



**Town of  
GRANITE QUARRY**  
**TOWN OF GRANITE QUARRY**  
**PLANNING BOARD**  
**BOARD OF ADJUSTMENT**  
**REGULAR MEETING AGENDA**  
**June 3, 2024**  
**6:00 p.m.**

**Planning Board**

**Call to Order**

**Determination of Quorum**

**Pledge of Allegiance**

**1. Approval of Agenda**

**2. Approval of Minutes** **May 6, 2024**

**3. Discussion** **Reappointments**

**Recess to Hold Board of Adjustment Meeting**

**Board of Adjustment**

**Call to Order 6:15 p.m.**

**Determination of Quorum**

**1. Approval of Agenda**

**2. Approval of Minutes** **May 6, 2024**

**Old Business** **None**

**New Business**

**3. Review and Possible Action** **Rules of Procedure**

**Adjourn or Continue**

**Planning Board**

**Reconvene Planning Board Meeting**

**Old Business**

**None**

**New Business**

**4. Ordinance**

**ZTA 2024-06-10 Religious Institution in MSD**

**5. Plan Review**

**Update to Comprehensive Land Use Plan**

**6. Ordinance**

**ZMA 2024-07-11 Cline**

**7. Ordinance Review**

**Article 8 Review – Permitted Uses**

**Adjourn**

**Agenda Item Summary**

Regular Meeting

June 3, 2024

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 Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Against:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD MEETING  
REGULAR MEETING MINUTES  
Monday, May 6, 2024**

**Present:** Chair Joe Hudson, Vice-Chair Jared Mathis, Fred Krusemark, Ronald Jacobs, Michelle Reid  
**Not Present:** Greg Summitt, Jerry Holshouser, Dolores Shannon (A)  
**Staff:** Town Clerk Aubrey Smith, Town Attorney Zachary Moretz

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

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

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Hudson.

**1. Approval of Agenda**

**ACTION:** Ms. Reid made a motion to approve the agenda. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**April 2, 2024**

**ACTION:** Mr. Jacobs made a motion to approve (*the April 2024 meeting minutes*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

Chairman Hudson recognized that at the Planning Board's last meeting a discussion took place regarding a potential text amendment prompted in part by a Board of Adjustment appeal. Chairman Hudson stated he would like to see more time between Board of Adjustment issues and discussion at the Planning Board level to allow for separation of duties between the two boards.

**Old Business**

**None**

**New Business**

Because Mr. Flowe was unable to attend the meeting to present the ordinance amendment and sphere of influence information, it was requested that the PB either continue the meeting to Tuesday, May 7, 2024 at 6:00 p.m. or adjourn the meeting and take up the business items at the next regular meeting. Mr. Flowe will be available on the May 7<sup>th</sup> date. Chairman Hudson polled the Planning Board members and the decision to postpone the business items until the Planning Board's regular meeting in June was unanimous.

**3. Discussion**

**Reappointments**

**4. Ordinance**

**ZTA 2024-06-10 (Religious Inst. In MSD)**

**5. Town Plan Update**

**1-85 Corridor Sphere of Influence Land Use Study**

**Adjournment**

**ACTION:** Mr. Krusemark made a motion to adjourn. Mr. Jacobs seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 6:04 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

**Agenda Item Summary**

Regular Meeting

June 3, 2024

Agenda Item 3

Summary

The Planning Board members listed below have terms set to expire on 7/31/2024. The Committee Membership and Appointment Policy says the following regarding reappointments:

- Each committee shall review the status of any members whose terms expire July 31 of that year.
- For any such members wishing to be reappointed, the committee shall confirm eligibility of those members and make a recommendation for or against reappointment to the Board of Aldermen.
  - Citizens may serve only two consecutive terms on boards, committees, or commissions unless this limitation is waived by the Board of Aldermen.
  - A request for the term limitation to be waived should be included with the committee’s recommendation to the Board of Aldermen for reappointment.
- Appointments or reappointments to terms expiring each year shall be made at the regularly scheduled July Board of Aldermen meeting to become effective July 31.

Members with Expiring Terms:

| Member           | Seat | Consecutive Term                  |
|------------------|------|-----------------------------------|
| Jerry Holshouser | T1   | 2 <sup>nd</sup> (requires waiver) |
| Greg Summitt     | T2   | 1 <sup>st</sup>                   |
| Joe Hudson       | T3   | 2 <sup>nd</sup> (requires waiver) |
|                  |      |                                   |

Action Requested: (if members desire and are qualified)

***Motion to recommend reappointment of Jerry Holshouser, Greg Summitt, and Joe Hudson to Planning Board seats. Applicable waivers of the two-term limit are requested as well for members Holshouser and Hudson.***

**Reappointments**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Against:

- Chair Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

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

Ordinance Number ZTA-2024-06-10

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

WHEREAS, the amendment of the GQDO to refine certain permanent uses listed within a given district is 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 local businesses, and civic entities; then,

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

**PART 1. Article 8, Table 8.1, Section 1 is hereby amended to add either 1) an “L” for Listed Use or 2) an “A(10.1-11)” in the Main Street District for a Religious Institution**

**PART 2. Article 5, Section 5.3-1(C)(3) is hereby amended to read as follows:**

“(3.) Completed applications submitted by 12:00 noon on the 15th day, or next business day in the event of closure, of any calendar month will be considered at the meeting of the Granite Quarry Planning Board scheduled for the following month.”

**PART 3. This Ordinance shall become effective at 12:01 AM EST on June 10, 2024.**

**ADOPTED on this the 10<sup>th</sup> day of June 2024.**

s/ \_\_\_\_\_

**Brittany H. Barnhardt, Mayor**

s/ \_\_\_\_\_

**Aubrey Smith, Town Clerk**



**Zoning Text Amendment Application**

**Applicant's Information**

Applicant's Name: JEFF CANNON Phone Number 919.841.8886  
Applicant's Mailing Address: 524 N SALISBURY GQ AVE.  
GRANITE QUARRY, NC 28146  
Email JSCANNON67@YAHOO.COM

**Amendment Information**

UDO Section(s) Involved 8.4-4 MAIN STREET DISTRICT (MS)

Reason for Text Amendment:

EAST ROWAN CHURCH OF CHRIST HAS BEEN MEETING AT  
118 S. SALISBURY AVE GQ FOR THREE MONTHS. WE WOULD  
LIKE TO CONTINUE POSSIBLY THROUGH 2025 (~18 MONTHS)

Proposed Text Amendment: (Attach additional pages if needed)

INCLUDE RELIGIOUS INSTITUTIONS (SIC 8061) IN  
TABLE OF USES FOR MAIN STREET (MS)

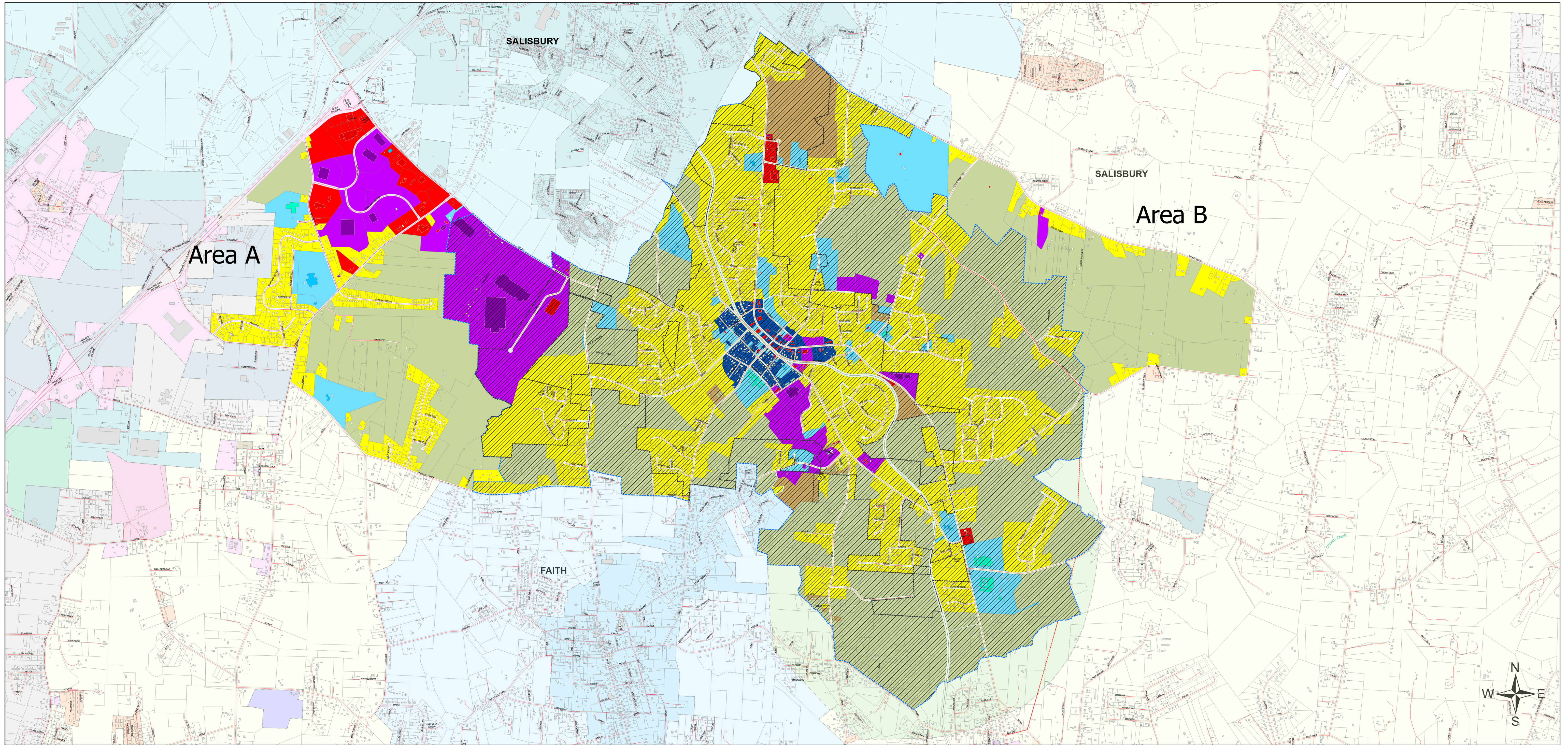
**Additional Comments:**

IF TEXT NOT AMENDED WITHOUT A DURATION, PLEASE  
CONSIDER A TWO OR THREE YEAR ALLOWANCE FOR  
SMALLER GROUPS TO GET STARTED WHILE LOOKING FOR  
A PERMANENT SPACE. THESE GROUPS COME FROM  
SURROUNDING AREAS AND EAT AT THE RESTAURANTS, ETC.

Notes:

1. If text amendment is granted, the applicant agrees to pay the Town the current Zoning Text Amendment Fee plus the cost of advertising and adjacent property owner notification for the text amendment public hearing.

Owner/Developer Signature \_\_\_\_\_  
Date 4-4-2024







# Future Land Use - Study Areas A and B


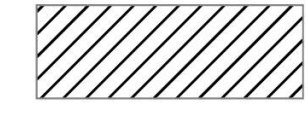

0 1 2 Miles

March 23, 2024



-  Roads
-  Railroads
-  Town Limit
-  Extraterritorial Jurisdiction (ETJ)

Buildings footprints are shaded by the attributes assigned.  
Red for Commercial, Purple for Industrial, Pink for Hospital,  
Green for School and Blue for Church.

-  Tax Parcels
-  Overlay hatching on existing FLUM
-  Surrounding Municipal Jurisdictions

## Future Land Use

- |   |  |
|---|--|
|  Rural                     |  Civic                    |
|  Neighborhood              |  Mixed Use                |
|  Transitional Neighborhood |  Commercial               |
|  Downtown                  |  Employment/Manufacturing |

Sources: Town Limits & Parcels: Rowan County, NC GIS, March 8, 2023  
Wetlands: USFWS, NWI, as of March 8, 2023  
Prepared by: N-Focus, Inc.

Package: GQ\_MS\_2024\_03\_23  
PDF: GQ\_FLUM\_StudyArea2024\_03\_23.pdf



# GRANITE QUARRY TOWN PLAN 2040 Comprehensive Land Use and Master Plan



**June 19, 2023**

**CLUP Amendment 2024-01:  
Economic Development in Targeted Growth Area  
DRAFT May 20, 2024**

Adopted: June 19, 2023

Recommended by the Town of Granite Quarry Planning Board: June 5, 2023

## 5. VOICE OF THE COMMUNITY

Determining what is important to a community is critical. The information gathered through an online survey with strong community participation helps establish the foundation of the plan. Results of the survey responses are summarized and ranked in order of popularity, to provide “value statements” about Granite Quarry. These statements provide the foundation for the preparation of goals and objectives. From these goals and objectives, the team crafted strategies refined for Granite Quarry’s needs by its elected leadership.

### 5.1 Community Participation – *What does our community want?*

Community participation for the initial planning process in the Winter of 2022 into early 2023 was gathered from an online survey advertised through the Town’s website and e-mails with 154 people completing the survey. The following sections highlight the process, results and opportunities for action.

#### 5.1.1 Community Input

The Town of Granite Quarry staff conducted the following activities to solicit community input:

- Advertised the online survey on the Town’s website homepage;
- Advertised the online survey on the Town’s Facebook account;
- E-mailed links to the online survey; and
- Hardcopies of surveys were available at Town Hall.

#### 5.1.2 Summary Results – *What our community said!*

The interview responses were categorized and grouped separately for each of the six questions asked:

1. Do you reside within the Town of Granite Quarry?
2. What do you like about Granite Quarry (present)?
3. What do you dislike about Granite Quarry (present)?
4. What wishes do you have for Granite Quarry (future)?
5. What fears do you have for Granite Quarry (future)?
6. What should be the #1 priority for Granite Quarry moving forward?

NC General Statutes §160D-501, Plans, (a1), Plans, states, ***“The planning process shall include opportunities for citizen engagement in plan preparation and adoption.”***

Planning during the development of this Town Plan 2040 provided opportunities for citizen engagement. An online survey was available and promoted through the Town’s website. A total of 154 people completed the online survey over a period of 6 weeks between November 18, 2022 and December 29, 2022 weeks when it was available on the Town’s website. No one submitted responded on printed surveys.

The responses were cataloged for ranking purposes enabling the results to be summarized graphically. The following pages illustrate the responses in order of their respective frequency rankings. On the following charts, all answers listed without asterisks were listed as answer choices on surveys while responses submitted under the

