



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
August 1, 2022
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

1. Approval of Agenda

2. Approval of Minutes

July 5, 2022 Regular Monthly Meeting

New Business

3. Rezoning

817 N. Salisbury Avenue RL to RH

A. Staff Summary

Town Planner

B. Public Comment Period

C. Board Discussion and Decision

ACTION REQUESTED: Motion to (recommend the rezoning / not recommend the rezoning) of 817 N. Salisbury Avenue from Residential Low Density to Residential High Density to the Board of Aldermen.

ACTION REQUESTED: Motion to adopt Statement of Consistency as presented.

4. Ordinance Amendment

Site Plan Approval Process

A. Staff Summary

Town Planner

B. Board Discussion and Decision

ACTION REQUESTED: Motion to (recommend / not recommend) Ordinance 2022-09 amending the site plan approval process to the Board of Aldermen.

ACTION REQUESTED: Motion to adopt Statement of Consistency as presented.

Old Business

5. Discussion

Meeting Time

6. Application Review

ACTION REQUESTED: Motion (to recommend / not recommend) Curtis Buck for appointment to the Planning Board's alternate Town seat with a term expiration of 7/31/2025.

Adjourn

Agenda Item Summary
Regular Monthly Meeting
August 1, 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

August 1, 2022

Agenda Item 2

Summary

Draft minutes from July 5, 2022, Regular Monthly Meeting are attached for your review.

Action Requested

Motion to approve July 5, 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
July 5, 2022, 6:00 p.m.**

Present: Chair Richard Luhrs, Vice-Chair Michelle Reid, Mike Brinkley, Jerry Holshouser, Jared Mathis

Not Present: Ronald Jacobs, Joe Hudson, David Morris, Dolores Shannon (A)

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

2. Approval of Minutes

ACTION: Mr. Brinkley made a motion to approve the minutes from the June 6, 2022, Regular Monthly Meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

New Business

3. Table of Uses Amendment Electronic Gaming Operations Correction

The Board reviewed the recommended amendment to the UDO's Permitted Uses Table.

ACTION: Mr. Brinkley made a motion to approve (*recommending Ordinance 2022-06 to correct the UDO's Permitted Table of Uses and adopt the Statement of Consistency and Reasonableness as presented*). Mr. Mathis seconded the motion. The motion passed with all in favor.

4. Application Review

Board members reviewed the application of Curtis Buck, Jr. Mr. Buck was not in attendance. The Board asked that the clerk reach out to Mr. Buck and ask if he could attend the August Planning Board meeting.

ACTION: Vice-Chairwoman Reid made a motion to continue the item until the August meeting. Mr. Brinkley seconded the motion. The motion passed with all in favor.

Old Business

5. Discussion

Addressing System

Mr. Brinkley brought up the continued issues with the addressing system. He stated the appraisal system is defaulting to Salisbury and Granite Quarry is not getting credit for new builds. Mr. Brinkley wanted the issue brought to the Board of Aldermen's attention.

Adjournment

ACTION: Mr. Mathis 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 6:21 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

DRAFT

Agenda Item Summary

Regular Monthly Meeting

August 1, 2022

Agenda Item 3

Summary

A rezoning has been requested for 817 N. Salisbury Avenue Parcels 066 0980000001 & 066 0980000002 from RL (Residential Low Density) to RH (Residential High Density).

Adjoining property owners were notified by letters sent out April 26, 2022, of the requested rezoning and an opportunity to speak at the public hearing during the Board of Aldermen meeting on May 19, 2022.

A rezoning application for this property was previously received requesting the change from RL (Residential Low Density) to RM (Residential Medium Density). That application was withdrawn by the applicant and this current application was submitted.

Attachments:

- Rezoning Application
- Property Map
- Dimensional Table
- Table of Uses
- Statements of Consistency

Action Requested

Motion to recommend rezoning 817 N. Salisbury Avenue from RL to RH.

OR

Motion to recommend against rezoning 817 N. Salisbury Avenue from RL to RH.

Rezoning

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)

Date: _____ Reviewed By: _____



Rezoning Application

Property Information

Property Address: 817 N Salisbury Ave

Tax Map and Parcel Number 0066-0980000001 & 2 In Town Limits X, or In ETJ _____

Parcel Size (sq. ft. or acres) 18.079 Interior Lot (Y/N) _____ Corner Lot (Y/N) _____

Owner's Information

Name: Wallace Realty Company of Salisbury, Inc. Phone Number _____

Mailing Address: 301 N Main St, Salisbury, NC 28144

Email _____

Contractor/Developer's Information

Name: Nest Homes Phone Number 704-787-5622

Mailing Address: 236 Raceway Dr, Suite 7, Mooresville, NC 28117

Email dhughes@nesthomes.com

Project Information

Current Zoning Classification RL Requested Zoning Classification RH

Proposed Use of Property:

Multi-family residential subdivision

Additional Comments:

Notes:

Owner/Developer Signature 

Date 3/28/22 Application fee paid, Receipt Number _____

4/24/2020 Revision

Property Owner Agreement

The undersigned as the owner of the parcels of land located at 817 N Salisbury Ave in Granite Quarry, North Carolina that are designated as parcel identification numbers 066-0980000001 & 2 on the Rowan County Tax Parcel Map and which are the subjects of the attached annexation, rezoning request, variance, and subsequent minor/major subdivision review, construction documents and Application(s) hereby join and give permission to Nest Communities, LLC to request and file this application with the Town of Granite Quarry for the parcel referenced above.

