



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

- | | |
|--|------------------------|
| Call to Order | Chair |
| Determination of Quorum | Chair |
| 1. Approval of Agenda | |
| 2. Approval of Minutes | January 3, 2023 |
| Old Business | None |
| New Business | |
| 3. Granite Quarry Development Ordinance (GQDO) | |
| A. Review of DRAFT Articles Previously Introduced | |
| • Article 18 | |
| • Article 20 | |
| • Article 15 | |
| • Article 17 | |
| B. Introduction of DRAFT Articles | |
| • Article 2 | |
| • Article 11 | |
| • Article 12 | |
| • Article 13 | |
| • Article 16 | |
| • Article 21 | |
- Adjourn**

Agenda Item Summary
Regular Monthly Meeting
February 6, 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

February 6, 2023

Agenda Item 2

Summary

Draft minutes from the January 3, 2023 Regular Monthly Meeting are attached for your review.

Action Requested

Motion to approve the January 3, 2023 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)
- 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
January 3, 2023, 6:00 p.m.**

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

Not Present: David Morris, Dolores Shannon (A)

Staff: Town Planner E.A. Schwartz-Laubhann, 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. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

2. Approval of Minutes **December 5, 2022**

ACTION: Mr. Krusemark made a motion to approve the December 5, 2022 minutes. Mr. Brinkley seconded the motion. The motion passed with all in favor.

Old Business **None**

New Business

3. Rezoning **649 102 CB to RL**

A. Staff Summary

Planner Schwartz reviewed the staff summary from the agenda packet with the Board and offered the suggested motion to recommend approval of the rezoning.

B. Applicant Presentation

The applicants were present, but the Board had no questions for them.

C. Board Discussion and Decision

In the staff report a suggested motion for approval was shown as “The Planning Board recommends the approval of the Rezoning request for 385 Railroad Street (for parcel identified as Rowan County Tax Parcel 649 102). The Granite Quarry Zoning Map would be amended to designate RL (Residential Low Density) District.”

ACTION: Mr. Brinkley made a motion to approve (*the recommendation for rezoning*). Mr. Jacobs seconded the motion. Mr. Brinkley amended his motion to include the Statement of Consistency below that he read aloud. Mr. Jacobs seconded the amendment. The motion passed 7-0.

Statement of Consistency

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.

4. Granite Quarry Comprehensive Land Use Plan (CLUP 2040)

Mr. Flowe provided an update to the Board on the status of the Comprehensive Land Use Plan project.

- A. Overview of Public Engagement
- B. Status of DRAFT Chapters 1-3

5. Granite Quarry Development Ordinance

A. Review of draft articles previously introduced

Mr. Flowe reviewed articles 4, 6, 7, 7 Plat Certificates, 14, 22, and 23 with the Board. Amended pages were passed out for Article 4. There was discussion regarding clarification on specifics in the articles. Mr. Brinkley proposed that, as referenced in 7.7.1.(A)(1)(a), that a zoning permit only be required for anything over 200 square feet. Mr. Flowe informed the Board that state law required a building permit for anything over 144 square feet. Mr. Flowe shared the reasoning behind the recommended language and asked if there was Board consensus for a change; there was not. Mr. Krusemark requested a change to the language in Article 7.11.(E)(3) from “as requested”. Mr. Flowe proposed “as scheduled” as a replacement. There were no objections.

B. Introduction of draft articles 18, 20, 15, & 17

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

Adjournment

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

Chairman Luhrs closed the meeting at 7:41 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk