



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
April 5, 2021
6:00 p.m.**

- | | |
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| Call to Order | Chairman Luhrs |
| Determination of Quorum | Chairman Luhrs |
| 1. Approval of Agenda | Board |
| 2. Approval of Minutes | March 1, 2021 Regular Monthly Meeting |
| New Business | |
| 3. Stormwater System Appearance Standards | Planner Blount |
| Action Requested: Recommend adding landscaping text to UDO Section 10.3 | |
| 4. Industrial Park Outdoor Storage Regulations | Planner Blount |
| Action Requested: Recommend adoption of text amendments as presented. | |
| Old Business | |
| 5. Small Town Success Stories | Planner Blount |
| Discussion of other towns' stories | |
| Adjourn | |

Agenda Item Summary

Regular Monthly Meeting

April 5, 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
April 5, 2021
Agenda Item 2

Summary

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

Action Requested

Motion to approve the March 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
March 1, 2021 6:00 p.m.**

Present: Chairman Richard Luhrs, Joe Hudson, Mike Brinkley, Michelle Reid, Jared Mathis, David Morris

Not Present: Jerry Holshouser, Ronald Jacobs, Dolores Shannon (A), Jim King (A)

Staff: Town Planner Steve Blount, Town Clerk Aubrey Smith

Call to Order: Chairman Luhrs called the Planning Board meeting to order at 6:02 p.m.

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

1. Approval of Agenda

ACTION: Mr. Brinkley made a motion to adopt the agenda as presented. Mr. Mathis seconded the motion. The motion passed 4-0.

2. Approval of Minutes

ACTION: Mr. Hudson made a motion to approve the minutes from the February 1, 2021 Regular Monthly Meeting. Ms. Reid seconded the motion. The motion passed 4-0.

New Business

3. Consideration of St. Luke's Road Subdivision

A. Presentation **Planner Blount**

Planner Blount reviewed his presentation on the proposed subdivision of two parcels of land on St. Luke's Church Road into seven. The presentation reviewed the location and size of the existing and proposed parcels. The presentation was included in the agenda packet. Planner Blount informed the Board that the proposal had been reviewed by the Technical Review Committee with no issues cited.

Mr. Morris joined the meeting at 6:10 p.m.

B. Public Hearing

Chairman Luhrs opened the public hearing at 6:11 p.m.

- **Paul Brown, 107 Pecan Lane** – stated that he was a resident of Braunville Estates and did not receive a letter notifying him of the subdivision. He would like to be kept informed of the development process going forward.

Chairman Luhrs asked Planner Blount about the notifications. Planner Blount stated that notifications were not sent to the properties abutting Tract 1 because no changes were being made to that tract. All changes will be to Tract 2. Notifications for Tract 1 were made by legal ads in the newspaper and with a sign on the property.

- **Darlene Livengood, 220 Miracle Drive** – asked to be given a copy of the presentation.

Chairman Luhrs closed the public hearing at 6:14 p.m.

C. Discussion and Ruling

Planner Blount suggested that the Board approve the subdivision as requested by the property owner.

ACTION: Mr. Brinkley made a motion to approve. Mr. Hudson seconded the motion. The motion passed 5-0. Planner Blount asked that the Board adopt the Statement of Consistency. Mr. Brinkley stated he would include the Statement of Consistency with his motion. Mr. Hudson seconded the amendment. The amended motion passed 5-0.

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.

Old Business

4. Election of Vice Chair

Chairman Luhrs

Chairman Luhrs opened the floor for nominations. Ms. Reid nominated Jared Mathis. Chairman Luhrs nominated Michelle Reid.

ACTION: Ms. Reid and Mr. Brinkley voted for Jared Mathis. Mr. Morris, Mr. Mathis, and Mr. Hudson voted for Michelle Reid. Michelle Reid was declared the new Vice Chair.

5. Comprehensive Plan Discussion

Chairman Luhrs

A. RL vs. RR Zoning

B. Promoting higher quality development

Planner Blount presented a PowerPoint on promoting high quality development. He posed the question of how quality of development was measured and gave comparisons of square footage, tax value, lot sizes, and price per square foot for several Granite Quarry subdivisions and other notable properties in the area. Planner Blount encouraged the Board to come up with Granite Quarry's strengths, attributes, weaknesses, and threats.

The Board discussed opportunities for development in Granite Quarry and mentioned needing a defined vision for development.

Adjournment

ACTION: Ms. Reid made a motion to adjourn the meeting. Mr. Hudson seconded the motion. The motion passed with all in favor.

Chairman Luhrs closed the meeting at 7:13 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk



MEMO

Date: 01/27/2021

TO: Planning Board and Board of Aldermen

FROM: Steve Blount, Town Planner

RE: Stormwater System Appearance Standards

Narrative:

My memo dated 1/19/2021 explains various options available for controlling the visual impact of stormwater management system best BMPs (best management practices) including collection ponds, drain fields, etc. Until a more comprehensive management program is adopted, I suggest adding the following text amendment to the Town's Unified Development Ordinance (UDO):

ADD to Section 10.3 Stormwater Management:

Section 10.3.5- Landscaping of Best Management Practices (BMPs)

1. Adequate landscaping shall be provided around and as a part of all post construction stormwater management BMPs to help them blend into or be complimentary to their surroundings. Landscaping shall include decorative grasses, shrubs, trees, berms, walls, etc.
2. A landscaping plan shall be submitted for approval during the engineering drawing review phase of development, and final landscaping shall be completed prior to occupation of the project. Landscaping design shall be based on the guidelines found in Chapter 8 of the UDO but shall be customized as needed based on the location of the property in relation to major roads and highways and the location of the BMPs on the site.
3. A four-foot-tall painted metal fence with a locking gate(s) shall be provided around the perimeter of wet or dry collection and settlement ponds for security and safety.
4. Maintenance of the BMPs shall include mowing, trimming, pruning, etc. on a regular schedule as required to maintain the landscaping's original appearance. Components of the landscaping shall be replaced if found to be diseased or dead. Any damage to the landscaping caused during maintenance or repair of BMPs shall be repaired to its original state.



MEMO

Date: March 25, 2021

By: Steve Blount, Town Planner

RE: Revisions to UDO Regulations on Outdoor Storage at Industrial Park

Narrative:

As pointed out in today’s meeting with the EDC, potential occupants for the Town’s Industrial Park start their evaluation with a list of questions to be answered by various organizations. The questions most often posed to me concern zoning of the property, and based on a limited description of their operation, they ask if the proposed project would be allowed.

Our Light Industrial (LI) zoning classification covers a broad array of uses and is not often an impediment to offering an answer of yes to their questions. One area that we continue to stumble over, though, is that outdoor storage is a conditional use and has special regulations concerning location and screening (see Table of Uses, Section 4.10.3 and Section 8.2.5.1 of the UDO below). As a conditional use, I can’t answer “yes” when asked if outdoor storage is allowed (since the Board of Adjustment could deny the Conditional Use Permit), leaving a question mark on their list of requirements, never a good thing when being compared with other communities.

To resolve this problem, I would suggest revising the UDO to identify and treat outdoor storage in the Industrial Park differently than other LI zoned properties in the town. The changes would include:

1. Create a new Use Category for “Outdoor Storage- Industrial Park (associated with permitted non-residential use).”
2. Make outdoor storage by right (X) instead of conditional (C).
3. Create new Special Requirements for this new use category which would be 4.10.3.C.

Current UDO Text

Table of Uses

<i>Other Uses</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Outdoor Storage (associated with permitted non-residential use)								C	C	X	4.10 .3

4.10.3 Outdoor Storage (non-residential)

- A. All outdoor storage shall be located in the rear yard only.
- B. All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.

8.2.5.1 Screening Requirements for Non-residential Outdoor Storage and Unenclosed Structures

A minimum five (5) foot Type A buffer shall be provided to screen any outdoor storage or unenclosed structure, consisting of a roof but no walls used for storage of materials, products, wastes or equipment associated with commercial or industrial uses that is visible from a street right-of-way in any zoning district.

Suggested Text Amendment

1. Add line to Table of Uses in Chapter 3 after, “Outdoor Storage (associated with permitted non-residential use)” as follows:

Table of Uses

<i>Other Uses</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Outdoor Storage-Industrial Park (associated with permitted non-residential use)									X	X	4.10 .3

2. Revise Section 4.10.3 adding Item C as follows:

4.10.3 Outdoor Storage (non-residential)

- A. All outdoor storage shall be located in the rear yard only.
- B. All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.
- C. *Outdoor storage will be allowed in the rear and sides yards (not to intrude on the front yard) of Industrial Park property. Storage area will be graded, graveled or paved, and kept free of weeds and/or debris. Outdoor storage area will be submitted as a part of site plan approval process. Screening will not be required.*

3. Add the following definition on page A-16 of Appendix A: Definitions:

Industrial Park Property

Properties located in the Town’s industrial park along Chamandy Drive and along future roads in any expansions of this park.