



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
September 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 **August 5, 2024**

New Business

3. Draft Ordinance Review **ZMA 2024-09-09-1 Circle K**

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 **August 5, 2024**

New Business

None

Old Business

3. Appointment Recommendation **Vacancy**

Angela Nee's resignation created a vacancy in seat T3. This seat needs to be filled by a town resident. It is staff's recommendation that alternate Board of Adjustment member Jerry Holshouser be recommended to be appointed to fill the vacancy due to his residency as well as his proposed Planning Board term expiration of 7/31/2026. This item was continued at the July meeting and again at the August meeting.

Adjourn

Planning Board

Reconvene Planning Board Meeting

Old Business

4. Draft Ordinance Review **ZMA 2024-09-12-1 Hill Street**

This item was tabled at the August meeting.

5. Adopted Ordinance Review **Article 8 Review – Table of Uses**

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, August 5, 2024**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Ronald Jacobs, Fred Krusemark

Not Present: Greg Summitt, Jerry Holshouser, Dolores Shannon (A)

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith

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: Mr. Jacobs made a motion to approve the agenda. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

June 3, 2024

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

New Business

3. Draft Ordinance Review

ZMA 2024-08-08-1 3000 Old Concord Road

Mr. Flowe introduced the Zoning Map Amendment request for parcels 402 073, 402 078, and 402 018 submitted with a petition for voluntary non-contiguous annexation into the town. Mr. Flowe explained the annexation process and the Planning Board's role. The property does not currently have a zoning designation so a concurrent public hearing will be held with the public hearing on the petition for annexation to designate the initial zoning on the Official Zoning Map. The Board reviewed the Annexation Memo provided by Mr. Flowe as well as the draft ordinance for the Zoning Map Amendment. Mr. Flowe pointed out the property's location on the Future Land Use Map and stated staff recommended a zoning classification of "Industrial" on the OZM and a designation of "Employment/Manufacturing" on the FLUM. The use does fit what was discussed by the Planning Board regarding that area of the FLUM.

There was discussion on the motion of whether "Industrial" was the right fit for the property.

ACTION: Mr. Krusemark made a motion to recommend approval of ZMA 2024-08-08-1 to the Mayor and Town Council. Mr. Jacobs seconded the motion. The motion passed 4-0.

Recess

ACTION: Mr. Jacobs made a motion to recess (*to hold the Board of Adjustment meeting*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:20 p.m.

Chairman Hudson called the Planning Board meeting back to order at 6:24 p.m.

4. Draft Ordinance Review ZMA 2024-09-12-1 Hill Street

Mr. Flowe introduced the Zoning Map Amendment request for parcel 352 016 from “Single-Family Residential 3 (SFR-3)” to “Residential Main Street Transition (RMST)”. The Board viewed the property’s location on the zoning map. The property is contiguous to a property that is currently zoned RMST. Mr. Flowe stated that, when the current zoning map was drawn up, if the property had already been developed it would most likely have also been designated as RMST as well. Generally speaking, the RMST would not be used randomly.

Mr. Flowe shared that the change in zoning would have three primary effects. The first would be the change in eligible density which would be much higher. Mr. Krusemark asked how that would affect the adjacent properties. Mr. Flowe responded that design standards for a future project would minimize any negative effects. Mr. Flowe stated that another aspect would be how the density was employed. The current SFR-3 is single-family residential. The RMST also allows attached housing and small-scale multi-family, up to 8 units. Mr. Flowe shared that does help with aging in place. Mr. Flowe stated the applicant was not present at the Planning Board meeting but was holding a neighborhood meeting to share information and answer questions. All the adjacent property owners have been invited.

Mr. Flowe provided some specifics of the RMST versus SFR-3 zoning designation including lot width and setback requirements. The Board discussed concerns including parking. Mr. Flowe stated that nothing had been submitted yet, so the plan for the property’s use wasn’t yet known, only what was allowed. The Planning Board discussed the options for moving forward including recommending approval, not recommending approval, and tabling the decision for further consideration.

ACTION: Mr. Jacobs made a motion to table the item. Mr. Krusemark seconded the motion. The motion passed 4-0.

