



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
October 3, 2022
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

1. Approval of Agenda

2. Approval of Minutes

September 6, 2022 Regular Monthly Meeting

Old Business

3. Rezoning

354 186 RL to RH (*Continued from 9/6/22*)

A. Staff Summary

B. Applicant Presentation

C. Public Comment Period

D. Board Discussion and Decision

ACTION REQUESTED: Motion to (recommend the rezoning / not recommend the rezoning) of parcel 354 186 from Residential Low Density to Residential High Density to the Board of Aldermen and adopt the Statement of Consistency as presented.

New Business

4. Application Review

Fred Krusemark

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

Adjourn

Agenda Item Summary
Regular Monthly Meeting
October 3, 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

October 3, 2022

Agenda Item 2

Summary

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

Action Requested

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

Present: Chair Richard Luhrs, Vice-Chair Michelle Reid, Mike Brinkley, Jared Mathis, Ronald Jacobs, Joe Hudson, Dolores Shannon (A)

Not Present: David Morris, Jerry Holshouser

Staff: Interim Planner Jay Dale, 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: Mr. Brinkley made a motion to approve the agenda. Mr. Hudson seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

July 5, 2022

ACTION: Mr. Brinkley made a motion to approve the minutes from the July 5, 2022 Regular Monthly Meeting. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

3. Approval of Minutes

August 1, 2022

ACTION: Mr. Brinkley made a motion to approve the minutes from the August 1, 2022 Regular Monthly Meeting. Mr. Hudson seconded the motion. The motion passed with all in favor.

New Business

4. Rezoning

354 186 RL to RH

A. Staff Summary

Interim Planner Jay Dale stated the developer requested rezoning for parcel 354 186 from Residential Low Density (RL) to Residential High Density (RH).

B. Applicant Presentation

Greg Lafferty with New Life Developers addressed the Board and stated that they were requesting the rezoning to allow for higher density development so that they could make a significant contribution and capital investment by partnering with Rowan Utilities to bring in gravity sewer that would allow them to later connect a forced main across Highway 52.

Dolores Shannon joined the meeting at 6:02 p.m.

There were questions from board members regarding the project. A board member asked whether the developer had investigated RM (Residential Medium Density) or PUD rezoning. The developer replied that it was believed RH was required for townhomes. The townhomes will be sold, not rented. The plan is still conceptual at this point.

C. Public Comment Period

Chairman Luhrs opened the public comment period at 6:14 p.m. There were no public comments. The public comment period was closed at 6:14 p.m.

D. Board Discussion and Decision

The Board allowed a question from a member of the audience. Mrs. Michael asked whether there was anything preventing a home from being rented once it was purchased. The developer responded that those types of restrictions would be in an HOA document.

Chairman Luhrs asked Mayor Barnhardt if she could update the Planning Board on the status of the CLUP/UDO updates. Mayor Barnhardt stated that the project had been approved and at the upcoming Board of Aldermen meeting the funding source for the updates would be determined. Chairman Luhrs then stated that the updates would provide a land use map to determine the best places for specific types of development. He stated he had concerns about rezoning properties ahead of the development of the land use map.

A board member asked how the surrounding properties were zoned. Mr. Brinkley responded that it was RL and stated his concern was zoning the property RH between two RL properties.

ACTION: Mr. Brinkley made a motion to deny *(the rezoning of parcel 354 186 from Residential Low Density to Residential High Density to the Board of Aldermen and adopt the Statement of Consistency as presented)*. Mr. Jacobs seconded the motion. After discussion Mr. Brinkley made a motion to rescind his motion. Mr. Jacobs rescinded his second.

During discussion Mr. Hudson stated he felt the presentation was straightforward but that knowing changes were coming *(to the CLUP, UDO, and land use map)* he had reservations about pushing something through that may not fit with the vision. Mr. Brinkley stated he didn't think what the town was going to do would have any bearing on the property being discussed.

Individual board members, the developer, and Planner Dale discussed differences between the zoning classifications RL, RM, and RH and whether another zoning classification might be more appropriate. Planner Dale asked if the Board's issue with the townhomes was aesthetics or housing type since those things could be addressed with buffering or conditions.

Mr. Hudson asked if the item could be tabled to give time to collect more information on the zoning classifications. The developer stated that would be acceptable to them. Planner Dale stated that if the developer were requested RM instead of RH, that would be a different rezoning. Mr. Brinkley stated he was willing to vote against his motion and would like additional information and clarification on the conditional use under RH. Planner Dale stated he believed RH was being considered because it would allow three or more attached units.

ACTION: Mr. Brinkley made a motion to table the item for 30 days *(until next month's meeting)*. Mr. Hudson seconded the motion. The motion passed with all in favor.

5. Ordinance Amendment

UDO – ZBA Duties

A. Staff Summary

Clerk Smith shared that the proposed amendments were for clarification purposes and to allow for the Rules of Procedure for the ZBA to be amended without amending the ordinance each time.

B. Board Discussion and Decision

ACTION: Mr. Brinkley made a motion to approve (*recommendation of Ordinance 2022-10 to adopt the amendments to the UDO for Zoning Board of Adjustment duties and adopt the Statement of Consistency as presented*). Mr. Jacobs seconded the motion. The motion passed with all in favor.

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 6:41 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Agenda Item Summary

Regular Monthly Meeting

October 3, 2022

Agenda Item 3

Rezoning 354 186

Summary

A rezoning was requested for Parcel 354 186 to change the property from RL (Residential Low Density) to RH (Residential High Density).

Adjoining property owners were notified by letters sent out August 26, 2022, of the requested rezoning and an opportunity to speak at the public hearing during the Board of Aldermen meeting on September 12, 2022.

At its September 6, 2022 meeting, the Planning Board continued the item until the next meeting.

Attachments

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

Action Requested

Motion to (recommend the rezoning / not recommend the rezoning) of parcel 354 186 from Residential Low Density to Residential High Density to the Board of Aldermen and adopt the Statement of Consistency as presented.

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: _____
Tax Map and Parcel Number 354 186 In Town Limits Yes, or In ETJ _____
Parcel Size (sq. ft. or acres) 11.110 acres Interior Lot (Y/N) Yes Corner Lot (Y/N) Yes

Owner's Information

Name: DWB Realestate Properties, LLC Phone Number 704 221 2199
Mailing Address: PO Box 546 Norwood, NC 28128
Email davidbakercr@twc.com

Contractor/Developer's Information

Name: New Life Developers Phone Number 843 259 9289
Mailing Address: 2310 Concord Lake Rd Kannapolis, NC 28083
Email carlton@newlifedevelopers.com

Project Information

Current Zoning Classification RI Requested Zoning Classification RH
Proposed Use of Property:
New Construction 2 Story Residential Townhomes and 1 Story Residential Single Family Homes.

Additional Comments:

Notes:

Owner/Developer Signature DWB Real Estate Properties LLC by D. Wayne Baker MA

Date June 8, 2020 Application fee paid, Receipt Number pd. 7/11/22 ACS.

4/24/2020 Revision

Exhibit A

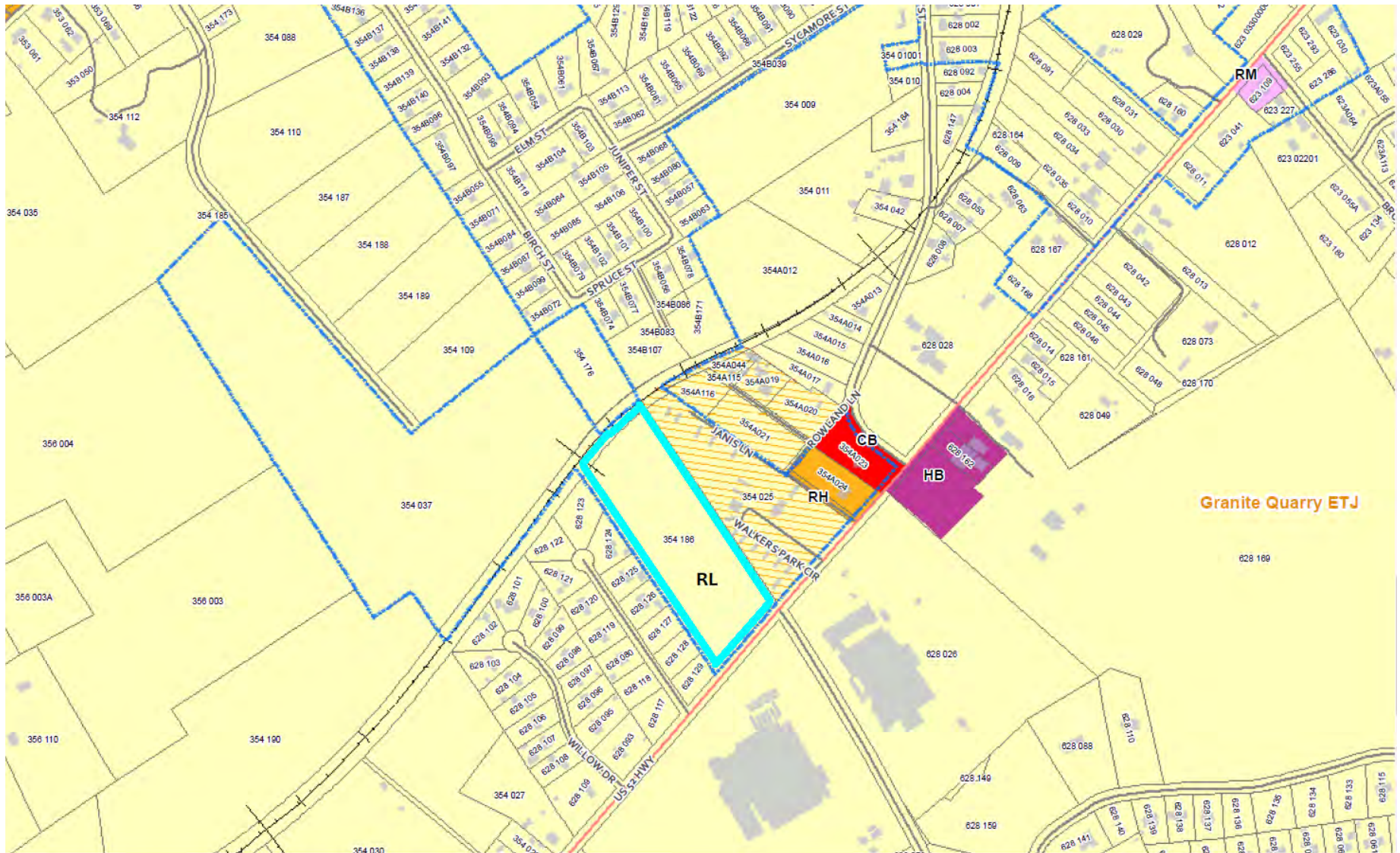
Old Description

BEGINNING at a point in the centerline of U.S. Highway #52, the Northeast corner of Tract 2, Lot 2; thence with the line of Tract 2, Lot 2 North 84 deg. 33 min. 04 sec. West 1,160.41 feet to the centerline of the Southern Railroad; thence with the centerline of the Southern Railroad the following courses and distances: (1) North 13 deg. 17 min. 20 sec. West 141.23 feet; (2) North 09 deg. 14 min. 20 sec. West 107.92 feet; (3) North 04 deg. 01 min. 40 sec. West 97.13 feet; and (4) North 01 deg. 04 min. 20 sec. East 81.93 feet to Oliver Walker's line; thence with his line South 84 deg. 33 min. 04 sec. East 1,145.19 feet to an iron pin in the centerline of U.S. Highway #52; thence with the centerline of said highway South 09 deg. 24 min. 00 sec. East 430.00 feet to the point of BEGINNING, being Tract 2, Lot 3, containing 11.10 acres as shown on plat of the property of George N. Lyerly Est. by Central Piedmont Planning and Surveying, June 1980, subject to the rights-of-way of the Southern Railroad and U.S. Highway #52 as shown on said plat, recorded in Map Book 1564, Rowan County Registry.

