



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Tuesday, September 3, 2024**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Ronald Jacobs, Jerry Holshouser

Not Present: Fred Krusemark, Greg Summitt, 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. Holshouser seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

August 5, 2024

ACTION: Vice-Chairman Mathis made a motion to approve (*the August 2024 meeting minutes*). Mr. Jacobs seconded the motion. The motion passed with all in favor.

New Business

3. Draft Ordinance Review

ZMA 2024-09-09 Circle K

Mr. Flowe introduced the Zoning Map Amendment request for parcel 402C008 submitted with a petition for voluntary non-contiguous annexation into the town. 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 applicant has the right to retain the development standards from the County, under which they applied and submitted the initial plans.

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 "Mixed Use 2" on the OZM and a designation of "Commercial" on the FLUM. The use does fit what was discussed by the Planning Board regarding that area of the FLUM.

ACTION: Mr. Jacobs made a motion to recommend approval of ZMA 2024-09-09 to the Mayor and Town Council. Vice-Chairman Mathis seconded the motion. The motion passed 4-0.

Recess

ACTION: Mr. Jacobs made a motion to recess to hold the Board of Adjustment meeting. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:14 p.m.

Chairman Hudson called the Planning Board meeting back to order at 6:18 p.m.

Old Business

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

Mr. Flowe reviewed the Zoning Map Amendment request for parcel 352 016 from “Single-Family Residential 3 (SFR-3)” to “Residential Main Street Transition (RMST)” that was introduced at the last meeting. 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 shared that the largest difference in zoning designations is the density. The current SFR-3 is single-family residential. The RMST also allows attached housing and small-scale multi-family, up to 8 units. The Board heard from the applicant, Lakoya Yarborough, regarding plans for the property.

Mr. Flowe stated that a DOT survey would determine whether intersection improvements would need to be made. Inside the neighborhood, the town’s development standards would need to be met for streets, sidewalks, and parking.

ACTION: Mr. Jacobs made a motion to recommend approval of ZMA 2024-09-12-1 to the Mayor and Town Council. Vice-Chairman Mathis seconded the motion. The motion passed 4-0.

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

Mr. Flowe opened the discussion on the Table of Uses. Individual members shared their thoughts based on their review of the designations as assigned at the August meeting.

- Ag – no changes
- SFR – no changes
- MHO – no changes
- RMST – clarification on athletic fields allowed. Vice-Chairman Mathis asked about temporary residency. The reference is included on all residential designations to make the standards clear.
- TNDO – discussed why farmers markets, firearms sales, furniture repair shops are not allowed. Vice-Chairman Mathis recommended they be added; there were no objections.

Chairman Hudson recommended the rest be reviewed at the next meeting and further assignments were agreed upon. Mr. Flowe shared that neither Mixed Use 2 nor C-52 were geared toward interstate commerce and stated there was a need to plan out growth toward I-85. Mr. Jacobs shared that he was in favor of a whole new category to address the issue. Chairman Hudson shared he was also in favor. Mr. Flowe shared that signage design standards would also need to be reviewed to address the differences in visibility at 70 miles per hour versus visibility at 45.

ACTION: Mr. Jacobs made a motion to direct Mr. Flowe to draft an I-85 corridor district to add to Table 8.1. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

6. Discussion **Regular Meeting Schedule Amendment**

Chairman Hudson brought up the need to amend the regular meeting schedule due to a conflict with the date of the November meeting.

ACTION: Mr. Jacobs made a motion to amend the regular meeting schedule by changing the November meeting date to October 28, 2024. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

Adjournment

ACTION: Vice-Chairman Mathis made a motion to adjourn. Mr. Jacobs seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 7:08 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

DRAFT