechanical, electrical or other equipment which could create such interference shall have all necessary shielding or other protection.
- (ii.) In any industrial unit or accessory all operations and storage, other than for passenger vehicles of visitors and employees, trucks and over the road vehicles, shall be within an entirely enclosed building or structure. Exemption: Outside storage of bulk or large raw materials which are fireproof if enclosed by a security fence with provisions for visual inspection and where screened from public view in its entirety from adjacent properties and public streets/roadways.

(J.) Conformance with *Granite Quarry Technical Standards & Specifications Manual*. All development shall comply with the requirements of the *Granite Quarry Technical Standards & Specifications Manual*.

(K.) Operations and Closure Plans Required. An emergency operations plan shall be developed and be on file at the Town of Granite Quarry and Rowan County Emergency Management Offices.

(1.) An operations plan shall be submitted to include:

- (a.) The date of commencement of operations and their expected duration;
- (b.) Proposed hours and days of operation;
- (c.) A complete description of operation, including source of materials, method of compaction, type of sealing proposed to be used, types and number of equipment to be used;
- (d.) Any phasing schedule of operations and relationship among phases;
- (e.) Operating practices to be followed to promote compliance with regulations of this ordinance, and;
- (f.) Complete assessment by the Granite Quarry Fire Department in conjunction with local emergency management agencies that all necessary equipment, training, and personnel are available at the emergency response level to adequately handle all emergency scenarios.

(2.) A closure plan shall be prepared and submitted in accordance with United States Environmental Protection Agency (USEPA) guidelines as part of the application for a zoning map amendment to establish the HIO district.

(L.) Hazardous Chemical Notification and Inventory Reporting. EPCRA Section 311-312 applies to any facility at which a hazardous chemical, as defined by the Occupational Safety and Health Act, is present in an amount exceeding a specified

threshold. These facilities must submit -- to the SERC, LEPC, and local fire department -- material safety data sheets (MSDSs) or lists of MSDSs and hazardous chemical inventory forms (also known as Tier I and II forms). This information helps the local government respond in the event of a spill or release of the chemical.

(M.) Emergency Notification and Agriculture. EPCRA requires businesses that store threshold amounts of chemicals that are subject to OSHA's Hazardous Communication Standard to submit information -- including facility point of contact and the Material Safety Data Sheets (or a list of those chemicals) -- to state and local authorities in order to facilitate emergency planning and response. Annual reporting to state and local authorities is required for all covered facilities that have those chemicals in amounts above threshold. Hazardous chemicals used in routine agricultural operations and fertilizers held for resale by retailers is excluded.

(N.) Toxic Chemical Release Inventory Reporting. EPCRA Section 313 requires manufacturing facilities included in SIC codes 20 through 39 to submit an annual toxic chemical release report if they have 10 or more employees and if they manufacture, process, or use specified chemicals in amounts greater than threshold quantities. This report, commonly known as Form R, covers releases and transfers of toxic chemicals to various facilities and environmental media, and allows EPA to compile the national Toxic Release Inventory (TRI) database.

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8.5-4 Mini Farm Overlay (MFO)

- (A.) Intent. The Mini Farm Overlay District (MFO) permits buildings to be grouped on a site, parcel, or property in order to optimize the use of land and resources for both residential and agricultural purposes. By clustering development at a density no greater than 1.15 unit per developed acre, projects developed in accordance with these standards can obtain density bonuses while preserving unique natural features for agricultural use. The Mini Farm Overlay District mandates the dedication of both agricultural land and open space with density bonuses provided as an incentive for adhering to the standards. It is the intent of this district to be used for new development in undeveloped outlying areas of the Town. Allowed building/lot type is Detached House.
- (B.) Applicability. The provisions set forth below may be applied, upon designation of the property as a Mini Farm Overlay District, to properties with a minimum size of 66 acres in the Agricultural zoning district. The provisions of this section shall not be applicable in platted and recorded residential subdivisions.
- (C.) Listed Uses: See underlying Primary General-Use District for Listed Uses.
- (D.) Listed Building and Lot Type: Detached House
- (E.) Development standards. The following development standards shall apply to developments approved in accordance with the provisions of this section:
- (1.) Maximum density shall be one dwelling per 0.34 acre of the Tract(s) within the MFO district, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3.
 - (2.) There shall be a minimum separation of 12 feet between all enclosed structures.
 - (3.) Parking shall comply with the requirements set forth in Article 12.
- (F.) Agricultural and Open Space. Not less than 67% of the site shall be conveyed as Common Agricultural and Open Space. The provision and design of agricultural and open space shall comply with the requirements set forth below.
- (1.) Common agricultural and open space provided by a development shall be conveyed as follows:
 - (a.) To the Town of Granite Quarry and accepted by it for park, open space, agricultural, or other specified use or uses, provided that the conveyance is approved by the Town Council; or
 - (b.) To a nonprofit organization whose principal purpose is the conservation

of open space, to a corporation or trust owned or to be owned by the owners of lots or dwelling units within the development, or to owners of shares within a cooperative development. If such a corporation or trust is used, ownership shall pass with the conveyances of the lots or dwelling units. Such corporation or trust shall maintain the property in use for agricultural purposes and/or as open space.

(2.) Where the common agricultural and open space in a development is conveyed pursuant to subparagraph 1.b above, a deed restriction enforceable by the Town of Granite Quarry shall be recorded that provides that the common agricultural and open space shall:

- (a.) be maintained in the authorized conditions(s); and
- (b.) not be developed for principal uses, accessory uses (e.g., parking), or roadways, with the exception that gazebos, tool sheds, barns, shelters, or similar accessory uses and structures may be constructed within the agricultural and common open space upon approval of the *Planning, Zoning and Subdivision Administrator*.

(G.) General Standards & Specifications.

(1.) The following shall apply in the Mini Farm Overlay District:

Minimum Lot Size	Minimum Lot Width	Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback	Minimum Corner Lot Side Yard Setback
50,000 S.F.	120'	80'	16'	16'	50'

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8.5-5 Manufactured Home Overlay (MHO)

(A.) Intent. The Manufactured Home Overlay District (MHO) is established to protect the standard of living and neighborhood conditions. Established standards that will enable the use of innovative manufactured homes with a higher aesthetic standard will invigorate these communities. Non-conforming manufactured home parks that have not received approval for continuation would be amortized over a period of time to allow the owner/operator to meet reasonable financial payback expectations in accordance with accepted practices in North Carolina. Existing parks could be limited to less fundamental standards and specifications, while new parks are required to meet a higher standard. These parks may be ideally suited for alternative designs such as Tiny House, Park Model and other styles of housing where installation standards are considered temporary. The overlay could be expanded to apply to permanent installations of innovative manufactured housing in subdivisions or parks in accordance with G.S. 160D-910.

(B.) Applicability. The provisions set forth below may be applied, upon designation of the property as a Manufactured Home Overlay District, to properties with a minimum size of five (5) acres in either the Single-family Residential (SFR-3) district, or the Mixed Use (MU) district.

(C.) Listed Uses:

- (1.) Uses listed by right
See Table of Uses (Table 8.1)
- (2.) Uses listed with additional standards
See Table of Uses (Table 8.1)
- (3.) Uses listed with conditions
See Table of Uses (Table 8.1)

(D.) Listed Building and Lot Type: Detached House

(E.) Development standards. The following development standards shall apply to developments approved in accordance with the provisions of this section:

- (1.) Compliance with the provisions of Section 10.2-10 of this Ordinance.
- (2.) Maximum density shall be three (3) dwellings per gross acre of the Tract(s) within the MH district.
- (3.) There shall be a minimum separation of 24 feet between all enclosed structures.

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
ABC Store (liquor sales)	5921						L			L	L	L			
Accessory Dwelling Unit		A (10.1-3)	A (10.1-3)		A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Adult Establishment/Uses															S (10.2-3)
Bookstore, Adult															S (10.2-3)
Cabaret, Adult															S (10.2-3)
Massage Parlor															S (10.2-3)
Motel, Adult															S (10.2-3)
Movie, Adult - Rental, Sales															S (10.2-3)
Retail, Adult Products															S (10.2-3)
Motion Picture Theater, Adult															S (10.2-3)
Agricultural Based Business Facilities		S (10.2-4)													A(10.1-37)
Agricultural Production (Crops only)		L	L					L						L	L
Agricultural Production (Crops & Livestock)		L													
Agricultural Production (Within Buildings)		L												L	L
Alteration, Clothing Repair						L	L		L	L	L				
Ambulance, Fire, Rescue Station		L						L	L	L	L	L		L	
Amusement/Water Parks, Fairgrounds	7996										S (10.2-5)	S (10.2-5)			
Antique Store	5932					L	L			L	L	L			
Apparel Sales (Clothing, Shoes, Accessories)	5600					L	L			L	L	L			
Appliance Repair, Refrigerator or Large	7623									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Appliance Store	5722									A(10.1-37)	A(10.1-37)	A(10.1-37)			
Arts and Crafts Store						L	L			L	L	L			
Asphalt Plant	2951														S(10.2-6 & 16)
Athletic Fields		L	L		L	L		L		L					
Auditorium, Coliseum or Stadium							L	L		L					
Auto Supply Sales	5531									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)		
Automobile Dealers	5571										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Automobile Rental or Leasing	7510									L	L	L	L		
Automobile Repair Services (Major)											A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Automobile Repair Services (Minor)											A (10.1-4)	A (10.1-4)	A (10.1-4)		
Automobile Towing and Storage Services	7549												A (10.1-5)	A (10.1-5)	
Bakery	5461					L	L		L	L	L	L		A(10.1-37)	
Bank, Savings and Loan, or Credit Union	6000					A (10.1-6)	A (10.1-6)			A (10.1-6)	A (10.1-6)	A (10.1-6)			
Barber Shop	7241					L	L		L	L	L	L			
Bar (with/without Beverage Production Accessory Use)	5813					L	L			L	L	L			
Batting Cage, Indoor										L	L	L			
Batting Cages, Outdoor	7999									A (10.1-7)	A (10.1-7)	A (10.1-7)			
Beauty Shop	7431					L	L		L	L	L	L			
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")	7011	A (10.1-8)			A (10.1-8)	A (10.1-8)	A (10.1-8)			A (10.1-8)					
Bicycle Assembly (Bike Shop)	3751					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Billiard Parlors	7999					L	L			L	L	L			
Bingo Games	7999					L	L			L	L	L			
Boat Repair	3730										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	

