



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA**

April 3, 2023

April 10, 2023

6:00 p.m.

- | | |
|---|--|
| Call to Order | Chair |
| Determination of Quorum | Chair |
| 1. Approval of Agenda | |
| 2. Approval of Minutes | March 6, 2023 |
| Old Business | None |
| New Business | |
| 3. Rezoning | 066 047 RL & OI to CD-PUD Sifford |
| A. Applicant Presentation | |
| B. Staff Summary | |
| C. Board Discussion and Decision | |

ACTION REQUESTED: *see full statements in Staff Report*

- 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).
- 4. Granite Quarry Development Ordinance (GQDO) *The Board of Aldermen will join the meeting.***
- A. Review of DRAFT Articles Previously Introduced**
 - Article 7
 - Article 14
 - Article 9
 - Article 10
 - Article 8
 - Table 8.1

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
- Jerry Holshouser
- 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 27th 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 3rd, 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 6th 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

(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

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 R-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



SINGLE-FAMILY HOMES PARCELS

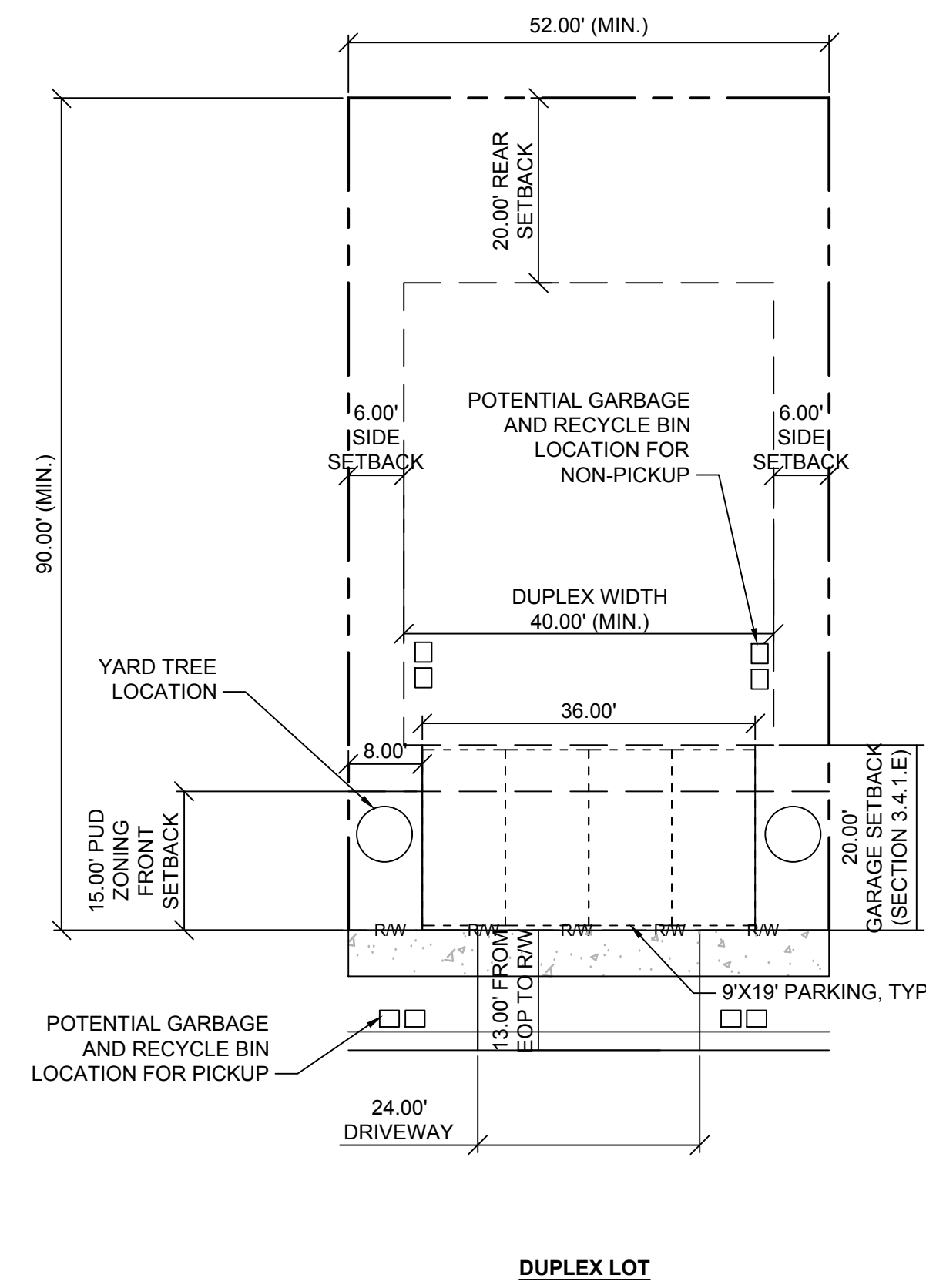
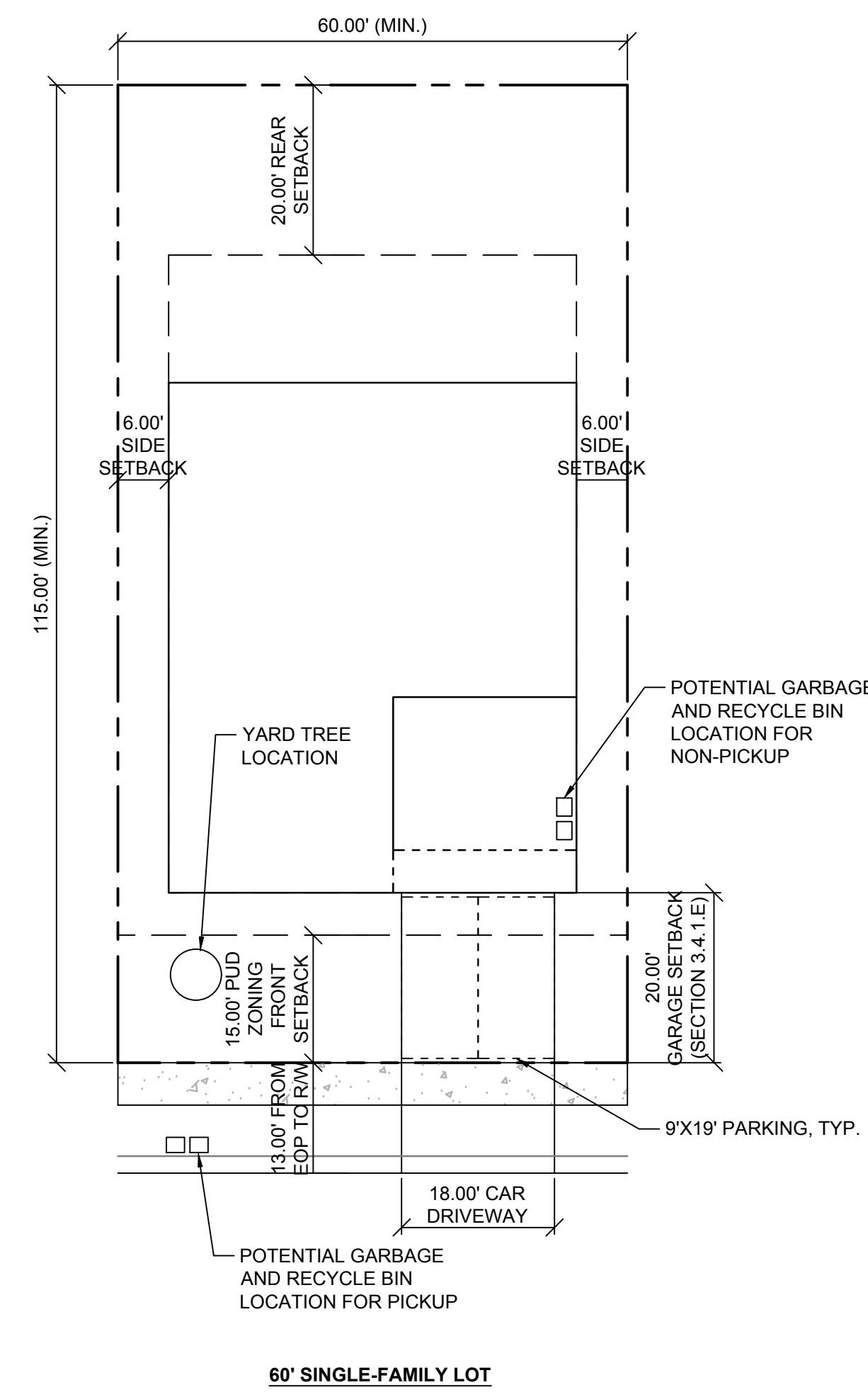
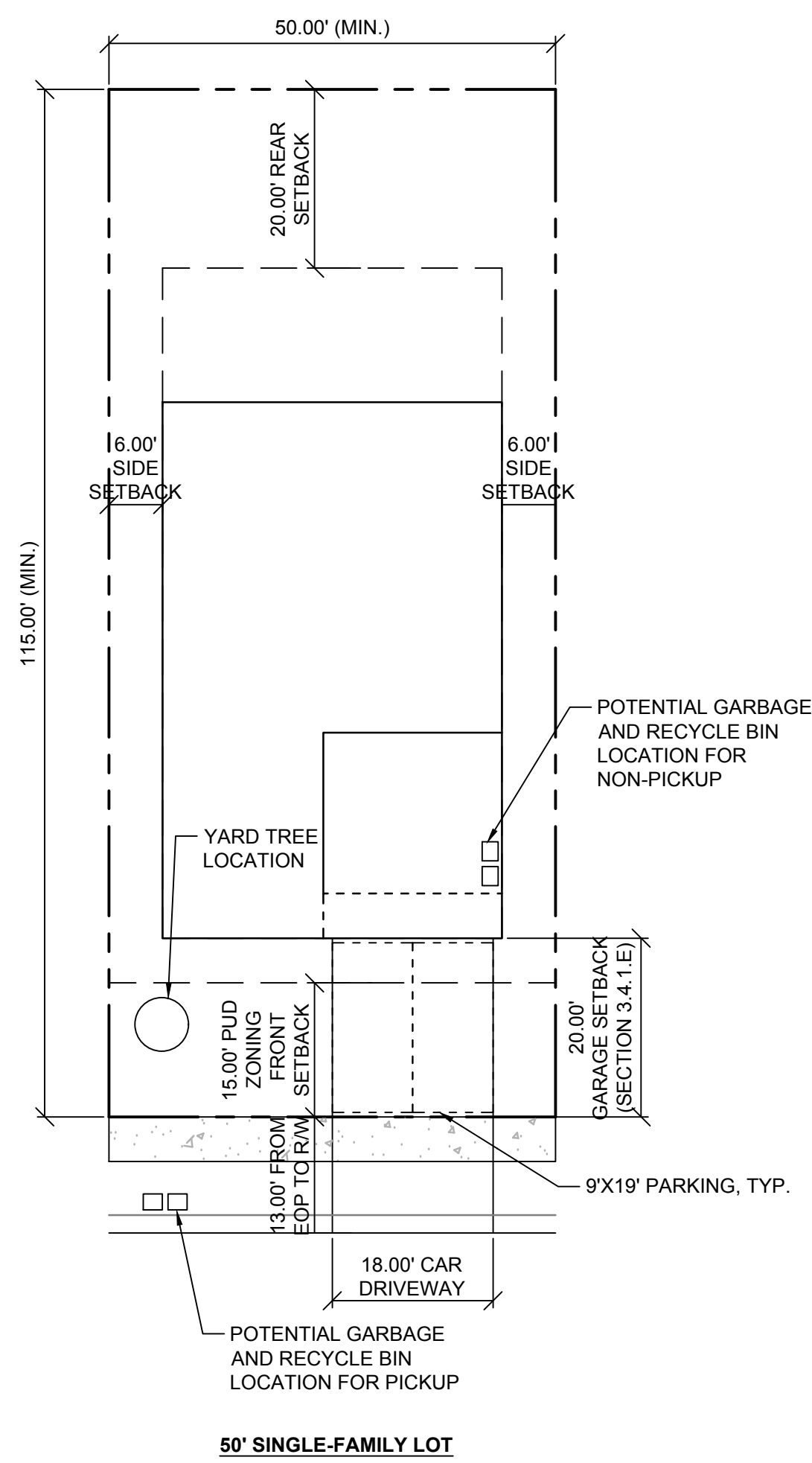
Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table									
Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH				
1	6900.00	0.16	60'	21	6900.00	0.16	60'	41	6249.02	0.14	50'	61	6254.24	0.14	50'	81	6900.00	0.16	60'	101	5750.00	0.13	50'	121	5750.00	0.13	50'
2	7121.01	0.16	60'	22	6900.00	0.16	60'	42	6249.67	0.14	50'	62	6252.97	0.14	50'	82	6900.00	0.16	60'	102	5750.00	0.13	50'	122	5750.00	0.13	50'
3	9167.14	0.21	60'	23	6900.00	0.16	60'	43	6250.32	0.14	50'	63	6251.69	0.14	50'	83	6900.00	0.16	60'	103	6946.50	0.16	50'	123	5750.00	0.13	50'
4	8233.80	0.19	60'	24	6900.00	0.16	60'	44	6250.98	0.14	50'	64	6641.39	0.15	50'	84	6900.00	0.16	60'	104	7573.37	0.17	50'	124	7070.35	0.16	50'
5	8599.45	0.20	60'	25	6900.00	0.16	60'	45	6251.63	0.14	50'	65	9068.10	0.21	50'	85	6900.00	0.16	60'	105	5750.00	0.13	50'	125	7639.29	0.18	50'
6	6187.82	0.14	60'	26	10952.05	0.25	60'	46	6700.18	0.15	50'	66	11012.46	0.25	50'	86	6900.00	0.16	60'	106	5750.00	0.13	50'	126	5750.00	0.13	50'
7	7374.88	0.17	60'	27	8024.96	0.18	50'	47	8499.99	0.20	50'	67	11500.00	0.26	60'	87	6900.00	0.16	60'	107	5750.00	0.13	50'	127	8163.53	0.19	50'
8	6900.95	0.16	60'	28	6339.80	0.15	50'	48	8518.18	0.20	50'	68	8423.64	0.19	50'	88	6900.00	0.16	60'	108	5750.00	0.13	50'	128	5750.00	0.13	50'
9	6807.44	0.16	60'	29	7111.76	0.16	50'	49	6446.58	0.15	50'	69	10931.24	0.25	60'	89	7730.38	0.18	60'	109	5750.00	0.13	50'	129	7719.20	0.18	50'
10	7004.01	0.16	60'	30	7116.85	0.16	50'	50	8003.03	0.18	50'	70	8495.51	0.20	50'	90	7833.53	0.18	60'	110	5750.00	0.13	50'	130	5280.13	0.12	50'
11	9167.14	0.21	60'	31	7226.10	0.17	50'	51	7941.84	0.18	50'	71	7324.75	0.17	50'	91	7833.53	0.18	60'	111	6168.95	0.14	50'	131	5739.38	0.13	50'
12	9167.14	0.21	60'	32	7111.48	0.16	50'	52	8718.50	0.20	50'	72	6535.55	0.15	50'	92	7833.53	0.18	60'	112	7639.29	0.18	50'	132	5750.00	0.13	50'
13	9167.14	0.21	60'	33	6267.36	0.14	50'	53	8025.77	0.18	50'	73	5999.12	0.14	50'	93	7833.53	0.18	60'	113	7639.29	0.18	50'	133	5750.00	0.13	50'
14	9167.14	0.21	60'	34	6267.34	0.14	50'	54	6236.63	0.14	50'	74	5900.00	0.14	50'	94	7833.53	0.18	60'	114	7639.29	0.18	50'	134	5750.00	0.13	50'
15	8748.32	0.20	60'	35	6267.34	0.14	50'	55	6236.64	0.14	50'	75	5900.17	0.14	50'	95	7833.53	0.18	60'	115	7639.29	0.18	50'	135	5750.00	0.13	50'
16	6900.00	0.16	60'	36	6267.35	0.14	50'	56	6236.63	0.14	50'	76	7258.74	0.17	50'	96	8790.49	0.20	50'	116	7639.29	0.18	50'	136	5750.00	0.13	50'
17	6900.00	0.16	60'	37	6267.35	0.14	50'	57	6236.64	0.14	50'	77	7080.00	0.16	50'	97	7023.80	0.16	50'	117	7639.29	0.18	50'	137	5669.18	0.13	50'
18	6900.00	0.16	60'	38	6267.34	0.14	50'	58	6236.64	0.14	50'	78	9466.97	0.22	50'	98	5750.00	0.13	50'	118	6660.08	0.15	50'				
19	6900.00	0.16	60'	39	10804.79	0.25	50'	59	7734.10	0.18	50'	79	7248.48	0.17	50'	99	5750.00	0.13	50'	119	5750.00	0.13	50'				
20	6900.00	0.16	60'	40	8316.42	0.19	50'	60	8590.89	0.20	50'	80	6900.00	0.16	60'	100	5750.00	0.13	50'	120	5750.00	0.13	50'				

DUPLEX PARCELS

Parcel Table			Parcel Table			Parcel Table					
Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH	Parcel #	Area (SF)	Area (AC.)	LOT WIDTH
D1	4680.00	0.11	52'	D21	4857.76	0.11	52'	D41	4778.13	0.11	52'
D2	4680.00	0.11	52'	D22	4713.62	0.11	52'	D49	4680.24	0.11	52'
D3	4680.00	0.11	52'	D23	4713.62	0.11	52'	D50	4680.01	0.11	52'
D4	4680.00	0.11	52'	D24	4707.73	0.11	52'				
D5	4680.00	0.11	52'	D25	4680.00	0.11	52'				
D6	4680.00	0.11	52'	D26	4680.00	0.11	52'				
D7	4680.00	0.11	52'	D27	4785.33	0.11	52'				
D8	4680.00	0.11	52'	D28	4713.59	0.11	52'				
D9	4680.00	0.11	52'	D29	4713.59	0.11	52'				
D10	4684.21	0.11	52'	D30	4728.44	0.11	52'				
D11	4729.96	0.11	52'	D31	4680.17	0.11	52'				
D12	4729.96	0.11	52'	D32	4713.59	0.11	52'				
D13	4729.96	0.11	52'	D33	4681.06	0.11	52'				
D14	4729.96	0.11	52'	D34	4680.00	0.11	52'				
D15	4729.96	0.11	52'	D35	4680.00	0.11	52'				
D16	4729.96	0.11	52'	D36	4680.00	0.11	52'				
D17	4728.01	0.11	52'	D37	4680.00	0.11	52'				
D18	4680.00	0.11	52'	D38	4680.00	0.11	52'				
D19	4680.00	0.11	52'	D39	4680.00	0.11	52'				
D20	4680.11	0.11	52'	D40	4680.00	0.11	52'				

PARCEL BEARINGS AND DISTANCES

Line Table		Line Table		Line Table	
Line #	Length	Direction	Line #	Length	Direction
L1	83.733	N50° 02' 17.16"W	L21	472.738	S76° 55' 31.33"E
L2	231.858	N49° 51' 02.97"W	L22	126.955	S76° 55' 30.71"E
L3	251.354	N48° 25' 42.20"W	L23	17.569	S03° 44' 22.21"W
L4	142.125	N47° 10' 06.87"W	L24	193.999	S03° 44' 59.34"W
L5	749.835	N04° 34' 59.48"E	L25	200.052	S87° 04' 30.08"E
L6	209.353	N03° 13' 43.87"E	L26	26.743	S03° 30' 56.80"W
L7	0.738	N03° 14' 19.49"E	L27	200.084	N87° 04' 29.75"W
L8	206.445	N03° 13' 40.98"E	L28	0.078	N87° 06' 48.89"W
L9	437.405	N73° 32' 23.73"E	L29	3.258	S03° 44' 49.37"W
L10	197.989	N29° 48' 12.90"W	L30	380.074	S03° 45' 01.43"W
L11	198.125	N63° 20' 50.57"W	L31	26.743	S03° 35' 03.31"W
L12	500.063	N00° 05' 09.36"W	L32	207.084	S02° 38' 06.53"E
L13	536.377	N64° 01' 05.40"E	L33	155.001	S09° 37' 07.95"E
L14	2.604	N64° 09' 08.60"E	L34	24.913	S09° 37' 07.06"E
L15	133.149	S72° 58' 21.86"E	L35	211.653	S87° 24' 58.08"E
L16	134.553	S72° 58' 29.59"E	L36	10.083	S87° 24' 58.33"E
L17	33.253	S72° 57' 00.19"E	L37	79.976	S19° 50' 17.03"E
L18	171.657	S05° 03' 17.93"W	L38	216.066	S43° 50' 08.89"W
L19	637.644	S05° 03' 23.14"W	L39	84.933	N35° 35' 47.37"W
L20	251.405	S76° 55' 31.12"E	L40	210.822	N35° 36' 05.48"W



CERTIFICATION STATEMENTS

THIS DIVISION OF LAND DOES NOT MEET THE DEFINITION OF A SUBDIVISION AS SET FORTH BY NORTH CAROLINA GENERAL STATUTE 1600-802 AND IS NOT SUBJECT TO THE DEVELOPMENT REVIEW PROCESS OF THE TOWN OF GRANITE QUARRY. THE MINIMUM LOT REQUIREMENTS FOR THE SUBJECT ZONING DISTRICT HAVE BEEN MET.

SUBDIVISION ADMINISTRATOR _____ DATE _____

IN ACCORDANCE WITH NORTH CAROLINA GENERAL STATUTES CHAPTER 47, SECTION 30, AS AMENDED AND WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, THERE SHALL APPEAR ON EACH PLAT A CERTIFICATE BY THE PERSON UNDER WHOSE SUPERVISION THE SURVEY OR PLAT WAS MADE, STATING THE ORIGIN OF THE INFORMATION SHOWN ON THE PLAT, INCLUDING RECORDED DEED AND PLAT REFERENCES SHOWN THEREON. THE RATIO OF PRECISION BEFORE ANY ADJUSTMENTS MUST BE SHOWN. ANY LINES ON THE PLAT THAT WERE NOT ACTUALLY SURVEYED MUST BE CLEARLY INDICATED AND A STATEMENT INCLUDING REVEALING THE SOURCE OF INFORMATION WHERE A PLAT CONSISTS OF MORE THAN ONE SHEET. ONLY ONE SHEET MUST CONTAIN THE CERTIFICATION AND ALL OTHER SHEETS MUST BE SIGNED AND SEALED.

THE CERTIFICATE REQUIRED ABOVE SHALL INCLUDE THE SOURCE OF INFORMATION FOR THE SURVEY AND DATA INDICATING THE RATIO OF PRECISION OF THE SURVEY BEFORE ADJUSTMENTS AND SHALL BE IN SUBSTANTIALLY THE FOLLOWING FORM:

I, _____, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____, PAGE _____, ETC.) (OTHER) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____, PAGE _____ THAT THE RATIO OF PRECISION AS CALCULATED IS 1:_____. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS _____ DAY OF _____, A.D. 20____.

SURVEYOR _____ DATE _____

THE (NAME OF SUBDIVISION) SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION AS APPEARS ON THE WATERSHED PROTECTION MAP OF ROWAN COUNTY.

SUBDIVISION ADMINISTRATOR _____ DATE _____

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF GRANITE QUARRY AND THAT THIS PLAT HAS BEEN APPROVED BY THE PLANNING BOARD OF THE TOWN OF GRANITE QUARRY.

PLANNING BOARD CHAIRMAN _____ DATE _____

AS THE DATE OF THIS RECORDING, THE LOTS REPRESENTED ON THIS PLAT HAVE NOT BEEN INSPECTED OR APPROVED BY THE ROWAN COUNTY HEALTH DEPARTMENT. UNTIL INSPECTED, THERE IS NO ASSURANCE THAT A BUILDING PERMIT WILL BE ISSUED.



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, TOWN OF GRANITE QUARRY AND SRU (SALISBURY ROWAN UTILITIES).



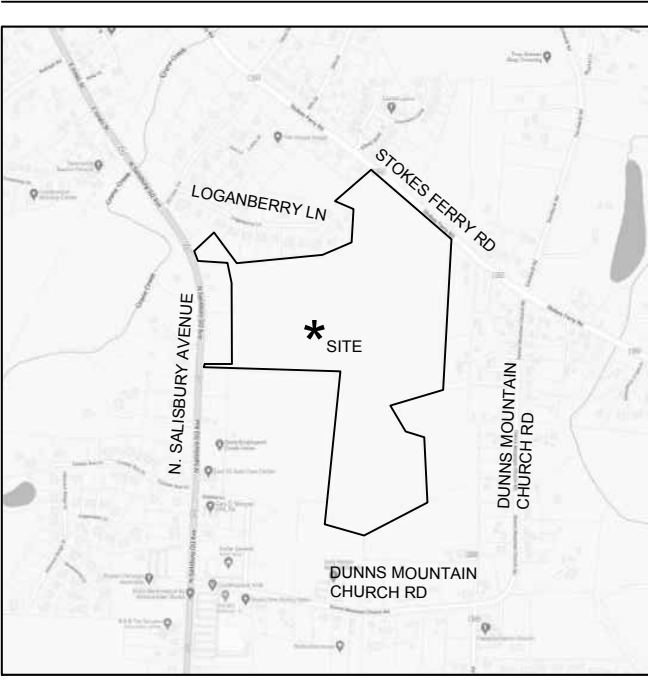
V3 Southeast
2923 S. Tryon Street, Suite 320
Charlotte, NC 28203
p: 704-940-2883
www.v3co.com



landscape architecture | planning | civil engineering

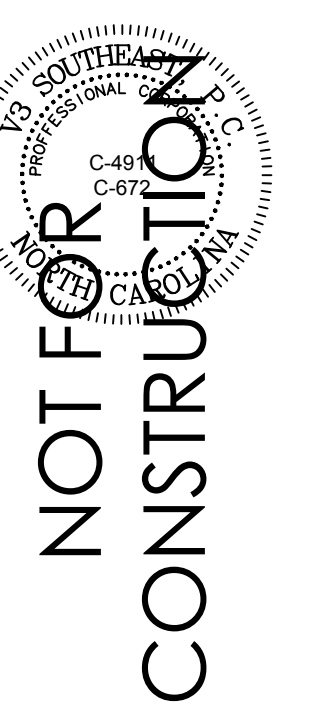
SIFFORD RESIDENTIAL SUBDIVISION

970 N. Salisbury Avenue
Granite Quarry, NC 28146



VICINITY MAP N.T.S.

TOPOGRAPHIC SURVEY DATED MONTH XX, 20XX PROVIDED BY (COMPANY NAME), (COMPANY ADDRESS), (COMPANY PHONE)



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SCALE: NOT TO SCALE

DATE: 02.27.2023 MPIC: WLL

DRAWN BY: CAC REVIEWED BY: DST

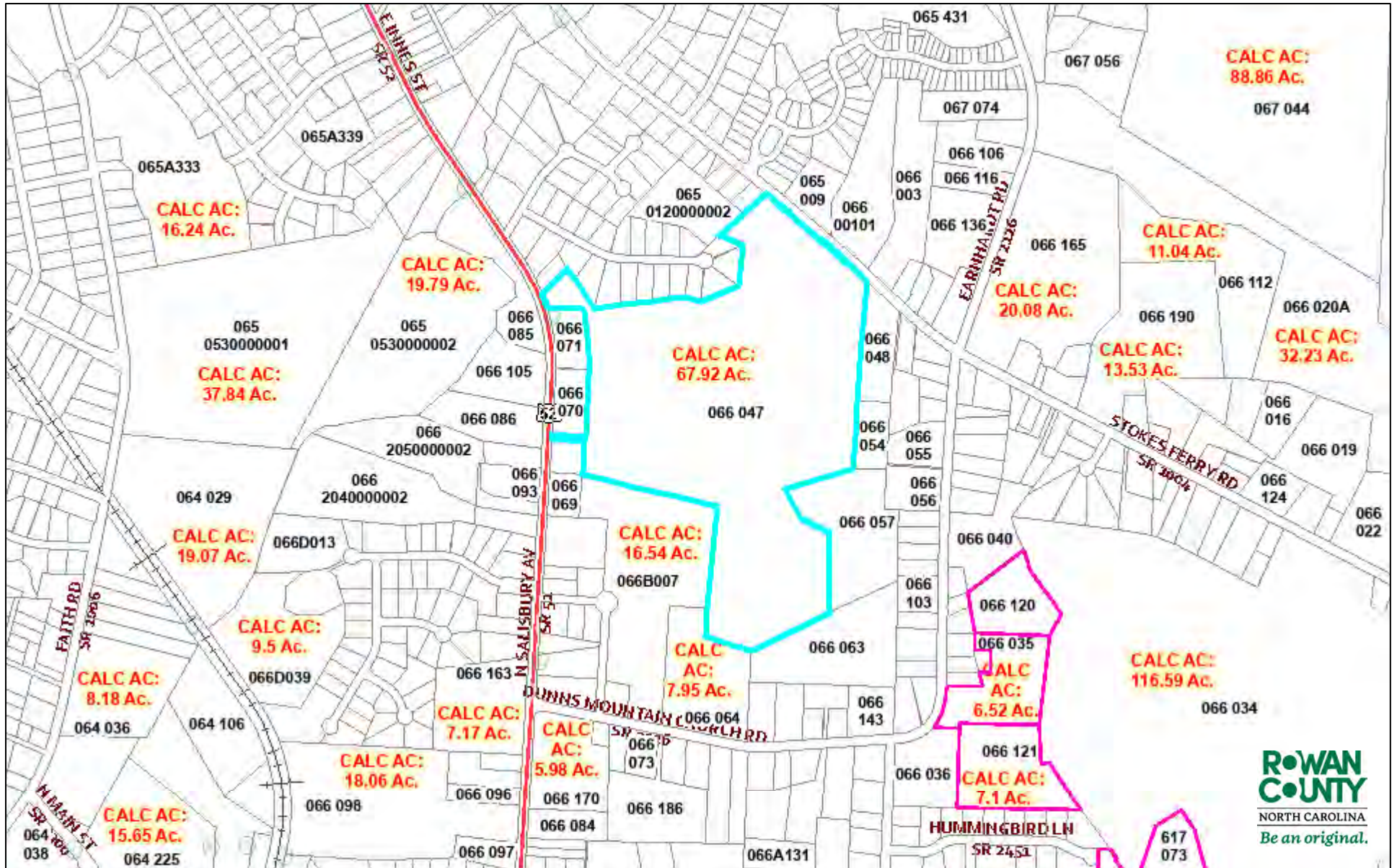
PROJECT NUMBER: 221343.01

REZONING CD-PUD PLAN LOT AREA AND CERTIFICATIONS

REVISIONS:

NO.	DATE	DESCRIPTION

Rowan County



January 20, 2023

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

