



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
May 2, 2022
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

1. Approval of Agenda

2. Approval of Minutes

March 7, 2022, Regular Monthly Meeting

New Business

3. Zoning Classification Review

Discussion

Old Business

4. Comprehensive Land Use Plan

Technical Changes

ACTION REQUESTED: Motion to recommend technical changes to Comprehensive Land Use Plan Action Items 1 & 2 to the Board of Aldermen for adoption.

5. Comprehensive Land Use Plan

Update Discussion

Adjourn

Agenda Item Summary
Regular Monthly Meeting
May 2, 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
May 2, 2022
Agenda Item 2

Summary

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

Action Requested

Motion to approve the March 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
March 7, 2022 6:00 p.m.**

Present: Chair Richard Luhrs, Vice-Chair Michelle Reid, Mike Brinkley, Jerry Holshouser, Joe Hudson, David Morris, Ronald Jacobs

Not Present: Jared Mathis, Dolores Shannon (A)

Staff: Town Planner Bill Bailey, 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 February 7, 2022 Regular Monthly Meeting. Mr. Brinkley seconded the motion. The motion passed with all in favor.

New Business

3. Ordinance Amendment 8.4.2C Fences

Planner Bailey introduced himself to the Board and then reviewed the presented ordinance amendment for residential fences.

ACTION: Mr. Brinkley made a motion (*to recommend Ordinance 2022-01 for amendment of UDO text 8.4.2C regarding residential fences*). Mr. Jacobs seconded the motion. The motion passed 6-0.

ACTION: Mr. Jacobs made a motion stating the amendment was consistent with the Comprehensive Plan. Mr. Hudson seconded the motion. The motion passed 6-0.

Old Business

4. Comprehensive Land Use Plan Updates

The Board reviewed and discussed the Comprehensive Land Use Plan. The discussion included questions about the planning areas that were identified but not used in the update and what the Town Board had done regarding the Actions Items.

The Board had a discussion on cul-de-sac parking, parking ordinances, and enforcement.

ACTION: Mr. Morris made a motion that the Town Board take into consideration parking ordinances and enforcement for public safety. The motion died for lack of a second.

ACTION: Mr. Brinkley made a motion that the Town Board address the issue of parking by establishing a parking ordinance for the entire Town of Granite Quarry for the purpose of public safety. Mr. Morris seconded the motion. The motion passed 6-0.

ACTION: Mr. Jacobs made a motion that Mr. Morris represent the Planning Board at the April 11 Board of Aldermen meeting. Mr. Hudson seconded the motion. The motion passed 6-0.

Planner Bailey recommended a technical change that would need to be made to the wording of Action Items 1 & 2 reflecting that the Comprehensive Plan would need to be changed, not the UDO.

The changes would be as follows:

1. Update ~~Uniform Development Ordinance (UDO) and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update ~~UDO and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.

ACTION: Mr. Hudson made a motion to approve. Vice-Chairwoman Reid seconded the motion. ***There was not a vote held on the motion.***

Planner Bailey will make the technical change and bring back to the Planning Board at their next meeting.

Adjournment

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

Chairman Luhrs closed the meeting at 6:56 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk

Agenda Item Summary

Regular Monthly Meeting

May 2, 2022

Agenda Item 3

Summary

At their March 14, 2022, meeting, the Board of Aldermen elected to send two members to address the Planning Board regarding a possible review of the zoning classifications.

The Mayor and Mayor Pro Tem attended the April 4, 2022, Planning Board meeting but there was not a quorum present.

The Mayor and Mayor Pro Tem met with Planner Bill Bailey and discussed the Board’s concerns. After the discussion, Rick Flowe of N-Focus was contacted and addressed the Board at their April 11, 2022, meeting regarding updating the Town’s Comprehensive Land Use Plan and future land use map as possible ways to address their concerns regarding zoning.

Action Requested

Discussion

Zoning Classification Review

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

May 2, 2022

Agenda Item 4

Summary

At the March 7, 2022 Planning Board meeting. The Board discussed technical changes to Action Items 1 & 2. The Board asked Planner Bill Bailey to draft the changes and bring them back to the April meeting. Because there was no quorum at the April meeting, this item is being presented again.

The changes are as follows:

Action Items

1. Update ~~Uniform Development Ordinance (UDO) and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update ~~UDO and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.

Action Requested

Motion to recommend technical changes to Comprehensive Land Use Plan Action Items 1 & 2 to the Board of Aldermen for adoption.

Comp Plan Technical Changes

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)