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Boat Sales	5551										L	L	A(10.1-37)		
Bookstore	5942					L	L	L	L	L	L	L			
Bowling Lanes (bowling alley)	7933					L	L			L	L	L			
Building Supply Sales	5211										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Bulk Mail and Packaging	4212						L			L	L	L		A(10.1-37)	
Bus Terminal	4100					L	L	L		L	L	L			
Camera Store	5946					L	L			L	L	L			
Camp Ground (Recreational Vehicle Park)		A (10.1-39)													
Candy Store	5441					L	L			L	L	L			
Car Wash	7542									A (10.1-9)	A (10.1-9)	A (10.1-9)	A (10.1-9)	A (10.1-9)	
Casino for Games of Chance (RESERVED)															
Cellular Communications Facilities (See "Wireless")															
Cemetery or Mausoleum		A (10.1-10)						A(10.1-10)							
Clothing, Shoe and Accessory Store	5600					L	L			L	L	L			
Club or Lodge	8640					A (10.1-12)	A (10.1-12)	A (10.1-12)		A (10.1-12)	A (10.1-12)	A (10.1-12)			
Coin Operated Amusement	7993						L			L	L	L			
College or University	8220							L							
Communication or Broadcasting Facility,w/o Tower	4800					L	L	L		L	L	L		L	
Computer Sales and Service						L	L			L	L	L			
Convenience Store (with gasoline pumps)	5411									L	L	L		L	
Convenience Store (without gasoline pumps)	5411					L	L			L	L	L		L	
Correctional Institution (RESERVED)	9223														
Country Club with or without Golf Course	7997	A (10.1-13)				A (10.1-13)		A (10.1-13)	A (10.1-13)	A (10.1-13)	A (10.1-13)	A (10.1-13)			
Crematorium														L	
Dance School	7911					L	L	L	L	L	L	L			
Day Care Center for Children or Adults (6 or more)	8322	A (10.1-14)				A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)			A (10.1-14)	
Day Care Center, Home Occupation for less than 6 children		A (10.1-15)				A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)			A (10.1-15)	
Department, Variety or General Merchandise Store	5300					L	L			L	L	L			
Dormitories								A (10.1-16)							
Drive Through Window as Accessory Use						A (10.1-17)	A (10.1-17)	A (10.1-17)		A (10.1-17)	A (10.1-17)	A (10.1-17)			
Drugstore/Pharmacy, without Drive Through Window	5912					L	L			L	L	L			
Dwelling(s) (see Residential Dwellings)															
Electronic Gaming Operation															S (10.2-15)
Equestrian Facility	7999	S (10.2-7)				S (10.2-7)					S (10.2-7)				
Equipment Rental & Leasing (no outside storage)	7350					L	L			L	L	L	L	L	
Equipment Rental (w/fenced outside storage)	7350									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Equipment Repair, Heavy	7690										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Event and Wedding Venue		L				L	L	L	L	L					
Fabric or Piece Goods Store	5949					L	L			L	L				
Family Care Facility (Family Care Home)		L	L		L	L	L	L	L	L	L				
Farmers Market		L					L	L	L	L					
Fences & Walls (see 2.13)		L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)
Fire, Ambulance, Rescue Station		L						L				L		L	
Firearms and Ammunition Sales, (incl. Custom Gunsmith)											L	L		L	
Floor Covering, Drapery, and/or Upholstery Sales	5710						L			A(10.1-37)	A(10.1-37)	A(10.1-37)			

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Florist	5992	L				L	L		L	L	L	L		A(10.1-37)	
Fortune Tellers, Astrologers RESERVED	7999														
Fuel Oil Sales and Distribution for "Home" or other Delivery	5980														S(10.2-11&16)
Funeral Home without Crematorium	7261						L			L	L				
Furniture Framing	2426						L			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Furniture Repair Shop	7641									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Furniture Sales	5712					L	L			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Game Room, Video Game Room, Coin Operated	7993						S (10.2-15)			S (10.2-15)	S (10.2-15)	S (10.2-15)			
Garden Center or Retail Nursery	5261									A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Gift or Card Shop	5947					L	L	L	L	L	L	L			
Golf Course (See Country Club with Golf Course)	7992	A (10.1-13)				A (10.1-13)		A (10.1-13)		A (10.1-13)	A (10.1-13)				
Golf Course, Miniature	7999									L	L	L			
Golf Driving Range	7999	A (10.1-19)				A (10.1-19)		A (10.1-19)		A (10.1-19)	A (10.1-19)	A (10.1-19)			
Grocery Store	5400					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Group Care Facility		S (10.2-8)	S (10.2-8)	S(10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)			
Hardware Store	5251					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)															S(10.2-16)
Hobby Shop	5945					L	L			L	L	L			
Home Furnishings Sales	5719					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)			A (10.1-21)	
Hospital	8062							L							
Hotel or Motel	7011					L	L			L	L	L			
Jewelry Store	5944					L	L			L	L	L			
Junked Motor Vehicle Storage as Accessory Use		A (10.1-22)									A (10.1-22)	A (10.1-22)	A (10.1-22)	A (10.1-22)	
Junkyards, Salvage Yards, Used Auto Parts	5015														S(10.2-9 & 16)
Kennels or Pet Grooming w/Outdoor Pens or Runs		A (10.1-23)									A (10.1-23)	A (10.1-23)		A (10.1-23)	
Kennels or Pet Grooming, No Outdoor Pens or Runs		L				L	L			L	L	L		L	
Laboratory, Medical or Dental	8071														S(10.2-16)
Landfill, Demolition Debris, Minor and Major RESERVED															
Landscape Services with Outside Storage	780	L									A(10.1-37)				
Laundromat, Coin-Operated	7215						L			L	L	L			
Laundry or Dry Cleaning	7211					L	L	L	L	L	L	L			
Library	8231					L	L	L							
Lighting Sales and Service						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Manufactured Home/Dwelling Sales	5271									L					
Manufacturing & Industry (see Table 8.1, sect. 2)															
Marijuana and/or Cannabis Operation		S(10.2-4)									S(10.2-17)				S(10.2-17)
Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)															
Market Showroom (Furniture, Apparel etc.)						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Martial Arts Instructional Schools	7999					L	L	L	L	L	L	L		L	
Medical, Dental or Related Office	8000					L	L	L	L	L	L	L			
Metal Coating and Engraving	3470														S(10.2-16)
Metal Processing	3350														S(10.2-16)

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Migrant Labor Housing															
Motion Picture and/or Television Production	7810					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Motorcycle Sales (new & used), Parts and Service	5571										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Moving and Storage Service	4214									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Museum or Art Gallery	8412					L	L	L	L	L	L	L			
Musical Instrument Sales	5736					L	L		L	L	L	L			
Newsstand	5994					L	L	L	L	L	L	L			
Nursing Home, Assisted Living	8050	A (10.1-25)				A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)				
Office Machine Sales	5999					L	L			L	L	L		A(10.1-37)	
Office Uses															
Accounting, Auditing or Bookkeeping Services	8721					L	L		L	L	L	L			
Administrative or Management Services	8740					L	L		L	L	L	L			
Advertising Agency	7310					L	L		L	L	L	L			
Architect, Engineer or Surveyor's Office	8710					L	L		L	L	L	L			
Dental, Medical or Related Office	8000					L	L	L	L	L	L	L			
Employment Agency, Personnel Agency	7360					L	L	L	L	L	L	L			
Finance or Loan Office	6100					L	L		L	L	L	L			
General Contractors Office w/ Fenced Outside Storage														L	
General Contractors Offices without Outside Storage											L	L	L		
Government Office	9000	L				L	L	L	L	L	L	L			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)		A (10.1-21)	
Insurance Agency (w/on-site claims inspections)	6300					L	L			L	L	L			
Insurance Agency (without on-site claims inspections)	6411					L	L		L	L	L	L			
Law Office	8111					L	L	L	L	L					
Medical, Dental or Related Office	8000					L	L	L	L	L	L	L			
Office Uses Not Otherwise Classified						L	L			L	L	L		L	
Real Estate Office	6500					L	L		L	L	L	L			
Service Contractors Offices w/Fenced Outside Storage														A(10.1-37)	
Service Contractors Offices without Outside Storage											L	L	L		
Stock, Security or Commodity Broker	6200					L	L		L	L	L	L			
Temporary Real Estate Office (see Article 15)															
Travel Agency	4720					L	L		L	L	L	L			
Optical Goods Sales	5995					L	L	L		L	L	L			
Outside Storage Uses Not Otherwise Classified														A(10.1-37)	
Paint and Wallpaper Sales	5231					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Parks and Recreation Facilities, Public	7990	A (10.1-26)	A (10.1-26)	A(10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)			
Parking Lots or Structures						L	L	L		L	L	L		L	
Pawnshop or Used Merchandise Store	5932										A (10.1-35)				
Pest or Termite Control Services	7342										A(10.1-37)			A(10.1-37)	
Pet Store	5999					L	L			L	L	L			
Petroleum Products Storage and/or Transfer															S (10.2-11&16)
Pharmacy/Drugstore	5912					L	L			L	L	L			
Photofinishing Laboratory	7384						L			L					S(10.2-16)
Photography, Commercial	7335					L	L			L	L	L			

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Photography Studio	7221					L	L	L	L	L	L	L			
Physical Fitness Center, Health Club	7991					L	L	L	L	L	L	L			
Police Station						L	L	L			L	L			
Portable Storage Unit (POD) (as Temporary Use - see Article 15)															
Post Office								L							
Printing and Publishing Operation	2700					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Printing, Photocopying and Duplicating Services	7334					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Raceway (Go-cart, Motorcycle, &/or Automobile)	7999										A (10.1-20)	A (10.1-20)			
Recorded Media Sales (Record/Compact Disc/Tape)	5735					L	L			L	L	L			
Recreational Vehicle and/or Campground Park		A (10.1-39)													
Recreational Vehicle Sales (new and used)	5561										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	8661					A (10.1-11)	L	A (10.1-11)							
Residential Uses (Dwellings)															
Dwelling, Accessory Unit		A (10.1-3)	A (10.1-3)	A(10.1-3)	A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Dwelling, Attached House (incl. term "Townhouse")					L	L	L	L	L	L					
Dwelling, Manufactured Home (see sub-sections 22.5-2 & 10.1-36 for replacement units)				A(10.1-36)											
Dwelling Park, Manufactured Home (see sub-sections 2.20 & 22.5-1)				S(10.2-10)											
Dwelling, Multifamily 8 Units or Less					A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Multifamily (apartments or condominiums)						A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L	L	L	L	L	L	L	L					
Temporary Family Health Care Structure (per G.S. 160D-915(a)(5))		L	L	L	L	L	L	L	L	L					
Tourist/temporary Residence (see section 2.23)															
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812					L	L		L	L	L	L			
Retail Sales Not Otherwise Listed						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Retreat Center		L				L	L	L							
Satellite Dish As Accessory Use		L	L	L	L	L	L	L	L	L	L	L	L	L	L
Sewage Treatment Plant	4952													S (10.2-12)	
School, Elementary or Secondary	8211							A (10.1-28)							
Service Contractors Offices with Fenced Outside Storage														A(10.1-37)	
Service Contractors Offices without Outside Storage										L	L	L			
Service Station (Automobile Repair Services, Minor)	5541					A (10.1-4)				A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Service Station (Automobile Repair Services, Major)	5541										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Shelter for the Homeless RESERVED															
Shoe Repair or Shoeshine Shop	7251					L	L			L	L	L			
Shooting Range, Indoor	7999									S (10.2-13)	S (10.2-13)	S (10.2-13)			
Shooting Range, Outdoor RESERVED															
Shopping Center										A(10.1-37)	A(10.1-37)	A(10.1-37)			
Sign (Accessory Use as permitted by Article 17)		L	L	L	L	L	L	L	L	L	L	L	L	L	L

