



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
October 2, 2023  
6:00 p.m.**

- |   |                          |
|---|--------------------------|
| <b>Call to Order</b>  | <b>Chair</b>             |
| <b>Determination of Quorum</b>  | <b>Chair</b>             |
| <b>Pledge of Allegiance</b>   |                          |
| <b>1. Approval of Agenda</b>  |                          |
| <b>2. Approval of Minutes</b>   | <b>September 5, 2023</b> |
| <b>Old Business</b>   | <b>None</b>              |
| <b>New Business</b>   |                          |
| <b>3. Zoning Map Amendment</b>  | <b>ZMA 2023-11-13</b>    |
| Rowan parcel located at 0 St Paul's Church Road (Parcel 404 104, PIN 5667-06-37-0724) from "Agricultural (AG)" and Rowan parcel with no address assigned (Parcel 404 154, PIN 5667-05-28-2884) formerly part of Village at Granite from "Planned Unit Development (PUD)" to a "Single Family Residential - 2 (SFR-2)" District (draft ordinance #ZMA 2023-11-13). |                          |

**Adjourn**

**Agenda Item Summary**

Regular Meeting  
October 2, 2023  
Agenda Item 1

Summary

The Board may discuss, add, or delete items from the agenda.

**Approval of Agenda**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

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

Against:

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

Action Requested

***Motion to adopt the agenda (as presented / as amended).***

**Agenda Item Summary**

Regular Meeting  
October 2, 2023  
Agenda Item 2

Summary

Draft minutes from the September 5, 2023 Meeting are attached for your review.

Action Requested

***Motion to approve the September 5, 2023 Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

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

Against:

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



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

**Present PB:** Chair Richard Luhrs, Vice-Chair Joe Hudson, Jerry Holshouser, Jared Mathis, Ronald Jacobs, Michelle Reid, Fred Krusemark

**Not Present:** Dolores Shannon (A)

**Staff:** Planning, Zoning, and Subdivision Administrator Richard Flowe; 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.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chairman Luhrs.

**1. Approval of Agenda**

**ACTION:** Ms. Reid made a motion to approve the agenda. Mr. Jacobs seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**August 7, 2023**

**ACTION:** Vice-Chairman Hudson made a motion to approve the August 2023 meeting minutes. Mr. Jacobs seconded the motion. The motion passed with all in favor.

**Old Business**

**3. Ordinance Amendment**

**Updated Draft GQDO Article 11**

The Board reviewed the draft ordinance Mr. Flowe prepared to amend Article 11 of the GQDO. The ordinance for amendment reflected the recommendations as discussed and decided upon by the Planning Board at the two previous meetings. The draft ordinance included the statement that the amendment is both consistent with the adopted Town Plan 2040 and reasonable. Mr. Flowe asked the Board if any revisions to the ordinance for amendment were necessary or desired.

*Mr. Krusemark joined the meeting at 6:03 p.m.*

**ACTION:** Mr. Jacobs made a motion to recommend the draft. Mr. Mathis seconded the motion. There was discussion on the motion.

Mr. Krusemark recommended changing the word “reduce” to “ensure” and the word “is” to “are” in the first sentence of the second paragraph of ZTA-2023-10-09. Mr. Flowe stated the motion could be amended as noted and the changes would be forwarded on with the edits. Chairman Luhrs asked if someone would like to restate the motion as amended.

**ACTION:** Mr. Krusemark made a motion to adopt this (*ZTA-2023-10-09*) as amended to recommend to the Board. Mr. Mathis seconded the motion. The motion passed 6-0.

Mr. Flowe will give a copy of the marked-up Article 11 to the Clerk for the record.

**4. Review**

**Replacement Draft Rules of Procedure**

The Board reviewed the drafted replacement Rules of Procedure. Mr. Flowe pointed out the added language addressing conduct per the Board’s request. The language was taken from the language for state-appointed boards and commissions.

**ACTION:** Mr. Jacobs made a motion to approve (*the replacement drafted Rules of Procedure*). After discussion, Mr. Jacobs amended his motion to include an edit to the drafted Rules of Procedure replacing the word “hearing” with the word “inquiry” in 8-6. Vice-Chairman Hudson seconded the motion. The motion as amended passed 6-0.

**New Business**

**None**

Chairman Luhrs stated there had been a request from a resident to address the Board. He recognized Marilyn Michaels of 1309 Wrenwood Court. Ms. Michaels thanked the Manager, Town staff, Mayor, Board of Aldermen, Rick Flowe of N-Focus, and the Planning Board led by Chairman Luhrs for all the hard work involved in developing the new Granite Quarry Development Ordinance.

**Adjournment**

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

Chairman Luhrs closed the meeting at 6:26 p.m.

Respectfully Submitted,

Aubrey Smith  
Town Clerk

**AN ORDINANCE AMENDING THE  
GRANITE QUARRY DEVELOPMENT ORDINANCE  
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2023-11-13

**BE IT ORDAINED** by the Mayor and Board of Aldermen of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject properties of each of the following:

1. Errin C. Brown and Andrea T. Brown, described as Rowan parcel located at 0 St Paul's Church Road (Parcel 404 104, PIN 5667-06-37-0724) and described with illustration in Exhibit "A" attached hereto. Said parcel consists of approximately 18.36 acres.
2. LGI Homes - NC, LLC, described as Rowan parcel with no address assigned (Parcel 404 154, PIN 5667-05-28-2884) formerly part of Village at Granite and described with illustration in Exhibit "B" attached hereto. Said parcel consists of approximately 58.19 acres.

**Part 1. Consistency with Adopted Comprehensive Plan.**

The Board of Aldermen finds that a zoning map amendment applicable to the subject properties, from "Agricultural (AG)" and "Planned Unit Development (PUD)" establishing a new zoning designation in accordance with G.S. 160D-604(a) of "Single Family Residential - 2 (SFR-2)" is consistent with the Town's 2040 Comprehensive Land Use & Master Plan (the Plan) and the "Neighborhood" designation upon the majority of the subject property and adjacent to the remainder of the property on the eastern side as appearing on the Plan's "Future Land Use Map" therein as amended, as required by G.S. 160D-605(a).

**Part 2. Statement of Reasonableness.**

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Granite Quarry residents by enabling additional housing opportunities developed in accordance with the GQDO.

**Part 3. Establishment of New Zoning Designation.**

That Rowan County Parcels 404 104, PIN 5667-06-37-0724, and 404 154, PIN 5667-05-28-2884 as shown in Exhibits "A" and "B", attached hereto shall be designated "Single Family Residential - 2 (SFR-2)" on the Official Zoning Map. Said parcels consisting of approximately 77.55 acres in total.

**Part 4. Amendment of Future Land Use Map.**

That Rowan County Parcel 404 104, PIN 5667-06-37-0724, as shown in Exhibit "A", attached hereto, shall be designated "Neighborhood" on the Future Land Use Map.

**Part 5. Effective Date.**

This Ordinance shall be effective at 12:01 AM on the 14<sup>th</sup> day of November 2023.

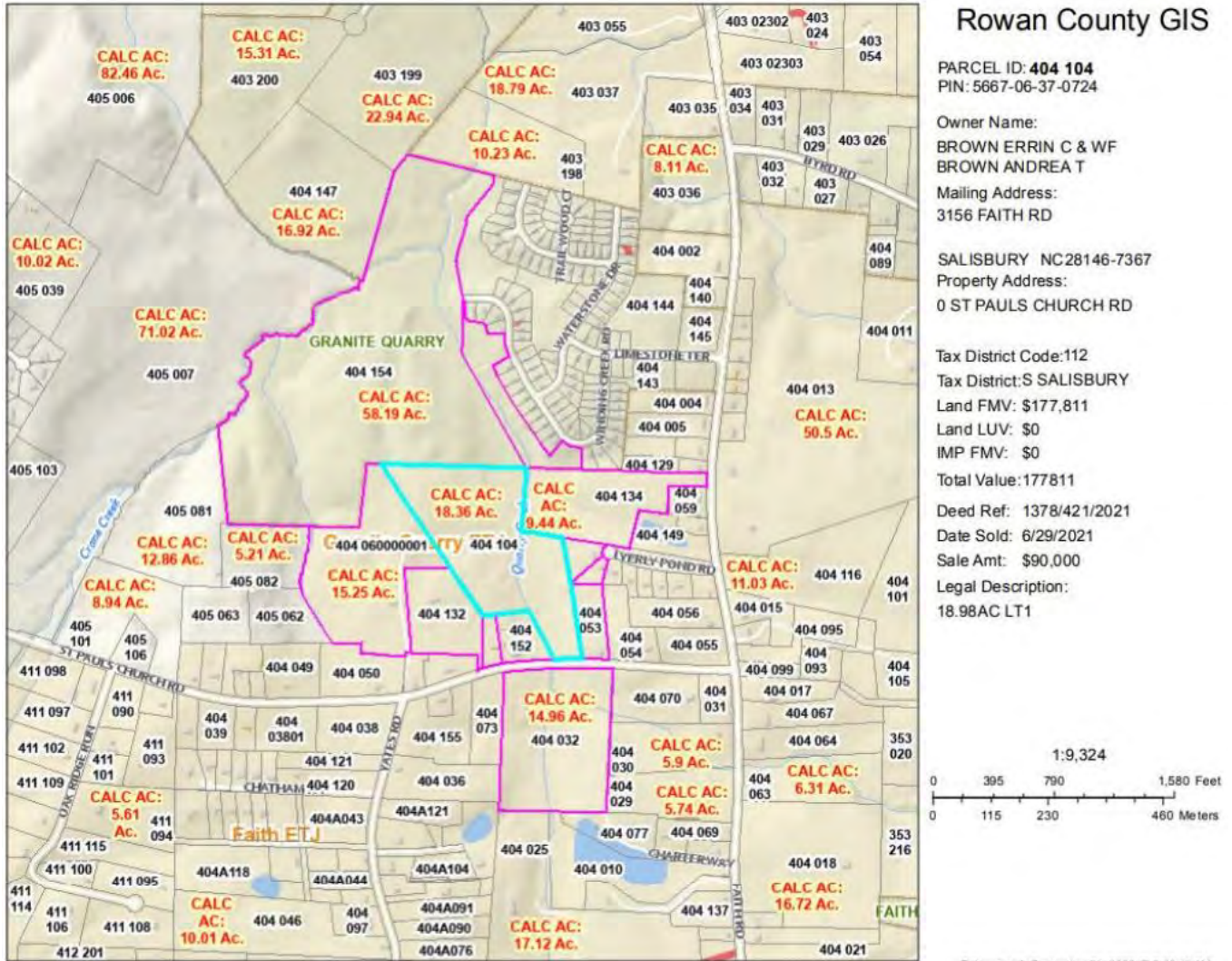
Adopted this 13<sup>th</sup> day of November 2023.

s/ \_\_\_\_\_  
**Brittany Barnhardt, Mayor**

s/ \_\_\_\_\_  
**Aubrey Smith, Town Clerk**

Exhibit "A"

2023







**PROPOSED**

**AN AMENDMENT TO THE ZONING MAP**

**OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

**Applicant/Owner(s):**

Name(s)	Errin & Andrea Brown
Address	3156 Faith Road, Salisbury, NC 28146
Telephone	704-202-1588
E-Mail	errinbrowninc@gmail.com

**Project and Property Information:**

Property Location/Address	0 St Pauls Church Road. Parcel 404 104. PIN 5667-06-37-0724
Existing Zoning Map District	AG – Agriculture
Proposed Zoning Map District	SFR-2 – Single Family Residential

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are: Parcel 404 104 is currently zoned AG – Agriculture. The Town of Granite Quarry Future Land Use Map identifies the parcel rural. The intent is to uniformly the zone the parcel with adjacent properties, which are identified as Neighborhood on the Future Land Use Map and zoned SFR-2, Single Family Residential. The petitioner’s intent is to include the parcel in a residential development with up to 100 lots.

The following are all the persons, firms, or corporations owning property:


- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

<b>Parcel Number</b>	<b>Name of Property Owner</b>	<b>Mailing Address</b>
404 154	LGI Homes NC, LLC	1450 Lake Robbins Dr, STE #450 The Woodland, TX 77380
404 057	Michael Walls & Kaycie Vanhoy	175 Lyerly Pond Rd Salisbury, NC 28146
404 132	Todd & Laurie Hayden	1655 St Pauls Church Rd Salisbury, NC 28146
404 084	Nocholas Basinger	185 Lyerly Pond Rd Salisbury, NC 28146
404 153	J Gardner Properties LLC	4345 Mt Hope Church Rd Salisbury, NC 28146
404 134	Errin & Andrea Brown	3516 Faith Rd Salisbury, NC 28146
404 053	Melissa Little	1811 St Pauls Church Rd Salisbury, NC 28146
404 032	Von Brown	1940 Faith Rd Salisbury, NC 28146
404 104	Errin & Andrea Brown	3516 Faith Rd Salisbury, NC 28146
404B101	Village at Granite HOA INC	3037 Sherman Dr Lancaster, SC 29720
404060000001	Todd & Laurie Hayden	1655 St Pauls Church Rd Salisbury, NC 28146
404 152	J Gardner Properties LLC	4345 Mt Hope Church Rd Salisbury, NC 28146

(Use additional sheets if necessary)

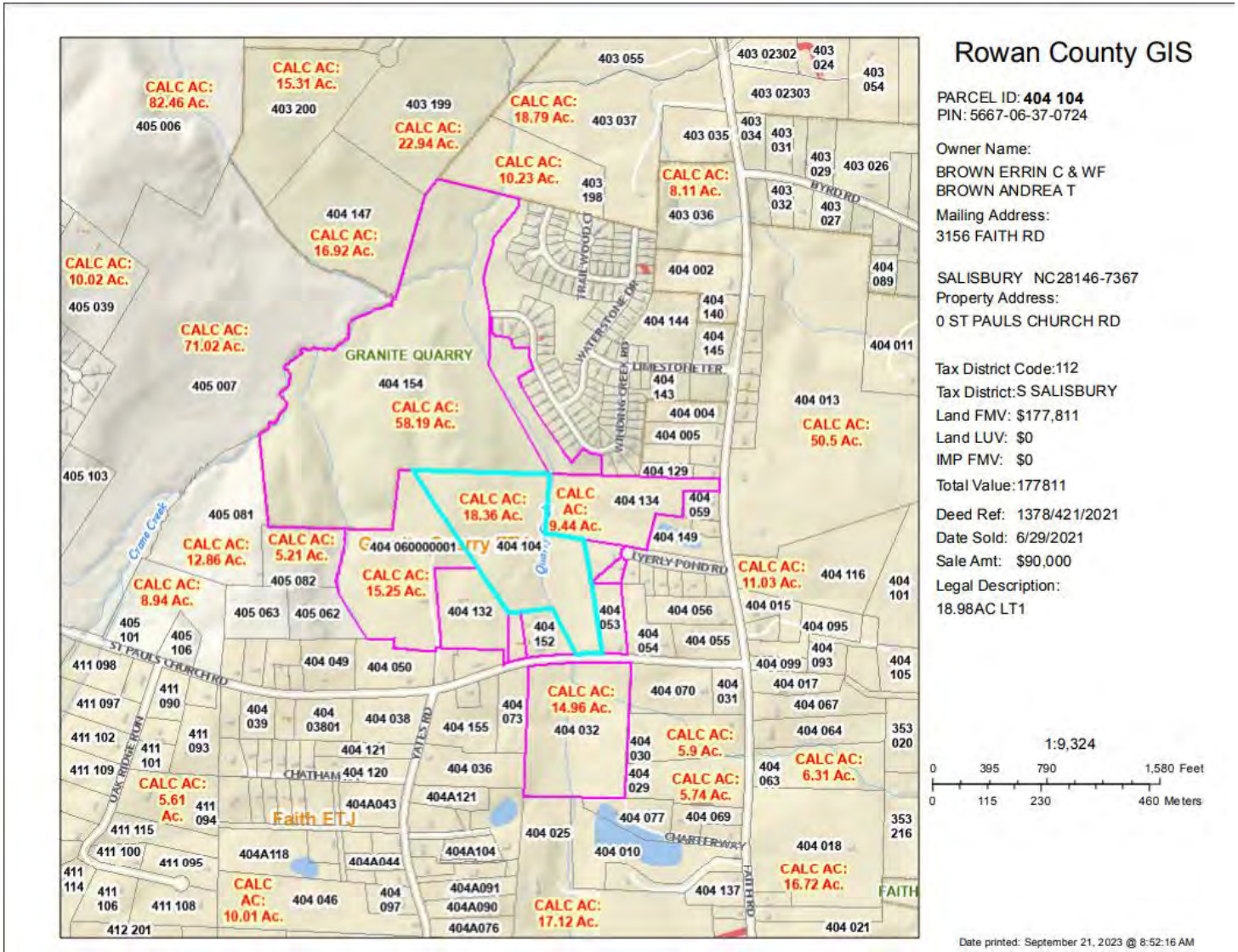
**ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.**

**Applicant Printed Name(s): Applicant Address(es): Applicant Signature(s):**

Errin C. Brown Andrea T. Brown	3156 Faith Rd Salisbury, NC 28146	DocuSigned by:  04BD752E94904D4
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9/25/2023

\*A filing fee of (\$875 + \$125 advertising cost = \$1,000) must accompany each proposed zoning map amendment at the time it is filed with the Town of Granite Quarry



\*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor’s Office, Rowan County Office Building.)

**For Office Use Only:**

Date of Filing:	Case Number:
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**PROPOSED**  
**AN AMENDMENT TO THE ZONING MAP**  
**OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

**Applicant/Owner(s):**

Name(s)	LGI Homes - NC, LLC
Address	1450 Lake Robbins Dr, STE #450, The Woodland, TX 77380
Telephone	704-297-0693
E-Mail	<a href="mailto:Jeff.webb@lgihomes.com">Jeff.webb@lgihomes.com</a>

**Project and Property Information:**

Property Location/Address	No address Assigned. Parcel 404 154. PIN 5667-05-28-2884
Existing Zoning Map District	PUD (CUD) - Planned Unit Development (Conditional Use District)
Proposed Zoning Map District	SFR-2 – Single Family Residential

This proposal to change the zoning classification is made with the understanding that the Planning Board and Board of Aldermen consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon. Therefore, the reasons or justification for the proposed district are: **Parcel 404 154 is currently zoned CUD (PUD) from a previous entitlement effort. The district allows up to 132 single family lots across 58.19 acres, or 2.27 dwellings per acre. Rezoning the parcel to SFR-2 aligns with the current Unified Development Ordinance (UDO) and Future Land Use Map (FLUM) recommendation, making the request consistent with comprehensive planning efforts. The petitioner's intent is to include the parcel in a residential development with up to 100 lots.**

(Use additional sheets if necessary)

The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

<b>Parcel Number</b>	<b>Name of Property Owner</b>	<b>Mailing Address</b>
<b>404C002</b>	Angela Lopez Balonado	1335 Standing Oak Dr, Salisbury, NC 28146
<b>405 081</b>	Ronald Eugene Earnhardt	230 Southern Breeze Ln, Salisbury, NC 28146
<b>404B100</b>	Village at Granite HOA Inc	1450 Lake Robbins Dr, STE 430, Spring, TX 77380
<b>404C011</b>	Jonathan & Charles Curtis	1335 Winding Creek Rd, Salisbury, NC 28146
<b>404C001</b>	Joseph Martine, Jr.	1345 Winding Creek Rd, Salisbury, NC 28146
<b>404C010</b>	Corsica Taylor	1345 Winding Creek Rd, Salisbury, NC 28146
<b>404 134</b>	Errin & Andrea Brown	3156 Faith Rd SALISBURY, NC 28146
<b>403 199</b>	Rowan County	130 W Innes St SALISBURY, NC 2814
<b>404B101</b>	Village at Granite HOA Inc	3037 Sherman Dr Lancaster, SC 29720
<b>404 147</b>	Town of Granite Quarry	225 N Main St STE 200 Salisbury, NC 2814
<b>404 104</b>	Errin & Andrea Brown	3156 Faith Rd Salisbury, NC 28146
<b>404 154</b>	LGI Homes NC, LLC	1450 Lake Robbins Dr, STE #450 The Woodland, TX 77380
<b>405 082</b>	Franklin Lee Earnhardt	260 Southern Breeze Ln, Salisbury, NC 28146
<b>405 007</b>	Ronald & Donna Earnhardt	230 Southern Breeze Ln, Salisbury, NC 28146
<b>404 060000001</b>	Todd & Laurie Hayden	1655 St Pauls Church Road, Salisbury NC 28146
<b>403 198</b>	Brandt Zeb Ronzello	2740 FAITH RD SALISBURY, NC 28146

