

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

Ordinance Number ZTA-2025-01-13

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

WHEREAS, the amendment of the GQDO to periodically update administrative procedures and from time to time 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 Council that the Granite Quarry Development Ordinance be amended as follows:

PART 1. Article 8, Table 8.1, Section 1 is hereby amended to add certain uses within certain districts by inserting the symbol “L” upon such uses in the districts identified:

- 1. Traditional Neighborhood Development Overlay (TNDO) District**
 - a. “Farmer’s Market”**
 - b. “Firearms and Ammunition Sales, (incl. Custom Gunsmith)”**
 - c. “Furniture Repair Shop”**
- 2. Main Street (MS) District**
 - a. “Firearms and Ammunition Sales, (incl. Custom Gunsmith)”**
- 3. Mixed-Use 2 (MU-2) District**
 - a. “Office Uses - General Contractors Offices without Outside Storage”**

PART 2. Article 7, Section 15-2 is hereby amended to add the following provision:

“7.15-2(E) The development agreement shall set forth and establish all Common Open Space areas, improvements, and maintenance obligations.”

PART 3. Article 21, Section 21.2-8 is hereby amended to read as follows:

“21.2-8 Open Space Ownership and Conservation **Easement**. Open space may be owned or administered by one or a combination of the following methods: fee simple ownership by a unit of government or private non-profit land conservancy; owned by a property association; or by individual private ownership such as a farmer, developer or other private entity that perpetually maintains the Common Open Space.

All lands within areas required to be maintained as open space shall be protected **by a permanent conservation easement as permanent conservation land**, prohibiting further development beyond improvements approved for the land, and setting other standards safeguarding the site's special resources from negative changes. **This restriction must be noted on the final plat as set forth below:**

“The Common Open Space as shown on this Plat is restricted and no use or development shall be allowed except as provided in the Granite Quarry Development Ordinance.”

Public use of the open space may be limited to residents of the development, except for land used for public sidewalks and multi-use trails, provided that such open space is held in private or property association ownership.”

PART 4. This Ordinance shall become effective at 12:01 AM EST on January 14, 2025.

ADOPTED on this the 13th day of January 2025.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk