



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING MINUTES
Monday, February 10, 2025 6:00 p.m.**

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

Not Present: Council Member Laurie Mack

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

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

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

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

1. Approval of the Agenda

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

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Special Meeting January 13, 2025
- 2) Regular Meeting January 13, 2025

B. Departmental Reports

C. Financial Reports

ACTION: Council Member Linker made a motion to approve the consent agenda as presented. Council Member Luhrs seconded the motion. The motion passed 3-0.

3. Public Comments – There were no public comments.

4. Town Manager’s Update

Manager Hord shared highlights from the Town Manager’s report in the agenda packet including updates from the recent Planning Board meeting and rose care seminar. Manager Hord has applied for a grant sponsored by the NCDOT for a bike helmet initiative and hopes to have an update on the Duke feasibility study very soon. The Planning Department has reviewed sketch plans for a second building at the Easter Creek site in the Granite Industrial Park. Manager Hord asked for and received consensus for grant application submittal to the Blanche and Julian Robertson Foundation requesting \$200,000 for the

Transformational Project. Staff is putting together a QQSOLID award program for employees that would be awarded to one employee per quarter.

Manager Hord requested and received consensus for an interlocal agreement with Rockwell to contract with them for police services for gap coverage. He informed the Council of the need for a survey for Centennial Park. There was Council consensus to get the survey and bring a budget amendment to the March meeting. Manager Hord proposed to amend the hours town hall is open to the public from 9-5 Monday-Friday to 8-5 Monday-Thursday and 8-12 on Fridays. There were no Council objections. Manager Hord stated staff would like to hold an open house on April 14, 2025 from 4-6pm if that worked for the Council members. The Council was in favor of the event. Staff will create flyers and advertise the opportunity for residents to meet the elected officials and staff at a drop-in event.

Manager Hord invited Police Chief Todd Taylor to introduce newly promoted Sergeant Greg McKinney. Sergeant McKinney has been with the Town for a number of years, starting as a Firefighter. Sergeant McKinney joined the Police Department in 2006 and is a Field Training Officer, General Law Enforcement Instructor, School Resource Officer, G.R.E.A.T. Instructor, Less-lethal Instructor, Sniper, and has earned his Intermediate Certificate. The Council congratulated Sergeant McKinney on the promotion.

5. Public Hearing **Annexation/ZMA 3006 Old Concord Road**

A. Staff Summary

Mr. Flowe presented the petition for a voluntary non-contiguous annexation in the Town's sphere of influence beyond the ETJ. The property abuts a property that was annexed into the Town in 2024. Staff recommended an initial zoning designation of "Industrial (IND) District". Clerk Smith attested that notice of the hearing had been given. The Planning Board recommendation was unanimous.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:25 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:25 p.m.

C. Council Discussion and Decision

Council members didn't have any questions regarding the request.

ACTION: Council Member Linker made a motion to adopt Ordinance ANNEX 2025-02-10-1 to annex 3006 Old Concord Road as a non-contiguous property. Mayor Pro Tem Shelton seconded the motion. The motion passed 3-0.

ACTION: Council Member Linker made a motion to adopt Ordinance ZMA 2025-02-10-1 to amend the Official Zoning Map of the Granite Quarry Development Ordinance. Council Member Luhrs seconded the motion. The motion passed 3-0.

6. Public Hearing **Annexation/ZMA 260 Tingle Drive**

A. Staff Summary

Mr. Flowe presented the petition for a voluntary non-contiguous annexation in the Town's sphere of influence beyond the ETJ and recommended an initial zoning designation of "Interstate Highway 85 Commercial (C-85) District". Clerk Smith attested that notice of the hearing had been given. The Planning Board recommendation was unanimous.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:28p.m.

- There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:28 p.m.

C. Council Discussion and Decision

Questions were asked regarding the specifics of the timeline for the annexation process and development. The development process was initiated with Granite Quarry; no plans were previously submitted to the County.

ACTION: Council Member Luhrs made a motion to adopt Ordinance ANNEX 2025-02-10-2 to annex 260 Tingle Drive as a non-contiguous property. Council Member Linker seconded the motion. The motion passed 3-0.

ACTION: Council Member Luhrs made a motion to adopt Ordinance ZMA 2025-02-10-2 to amend the Official Zoning Map of the Granite Quarry Development Ordinance. Council Member Linker seconded the motion. The motion passed 3-0.

7. Public Hearing

Zoning Map Amendment 2025-02-10-3 Troutman

A. Staff Summary

Mr. Flowe introduced the Zoning Map Amendment request for 507 Troutman Street and provided information on how the plans had been amended since they were previously reviewed.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:34 p.m.
 - Mr. Kostadinov of S&M Financial Group, LLC addressed the Council. Mr. Kostadinov spoke on the issue with the 3-foot slip of land. He stated there is a verbal agreement with Mr. Brinkley but nothing yet in writing. Mr. Kostadinov answered questions from the Council regarding specifics of the submitted plan.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:38 p.m.

C. Council Discussion and Decision

Council members asked clarifying questions regarding the application. After discussion, Mr. Flowe requested that the Council table the decision on the item until the March meeting to give the applicant time to have a contract in hand.

ACTION: Council Member Luhrs made a motion to table the decision until the March meeting. Council Member Linker second. The motion passed 3-0.

Old Business

8. Contract

Granite Civic Park Upgrades Design Services

Manager Hord introduced the contract with Benesch for Granite Civic Park Upgrades Design Services as discussed at the January meeting. The Council asked clarifying questions regarding various aspects of the contract and project including the timeline.

ACTION: Council Member Luhrs made a motion to approve the contract with Benesch for Granite Civic Park Upgrades design services. Council Member Linker seconded the motion. The motion passed 3-0.

New Business

9. Discussion and Possible Decision Offer to Purchase

Manager Hord introduced the offer to purchase parcel 066B002, O Dunns Mountain Church Road as included in the agenda packet and stated the applicant had requested to withdraw his offer in order to work more with the Planning Department on a potential economic development plan with specific design features.

10. Training and Travel Request NCLM City Vision

The training and travel request for council members to attend the NCLM City Vision conference was presented. There was discussion regarding the funds in contingency available to transfer to the training line and the need to budget differently for training in the next fiscal year.

ACTION: Mayor Pro Tem Shelton made a motion to approve the training and travel request for Mayor Barnhardt and Council Member Mack to attend the NCLM City Vision Conference with the outlined associated costs not to exceed \$1400 (*per person*). Council Member Linker seconded the motion. The motion passed 3-0.

11. Training and Travel Request NCBEMO

The training and travel request for Council Member Mack to attend the NCBEMO conference was presented.

ACTION: Council Member Luhrs made a motion to approve the training and travel request for Council Member Mack for the 2025 NCBEMO Summer Conference. Council Member Linker seconded the motion. The motion passed 3-0.

12. Budget Amendment Council Training and Travel

The Budget Amendment for Council Training and Travel was presented and discussed. It was decided the funds should be transferred from the General Fund Contingency line.

ACTION: Mayor Pro Tem Shelton made a motion to increase Governing Body- Training 01-4110-31 by transferring funds from 01-9910-97 in the amount of \$4,000.00 to allow council members to attend the City Vision and NCBEMO conferences (*to approve Budget Amendment FY24-25 #6*). Council Member Linker seconded the motion. The motion passed 3-0.

13. Proclamation Black History Month

Mayor Barnhardt recognized the proclamation for Black History Month in the agenda packet.

14. Council Comments

- Council Member Linker asked how code enforcement was being operated. Manager Hord stated that during the transition from the previous contractor it was mostly complaint-driven. Mr. Flowe stated that overgrown lots and certain issues were generally complaint-driven but another category were things driven by the development ordinance. Manager Hord stated that some areas have been identified that would require a sweep pertaining to specific nuisance ordinance issues. There will be more discussion on code enforcement during upcoming planning retreats.
- Mayor Barnhardt suggested a date be set for the year's first Planning Retreat. There was Council consensus to call a meeting for Wednesday, February 26, 2025 from 9:00 a.m. to 12:00 p.m.
- Council Member Linker asked about how infill lots being developed were able to request waivers for septic. There was discussion regarding the ordinance provisions and the Town's role in the approval process.

15. Announcements and Date Reminders

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| A. | Wednesday | February 12 | 5:00 p.m. | Centralina Board of Delegates |
| B. | Wednesday | February 12 | 5:30 p.m. | Community Appearance Commission |
| C. | Thursday | February 20 | 7:30 a.m. | Chamber Power in Partnership Breakfast |
| D. | Wednesday | February 26 | 5:30 p.m. | CRMPO TAC |
| E. | Monday | March 3 | 6:00 p.m. | Planning Board |
| F. | Monday | March 3 | 6:15 p.m. | Board of Adjustment |
| G. | Tuesday | March 4 | 5:30 p.m. | Events Committee |

16. Closed Session

Attorney-Client Privilege & Town Manager Evaluation

ACTION: Council Member Luhrs made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(3) to consult with the Town Attorney in order to preserve attorney-client privilege and N.C. General Statutes Section 143-318.11(a)(6) to discuss the performance of an individual public officer or employee. Council Member Linker seconded the motion. The motion passed 3-0.

The Council entered into closed session at 7:30 p.m.

ACTION: Council Member Linker made a motion to come out of closed session. Mayor Pro Tem Shelton seconded the motion. The motion passed with all in favor.

The Council returned to open session at 8:02 p.m.

No action was taken during the closed session.

Adjournment

ACTION: Council Member Luhrs made a motion to adjourn. Mayor Pro Tem Shelton seconded the motion. The motion passed with all in favor. The meeting ended at 8:02 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk