



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
March 1, 2021  
6:00 p.m.**

- |  |   |
|--|---|
| <b>Call to Order</b>                                   | <b>Chairman Luhrs</b>                           |
| <b>Determination of Quorum</b>                         | <b>Chairman Luhrs</b>                           |
| <b>1. Approval of Agenda</b>                           | <b>Board</b>                                    |
| <b>2. Approval of Minutes</b>                          | <b>February 1, 2021 Regular Monthly Meeting</b> |
| <b>New Business</b>                                    |   |
| <b>3. Consideration of St. Luke's Road Subdivision</b> |   |
| <b>A. Presentation</b>                                 | <b>Planner Blount</b>                           |
| <b>B. Public hearing</b>                               | <b>Chairman Luhrs</b>                           |
| <b>C. Discussion and ruling</b>                        | <b>Board</b>                                    |
| <b>Old Business</b>                                    |   |
| <b>4. Election of Vice Chair</b>                       | <b>Chairman Luhrs</b>                           |
| <b>5. Comprehensive Plan Discussion</b>                | <b>Chairman Luhrs</b>                           |
| <b>A. RL vs. RR Zoning</b>                             | <b>Planner Blount</b>                           |
| <b>B. Promoting higher quality development</b>         | <b>Planner Blount</b>                           |
| <b>Adjourn</b>   |   |

**Agenda Item Summary**

Regular Monthly Meeting

March 1, 2021

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:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
- 

Against:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
-

**Agenda Item Summary**

Regular Monthly Meeting

March 1, 2021

Agenda Item 2

Summary

Draft minutes from the February 1, 2021 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the February 1, 2021 Regular Monthly Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
- 

Against:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
-



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
February 1, 2021  
6:00 p.m.**

**Present:** Chairman Richard Luhrs, Jerry Holshouser, Michelle Reid, Jared Mathis, David Morris, Joe Hudson, Dolores Shannon (A)

**Not Present:** Jim King (A), Ronald Jacobs

**Staff:** Town Planner Steve Blount, 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 Minutes**

**ACTION:** Ms. Shannon made a motion to approve the minutes from the January 4, 2021 Regular Monthly Meeting. Mr. Holshouser seconded the motion. The motion passed 6-0.

**2. Approval of Agenda**

**ACTION:** Mr. Hudson made a motion to adopt the agenda as presented. Mr. Mathis seconded the motion. The motion passed 6-0.

**Old Business**

**3. Downtown LI Rezoning Update**

**Planner Blount**

Planner Blount reviewed three of his memos together. The memos were included in the agenda packet and titled *Resolution of Properties Zoned LI in Downtown Area*, *Downtown LI Rezoning Issue*, and *Downtown Zoning Overlay*.

**A. New Zoning Classification Description**

In his memo *Resolution of Properties Zoned LI in Downtown Area* Planner Blount explained that the existing LI zoning classification was limiting for some uses. He worked with the property owners to come up with a solution for the specific properties in question. He proposed a new zoning classification, Downtown/Light Industrial District (DT/LI), that would be added to the UDO as a new zoning classification with its own permitted uses added to the existing Permitted Use Table.

Board members stated issues with some of the permitted uses, specifically bus repair and storage terminals, temporary uses, industrial research facility, utility facilities, and recommended changing

vocational schools to conditional. Planner Blount asked the Board to continue to send him any uses they didn't want to be listed as a permitted use.

**B. Rezoning of Downtown LI Properties                      Planner Blount**

Once the new DT/LI zoning classification has been created, Planner Blount proposed that the properties previously zoned LI in the Downtown area be rezoned according to the table he included in his *Downtown LI Rezoning Issue* memo. The table shows six of the twelve properties moving to the new DT/LI zoning classification.

**C. Downtown Overlay District**

The final step of Planner Blount's proposal would include creating a new Downtown Zoning Overlay as described on his *Downtown Zoning Overlay* memo. The overlay would not change any rules or regulations, just clarify the zoning requirements for the downtown area.

**ACTION:** Mr. Morris made a motion to recommend to the Board of Aldermen the (*Attachment A*) new DT/LI Downtown/Light Industrial District zoning classification and permitted uses as presented by staff with the removal of the permitted uses: bus repair and storage terminals, temporary uses, industrial research facility, utility facilities, and the change of vocational schools from permitted to conditional. Mr. Hudson seconded the motion. The motion passed 6-0.

**ACTION:** Mr. Morris made a motion to recommend to the Board of Aldermen that the twelve properties identified (*below*) be rezoned per staff recommendation. Mr. Holshouser seconded the motion. The motion passed 5-1 with Ms. Reid opposed.

<u>Parcel #</u>	<u>Owner</u>	<u>Address</u>	<u>Alternate Zoning</u>
648 066	F&M Bank	218 N Salisbury Ave	DT/LI
648 138	Brinkley	221 N Lyerly	DT/LI
649 006	JBC Properties	205 Railroad St	RL
649 005	JBC Properties	211 Railroad St	RL
649 004	McKinney	217 Railroad St	RL
649 063	Harwood	233 Railroad St	RL
649 103	Harwood	Depot St	HB
649 002	McKinney	214 S Salisbury Ave.	DT/LI
649 007	R&R2 LLC	301 Railroad St	RL
649 008	JH Cook	312 S Salisbury Ave	DT/LI
648 059	GQ Properties	303 S Main St	DT/LI
648 185	Eli Fisher	S Salisbury Ave.	DT/LI

**ACTION:** Mr. Hudson made a motion to recommend approval of the presented text amendment (*Attachment B*) to the Board of Aldermen. Mr. Holshouser seconded the motion. The motion passed 6-0.

**4. Comprehensive Plan Discussion                      Chairman Luhrs**

Chairman Luhrs opened the Board discussion on the two specific areas of the Comprehensive Plan.

**A. Adult Establishments**

Planner Blount looked into the zoning for adult establishments and stated that they were currently only allowed in the HI zoning classification. No further action was necessary.

**B. Property Frontage/Width Minimums in RL**

Planner Blount reviewed his memo *UDO Lot Dimensional Requirements* that was included in the agenda packet. The Board discussed different options and by consensus decided to review the information Planner Blount presented and discuss further at the next meeting.

**5. Adoption of Rules of Procedure**

Planner Blount reviewed the current Planning Board Rules of Procedure and the recommended changes that were presented at the last meeting.

**ACTION:** Ms. Reid made a motion to approve the amendments to the Planning Board Rules of Procedure as presented. Ms. Shannon seconded the motion. The motion passed 6-0.

**New Business**

**6. Time Extension Request Stoneglen Subdivision**

Planner Blount reviewed the request from Byrd Road Partners, LLC for a one-year extension to file the final plat for the Stoneglen Subdivision.

**ACTION:** Mr. Hudson made a motion approve a one-year time extension per UDO section 11.7.5.1.B. Mr. Morris seconded the motion. The motion passed 5-1 with Mr. Holshouser opposed.

**7. Consideration of Application to Fill Vacant Town Seat**

**A. Review Committee Membership Recruiting and Appointment Policy**

**B. Clerk's Summary**

Clerk Smith reviewed the summary on applicant Mike Brinkley and the Planning Board ordinance requirement for residency. The summary also included a list of the current backgrounds and residential locations to show the makeup of the current membership and applicant Brinkley's background and residence location for comparison.

**C. Board Discussion / Decision**

Clarification was provided that Mr. Brinkley no longer served on the Revitalization Team. It was listed at the time of his application in December of 2019 as a current committee membership.

**ACTION:** Mr. Morris made a motion to recommend that the Board of Aldermen appoint Mr. Brinkley to the vacant Planning Board seat of Brenda Costantino, expiring 7/31/2023. Mr. Holshouser seconded the motion. The motion passed 6-0.

**Adjournment**

**ACTION:** Mr. Holshouser made a motion to adjourn the meeting. Mr. Morris seconded the motion. The motion passed with all in favor.

Chairman Luhrs closed the meeting at 7:50 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk

**Agenda Item Summary**

Regular Monthly Meeting

March 1, 2021

Agenda Item 3

Summary

The owners of parcels 628 166 (44.01 acres) & 628 165 (95.82 acres), located at 1025 St. Luke’s Church Road have requested a subdivision of two existing parcels into seven parcels.

Attachments

**A. Map**

**B. Subdivision Presentation**

Action Requested

*Recommended actions and motions on last slide of presentation.*

**Subdivision Consideration**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
- 

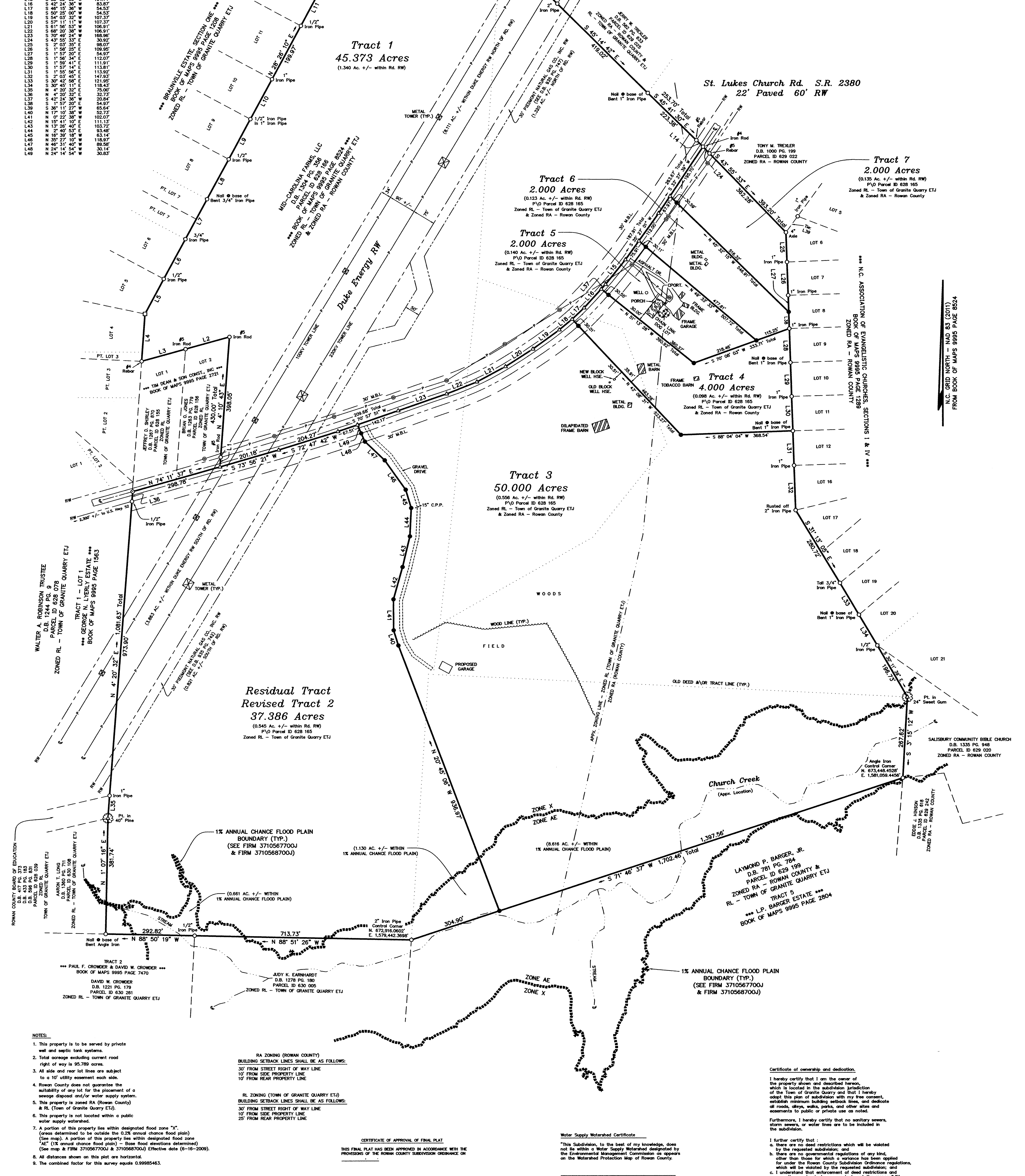
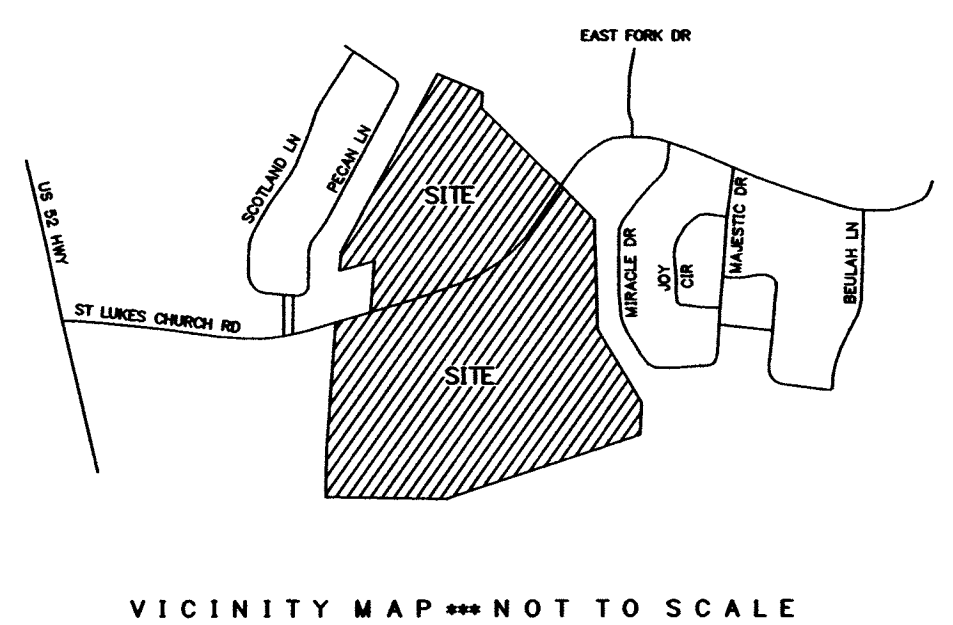
Against:

- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Joe Hudson
- Mike Brinkley
- Jim King (A)
- Dolores Shannon (A)
-

J. E. BRINDLE, REGISTER OF DEEDS

ASSISTANT/DEPUTY

Line	Bearing	Distance	Area
L1	N 41° 10' 43"	31.95'	
L2	S 74° 25' 53"	150.03'	
L3	S 74° 25' 53"	150.03'	
L4	N 4° 06' 07"	156.71'	
L5	S 74° 25' 53"	150.03'	
L6	S 74° 25' 53"	150.03'	
L7	S 74° 25' 53"	150.03'	
L8	S 74° 25' 53"	150.03'	
L9	S 74° 25' 53"	150.03'	
L10	S 74° 25' 53"	150.03'	
L11	S 74° 25' 53"	150.03'	
L12	S 74° 25' 53"	150.03'	
L13	S 74° 25' 53"	150.03'	
L14	S 74° 25' 53"	150.03'	
L15	S 74° 25' 53"	150.03'	
L16	S 74° 25' 53"	150.03'	
L17	S 74° 25' 53"	150.03'	
L18	S 74° 25' 53"	150.03'	
L19	S 74° 25' 53"	150.03'	
L20	S 74° 25' 53"	150.03'	
L21	S 74° 25' 53"	150.03'	
L22	S 74° 25' 53"	150.03'	
L23	S 74° 25' 53"	150.03'	
L24	S 74° 25' 53"	150.03'	
L25	S 74° 25' 53"	150.03'	
L26	S 74° 25' 53"	150.03'	
L27	S 74° 25' 53"	150.03'	
L28	S 74° 25' 53"	150.03'	
L29	S 74° 25' 53"	150.03'	
L30	S 74° 25' 53"	150.03'	
L31	S 74° 25' 53"	150.03'	
L32	S 74° 25' 53"	150.03'	
L33	S 74° 25' 53"	150.03'	
L34	S 74° 25' 53"	150.03'	
L35	S 74° 25' 53"	150.03'	
L36	S 74° 25' 53"	150.03'	
L37	S 74° 25' 53"	150.03'	
L38	S 74° 25' 53"	150.03'	
L39	S 74° 25' 53"	150.03'	
L40	S 74° 25' 53"	150.03'	
L41	S 74° 25' 53"	150.03'	
L42	S 74° 25' 53"	150.03'	
L43	S 74° 25' 53"	150.03'	
L44	S 74° 25' 53"	150.03'	
L45	S 74° 25' 53"	150.03'	
L46	S 74° 25' 53"	150.03'	
L47	S 74° 25' 53"	150.03'	
L48	S 74° 25' 53"	150.03'	
L49	S 74° 25' 53"	150.03'	
L50	S 74° 25' 53"	150.03'	



**NOTES:**

- This property is to be served by private well and septic tank systems.
- Total acreage excluding current road right of way is 95,789 acres.
- All side and rear lot lines are subject to a 10' utility easement each side.
- Rowan County does not guarantee the suitability of any lot for the placement of a sewage disposal and/or water supply system.
- This property is zoned RA (Rowan County) & RL (Town of Granite Quarry ETJ).
- This property is not located within a public water supply watershed.
- A portion of this property lies within designated flood zone "X" (areas determined to be outside the 0.2% annual chance flood plain) (See map). A portion of this property lies within designated flood zone "AE" (1% annual chance flood plain) - Base flood elevations determined (See map & FIRM 3710567700J & 3710568700J) Effective date (6-16-2009).
- All distances shown on this plan are horizontal.
- The combined factor for this survey equals 0.99985463.

**RA ZONING (ROWAN COUNTY)**  
BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
30' FROM STREET RIGHT OF WAY LINE  
10' FROM SIDE PROPERTY LINE  
10' FROM REAR PROPERTY LINE

**RL ZONING (TOWN OF GRANITE QUARRY ETJ)**  
BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
30' FROM STREET RIGHT OF WAY LINE  
10' FROM SIDE PROPERTY LINE  
25' FROM REAR PROPERTY LINE

**CERTIFICATE OF APPROVAL OF FINAL PLAT**  
THIS FINAL PLAT HAS BEEN APPROVED IN ACCORDANCE WITH THE PROVISIONS OF THE ROWAN COUNTY SUBDIVISION ORDINANCE OF \_\_\_\_\_

**Certificate of Ownership and Dedication**  
I, RICHARD L. SHULENBURGER, P.L.S., CERTIFY THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

**Certificate of Approval for Recording**  
I hereby certify that the subdivision shown hereon has been found to comply with the Subdivision Regulations of the Town of Granite Quarry and that this plat is approved for recording in the Office of the Register of Deeds of Rowan County.

**Water Supply Watershed Certificate**  
This Subdivision, to the best of my knowledge, does not lie within a Water Supply Watershed designated by the Environmental Management Commission as appears on the Watershed Protection Map of Rowan County.

**Certificate of Ownership and Dedication**  
I further certify that:  
a. there are no deed restrictions which will be violated by the requested subdivision; and  
b. there are no governmental regulations of any kind, other than those for which a variance has been applied for under the Rowan County Subdivision Ordinance regulations, which will be violated by the requested subdivision; and  
c. I understand that enforcement of deed restrictions and any other contractual agreements is not the responsibility of Rowan County, and is the sole responsibility of the parties affected by violations of such deed restrictions and contractual agreements.

**Water Supply Watershed Certificate**  
Furthermore, I hereby certify that no sanitary sewers, storm sewers, or water lines are to be included in the subdivision.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>Ex. Railroad Spike</li> <li>Utility Pole</li> <li>Ex. Iron (as described)</li> <li>New Iron (as rebar)</li> <li>Point (not set)</li> <li>Existing Stone</li> <li>Centerline</li> <li>Right-of-Way</li> </ul>	<p>STATE OF NORTH CAROLINA COUNTY OF ROWAN</p> <p>I, _____, REVIEW OFFICER OF ROWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.</p> <p>REVIEW OFFICER _____ DATE _____</p>	<p><b>CERTIFICATE OF OWNERSHIP AND DEDICATION</b></p> <p>I, RICHARD L. SHULENBURGER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, D.B. (see references); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN D.B. (N/A) PG. (N/A); THAT THE RATIO OF PRECISION AS CALCULATED IS 1 : 10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. § 42-10 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 10th DAY OF FEBRUARY, 2021.</p> <p>DATE: 2-10-21</p>	<p>PROPERTY SURVEY FOR: <b>Mid-Carolina Farms, LLC</b> 1025 St. Lukes Church Road Redivision of Tract 2 (Book of Maps 9995 Page 8524)</p> <p>SCALE: 1" = 150' DATE: 2-10-2021</p> <p>PROVIDENCE TOWNSHIP: ROWAN COUNTY, NORTH CAROLINA REFERENCES: Parcel ID 628 165, Deed Book 1304 Page 356, Book of Maps 9995 Pages 606 &amp; 8524.</p> <p>SURVEY AND MAP BY SHULENBURGER SURVEYING COMPANY, P.A. (FIRM # C-1858) 614 N. MAIN ST., SUITE A, SALISBURY, N.C. PHONE: 704-637-9623</p>

# Mid-Carolina Farms Property

Subdivision

The owners of parcels 628 166 (44.01 acres) & 628 165 (95.82 acres), located at 1025 St. Lukes Church Rd have requested a subdivision of two existing parcels into seven parcels. The parcels would be as follows:

Tract 1- 45.373 acres (same as parcel 628 166, area confirmed by survey)

Tract 2- 37.386 acres

Tract 3- 50.00 acres

Tract 4- 4.00 acres

Tract 5- 2.00 acres

Tract 6- 2.00 acres

Tract 7- 2.00 acres

All parcels have road frontage on St Lukes Church Rd.

Purpose of subdivision is to:

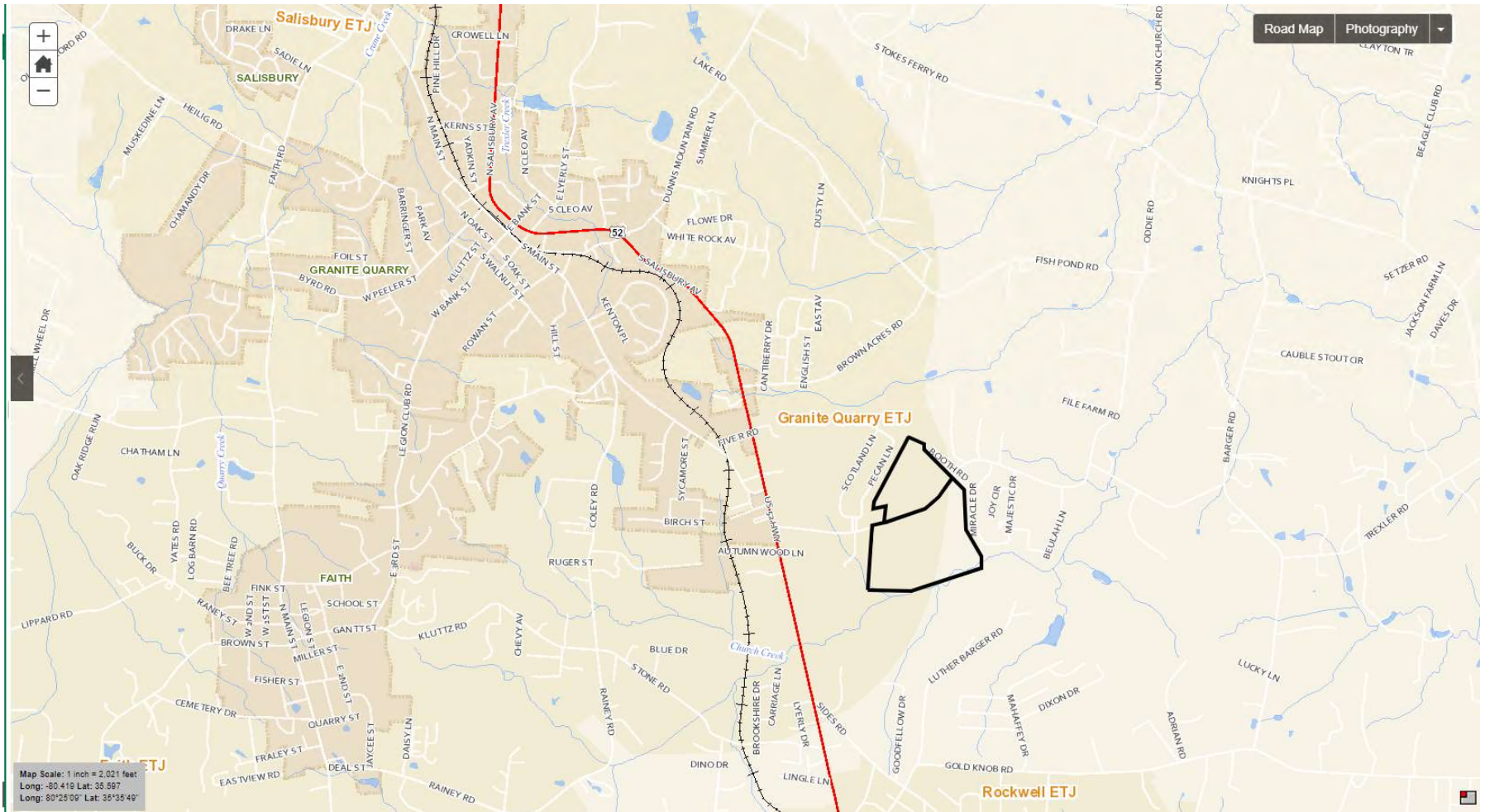
1. More clearly define ownership of all parcels
2. Allow one of the owners to build a private residence on Tract 3
3. Define ownership of existing home on Tract 5
4. Create several lots for future residential development tracts 4, 6, &7

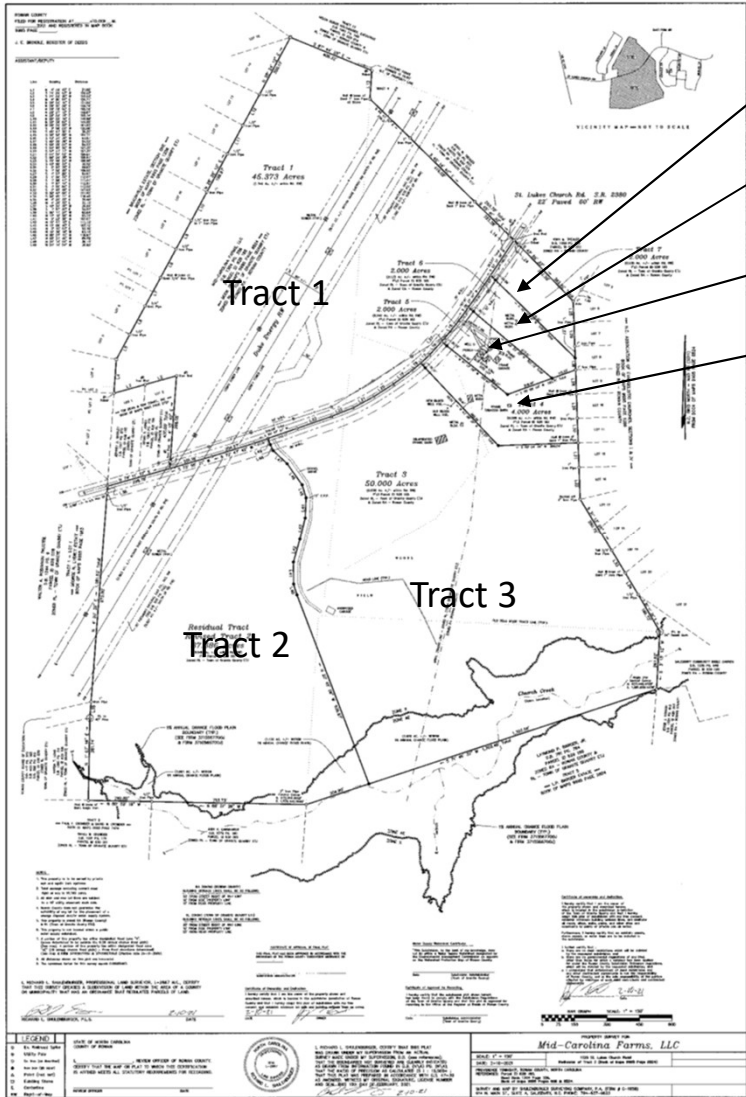
Subdivision review and approval due to size of original property and number of lots created

TRC review found no concerns



## SITE IN RELATION TO DOWNTOWN





- Tract 7
- Tract 6
- Tract 5
- Tract 4

SEVEN TRACTS AFTER SUBDIVISION

## Suggested Action:

1. Hold Public Hearing
2. Approve subdivision as requested by property owner.
3. Adopt statement of consistency

### **Planning Board Statement of Consistency with Comprehensive Plan-Subdivision**

In voting to allow the proposed subdivision of property, the Granite Quarry Planning Board does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.