Mr. Flowe will contact the applicants and update them on the Planning Board’s discussion.

Old Business

5. Adopted Ordinance Review Article 8 Review – Table of Uses

The Board discussed the timeline for the review of Article 8 and agreed to review sections individually and bring back any observations on what was working and what was not at the next meeting. Mr. Flowe can be contacted directly with any questions.

Mr. Jacobs had a question for Mr. Flowe on walkability in the town and the condition of sidewalks on Main Street and Highway 52. Mr. Flowe stated that the QDO will help with new development, but older areas could only be fixed by updates made by public spending. Older federal standards only required 40” sidewalks.

Adjournment

ACTION: Mr. Jacobs made a motion to adjourn. Mr. Krusemark seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 7:11 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

**MEMORANDUM
TOWN OF GRANITE QUARRY, N.C.**

To: Mayor and Town Council

Date: August 1, 2024

From: F. Richard “Rick” Flowe, AICP, Planning, Zoning & Subdivision Administrator

Re: Voluntary Annexation Petition for non-contiguous property of Rowan Summit, LLC, the owner of property located at 115 Rowan Summit Drive, Salisbury NC 28146

BACKGROUND

On July 24, 2024, Rowan Summit, LLC, the owner of property located at 115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 1.99 acres. Location map from Rowan County GIS:

115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008)



FINDINGS AND CONCLUSIONS

The North Carolina General Statutes require that property deemed non-contiguous to the “primary corporate limits” of a municipality must meet certain requirements for annexation. The following provisions demonstrate the eligibility of the subject property(s) for annexation by the Town as follows:

1. The property lies within an area contained within the defined boundaries of an annexation boundary agreement authorized by NCGS 160A, Article 4A, Part 6.
2. The property meets the requirements of NCGS 160A-58.1(b2).
3. The property owner has submitted a petition to the Town of Granite Quarry for annexation.

The property does not currently have a Town of Granite Quarry zoning designation due to its location beyond the Extraterritorial Jurisdiction of the Town; therefore, a concurrent hearing may be held at the time of annexation to designate an initial zoning designation upon the Official Zoning Map of the Town.

FISCAL IMPACT

The property will be subject to applicable taxes and fees in accordance with rates in effect throughout the Town. The Town will deliver standard municipal services for this property upon development. The Town will receive additional revenues from Ad Valorem tax assessments and applicable state shared revenues.

RECOMMENDATION FOR ACTION ON ANNEXATION & ZONING

There are several steps required to annex and apply Town zoning to this property. The following outline illustrates how this process may be completed in two regular meetings of the Mayor and Town Council.

THE ACTIONS THAT MAY BE TAKEN AT THE August 8, 2024 MEETING INCLUDE:

- a. Direct (by Resolution #RES-2024-08-08-3) for the Town Clerk to investigate the sufficiency of the petition.
- b. Clerk presents “Certification of Sufficiency” to the Board
- c. Upon receipt of petition certification by Town Clerk, call (by Resolution #RES-2024-08-08-4) for public hearing at next regular meeting.

ADDITIONAL STEPS BEFORE AND BETWEEN TOWN BOARD MEETINGS

While the Mayor and Town Council undertake the process of annexation, staff will:

1. Place an item on the September 3, 2024 Planning Board agenda a request their recommendation on the designation of the appropriate zoning district requested by the petitioner as “Mixed Use 2” (MU-2) and a concurrent designation upon the Future Land Use Map of the Town Plan 2040 of “Commercial”;

2. Advertise for a **Public Legislative Hearing scheduled for September 9, 2024 before the Mayor and Town Council** on the subject of annexing and applying an initial Town zoning designation to the property.

NEXT STEPS BY MAYOR AND TOWN COUNCIL - THE ACTIONS THAT MAY BE TAKEN AT THE September 9, 2024 REGULAR MEETING INCLUDE:

1. Concurrently conducting the required Legislative Public Hearings for the purpose of receiving input from citizens and/or persons owning an interest in the subject property.
2. Consideration (adoption or rejection) of an Ordinance #ANNEX-2024-09-09-2 Extending the Corporate Limits (annexation) to include the subject property.
3. Consideration (adoption or rejection) of an Ordinance #ZMA-2024-09-09-2 Amending the Official Zoning Map of the Grantie Quarry Development Ordinance Future Land Use Map of the Town Plan 2040 (initial zoning) to reflect designations upon the subject property.

FINAL STEPS FOLLOWING ANNEXATION AND ZONING

Following the annexation of the property, staff will be preparing additional materials to

1. Update Official Zoning Map in Clerk's record, Administrator's record and online.
2. Update shape-files with Rowan County GIS to reflect new zoning and jurisdictional designations online.
3. Record the annexation with both the NC Secretary of State and Rowan County Register of Deeds;
4. Notify all public utilities (telecom, etc.) of the change in the corporate limits of the Town for their proper reporting of utility franchise taxes paid to the State of North Carolina so local shared revenues can be properly distributed;
5. Accept application from owner for the approval (by staff) of site development plan(s) and/or preliminary plat(s) for any future development project upon the subject property;
6. Process zoning permit application(s) and issue permit(s) upon compliance with the Granite Quarry Development Ordinance (GQDO).

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

Ordinance #ZMA-2024-09-09

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. Rowan Summit, LLC, the owner of property located at 115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008) submitted a petition for voluntary non-contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 1.972 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject properties, from Rowan County CBI (commercial/business/industry) Zoning District establishing a new zoning designation in accordance with G.S. 160D-604(a) of “Mixed-Use 2” (MU-2)” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the “Commercial” designation upon the subject property as appearing on the Plan’s “Future Land Use Map” therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of commercial opportunities supporting the local economic base of the Town while improving the quality of life for Granite Quarry residents by enabling both job opportunities and diversification of the tax base by adding non-residential properties.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel ID 402C008 as shown in Attachments “A” and “B”, attached hereto shall be designated “Mixed-Use 2” (MU-2)” on the Official Zoning Map. Said parcels consisting of approximately 1.972 acres in total.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 10th day of September 2024.

Adopted this 9th day of September 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment “A”

Location Map from Rowan County GIS showing 115 Rowan Summit Drive, Salisbury NC 28146 (Rowan County Parcel ID 402C008):

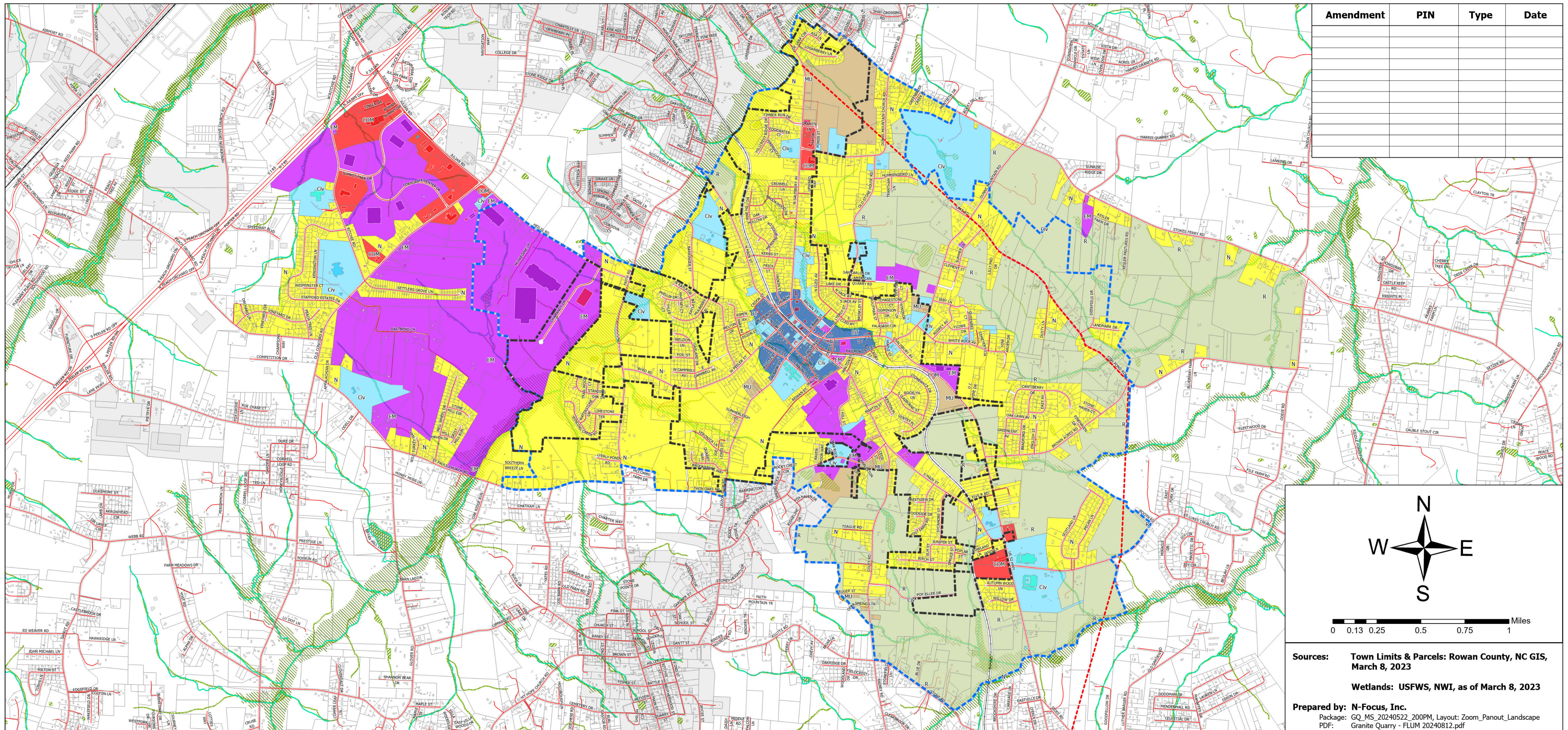


Attachment “B”

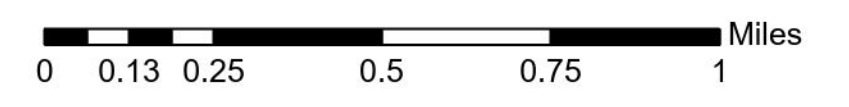
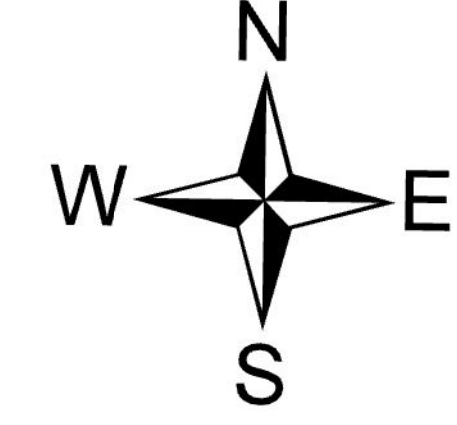
Description(s):

BEING all of Lot 1 containing 1.972 acres more or less, as shown on that plat entitled “Property of Rowan Summit, LLC” and recorded in Book 9995, page 7951 Rowan County Registry and as further illustrated on that plat recorded in Book 9995, page 8891 Rowan County Registry.





Amendment	PIN	Type	Date



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_200PM, Layout: Zoom_Panout_Landscape
 PDF: Granite Quarry - FLUM 20240812.pdf



TOWN OF GRANITE QUARRY

Future Land Use Map

Adopted August 8, 2024

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-2024-09-12-1

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 JONES CHRIS & YARBOROUGH LAKOYA, described as Rowan County Parcel located at 0 Hill Street (Parcel 352 016, PIN 5677-05-18-4947) and described with illustration in Attachment “A” attached hereto. Said parcel consists of approximately 3.24 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 “Residential Main Street Transition (RMST)” is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan) and the Neighborhood” designation 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 creation of new neighborhoods supporting the local businesses of the Town while improving connectivity and infrastructure to improve the quality of life for Granite Quarry residents by enabling additional housing opportunities developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel 352 016, PIN 5677-05-18-4947 as shown in Attachment “A” attached hereto shall be designated “Residential Main Street Transition (RMST)” on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 13th day of September 2024.

Adopted this 12th day of September 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