The authorization shall continue in effect until final disposition of the petition submitted in conjunction with this request.

WALLACE REALTY CO
BY: Leo Wallace

Signature of Property Owner

2/7/22

Date

LEO WALLACE III

Printed Name

North Carolina

County of Rowan

LEO WALLACE III personally appeared before the undersigned this day and acknowledged the witness by my hand and official seal this the 7TH day of FEBRUARY, 2022.



Linda M. Haynes

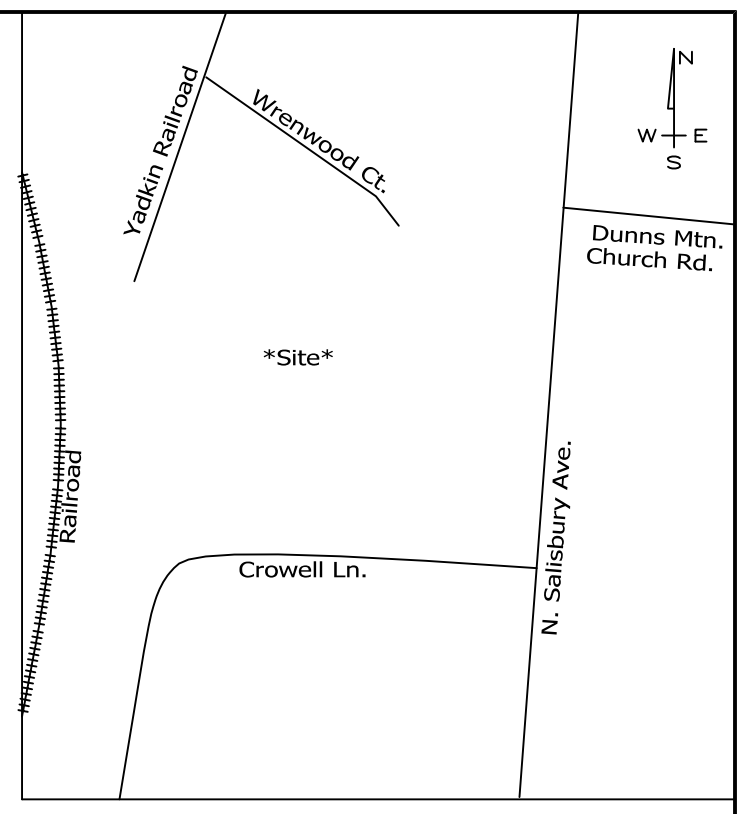
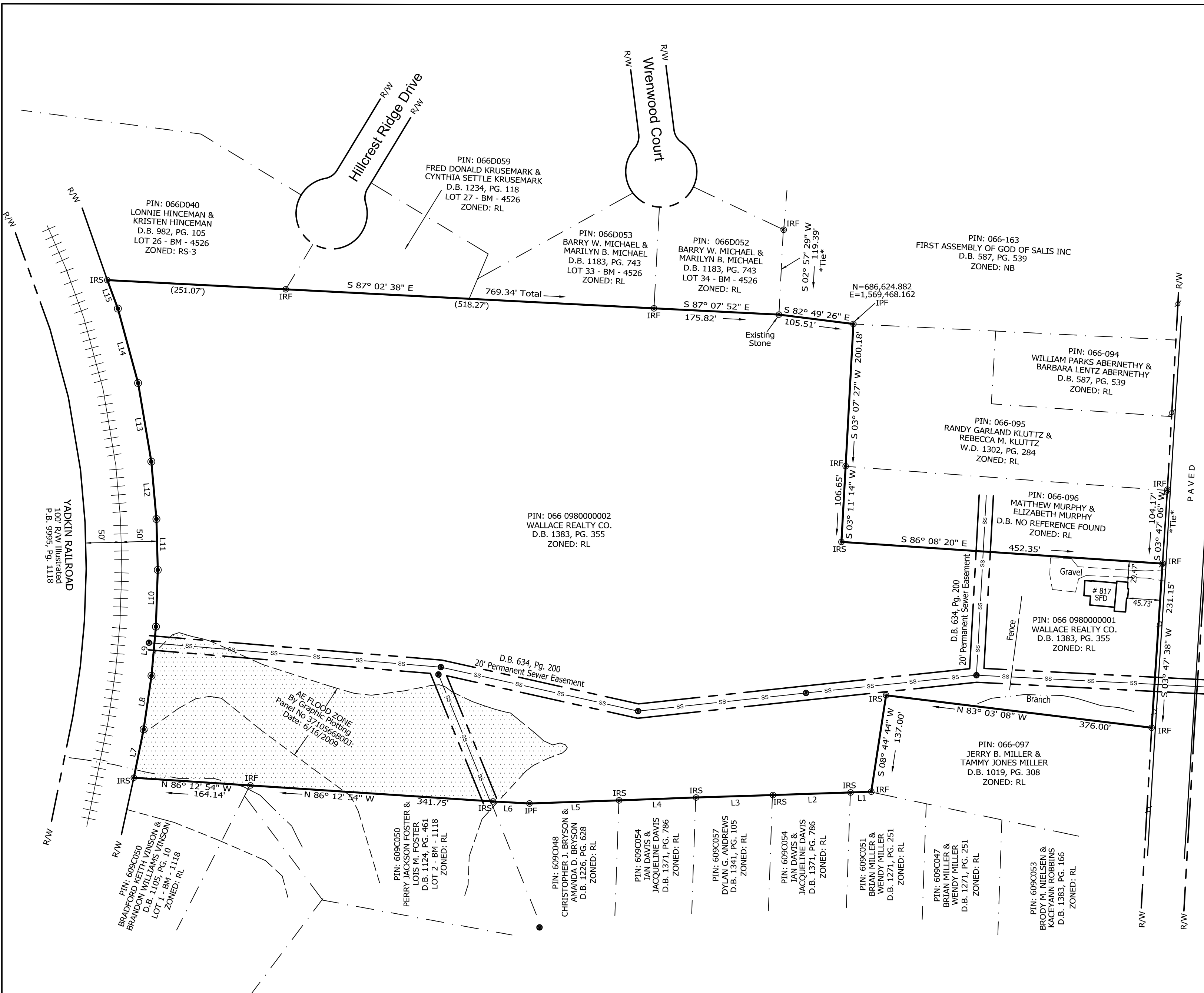
Official Signature of Notary

LINDA M. HAYNES

Notary Name (printed)

9-22-23

Commission Expiration



Vicinity Map - Not to Scale

I, MATTHEW I. GRANT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1383, PAGE 355 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON. THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.01'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 11-10-2021
 DATUM/EPOCH: NAD83(2011)
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEIOD MODEL: 2012B
 COMBINED GRID FACTOR: 0.9998120
 UNITS: US SURVEY FEET

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22ND DAY OF DECEMBER, 2021.

PROFESSIONAL LAND SURVEYOR L-5208
 MATTHEW I. GRANT



Total Area
 787,524.19 SF.
 18.079 AC.



- LEGEND:
- EAI - EXISTING ANGLE IRON
 - IPF - IRON PIPE FOUND
 - IRS - IRON REBAR SET
 - NTS - NOT TO SCALE
 - PKN - PK NAIL
 - SFD - SINGLE FAMILY DWELLING
 - R/W - RIGHT OF WAY
 - ⊙ - COMPUTED POINT
 - ⊙ - LIGHT POLE
 - ⊙ - POWER POLE
 - ⊙ - SEWER MANHOLE

LINE	BEARING	DISTANCE
L1	S 87° 47' 50" W	29.10'
L2	S 88° 05' 03" W	109.19'
L3	S 88° 09' 59" W	108.11'
L4	S 87° 52' 29" W	108.23'
L5	S 88° 00' 06" W	126.06'
L6	N 86° 49' 44" W	51.30'
L7	N 11° 24' 03" E	69.32'
L8	N 08° 23' 19" E	76.17'
L9	N 05° 06' 10" E	69.31'
L10	N 01° 53' 52" E	79.80'
L11	N 01° 32' 04" W	71.56'
L12	N 05° 03' 51" W	81.04'
L13	N 09° 34' 02" W	111.99'
L14	N 15° 10' 34" W	108.38'
L15	N 20° 22' 33" W	42.73'

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

PORTION OF THE SUBJECT PROPERTY IS IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710566800J EFFECTIVE DATE 6/16/2009.

ZONING:

SUBJECT PROPERTY IS ZONED: RL - TOWN OF GRANITE QUARRY ZONING JURISDICTION.

PROPERTY IS SUBJECT TO A 30' FRONT (FY), 10' SIDE (SY) & 25' REAR YARD (RY) - MINIMUM BUILDING SETBACK LINES PER TOWN OF GRANITE QUARRY ZONING JURISDICTION.

JORDAN GRANT

ENGINEERING • SURVEYING • PLANNING

JORDAN GRANT & ASSOCIATES, PLLC
 P.O. BOX 151 * STATESVILLE, NC 28687
 Matt.Grant@jordan-grant.com (704) 928-7919
 FIRM # P-1227

Survey For: Nest Communities, LLC	
DRAWN BY: JAC	CHECKED BY: MIG
SCALE: 1"=100'	
DEED REF: 1383 - 355	PIN NO: 5668-02-96-0320
DATE OF MAP: 11-15-21	SURVEY DATE: 11-10-21
REVISION:	DRAWING FILE: 20211045-BDY
817 N. Salisbury Ave., Salisbury, NC 28146 Granite Quarry TWPSP - Rowan County - North Carolina	

District	Uses	<i>Lot size & Density</i>				<i>Min. setback requirements</i>				<i>Max. height (feet)</i>
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
RR	Single-Family	2	20,000		100	40	30	15	40	40
	Other Uses*	NA	40,000		100	40	30	15	40	40
RL	Single-Family	4	10,000		80	30	25	10	25	40
	Other Uses*	NA	20,000		80	30	25	10	25	40
RM	Single-Family	6	7,500		60	10 (alley access) 25 (front access)	10	10	25	40
	Two-Family		12,000		80	10 (alley access) 25 (front access)	10	10	25	40

District	Uses	Lot size & Density				Min. setback requirements				Max. height (feet)
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
	Other Uses*		20,000		80	25	10	10	25	40
	Single-Family	NA	NA		60	10 (alley access) 25 (front access)		10	25	40
RH	Two-Family	8	NA		80	10 (alley access) 25 (front access)		10	25	40
	Other Uses*		20,000		80	25		10	25	40
	All Uses*	NA	NA		NA	30		10	30	50

District	Uses	Lot size & Density				Min. setback requirements				Max. height (feet)
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
<i>OI</i>	All Uses*	8	NA		NA	Min. 10 Max. 25		10	25	50
<i>NB</i>	All Uses*	8	NA		NA	0		0	0	50
<i>CB</i>	All Uses*	8	NA		NA	25		10	30	50
<i>HB</i>	All Uses*	NA	NA		NA	25		10	30	50
<i>DT/LI</i>	All Uses*	NA	NA		NA	25		10	30	50
<i>LI</i>	All Uses*	NA	NA		NA	25		10	30	50(or CUP)
<i>HI</i>	CD Only	NA	NA		50	15		6	20	40
<i>PUD</i>		Per Section 3.5.3								

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
<i>Residential Uses</i>												
Accessory dwellings	C	C	C	C								4.2.1
Accessory structures (residential)	X	X	X	X								4.2.2
Boarding[houses] or roominghouses	C	C	C	C								4.2.3
Conservation development	C	C	C	C								4.2.4
Family care homes for the handicapped	X	X	X	X								4.2.5
Home occupations (customary)	X	X	X	X								4.2.6
Home occupations (rural)	C											4.2.6
Manufactured home, individual lot (MH-O only)	X	X										4.2.7
Manufactured home community (MH-O only)	C	C										4.2.8
Mixed-use dwelling					X	X	X					4.2.9

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Multi-family dwellings (3 or more attached units)				C								4.2.10
Single-family dwellings	X	X	X	X								
Temporary emergency manufactured home	X	X	X	X								4.2.11
Temporary family care manufactured home	C	C	C	C								4.2.12
Temporary family health care structure	X	X	X	X								
Two-family dwellings (duplexes)			X	X								
<i>Civic and Government Uses</i>												
Cemeteries (accessory use)	X	X	X	X	X	X	X	X	X	X	X	
Emergency services (fire, police, EMT)	C	C	C	C	X	C	X	X	X	X	X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Government buildings (other, excludes correctional facilities)	C	C	C	C	X	X	X	X	X	X	X	
Non-profit charitable organizations	C				X	X	X	X	X	X	X	
Religious institutions and related uses (including day cares or schools of less than 25)	C	C	C	C	X	X	X	X	X	X	X	
Schools (public and private elementary, middle, and high)	C	C	C	C	X	X	X	X			X	
<i>Institutional Uses</i>												
Assembly halls, coliseums, gymnasiums, and similar structures					X		X	X	X		X	
Cemeteries (principal use)					C			C				4.4.1
Child day cares	C				X	X	X	X			X	4.4.2

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Clubs, lodges, fraternities, sororities, social, civic, and other similar organizations operated on a non-profit basis	C	C	C	C	X			X			X	
Colleges and universities	C				X			X			X	
Hospitals					X			X			X	
Instructional schools					X			X	X		X	
Libraries, museums, and art galleries	C				X	X	X	X			X	
Research facilities					C				X	X	X	
Residential care facilities (including halfway houses)					X			X				
Residential care homes					X	X	X	X				
Vocational schools					C			C	X	X	C	
<i>Office and Service Uses</i>												

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Animal services (no outdoor kennels)							X	X	X		X	
Animal services (with outdoor kennels)								C	C		C	4.5.1
Automobile services (no vehicle storage)							C	X	X	X	X	4.5.2
Automobile services (with vehicle storage)							C	C	C	C	C	4.5.2
Banks, financial offices, and similar uses					X		X	X			X	
Barber and beauty shops						X	X	X			X	
Bed and breakfast inns	C					X	X					4.5.3
Body piercing and tattoo studios							X					4.5.4
Communications offices (no visible towers or transmission equipment)					X		X	X			X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Dry-cleaning and laundry establishments						X	X	X			X	
Funeral homes and mortuaries							X	X			X	
Hotels, motels, and inns							X	X				
Medical, dental, and optical clinics					X	X	X	X			X	
Offices, professional					X	X	X	X			X	
Repair services (indoor)							X	X			X	
Services, other					C	C	C	C	C	C	C	
Studios for artists, designers, and photographers	C	C	C	C	X	X	X	X			X	
Tailoring services						X	X	X			X	
<i>Retail Uses</i>												
Alcohol beverage packaged, retail sales								X			X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Automobile sales or rental							C	C	C		C	4.6.1
Convenience stores (no automotive services)						X	X	X			X	
Heavy equipment sales or rental								C	C		C	4.6.1
Manufactured home sales								C	C		C	4.6.1
Newsstands						X	X	X			X	
Outdoor market (including farmers markets, flea markets, etc.)							C	C			C	4.6.2
Restaurants (no drive-through)						C	X	X			X	
Restaurants (with drive-through)						C	C	C			C	4.9.2
Retail uses, less than 20,000 square feet (indoor)						C	X	X	C		C	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Retail uses, 20,000 square feet or greater (indoor)							C	C			C	
Retail accessory use in conjunction with principal use—Max. size is no more than 20% of gross floor area of the principal use									X	X	X	4.6.3
<i>Recreation and Entertainment Uses</i>												
Adult establishments										C		4.7.1
Amusement center							X	X				
Bars and nightclubs												
Billiards, pool halls, and bowling alleys								X				
Circuses, carnivals, fairs, side-shows										X		
Family campgrounds	C							C				4.7.2
Golf courses	C	C	C	C	X							

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Electronic gaming operations							C	C		C		4.6.4
Parks (public)	X	X	X	X	X	X	X	X	X	X	X	
Swimming pools (principal use)	C	C	C	C								4.7.3
Swimming pools (residential accessory use)	X	X	X	X	X	X	X					4.2.2
Theater (indoor)							X	X			X	
Theater (outdoor)							C	C				
<i>Industrial, Manufacturing, Warehousing, Wholesale, Distribution, and Transportation Uses</i>												
Automobile parking lots (principal)							C	X				
Automobile parking structures							C	X	X	X	X	
Junk yards, salvage yards, recycling operations, and similar uses										C		4.8.1
Bus repair and storage terminals									X	X		

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Bus terminals for passengers								X				
Cabinet and woodworking shops									X	X	X	
Contractors shops and storage yards									X		X	
Distribution uses (accessory)								X	X	X	X	
Distribution uses (principal)								C	X	X	X	
Energy production (solar farm)	C									C		4.8.2
Foundries producing iron and steel products										X		
Hazardous material storage										C		
Industrial equipment machinery, repair and servicing									X	X	X	
Industrial research facilities									X	X		

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Lumber yards, building materials storage and sale								C	X	X		
Manufacturing, heavy										C		
Manufacturing, light								C	X	X	X	
Machine shops									X	X	X	
Manufactured home manufacturing										C		
Printing and publishing establishments								X	X	X	X	
Quarrying										C		4.8.3
Railroad freight yards										X		
Railroad stations							C	X	X		X	
Sheet metal shops									X	X	X	
Sign painting, exclusive of manufacturing								X	X		X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Taxicab stand or office								X				
Tire recapping and retreading									X	X		
Trucking terminals									X	X		
Warehouse uses (accessory)								X	X	X	X	
Warehouse uses (principal)									X	X	X	
Warehouse, mini								C	X	X	X	
Wholesale uses									X	X	X	
<i>Agricultural Uses</i>												
Bona-fide farm (excluding hogs)	X	X			X				X	X		4.9.1
Greenhouse or horticultural nursery (including outdoor storage)									X	X	X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Greenhouses and gardens which are incidental to a residential use and conducted on a non-commercial basis only	X	X	X	X								
Produce stands (permanent)	X											4.9.2
<i>Other Uses</i>												
Accessory structures (non-residential)					X	X	X	X	X	X	X	4.10.1
Drive-through/drive-in uses (for permitted uses, excluding restaurants)						X	X	X				4.10.2
Outdoor storage (associated with permitted non-residential use)								C	C	X	C	4.10.3

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Outdoor storage-industrial park (associated with permitted non-residential use)									X	X		4.10.3
Parking of recreational and commercial vehicles (residential districts)	X	X	X	X								4.10.4
Telecommunications towers								C	C	C	C	4.10.5
Temporary uses	X	X	X	X	X	X	X	X	X	X	X	4.10.6
Utility facilities (except service or storage yards)	C	C	C	C	C	C	C	C	X	X	C	

STATEMENT of CONSISTENCY and REASONABLENESS
for the
ADOPTION of the TOWN of GRANITE QUARRY DEVELOPMENT ORDINANCE
AMENDMENT

WHEREAS, the Granite Quarry Town Board of Aldermen adopted the 2000 Comprehensive Land Use Plan Update on January 6, 2020 hereafter referred to as the “Plan”; and

WHEREAS, the Town Board of Aldermen finds it necessary to modify the unified development ordinance to maintain consistency with the Plan; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Town Board of Aldermen must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Town Board of Aldermen considers the action taken to be reasonable and in the public interest.

THEREFORE, the Town Board of Aldermen hereby finds the adoption of the map amendment to the Unified Development Ordinance is consistent with the Plan in that standards, specifications and policies set forth in the new Granite Quarry Unified Development Ordinance (UDO) will support the expansion of the Town of Granite Quarry economy, preserve the character of the Town through practical standards for land use and development, and support the protection of natural resources as required by both Federal and State of North Carolina statutes. The map amendment is deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Establish environmentally responsible yet business oriented common-sense principles aimed to protect both the local environment and property rights,
2. Minimize negative impacts on the natural and fiscal resources of Granite Quarry,
3. Minimize negative impacts on local property tax and utility rate payers,
4. Welcome those future residents and businesses seeking to contribute to the success of the Town’s efforts to establish a resilient sustainable and stable local economy,
5. Reinforce the tax base,
6. Expand opportunities for local business success, and
7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Recommended this the 1st day of August 2022

Richard Luhrs, Chair per G.S 160D-604(d)

Adopted this the 8^h day of August 2022

Brittany Barnhardt, Mayor per G.S. 160D-605

Attest: _____
Aubrey Smith, Town Clerk

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THEREFORE, the Town Board of Aldermen hereby finds the adoption of the map amendment to the Unified Development Ordinance is not consistent with the Plan in that standards, specifications and policies set forth in the new Granite Quarry Unified Development Ordinance (UDO) will support the expansion of the Town of Granite Quarry economy, preserve the character of the Town through practical standards for land use and development, and support the protection of natural resources as required by both Federal and State of North Carolina statutes. The map amendment is **not** deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

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2. Minimize negative impacts on the natural and fiscal resources of Granite Quarry,
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Recommended this the 1st day of August 2022

Richard Luhrs, Chair per G.S 160D-604(d)

Adopted this the 8th day of August 2022

Brittany Barnhardt, Mayor per G.S. 160D-605

Attest: _____
Aubrey Smith, Town Clerk

Agenda Item Summary

Regular Monthly Meeting

August 1, 2022

Agenda Item 4

Summary

On 3/25/2021 the Board asked that the Subdivision and Site Plan process be reviewed. During discussion with N Focus on 4/18/22 the Board inquired further about best practices for such growth reviews. Planner Bill Bailey provided the attached memo that summarizes his findings and recommendation. At the meeting 7/11/2022 the Board of Aldermen voted to follow the planner’s recommendation. The proposed amendments are attached.

Attachments:

- Memo from Bill Bailey, CZO, Interim Town Planner
- Proposed Text Amendment
- Statement of Consistency

Action Requested

Motion to (recommend / not recommend) Ordinance 2022-09 amending the site plan approval process to the Board of Aldermen.

Site Plan Review Process

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)

Memo

Date: June 23, 2022

To: Larry Smith, Town Manager

From: Bill Bailey, CZO, Interim Town Planner

Re: Review of Subdivisions and Site Plans

Recommendation: Based on the information provided below, revise text to remove the planning board from the process.

Current Conditions:

Current ordinance requirements require major subdivision preliminary plats to be reviewed first by staff then by the planning board:

11.7.5 Major Subdivision Defined.

B. Major Subdivisions follow the Planning Board Approval process. Following the Sketch Plan review by the Administrator, the applicant shall submit a Preliminary Plat. The Preliminary Plat shall be reviewed by Planning Staff and the TRC for completeness, compliance with this Ordinance, and soundness of design. The Preliminary Plat shall then be reviewed by the Planning Board following a public hearing. Following Planning Board approval, Engineering Drawings may be submitted for review in accordance with [Section 12.4](#). Final Plats may be approved after Engineering Drawing approval. Final Plats shall substantially match the Preliminary Plat and Engineering Drawings.

The general statutes allow for our current process and allow other options:

160D-803. Review process, filing, and recording of subdivision plats.

(c) The subdivision regulation may provide that final decisions on preliminary plats and final plats are to be made by any of the following:

- (1) The governing board.
- (2) The governing board on recommendation of a designated body.
- (3) A designated planning board, technical review committee of local government staff members, or other designated body or staff person.

If the final decision on a subdivision plat is administrative, the decision may be assigned to a staff person or committee comprised entirely of staff persons, and notice of the decision shall be as provided by G.S. 160D-403(b). If the final decision on a subdivision plat is quasi-judicial, the decision shall be assigned to the governing board, the planning board, the board of adjustment, or other board appointed pursuant to this Chapter, and the procedures set forth in G.S. 160D-406 shall apply.

Analysis:

The current system creates redundancies, adding the planning board review, which may be unnecessary. While the statutes allow this, it adds time and potential uncertainty for an applicant. NCGS 160D-803(a) specifies that all subdivision decisions must follow standards set forth in the ordinance. This means staff AND the planning board are reviewing based only on the codified standards. Therefore, the same review is being done twice.

ORDINANCE NO. 2022-09

**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. That Chapter 11. – DEVELOPMENT REVIEW PROCESS Sec. 11.3. - Planning board approval is hereby amended to read as follows:

Delete all of Sec. 11.3 – Planning Board approval.

Section 2. That Chapter 11. – DEVELOPMENT REVIEW PROCESS Sec. 11.7.1.4 *Subdivision Exceptions* is hereby amended to read as follows:

Sec. 11.7.1.4 Subdivision Exceptions

A. The Town Board of Aldermen may authorize exceptions for Subdivisions from any portion of this Ordinance when, in its opinion, undue hardship may result from their strict compliance. ~~The Planning Board shall review the subdivision, hold a courtesy hearing, and make a recommendation to the Town Board of Aldermen to approve, approve with changes, or deny the Preliminary Plat for subdivisions with exceptions.~~ In granting an exception, the Town Board of Aldermen shall hold a public hearing and make the findings required herein, taking into account the nature of the proposed Subdivision, the existing use of land in the vicinity, the number of persons to reside or work in the proposed Subdivision and the probable effect of the proposed Subdivision upon traffic conditions in the vicinity. ~~Planning Board recommendations and~~ Town Board decisions shall be based on:

1. If there are special circumstances or conditions affecting said property such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of his land; and
2. If the relief is necessary for the preservation and enjoyment of a substantial property right of the petitioner; and
3. If the circumstances giving rise to the need for the relief are peculiar to the subdivision and are not generally characteristic of other subdivisions in the jurisdiction of this Ordinance; and
4. If the granting of the relief will not be detrimental to the public health, safety and welfare or injurious to other property in the area in which said property is situated.

B. Every decision of the Town Board of Aldermen pertaining to the granting of Subdivision exceptions shall be subject to review by the Superior Court Division of the General Courts of Justice of the State of North Carolina by proceedings in the nature of certiorari. Any petition for review by the Superior Court shall be duly verified and filed with the Clerk of Superior Court within 30 days after the decision or recommendation

of the TRC or Town Board of Aldermen is filed in the Office of the Administrator, or after a written copy thereof is delivered to every aggrieved party who has filed a written request for such copy with the Zoning Administrator at the time of the **Town Planning Board's** hearing of the case, whichever is later.

Section 3. That Chapter 11. – DEVELOPMENT REVIEW PROCESS Sec. 11.7.5 *Major Subdivision Defined* is hereby amended to read as follows:

11.7.5 *Major Subdivision Defined.*

- B. ~~Major Subdivisions follow the Planning Board Approval process.~~ Following the Sketch Plan review by the Administrator, the applicant shall submit a Preliminary Plat. The Preliminary Plat shall be reviewed by Planning Staff and the TRC for completeness, compliance with this Ordinance, and soundness of design. ~~The Preliminary Plat shall then be reviewed by the Planning Board following a public hearing. Following Planning Board approval,~~ Engineering Drawings may be submitted for review in accordance with Section 12.4. Final Plats may be approved after Engineering Drawing approval. Final Plats shall substantially match the Preliminary Plat and Engineering Drawings.

Section 4. That Chapter 11. – DEVELOPMENT REVIEW PROCESS Sec. 11.7.5.1 *Approval of Preliminary Plat* is hereby amended to read as follows:

11.7.5.1 Approval of Preliminary Plat.

- B. Notwithstanding, the developer may submit a request to the ~~Planning Board~~ **Board of Aldermen** for a time extension for up to one (1) year for Final Plat submittal. Said request must be submitted to the Administrator prior to the original plat expiration date. No more than one (1) such extension may be granted per subdivision.

Section 5. That Chapter 11. – DEVELOPMENT REVIEW PROCESS Sec. 11.8 – Site plan procedures is hereby amended to read as follows:

Sec. 11.8. - Site plan procedures.

11.8.3 *Major Site Plans.*

~~Major Site Plans follow the Planning Board Approval Process as outlined in Section 11.5.~~ The Major Site Plan shall be reviewed by the Zoning Administrator and the Technical Review Committee for completeness, compliance with this Ordinance, and soundness of design. ~~Following Planning Board approval,~~ Engineering Drawings may be submitted and reviewed in accordance with Section 12.6. Engineering Drawing approval is required prior to the issuance of a Zoning Permit.

Section 6. That Chapter 15. – ADMINISTRATION Sec. 15.6. - Planning Board is hereby amended to read as follows:

Sec. 15.6. - Planning board.

15.6.1 *Authority and Duties.*

The Planning Board shall have the following duties and responsibilities:

~~A. To review and approve or deny requests for Major Subdivision Plans and Major Site Plans.~~

~~B.~~ A.

~~C.~~ B. (*Letters indicating remaining duties will be reassigned*)

Section 7. All ordinances in conflict herewith are repealed to the extent of any such conflict.

Section 8. 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

STATEMENT of CONSISTENCY and REASONABLENESS
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5. Reinforce the tax base,
6. Expand opportunities for local business success, and
7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Recommended this the 1st day of August 2022

Richard Luhrs, Chair per G.S 160D-604(d)

Adopted this the 8th day of August 2022

Brittany Barnhardt, Mayor per G.S. 160D-605

Attest: _____
Aubrey Smith, Town Clerk

Agenda Item Summary

Regular Monthly Meeting

August 1, 2022

Agenda Item 6

Summary

On June 14, 2022 Curtis Buck, Jr. submitted his application for the Planning Board’s vacant Town alternate seat. The attached summary from the clerk’s review of the application has been attached.

Attachments:

- Clerk’s Review Summary
- Curtis Buck, Jr. Application

Action Requested

Motion (to recommend / not recommend) Curtis Buck for appointment to the Planning Board’s alternate Town seat with a term expiration of 7/31/2025.

Application 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)

SUMMARY

TO: Planning Board; Board of Aldermen
FROM: Town Clerk Aubrey Smith
RE: **Summary of Application Review**
DATE: 6/14/2022



The current Committee Membership Recruiting and Appointment Policy, adopted by the Board of Aldermen 9/8/2020, directs the Clerk to conduct an administrative review of an application, comparing with:

- Any ordinance requirements for qualifications;
- The current compositions of the applicable committee's membership for diversity of backgrounds and residence locations with a goal of fair representation of the town's jurisdiction.

Ordinance Requirements

UDO 15.6.2 Membership.

The Planning Board shall consist of a total of nine (9) regular members and two (2) alternate members. Representation shall be provided by appointing five (5) residents of the town limits and four (4) residents of the extraterritorial jurisdiction (ETJ). One (1) alternate member shall reside in the town limits, and one (1) shall reside in the ETJ. The total membership of the Planning Board shall include a diverse geographical representation overall. Representatives from within the Town limits shall be appointed by the Granite Quarry Town Board of Aldermen. Representatives from the ETJ area shall be appointed by the Rowan County Board of Commissioners. All members shall serve for overlapping terms of three (3) years.

The current Planning Board membership consists of the following:

- 5 filled Town seats 0 Vacant Town seats
- 1 vacant Town Alternate seat
- 3 filled ETJ seats 1 vacant ETJ seat
- 1 filled ETJ Alternate seat

Diversity of Backgrounds

- Mr. Buck is a telecommunications engineer.

The backgrounds of the other Planning Board members include:

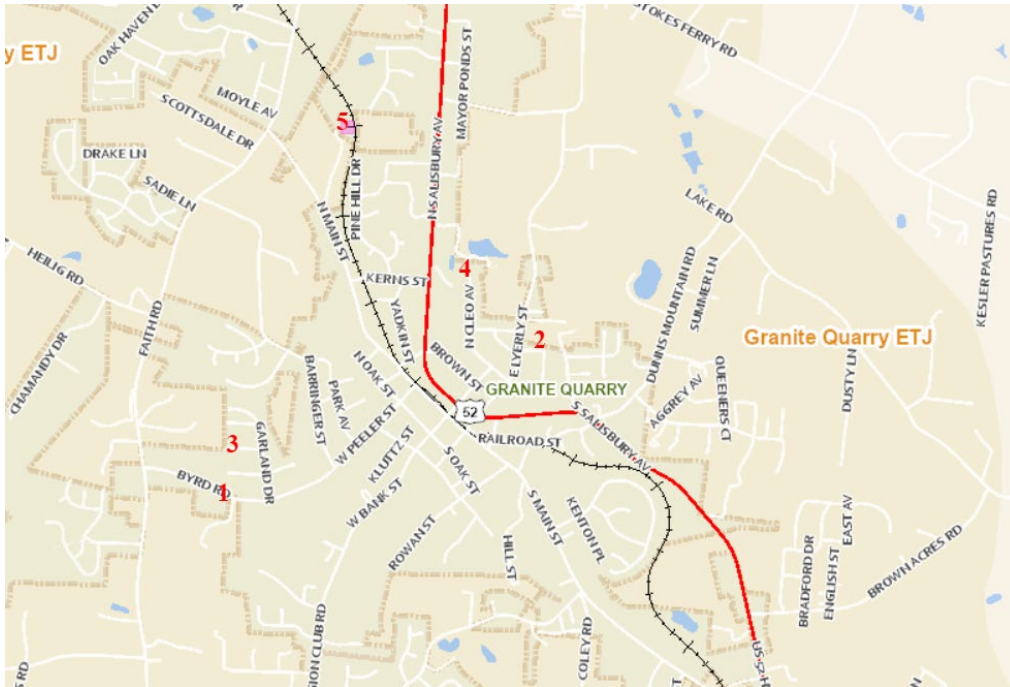
- Construction
- Sales / Customer Service
- National Guard / Fire Service
- Inventory control
- Marketing
- Dental hygienist
- NCDOT project manager
- RN
- Site locating for trucking company

Diversity of Geographical Representation

- Mr. Buck is a resident of the Town and lives on Brookwood Drive.

The residences of the other Planning Board members currently representing the Town are located on the following streets:

- 1) Byrd Road
- 2) South Jack Street
- 3) Foil Street
- 4) North Cleo Avenue
- 5) North Main Street





P.O. Box 351
 Granite Quarry, NC 28072-0351
 704-279-5596
www.granitequarrync.gov

BOARDS AND COMMITTEES APPLICATION

NAME Curtis Buck, Jr
 PHYSICAL ADDRESS 228 Brookwood Dr, Salisbury ZIP 28146
 MAILING ADDRESS 3609 Charment Ct, Raleigh, NC ZIP 27616
 PHONE 704 239 8283 PHONE (business or cell) _____
 EMAIL cjbuckjr@hotmail.com
 OCCUPATION Telecommunications Engineer, Verizon

ARE YOU CURRENTLY SERVING ON A GRANITE QUARRY BOARD OR COMMITTEE Yes No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please number up to three applicable committees)

- Community Appearance Commission
- Planning Board
- Revitalization Team
- Zoning Board of Adjustment
- Parks, Events, and Recreation Committee

WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name/Location	Position	Job Description
1/2018 - Now	Verizon - Raleigh	Engineer	Design, changes, repair
7/2015 - 1/2018	AT&T - Raleigh	Lineman (Journeyman)	Construction, Fiber
12/2012 - 5/2015	Windstream - Charlotte	Business Repair	Phone based tech help
1/2008 - 12/2012	Optum - Concord	Customer Support	Account / Billing

EDUCATION (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
East Rowan High School	HS Diploma	College Prep Pathway
Rowan Cabarrus Community Coll	No degree received	Economics,


WHY DO YOU FEEL YOU ARE QUALIFIED FOR THIS APPOINTMENT?

I have significant experience in utility infrastructure and telecom engineering that would be a technical resource for the planning board. GA is my home town where I attended GA Elementary, Erwin Middle, and ERHS.

BOARDS/ COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

EVER CONVICTED OF A FELONY Yes No If yes, state details: _____

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature  Date 6/13/2022

FOR OFFICE USE ONLY

Application Received: _____ Interview Date & Time: _____

Confirmation Date: _____ Term Ending: _____