



**B. Introduction of DRAFT Articles**

- Official Zoning Map (OZM)
- Official Zoning Map (Enlarged Core Area OZM)
- Technical Standards & Specifications Manual (TS&SM)
- Statements of Consistency & Reasonableness

**5. Granite Quarry Comprehensive Land Use Plan (CLUP)**

- Introduce DRAFT Future Land Use Map
- Introduce DRAFT Chapters

**Adjourn**

**Agenda Item Summary**  
Regular Monthly Meeting  
April 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

April 3, 2023

Agenda Item 2

Summary

Draft minutes from the March 6, 2023 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the March 6, 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
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- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Fred Krusemark (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
JOINT MEETING WITH BOARD OF ALDERMEN  
MEETING MINUTES  
March 6, 2023, 6:00 p.m.**

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

**Not Present:** Ronald Jacobs

**Present BOA:** Mayor Brittany Barnhardt, Mayor Pro Tem John Linker, Alderman Doug Shelton

**Not Present:** Alderman Jeff Cannon, Alderman Jim Costantino

**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.

**1. Approval of Agenda**

Chairman Luhrs stated the agenda was very full and that he received information that the new plans the developer submitted Thursday for the rezoning item had not yet been reviewed by the Technical Review Committee (TRC). Planner Schwartz stated the plans would have to go back through the TRC to make sure the comments on the plans previously submitted had been addressed. Individual Planning Board members stated a desire to wait to hear the rezoning request until after the Technical Review Committee had time to review the new materials.

**ACTION:** Mr. Brinkley made a motion to approve the agenda with the rezoning issue removed. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

During discussion, individual Board members clarified that the motion would table the rezoning item until the April meeting at the earliest. The item will be placed on the April agenda for consideration.

**2. Approval of Minutes**

**February 6, 2023**

**ACTION:** Mr. Brinkley made a motion to approve the February 6, 2023 minutes. Mr. Holshouser seconded the motion. The motion passed with all in favor.

**Old Business**

**None**

**New Business**

**3. ~~Rezoning~~ ~~066 047 RL & OI to CD-PUD Sifford~~**

**~~A. Staff Summary~~**

**~~B. Applicant Presentation~~**

**~~C. Board Discussion and Decision~~**

### 3. Granite Quarry Development Ordinance

Chairman Luhrs invited the Board of Aldermen forward to join the meeting for the GQ Development Ordinance review and discussion. Mayor Barnhardt thanked the Planning Board members for all their work and the opportunity for the Board of Aldermen to join the meeting.

*Mr. Morris joined the meeting at 6:10 p.m.*

#### A. Review of draft articles previously introduced

Mr. Flowe reviewed articles 3, 12, 15, 17, 2, 11, 13, 16, and 21 with the Boards. Amended pages 39-40 were passed out for Article 3; amended pages 3-4 were passed out for Article 12; amended pages 1-6 were passed out for Article 15; and amended pages 7-10 were passed out for Article 17.

#### B. Introduction of draft articles 9, 10, 8, Table 8.1

Mr. Flowe introduced the new GQDO articles to the Planning Board and Board of Aldermen. He reviewed his presentation on *Building Community* with the Boards. *(The presentation will be included in the minute book and available upon request.)* Mr. Flowe used the presentation to point out specific design elements and concepts including terminating vistas; enhancing views; improved common open space; slopes; streetscapes; lanes and alleys; and different types of design. He compared different portions of the draft and current UDOs and showed recommended updates that would benefit developers and the town. He stated that the draft UDO included twelve primary districts and five overlay districts. Mr. Flowe challenged the Boards to keep in mind it was about more than what they valued personally.

### Adjournment

**ACTION:** Mr. Hudson 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 8:02 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk

**Agenda Item Summary**

Regular Monthly Meeting

April 3, 2023

Agenda Item 3

**Rezoning 066 047  
RL & OI to CD-PUD**

Summary

A rezoning has been requested for parcel 066 047 to change the property from RL (Residential Low Density) & OI (Office Institutional) to CD-PUD (Conditional District – Planned Use Development).

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 May 8, 2023.

Attachments

- Staff Report
- Rezoning Application
- Plan
- GIS Map

Action Requested

***See staff recommendation on Staff Report.***

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)



**Planning Board**  
**Monday the 27<sup>th</sup> of March 2023**  
**Staff Report**

**Subject:** CD-PUD (Conditional District-Planned Unit Development)

**Case #:** ZO-23-02

**Project Address:** TBA N Salisbury Ave./Stokes Ferry Rd.

**Project Tax Parcel#:** 066 047

**Property Owners:** Florence Sifford Heirs

**Applicant:** Belle Realty Development Inc. (Wallace Realty)

**Current Zoning:** RL (Residential Low Density) & OI (Office & Institutional)

**Action Date:** Planning Board- April 3<sup>rd</sup>, 2023

**Request:** Rezone from RL & OI to CD-PUD with Site Plan

### Background

The heavily wooded 68.64 acre parcel (066 047) is set between N. Salisbury Ave., Dunns Mountain Church Road and Stokes Ferry Road, near the primary north entrance corridor at the north entrance of Granite Quarry. The site plan submitted with this application is the 6<sup>th</sup> submission of this proposed development. Previous plans consisted of townhomes but were unable to meet the ordinance.

### Site Description

The parcel is undeveloped, wooded and appears to have a blue line stream crossing the property. The surrounding parcels are primarily RL (Residential Low Density) except for a few OI (Office & Institutional) uses off of Mayor Ponds Road. Although it is in close proximity to US-52, there are several vacant parcels situated in front of this parcel along US-52, meaning that this development has no developable street frontage on US-52.

### Plan Summary

It is proposed to have entrances off N Salisbury Ave. by Mica Lane and Stokes Ferry Road. There will be 237 units, with 137 Single Family Homes (58%) and 50 Duplex buildings totaling 100 units (42%). The applicant has applied for the parcel to be rezoned from RL & OI to a CD-PUD

143 North Salisbury Avenue Granite Quarry, NC 28146  
 Planner@GraniteQuarryNC.gov [www.granitequarrync.gov](http://www.granitequarrync.gov)

(Conditional District-Planned Unit Development), this allows for flexibility and variety of units. Flexibility is defined by specific lot dimensions and setbacks laid out in Unified Development Ordinance (UDO). It is also worth noting that this parcel has a stream and it is proposed to be crossed by a road and bridge/culvert.

### Considerations

#### **2000 COMPREHENSIVE LAND USE PLAN Update:**

##### ***PLANNING PROCESS BREAKDOWN pg. 20-21***

2. North Salisbury Avenue Corridor- Running from downtown Granite Quarry to the Town's contiguous border with northern neighbor Salisbury, this corridor could become the Town's grand entrance boulevard.

In addition to the geographic areas, specific issues were identified for examination as follows:

2. Strategic Properties located in and around Town including:

d. N Salisbury Ave Commercial Property- A large, undeveloped property bounded by US Highway 52 on the west and Stokes Ferry Road on the east, to be bisected by the proposed Highway 52 Bypass; location, location, location will make this one of the Town's premier commercial properties.

##### ***POLICIES pg. 28-30***

*Policy (2.2)* Building locations, buffering and berms should be used as required for new development to protect existing vistas important to the Town's "small town" and rural image.

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

*Policy (8.1)* Housing of different types, sizes and price points should be encouraged to meet the diverse needs of our evolving community. Multi-family housing should be considered in all areas of the Town when developed to a level appropriate to the surrounding neighborhoods.

*Policy (9)* Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable, and which may better safeguard existing natural land and water sources.

*Policy (9.1)* Large land tracts should be preserved through the use of innovative and flexible land use planning specifically found in the Planned Unit Development (PUD) process.

*Policy (10)* The housing needs of the elderly, handicapped and low to moderate income households should be particularly recognized in the Town's policies and actions regarding residential development. *Policy (17)* Provisions of open space and recreation facilities in private development should be encouraged to complement the demand for publicly financed facilities.

#### **PART II - CODE OF ORDINANCES, APPENDIX A UNIFIED DEVELOPMENT ORDINANCE:**

## CHAPTER 3. - ZONING DISTRICTS

### 3.2.11 Planned Unit Development (PUD) District.

The purpose of a Planned Unit Development is to plan and promote neighborhoods that embody variety, innovation, and flexibility in development by allowing a variety of uses, lot sizes, dwelling unit types, and design requirements. PUD districts shall only be considered as Conditional Districts.