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Sign fabricating	7312						A(10.1-37)			A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	
Skating Rink	7999										L	L			
Solid Waste Disposal (non-hazardous)	4953													A(10.1-37)	
Special Events not listed (see Article 15)															
Sporting Goods Store	5941					L	L			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Sports and Recreation Clubs, Indoor	7997					L	L	L	L	L	L	L			
Stationery Store	5943					L	L			L	L	L			
Storage, Self w/interior access to individual units		L				L			L	L	L	L	L	L	
Storage, Self w/interior access to individual units		L									L	L	L	L	
Storage, Self w/outdoor storage for vehicles, etc.		A (10.1-37)				A (10.1-37)			A (10.1-37)	A (10.1-37)	A (10.1-37)		A (10.1-37)	L	
Swim and Tennis Club	7998	A (10.1-29)	A (10.1-29)		A (10.1-29)	A (10.1-29)		A (10.1-29)	A (10.1-29)	A (10.1-29)	A (10.1-29)	A (10.1-29)			
Swimming Pool As Accessory Use		L	L	L	L	L		L	L	L					
Tattoo and/or Body Piercings Studio							L				L	L			
Taxidermist	7699									L	L	L		L	
Television, Radio or Electronics Sales & Repair						L	L			L	L	L	L	A(10.1-37)	
Temporary Construction Storage and/or Office		A (10.1-30)	A (10.1-30)	A(10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)
Temporary Uses not listed (see Article 15)															
Theater (indoor)	7832					L	L	L		L	L	L			
Tire Recapping	7534														S(10.2-16)
Tire Sales, Motor Vehicle	5531										A (10.1-4)	A (10.1-4)	A (10.1-4)	A(10.1-37)	
Towers, Telecommunications and/or Broadcast							S (10.2-14)			S (10.2-14)	S (10.2-14)	S (10.2-14)		S (10.2-14)	
Truck and Utility Trailer Rental and Leasing										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Trucking Centers, Truck Stop &/or Freight Terminal	4213													A(10.1-37)	
Utility Equipment and Storage Yards														A(10.1-37)	
Utility Metering Station		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Utility Pumping Station		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Utility Substation		A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Vending Machine - Outdoor (with or without advertising)		L				L	L	L		L	L	L	L	L	L
Veterinary Service, Large Animal	741	L									L				
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs		L				L	L			L	L	L		L	
Veterinary Service w/Outdoor Kennels and/or Runs		A (10.1-31)									A (10.1-31)			A (10.1-31)	
Video Media Rental and Sales	7841					L	L			L	L	L			
Vocational, Business or Secretarial School	8240					L	L	L	L	L	L				
Warehouse (general storage, enclosed, no outdoor storage)	4220						L			L	L	L		L	
Warehouse (Self-storage with outdoor storage)	4225									A(10.1-37)	A(10.1-37)			A(10.1-37)	
Water Treatment Plant														A(10.1-37)	
Wedding and Events Venue		L				L	L	L	L	L					
Wholesale Trade (see section 3 of this table)															
Wireless Facility, Micro		A (10.1-32)	A (10.1-32)	A(10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)
Wireless (telecommunication) Facilities, Concealed		A (10.1-33)	A (10.1-33)	A(10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)
Wireless (telecommunication) Facilities, Collocated		A (10.1-34)	A (10.1-34)	A(10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)
Wireless Support Structure (telecommunication tower)							S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)		S (10.2-14)	
Yard Sale (no more than 3 per year)		(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 2 - Manufacturing & Industry of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Light Industrial Uses															
Animal Feeds	2048	S (10.2-4)					L				S (10.2-4)	S (10.2-4)		A(10.1-37)	
Apparel and Finished Fabric Products	2300						L							A(10.1-37)	
Assembly of components manufactured off-site, Final							L			L				A(10.1-37)	
Audio, Video and Communications Equipment	3600						L			L				A(10.1-37)	
Bakery Products	2050					L	L				L	L		A(10.1-37)	
Beverage Products and/or Bottling		S (10.2-4)					L							A(10.1-37)	
Bicycle Parts and Accessories	3751						L						A(10.1-37)	A(10.1-37)	
Brooms and Brushes	3991						L							A(10.1-37)	
Computer and Office Equipment	3570						L			L				A(10.1-37)	
Data Center, includes Cryptocurrency Mining Facilities														A(10.1-37)	
Electrical Equipment	3600													A(10.1-37)	
Furniture and Fixtures	2500						L							A(10.1-37)	
Glass Products from Purchased Glass	3231						L							A(10.1-37)	
Household Appliances	3630													A(10.1-37)	
Leather Products (not including tanning)	3100	S (10.2-4)					L							A(10.1-37)	
Lighting and Wiring Equipment	3640						L							A(10.1-37)	
Manufactured Housing and Wood Buildings	2450													A(10.1-37)	
Medical, Dental and Surgical Equipment	3840									L				A(10.1-37)	
Photographic Equipment and Supplies										L				A(10.1-37)	
Pottery and Related Products	3260	L					L							A(10.1-37)	
Sign manufacture							L						A(10.1-37)	A(10.1-37)	
Sporting Goods and Toys	3940						L							A(10.1-37)	
Textile Products (no dyeing and finishing)	2200						L							A(10.1-37)	
Heavy Industrial Uses															
Ammunition, Small Arms	3482													A(10.1-37)	
Asbestos, Abrasive and Related Products	3290														S(10.2-16)
Batteries	3691														S(10.2-16)
Chemicals, Paints and Allied Products	2800														S(10.2-16)
Concrete, Cut Stone and Clay Products	3200													A(10.1-37)	
Dairy Products	2020	S (10.2-4)												A(10.1-37)	
Fabricated Metal Products	3400												A(10.1-37)	A(10.1-37)	
Floor Coverings (including carpet)														A(10.1-37)	
Foundries Producing Iron & Steel Products/Materials													A(10.1-37)		S(10.2-16)
Hazardous Industry															S(10.2-16)
Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)															S(10.2-16)
Heating Equipment and Plumbing Fixtures	3430													A(10.1-37)	
Industrial Equipment and Commercial Machinery	3500													A(10.1-37)	
Leather Products (including tanning)	3100														S(10.2-16)
Lumber, Millwork, Plywood and Veneer	2430													A(10.1-37)	
Meat-packing Plants															S(10.2-16)
Metal FastenerA (Screws, bolts, etc.)	3450												A(10.1-37)	A(10.1-37)	
Paperboard Containers and Boxes	2650													A(10.1-37)	
Pharmaceutical Products	2834														S(10.2-16)
Rubber and Plastics	3000														S(10.2-16)
Soaps and Cosmetics	2840														S(10.2-16)
Textile Products (with dyeing and finishing)	2260														S(10.2-16)
Energy and Resource Industries															
Drilling Operation Petroleum Natural Gas RESERVED															
Electrical Energy Production (all sources)															S(10.2-16)
Mining and/or extraction (incl. quarry) RESERVED															

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 3 - Wholesale Trade of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Wholesale with Outdoor Storage															
Flowers, Nursery Stock and Florist Supplies	5193	S (10.2-4)									A(10.1-37)	A(10.1-37)		A(10.1-37)	
Lumber and Other Construction Materials with fenced storage	5030										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Machinery, Equipment and Supplies	5080										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Machinery, Farm and Garden	5083										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Wholesale with Hazardous Materials															
Chemicals and Allied Products	5169														S(10.2-16)
Plastics Materials	5162										A(10.1-37)			A(10.1-37)	
Resins	5162														S(10.2-16)
Wholesale with Recycling, Other Activities															
Scrap & Waste Materials - Recycling collection & sorting Only	5093												A(10.1-37)		S(10.2-16)
Wholesale, Other															
Apparel	5130										L	L		A(10.1-37)	
Beer, Wine or Distilled Alcoholic Beverages	5180	S (10.2-4)				L					S (10.2-4)	S (10.2-4)		A(10.1-37)	
Books, Periodicals and Newspapers	5192							L			L	L		A(10.1-37)	
Durable Goods	5099													A(10.1-37)	
Electrical Goods	5060													A(10.1-37)	
Furniture and Home Furnishings	5020										L	L		A(10.1-37)	
Groceries and Related Products	5140										L	L		A(10.1-37)	
Hardware, Wholesale Dealer	5072									L	L	L	L	A(10.1-37)	
Lumber, Millwork and Veneer	5031										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Paper and Paper Products	5110										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Plumbing and Heating Equipment	5070										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Sporting and Recreational Goods and Supplies	5091										L	L		A(10.1-37)	
Wallpaper and Paint Brushes	5198										L	L		A(10.1-37)	

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 6

Summary:

Staff will present the materials for the Zoning Map Amendment for Circle K. The public hearing for the ZMA was held at the September 9, 2024 regular meeting but the Council deferred action on the ZMA until there was a chance for the C-85 materials to be presented and reviewed.

Attachments:

- Draft Ordinance ZMA 2024-11-12-1

Action Requested:

Motion to adopt Ordinance ZMA 2024-11-12-1 to amend the Granite Quarry Development Ordinance.

Circle K Zoning Map Amendment

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

Ordinance #ZMA-2024-11-12-1

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. Rowan Summit, LLC, the owner of property located at 115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 1.972 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 CBI (commercial/business/industry) Zoning District establishing a new zoning designation in accordance with G.S. 160D-604(a) of “Interstate Highway 85 Commercial (C-85) District” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the “Commercial” 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 commercial 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.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel ID 402C008 as shown in Attachments “A” and “B”, attached hereto shall be designated “Interstate Highway 85 Commercial (C-85) District” on the Official Zoning Map. Said parcels consisting of approximately 1.972 acres in total.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 13th day of November 2024.

Adopted this 12th day of November 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment “A”

Location Map from Rowan County GIS showing 115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008):



Attachment “B”

Description(s):

BEING all of Lot 1 containing 1.972 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 7951 Rowan County Registry and as further illustrated on that plat recorded in Book 9995, page 8891 Rowan County Registry.

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 7

Summary:

Staff will present the materials for the concurrent annexation and zoning map amendment for Texas Roadhouse & Multi-Tenant Outparcel.

Attachments:

- Annexation Memo
- Draft Annexation Ordinance # ANNEX 2024-11-12-1
- Draft Ordinance ZMA 2024-11-12-2

Action Requested:

Motion to adopt Ordinance ANNEX 2024-11-12-1 to annex Texas Roadhouse and a Multi-Tenant Outparcel as non-contiguous property.

AND

Motion to adopt Ordinance ZMA 2024-11-12-2 to amend the Official Zoning Map of the Granite Quarry Development Ordinance.

Texas Roadhouse & Multi-Tenant Outparcel

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: October 7, 2024

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

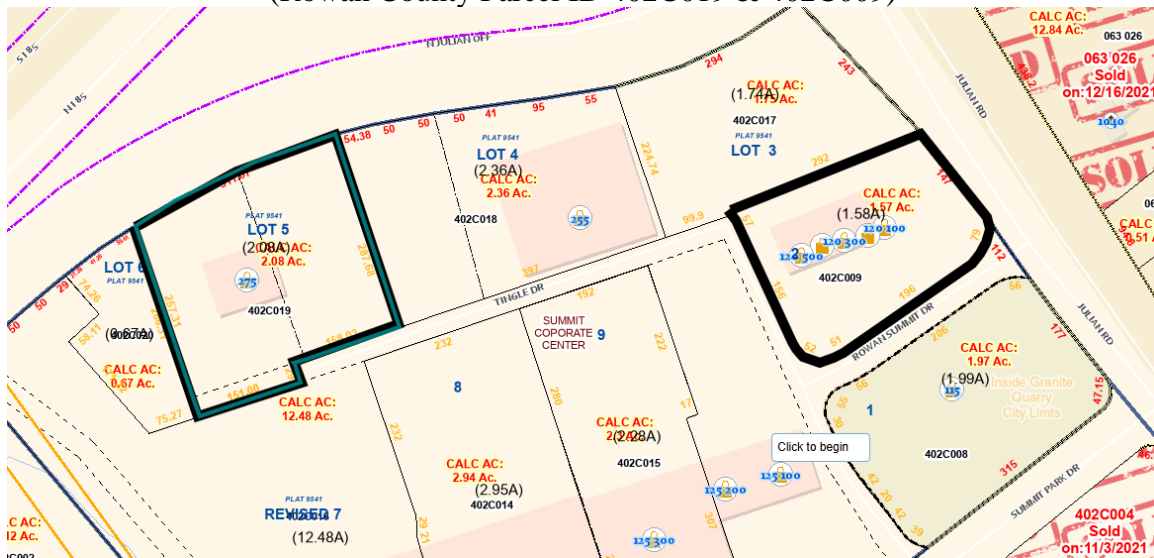
Re: Voluntary Annexation Petition for non-contiguous property of **Rowan Summit, LLC**, the owner of properties located at 275 Tingle Drive and 120 Rowan Summit Drive, Salisbury NC 28146

BACKGROUND

On August 12, 2024, Rowan Summit, LLC, the owner of property located at **275 Tingle Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C019) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 2.08 acres. *Site of Roadhouse restaurant.*

On September 23, 2024, Rowan Summit, LLC, the owner of property located at **120 Rowan Summit Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C009) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 1.57 acres. *Site of multi-tenants.*

Location map from Rowan County GIS: 275 Tingle Drive and 120 Rowan Summit Drive (Rowan County Parcel ID 402C019 & 402C009)



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 TAKEN AT THE October 14, 2024 MEETING INCLUDED:

- a. Direct (by Resolution #RES-2024-10-14-1) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Board
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #RES-2024-10-14-2) 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. Place an item on the October 28, 2024 Planning Board agenda to request their recommendation on the designation of the appropriate zoning district consistent with the designation upon the Future Land Use Map of the Town Plan 2040 of “Commercial”;
2. Advertise for a Public Legislative Hearing scheduled for November 12, 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 November 12, 2024 REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Legislative Public 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-2024-11-12-1 Extending the Corporate Limits (annexation) to include the subject properties.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-11-12-2 Amending the Official Zoning Map of the Grantie Quarry Development Ordinance (initial zoning) to reflect designations upon the subject properties.

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. File the annexation with the NCDOT in accordance with NCGS 136-136 and NCGS 136-153 due to the proximity to I-85;
5. 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;
6. 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;
7. 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 2024-11-12-1

WHEREAS, a Petition signed by Rowan Summit, LLC as owner of property located at **275 Tingle Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C019) was received by the Town of Granite Quarry on August 12, 2024. Said petition being for voluntary non-contiguous annexation of approximately 2.08 acres, as shown on the map exhibit and description appearing in Attachment “A” and Attachment “B” attached hereto, into the corporate limits; and,

WHEREAS, a Petition signed by Rowan Summit, LLC, the owner of property located at **120 Rowan Summit Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C009) was received by the Town of Granite Quarry on August 12, 2024. Said petition being for voluntary non-contiguous annexation of approximately 1.57 acres, as shown on the map exhibit and description appearing in Attachment “A” and Attachment “B” attached hereto, into the corporate limits; and,

WHEREAS, the owner Petitioned that said property 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 October 14, 2024; and,

WHEREAS, on October 14, 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 October 14, 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 12th day of November 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 20th day and 27th day of October, 2024, which initial 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 12th day of November 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 November 12, 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 12th day of November 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.

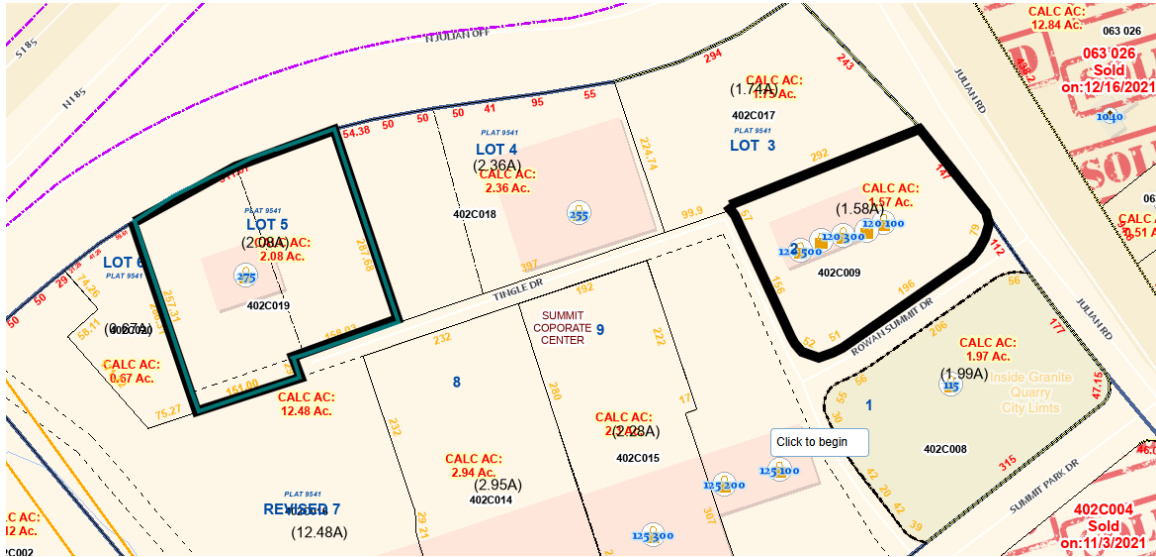
Adopted this 12th day of November 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment “A”

Location map from Rowan County GIS: 275 Tingle Drive and 120 Rowan Summit Drive (Rowan County Parcel ID 402C019 & 402C009)



Attachment “B”

Description(s):

Roadhouse parcel located at **275 Tingle Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C019)

Lying and being situate in Rowan County, North Carolina, and being more particularly described as follows:

BEING all of Lot 5 containing 2.089 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 9541 Rowan County Registry.

Multi-tenant parcel located at **120 Rowan Summit Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C009)

Lying and being situate in Rowan County, North Carolina, and being more particularly described as follows:

BEING all of Lot 2 containing 1.574 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 9541 Rowan County Registry.

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

Ordinance #ZMA-2024-11-12-2

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. Rowan Summit, LLC, the owner of property located at **275 Tingle Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C019) and **120 Rowan Summit Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C009) submitted petitions for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The properties consist of approximately 2.08 and 1.57 acres respectively.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject properties, from Rowan County CBI (commercial/business/industry) Zoning District establishing a new zoning designation in accordance with G.S. 160D-604(a) of “Interstate Highway 85 Commercial (C-85) District” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the “Commercial” 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 commercial 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.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel ID 402C019 and 402C009 as shown in Attachments “A” and “B”, attached hereto shall be designated “Interstate Highway 85 Commercial (C-85) District” on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 13th day of November 2024.

Adopted this 12th day of November 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment “A”

Location map from Rowan County GIS: 275 Tingle Drive and 120 Rowan Summit Drive
(Rowan County Parcel ID 402C019 & 402C009)



Attachment “B”

Description(s):

Roadhouse parcel located at 275 Tingle Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C019)

Lying and being situate in Rowan County, North Carolina, and being more particularly described as follows:

BEING all of Lot 5 containing 2.089 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 9541 Rowan County Registry.

Multi-tenant parcel located at 120 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C009)

Lying and being situate in Rowan County, North Carolina, and being more particularly described as follows:

BEING all of Lot 2 containing 1.574 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 9541 Rowan County Registry.

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 8

Summary:

Staff will present the materials for the concurrent annexation and zoning map amendment for Amrep.

Attachments:

- Annexation Memo
- Draft Annexation Ordinance # ANNEX 2024-11-12-2
- Draft Ordinance ZMA 2024-11-12-3

Action Requested:

Motion to adopt Ordinance ANNEX 2024-11-12-2 to annex Amrep as a non-contiguous property.

AND

Motion to adopt Ordinance ZMA 2024-11-12-3 to amend the Official Zoning Map of the Granite Quarry Development Ordinance.

Amrep

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: October 8, 2024

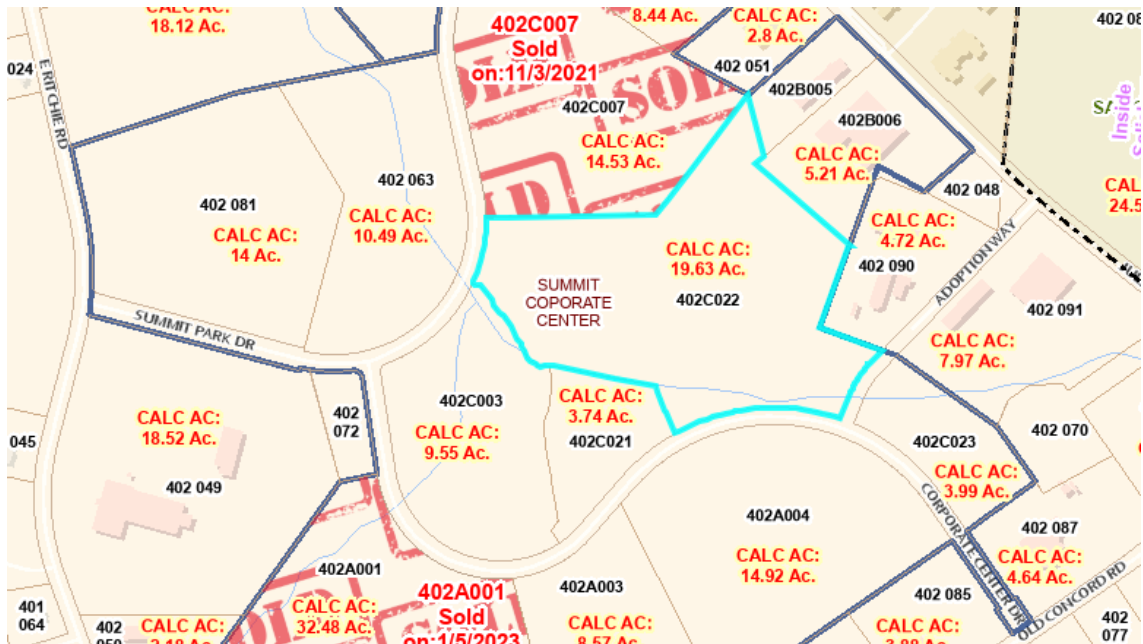
From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for non-contiguous property of **Beacon SCC, LLC**, the owner of property located at 125 Summit Park Drive, Salisbury NC 28146

BACKGROUND

On September 18, 2024, **Beacon SCC, LLC**, the owner of property located at 125 Summit Park Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C022) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 19.677 acres.

Location map from Rowan County GIS: 125 Summit Park Drive, Salisbury NC 28146
(Rowan County Parcel ID 402C022)



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 TAKEN AT THE October 14, 2024 MEETING INCLUDED:

- a. Direct (by Resolution #RES-2024-10-14-3) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Board
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #RES-2024-10-14-4) 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. Place an item on the October 28, 2024 Planning Board agenda to request their recommendation on the designation of the appropriate zoning district consistent with the designation upon the Future Land Use Map of the Town Plan 2040 of “Employment/ Manufacturing”;
- 2. Advertise for a Public Legislative Hearing scheduled for November 12, 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 November 12, 2024 REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Legislative Public 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-2024-11-12-2** Extending the Corporate Limits (annexation) to include the subject properties.
3. Consideration (adoption or rejection) of an **Ordinance #ZMA-2024-11-12-3** Amending the Official Zoning Map of the Grantie Quarry Development Ordinance (initial zoning) to reflect designations upon the subject properties.

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 2024-11-12-2

WHEREAS, a Petition signed by **Beacon SCC**, LLC as owner of property located at **125 Summit Park Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C022) was received by the Town of Granite Quarry on September 18, 2024. Said petition being for voluntary non-contiguous annexation of approximately 19.677 acres, as shown on the map exhibit and description appearing in Attachment “A” and Attachment “B” attached hereto, into the corporate limits; and,

WHEREAS, the owner Petitioned that said property 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 October 14, 2024; and,

WHEREAS, on October 14, 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 October 14, 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 12th day of November 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 20th day and 27th day of October, 2024, which initial 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 12th day of November 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 November 12, 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 12th day of November 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.

