



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
June 5, 2023  
6:00 p.m.**

**Call to Order** **Chair**

**Determination of Quorum** **Chair**

**1. Approval of Agenda**

**2. Approval of Minutes** **May 1 & 22, 2023**

**Old Business**

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

**ACTION REQUESTED:** Recommendation by the Planning Board for Adoption of the "Ordinance to Adopt the Town Plan 2040 Comprehensive Land Use and Master Plan" (*attached*)

**4. Granite Quarry Development Ordinance (GQDO)**

**ACTION REQUESTED:** Recommendation by the Planning Board for Adoption of the "Granite Quarry Development Ordinance"

**ACTION REQUESTED:** Recommendation by the Planning Board for Adoption of the "Statement of Consistency and Reasonableness" (*attached*)

**New Business** **None**

**Adjourn**

**Agenda Item Summary**

Regular Monthly Meeting

June 5, 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

June 5, 2023

Agenda Item 2

Summary

Draft minutes from the May 1 & 22, 2023 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the May 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 MEETING &  
JOINT MEETING WITH BOARD OF ALDERMEN  
MEETING MINUTES  
May 1, 2023, 6:00 p.m.**

**Present PB:** Chair Richard Luhrs, Mike Brinkley, Jerry Holshouser, Ronald Jacobs, Joe Hudson, Fred Krusemark (A)

**Not Present:** David Morris, Dolores Shannon (A), Vice-Chair Michelle Reid, Jared Mathis

**Present BOA:** Mayor Brittany Barnhardt, Mayor Pro Tem John Linker, Alderman Jeff Cannon

**Not Present:** Alderman Jim Costantino, Alderman Doug Shelton

**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**

No action was taken.

**2. Approval of Minutes**

**April 10 & 24, 2023**

**ACTION:** Mr. Jacobs made a motion to approve (*the April 10 & 24, 2023 minutes as presented*). Mr. Holshouser seconded the motion. The motion passed with all in favor.

**Old Business**

**None**

**New Business**

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

**A. Introduce DRAFT Future Land Use Map**

**B. Introduce DRAFT Chapters**

The newly drafted Comprehensive Land Use Plan and updated Future Land Use Map were passed out to the Board members. Mr. Tom Weitnauer of N-Focus provided a high-level overview and pointed out where different items could be found in the Plan. On page 29 a series of charts began that showed the results from the community survey. On page 36 the points from the survey were crystallized. Page 67 shows the FLUM. On page 78 a blueprint draft checklist of priorities can be found. Mr. Weitnauer shared that other plans adopted by the Town should be added to the CLUP as appendices.

Mr. Flowe shared that updating the Plan was important. There is no minimum requirement for the updates, but the recommendation is for areas with a lot of growth to update at least every five years.

#### **4. Granite Quarry Development Ordinance**

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

Amended pages 3-4 were passed out for Table 8.1, amended pages 51-52 were passed out for Article 10, amended pages 1-2 were passed out for Article 12, and amended pages 7-8 were passed out for Article 16. Mr. Flowe discussed some of the changes made and the reasoning behind the changes. There was discussion on some of the specific uses found in Table 8.1 including gun sales and marijuana/cannabis. The group discussed zoning classifications or overlays for those uses. There was interest expressed in adding an HI overlay to cannabis uses. Changes will be made based on the recommendations.

There was discussion regarding the required minimum/maximum parking spaces and driveway lengths for different types of developments. Mr. Flowe stated he didn't have any quarrel with adding additional spaces, but had qualms about not counting garage parking spaces. SB 317 is an affordable housing bill that is gaining traction quickly that would, in essence, legislate a loophole for when someone wouldn't have to comply with certain standards. Mr. Flowe asked the Board for guidance on recommendations for changes to Table 12-1. Changes will be made based on the recommendations.

##### **B. Introduction of draft items**

The drafted Article 19 regarding stormwater was distributed to Board members. There was discussion on the purpose of the rules.

#### **Recess**

**ACTION:** Mr. Jacobs made a motion to recess the meeting to 6:00 p.m. on Monday, May 22, 2023. Mr. Krusemark seconded the motion. The motion passed with all in favor.

*Chairman Luhrs closed the meeting at 8:07 p.m.*

#### **Monday, May 22, 2023**

Vice-Chairwoman Reid and Mr. Mathis joined the May 22, 2023 segment of the meeting.

Mayor Pro Tem Linker was not present and Aldermen Shelton joined the May 22, 2023 segment of the meeting.

**Call to Order:** Chairman Luhrs called the Planning Board meeting recessed on May 1, 2023, back into session at 6:00 p.m.

#### **4. Granite Quarry Development Ordinance - Continued**

Mr. Flowe passed out a revised version of Article 4 with an updated distribution of Planning Board members in the Town and the ETJ. The updated makeup is proportionate by population. Chairman Luhrs asked how the current Planning Board members would be affected. Mr. Flowe suggested that any members with expiring terms or vacant seats could be removed. He suggested that some members could volunteer to be alternates since alternates are not required for the Planning Board.

Mr. Flowe stated that he received an email from Planner Schwartz Friday afternoon which included comments on several parcels she believed needed to be rezoned. The group looked at the zoning map and discussed the zoning of specific parcels.

Mr. Flowe invited Board members to bring up anything that they felt needed to be reviewed or changed. Individual members voiced their comments, suggestions, and concerns article by article. The following changes will be made by Mr. Flowe:

- Wording will be updated in Article 8, Section 8.4., number 3 to clarify that 10.2 is referring to Article 10, Section 10.2.
- Article 11, page 1, first paragraph language will be changed from “within town of Granite Quarry” to “within the zoning jurisdiction of Granite Quarry”.
- After discussion Mr. Flowe made the recommendation to strike 11.3-4 and then pull everything from 11.8 on and hold it for further review by the Planning Board.
- Two changes will be made to the zoning map based on recommendations by Planner Schwartz.

The finalized, updated version recommended by the Planning Board will be posted on the Town website.

### **3. Granite Quarry Comprehensive Land Use Plan (CLUP) – *Continued***

Mr. Weitnauer asked if there was any feedback on the Comprehensive Land Use Plan.

- Alderman Shelton pointed out that page 24 of the CLUP needed the Legion Building to be removed from the list of items at Granite Lake Park.
- Mayor Barnhardt asked about reprioritizing the items in the list on page 78. Mr. Weitnauer stated the list could be reordered.

### **Adjournment**

**ACTION:** Mr. Jacobs 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 8:09 p.m.

Respectfully Submitted,

Aubrey Smith  
Town Clerk

**An Ordinance for Adoption**  
**of the**  
**Town Plan 2040 - Comprehensive Land Use & Master Plan**

*Ordinance # 2023-07*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen has called for the development of a comprehensive land use plan in accordance with G.S. 160D-501; *and*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen procured a consultant and directed the Planning Board to undertake such a planning process; *and*

**WHEREAS**, on June 5, 2023 the Town of Granite Quarry Planning Board, by unanimous vote, recommended the adoption of *Town Plan 2040 Comprehensive Land Use & Master Plan* in accordance with the procedures of G.S. 160D-501(c) and Article 6 of G.S. 160D; *and*

**WHEREAS**, a public legislative hearing was held on the 19<sup>th</sup> day of June, 2023; *and*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen continues in its commitment to the future of Granite Quarry.

**NOW, THEREFORE, BE IT ORDAINED**, by the Town of Granite Quarry Board of Aldermen to adopt *Town Plan 2040 Comprehensive Land Use & Master Plan* as the requisite plan for the Town and to implement the foundational principles of the plan through strategic initiatives as deemed responsible and fiscally sound by this and future Boards.

**Adopted this the** \_\_<sup>th</sup> **day of** \_\_\_\_\_, **2023.**

\_\_\_\_\_  
Brittany H. Barnhardt, Mayor

\_\_\_\_\_  
Aubrey Smith, Town Clerk

SEAL

STATEMENT of CONSISTENCY and REASONABLENESS  
for the

ADOPTION of the TOWN of GRANITE QUARRY DEVELOPMENT ORDINANCE

**WHEREAS**, the Granite Quarry Board of Aldermen adopted **Town Plan 2040 - Comprehensive Land Use & Master Plan** on June 19, 2023, hereafter referred to as the “Plan”; and

**WHEREAS**, the Board of Aldermen finds it necessary to adopt a new land development ordinance to maintain consistency with the Plan and establish modern land use and development standards and specifications; and

**WHEREAS**, prior to adopting or rejecting any zoning ordinance or amendment thereto, the 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 Board of Aldermen considers the action taken to be reasonable and in the public interest.

**THEREFORE**, the Board of Aldermen hereby finds the adoption of the Granite Quarry Development Ordinance consistent with the Plan in that standards, specifications and policies set forth in the new **Granite Quarry Development Ordinance (GQDO)** 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 new GQDO 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 citizens, businesses and property owners.

**Recommended by the Planning Board** this the 5<sup>th</sup> day of June 2023

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

**ADOPTED on this the 19<sup>th</sup> day of June 2023.**

s/ \_\_\_\_\_

**Brittany H. Barnhardt, Mayor**

s/ \_\_\_\_\_

**Aubrey Smith, Town Clerk**