### 3.5.3 PUD Conditional District.

#### 3.5.3.1 Purpose.

The purpose of a Planned Unit Development (PUD) is to plan and promote neighborhoods that embody variety, innovation, and flexibility in development by allowing a variety of uses, lot sizes, dwelling unit types, and design requirements. PUD districts shall only be considered as Conditional Districts. The intent of a PUD is to:

- Permit a creative approach to the development of land;
- Provide for an efficient use of land;
- Enhance the appearance of neighborhoods through preservation of natural features;
- Provide for recreational areas and open space where appropriate.

#### 3.5.3.3 Uses.

A. Any single use or combination of uses as seen in the Permitted Uses Table, with the exception of the LI and HI districts, are allowable within a PUD, provided that the proposed PUD does not conflict with the Town's Comprehensive Plan or Unified Development Ordinance.

B. The majority of the total development acreage shall be single-family, detached with a density not to exceed an average of four (4) units per acre. Common open space shall comprise at least 15 percent of the total development acreage. The remaining acreage may consist of additional single-family (not to exceed an average of four (4) units per acre), multi-family (not to exceed an average of 15 units per acre), commercial, or civic uses.

#### 3.5.3.4 Dimensional Requirements.

Dimensional requirements within a PUD are as follows:

	Minimum Lot Size			Minimum Setbacks			Maximum Structure Height (feet)
	Min. Lot Area (sq. ft.)	Min. Lot Width (feet)	Min. Street Frontage (feet)	Front (feet)	Side (feet)	Rear (feet)	
Single-Family Detached	n/a	50	25	15	6	20	40
Multi-Family	n/a	n/a	25	15	6	20	40
Other Uses	n/a	n/a	25	0-15	6	20	40

### 3.5.3.5 Other Requirements.

- A. All uses within a PUD are subject to the Parking and Loading Requirements in Chapter 9.
- B. Signs will be regulated under Chapter 6.
- C. Landscaping shall be regulated subject to the requirements set forth in Chapter 8.

## CHAPTER 9. - PARKING

### Sec. 9.2. - Parking ratios.

#### 9.2.1 Parking Ratios by Use.

- A. The following are minimum parking ratios for the uses indicated:

Use	Minimum
Single-Family & Two-Family Residential (Attached & Detached)	2 per dwelling unit

### Summary

Due to the predominance of this key location near an entrance corridor, this proposed development will have a significant impact on Granite Quarry. This parcel was identified in the Comprehensive Plan as a key strategic property ideal for commercial use. If rezoned and used for only residential use, this would drastically decrease the available area for future commercial developments and would eliminate plans for the 52 bypass, as it cuts through this parcel.

### Staff Recommendation

Although the development supplies an amenities center, parks, guest/over-flow parking, and sidewalks throughout; safe issues remain a substantial concern throughout the layout of the development. Proposed driveways are too short to accommodate various sizes of vehicles and the number of vehicles backing into the streets creates potential safety hazards. Additionally,

hardscape is estimated at 62.5% in front of Duplexes, blocking front doors and creating a sea of vehicles and asphalt. Rear loaded duplexes, by means of an alley, would better accommodate parking requirements and concerns. Additionally, alleys could also be used in some of the SFH to create a better design layout to help declutter the streets from vehicles.

As a reminder, conditions may be placed on this project prior to any approval/recommendation and/or a revised site plan.

*Condition Considerations:*

- The length of the driveways to garages to be a minimum of 25'
- Duplexes to be rear-loaded by alley access
- Cap Unit density at 237 units
- Suggest enhanced landscaping with trees be planted in the common areas. Example: One (1) tree per 500 square feet of gross surface area.
- All Streets must comply with NCDOT Subdivision Standards
- Right of Ways must not cut across any parking spaces
- Street parking is to be parallel and within the Right of Way
- Standing Curb & Gutter is to be used
- Accessory structures to be capped at 100sf & setbacks to follow RL Districts

