



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
January 3, 2023
6:00 p.m.**

Call to Order	Chair
Determination of Quorum	Chair
1. Approval of Agenda	
2. Approval of Minutes	December 5, 2022
Old Business	None
New Business	
3. Rezoning	649 102 CB to RL
A. Staff Summary	
B. Applicant Presentation	
C. Board Discussion and Decision	

ACTION REQUESTED: *see full statements in Staff Report*

- Recommend the Rezoning application, as presented;
 - Recommend Denying the Rezoning application; or
 - Make no recommendation.
- 4. Granite Quarry Comprehensive Land Use Plan (CLUP 2040)**
- A. Overview of Public Engagement**
 - B. Status of DRAFT Chapters 1-3**
- 5. Granite Quarry Development Ordinance (GQDO)**
- A. Review of DRAFT Articles Previously Introduced**
 - Article 4
 - Article 6
 - Article 7
 - Article 7 Plat Certificates
 - Article 14
 - Article 22
 - Article 23

B. Introduction of DRAFT Articles

- Article 18
- Article 20
- Article 15
- Article 17

Adjourn

Agenda Item Summary
Regular Monthly Meeting
January 3, 2023
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)
- Fred Krusemark (A)

Against:

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

Agenda Item Summary

Regular Monthly Meeting

January 3, 2023

Agenda Item 2

Summary

Draft minutes from the December 5, 2022 Regular Monthly Meetings are attached for your review.

Action Requested

Motion to approve the December 5, 2022 Regular Monthly Meetings 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)
- Fred Krusemark (A)

Against:

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



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

Present: Chair Richard Luhrs, Vice-Chair Michelle Reid, Mike Brinkley, Jared Mathis, Joe Hudson, Jerry Holshouser, Fred Krusemark (A), Dolores Shannon (A)

Not Present: Ronald Jacobs, David Morris

Staff: 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

No action was taken.

2. Approval of Minutes

October 3, 2022 & November 7, 2022

At the last meeting Mr. Mathis stated he believed that his vote on whether to recommend the rezoning was recorded incorrectly. All others felt their votes had been recorded correctly. The vote was on a recommendation to the Board of Aldermen that they have taken action on since.

ACTION: Mr. Krusemark made a motion to approve the October 3, 2022 minutes. Vice-Chairwoman Reid seconded the motion. The motion passed 5-1 with Mr. Brinkley opposed.

Mr. Brinkley stated he was opposed because there was no discussion on the potential amendment that was the reason for the item being tabled at the November meeting.

ACTION: Mr. Hudson made a motion to approve the November 7, 2022 minutes. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

Old Business

None

New Business

3. Granite Quarry Development Ordinance Project

Richard "Rick" Flowe of N-Focus addressed the Board and proposed that the agenda be amended to reverse the order of items A & B to review the previously introduced articles before introducing new articles. Chairman Luhrs stated the amendment would be acceptable if there were no objections; no objections were stated.

Dolores Shannon joined the meeting at 6:13 p.m.

A. Review of draft articles previously introduced

Mr. Flowe reviewed articles 1, 3, 4, and 5 with the Board. Amended pages were passed out for Article 1, pages 3 and 4; Article 3, pages 11 through 48; and Article 5, pages 1 through 8. Questions regarding specific language were asked and answered. There was discussion regarding the current practice of having alternates on the Planning Board. Chairman Luhrs requested that language regarding alternates be added for the Planning Board to continue the practice. Mr. Flowe will make the amendment and bring those pages to the next meeting.

B. Introduction of draft GQDO articles 6, 7, 7 Plat Certificates, 14, 22, 23

Mr. Flowe introduced the new GQDO articles and asked the Planning Board to review them before discussion at the next meeting.

At 7:52 p.m. Chairman Luhrs pointed out that the meeting had run over the hour-and-a-half limit. He asked whether anyone wanted to make a motion to extend the meeting.

ACTION: Mr. Brinkley made a motion to extend the meeting another 15 minutes. Mr. Krusemark seconded the motion. The motion passed with all in favor.

Adjournment

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

Chairman Luhrs closed the meeting at 8:04 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk

Agenda Item Summary

Regular Monthly Meeting

January 3, 2023

Agenda Item 3

Summary

A rezoning has been requested for parcel 649 102 to change the property from CB (Central Business) to RL (Residential Low Density).

Adjoining property owners will be notified of the requested rezoning and an opportunity to speak at the public hearing during the Board of Aldermen meeting on February 13, 2023.

Attachments

- Staff Report
- Rezoning Application
- Location Map
- Property Survey
- Downtown Overlay District Map
- Table of Uses for RL

Action Requested

See staff recommendation on Staff Report.

Rezoning 649 102 CB to RL

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)

Staff Report: Planning Board
December 19, 2022

Subject: Rezoning Application for 385 Railroad Street

Case #: **ZO-23-01**

Applicant: Emilie & Brian Scharf

Property Owner(s): Emilie & Brian Scharf

Address: 385 Railroad Street

Tax Parcel ID Number(s): 649 102

Action Date: **Planning Board-January 3rd, 2023**

Request: Rezone from CB to RL

Staff Comments:

Background:

The property located between Railroad Ave. and S. Salisbury Ave. (parcel 649-00901) was subdivided on February 28, 2022 and faces Railroad Ave. Both parcels are currently zoned CB (Central Business). The applicants have submitted a Rezoning Application for the vacant parcel to be zoned RL (Residential Low Density). Applicants own the adjacent lot facing Salisbury Ave. (US 52), under A2Z Management LLC where a new commercial building is currently under construction.

Description of the site:

The site, currently vacant, faces southwest on Railroad Ave. A GIS map is attached for site location. The parcel is located within the Downtown Overlay District. Also worth noting, the property has a 30' waterline easement at the SW side of the property.

Plan Summary:

If assigned, the land use of RL would lessen the availability for future downtown commercial development. Additionally, provisions laid out in the Downtown Master Plan, would not apply to residential use. It is also worth noting that the lots located across Railroad Ave, are all RL.

Considerations:

PART II - CODE OF ORDINANCES:

3.2.2

Residential Low Density (RL) District.

The Residential Low-Density District (RL) is established for conventional subdivision development of low-density single-family residences and their customary accessory uses.

3.2.7

Central Business (CB) District.

The Central Business District is established as the centrally located trade and commercial service area of Granite Quarry. The district is designed to encourage the continued use of land for downtown business and a sustainable relationship with integrated and surrounding residential uses.

3.1.2

Purposes of Zoning.

- To utilize land uses in the community in such a way as to be beneficial on both an individual level and a community level;
- To promote, maintain, or restrain an appropriate intensity or density of development in each area at a level which can be satisfactorily serviced by such public facilities as the street, school, recreation, and utilities systems;

3.6.3

Downtown Overlay District.

The map for the Downtown Overlay District, adopted on March 8, 2021, is an area roughly defined by Main Street to the SW, Brown St to the NE, Church Street to the NW and extending across and along Railroad Street to Troutman Street at the SE extreme. Development in this area will be regulated by the requirements of the Unified Development Ordinance (UDO) in general but more specifically by the development guidelines found in Chapter 5, Appendix B of the UDO.

2000 COMPREHENSIVE LAND USE PLAN Update:

Policies, page 29

Policy (8) The continued viability of single-family homes as a major housing source should be encouraged.

Policy (11.1) Commercial development should especially be encouraged in the designated downtown area as defined by the **2016 Downtown Master Plan.**

Future Land Use Patterns, page 24

Commercial Development

Primary among considerations for commercial development will be the establishment of a "central business district." The area recommended for this development contains about 25 acres of land. The area, delineated in the Town's Downtown Master Plan, is located between the railroad tracks to the west and an extended Brown Street to the east, and between Church Street to the north and beyond Lyerly Street to the south. More land in this area is currently vacant than is in use for commercial purposes (28.6% to 23.7%). If just the vacant land were developed for commercial use, over 50 percent of the area would be used for commercial purposes.

Downtown Master Plan Recommendations (Section 4 .2.1 “Short-Term Recommendations: 2016”

• **Plan for infill development to meet existing demand.** In some cases, property consolidation may be required for to meet the appropriate size, scale, parking, and landscaping requirements for new downtown commercial development. In Granite Quarry, many key downtown properties are owned by a handful of private parties. In many instances, it may be feasible to strike an arrangement—a property sale, land swap, and so on—to make new infill development possible. In the short term, these parties should, at the urging of local leaders, consider the market-based opportunities presented in Chapter 3 of this report.

The map creating the Downtown Overlay District was adopted March 8, 2021.

Summary:

Due to the numerous Planner turnovers, the applicant was previously told that in order to accomplish what was desire, i.e., single-family dwelling, subdividing their property and rezoning the resulting Railroad Street lot to RL would be advisable due to a RL district being located across the street.

Rezoning this property in the Downtown Overlay District will make this one of the few RL zoned parcels in the District. However, within the CB District new residential uses are permitted by way of a mixed-use building where a commercial business and residential uses share the same footprint with specific requirements.

Staff Recommendation

It is recommended to approve this request due to previous communications with the applicant.

Required Action:

In reviewing the Rezoning application (including the master plan and any conditions), the Planning Board may decide one of the following actions:

- Recommend the Rezoning application, as presented;
- Recommend Denying the Rezoning application; or
- Make no recommendation (application would then transmit to Board of Alderman with no Planning Board recommendation).

Suggested Motions with Statement of Consistency and Reasonableness:

A suggested motion for recommendation would be: 1) “The Planning Board recommends the approval of the Rezoning request for “385 Railroad Street” (for parcel identified as Rowan County Tax Parcels 649 102). The Granite Quarry Zoning Map will be amended to designate RL (Residential Low Density) District.

This recommendation is consistent with Granite Quarry Unified Development Ordinance; Downtown Master Plan and Map; and the Granite Quarry Comprehensive Land Use Plan; is a reasonable request; and is in the public interest of the Town of Granite Quarry.”

OR

**A suggested motion to deny or make no recommendation (pick one) on the Rezoning request: 1)
“The Planning Board recommends to deny (or make no recommendation) on the Rezoning request
for “385 Railroad Street” (for parcel identified as Rowan County Tax Parcels 649 102) to the Town
Board because..... (Add verbiage such as the rezoning request is not consistent with the Granite
Quarry UDO; the Granite Quarry Comprehensive Land Use Plan or Downtown Master Plan and
Map; with details such as action constitutes “spot zoning”).**

Attachments:

Application Form
Rowan County GIS location map
Property Survey
Downtown Overlay District map

E. Schwartz
Planner

Date: 12.12.22 Reviewed By: SW + EAST



Rezoning Application

Property Information

Property Address: 385 Railroad St Granite Quarry NC 28072

Tax Map and Parcel Number 649 102 In Town Limits , or In ETJ

Parcel Size (sq. ft. or acres) .81 Interior Lot (Y/N) Y Corner Lot (Y/N) N

Owner's Information

Name: Emilie and Brian Scharf Phone Number 704.785.5433 (cell)
704.584.9846

Mailing Address: P.O. Box 842
Granite Quarry NC 28072

Email emilie @ a2zservicesnc.com

Contractor/Developer's Information

Name: Emilie and Brian Scharf Phone Number 704.785.5433 (cell)
704.584.9846

Mailing Address: P.O. Box 842
Granite Quarry NC 28072

Email emilie @ a2zservicesnc.com

Project Information

Current Zoning Classification CB Requested Zoning Classification RLD

Proposed Use of Property:
Build a single family dwelling

Additional Comments:

1) Check Land Use Plan -
2) Lot area 0.808

Notes:

Owner/Developer Signature Emilie Scharf / Brian Scharf

Date 12/8/2022 Application fee paid, Receipt Number 201790

4/24/2020 Revision

\$1600.⁰⁰ fee pd.

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 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
Manufactured home, individual lot (MH-O only)	X	X										4.2.7
Manufactured home community (MH-O only)	C	C										4.2.8
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								
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	
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	
Institutional Uses												
Clubs, lodges, fraternities, sororities, social, civic, and other similar organizations operated on a non-profit basis	C	C	C	C	X			X			X	

USES	ZONING DISTRICTS											
	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	DT/LI	SR
Studios for artists, designers, and photographers	C	C	C	C	X	X	X	X			X	
Recreation and Entertainment Uses												
Golf courses	C	C	C	C	X							
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
Agricultural Uses												
Bona-fide farm (excluding hogs)	X	X			X				X	X		4.9.1
Greenhouses and gardens which are incidental to a residential use and conducted on a non-commercial basis only	X	X	X	X								
Other Uses												
Parking of recreational and commercial vehicles (residential districts)	X	X	X	X								4.10.4
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	