



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
March 7, 2022  
6:00 p.m.**

- |   |  |
|---|--|
| <b>Call to Order</b>                          | <b>Chairman Luhrs</b>                            |
| <b>Determination of Quorum</b>                | <b>Chairman Luhrs</b>                            |
| <b>1. Approval of Agenda</b>                  |  |
| <b>2. Approval of Minutes</b>                 | <b>February 7, 2022, Regular Monthly Meeting</b> |
| <b>New Business</b>                           |  |
| <b>3. Ordinance Amendment</b>                 | <b>8.4.2C Fences</b>                             |
| <b>Old Business</b>                           |  |
| <b>4. Comprehensive Land Use Plan Updates</b> | <b>Section 1</b>                                 |
| <b>Adjourn</b>                                |  |

**Agenda Item Summary**

Regular Monthly Meeting

March 7, 2022

Agenda Item 1

Summary

The Board may discuss, add, or delete items from the agenda.

Action Requested

***Motion to adopt the agenda (as presented / as amended).***

**Approval of Agenda**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

**Agenda Item Summary**

Regular Monthly Meeting

March 7, 2022

Agenda Item 2

Summary

Draft minutes from the February 7, 2022 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the February 7, 2022 Regular Monthly Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
February 7, 2022 6:00 p.m.**

**Present:** Chair Richard Luhrs, Vice Chair Michelle Reid, Mike Brinkley, Jerry Holshouser, Joe Hudson, Jared Mathis, Dolores Shannon (A)

**Not Present:** David Morris, Ronald Jacobs

**Staff:** Town Clerk Aubrey Smith

**Call to Order:** Chairman Luhrs called the Planning Board meeting to order at 6:00 p.m.

**Determination of Quorum:** Chairman Luhrs verified there was a quorum present.

**1. Approval of Agenda**

**ACTION:** Mr. Brinkley made a motion to approve the agenda. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**ACTION:** Mr. Hudson made a motion to approve the minutes from the December 6, 2021 Regular Monthly Meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

**New Business**

**3. Review of Coates' Canons Planning Board Basics 1/7/2022**

The Board reviewed and discussed the handout of the Coates' Canons blog post *Planning Board Basics* by Adam Lovelady.

*Ms. Shannon joined the meeting at 6:04 p.m.*

There was a question regarding a planning board's duty to identify redevelopment areas and whether that was applicable in Granite Quarry.

**Old Business**

**4. Update of Aldermen's Decision on Driveways**

Chairman Luhrs asked Mayor Pro Tem Linker, who was a member of the audience, to comment on the status of the Driveway ordinance amendment. Mayor Pro Tem Linker stated the Town was looking for a full-time planner. The planner will be the one to review the amendment.

**5. Comprehensive Plan Annual Review and Update**

Chairman Luhrs stated the Comprehensive Plan was due for updates. The planner will need to be the one to update the information on the first 19 pages of the Plan. Mr. Brinkley proposed the Board begin with the section “Planning Process Breakdown” on page 19. No member voiced opposition. The Board will discuss necessary updates to the first section at their next meeting.

**Adjournment**

**ACTION:** Mr. Brinkley made a motion to adjourn the meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

Chairman Luhrs closed the meeting at 6:48 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

DRAFT

**Agenda Item Summary**

Regular Monthly Meeting

March 7, 2022

Agenda Item 3

Summary

Planner Bill Bailey has reviewed the ordinance for fence standards and recommended changes.

Attachment

- Draft Ordinance 2022-01

Action Requested

***Motion to recommend Ordinance 2022-01 for amendment of UDO text regarding residential fences.***

**Ordinance Amendment**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

**ORDINANCE NO. 2022-01**

**AN ORDINANCE AMENDING TEXT OF THE TOWN OF GRANITE QUARRY'S  
UNIFIED DEVELOPMENT ORDINANCE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE  
QUARRY:**

**Section 1. Text related to residential fence standards will be revised as follows:**

*8.4.2 Residential Fence Standards.*

*C. Maintenance of Fences.*

All fences and walls shall be maintained in good repair and in a safe and attractive condition, including but not limited to replacement of missing, decayed or broken structural and decorative elements. All fences and walls shall receive regular structural maintenance to prevent and address sagging and weathering of surfaces visible from the public right-of-way. Any deteriorated, damaged or decayed fence materials shall be promptly repaired, and any fence or wall post or section that leans more than 20 degrees from vertical shall be promptly repaired to correct that condition. Grass, shrubs, vines, etc. growing along both sides of the fence line must be maintained by the property owner. ~~Fences must be set back from property lines an amount adequate (min. 3') to provide for maintenance without trespassing on neighboring property.~~ Fence must be located on the owner's property. If landscaping is located outside of fence, the landscaping must be located on owner's property and the fence set back into owner's property to accommodate landscape maintenance without trespassing onto neighboring property.

**Section 2.** All ordinances in conflict herewith are repealed to the extent of any such conflict.

**Section 3.** This ordinance is effective on the \_\_\_\_\_ day of \_\_\_\_\_ 2022.

\_\_\_\_\_  
Brittany H. Barnhardt, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Aubrey Smith, Town Clerk

\_\_\_\_\_  
Carl M. Short, Town Attorney