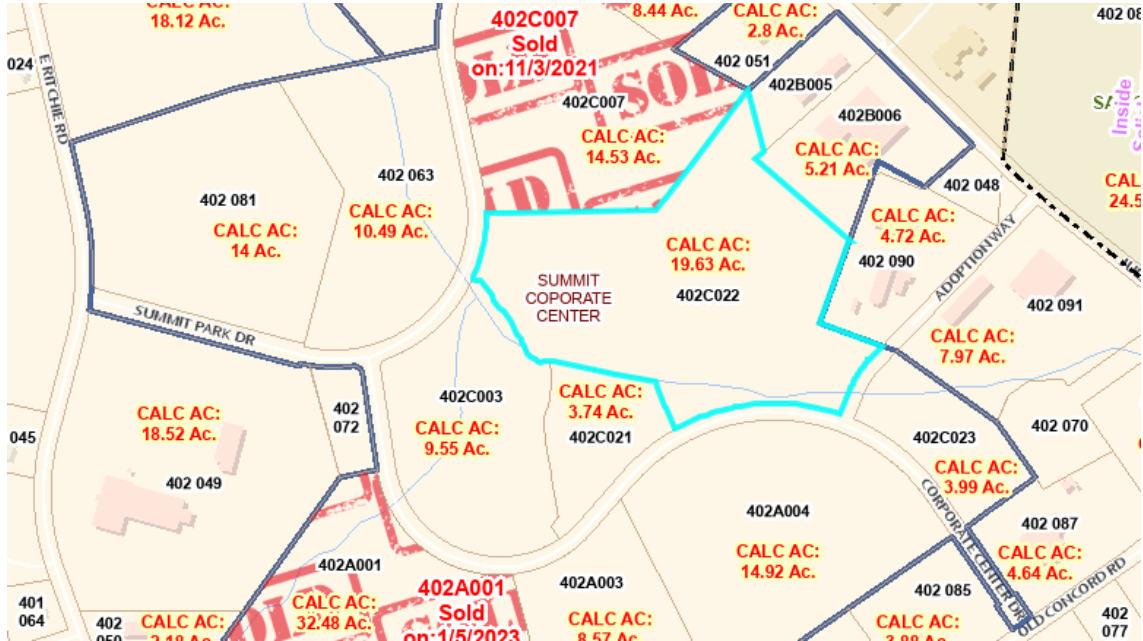
Adopted this 12th day of November 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

Location map from Rowan County GIS: 125 Summit Park Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C022)



Attachment "B"

Description(s):

COMMENCING at NGS Monument "County AZ MK" having coordinates of North: 686,415.58 feet and East: 1,559,808.23 feet, thence running South 69°42'27" West a ground distance of 896.56 feet to an existing iron rod being the southwestern corner of Tract A-2 as shown on Map Book 9995, Page 7829 recorded in the Rowan County Register of Deeds; thence turning North 70°08'51" West a distance of 54.83' to an existing iron rod being the southeastern corner of Tract A-1, Map Book 9995, Page 7829 and also being on the northwestern line of the "50' New Public Right of Way and Utility Easement" as shown on Map Book 9995, Page 10267 and said point being the point of **BEGINNING**. Thence running with the northwestern line of the "50' New Public Right of Way and Utility Easement" the following three (3) courses and distances:

- 1) South 44°02'10" West a distance of 60.06' to an existing iron rod;
- 2) with a curve turning to the left with an arc length of 129.54', and a radius of 335.00' (chord of South 32°57'32" West 128.73') to a new iron rod;
- 3) South 21°52'55" West a distance of 92.64' to an existing iron rod being on the northern right of way margin of Corporate Center Drive (60' Public Right of Way) as shown on Map Book 9995, Page 3223; thence with the northern right of way margin of Corporate Center Drive with a curve turning to the left with an arc length of 596.07', and a radius of 710.00' (chord of South 84°47'28" West 578.72') to an existing iron rod being the southeastern corner of Lot 2 as shown on Map Book 9995, Page 10115; thence with Lot 2 the following four (4) courses and distances:

- 1) North 24°57'04" West a distance of 87.40' to an existing iron rod;

2) North 20°02'35" West a distance of 92.03' to an existing iron rod;
3) North 78°58'22" West a distance of 365.11' to a point;
4) South 85°19'10" West a distance of 10.38' to a point being the new corner between Tract1 and Tract 2 in a ditch; thence with the ditch, the northern line of Tract 1, the following nineteen (19) courses and distances:

1) North 87°44'32" West a distance of 16.66' to a point;
2) South 78°30'57" West a distance of 15.22' to a point;
3) North 74°02'56" West a distance of 15.21' to a point;
4) North 36°17'19" West a distance of 6.27' to a point;
5) North 61°42'22" West a distance of 24.59' to a point;
6) North 40°30'00" West a distance of 12.82' to a point;
7) North 18°41'43" West a distance of 28.60' to a point;
8) North 35°50'12" West a distance of 18.61' to a point;
9) North 10°20'30" West a distance of 10.27' to a point;
10) North 42°45'23" West a distance of 19.49' to a point;
11) North 24°56'32" West a distance of 49.27' to a point;
12) North 35°36'56" West a distance of 42.76' to a point;
13) North 54°03'02" West a distance of 20.89' to a point;
14) North 38°45'41" West a distance of 30.14' to a point;
15) North 18°37'06" West a distance of 21.55' to a point;
16) North 33°56'21" West a distance of 35.16' to a point;
17) North 45°19'59" West a distance of 31.13' to a point;
18) North 85°08'19" West a distance of 19.67' to a point;
19) North 48°39'41" West a distance of 7.58' to a new iron rod being on the eastern right of way margin of Summit Park Drive (60' public right of way); thence with the eastern right of way margin of Summit Park Drive with a non-tangential curve turning to the left with an arc length of 236.48', and a radius of 530.00' (chord of North 11°33'46" East 234.52') to an existing iron rod being the southwestern corner of MDC NC3, LP as shown on Map Book 9995, Page 8563; thence with MDC NC3, LP the following two (2) courses and distances:

1) North 88°53'18" East a distance of 592.00' to an existing iron rod;
2) North 37°39'11" East a distance of 526.73' to an existing iron rod being the southwestern corner of Tract 13 as shown on Map Book 9995, page 3750; thence with the line of Tract 13 South 15°18'47" East a distance of 222.05' to an existing iron rod being on the western line of Revised Tract 14 as shown on Map Book 9995, Page 8297; thence with Revised Tract 14 the following two (2) courses and distances:

1) South 49°01'21" West a distance of 40.45' to an existing iron rod;
2) South 48°55'30" East a distance of 434.10' to an existing iron rod being on the western line of aforementioned Tract A-1 as shown on Map Book 9995, Page 7829; thence with the line of Tract A-1 the following two (2) courses and distances:

1) South 19°51'25" West a distance of 305.05' to an existing iron rod;
2) South 70°08'51" East a total distance of 231.54' (passing a bent pipe online at 205.58') to the point and place of **BEGINNING**, having an area of 857,134 square feet or 19.677 acres of land, more or less, as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC, dated November 8, 2023 (Tract 2, Job No. 2023-177)

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

Ordinance #ZMA-2024-11-12-3

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. **Beacon SCC**, LLC as owner of property located at **125 Summit Park Drive**, Salisbury NC 28146 (Rowan County Parcel ID 402C022) was received by the Town of Granite Quarry on September 18, 2024. Said petition being for voluntary non-contiguous annexation of approximately 19.677 acres, as shown on the map exhibit and description appearing in Attachment “A” and Attachment “B” attached hereto, into the corporate limits.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject properties, from Rowan County CBI (commercial/business/industry) Zoning District establishing a new zoning designation in accordance with G.S. 160D-604(a) of “Industrial (IND) District” is consistent with the adopted 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 and manufacturing 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.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel ID 402C022 as shown in Attachments “A” and “B”, attached hereto shall be designated “Industrial (IND) District” on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 13th day of November 2024.

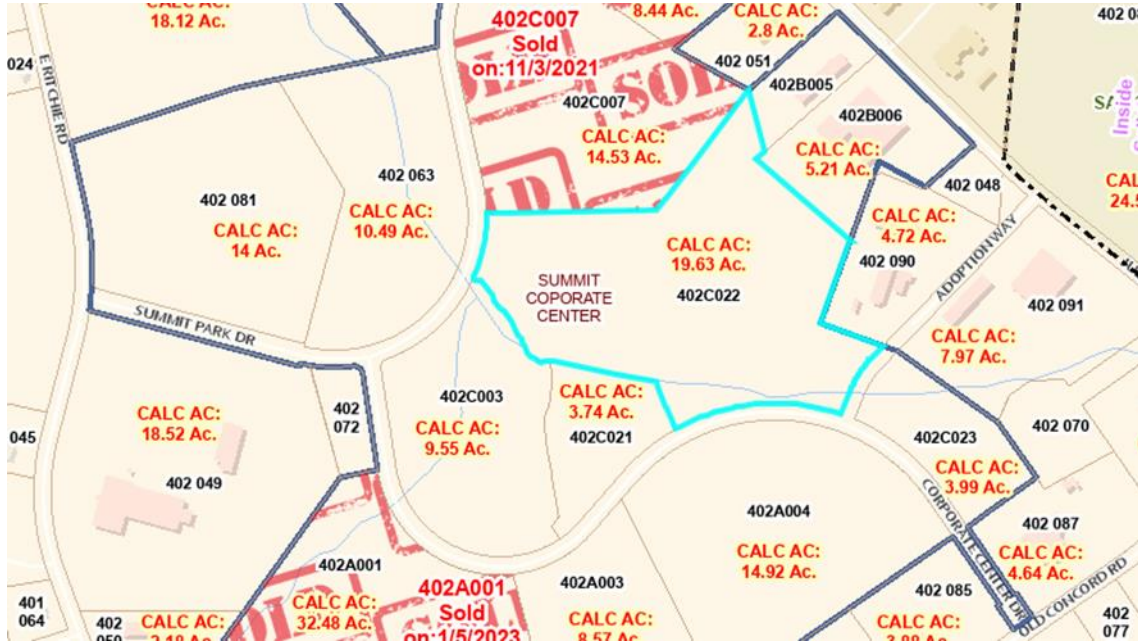
Adopted this 12th day of November 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

Location map from Rowan County GIS: 125 Summit Park Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C022)



Attachment "B"

Description(s):

COMMENCING at NGS Monument "County AZ MK" having coordinates of North: 686,415.58 feet and East: 1,559,808.23 feet, thence running South 69°42'27" West a ground distance of 896.56 feet to an existing iron rod being the southwestern corner of Tract A-2 as shown on Map Book 9995, Page 7829 recorded in the Rowan County Register of Deeds; thence turning North 70°08'51" West a distance of 54.83' to an existing iron rod being the southeastern corner of Tract A-1, Map Book 9995, Page 7829 and also being on the northwestern line of the "50' New Public Right of Way and Utility Easement" as shown on Map Book 9995, Page 10267 and said point being the point of **BEGINNING**. Thence running with the northwestern line of the "50' New Public Right of Way and Utility Easement" the following three (3) courses and distances:

- 1) South 44°02'10" West a distance of 60.06' to an existing iron rod;
- 2) with a curve turning to the left with an arc length of 129.54', and a radius of 335.00' (chord of South 32°57'32" West 128.73') to a new iron rod;
- 3) South 21°52'55" West a distance of 92.64' to an existing iron rod being on the northern right of way margin of Corporate Center Drive (60' Public Right of Way) as shown on Map Book 9995, Page 3223; thence with the northern right of way margin of Corporate Center Drive with a curve turning to the left with an arc length of 596.07', and a radius of 710.00' (chord of South 84°47'28" West 578.72') to an existing iron rod being the southeastern corner of Lot 2 as shown on Map Book 9995, Page 10115; thence with Lot 2 the following four (4) courses and distances:

