



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
June 6, 2022
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

1. Approval of Agenda

2. Approval of Minutes

May 2, 2022, Regular Monthly Meeting

New Business

3. Rezoning

817 N. Salisbury Avenue RL to RH

A. Staff Summary

Town Planner

B. Public Comment Period

C. Board Discussion and Decision

ACTION REQUESTED: Motion to (*recommend the rezoning / not recommend the rezoning*) of 817 N. Salisbury Avenue from Residential Low Density to Residential High Density to the Board of Aldermen.

ACTION REQUESTED: Motion to adopt Statement of Consistency as presented.

4. Ordinance Amendment

Stream Buffer

ACTION REQUESTED: Motion to recommend Ordinance 2022-05 to amend UDO Chapter 7.6.1 Stream Buffer.

ACTION REQUESTED: Motion to adopt Statement of Consistency as presented.

5. Member Reappointments

Old Business

None

Adjourn

Agenda Item Summary
Regular Monthly Meeting
June 6, 2022
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:

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

Against:

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

Agenda Item Summary
Regular Monthly Meeting
June 6, 2022
Agenda Item 2

Summary

Draft minutes from the May 2, 2022, Regular Monthly Meeting are attached for your review.

Action Requested

Motion to approve the May 2, 2022, Regular Monthly Meeting minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

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

Against:

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



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING MINUTES
May 2, 2022, 6:00 p.m.**

Present: Vice-Chair Michelle Reid, Mike Brinkley, Jerry Holshouser, Joe Hudson, Ronald Jacobs, Jared Mathis

Not Present: Chair Richard Luhrs, David Morris, Dolores Shannon (A)

Staff: Contracted Town Planner Bill Bailey, Town Clerk Aubrey Smith

Call to Order: Vice-Chairwoman Reid called the Planning Board meeting to order at 6:01 p.m.

Determination of Quorum: Vice-Chairwoman Reid verified there was a quorum present.

1. Approval of Agenda

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

2. Approval of Minutes

ACTION: Mr. Jacobs made a motion to approve the minutes from the March 7, 2022, Regular Monthly Meeting. Mr. Hudson seconded the motion. The motion passed with all in favor.

New Business

3. Zoning Classification Review Discussion

Planner Bailey shared that he met with the Mayor and Mayor Pro Tem to discuss the reasons he felt an update to the Comprehensive Plan was necessary including that the current plan does not meet the definition of a comprehensive plan under state law. Planner Bailey was asked what the Mayor and Mayor Pro Tem's concerns were. He stated they were concerned about having more finite control over high-density residential development.

There was discussion on when and why the current zoning classification system was put in place and how it differed from the previous system. Planner Bailey shared that he felt the current zoning classification system is adequate since it only allows multi-family in Residential High-Density (RH) and requires a special use permit. The process to approve multi-family in RH requires public input and a quasi-judicial hearing.

When asked what should be done now regarding the Comprehensive Plan, Planner Bailey stated the next step would be for the Board of Aldermen to approve money in the budget for the update and the creation of a future land use map.

Old Business

4. Comprehensive Land Use Plan Technical Changes

The Board reviewed the technical changes discussed at the March 7, 2022, meeting.

ACTION: Mr. Brinkley made a motion to approve technical changes to Comprehensive Land Use Plan Action Items 1 & 2. Mr. Hudson seconded the motion. The motion passed with all in favor.

The changes are as follows:

Action Items

1. Update ~~Uniform Development Ordinance (UDO) and Zoning Map~~ Comprehensive Land Use Plan and future land use map to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update ~~UDO and Zoning Map~~ Comprehensive Land Use Plan and future land use map to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.

5. Comprehensive Land Use Plan Update Discussion

There were no further comments after the discussion during the Zoning Classification Review item.

Adjournment

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

Vice-Chairwoman Reid closed the meeting at 6:26 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Agenda Item Summary

Regular Monthly Meeting

June 6, 2022

Agenda Item 3

Summary

A rezoning has been requested for 817 N. Salisbury Avenue Parcels 066 0980000001 & 066 0980000002 from RL (Residential Low Density) to RH (Residential High Density).

Adjoining property owners were notified by letters sent out May 31, 2022, of the requested rezoning and an opportunity to speak at the public comment period during the Planning Board Meeting and at the public hearing during the Board of Aldermen meeting on June 13, 2022.

A rezoning application for this property was previously received requesting the change from RL (Residential Low Density) to RM (Residential Medium Density). That application was withdrawn by the applicant and this current application was submitted.

Attachments:

- Rezoning Application
- Property Map
- Dimensional Table
- Table of Uses
- Statements of Consistency

Action Requested

Motion to recommend rezoning 817 N. Salisbury Avenue from RL to RH.

OR

Motion to recommend against rezoning 817 N. Salisbury Avenue from RL to RH.

Rezoning

Motion Made By:

Second By:

For:

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

Against:

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

Date: _____ Reviewed By: _____



Rezoning Application

Property Information

Property Address: 817 N Salisbury Ave
Tax Map and Parcel Number 0066-0980000001 & 2 In Town Limits X, or In ETJ _____
Parcel Size (sq. ft. or acres) 18.079 Interior Lot (Y/N) _____ Corner Lot (Y/N) _____

Owner's Information

Name: Wallace Realty Company of Salisbury, Inc. Phone Number _____
Mailing Address: 301 N Main St, Salisbury, NC 28144
Email _____

Contractor/Developer's Information

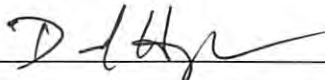
Name: Nest Homes Phone Number 704-787-5622
Mailing Address: 236 Raceway Dr, Suite 7, Mooresville, NC 28117
Email dhughes@nesthomes.com

Project Information

Current Zoning Classification RL Requested Zoning Classification RH
Proposed Use of Property:
Multi-family residential subdivision

Additional Comments:

Notes:

Owner/Developer Signature 

Date 3/28/22 Application fee paid, Receipt Number _____

4/24/2020 Revision

Property Owner Agreement

The undersigned as the owner of the parcels of land located at 817 N Salisbury Ave in Granite Quarry, North Carolina that are designated as parcel identification numbers 066-0980000001 & 2 on the Rowan County Tax Parcel Map and which are the subjects of the attached annexation, rezoning request, variance, and subsequent minor/major subdivision review, construction documents and Application(s) hereby join and give permission to Nest Communities, LLC to request and file this application with the Town of Granite Quarry for the parcel referenced above.

The authorization shall continue in effect until final disposition of the petition submitted in conjunction with this request.

WALLACE REALTY CO
BY: Leo Wallace

Signature of Property Owner

2/7/22

Date

LEO WALLACE III

Printed Name

North Carolina

County of Rowan

LEO WALLACE III personally appeared before the undersigned this day and acknowledged the witness by my hand and official seal this the 7TH day of FEBRUARY, 2022.



Linda M. Haynes

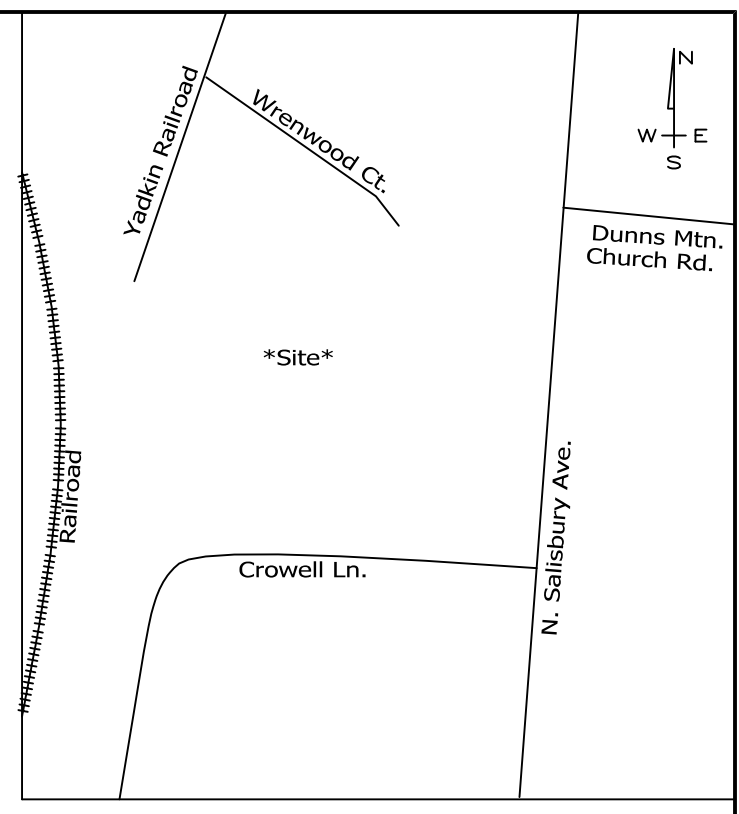
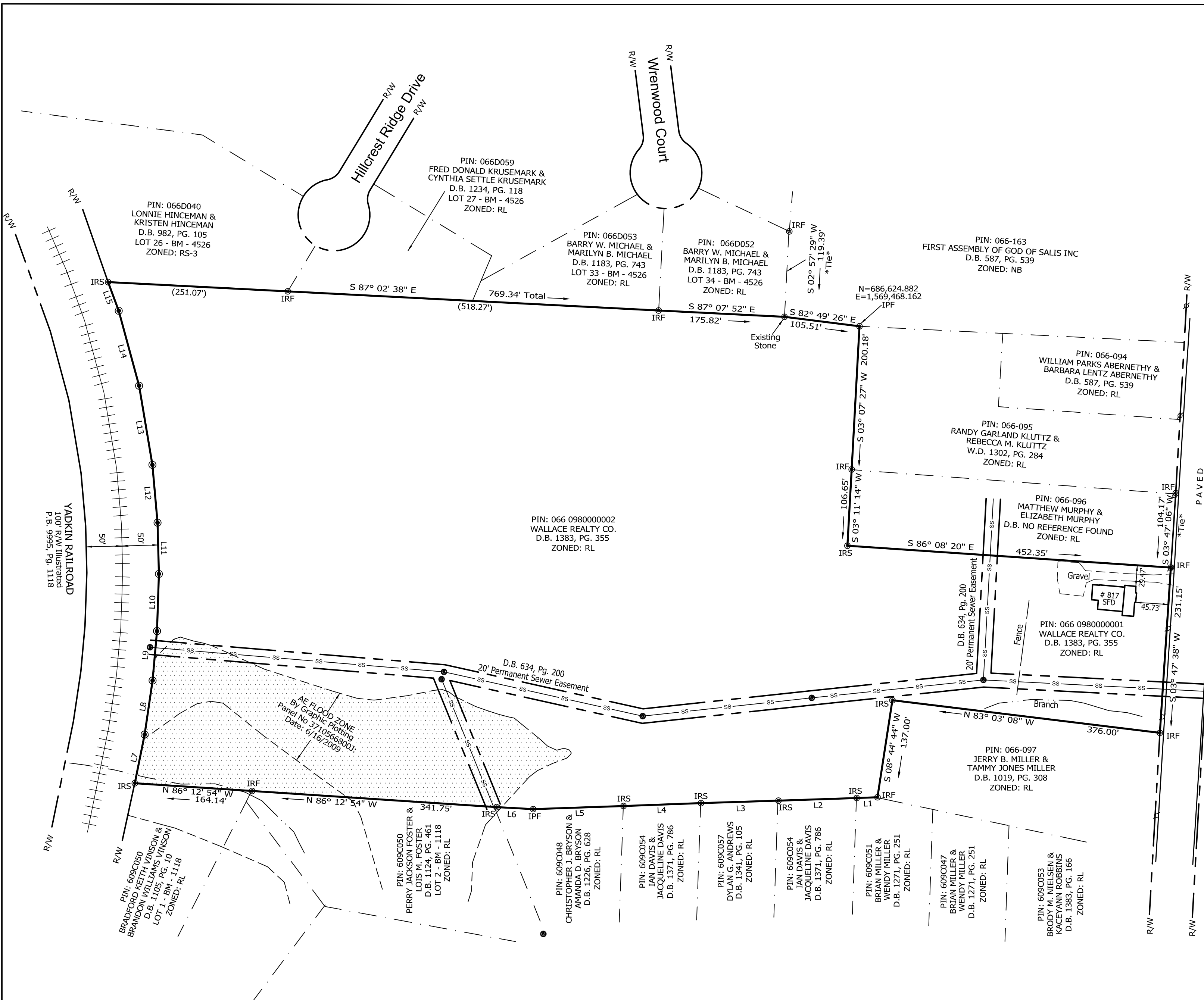
Official Signature of Notary

LINDA M. HAYNES

Notary Name (printed)

9-22-23

Commission Expiration



Vicinity Map - Not to Scale

I, MATTHEW I. GRANT, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 1383, PAGE 355 THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON. THAT THE RATIO OF PRECISION AS CALCULATED WAS 1:10,000 AND THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: CLASS A
 POSITIONAL ACCURACY: 0.01'
 TYPE OF GPS FIELD PROCEDURE: RTK
 DATES OF SURVEY: 11-10-2021
 DATUM/EPOCH: NAD83(2011)
 PUBLISHED/FIXED-CONTROL USE: VRS
 GEOID MODEL: 2012B
 COMBINED GRID FACTOR: 0.9998120
 UNITS: US SURVEY FEET

I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600) AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SEAL THIS 22ND DAY OF DECEMBER, 2021.