**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 CD-PUD application, as presented; or
- Recommend the CD-PUD with conditions; or
- Recommend Denying the CD-PUD application; or
- Make no recommendation (application would then transmit to Board of Aldermen 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 #Z0-23-02 for the parcel identified as Rowan County Tax Parcels 066 047 from RL & OI districts to CD-PUD (or “With Added Conditions...”). The Granite Quarry Zoning Map will be amended to designate CD-PUD (Conditional District-Planned Unit Development) District.**

**This recommendation is consistent with Granite Quarry Unified Development Ordinance; 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**

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 Planner@GraniteQuarryNC.gov [www.granitequarrync.gov](http://www.granitequarrync.gov)

A suggested motion to deny or make no recommendation (pick one) on the Rezoning request #Z0-23-02: 1) “The Planning Board recommends to deny (or make no recommendation) on the Rezoning request for the parcel identified as Rowan County Tax Parcels 066 047 to the Town Board because..... (Add verbiage such as the rezoning request is not consistent with the Granite Quarry UDO; or the Granite Quarry Comprehensive Land Use Plan; with details such as action constitutes “xxxxxxx”).

**Attachments**

Application Form  
Rowan County GIS location map  
Site Plan



**Schwartz**  
TOWN PLANNER

Date: \_\_\_\_\_ Reviewed By: \_\_\_\_\_



### Rezoning Application

#### Property Information

Property Address: \_\_\_\_\_  
Tax Map and Parcel Number 066 047 In Town Limits \_\_\_\_\_, or In ETJ   
Parcel Size (sq. ft. or acres) 68 ACRES Interior Lot (Y/N) \_\_\_\_\_ Corner Lot (Y/N) \_\_\_\_\_

#### Owner's Information

Name: FLORENCE SIFFORD Heirs Phone Number 704/636-4442  
Mailing Address: 728 KUMAC Rd, Apt. 327C  
SALISBURY, NC 28144  
Email \_\_\_\_\_

#### Contractor/Developer's Information

Name: VICTOR WALLACE Phone Number 704-202-7508  
Mailing Address: 301 N. MAIN, SALISBURY, NC  
BELLE REALTY DEVELOPMENT CO., INC.  
Email RVWALLACE@GMAIL.COM

#### Project Information

Current Zoning Classification A-h Requested Zoning Classification CD-RM & CD-RH  
Proposed Use of Property:

Mix of 5ER + town homes  
Access off Stokes Ferry Rd. + US Hwy 52

#### Additional Comments:

Food plant + blue line stream

#### Notes:

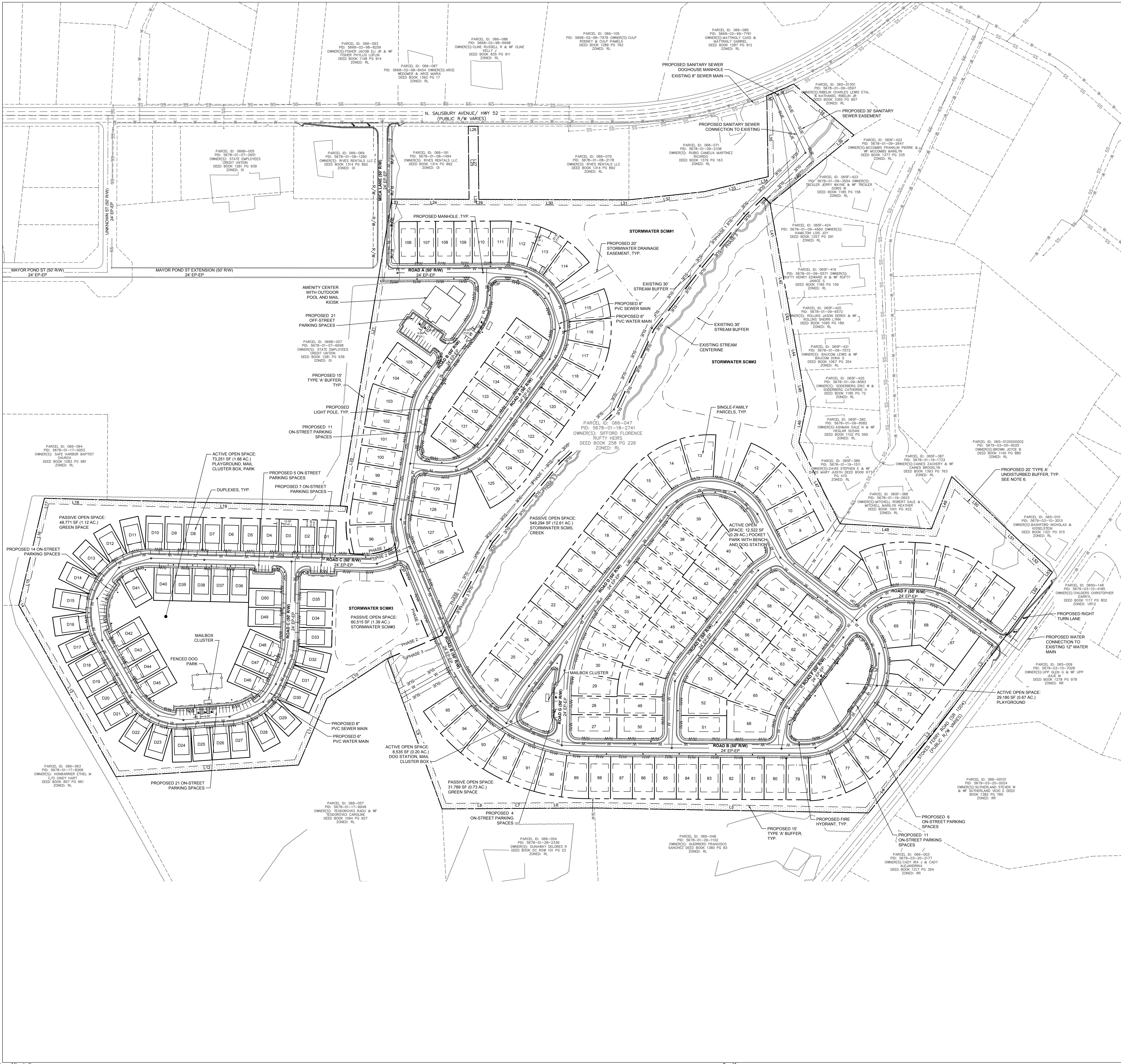
Owner/Developer Signature Eleanor Elaine Sifford / R. Victor Wallace

Date 7/18/22 Application fee paid, Receipt Number 80341

4/24/2020 Revision



  
\$600.00 pd.  
Planning Board



**ZONING SUMMARY:**

OWNER: Sifford Florence Ruffy Heirs  
 OWNER PHONE #: (XXX) XXX-XXXX  
 OWNER ADDRESS: 728 Klumac Rd, Apt 237C, Salisbury, NC 28144

DEVELOPER: David Hughes, Nest Communities, LLC  
 DEVELOPER PHONE #: (704) 202-8160  
 DEVELOPER ADDRESS: 236 Raceway Drive, Suite 7, Mooresville, NC 28117

CIVIL ENGINEER/LANDSCAPE ARCHITECT: V3 SOUTHEAST, PC  
 V3 SOUTHEAST PHONE #: 704-940-2883  
 PIN: 5678-01-18-2741

PARCEL NUMBER(S): 066-047  
 CURRENT ZONING: RL  
 PROPOSED REZONING: CD-PUD  
 JURISDICTION: TOWN OF GRANITE QUARRY

PARCEL SIZE: 68.64 ACRES  
 DISTURBED AREA: 54.64 ACRES

PCSO WATERSHED: N/A  
 PHASE II STORMWATER

AREA IS LOCATED IN ZONE X OF FEMA MAP #3710567800J, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

DISTANCE TO NEAREST AIRPORT 6.0 MILES TO MID-CAROLINA REGIONAL AIRPORT (RUO)

ALLOWABLE UNITS (4 DUA): 68.64 ACRES X 4 DUA = 274 UNITS  
 PROPOSED UNITS: 100 DUPLEX UNITS + 137 SF HOMES = 237 TOTAL

PHASE 1: 42 SF HOMES  
 50' WIDE LOTS: 42  
 60' WIDE LOTS: 0

PHASE 2: 50 DUPLEXES  
 50' WIDE LOTS: 48  
 60' WIDE LOTS: 47

SETBACK AND YARD REQUIREMENTS  
 FRONT: 20'  
 SIDE: 6'  
 REAR: 20'

BUFFERS REQUIRED  
 FRONT: 15'  
 SIDE: 15'  
 REAR: 15'

PARKING SUMMARY  
 SINGLE-FAMILY HOMES  
 60' LOT HOMES: 47 UNITS (SPECIFIC LOTS LISTED ON SHEET RZ-2)  
 50' LOT HOMES: 90 UNITS (SPECIFIC LOTS LISTED ON SHEET RZ-2)  
 REQUIRED: 137 UNITS X 2 SPACES = 274 SPACES  
 PROVIDED: 274 SPACES  
 ADDITIONAL SPACES PROVIDED: 53 SPACES  
 TOTAL PROVIDED: 327 SPACES

DUPLEXES  
 REQUIRED: 100 UNITS X 2 SPACES = 200 SPACES  
 PROVIDED: 200 SPACES  
 ADDITIONAL SPACES PROVIDED: 47 SPACES  
 TOTAL PROVIDED: 247 SPACES

LOADING SPACES: N/A

PUD ZONING AREA: 68.64 ACRES  
 MINIMUM LOT SIZE: 1,800 SF  
 DENSITY: 237 UNITS/68.64 ACRES = 3.45 DU/AC  
 OPEN SPACE REQUIRED: 15% (UDO SECTION 7.3.3, 2.0 -DUA-4.0) = ±10.30 AC

OPEN SPACE PROVIDED: ±17.00 AC  
 ACTIVE OPEN SPACE PROVIDED: ±2.54 AC (110,966 SF)  
 PLAYGROUND AREAS: ±1.68 AC (73,251 SF)  
 PARK: ±0.86 AC (37,715 SF)  
 PASSIVE OPEN SPACE: ±14.46 AC (629,854 SF)  
 STORMWATER SCMS, GREENWAY, CREEK: ±12.61 AC (549,294 SF)

\*ACTIVE OPEN SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION

TOTAL ROAD LENGTH: 9,239 LF  
 ROAD A (PUBLIC ROAD): 1,190 LF  
 ROAD B (PUBLIC ROAD): 2,670 LF  
 ROAD C (PUBLIC ROAD): 1,988 LF  
 ROAD D (PUBLIC ROAD): 1,438 LF  
 ROAD E (PUBLIC ROAD): 634 LF  
 ROAD F (PUBLIC ROAD): 917 LF  
 ROAD G (PUBLIC ROAD): 402 LF

SEE SHEET RZ-2 FOR TYPICAL LOTS AND CROSS-SECTIONS.

**ZONING NOTES:**

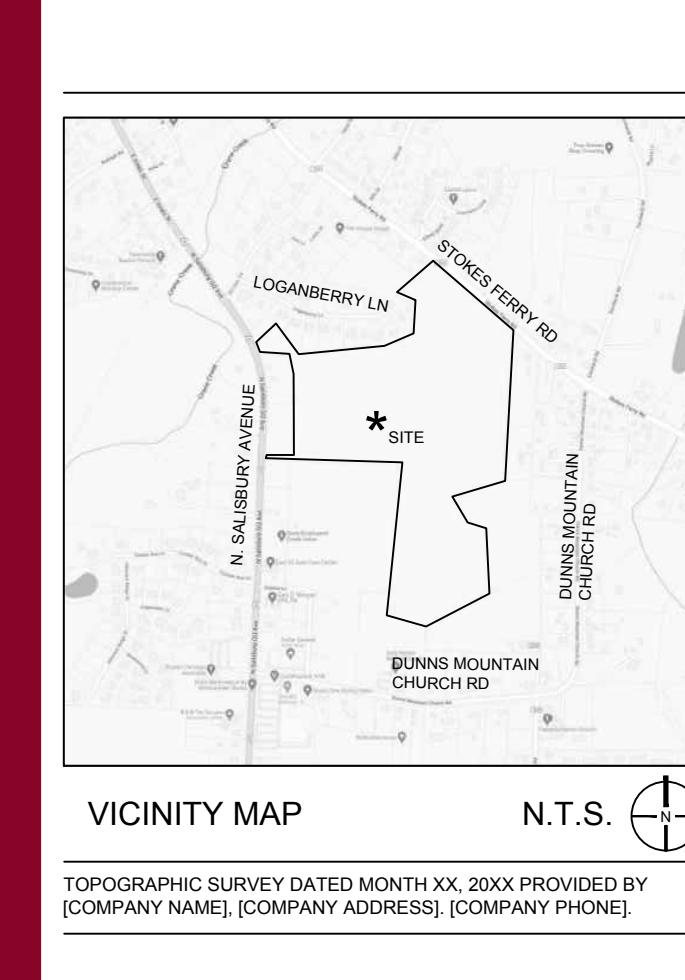
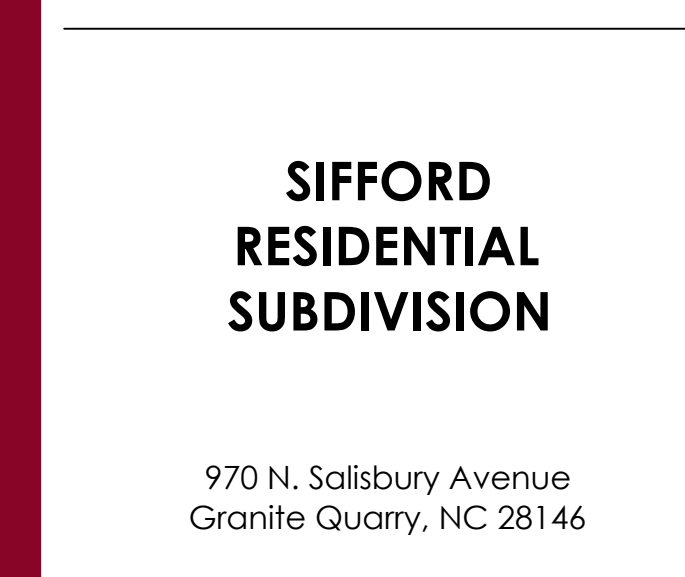
- THE DEVELOPMENT AND PUBLIC STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT AS SUCH USES AND IMPROVEMENTS ON THE SITE ACCORDINGLY. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED IN THE REZONING PLAN.
- THE PROJECT WILL COMPLY WITH THE TREE ORDINANCE DURING THE LAND DEVELOPMENT PROCESS. THE PETITIONER ACKNOWLEDGES THAT CHANGED AND ALTERATIONS MAY BE NEEDED TO COMPLY WITH THE TREE ORDINANCE DURING PERMITTING. ALL CHANGES WOULD BE EVALUATED UNDER CHAPTER 8 OF THE ORDINANCE AND MAY RESULT IN SUBSEQUENT REVISIONS.
- VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DESIGN AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
- THE SITE WILL BE SERVED BY AN INTERNAL PUBLIC STREET IN THE LOCATION GENERALLY DEPICTED ON THE REZONING PLAN AND LABELED AS PROPOSED ROAD A. MINOR ADJUSTMENTS TO THE LOCATION OF THE INTERNAL PUBLIC STREET SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.
- ACCESSORY BUILDINGS TO BE LIMITED TO 100 SF IN SIZE AND ONE PER DWELLING UNIT.
- PROPOSED UNDISTURBED BUFFER ADJACENT TO THE COUNTRYSIDE NEIGHBORHOOD SHALL BE 20'.
- WITHIN REASON, THE DEVELOPER WILL WORK WITH TOWN STAFF TO INCORPORATE GRANITE QUARRY BRANDING INTO THE DEVELOPMENT FOR ITEMS SUCH AS SIGNAGE, ENTRY MONUMENT AND MATERIALS USED WITHIN COMMON AREA.

**V3 Southeast**  
 2923 S. Tryon Street, Suite 320  
 Charlotte, NC 28203  
 p: 704-940-2883  
 www.v3co.com

landscape architecture | planning | civil engineering

**SIFFORD RESIDENTIAL SUBDIVISION**

970 N. Salisbury Avenue  
 Granite Quarry, NC 28146



NOT FOR CONSTRUCTION

SCALE: 1" = 100'

DATE: 02.27.2023  
 DRAWN BY: CAC  
 PROJECT NUMBER: 221343.01

REVISIONS:

REZONING CD-PUD PLAN

North Carolina 811 logo

**RZ-1**

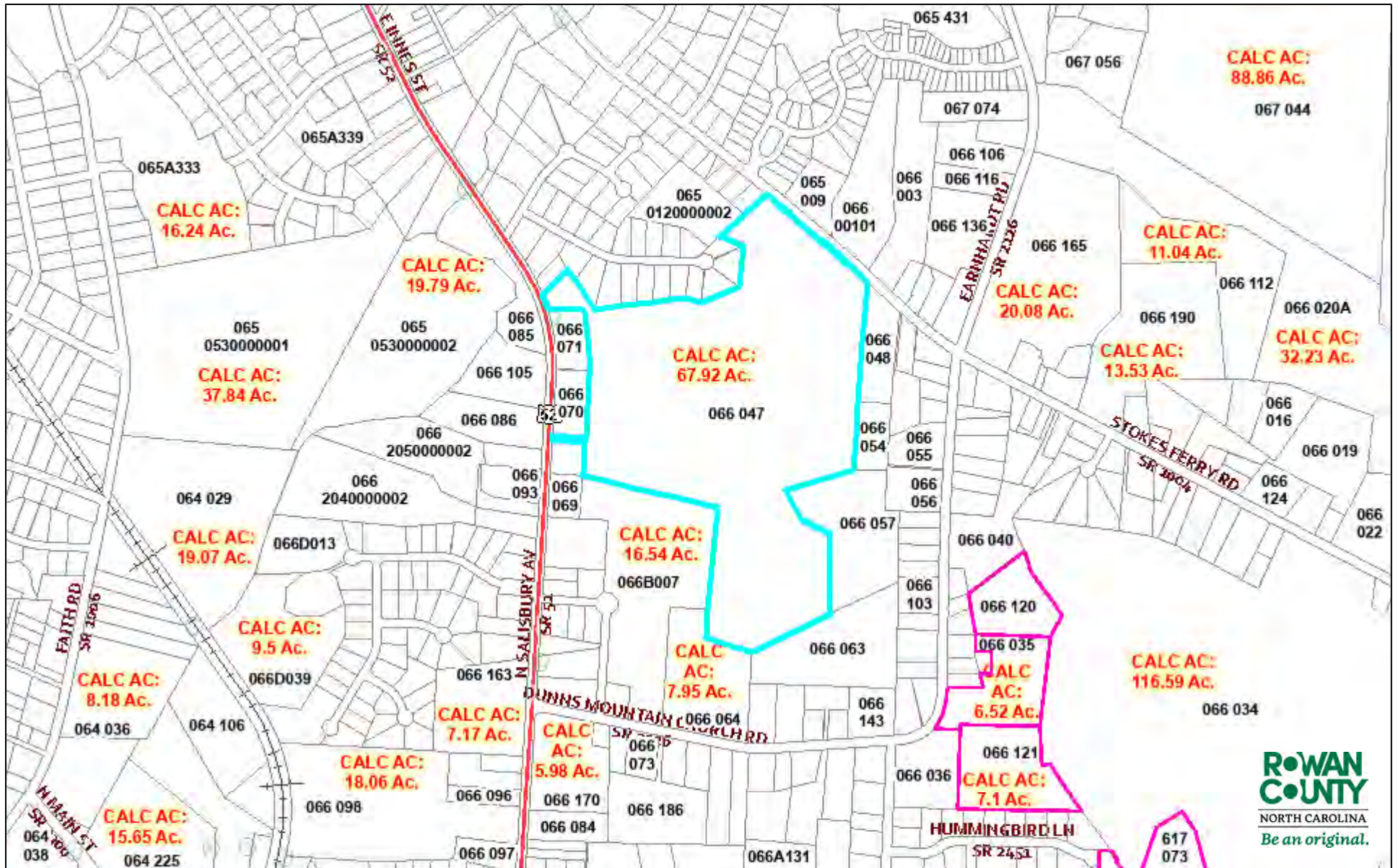
PROJECT PHASE (REZONING)





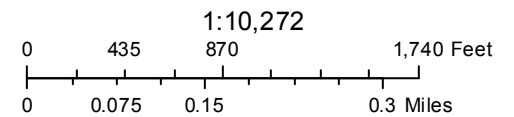


# Rowan County



January 20, 2023

- Voluntary Agricultural Districts
- Calculated Ac
- Parcels
- Owner Name



Rowan County GIS