- 1) North 24°57'04" West a distance of 87.40' to an existing iron rod;
- 2) North 20°02'35" West a distance of 92.03' to an existing iron rod;
- 3) North 78°58'22" West a distance of 365.11' to a point;
- 4) South 85°19'10" West a distance of 10.38' to a point being the new corner between Tract1 and Tract 2 in a ditch; thence with the ditch, the northern line of Tract 1, the following nineteen (19) courses and distances:
 - 1) North 87°44'32" West a distance of 16.66' to a point;
 - 2) South 78°30'57" West a distance of 15.22' to a point;
 - 3) North 74°02'56" West a distance of 15.21' to a point;
 - 4) North 36°17'19" West a distance of 6.27' to a point;
 - 5) North 61°42'22" West a distance of 24.59' to a point;
 - 6) North 40°30'00" West a distance of 12.82' to a point;
 - 7) North 18°41'43" West a distance of 28.60' to a point;
 - 8) North 35°50'12" West a distance of 18.61' to a point;
 - 9) North 10°20'30" West a distance of 10.27' to a point;
 - 10) North 42°45'23" West a distance of 19.49' to a point;
 - 11) North 24°56'32" West a distance of 49.27' to a point;
 - 12) North 35°36'56" West a distance of 42.76' to a point;
 - 13) North 54°03'02" West a distance of 20.89' to a point;
 - 14) North 38°45'41" West a distance of 30.14' to a point;
 - 15) North 18°37'06" West a distance of 21.55' to a point;
 - 16) North 33°56'21" West a distance of 35.16' to a point;
 - 17) North 45°19'59" West a distance of 31.13' to a point;
 - 18) North 85°08'19" West a distance of 19.67' to a point;
 - 19) North 48°39'41" West a distance of 7.58' to a new iron rod being on the eastern right of way margin of Summit Park Drive (60' public right of way); thence with the eastern right of way margin of Summit Park Drive with a non-tangential curve turning to the left with an arc length of 236.48', and a radius of 530.00' (chord of North 11°33'46" East 234.52') to an existing iron rod being the southwestern corner of MDC NC3, LP as shown on Map Book 9995, Page 8563; thence with MDC NC3, LP the following two (2) courses and distances:
 - 1) North 88°53'18" East a distance of 592.00' to an existing iron rod;
 - 2) North 37°39'11" East a distance of 526.73' to an existing iron rod being the southwestern corner of Tract 13 as shown on Map Book 9995, page 3750; thence with the line of Tract 13 South 15°18'47" East a distance of 222.05' to an existing iron rod being on the western line of Revised Tract 14 as shown on Map Book 9995, Page 8297; thence with Revised Tract 14 the following two (2) courses and distances:
 - 1) South 49°01'21" West a distance of 40.45' to an existing iron rod;
 - 2) South 48°55'30" East a distance of 434.10' to an existing iron rod being on the western line of aforementioned Tract A-1 as shown on Map Book 9995, Page 7829; thence with the line of Tract A-1 the following two (2) courses and distances:
 - 1) South 19°51'25" West a distance of 305.05' to an existing iron rod;
 - 2) South 70°08'51" East a total distance of 231.54' (passing a bent pipe online at 205.58') to the point and place of **BEGINNING**, having an area of 857,134 square feet or 19.677 acres of land, more or less, as shown on a survey prepared by Cornerstone Professional Land Surveying, PLLC, dated November 8, 2023 (Tract 2, Job No. 2023-177)

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 10

Summary:

The attached Policy Prohibiting Pornography on Town Networks and Devices was drafted with Attorney Moretz after a recent law passed requiring public agencies to adopt a policy using specific language prohibiting the viewing of pornography on town networks or devices by January 1, 2025.

Attachment:

- Draft Resolution 2024-08
- Draft Policy 2024-08 Prohibiting Pornography on Town Networks and Devices

Action Requested:

Motion to adopt Resolution 2024-08 to adopt the Policy Prohibiting Pornography on Town Networks and Devices.

Policy Prohibiting Pornography

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



RESOLUTION 2024-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, TO ADOPT A POLICY PROHIBITING PORNOGRAPHY ON TOWN NETWORKS AND DEVICES

WHEREAS, the Town of Granite Quarry is committed to maintaining a professional and respectful work environment for its employees, appointees, elected officials, contractors, and volunteers; and

WHEREAS, North Carolina General Statute §143-805 requires public agencies to establish policies governing the use of networks and devices controlled by the Town; and

WHEREAS, the Town recognizes the importance of adhering to applicable laws and promoting responsible use of its resources; and

WHEREAS, the Town Council seeks to implement a policy that explicitly prohibits the viewing, dissemination, or maintenance of pornography on any Town-owned or controlled network or device; and

WHEREAS, the adoption of this policy is intended to foster a safe and productive workplace while ensuring compliance with state regulations; and

WHEREAS, the Granite Quarry Town Council acknowledges that this policy will also extend to contractors and volunteers using Town resources, thereby reinforcing the Town’s commitment to ethical standards.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Granite Quarry that the attached "Policy Prohibiting Viewing of Pornography on Town Networks and Devices" is hereby adopted:

RESOLVED, APPROVED, AND EFFECTIVE UPON ADOPTION BY THE TOWN COUNCIL OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, ON THIS THE ____ DAY OF ____ 2024.

Brittany H. Barnhardt, Mayor

ATTEST:

Aubrey Smith, Town Clerk

[SEAL]



2024-08

POLICY PROHIBITING PORNOGRAPHY ON TOWN NETWORKS AND DEVICES

Purpose

North Carolina General Statute §143-805 requires all public agencies to adopt a policy governing the use of its network and devices owned, leased, maintained, or otherwise controlled by the Town of Granite Quarry. This policy is intended to comply with all provisions of said statute, and amendments thereto, and any and all regulations promulgated thereunder. To the extent any of the provisions of this policy are inconsistent with any of the foregoing, the statute, any regulations, and then this policy shall control in that order. To the extent the aforesaid statute may be amended in the future, this policy shall be deemed amended and shall be interpreted in accordance therewith.

Definitions

Device – Any cellular phone, desktop or laptop computer, or other electronic equipment capable of connecting to a network.

Material – As defined in G.S. 14-190.13.

Network – Any of the following, whether through owning, leasing, maintaining, or otherwise controlling:

- a. The interconnection of communication systems with a computer through remote or local terminals, or a complex consisting of two or more interconnected computers or telephone switching equipment.
- b. Internet service.
- c. Internet access.

Pornography – Any material depicting sexual activity.

Public agency – Any of the following:

- a. All State agencies and offices of the members of the Council of State, including all boards, departments, divisions, constituent institutions of The University of North Carolina, community colleges, and other units of government in the executive branch.
- b. Units of local government as defined in G.S. 159-7.
- c. Public authorities as defined in G.S. 159-7.
- d. Public school units as defined in G.S. 115C-5.

Sexual activity – As defined in G.S. 14-190.13.

Policy

The Town of Granite Quarry prohibits the viewing or maintaining of pornography by its employees, appointees, elected officials, contractors and volunteers on the Town's network or devices owned or maintained by the Town.

1. No employees of the Town of Granite Quarry, elected officials, or Town appointees shall view, disseminate or maintain pornography on any computer network owned, leased, maintained, or otherwise controlled by the Town, whether on a Town-owned and maintained device, or a privately owned or controlled device.
2. No employee, elected official, or appointee of the Town shall view, disseminate or maintain pornography on a device owned, leased, or maintained or otherwise controlled by the Town.
3. Each year, and no later than August 1, to the extent required by law, the Town shall report the information required by law to the State Chief Information Officer.
4. Sections 1 and 2 of this policy shall not apply to an official or employee that is engaged in any of the following activities in the course of that official's or employee's official duties:
 - a. Investigating or prosecuting crimes, offering or participating in law enforcement training, or performing actions related to other law enforcement purposes.
 - b. Identifying potential security or cybersecurity threats.
 - c. Protecting human life.
 - d. Establishing, testing, and maintaining firewalls, protocols, and otherwise implementing this section.
 - e. Participating in judicial or quasi-judicial proceedings.
 - f. Conducting or participating in an externally funded research project at one of the constituent institutions of The University of North Carolina.
 - g. Researching issues related to the drafting or analysis of the laws of this State as necessary to fulfill the requirements of the employee's official duties.
5. Any employee, elected official, or appointee of the Town who has pornography on a device owned, leased, maintained or otherwise controlled by the Town shall remove, delete or uninstall the pornography no later than January 1, 2025.
6. Any employee of the Town who violates any provision of this policy shall constitute detrimental personal conduct and shall subject the employee to disciplinary action under the Town's personnel policy including the possibility of immediate dismissal without further warning or notice in cases where the violation is either knowing or a repeat violation.
7. Any appointee of the Town who violates this policy shall be subject to immediate suspension by the Town Manager and subsequent removal by the Town Board.
8. Any elected official who violates any provision of this policy shall be subject to censure proceedings.
9. This policy shall also apply to contractors (including but not limited to independent contractors, vendors and service providers) and volunteers to the Town to the extent that they use any Town network or device, and shall also prohibit the viewing or dissemination of pornography whether or not on a Town network or device when the person is on Town property, serving the Town at a Town-sponsored event, or representing the Town in any capacity. In any such case, such person and/or the applicable contract may be immediately suspended and/or terminated without further warning or notice by the Town Manager.

Agenda Item Summary

Regular Meeting
 November 12, 2024
 Agenda Item 11

Summary:

Funding for projected longevity pay was adopted within the FY24-25 budget. The Council reserves consideration for actually authorizing the expenditure of these funds until the November meeting: partly for ceremonial purposes, but also to consider current overall conditions before giving any final approval.

Staff uses two formulas to calculate longevity pay options. During the budget process, staff consider which option best fits within the proposed annual budget considering current staffing conditions and vacancies. The annual budget ordinance followed the Option 1 schedule, however due to vacancies and other factors, the amounts budgeted closer reflect Option 2. Both options would be within budget.

Full-Time Employees:

<u>Years of Service</u>	<u>Option 1</u>	<u>Option 2</u>
6 mo. - 1 year	150	200
1 - 5 years	200	250
5 - 10 years	250	300
10+ years	300	350

For Part-Time employees if required training, minimum hours worked, and response to calls is met, then:

Police \$50 flat rate
 Admin, PW, Fire 1% (opt 1) or 2% (opt 2) gross wages

Which, for the current budget year and staff would be:

	<u>Budgeted</u>	<u>Option 1</u>	<u>Option 2</u>
Admin	1,050	950	1,150
PW	2,000	913	1,520
Police	2,950	1,550	1,950
Fire	2,500	1,900	2,350
Totals	8,500	5,313	6,970

*Estimated as of 10/31/24

Action Requested:

Motion to approve (Option 1 OR Option 2) Longevity Pay for the FY24-25.

Longevity Pay

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
November 12, 2024
Agenda Item 12

Summary:

The attached is a project agreement contract for the PARTF grants funding. The period covered by this agreement is 11/1/2024-10/31/2027.

Attachments:

- PARTF Grant Contract

Action Requested:

Motion to adopt the PARTF Grant contract as presented with the change to Manager Hord's title.

PARTF Grant 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

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

STATE OF NORTH CAROLINA

GRANTEE'S FEDERAL TAX I.D.# _____

COUNTY OF WAKE

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Grantee: Town of Granite Quarry

Grantee Address and Contact Information: Jason Hord, Public Works Director,
PO Box 351, Granite Quarry, NC 28072
704-279-5596
jhord@granitequarrync.gov

Grantee Fiscal Year End Date: June 30

Grant Award Date: August 23, 2024

Project Number: 2024-1089

Project Title: Civic Park Improvement Project

Period Covered by This Agreement: 11/1/2024 through 10/31/2027

Project Scope (Description of Project): Picnic shelter renovations (demo kitchen, addition of 2 restrooms), playground (2 play structures and accessible surfacing), walking trail (8ft wide, paved with accessible routes to amenities), tennis court resurfacing, pickleball court conversion, 1350 sqdt splash pad with perimeter seating, basketball courts, site preparation, utilities, plnning, and contingency

Project Costs:	Grant Award Amount:	<u>\$500,000</u>
	Local Government Match:	<u>\$500,000</u>

The North Carolina Department of Natural and Cultural Resources (hereinafter called the "Department") and the Town of Granite Quarry (hereinafter referred to as "Grantee") do hereby enter into this project agreement (the "Agreement"), effective as of the date of the last signature to this Agreement (the "Effective Date"), for the purpose of providing grant funding to the Grantee for public recreation purposes via either land acquisition, the construction of new public recreation facilities, or repair, renovation, improvement, or adaptation of existing public recreation facilities in North Carolina. The Parties agree to comply with the terms, requirements, promises, conditions, plans, specifications, estimates, procedures, project proposals, maps, and assurances described in the North Carolina Parks and Recreation Trust Fund ("PARTF") statute (N.C.G.S. 143B-135.56) and administrative rules (07 NCAC 13K), and the PARTF grant application and grant manual, which are hereby incorporated by reference into this Agreement and which are on file with the North Carolina Division of Parks and Recreation.

Now, therefore, the parties hereto do mutually agree as follows:

Upon execution of this Agreement, the Department hereby promises, in consideration of the promises by the Grantee herein, to provide to the Grantee the grant amount shown above. The Grantee hereby promises to efficiently and effectively manage the funds in accordance with the approved budget, to promptly complete grant assisted activities described above in a diligent and professional manner within the project period, and to monitor and report work performance.

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Section I. Eligible Project Costs, Fiscal Management, and Recordkeeping

1. The grant amount must be matched on the basis of at least one dollar of funding provided by the Grantee for every one dollar of funding provided by the State. To be eligible, project costs must be incurred during the period covered by this Agreement, be documented in the grant application, described in the project scope of this Agreement, and initiated and/or undertaken after execution of this Agreement by the Grantee and the Department. The Department shall only pay or reimburse the Grantee for reasonable, eligible costs actually incurred by the Grantee that do not exceed the grant award amount for the Project outlined on page 1 of this Agreement.
2. PARTF assistance for land acquisition will be based on the fair market value of real property or the sales price, whichever is less. The value must be based upon an independent appraisal by a licensed appraiser holding a general or residential certification from the North Carolina Appraisal Board. The Department shall review the appraisal as to content and valuation. Approval of appraised amounts rests with the Department. The Grantee agrees to begin development on PARTF acquired land within five (5) years of the Effective Date of this Agreement in order to allow general public access and use.
3. Payment shall be made in accordance with this Agreement, the Scope of Work (Attachment B), and PARTF statutes and rules. Payment for work performed will be made upon receipt and approval of invoice(s) from the Grantee documenting the costs incurred in the performance of work under this Agreement. Invoices may be submitted to the Contract Administrator quarterly. Final invoices, including accounting records that document all expenditures and request for reimbursement, must be received by the Department for approval prior to or at the time of the close-out inspection. Accounting records should be based on generally accepted local government accounting standards and principles. All accounting records and supporting documents will clearly show the Project Number and Project Title to which they are applicable.
4. Records created or obtained under this Agreement shall not be destroyed, purged or disposed of without the express written consent of the Department. State basic records retention policy requires all grant records to be retained for a minimum of five (5) years or until all audit exceptions have been resolved, whichever is longer. Also, if any litigation, claim, negotiation, audit, disallowance action, or other action involving this Agreement has been started before expiration of the five-year retention period described above, the records must be retained until completion of the action and resolution of all issues which arise from it, or until the end of the regular five-year period described above, whichever is later.
5. The State Auditor and the Department's internal auditors shall have access to persons and records as a result of all contracts and grants entered into by state agencies and or political subdivisions in accordance with General Statute 147-64.7. Additionally, as the State funding authority, the Department shall have access to persons and records as a result of all contracts or grants entered into by State agencies or political subdivisions.
6. The Grantee agrees to refund to the Department, subsequent to an audit of the project's financial records, any costs disallowed or required to be refunded to the Department on account of audit exceptions. The Grantee agrees that any unused State-awarded funds remaining after the completion of the project or termination of this Agreement shall revert back to the Department to be deposited into PARTF for distribution by the PARTF Authority.
7. The Parties agree and understand that the payment of the sums specified in this Agreement is dependent and contingent upon and subject to the appropriation, allocation, and availability of funds for this purpose to the Department.

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Section II. Project Execution

1. The Grantee may not deviate from the Scope of Work outlined in Attachment B without the prior written approval of the Department. When the Grantee seeks to change an element of the project, including, but not limited to, the project scope, a revised estimate of costs, a deletion or additions of project deliverables, or an extension of the Agreement period, the Grantee must submit in writing a request to the Department for approval.
2. The Grantee agrees to permit periodic audits and site inspections by the Department to ensure work progress in accordance with the approved project, including a required close-out inspection upon project completion. After project completion, the Grantee agrees to conduct compliance inspections at least once every five (5) years and to submit a Department-provided inspection report to the Department.
3. The Grantee shall not subgrant any of the work contemplated under this Agreement without prior written approval from the Department. The Department shall not be obligated to pay for any work performed by any unapproved subgrantee or subrecipient. The Grantee or subrecipient is not relieved of any of the duties and responsibilities of this Agreement. Furthermore, any subrecipient must agree to abide by the standards contained in this Agreement and to provide all information to allow the Grantee to comply with these standards.
4. The Grantee shall be wholly responsible for the work to be performed and for the supervision of its employees. The Grantee represents that it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such employees shall not be employees of or have any individual contractual relationship with the Department.
5. In the event the Grantee subcontracts for any or all of the services covered by this Agreement:
 - a. The Grantee is not relieved of any of the duties and responsibilities provided in this Agreement;
 - b. The Grantee's contract with the subcontractor must provide that the subcontractor agrees to abide by the standards contained in this Agreement or to provide such information as to allow the Grantee to comply with these standards; and
 - c. The Grantee's contract with the subcontractor must provide that the subcontractor agrees to allow state and federal authorized representatives access to any records pertinent to its role as a subcontractor.
6. The Grantee agrees to comply with all applicable reporting requirements for grant recipients at the designated reporting level as outlined in 09 NCAC 03M .0205, including providing a certification that State financial assistance received was used for the purposes for which it was awarded.
7. The Grantee agrees land acquired with PARTF assistance shall be dedicated in perpetuity as a recreation site for the use and benefit of the public, the dedication will be recorded in the deed of said property and the property may not be converted to other than public recreation use without the prior written approval of the Department. The Grantee agrees to maintain and manage PARTF-assisted development/renovation projects for public recreation use for a minimum period of twenty-five (25) years after project completion.
8. The Grantee agrees to operate and maintain the project site so as to appear attractive and inviting to the public, kept in reasonably safe repair and condition, and open for public use at reasonable hours and times of the year, according to the type of facility and area.
9. The Grantee agrees to place utility lines developed with PARTF assistance underground.
10. The Grantee shall, in the landscaping of all PARTF-funded projects, only use seeds and plants classified by the U.S. Department of Agriculture as native to the Southeastern United States, including cultivars and varieties thereof that were not bred to have reduced reproductive structures, with a strong preference for plants the U.S. Department of Agriculture has classified as native to North Carolina. The "Southeastern United States"

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

shall be defined as the states of Alabama, Georgia, North Carolina, South Carolina, Tennessee, Virginia, and the following counties in Florida: Bay Calhoun, Escambia, Gulf, Holmes, Jackson, Okaloosa, Santa Rosa, Walton, and Washington. The following non-native plants shall be exempted from this requirement:

- a. Non-native plants incorporated as part of a PARTF-funded project that are already existing at the time that the grant is approved;
- b. Non-native turf grass; and
- c. Non-native seeds and plants where the primary purpose is:
 - i. crop cultivation;
 - i. scientific research;
 - ii. botanical or historical gardens; or
 - iii. plantings for wildlife.
- d. If the project site is rendered unusable for any reason whatsoever, the Grantee agrees to immediately notify the Department of said conditions and to make repairs, at its own expense, in order to restore use and enjoyment of the project by the public.

Section III. Project Termination and Applicant Eligibility

1. The Grantee may unilaterally rescind this Agreement at any time prior to the expenditure of funds by the State on the project described in this Agreement by providing written notice to the Department.
2. Termination by Mutual Consent: The Parties may terminate this Agreement by mutual consent with sixty (60) days' written notice to the other Party, or as otherwise provided by law. If the Agreement is terminated by the Department as provided herein, the Grantee shall be paid for services satisfactorily completed, less payment or compensation previously made. Unexpended funds held by the Grantee shall revert to the PARTF upon termination of this Agreement.
3. Termination for Cause: If, through any cause, the Grantee shall fail to fulfill its obligations under this Agreement in a timely and proper manner, the Department shall have the right to terminate this Agreement by giving written notice to the Grantee and specifying the effective date thereof. Unexpended funds held by the Grantee shall revert to the PARTF upon termination of this Agreement. If the Agreement is terminated by the Department as provided herein, the Grantee shall be entitled to receive just and equitable compensation for any satisfactory work completed on such materials, minus any payment or compensation previously made. Notwithstanding the foregoing provision, the Grantee shall not be relieved of liability to the Department for damages sustained by the Department by virtue of the Grantee's breach of this Agreement, and the Department may withhold any payment due the Grantee for the purpose of setoff until such time as the exact amount of damages due the Department from such breach can be determined.

In addition, in the event of default by the Grantee under this Agreement, the State may immediately cease doing business with the Grantee, immediately terminate for cause all existing contracts the State has with the Grantee, and de-bar the Grantee from doing future business with the State.

Upon the Grantee filing a petition for bankruptcy or the entering of a judgment of bankruptcy by or against the Grantee, the State may immediately terminate, for cause, this Agreement and all other existing contracts the Grantee has with the State, and de-bar the Grantee from doing future business.

4. Failure by the Grantee to comply with the provisions and conditions set forth in the formal application, PARTF administrative rules, and this Agreement may result in the Department declaring the Grantee ineligible for further participation in future PARTF-funded grant cycles, in addition to any other remedies provided by law, until such time as compliance has been obtained to the satisfaction of the Department.
5. Waiver by the Department of any default or breach in compliance with the terms of this Agreement by the Grantee shall not be deemed a waiver of any subsequent default or breach and shall not be construed to be

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

modification of the terms of this Agreement unless stated to be such in writing, signed by an authorized representative of the Department and the Grantee and attached to the Agreement.

6. Neither party shall be deemed to be in default of its obligations hereunder if and so long as it is prevented from performing such obligations by any act of war, hostile foreign action, nuclear explosion, riot, strikes, civil insurrection, earthquake, hurricane, tornado, or other catastrophic natural event or act of God.

Section IV. General Terms

1. This Agreement is subject to the reporting requirements described in the Notice of Certain Reporting and Audit Requirements (Attachment A).
2. The Grantee must ensure that grant funds dispersed under this Agreement are audited in compliance with State and federal audit requirements for local governments and public authorities, institutions of higher education, and nonprofit organizations, and, as applicable, according to the standards of the federal Single Audit Act and Circular A-133 "Audits of States, Local Governments, and Nonprofit Organizations" as supplied by the Executive Office of the President, Office of Management and Budget, Washington, DC.
3. No assignment of the Grantee's obligations or the Grantee's right to receive payment hereunder shall be permitted. However, upon written request approved by the Department, the Department may:
 - a. Forward the Grantee's payment check(s) directly to any person or entity designated by the Grantee, or
 - b. Include any person or entity designated by Grantee as a joint payee on the Grantee's payment check(s). In no event shall such approval and action obligate the Department to anyone other than the Grantee and the Grantee shall remain responsible for fulfillment of all Agreement obligations.
4. Except as otherwise provided herein, this Agreement shall inure to the benefit of and be binding upon the Parties hereto and their respective successors. It is expressly understood and agreed that the enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Department and the named Grantee. Nothing contained in this document shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the Department and Grantee that any such person or entity, other than the Department or the Grantee, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.
5. To the extent allowed by law, the Grantee shall hold and save the State, its officers, agents, and employees, harmless from liability of any kind, including all claims and losses accruing or resulting to any other person, firm, or corporation furnishing or supplying work, services, materials, or supplies in connection with the performance of this Agreement, and from any and all claims and losses accruing or resulting to any person, firm, or corporation that may be injured or damaged by the Grantee in the performance of this Agreement and that are attributable to the negligence or intentionally tortious acts of the Grantee.
6. All notices permitted or required to be given by one party to the other and all questions about the Agreement from one party to the other shall be addressed and delivered to the other party's Contract Administrator. The name, post office address, street address, telephone number, fax number, and email address of the Parties' respective initial Contract Administrators are set out below. Either party may change the post office address, street address, telephone number, fax number, or email address of its Contract Administrator by giving written notice to the other party within thirty (30) calendar days of such change. The Grantee shall not substitute key personnel assigned to the performance of this Agreement, as outlined below, without prior written approval by the Department's Contract Administrator.