PROFESSIONAL LAND SURVEYOR L-5208
 MATTHEW I. GRANT



Total Area
 787,524.19 SF.
 18.079 AC.



- LEGEND:
- EAI - EXISTING ANGLE IRON
 - IPF - IRON PIPE FOUND
 - IRS - IRON REBAR SET
 - IRF - IRON REBAR FOUND
 - NTS - NOT TO SCALE
 - PKN - PK NAIL
 - SFD - SINGLE FAMILY DWELLING
 - R/W - RIGHT OF WAY
 - ⊙ - COMPUTED POINT
 - ⊙ - LIGHT POLE
 - ⊙ - POWER POLE
 - ⊙ - SEWER MANHOLE

LINE	BEARING	DISTANCE
L1	S 87° 47' 50" W	29.10'
L2	S 88° 05' 03" W	109.19'
L3	S 88° 09' 59" W	108.11'
L4	S 87° 52' 29" W	108.23'
L5	S 88° 00' 06" W	126.06'
L6	N 86° 49' 44" W	51.30'
L7	N 11° 24' 03" E	69.32'
L8	N 08° 23' 19" E	76.17'
L9	N 05° 06' 10" E	69.31'
L10	N 01° 53' 52" E	79.80'
L11	N 01° 32' 04" W	71.56'
L12	N 05° 03' 51" W	81.04'
L13	N 09° 34' 02" W	111.99'
L14	N 15° 10' 34" W	108.38'
L15	N 20° 22' 33" W	42.73'

NOTES:

PROPERTY SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

PROPERTY SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD AND THOSE NOT OF RECORD, IF ANY EXIST.

AREA BY COORDINATE COMPUTATION.

PROPERTY MAY BE SUBJECT TO GOVERNMENTAL ORDINANCES, ZONING AND OTHER REGULATIONS CONCERNING THE DIVISION AND DEVELOPMENT OF REAL ESTATE.

NO SUBTERRANEAN SURVEY PERFORMED AT THIS SITE.

PORTION OF THE SUBJECT PROPERTY IS IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710566800J EFFECTIVE DATE 6/16/2009.

ZONING:

SUBJECT PROPERTY IS ZONED: RL - TOWN OF GRANITE QUARRY ZONING JURISDICTION.

PROPERTY IS SUBJECT TO A 30' FRONT (FY), 10' SIDE (SY) & 25' REAR YARD (RY) - MINIMUM BUILDING SETBACK LINES PER TOWN OF GRANITE QUARRY ZONING JURISDICTION.

JORDAN GRANT

ENGINEERING • SURVEYING • PLANNING

JORDAN GRANT & ASSOCIATES, PLLC
 P.O. BOX 151 * STATESVILLE, NC 28687
 Matt.Grant@jordan-grant.com (704) 928-7919
 FIRM # P-1227

Survey For: Nest Communities, LLC	
DRAWN BY: JAC	CHECKED BY: MIG
SCALE: 1"=100'	
DEED REF: 1383 - 355	PIN NO: 5668-02-96-0320
DATE OF MAP: 11-15-21	SURVEY DATE: 11-10-21
REVISION:	DRAWING FILE: 20211045-BDY
817 N. Salisbury Ave., Salisbury, NC 28146 Granite Quarry TWPSP - Rowan County - North Carolina	

District	Uses	<i>Lot size & Density</i>				<i>Min. setback requirements</i>				<i>Max. height (feet)</i>
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
RR	Single-Family	2	20,000		100	40	30	15	40	40
	Other Uses*	NA	40,000		100	40	30	15	40	40
RL	Single-Family	4	10,000		80	30	25	10	25	40
	Other Uses*	NA	20,000		80	30	25	10	25	40
RM	Single-Family	6	7,500		60	10 (alley access) 25 (front access)	10	10	25	40
	Two-Family		12,000		80	10 (alley access) 25 (front access)	10	10	25	40