New Description

BEGINNING at a point in the centerline of the right of way of U.S. Highway 52, located at the southeast corner of the parcel described herein, thence a line North 88 deg. 00 min. 38 sec. West 149.42 feet (passing a 1/2" iron pipe set in the margin of the right of way of U.S. Highway 52 after 35.03 feet) to a 1/2" iron pipe at the common corner of lots 13 and 14 of Autumn Wood (Map Book 9995, page 1927); thence a line with lot 13 North 88 deg. 00 min. 20 sec. West 131.46 feet to a 1/2" iron pipe at the common corner of lots 12 and 13 of Autumn Wood; thence with the line of lot 12 North 87 deg. 58 min. 09 sec. West 131.49 feet to a 1/2" iron pipe at the common corner of lot 12 and 11 of Autumn Wood; thence with the line of lots 11, 10, and 9 of Autumn Wood, North 87 deg. 59 min. 13 sec. West 524.24 feet to a 1/2" iron pipe at the common corner of lots 9 and 8 of Autumn Wood; thence with the line of lot 8, North 87 deg. 59 min. 16 sec. West 172.31 feet to a 1/2" iron pipe at the corner of lot 8 of Autumn Wood and the margin of Norfolk Southern Railway; thence a line North 87 deg. 59 min. 16 sec. West 53.07 feet to the center line of Norfolk Southern Railway; thence 11 lines with Norfolk Southern Railway as follow: (1) North 16 deg. 53 min. 13 sec. West 36.30 feet; (2) North 16 deg. 25 min. 15 sec. West 32.93 feet; (3) North 15 deg. 55 min. 20 sec. West 36.23 feet; (4) North 14 deg. 53 min. 05 sec. West 38.15 feet; (5) North 13 deg. 51 min. 38 sec. West 33.79 feet; (6) North 12 deg. 33 min. 01 sec. West 34.77 feet; (7) North 09 deg. 49 min. 59 sec. West 70.24 feet; (8) North 06 deg. 59 min. 59 sec. West 34.90 feet; (9) North 05 deg. 12 min. 26 sec. West 38.34 feet; (10) North 03 deg. 13 min. 50 sec. West 42.85 feet; (11) North 01 deg. 19 min. 58 sec. West 29.06 feet to a point in the center of Norfolk Southern Railway; thence a line South 87 deg. 59 min. 29 sec. East, passing the corner of Anne O. Walker (Deed Book 484, Page 513) after 47.59 feet, and passing the top of a 3/4" iron pipe in the line of Walker after an additional 1047.69 feet, a total distance of 1144.48 feet to a point in the centerline of U.S. Highway 52; thence with U.S. Highway 52 a line South 12 deg. 50 min. 19 sec. East 430.01 feet to the point and place of BEGINNING, and being a 11.110 Ac. +/- tract as shown on Survey For: DWB Real Estate Properties LLC by Riley O. Gobble, Jr. PLS, dated August 18, 2018, which survey is incorporated herein by reference.

The above described property is subject to the interests of Norfolk Southern Railway. For reference see deed to Yadkin Railroad Co. recorded in Book 75, page 128, Rowan County Registry.



Sec. 3.4.2 Dimensional Table.

District	Uses	Lot Size & Density			Minimum 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)	
RR	Single-Family	2	20,000	100	40	30	15	40	40
	Other Uses*	N/A	40,000	100	40	30	15	40	40
RL	Single-Family	4	10,000	80	30	25	10	25	40
	Other Uses*	N/A	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
	Other Uses*		20,000	80	25	10	10	25	40
	Single-Family	N/A	N/A	60	10 (alley access) 25 (front access)		10	25	40
RH	Two-Family	8	N/A	80	10 (alley access) 25 (front access)		10	25	40
	Other Uses*		20,000	80	25		10	25	40
	All Uses*	N/A	N/A	N/A	30		10	30	50
OI	All Uses*	8	N/A	N/A	Min. 10 Max. 25		10	25	50
NB	All Uses*	8	N/A	N/A	0		0	0	50
CB	All Uses*	8	N/A	N/A	25		10	30	50
HB	All Uses*	N/A	N/A	N/A	25		10	30	50
DT/LI	All Uses*	N/A	N/A	N/A	25		10	30	50
LI	All Uses*	N/A	N/A	N/A	25		10	30	50 (or CUP)
HI	CD Only	N/A	N/A	50	15		6	20	40
District	Uses	Lot Size & Density			Minimum Setback Requirements				Max. Height (feet)
		Min. Street Frontage (feet)	Min. Lot Area (sq. ft.)	Min. Lot Width (feet)	Min. Front (feet)		Min. Side (feet)	Min. Rear (feet)	
PUD	CD Only								
	Single-Family	25	N/A	50	15	N/A	6	20	40
	Multi-Family	25	N/A	N/A	15	N/A	6	20	40
	Other Uses	25	N/A	N/A	0-15	N/A	6	20	40

*Other uses and all uses as allowed in the Permitted Uses Table in Section 3.3.

3.3.3 Table of Uses

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Residential Uses												
Accessory dwellings	C	C	C	C								4.2.1
Accessory structures (residential)	X	X	X	X								4.2.2
Boarding[houses] or rooming houses	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
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								
Civic and Government Uses												
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	
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	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Schools (public and private elementary, middle, and high)	C	C	C	C	X	X	X	X			X	
Institutional Uses												
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
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	
Office and Service Uses												
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	
Retail Uses												
Alcohol beverage packaged, retail sales								X			X	
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	
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

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Recreation and Entertainment Uses												
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							
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				
Industrial, Manufacturing, Warehousing, Wholesale, Distribution, and Transportation Uses												
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		
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		

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Hazardous material storage										C		
Industrial equipment machinery, repair and servicing									X	X	X	
Industrial research facilities									X	X		
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	
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	
Agricultural Uses												
Bona-fide farm (excluding hogs)	X	X			X				X	X		4.9.1
Greenhouse or horticultural nursery (including outdoor storage)									X	X	X	
Greenhouses and gardens which are incidental to a residential use and conducted on a non-commercial basis only	X	X	X	X								

<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>
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
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 6th day of September 2022

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

Adopted this the 12th day of September 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,
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7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Recommended this the 6th day of September 2022

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

Adopted this the 12th day of September 2022

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

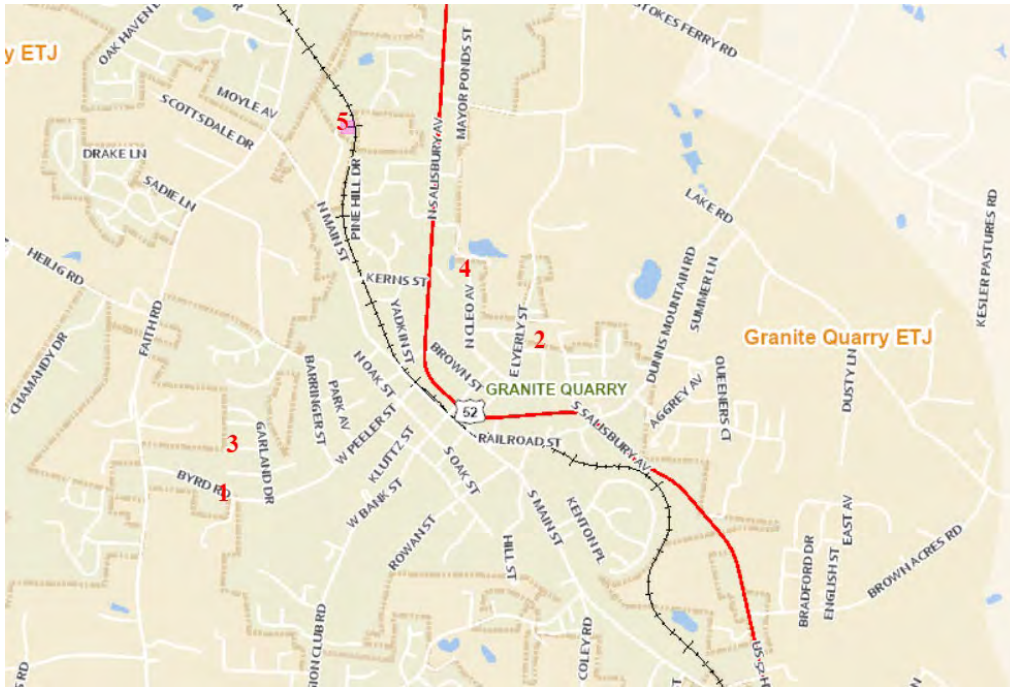
Attest: _____
Aubrey Smith, Town Clerk

Diversity of Geographical Representation

- Mr. Krusemark is a resident of the Town and lives on Hillcrest Ridge 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

BOARDS AND COMMITTEES APPLICATION

NAME FRED KRUSEMARK

PHYSICAL ADDRESS
1117 HILLCREST RIDGE DR. ZIP 28146

MAILING ADDRESS SAME ZIP _____

CELL PHONE 704-785-6357 PHONE (business or cell) _____

EMAIL FREDDKJ@GMAIL.COM

OCCUPATION RETIRED HR EXECUTIVE

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 | <u>1</u> | Planning Board |
| <u>4</u> | Revitalization Team Adjustment | <u>2</u> | Zoning Board of |
| _____ | Parks, Events, and Recreation Committee | <u>3</u> | <u>PERSONNEL HR TASK FORCE</u> |

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

1. CF HUMAN RESOURCES, PRESIDENT, 2006 - 2010
2. SHAW GROUP (STONE & WEBSTER), SR HR DIRECTOR, 2005-2006
3. DUKE ENERGY, VICE PRESIDENT, HR, ~~SR~~ DIRECTOR, 1985-2005

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

Educational Institution/School Degree Received Area(s) of Study

UNIVERSITY OF MINNESOTA, TWINCITIES PHD CANDIDATE
 UNIVERSITY OF TEXAS, AUSTIN, TX BS WITH HIGH HONORS
 U.S. NAVAL ACADEMY

WHY DO YOU FEEL YOU ARE QUALIFIED FOR THIS APPOINTMENT?

- ① DESIRE TO HELP COMMUNITY
- ② PREVIOUS WORK HISTORY
- ③ PREVIOUS EDUCATION
- ④ EXCELLENT WRITTEN & ORAL COMMUNICATION SKILLS

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

- MECKLENBURG COUNTY MENTAL HEALTH ASSOC - 1986-1992
- NC STATE MENTAL HEALTH ASSOCIATION 1992-1994
- VARIOUS CHURCH COMMITTEES, INCLUDING PERSONNEL COMMITTEE
 CHAIR AT ST JOHN'S LUTHERAN CHURCH 2016 - PRESENT
- CHAIR OF ROWAN HELPING MINISTRIES LIFE COACHES COMMITTEE
 2016 - PRESENT

EVER CONVICTED OF A FELONY Yes No

If yes, state details:

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 8/8/22

FOR OFFICE USE ONLY

Application Received: _____
Time: _____

Meeting Date &

Confirmation Date: _____

Term Ending:

over

Confidential Resume of

FRED D. KRUSEMARK, JR.
1117 Hillcrest Ridge Dr. Salisbury, NC 28146
704-638-9868 (H); 704-785-6357 (C)
e-mail: freddkj@icloud.com

CAREER SUMMARY

Mr. Krusemark is currently President of CF Human Resources, Inc, a management consulting firm he created in 2006. Mr. Krusemark has over 25 years of Human Resources management and consulting experience. He has directed the HR function for major divisions of Fortune 200 corporations and has also served as the Corporate Director of Labor Relations for a Fortune 200 multi-national corporation, who has successfully negotiated several multi-year labor agreements within the US and other countries. Mr. Krusemark has also been responsible for International HR administration and is familiar with various country labor laws and regulations. Finally, Mr. Krusemark has extensive experience with company start-ups, joint ventures, mergers, acquisitions and divestitures.

Mr. Krusemark started his career working as an Industrial/Organizational Psychologist while attending graduate school at the University of Minnesota. During this time Mr. Krusemark did extensive development of HR systems and programs such as performance management, employee selection tools, change management, job analysis and evaluation, employee opinion surveys, training needs assessment and employee/organizational development activities.

ACCOMPLISHMENTS

- Led team that developed a comprehensive change management program for Duke Power.
- Developed HR policies, compensation, performance management and other Talent Management programs for Spectrum Engineering.
- Built and directed the HR function for a \$3 billion revenue division, Duke/Fluor Daniel, which had multiple EPC projects, operating power plants and engineering offices across the globe.
- While at Duke/Fluor Daniel, was able to "cherry pick" top talent and had less than 3% turnover. Maintained very high employee morale and productivity and had only 3 union grievances and 1 EEOC charge all of which were dismissed or found in Company's favor.
- Led the HR Due Diligence efforts for several successful acquisitions.
- Designed and implemented successful divestitures and workforce reductions programs that reduced costs without creating legal risks or LR problems.
- Developed innovative employee referral and on-boarding programs for new hires and employee mentoring programs.
- Conducted training needs analysis,
- Developed comprehensive Talent Management programs designed to identify and accelerate development of high potential employees.
- Designed and led Succession Planning process for senior management.
- Developed exempt and non-exempt pay structures, incentive programs and benefit plans.
- Designed the first cash incentive plans for Duke Energy employees and managers which was adopted by rest of corporation. Fluor Corp. and Shaw Group have incorporated elements into their Executive Management Incentive plans.
- Developed domestic and international HR policies and procedures.
- Led negotiations for several complex multi-year labor agreements on the East and West Coast as well as in Indonesia, and defeated a vigorous organizing drive at a Midwestern plant.
- Received the Pete Peterson Distinguished Service Award for outstanding leadership in Mental Health Program Advocacy.
- Served on Board of Directors for Independent Power Human Resources Association.

EMPLOYMENT HISTORY

CF Human Resources, Inc **President** **2006 to Present**

Provide various HR consulting services to medium to large corporations and organizations: Compensation/benefits design, job analysis, succession planning, employee surveys, HR policy/procedure development, performance/talent management systems & tools.

The Shaw Group **Senior Director of Human Resources** **2005 to 2006**

Directed HR services for the Energy & Chemicals division (formerly Stone and Webster) which represented roughly half of Shaw Group's total annual revenue. Also participated in upgrading and transforming the HR function, programs and processes to meet demands from rapid company expansion.

Duke Energy **Senior Director of Human Resources** **1985 to 2005**

Held several HR leadership roles during 20-year career with Duke Energy. Initially worked in Corporate HR in the roles of Occupational Systems Manager and then Manager, HR Systems Research where directed the development and implementation of new HR system and programs for the corporation: job analysis, job/org design, performance appraisal program, development and validation of employee selection tools and tests, training needs analysis/program evaluation, and change management procedures.

Next was promoted to Director, HR for a new joint venture between Duke Energy and Fluor Corporation, Duke/Fluor Daniel, whose mission was to design, build, startup, operate and maintain fossil fuel power plants throughout the world. Duke/Fluor Daniel had roughly 3,000 "dedicated" employees and 10,000 "loaned" construction employees working in offices and projects, and whose annual revenues over \$3 Billion with global offices and 50+ engineering and construction projects being executed across the globe. Directed all aspects of HR and Labor Relations for this JV for 12 years and was promoted to VP of Human Resources. Managed staffing, training, compensation, benefits, employee relations and payroll for both parent company employees as well as for newly created LLC companies with represented and non-represented employees.

Transferred back to Duke Energy to direct the corporate-wide Labor Relations function. During this time, led the LR function in several due diligences for potential acquisitions and divestitures. Negotiated several multi-year labor agreements and trained management throughout the corporation on labor relations and union avoidance.

Finally, was transferred to Texas to direct HR services to all Duke Energy merchant plants in US and Canada. Assisted with multiple workforce reductions and two very successful divestitures. Maintained employee morale and productivity despite future uncertainty of merchant energy business.

Control Data Corporation **Consultant** **1980 to 1985**

Served as an industrial/organizational psychologist in the Corporate Personnel Research Dept and provided external management consulting through Control Data Business Advisors.

EDUCATION

US Naval Academy (Attended 2 years before transferring to University of Texas to pursue a degree in counseling psychology.)

BS with High Honors in Psychology, Dean's List, Phi Beta Kappa, Phi Kappa Phi, University of Texas at Austin

PhD Candidate, Educ. Psychology with focus on Human Development, Program Evaluation and Industrial Relations, University of Minnesota, Twin Cities

COMMUNITY INVOLVEMENT

- Mecklenburg County Mental Health Association, Past Board Member and President
- North Carolina Mental Health Association, Past Board Member
- United Way of Central Carolinas, Volunteer – Developed compensation program for all personnel.
- University of North Carolina and Rowan Cabarrus Community College, Instructor
- Involved in local church and outreach ministry activities like Rowan Helping Ministries and Meals on Wheels
- Methodist Church Choir and Salisbury Rowan Choral Society

PROFESSIONAL ASSOCIATIONS/CERTIFICATIONS

- Society for Human Resources Management, Past Member
- Houston Executive Roundtable, Past Member
- Edison Electric Institute Labor Relations Association, Past Member
- Independent Power Human Resources Association, Past Board Member
- Certified Labor Relations Professional from HR Policy Association
- Certified Senior Professional in Human Resources

PROFESSIONAL REFERENCES

- Available upon request

- 1 -