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Department Contract Administrator	Grantee Contract Administrator
NC Department of Natural and Cultural Resources Division of Parks and Recreation Attention: Ms. Vonda Martin, Manager of Grants and Outreach 1615 Mail Service Center Raleigh, NC 27699-1615 Telephone 919-707-93338 Email: Vonda.Martin@ncparks.gov	Jason Hord Public Works Director PO Box 351 Granite Quarry, NC 28072 704-279-5596 jhord@granitequarrync.gov

7. The Grantee agrees to comply with all applicable federal, state and local laws, ordinances, codes, rules, regulations, and licensing requirements that are applicable to this Agreement and the conduct of its normal operations, including, but not limited to, purchasing, construction, land acquisition, fiscal management, equal employment opportunity, accessibility, and the environment.
8. The Grantee shall comply with all federal and State laws relating to equal employment opportunity. The Grantee shall take affirmative action in complying with all Federal and State requirements concerning fair employment and employment of people with disabilities and concerning the treatment of all employees without regard to discrimination by reason of race, color, religion, sex, national origin, or disability.
9. In accordance with Executive Order 24 (signed October 18, 2017), the Grantee agrees not to discriminate against any person on the basis of race, color, ethnicity, national origin, age, disability, sex, pregnancy, religion, National Guard or veteran status, sexual orientation, gender identity or expression in the use of any property or facility acquired or developed pursuant to this Agreement.
10. Grantees shall have on file with the Department a copy of the Grantee's policy addressing conflicts of interest that may arise involving the Grantee's management employees and the members of its governing body as set forth in N.C.G.S. § 143C-6-23(b). The policy shall address situations in which any of these individuals may directly or indirectly benefit, except as the Grantee's employees or members of its board or other governing body, from the Grantee's disbursing of state funds and local matching funds and shall include actions to be taken by the Grantee or the individual, or both to avoid conflicts of interest and the appearance of impropriety. The policy shall be filed before the Department may disburse the grant funds, unless the Grantee is covered by the provisions of N.C.G.S. 160A-479.11 and/ or 14-234. [N.C.G.S. 143C-6-23(b)(2007)]. Grantee shall at all times comply with the Grantee's conflict of interest policy.
11. The Grantee certifies that it:
 - a. Has neither used nor will use any appropriated funds for payment to lobbyists;
 - b. Will disclose the name, address, payment details, and purposes of any agreement with lobbyists whom Grantee or its sub-tier contractor(s) or sub-grantee(s) will pay with profits or non-appropriated funds on or after December 22, 1989; and,
 - c. Will file quarterly updates about the use of lobbyists if material changes occur in their use.
12. Except as otherwise provided herein or unless superseded by applicable federal or State statute of limitations, all promises, indemnifications, requirements, terms conditions, provisions, representations, guarantees, and warranties contained herein shall survive the Agreement expiration or termination date.
13. This Agreement may not be amended orally or by performance. Amendments shall be made in writing on a form prepared by the Department and duly executed by an authorized representative of the Department and the Grantee.
14. If any provisions of this Agreement are held to be invalid, illegal, or unenforceable, the remaining provisions shall remain in full force and effect.

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

15. If eligible, the Grantee and all subrecipients shall: (a) ask the North Carolina Department of Revenue for a refund of all sales and use taxes paid by them in the performance of this Agreement, pursuant to N.C.G.S. § 105-164.14; and (b) exclude all refundable sales and use taxes from all reportable expenditures before the expenses are entered in their reimbursement reports.
16. Travel expenses shall not be reimbursed in the performance of this Agreement. If travel is necessary in the performance of this Agreement, it shall be included in the approved project budget and narrative.
17. This Agreement and any documents incorporated specifically by reference represent the entire agreement between the Parties and supersede all prior oral or written statements or agreements. This Agreement and any addenda thereto, are incorporated herein by reference as though set forth verbatim. All promises, requirements, terms, conditions, provisions, representations, guarantees, and warranties contained herein shall survive the Agreement expiration or termination date unless specifically provided otherwise herein, or unless superseded by applicable Federal or State statutes of limitation.

Section V. Attestation and Execution

N.C.G.S. §133-32 and Executive Order 24 prohibit the offer to, or acceptance by, any State Employee of any gift from anyone with a contract with the State, or from any person seeking to do business with the State. By execution of any response in this Agreement, you (Grantee) attest, for your entire organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

In witness whereof, the Department and the Grantee have executed this Agreement in duplicate originals, one of which is retained by each of the parties.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGES FOLLOWS]

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Name of Grantee (Local Government)	Signature of Grantee (Chief Elected Official)
Typed or Printed Name of Official	Title of Official
Date	

(Notary Public Completes)

State of North Carolina

County of

On this _____ day of _____, 20____, _____

personally appeared before me the said named _____, in their capacity as _____ for Grantee, to me known and known to me to be the person described in and who executed the foregoing instrument, and he (or she) acknowledged that he (or she) executed the same and being duly sworn by me, made oath that the statements in the foregoing instrument are true.

My commission expires: _____, 20____.

Signature of Notary Public

(Seal Here)



N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

**North Carolina Department of Natural and Cultural Resources
D. Reid Wilson, Secretary**

By:	Director, NC Parks & Recreation	
Department Head or Authorized Agent for Secretary Wilson	Title	Date

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Attachment A **Notice of Certain Reporting and Audit Requirements**

The Grantee shall comply with all rules and reporting requirements established by State statute or administrative rules. For convenience, the requirements are set forth in this Attachment.

Reporting Thresholds.

There are three reporting levels established for grantees and subrecipients receiving State financial assistance. Reporting levels are based on the level of State financial assistance from all funding sources. The reporting levels are:

- (1) Level I – A grantee or subrecipient that receives, holds, uses, or expends State financial assistance in an amount less than twenty-five thousand dollars (\$25,000) within its fiscal year.
- (2) Level II - A grantee or subrecipient that receives, holds, uses, or expends State financial assistance in an amount of at least twenty-five thousand (\$25,000) or greater, but less than five hundred thousand dollars (\$500,000) within its fiscal year.
- (3) Level III – A grantee or subrecipient that receives, holds, uses, or expends State financial assistance in an amount equal to or greater than five hundred thousand dollars (\$500,000) within its fiscal year.

Reporting requirements for grantees that meet the following reporting standards on an annual basis:

- (1) All grantees and subrecipients shall provide a certification that State financial assistance received or held was used for the purposes for which it was awarded.
- (2) All grantees and subrecipients shall provide an accounting of all State financial assistance received, held, used, or expended.
- (3) Level II and III grantees and subrecipients shall report on activities and accomplishments undertaken by the Grantee, including reporting on any performance measures established in this Agreement.
- (4) Level III grantees and subrecipients shall have a single or program-specific audit prepared and completed in accordance with Generally Accepted Government Auditing Standards, also known as the Yellow Book.

All reports shall be filed with the Department in the format and method specified by the Department no later than three (3) months following the end of the Grantee's fiscal year. Audits must be provided to the Department no later than nine (9) months following the end of the Grantee's fiscal year. The Grantee shall use the reporting package forms provided by the Department in making and submitting reports to the Department.

Unless prohibited by law, the costs of audits made in accordance with the provisions of this Agreement shall be allowable charges to State and Federal awards. The charges may be considered a direct cost or an allocated indirect cost, as determined in accordance with cost principles outlined in the Code of Federal Regulations, 2 CFR Part 200. The cost of any audit not conducted in accordance with this Agreement shall not be charged to State awards.

Notwithstanding the provisions of this Agreement, a grantee may satisfy the reporting requirements of this Agreement by submitting a copy of the report required under federal law with respect to the same funds.

N.C. Parks and Recreation Trust Fund Project Agreement for Local Government Grants

Attachment B
Scope of Work

North Carolina Division of Parks and Recreation
Parks and Recreation Trust Fund – PARTF Grant Program for Local Governments

Grantee: Town of Granite Quarry

Title of Project: Civic Park Improvement

Project Number: 2024-1089

Contract Number: 2024-1089

Amount of Grant: \$500,000

Amount of Match: \$500,000

Contact Person for Project: Jason Hord

Title: Public Works Director

Address: PO Box 351, Granite Quarry, NC 28072

Telephone: 704-279-5596

Contact email address: jhord@granitequarrync.gov

Scope of Project: Picnic shelter renovations (demo kitchen, addition of 2 restrooms), playground (2 play structures and accessible surfacing), walking trail (8ft wide, paved with accessible routes to amenities), tennis court resurfacing, pickleball court conversion, 1350 sqft splash pad with perimeter seating, basketball courts, site preparation, utilities, planning, and contingency

Length of Project: 11/1/2024 through 10/31/2027

Schedule for Reimbursements: Grantee may submit bills quarterly after a significant portion of work has been completed on the project element(s). Not more than 90% of the grant will be reimbursed until the grantee completes the project elements specified in the grant (refer to detailed budget submitted with grant application).

The Town of Granite Quarry grant application and support documentation are, by reference, part of the Agreement. The administrative rules of the N.C. Parks and Recreation Trust Fund are, by reference, a part of the Agreement.

Agenda Item Summary

Regular Meeting
November 12, 2024
Agenda Item 13

Summary:

Attached is the Budget Amendment necessary for the purchase of the two Police Department fleet vehicles as discussed in the Strategic Planning Meeting.

Purpose:

To increase Police – Cap Outlay – Vehicles (01-4310-54) by \$120,000, with \$60,000 appropriated out of General Fund Contingency (01-9910-97) and \$60,000 being appropriated from Fund Balance (01-3991-97) for the purchase and upfit of two police cars.

Attachments:

- Budget Amendment FY24-25#2

Action Requested:

Motion to approve Budget Amendment FY24-25#2 as presented to purchase and upfit two vehicles for the Police Department.

Budget Amendment

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

**FISCAL YEAR 2024-2025
BUDGET AMENDMENT REQUEST #2**

Nov 12, 2024

PURPOSE: To increase Police – Cap Outlay – Vehicles (01-4310-54) by \$120,000, with \$60,000 appropriated out of General Fund Contingency (01-9910-97) and \$60,000 being appropriated from Fund Balance (01-3991-97) for the purchase and upfit of two police cars.

General Fund – Fund 01

Revenues:

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-3991-99	Fund Balance Appropriated	\$ 60,000
Total Increase/Decrease:		\$ 60,000

Expenses:

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-9910-97	General Fund Contingency	\$ (60,000)
01-4310-54	Police – Cap Outlay – Vehicles	\$ 120,000
Total Increase/Decrease:		\$ 60,000

The above Budget Amendment was approved / denied by the Manager or Board on _____.

Brittany H. Barnhardt, Mayor

Shelly Shockley, Finance Officer

November 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
		Events Comm. 5:30pm				
10	11	12	13	14	15	16
	Veterans Day Town Offices Closed	TC Mtg. 6pm	Centralina Exec. Board 5pm CAC 5:30pm			
17	18	19	20	21	22	23
			CRMPTO TAC 5:30pm	PIP Breakfast 7:30am		
24	25	26	27	28	29	30
				Thanksgiving Town Offices Closed	Town Offices Closed	

December 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
	Planning Board 6pm Board of Adjustment 6:15pm	Events Comm. 5:30pm				Christmas at the Lake 3-7pm
8	9	10	11	12	13	14
	TC Mtg. 6pm		CAC 5:30pm		Mayors Roundtable 8am	
15	16	17	18	19	20	21
				PIP Breakfast 7:30am		
22	23	24	25	26	27	29
		Town Offices Closed	Christmas Town Offices Closed	Town Offices Closed		
29	30	31				