District	Uses	Lot size & Density				Min. setback requirements				Max. height (feet)
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
	Other Uses*		20,000		80	25	10	10	25	40
	Single-Family	NA	NA		60	10 (alley access) 25 (front access)		10	25	40
RH	Two-Family	8	NA		80	10 (alley access) 25 (front access)		10	25	40
	Other Uses*		20,000		80	25		10	25	40
	All Uses*	NA	NA		NA	30		10	30	50

District	Uses	Lot size & Density				Min. setback requirements				Max. height (feet)
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
<i>OI</i>	All Uses*	8	NA		NA	Min. 10 Max. 25		10	25	50
<i>NB</i>	All Uses*	8	NA		NA	0		0	0	50
<i>CB</i>	All Uses*	8	NA		NA	25		10	30	50
<i>HB</i>	All Uses*	NA	NA		NA	25		10	30	50
<i>DT/LI</i>	All Uses*	NA	NA		NA	25		10	30	50
<i>LI</i>	All Uses*	NA	NA		NA	25		10	30	50(or CUP)
<i>HI</i>	CD Only	NA	NA		50	15		6	20	40
<i>PUD</i>		Per Section 3.5.3								

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
<i>Residential Uses</i>												
Accessory dwellings	C	C	C	C								4.2.1
Accessory structures (residential)	X	X	X	X								4.2.2
Boarding[houses] or roominghouses	C	C	C	C								4.2.3
Conservation development	C	C	C	C								4.2.4
Family care homes for the handicapped	X	X	X	X								4.2.5
Home occupations (customary)	X	X	X	X								4.2.6
Home occupations (rural)	C											4.2.6
Manufactured home, individual lot (MH-O only)	X	X										4.2.7
Manufactured home community (MH-O only)	C	C										4.2.8
Mixed-use dwelling					X	X	X					4.2.9

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Multi-family dwellings (3 or more attached units)				C								4.2.10
Single-family dwellings	X	X	X	X								
Temporary emergency manufactured home	X	X	X	X								4.2.11
Temporary family care manufactured home	C	C	C	C								4.2.12
Temporary family health care structure	X	X	X	X								
Two-family dwellings (duplexes)			X	X								
<i>Civic and Government Uses</i>												
Cemeteries (accessory use)	X	X	X	X	X	X	X	X	X	X	X	
Emergency services (fire, police, EMT)	C	C	C	C	X	C	X	X	X	X	X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Government buildings (other, excludes correctional facilities)	C	C	C	C	X	X	X	X	X	X	X	
Non-profit charitable organizations	C				X	X	X	X	X	X	X	
Religious institutions and related uses (including day cares or schools of less than 25)	C	C	C	C	X	X	X	X	X	X	X	
Schools (public and private elementary, middle, and high)	C	C	C	C	X	X	X	X			X	
<i>Institutional Uses</i>												
Assembly halls, coliseums, gymnasiums, and similar structures					X		X	X	X		X	
Cemeteries (principal use)					C			C				4.4.1
Child day cares	C				X	X	X	X			X	4.4.2

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Clubs, lodges, fraternities, sororities, social, civic, and other similar organizations operated on a non-profit basis	C	C	C	C	X			X			X	
Colleges and universities	C				X			X			X	
Hospitals					X			X			X	
Instructional schools					X			X	X		X	
Libraries, museums, and art galleries	C				X	X	X	X			X	
Research facilities					C				X	X	X	
Residential care facilities (including halfway houses)					X			X				
Residential care homes					X	X	X	X				
Vocational schools					C			C	X	X	C	
<i>Office and Service Uses</i>												

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Animal services (no outdoor kennels)							X	X	X		X	
Animal services (with outdoor kennels)								C	C		C	4.5.1
Automobile services (no vehicle storage)							C	X	X	X	X	4.5.2
Automobile services (with vehicle storage)							C	C	C	C	C	4.5.2
Banks, financial offices, and similar uses					X		X	X			X	
Barber and beauty shops						X	X	X			X	
Bed and breakfast inns	C					X	X					4.5.3
Body piercing and tattoo studios							X					4.5.4
Communications offices (no visible towers or transmission equipment)					X		X	X			X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Dry-cleaning and laundry establishments						X	X	X			X	
Funeral homes and mortuaries							X	X			X	
Hotels, motels, and inns							X	X				
Medical, dental, and optical clinics					X	X	X	X			X	
Offices, professional					X	X	X	X			X	
Repair services (indoor)							X	X			X	
Services, other					C	C	C	C	C	C	C	
Studios for artists, designers, and photographers	C	C	C	C	X	X	X	X			X	
Tailoring services						X	X	X			X	
<i>Retail Uses</i>												
Alcohol beverage packaged, retail sales								X			X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Automobile sales or rental							C	C	C		C	4.6.1
Convenience stores (no automotive services)						X	X	X			X	
Heavy equipment sales or rental								C	C		C	4.6.1
Manufactured home sales								C	C		C	4.6.1
Newsstands						X	X	X			X	
Outdoor market (including farmers markets, flea markets, etc.)							C	C			C	4.6.2
Restaurants (no drive-through)						C	X	X			X	
Restaurants (with drive-through)						C	C	C			C	4.9.2
Retail uses, less than 20,000 square feet (indoor)						C	X	X	C		C	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Retail uses, 20,000 square feet or greater (indoor)							C	C			C	
Retail accessory use in conjunction with principal use—Max. size is no more than 20% of gross floor area of the principal use									X	X	X	4.6.3
<i>Recreation and Entertainment Uses</i>												
Adult establishments										C		4.7.1
Amusement center							X	X				
Bars and nightclubs												
Billiards, pool halls, and bowling alleys								X				
Circuses, carnivals, fairs, side-shows										X		
Family campgrounds	C							C				4.7.2
Golf courses	C	C	C	C	X							

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Electronic gaming operations							C	C		C		4.6.4
Parks (public)	X	X	X	X	X	X	X	X	X	X	X	
Swimming pools (principal use)	C	C	C	C								4.7.3
Swimming pools (residential accessory use)	X	X	X	X	X	X	X					4.2.2
Theater (indoor)							X	X			X	
Theater (outdoor)							C	C				
<i>Industrial, Manufacturing, Warehousing, Wholesale, Distribution, and Transportation Uses</i>												
Automobile parking lots (principal)							C	X				
Automobile parking structures							C	X	X	X	X	
Junk yards, salvage yards, recycling operations, and similar uses										C		4.8.1
Bus repair and storage terminals									X	X		

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Bus terminals for passengers								X				
Cabinet and woodworking shops									X	X	X	
Contractors shops and storage yards									X		X	
Distribution uses (accessory)								X	X	X	X	
Distribution uses (principal)								C	X	X	X	
Energy production (solar farm)	C									C		4.8.2
Foundries producing iron and steel products										X		
Hazardous material storage										C		
Industrial equipment machinery, repair and servicing									X	X	X	
Industrial research facilities									X	X		

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Lumber yards, building materials storage and sale								C	X	X		
Manufacturing, heavy										C		
Manufacturing, light								C	X	X	X	
Machine shops									X	X	X	
Manufactured home manufacturing										C		
Printing and publishing establishments								X	X	X	X	
Quarrying										C		4.8.3
Railroad freight yards										X		
Railroad stations							C	X	X		X	
Sheet metal shops									X	X	X	
Sign painting, exclusive of manufacturing								X	X		X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Taxicab stand or office								X				
Tire recapping and retreading									X	X		
Trucking terminals									X	X		
Warehouse uses (accessory)								X	X	X	X	
Warehouse uses (principal)									X	X	X	
Warehouse, mini								C	X	X	X	
Wholesale uses									X	X	X	
<i>Agricultural Uses</i>												
Bona-fide farm (excluding hogs)	X	X			X				X	X		4.9.1
Greenhouse or horticultural nursery (including outdoor storage)									X	X	X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Greenhouses and gardens which are incidental to a residential use and conducted on a non-commercial basis only	X	X	X	X								
Produce stands (permanent)	X											4.9.2
<i>Other Uses</i>												
Accessory structures (non-residential)					X	X	X	X	X	X	X	4.10.1
Drive-through/drive-in uses (for permitted uses, excluding restaurants)						X	X	X				4.10.2
Outdoor storage (associated with permitted non-residential use)								C	C	X	C	4.10.3

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Outdoor storage-industrial park (associated with permitted non-residential use)									X	X		4.10.3
Parking of recreational and commercial vehicles (residential districts)	X	X	X	X								4.10.4
Telecommunications towers								C	C	C	C	4.10.5
Temporary uses	X	X	X	X	X	X	X	X	X	X	X	4.10.6
Utility facilities (except service or storage yards)	C	C	C	C	C	C	C	C	X	X	C	

STATEMENT of CONSISTENCY and REASONABLENESS
for the
ADOPTION of the TOWN of GRANITE QUARRY DEVELOPMENT ORDINANCE
AMENDMENT

WHEREAS, the Granite Quarry Town Board of Aldermen adopted the 2000 Comprehensive Land Use Plan Update on January 6, 2020 hereafter referred to as the “Plan”; and

WHEREAS, the Town Board of Aldermen finds it necessary to modify the unified development ordinance to maintain consistency with the Plan; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Town Board of Aldermen must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Town Board of Aldermen considers the action taken to be reasonable and in the public interest.

