



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
July 5, 2022
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

1. Approval of Agenda

2. Approval of Minutes

June 6, 2022, Regular Monthly Meeting

New Business

3. Table of Uses Amendment

Electronic Gaming Operations Correction

ACTION REQUESTED: Motion to recommend Ordinance 2022-06 to correct the UDO's Permitted Table of Uses and adopt the Statement of Consistency and Reasonableness as presented.

4. Application Review

ACTION REQUESTED: Motion (to recommend / not recommend) Curtis Buck for appointment to the Planning Board's alternate Town seat with a term expiration of 7/31/2025.

Old Business

None

Adjourn

Agenda Item Summary
Regular Monthly Meeting
July 5, 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

July 5, 2022

Agenda Item 2

Summary

Draft minutes from June 6, 2022, Regular Monthly Meeting are attached for your review.

Action Requested

Motion to approve June 6, 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
June 6, 2022, 6:00 p.m.**

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

Not Present: David Morris, Dolores Shannon (A)

Staff: Contracted Town Planner Bill Bailey, 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 Agenda

ACTION: Vice-Chair Reid made a motion to approve the agenda. Mr. Mathis seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

ACTION: Mr. Hudson made a motion to approve the minutes from the May 2, 2022, Regular Monthly Meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

New Business

3. Rezoning

817 N. Salisbury Avenue RL to RH

Planner Bailey shared that the developer submitted a letter requesting the rezoning request be removed from tonight's agenda and the subsequent June 13, 2022, Board of Aldermen meeting agenda and be placed on the August 1, 2022, Planning Board meeting agenda and the August 8, 2022, Board of Aldermen meeting agenda.

Chairman Luhrs asked whether the Planning Board could move the rezoning request to the September meeting. Planner Bailey stated that the Planning Board could make a motion to that effect stating a reason for the postponement.

ACTION: Mr. Brinkley made a motion to continue the rezoning per the developer's request (*to the August 1, 2022 Planning Board meeting agenda*). Mr. Hudson seconded the motion. The motion passed 5-1 with Mr. Holshouser opposed.

Chairman Luhrs stated that his concern was that there be an opportunity for members of the community to be heard.

4. Ordinance Amendment Stream Buffer

Planner Bailey explained the reasons for the proposed amendments to UDO Chapter 7.6.1. The new text is from state law.

ACTION: Mr. Brinkley made a motion to recommend Ordinance 2022-05 to amend UDO Chapter 7.6.1 Stream Buffer. Mr. Mathis seconded the motion. The motion passed 6-0.

ACTION: Mr. Brinkley made a motion to adopt the Statement of Consistency as presented. Mr. Mathis seconded the motion. The motion passed 6-0.

5. Member Reappointments

The Board discussed the eligibility and desire to be reappointed for members with expiring terms.

ACTION: Mr. Jacobs made a 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. Vice-Chair Reid seconded the motion. The motion passed 6-0.

Ms. Shannon was not present but will be contacted to verify her willingness to be reappointed.

Old Business

None

Adjournment

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

Chairman Luhrs closed the meeting at 6:21 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Agenda Item Summary
 Regular Monthly Meeting
 July 5, 2022
 Agenda Item 3

Summary

This is a technical change that was previously reviewed and approved.

- In the **2016 UDO’s Table of Uses** Electronic Gaming Operations is listed but doesn’t show any zoning classifications where they would be allowed.
- **Ord. 2018-05** amending the UDO’s Table of Uses says *Electronic Gaming Operations needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Highway Business District (HB) and Central Business District (CB) zoning classification columns of the Uniform Development Ordinance (UDO) Section 3.3. Permitted Uses Table.*
- **Ord. 2020-02** amending the UDO’s Table of Uses says *Electronic Gaming Operations needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Heavy Industry (HI) zoning classification columns of the Unified Development Ordinance (UDO) Section 3.3. Permitted Uses Table.*

Ord. 2020-02 was meant to amend the actions taken in Ord. 2018-05 but instead of replacing the conditional allowances in the CB and HB zoning classifications, it was added in addition to them. The Town Attorney recommends that action be taken to make the correction. The proposed amendment would make the correction to the UDO’s Permitted Uses Table.

Attachments:

- Ordinance 2018-05
- Ordinance 2020-02
- Draft Ordinance 2022-06

Action Requested

Motion to recommend Ordinance 2022-06 to correct the UDO’s Permitted Table of Uses and adopt the Statement of Consistency and Reasonableness as presented.

UDO Amendment

Motion Made By:

Second By:

For:

Chair Richard Luhrs	<input type="checkbox"/>
Vice-Chair Michelle Reid	<input type="checkbox"/>
David Morris	<input type="checkbox"/>
Jared Mathis	<input type="checkbox"/>
Jerry Holshouser	<input type="checkbox"/>
Joe Hudson	<input type="checkbox"/>
Mike Brinkley	<input type="checkbox"/>
Ronald Jacobs	<input type="checkbox"/>
Dolores Shannon (A)	<input type="checkbox"/>

Against:

Chair Richard Luhrs	<input type="checkbox"/>
Vice-Chair Michelle Reid	<input type="checkbox"/>
David Morris	<input type="checkbox"/>
Jared Mathis	<input type="checkbox"/>
Jerry Holshouser	<input type="checkbox"/>
Joe Hudson	<input type="checkbox"/>
Mike Brinkley	<input type="checkbox"/>
Ronald Jacobs	<input type="checkbox"/>
Dolores Shannon (A)	<input type="checkbox"/>

ORDINANCE NO. 2018-05

AN ORDINANCE AMENDING TEXT FOR ELECTRONIC GAMING OPERATIONS
SECTION 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. *Electronic Gaming Operations* needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Highway Business District (HB) and Central Business District (CB) zoning classification columns of the Uniform Development Ordinance (UDO) Section 3.3. Permitted Uses Table.

Section 2. The Special Restrictions (SR) would be numbered **4.6.4 *Electronic Gaming Use***, and would include the following:

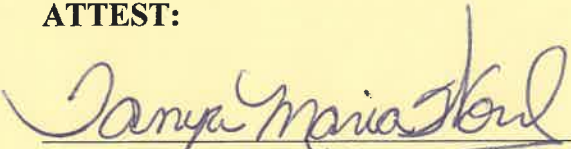
- a. Proximity to *Electronic Gaming Operations* – The establishment, enlargement, reconstruction, resumption or structural alteration of any *electronic gaming operation* shall be prohibited within five hundred (500) feet of another such *electronic gaming operation*.
 - i. Measurement of Distances- Distances of separation in this section will be measured in a straight line from the closest exterior wall of the primary structure of each establishment.
- b. Proximity to Protected Uses and Protected Districts- The establishment, enlargement, reconstruction, resumption or structural alteration of any *electronic gaming operation* shall be prohibited within two hundred fifty (250) feet of any existing school, kindergarten, religious place of worship, town park, child-care establishment, bar, nightclub, or Historic District and shall be prohibited within one hundred (100) feet of any residential structure.
 - i. Measurement of Distances- Distances of separation in this section will be measured in a straight line from the closest exterior wall of the primary structure of each establishment.
- c. Alcoholic beverages shall not be allowed, sold or consumed on the property, including the parking lot, of any electronic gaming operation.
- d. Applicant for the Conditional Use Permit and the operator of the electronic gaming operation cannot have been convicted of a felony.
- e. Hours of operation shall be limited to from 9:00 AM to 2:00 AM, Monday-Sunday.

Adopted this 4th day of June 2018.



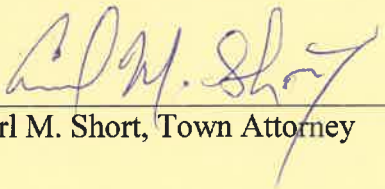
William D. Feather, Mayor

ATTEST:



Tanya Maria Word, CMC, Town Clerk

Approved as to Form:



Carl M. Short, Town Attorney



ORDINANCE NO. 2020-2

**AN ORDINANCE AMENDING TEXT FOR ELECTRONIC GAMING OPERATIONS
SECTION 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. *Electronic Gaming Operations* needs to be listed as a Conditional Use (C) with Special Restrictions (SR) in the Heavy Industry (HI) zoning classification columns of the Unified Development Ordinance (UDO) Section 3.3. Permitted Uses Table.

Section 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict, and that this ordinance shall be effective from the date of its passage.

Adopted this 6th day of January, 2020.



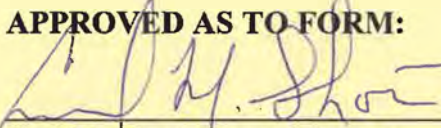
William D. Feather, Mayor

ATTEST:



Aubrey Smith, Interim Town Clerk

APPROVED AS TO FORM:



Carl M. Short, Town Attorney



ORDINANCE NO. 2022-06

**AN ORDINANCE AMENDING 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 3.3.3 Permitted Uses Table is hereby amended to read as follows:

<i>USES</i>	<i>ZONING DISTRICTS</i>											
	<i>RR</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>OI</i>	<i>NB</i>	<i>CB</i>	<i>HB</i>	<i>LI</i>	<i>HI</i>	<i>DT/LI</i>	<i>SR</i>
<i>Recreation and Entertainment Uses</i>												
Electronic gaming operations							€	€		C		4.6.

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

July 5, 2022

Agenda Item 5

Summary

On June 14, 2022 Curtis Buck, Jr. submitted his application for the Planning Board’s vacant Town alternate seat. The attached summary from the clerk’s review of the application has been attached.

Attachments:

- Clerk’s Review Summary
- Curtis Buck, Jr. Application

Action Requested

Motion (to recommend / not recommend) Curtis Buck for appointment to the Planning Board’s alternate Town seat with a term expiration of 7/31/2025.

Application Review

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:

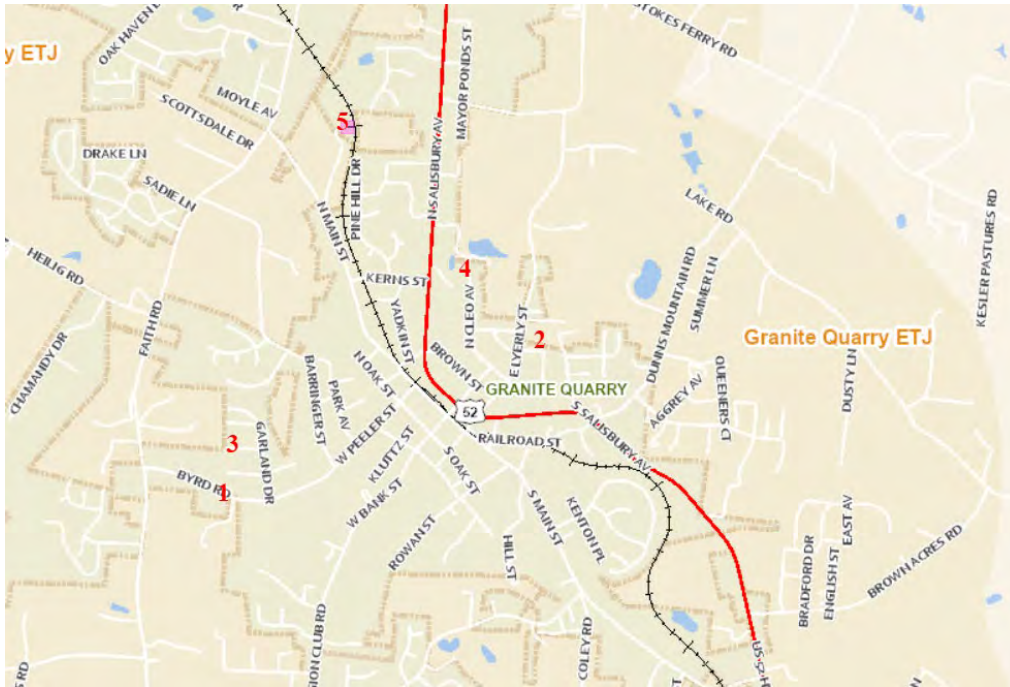
- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)

Diversity of Geographical Representation

- Mr. Buck is a resident of the Town and lives on Brookwood Drive.

The residences of the other Planning Board members currently representing the Town are located on the following streets:

- 1) Byrd Road
- 2) South Jack Street
- 3) Foil Street
- 4) North Cleo Avenue
- 5) North Main Street





P.O. Box 351
 Granite Quarry, NC 28072-0351
 704-279-5596
www.granitequarrync.gov

BOARDS AND COMMITTEES APPLICATION

NAME Curtis Buck, Jr

PHYSICAL ADDRESS 228 Brookwood Dr, Salisbury ZIP 28146

MAILING ADDRESS 3609 Charment Ct, Raleigh, NC ZIP 27616

PHONE 704 239 8283 PHONE (business or cell) _____

EMAIL cjbuckjr@hotmail.com

OCCUPATION Telecommunications Engineer, Verizon

ARE YOU CURRENTLY SERVING ON A GRANITE QUARRY BOARD OR COMMITTEE Yes No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please number up to three applicable committees)

- Community Appearance Commission Planning Board
- Revitalization Team Zoning Board of Adjustment
- Parks, Events, and Recreation Committee

WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name/Location	Position	Job Description
1/2018 - Now	Verizon - Raleigh	Engineer	Design, changes, repair
7/2015 - 1/2018	AT&T - Raleigh	Lineman (Journeyman)	Construction, Fiber
12/2012 - 5/2015	Windstream - Charlotte	Business Repair	Phone based tech help
1/2008 - 12/2012	Optum - Concord	Customer Support	Account / Billing

EDUCATION (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
East Rowan High School	HS Diploma	College Prep Pathway
Rowan Cabarrus Community Coll	No degree received	Economics,


WHY DO YOU FEEL YOU ARE QUALIFIED FOR THIS APPOINTMENT?

I have significant experience in utility infrastructure and telecom engineering that would be a technical resource for the planning board. GA is my home town where I attended GA Elementary, Erwin Middle, and ERHS.

BOARDS/ COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

EVER CONVICTED OF A FELONY Yes No If yes, state details: _____

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature  Date 6/13/2022

FOR OFFICE USE ONLY

Application Received: _____ Interview Date & Time: _____

Confirmation Date: _____ Term Ending: _____