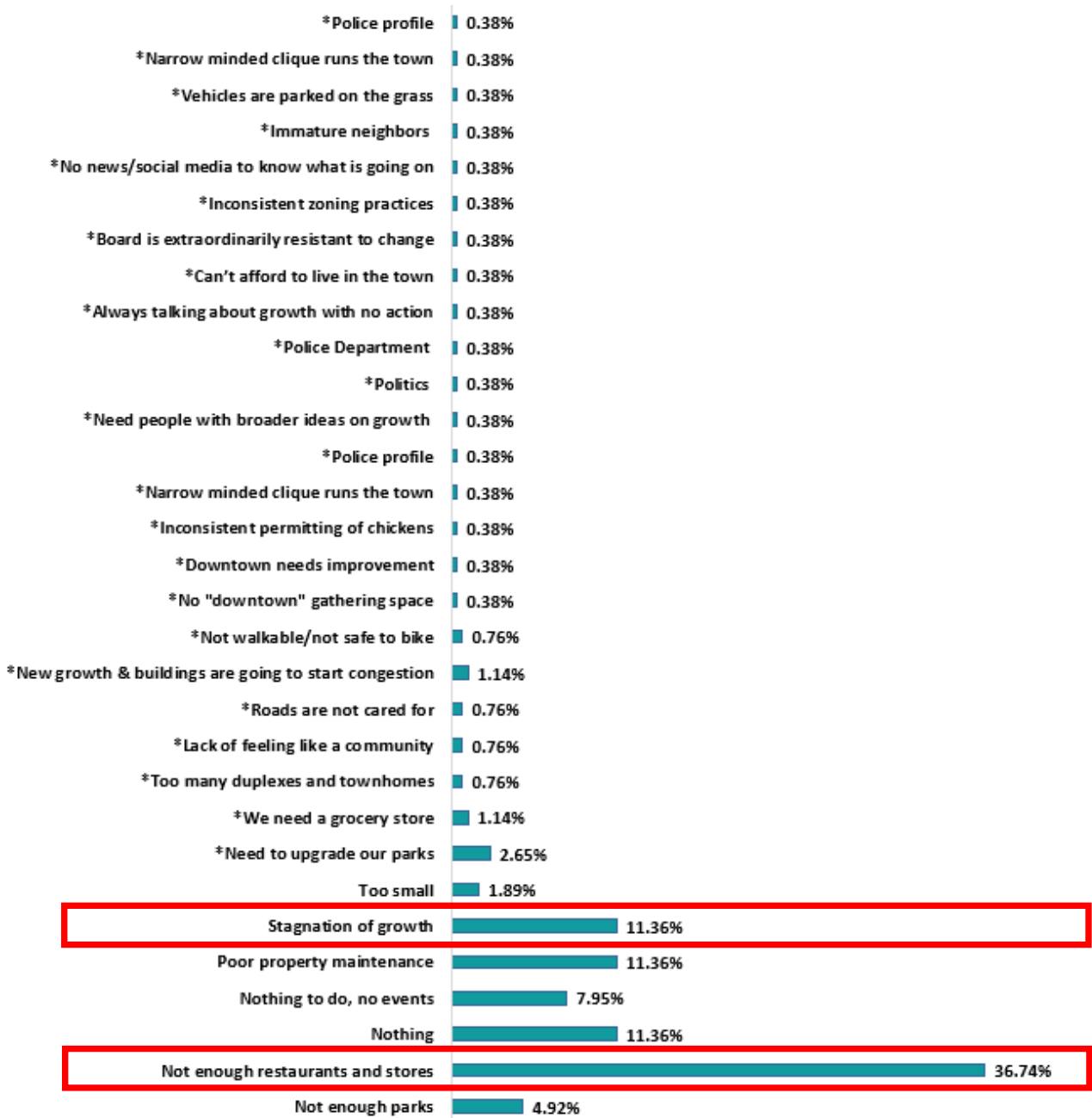
Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan, June 19, 2023

Proposed Amendment to the Town Plan 2040, May 20, 2024

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.B

### What do you dislike about Granite Quarry?



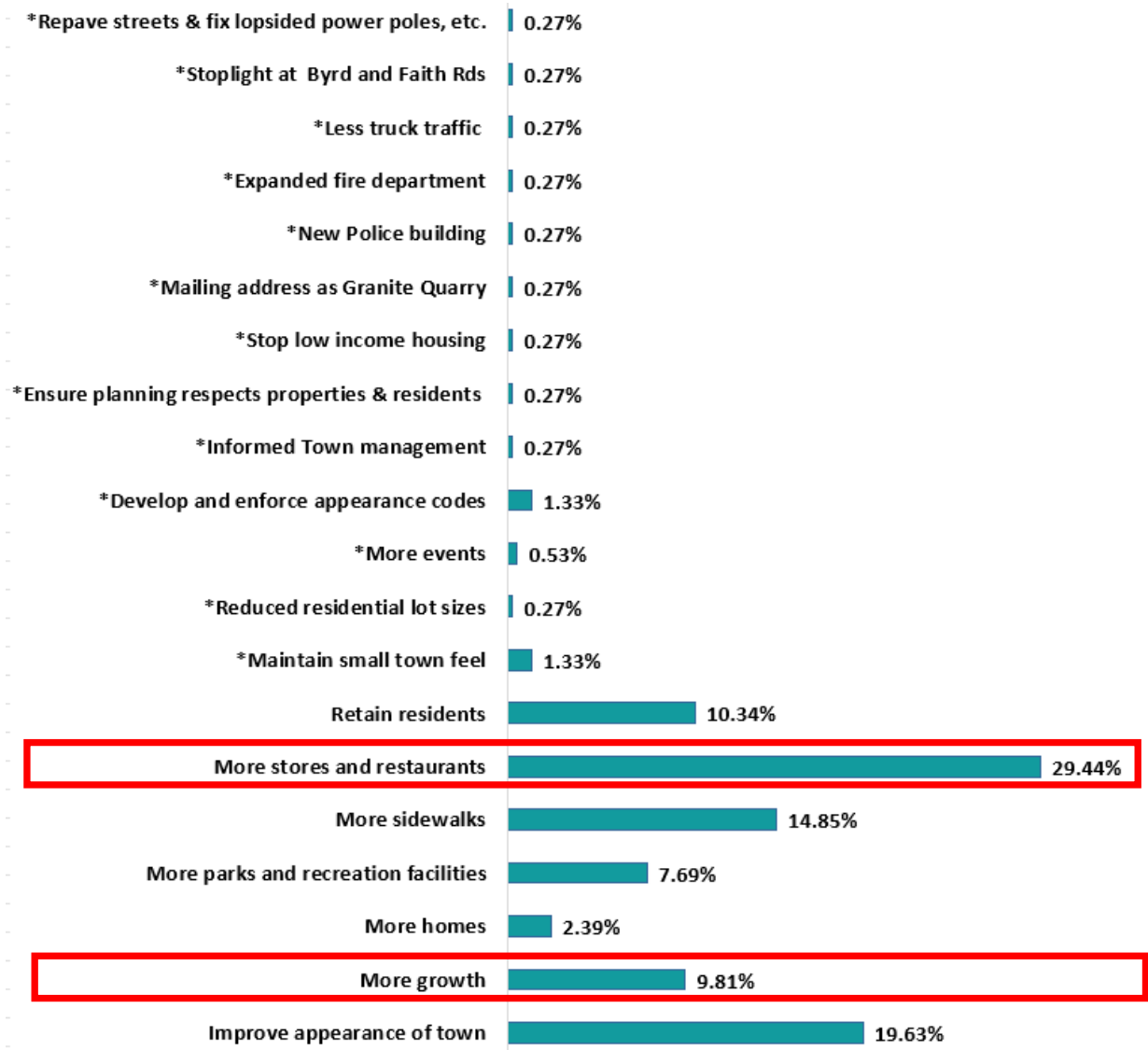
Note: \*Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.C

### What wishes do you have for Granite Quarry?



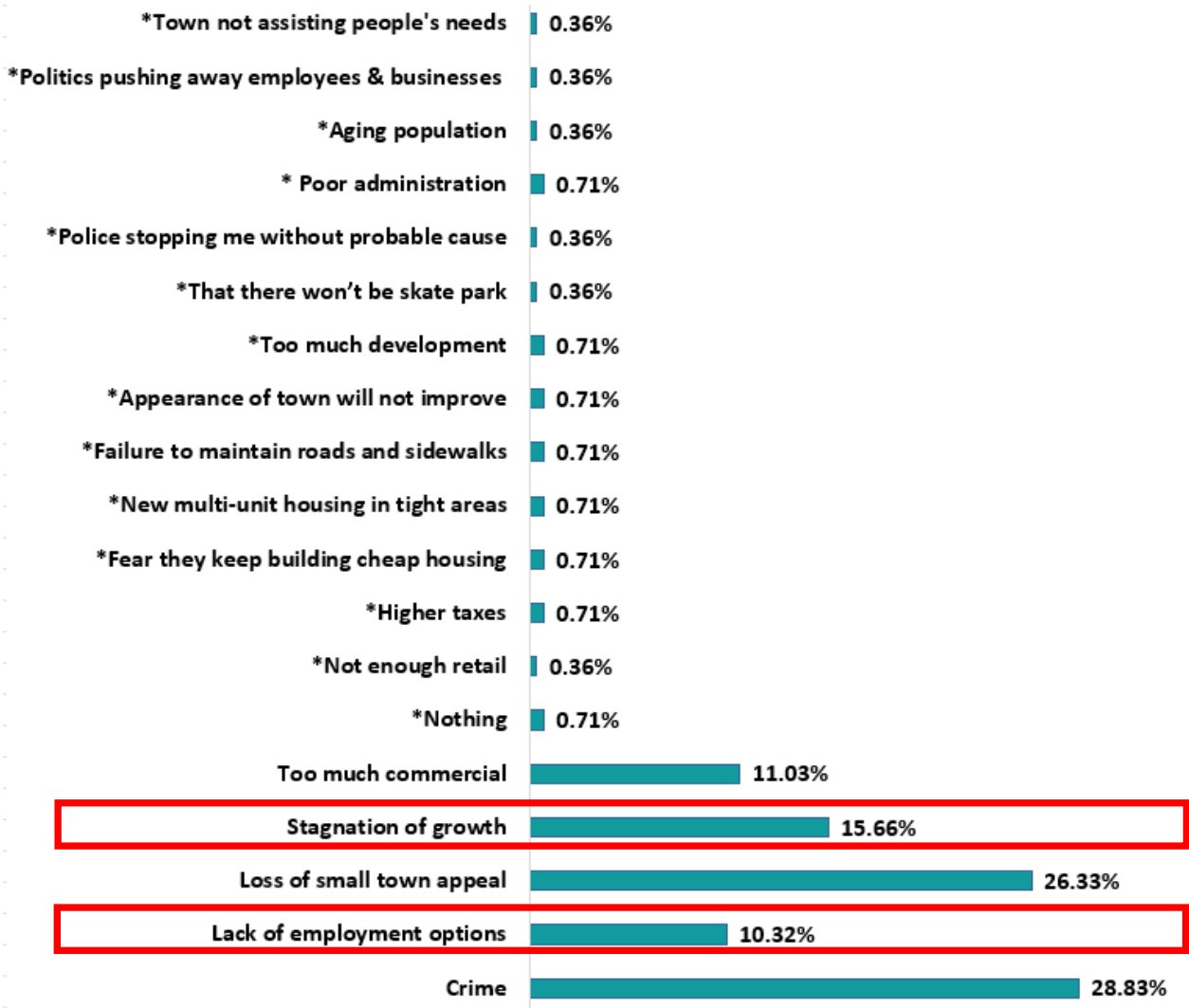
Note: \*Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.D

***What fears do you have for Granite Quarry?***



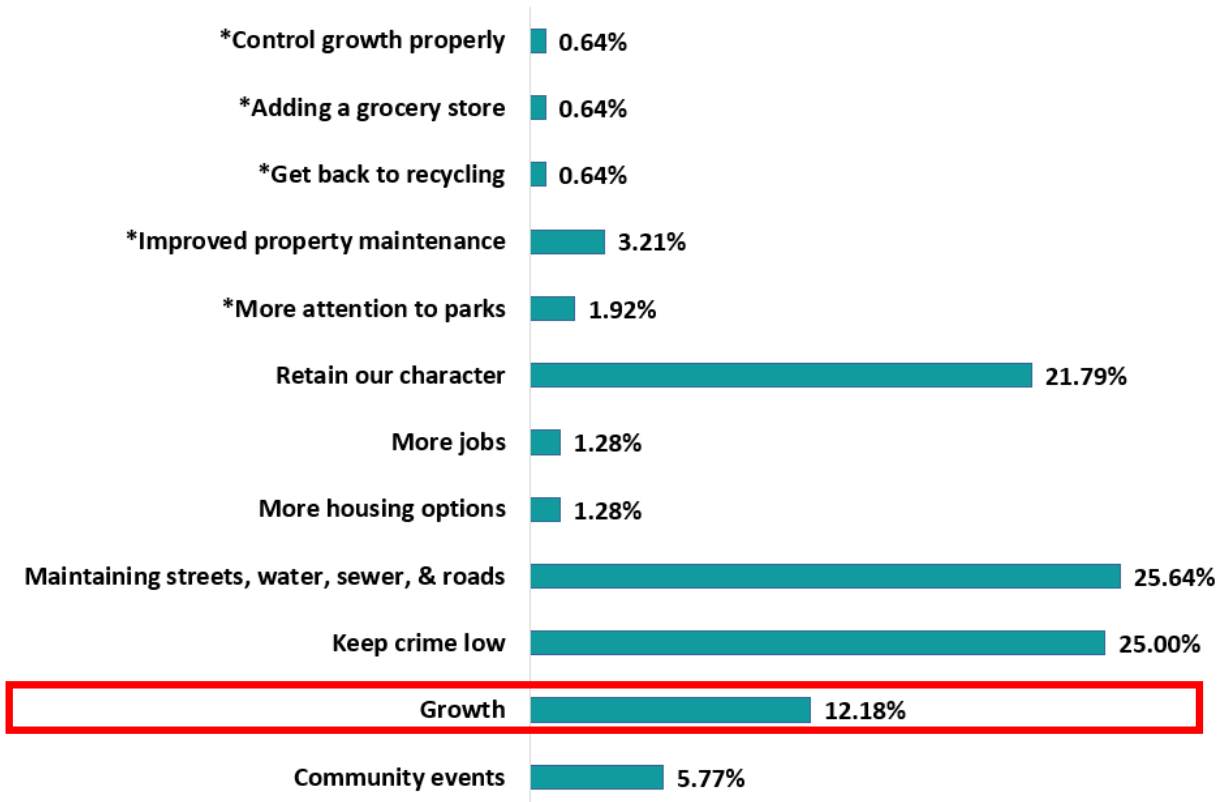
Note: \*Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Selected narrative outlined in red boxes highlight existing background narrative relevant to CLUP Amendment 2024-01

Figure 5.1.2.E

**What should be the #1 priority for Granite Quarry moving forward?**



Note: \*Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

5.2.4 **Goal 4: FOSTER MANAGED GROWTH**

**5.2.4.1 Objective 1: Harness the imminent opportunities of the northward expansion of the Charlotte region’s impact along the I-85 corridor while managing growth within Granite Quarry and in targeted growth areas located on the north side of Granite Quarry.**

***Strategy 1:*** *Encourage private investment within Granite Quarry by updating development ordinances to encourage desired development and establish quality standards and specifications to protect the environmentally sensitive and historically relevant assets of the Town.*

***Strategy 2:*** *Adopt Required Review Procedures.* Adopt required review procedures and standards and specifications for development in the new Granite Quarry Development Ordinance (GQDO).

***Strategy 3:*** *The Town of Granite Quarry will partner with Rowan County and the City of Salisbury to establish growth areas targeted on the northwest side of Granite Quarry in proximity to I-85 for economic.*

**5.2.4.2 Objective 2: Ensure quality development within the Town of Granite Quarry.**

***Strategy 1:*** *Prepare a new GQDO with standards to assure quality growth.* A new Granite Quarry Development Ordinance (GQDO) is currently being prepared and should be adopted after this Town Plan 2040 is adopted that will address the community’s priorities to attract business and manage growth to assure safety and quality.

**5.2.4.3 Objective 3: Have a good plan and ordinances so projects achieve the mission of the plan.**

***Strategy 1:*** *Adopt Town Plan 2040 to establish Granite Quarry as a successful community and a partner in the town’s revitalization and future growth.* Establishing a clear vision and the action steps to achieve the goals established by the Town is the first task toward a bright future. (See section 8.5.)

***Strategy 2:*** *Adopt a new GQDO establishing standards and specifications for new development and re-development consistent with Town Plan 2040.* The adoption and administration of relevant modern development standards will establish Granite Quarry as a leader in central North Carolina in proactively seeking to refresh itself into a 21<sup>st</sup> century community. (See section 8.5.)

**Strategy 2:** *Create a vehicle-based services and repair district to allow for clustering of such services.* The new Granite Quarry Development Ordinance (GQDO) should be prepared after plan adoption to establish a “Vehicle Services and Repair District” or VSR, which will establish standards and specifications for addressing the concerns experienced with business establishments which are vehicle-based service, motor vehicle repair, and storage of disabled motor vehicles. This district should be used in strategic locations, and likely not in the downtown area, as these existing or new businesses serving these needs seek additional space. This strategy is intended to turn a perceived problem into an opportunity for Granite Quarry’s businesses serving local citizen needs.

**5.2.7.4 Objective 4: Identify shared parking opportunities for downtown businesses**

**Strategy 1:** *A new GQDO should be prepared relative to other Town obligations and priorities, which encourage shared parking in downtown Granite Quarry for businesses that have different hours of parking demands.* The land area and cost to develop parking is a large cost of land development that could be reduced if shared parking is allowed. The GQDO should allow rear alleys downtown that provide standards that allow businesses to provide rear parking as well as allowing shared parking with other businesses of complementary hours will be recommended.

**5.2.7.5 Objective 5: Preserve the small town appeal of downtown Granite Quarry while encouraging compatible business growth through development of revised development standards and specifications.**

**Strategy 1:** *Give attention during preparation of the new GQDO standards applicable to downtown to address adjacent properties and streets.* It is important to allow areas adjacent to downtown to have the option to transition to new uses that may offer supportive roles through the service sector, such as professional offices, while remaining compatible to adjacent single-family uses. This transition also helps add to the number of employees and the private-sector clients who may become frequent patrons of restaurants and businesses along Main Street. Dismissive planning of support areas to Main Streets inadvertently restricts the primary destination streets from maximizing their potential in retaining the community-cherished small town feel. The GQDO can provide flexibility to allow access for parking, deliveries and other utilitarian functions at mid-blocks.

**5.2.8 Goal 8: INCREASE ECONOMIC DEVELOPMENT & JOBS**

**5.2.8.1 Objective 1: Ensure there are sufficient areas of buildable land for private development that will provide expanded employment opportunities and an increased tax base.**

**Strategy 1:** *As there is limited land available within Granite Quarry’s corporate limits of sufficient land area and infrastructure to serve future business and industrial development and employment, the Town of Granite Quarry will partner with Rowan County and the City of Salisbury to establish growth areas targeted for economic.*



**5.2.8.2 Objective 2: The Town of Granite Quarry will quickly respond to inquiries by the Rowan County Economic Development Council's (Rowan EDC) staff when existing businesses are researching expansion and when companies are considering locating new facilities within Granite Quarry's corporate limits and targeted growth areas.**

**5.2.8.3 Objective 3: The Town of Granite Quarry will network with Rowan-Cabarrus Community College to share information of expanding and incoming businesses whom need to fill positions within Granite Quarry's corporate limits and targeted growth areas.**

**5.2.8.4 Objective 4: Plan and seek funding of public infrastructure to foster economic development in targeted economic growth areas.**

*(This space left blank intentionally)*

#### **6.7.4 Collaboration and Regional Partners**

Economic development has been a major element of regional initiatives in recent years. All contain a host of economic development strategies to achieve the goals of job creation, talent retention, and entrepreneurship. The Town should take a leadership role in implementing those strategies that will help the community benefit from its world-class natural and cultural resources by tapping the technological potential of the 21<sup>st</sup> century economy, opening Granite Quarry and the region to the global marketplace.

The IRS tax code encourages long-term, private capital to invest in eligible low-income rural and urban communities, called Opportunity Zones, across the United States. The primary corporate limits and the ETJ of the Town of Granite Quarry's are not within a designated Opportunity Zone, however an opportunity zone is located in Salisbury to the north. Granite Quarry may consider exploring costs and benefits of an Opportunity Zone designation.

#### **6.7.5 Plan for Private Investment and Employment in Growth Areas**

In late 2023 through mid-2024, the Town of Granite Quarry raised concerns internally and with Rowan County that there is not sufficient land within the corporate limits of Granite Quarry for new businesses and industries to sustain a healthy employment and tax base. Partnering over several meetings between Granite Quarry's Town Council and Rowan County's staff and Board of Commissioners, a plan was developed and a binding agreement was executed with the City of Salisbury to establish targeted growth areas for economic development outside of Granite Quarry's northwestern town limits for economic development. The targeted growth areas will be planned for infrastructure and future land uses to attract private development based on who can best serve areas. For areas northwest of Granite Quarry, the growth area agreement will establish planning and service provider responsibilities to the Town of Granite Quarry.

### **6.8 Economic Development *ACTION ITEMS***

The economic development opportunities Granite Quarry enjoys clearly fit into three categories. These are described as "Immediate", "Programmable" and "Opportunity".

#### **6.8.1 Immediate Action Items:**

The following immediate action items should be prioritized to accomplish in earnest. These items are intended to begin producing immediate results and improve the personality of Granite Quarry as a community addressing its goals.

##### **6.8.1.1 Eliminate obstacles to the goals set by the Town in this plan.**

Clearly identify opportunities and obstacles within local zoning policies to encourage business attraction, retention and expansion. Ensure walkable options for visitors requiring flexible alternatives. Establish clear signage standards to alleviate clutter and establish fairness among businesses. Establish opportunistic standards for business types in manufacturing, commercial service, and home-based business sectors to stimulate opportunity while establishing specifications for development to protect these investments, neighborhoods and the environment as mutual benefactors. Standards and specifications must be evaluated to support additional action items below.

**6.8.1.2 Plan for Economic Development in Targeted Growth Areas**

The Town of Granite Quarry will develop a plan to establish targeted growth areas for economic development outside of Granite Quarry’s norther town limits.

**6.8.2 Programmable Action items:**

The following programmable action items should be assigned to specific teams or departments to develop the ways and means to accomplish the tasks.

**6.8.2.1 Establish partnerships**

Resources for collaboration and support of economic development initiatives are not always consolidated into one neat package. The resources in North Carolina flow into communities and regions through multiple agencies. Organizing strategic interagency partnerships and participating in effective ways often becomes cumbersome; therefore, identifying the best partnerships and managing effective relationships among those partnerships should be a defined responsibility of either the Town Manager or Planning, Zoning, and Subdivision Administrator.

The Town should explore the necessary public-private partnerships and funding sources to plan and develop business incubators and available manufacturing space. *(See sections 6.7.3 and 6.7.4)*

**6.8.3 Opportunity Based Action items:**

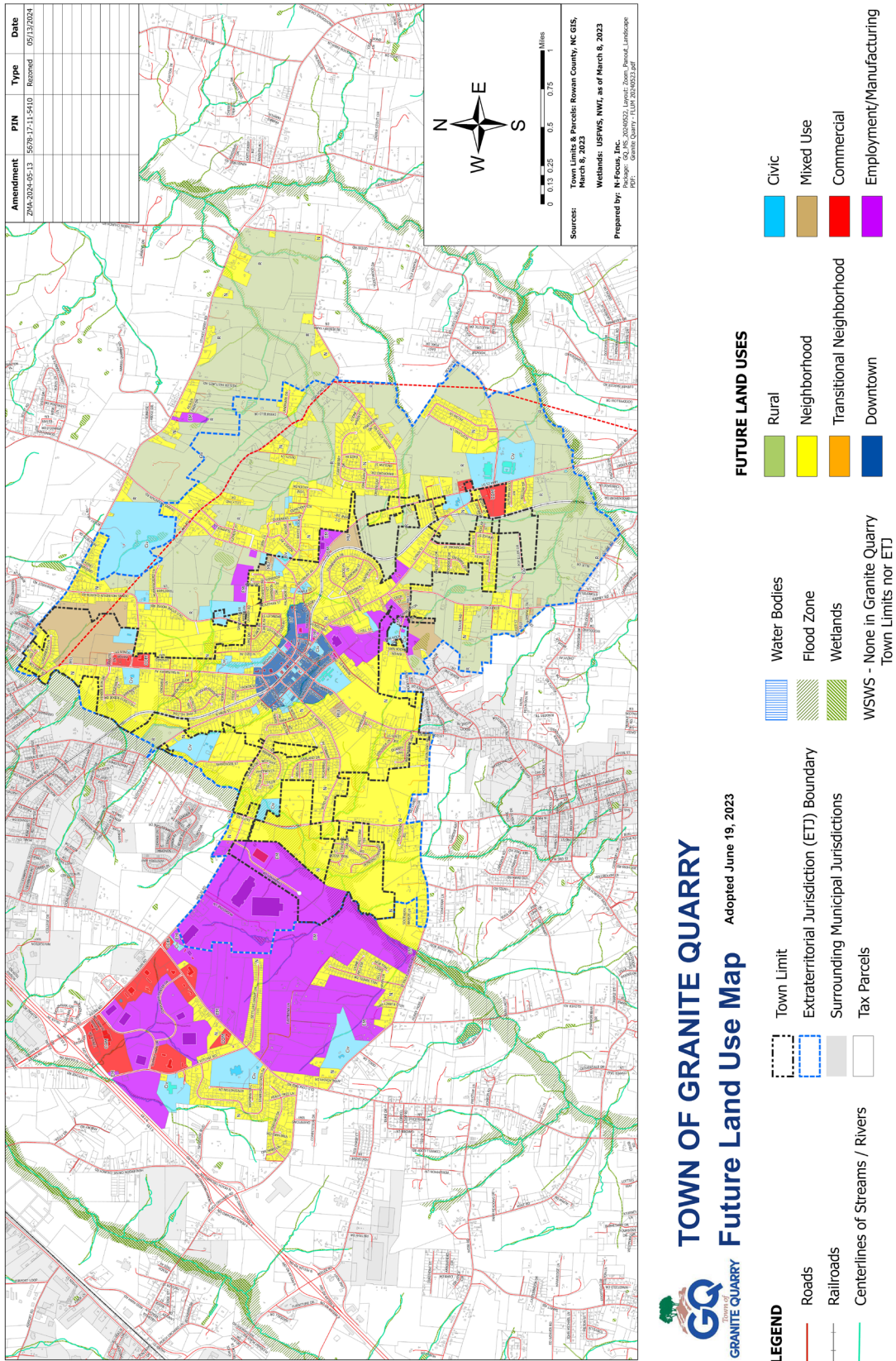
The following opportunity-based action items will require continuous planning and forethought to recognize opportunities to act.

**6.8.3.1 Establish criteria for financial participation in opportunities to expand the job and property tax base through strategic expansion of infrastructure.**

Establish clear criteria for expansion of infrastructure (broadband, stormwater, potable water and sewer systems) based upon measurable benefits and a “return on investment” business model. Criteria should also include contingency factors for public health and welfare needs when potable water and sanitary sewer needs are critical.

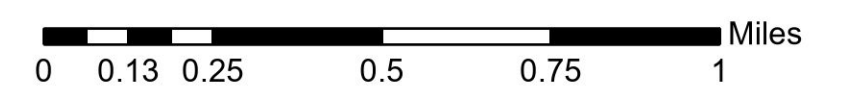
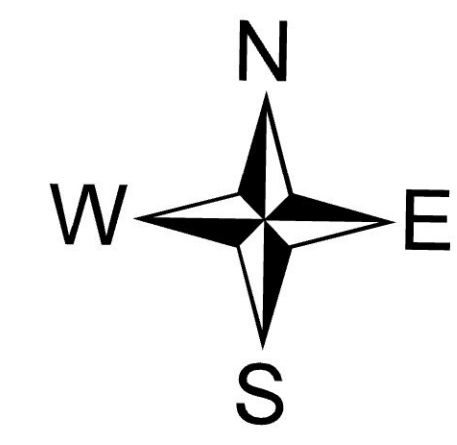
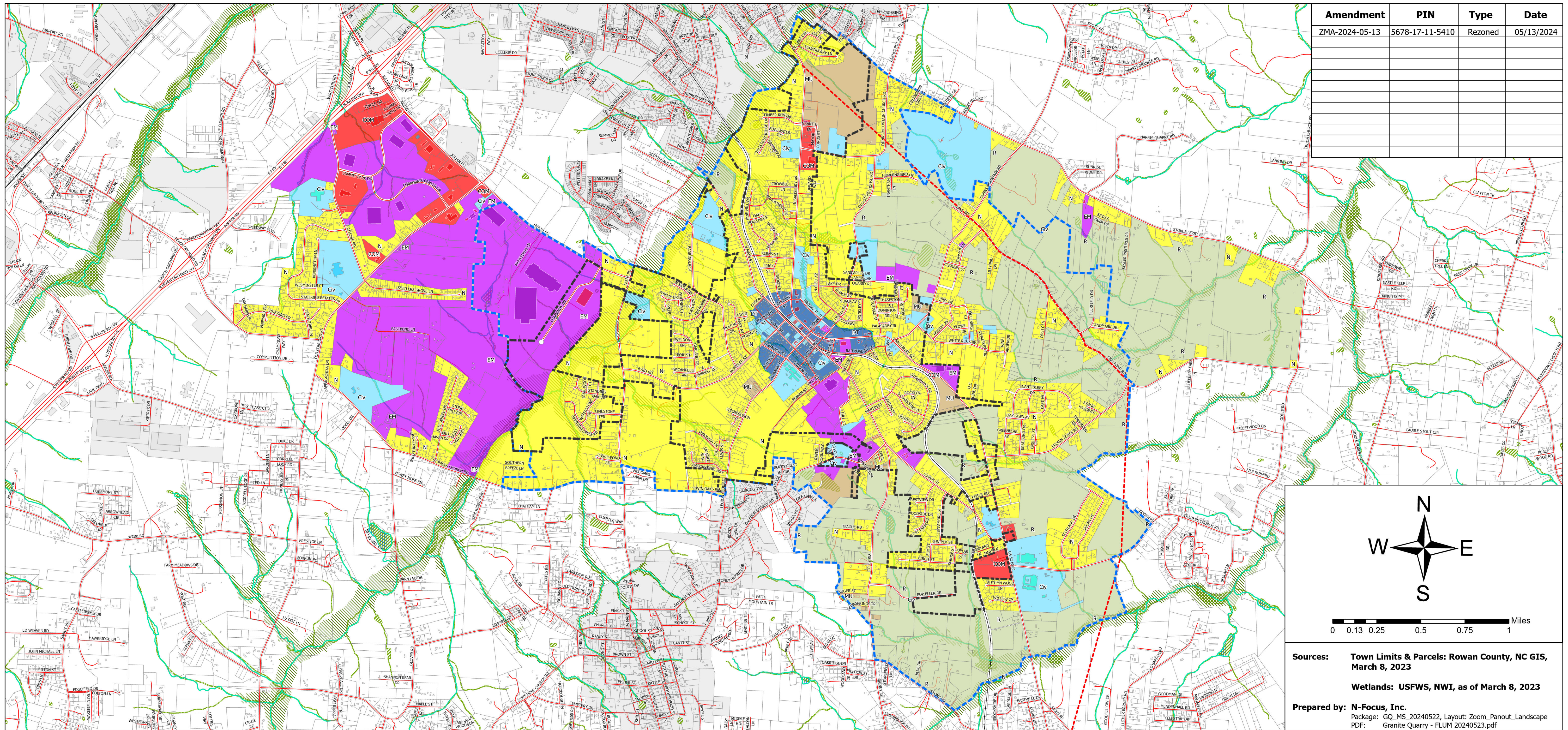
*(This space left blank intentionally)*

Figure 8.4.1 Future Land Use Map



Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan, June 19, 2023  
Proposed Amendment to the Town Plan 2040, May 20, 2024

| Amendment      | PIN             | Type    | Date       |
|----------------|-----------------|---------|------------|
| ZMA-2024-05-13 | 5678-17-11-5410 | Rezoned | 05/13/2024 |



Sources: Town Limits & Parcels: Rowan County, NC GIS, March 8, 2023  
Wetlands: USFWS, NWI, as of March 8, 2023

Prepared by: N-Focus, Inc.  
Package: GQ\_MS\_20240522, Layout: Zoom\_Panout\_Landscape  
PDF: Granite Quarry - FLUM 20240523.pdf



# TOWN OF GRANITE QUARRY

## Future Land Use Map

Adopted June 19, 2023

### LEGEND

- Roads
- Railroads
- Centerlines of Streams / Rivers
- Town Limit
- Extraterritorial Jurisdiction (ETJ) Boundary
- Surrounding Municipal Jurisdictions
- Tax Parcels

- Water Bodies
- Flood Zone
- Wetlands
- WSWS - None in Granite Quarry  
Town Limits nor ETJ

### FUTURE LAND USES

- Rural
- Neighborhood
- Transitional Neighborhood
- Downtown
- Civic
- Mixed Use
- Commercial
- Employment/Manufacturing

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

Ordinance #ZMA-2024-07-11

**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. The subject property of DWB Real Estate Properties LLC, described as Rowan parcel located at 0 US Hwy 52 (Parcel 354 186, PIN 5677-15-54-7222) and described with illustration in Exhibit “A” attached hereto. Said parcel consists of approximately 10.04 acres.

**Part 1. Consistency with Adopted Comprehensive Plan.**

The Town Council finds that a zoning map amendment applicable to the subject properties, from the current designation of "Single-Family Residential-3 (SFR-3)" to a new zoning designation in accordance with G.S. 160D-604(a) of “US Highway 52 Commercial (C-52)” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the contiguous “Civic” designations facing the parcel across US Hwy 52 - South Salisbury Street on the Plan’s “Future Land Use Map”, as required by G.S. 160D-605(a).

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the expansion of commercial type uses supporting neighborhoods of the Town while improving access to services compatible with neighborhood needs to improve the quality of life for Granite Quarry residents by enabling additional opportunities developed in accordance with the GQDO.

**Part 3. Establishment of New Zoning Designation.**

That Rowan County Parcel 354 186, PIN 5677-15-54-7222 as shown in Exhibit “A” attached hereto shall be designated “US Highway 52 Commercial (C-52)” on the Official Zoning Map.

**Part 4. Amendment of Future Land Use Map.**

That Rowan County Parcel 354 186, PIN 5677-15-54-7222 as shown in Exhibit “A” attached hereto, shall be designated “Commercial” on the Future Land Use Map.

**Part 5. Effective Date.**

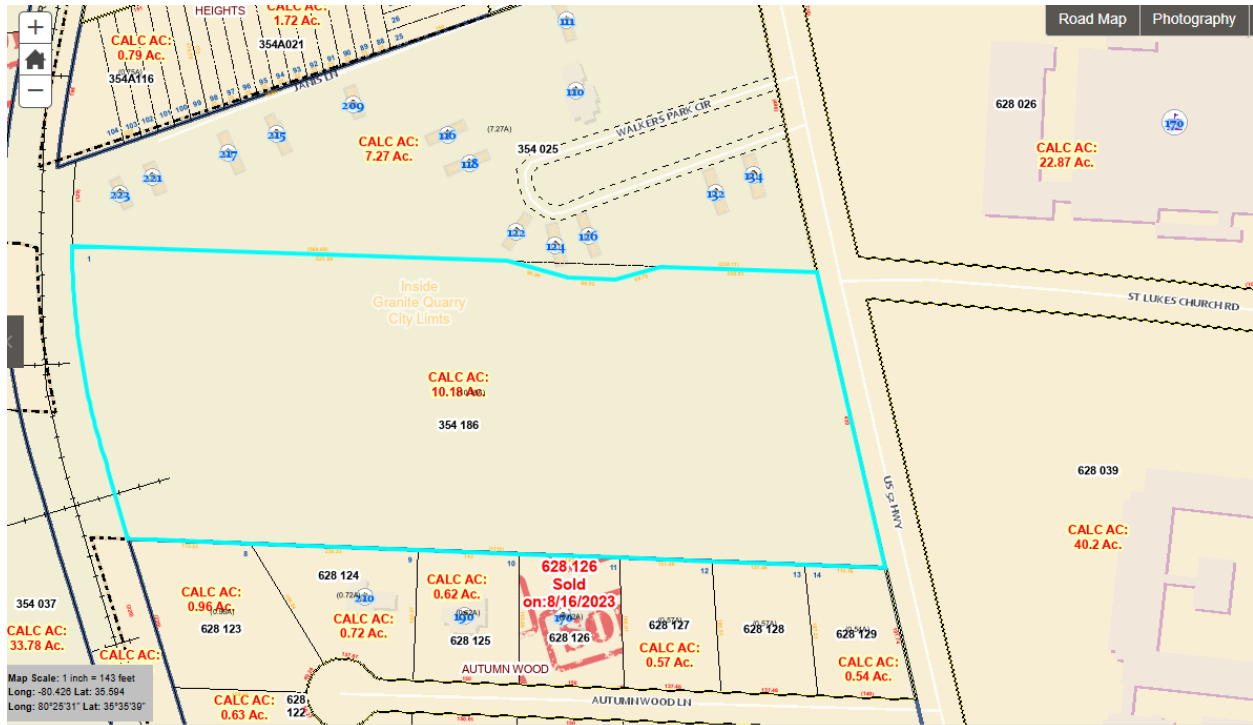
This Ordinance shall be effective at 12:01 AM on the 12<sup>th</sup> day of July 2024.

Adopted this 11<sup>th</sup> day of July 2024.

s/ \_\_\_\_\_  
**Brittany H. Barnhardt, Mayor**

s/ \_\_\_\_\_  
**Aubrey Smith, Town Clerk**

## Exhibit "A"



**BEGINNING** at a point in the centerline of the right of way of U.S. Highway 52, located at the southeast corner of the parcel described herein, thence a line North 88 deg. 00 min. 38 sec. West 149.42 feet (passing a 1/2" iron pipe set in the margin of the right of way of U.S. Highway 52 after 35.03 feet) to a 1/2" iron pipe at the common corner of lots 13 and 14 of Autumn Wood (Map Book 9995, page 1927); thence a line with lot 13 North 88 deg. 00 min. 20 sec. West 131.46 feet to a 1/2" iron pipe at the common corner of lots 12 and 13 of Autumn Wood; thence with the line of lot 12 North 87 deg. 58 min. 09 sec. West 131.49 feet to a 1/2" iron pipe at the common corner of lot 12 and 11 of Autumn Wood; thence with the line of lots 11, 10, and 9 of Autumn Wood, North 87 deg. 59 min. 13 sec. West 524.24 feet to a 1/2" iron pipe at the common corner of lots 9 and 8 of Autumn Wood; thence with the line of lot 8, North 87 deg. 59 min. 16 sec. West 172.31 feet to a 1/2" iron pipe at the corner of lot 8 of Autumn Wood and the margin of Norfolk Southern Railway; thence a line North 87 deg. 59 min. 16 sec. West 53.07 feet to the center line of Norfolk Southern Railway; thence 11 lines with Norfolk Southern Railway as follow: (1) North 16 deg. 53 min. 13 sec. West 36.30 feet; (2) North 16 deg. 25 min. 15 sec. West 32.93 feet; (3) North 15 deg. 55 min. 20 sec. West 36.23 feet; (4) North 14 deg. 53 min. 05 sec. West 38.15 feet; (5) North 13 deg. 51 min. 38 sec. West 33.79 feet; (6) North 12 deg. 33 min. 01 sec. West 34.77 feet; (7) North 09 deg. 49 min. 59 sec. West 70.24 feet; (8) North 06 deg. 59 min. 59 sec. West 34.90 feet; (9) North 05 deg. 12 min. 26 sec. West 38.34 feet; (10) North 03 deg. 13 min. 50 sec. West 42.85 feet; (11) North 01 deg. 19 min. 58 sec. West 29.06 feet to a point in the center of Norfolk Southern Railway; thence a line South 87 deg. 59 min. 29 sec. East, passing the corner of Anne O. Walker (Deed Book 484, Page 513) after 47.59 feet, and passing the top of a 3/4" iron pipe in the line of Walker after an additional 1047.69 feet, a total distance of 1144.48 feet to a point in the centerline of U.S. Highway 52; thence with U.S. Highway 52 a line South 12 deg. 50 min. 19 sec. East 430.01 feet to the point and place of **BEGINNING**, and being a 11.110 Ac. +/- tract as shown on Survey For: DWB Real Estate Properties LLC by Riley O. Gobble, Jr. PLS, dated August 18, 2018, which survey is incorporated herein by reference.



**PROPOSED**  
**AN AMENDMENT TO THE ZONING MAP**  
**OF THE TOWN OF GRANITE QUARRY NORTH CAROLINA**

**Applicant/Owner(s):**

|           |  |
|-----------|--|
| Name(s)   | Douglas and Kendal Cline                   |
| Address   | 225 Beechcliff Lane, Salisbury, NC 28146   |
| Telephone | 704-202-6903                               |
| E-Mail    | doug@clineslandscapes.com / kcline@att.net |

**Project and Property Information:**

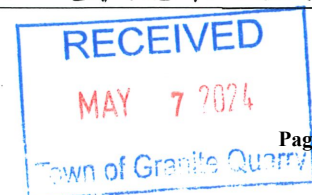
|                              |              |
|------------------------------|--------------|
| Property Location/Address    | 00 US 52 HWY |
| Existing Zoning Map District | SFR-3        |
| Proposed Zoning Map District | C-52         |

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon.

Therefore, the reasons or justification for the proposed district are:

In order to proceed with our vision of a state of the art, aesthetically pleasing, technology driven self storage facility located at 00 US 52 HWY, we are requesting to change the proposed locality to a C-52 zoned district.

(Use additional sheets if necessary)





The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

| Parcel Number | Name of Property Owner        | Mailing Address   |
|---------------|-------------------------------|---|
| 354025        | M.J. Wagoner LLC              | PO Box 283 Rockwell, 28138  |
| 428124        | Mishoe, Bettie Sprinkle       | 210 Autumn Wood Ln, Salisbury   |
| 428127        | Safrit, Bobby Monroe & Wife   | 925 Oliver Rd Rockwell, 28138   |
| 428128        |                               |   |
| 428123        |                               |   |
| 428129        |                               |   |
| 428125        | Hamilton, Jeffrey Earl & Wife | 190 Autumn Wood Ln, Salisbury   |
| 428126        | Parry, Drew Elliot & Wife     | 170 Autumn Wood Ln, Salisbury   |
| 428039        | East Rowan High School        | Rowan County Board of Education<br>500 N. Main St<br>Salisbury NC 28144 |
| 428026        | Erwin Middle School           |   |
|               |                               |   |
|               |                               |   |
|               |                               |   |
|               |                               |   |

(Use additional sheets if necessary)

**ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.**

|  |   |  |
|--|---|--|
| <b>Applicant Printed Name(s):</b><br>Douglas Wayne Cline<br>Kendal Price Cline | <b>Applicant Address(es):</b><br>225 Beechel AF Lane<br>Salisbury NC<br>28146 | <b>Applicant Signature(s):</b><br><i>Doug W Cline</i><br><i>Kendal Price</i> |
|--|---|--|

\*A filing fee of (\$875 + \$125 advertising cost = \$1,000) must accompany each proposed zoning map amendment at the time it is filed with the Town of ~~Salisbury~~ Town of Granite Quarry.

\*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor's Office, Rowan County Office Building.)

|                                      |                                      |                         |
|--------------------------------------|--------------------------------------|-------------------------|
| <b>For Office Use Only:</b>          | <b>RECEIVED</b>                      |                         |
| <b>Date of Filing:</b><br>05/07/2024 | MAY 7 2024<br>Town of Granite Quarry | <b>Case Number:</b> TBD |

RECEIVED  
MAY 7 2024  
Town of Granite Quarry

# CENTURY 21 TOWNE & COUNTRY ADDENDUM

DATE: April 24, 2024

The Additional Provisions set forth below are hereby made a part of the Offer To Purchase and Contract dated 22 day of April 2024 for the property located at **00 US 52 Highway Salisbury NC PIN 354 186** by and between **Douglas and Kendal Cline** as buyer(s) and **DWB Real Estate Properties LLC** as seller(s)

Buyer(s) and Seller(s) agree that:

During the Due Diligence Period stated in the Offer To Purchase and Contract the buyer(s) shall be given the right to have the property listed above rezoned to meet the requirements of the Town of Granite Quarry and any other governmental jurisdiction so that the property will meet the requirements for the proposed use of the buyer(s). Buyer(s) would like to operate a commercial storage/outdoor storage facility. Per Town of Granite Quarry the property must be rezoned for the requested use and seller agrees that this rezoning once completed will place the property in a different zoning that as shown currently. Should the zoning request be denied, Seller agrees to refund buyer \$2000 of the Due Diligence Fee within 5 days of written notice. Closing Date must be held within 30 days of the Due Diligence expiration date and shall not extend past August 30, 2024 unless mutually agreed upon by the Buyer(s) and Seller(s). If no agreement has been reached by August 30<sup>th</sup> 12:00 midnight the contract shall be null and void.

Buyer DocuSigned by: Doug Cline  
ECF2DA3D4DDD48B...

Date 4/24/2024

Buyer DocuSigned by: [Signature]  
B670D86CE86745E...

Date 4/24/2024

Seller D. Wayne Bickel

Date 4-25-2024

Seller \_\_\_\_\_

Date \_\_\_\_\_

# Rowan County GIS

PARCEL ID: **354 186**  
 PIN: 5677-15-54-7222

Owner Name:  
 DWB REAL ESTATE PROPERTIES LLC

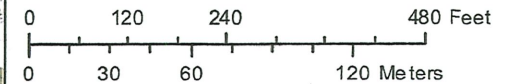
Mailing Address:  
 PO BOX 546

NORWOOD NC 28128  
 Property Address:  
 0 US 52 HWY

Tax District Code: 110  
 Tax District: GRANITE QUARRY  
 Land FMV: \$136,620  
 Land LUV: \$0  
 IMP FMV: \$0  
 Total Value: 136620  
 Deed Ref: 1357/153/  
 Date Sold:  
 Sale Amt: \$0  
 Legal Description:  
 L1 11.04AC



1:2,812



DOUGLAS W CLINE 05/18  
KENDAL P CLINE  
225 BEECHCLIFF LN.  
SALISBURY, NC 28146-9061

66-456/531

1065

DATE 5/2/24

PAY TO Town of Granite Quarry \$ 1,000.00  
THE ORDER OF

One thousand NO/100 DOLLARS

 Security Features Included. Details on Back.

**FIRST BANK**

localfirstbank.com

MEMO Re-zoning App

Kendal P Cline MP

+1:053104568: 443013586 01065

SPECIALTY GRAY

RECEIVED  
MAY 7 2024  
Town of Granite Quarry