THEREFORE, the Town Board of Aldermen hereby finds the adoption of the map amendment to the Unified Development Ordinance is consistent with the Plan in that standards, specifications and policies set forth in the new Granite Quarry Unified Development Ordinance (UDO) will support the expansion of the Town of Granite Quarry economy, preserve the character of the Town through practical standards for land use and development, and support the protection of natural resources as required by both Federal and State of North Carolina statutes. The map amendment is deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Establish environmentally responsible yet business oriented common-sense principles aimed to protect both the local environment and property rights,
2. Minimize negative impacts on the natural and fiscal resources of Granite Quarry,
3. Minimize negative impacts on local property tax and utility rate payers,
4. Welcome those future residents and businesses seeking to contribute to the success of the Town’s efforts to establish a resilient sustainable and stable local economy,
5. Reinforce the tax base,
6. Expand opportunities for local business success, and
7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Recommended this the 2nd day of May 2022

Richard Luhrs, Chair per G.S 160D-604(d)

Adopted this the 19th day of May 2022

Brittany Barnhardt, Mayor per G.S. 160D-605

Attest: _____
Aubrey Smith, Town Clerk

STATEMENT of CONSISTENCY and REASONABLENESS
for the
ADOPTION of the TOWN of GRANITE QUARRY DEVELOPMENT ORDINANCE
AMENDMENT

WHEREAS, the Granite Quarry Town Board of Aldermen adopted the 2000 Comprehensive Land Use Plan Update on January 6, 2020 hereafter referred to as the “Plan”; and

WHEREAS, the Town Board of Aldermen finds it necessary to modify the unified development ordinance to maintain consistency with the Plan; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Town Board of Aldermen must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Town Board of Aldermen considers the action taken to be reasonable and in the public interest.

THEREFORE, the Town Board of Aldermen hereby finds the adoption of the map amendment to the Unified Development Ordinance **is not consistent** with the Plan in that standards, specifications and policies set forth in the new Granite Quarry Unified Development Ordinance (UDO) will support the expansion of the Town of Granite Quarry economy, preserve the character of the Town through practical standards for land use and development, and support the protection of natural resources as required by both Federal and State of North Carolina statutes. The map amendment is **not** deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Establish environmentally responsible yet business oriented common-sense principles aimed to protect both the local environment and property rights,
2. Minimize negative impacts on the natural and fiscal resources of Granite Quarry,
3. Minimize negative impacts on local property tax and utility rate payers,
4. Welcome those future residents and businesses seeking to contribute to the success of the Town’s efforts to establish a resilient sustainable and stable local economy,
5. Reinforce the tax base,
6. Expand opportunities for local business success, and
7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Recommended this the 2nd day of May 2022

Richard Luhrs, Chair per G.S 160D-604(d)

Adopted this the 19th day of May 2022

Brittany Barnhardt, Mayor per G.S. 160D-605

Attest: _____
Aubrey Smith, Town Clerk

Agenda Item Summary

Regular Monthly Meeting

June 6, 2022

Agenda Item 4

Summary

The attached text amendment to Chapter 7.6.1 was recommended by contracted Planner Bill Bailey to clarify the stream buffer section of the Unified Development Ordinance.

Attachments

- A. Text Amendment Changes
- B. Ordinance 2022-05 for recommendation

Action Requested:

Motion to recommend Ordinance 2022-05 to amend UDO Chapter 7.6.1. Stream Buffer.

UDO Text Amendment

Motion Made By:

Second By:

For:

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

Against:

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

Sec. 7.6. - Environmental protection.

7.6.1 Stream Buffer.

A) A 30-foot undisturbed buffer shall be provided from the stream bank of all perennial streams as shown on the latest USGS map. Such buffer may only be disturbed for the installation of a narrow greenway path.

B) The following are exempt from this stream buffer requirement:

1) Areas along streams or other waterways that are mapped on the USGS quadrangle map or NRCS soils map where such streams or waterways do not actually exist on the ground.

2) Ponds and lakes created for animal watering, irrigation, or other agricultural uses that are not part of a natural drainage way.

3) Where application of these requirements would prevent all prospective use of a lot platted and recorded prior to the effective date of this Ordinance.

4) Water dependent structures provided that those structures shall be designed, constructed, and maintained to provide the maximum practicable nutrient and bacterial removal, have the least practicable adverse effects on aquatic habitat, and to otherwise protect water quality.

5) Roads, bridges, stormwater management facilities, ponds, and utilities where no other practical alternative exists. These structures shall be located, designed, constructed, and maintained to have minimal disturbance, provide the maximum practicable nutrient and bacterial removal, have the least practicable adverse effects on aquatic habitat, and to otherwise protect water quality.

6) Ditches and manmade conveyances other than modified natural streams.

C) The following activities shall not be allowed in buffer areas:

1) New on-site sewage systems, which utilize ground adsorption.

2) New structures, except as specifically provided above.

ORDINANCE NO. 2022-05

**AN ORDINANCE AMENDING TEXT OF THE TOWN OF GRANITE QUARRY'S
UNIFIED DEVELOPMENT ORDINANCE**

**BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE
QUARRY:**

Section 1. That Chapter 7.6.1 – Stream Buffer is hereby amended to read as follows:

Sec. 7.6 – Environmental protection.

7.6.1 Stream Buffer.

- A) A 30-foot undisturbed buffer shall be provided from the stream bank of all perennial streams as shown on the latest USGS map. Such buffer may only be disturbed for the installation of a narrow greenway path.
- B) The following are exempt from this stream buffer requirement:
- 1) Areas along streams or other waterways that are mapped on the USGS quadrangle map or NRCS soils map where such streams or waterways do not actually exist on the ground.
 - 2) Ponds and lakes created for animal watering, irrigation, or other agricultural uses that are not part of a natural drainage way.
 - 3) Where application of these requirements would prevent all prospective use of a lot platted and recorded prior to the effective date of this Ordinance.
 - 4) Water dependent structures provided that those structures shall be designed, constructed, and maintained to provide the maximum practicable nutrient and bacterial removal, have the least practicable adverse effects on aquatic habitat, and to otherwise protect water quality.
 - 5) Roads, bridges, stormwater management facilities, ponds, and utilities where no other practical alternative exists. These structures shall be located, designed, constructed, and maintained to have minimal disturbance, provide the maximum practicable nutrient and bacterial removal, have the least practicable adverse effects on aquatic habitat, and to otherwise protect water quality.
 - 6) Ditches and manmade conveyances other than modified natural streams.
- C) The following activities shall not be allowed in buffer areas:

- 1) New on-site sewage systems, which utilize ground adsorption.
- 2) New structures, except as specifically provided above.

Section 2. All ordinances in conflict herewith are repealed to the extent of any such conflict.

Section 3. This ordinance is effective on the _____ day of _____ 2022.

Brittany H. Barnhardt, Mayor

ATTEST:

APPROVED AS TO FORM:

Aubrey Smith, Town Clerk

Carl M. Short, Town Attorney

Agenda Item Summary
 Regular Monthly Meeting
 June 6, 2022
 Agenda Item 5

Summary

The Planning Board members listed below have terms set to expire on 7/31/2022. The Committee Membership and Appointment Policy says the following regarding reappointments:

- Each committee shall review the status of any members whose terms expire July 31 of that year.
- For any such members wishing to be reappointed, the committee shall confirm eligibility of those members and make a recommendation for or against reappointment to the Board of Aldermen.
 - Citizens may serve only two consecutive terms on boards, committees, or commissions unless this limitation is waived by the Board of Aldermen.
 - A request for the term limitation to be waived should be included with the committee’s recommendation to the Board of Aldermen for reappointment.
- Appointments or reappointments to terms expiring each year shall be made at the regularly scheduled July Board of Aldermen meeting to become effective July 31.

Members with Expiring Terms:

Member	Seat	Consecutive Term
Jared Mathis	ETJ	1 st
Dolores Shannon	ETJ (Alt)	1 st

Action Requested: (if members desire and are qualified)

Motion to recommend to the Board of Aldermen reappointment of Jared Mathis and Dolores Shannon to ETJ Planning Board seats with term expirations of 7/31/2025.

Reappointment Recommendations

Motion Made By:

Second By:

For:

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

Against:

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