(Use additional sheets if necessary)

**ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION CONCERNING THIS PROPOSAL.**

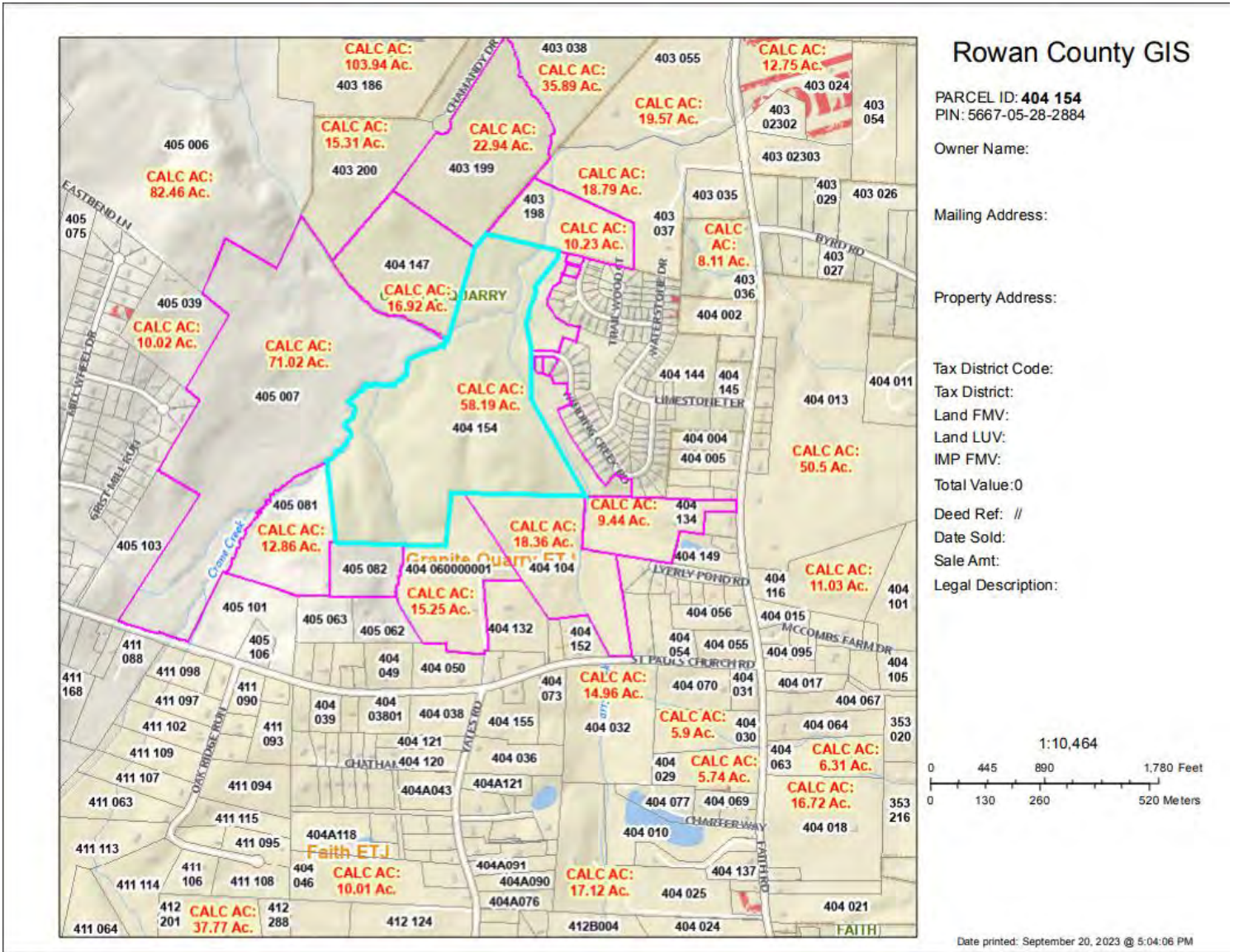
**Applicant Printed Name(s): Applicant Address(es): Applicant Signature(s):**

Jeff Webb	3037 Sherman Drive Lancaster, SC 39720	DocuSigned by: <i>Jeff Webb</i>
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