



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
March 3, 2025
6:00 p.m.

Planning Board

Call to Order

Determination of Quorum

Pledge of Allegiance

1. Approval of Agenda

ACTION REQUESTED: Motion to (approve agenda as presented OR with amendments).

2. Approval of Minutes

February 3, 2025

ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

3. Draft Ordinance

ZTA 2025-04-14 Stormwater GQDO Art 16 & 19

ACTION REQUESTED: Motion to (Recommend, or Not Recommend) Approval to the Mayor & Town Council

Recess to Hold Board of Adjustment Meeting

Board of Adjustment

Call to Order 6:15 p.m.

Determination of Quorum

1. Approval of Agenda

ACTION REQUESTED: Motion to (approve agenda as presented OR with amendments).

2. Approval of Minutes

February 3, 2025

ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

None

Old Business

None

Adjourn

Planning Board

Reconvene Planning Board Meeting

New Business *continued*

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, February 3, 2025**

Present: Vice-Chair Jared Mathis, Greg Summitt, Jerry Holshouser, Fred Krusemark

Not Present: Chair Joe Hudson, Ronald Jacobs, Dolores Shannon (A)

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith

Call to Order: Vice-Chairman Mathis called the Planning Board meeting to order at 6:00 p.m.

Determination of Quorum: Vice-Chairman Mathis verified there was a quorum present.

Pledge of Allegiance: The Pledge of Allegiance was led by Vice-Chairman Mathis.

1. Approval of Agenda

ACTION: Mr. Summitt made a motion to approve the agenda. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

January 6, 2025

ACTION: Mr. Summitt made a motion to approve (*the January 6, 2025 meeting minutes*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

New Business

3. Draft Ordinance Review

ZMA 2025-02-10-1 3006 Old Concord Road

Mr. Flowe introduced the Zoning Map Amendment request for 3006 Old Concord Road, parcel 402 062. Staff recommends an initial zoning designation of "Industrial (IND)" from the current Rowan County RA (Residential Agricultural) zoning as part of the requested voluntary non-contiguous annexation process. The property is immediately adjacent to a property that was annexed into the Town in 2024 by the same applicant and given the same Industrial designation. The Board reviewed the application and property location. There was Board discussion on the future use of the property and benefit to the Town.

ACTION: Mr. Summitt made a motion to recommend (*approval of ZMA 2025-02-10-1 to the Mayor and Town Council*). Mr. Krusemark seconded the motion. The motion passed 4-0.

4. Draft Ordinance Review

ZMA 2025-02-10-2 260 Tingle Drive

Mr. Flowe introduced the Zoning Map Amendment request for 260 Tingle Drive, parcel 402C017. Staff recommends an initial zoning designation of "Interstate Highway 85 Commercial (C-85) District" as part of the requested voluntary non-contiguous annexation process. The Board reviewed the application and associated map and asked clarifying questions.

ACTION: Mr. Krusemark made a motion to recommend ZMA 2025-02-10-2 (*to the Mayor and Town Council*). Mr. Summitt seconded the motion. The motion passed 4-0.

Recess for Board of Adjustment Meeting

ACTION: Mr. Krusemark made a motion to recess the meeting to hold the Board of Adjustment Meeting. Mr. Summitt seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:14 p.m.

Vice-Chairman Mathis reconvened the Planning Board meeting at 6:17 p.m.

Recess for Technical Review Committee PB Input

Technical Review Committee

- 1) Farmside Way**
- 2) Troutman TND**

ACTION: Mr. Summitt made a motion to recess the meeting to attend a Technical Review Committee meeting. Mr. Krusemark seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:17 p.m.

Vice-Chairman Mathis called the Planning Board meeting back to order at 6:33 p.m.

Vice-Chairman Mathis recognized Mr. Kostadinov, who presented his project at the Planning Board's January meeting. Mr. Kostadinov stated that he wanted to clarify that, when stating the issue with Mr. Brinkley's 3-foot strip of land had been resolved, he meant there was a verbal agreement but he has not yet purchased Mr. Brinkley's property. Mr. Kostadinov stated he plans to have an inked agreement in hand by February 10, 2025. He hopes to complete the purchase within 30 days of the agreement. Mr. Flowe stated that it would be critically important that the inked agreement happen prior to February 10th and would need to include a provision that allows the strip to be rezoned since the strip of land is included in the drafted ordinance. Otherwise, it would be requested that the Council table the request.

Old Business

5. Annual Review

Rules of Procedure

The Board was presented the Rules of Procedure that were adopted in 2023 at the January meeting for the annual review. The Board decided to bring back any suggestions for necessary corrections to the February meeting. Mr. Krusemark suggested amending the set time the Planning Board shall adjourn by from 7:45 p.m. to 7:30 p.m. After it was discussed that the time was set to accommodate the Board of Adjustment meeting, Mr. Krusemark withdrew his suggestion. There was also discussion on the timeline for appointments once applications are received.

Adjournment

ACTION: Mr. Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. The motion passed with all in favor. Vice-Chairman Mathis closed the meeting at 6:46 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 Number ZTA-2025-04-14

WHEREAS, on June 30, 2023, the Town Council’s newly adopted Granite Quarry Development Ordinance, also known as the GQDO, became fully effective; and,

WHEREAS, the amendment of the GQDO to periodically update administrative procedures and from time to time refine certain policies is both consistent with the adopted *Town Plan 2040* by continuing to meet the adopted goals of *Town Plan 2040* emphasizing *Goal 1: Maintain Small-Town Character*, and *Goal 4: Foster Managed Growth* while striving to create a balanced economic environment for local businesses, and civic entities; then,

THEREFORE, BE IT ORDAINED by the Town Council that the Granite Quarry Development Ordinance be amended as follows:

PART 1. Article 19 – Stormwater” is hereby repealed and replaced to read:

“STORMWATER PROTECTION

19.1 Purpose and Authority, Adoption of State & Federal Standards by Reference

The purpose of this Article is to protect, maintain and enhance the public health, safety, environment and general welfare by incorporating the applicable requirements of the State of North Carolina and United States Army Corps of Engineers rules establishing minimum requirements and procedures to control the adverse effects of issues related to increased stormwater runoff and nonpoint and point source pollution, buffer protection, and illicit discharges into municipal stormwater systems. It has been determined that proper management of construction-related and post-Development stormwater runoff, illicit discharges, and buffer protection will minimize damage to public and private property and infrastructure; safeguard the public health, safety, and general welfare; and protect water and aquatic resources. This Article applies to all properties within the Town of Granite Quarry and its extraterritorial jurisdiction, regardless of whether the property is currently being “developed” or not.

The Town Council of the Town of Granite Quarry is authorized to adopt this Article pursuant to North Carolina law, including but not limited to Article 14, Section 5 of the Constitution of North Carolina; North Carolina General Statutes §143-214.7 and rules promulgated by the Environmental Management Commission thereunder; Session Law

2004-163; Chapter §160A, §§ 174, 185; as well as Chapter §113A, Article 4 (Sedimentation Pollution Control); Article 21, Part 6 (Floodway Regulation); Chapter §160D (Local Planning and Development Regulation).

19.2 Findings

It is hereby determined that:

19.2-1 Development and Re-Development alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, soil erosion, stream channel erosion, nonpoint and point source pollution, and sediment transport and deposition, as well as reducing groundwater recharge;

19.2-2 These changes in stormwater runoff contribute to increased quantities of water-borne pollutants and alterations in hydrology that are harmful to public health and safety as well as to the natural environment; and

19.2-3 These effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from Development sites.

19.2-4 Therefore, the Town of Granite Quarry Town Council adopts the aforementioned water quality and quantity regulations of state and federal law regarding control of stormwater runoff and discharge making violation of said regulations and/or provisions of any agreement, permits, etc. issued by the state for any development within the Town a violation of this Ordinance subject to the enforcement provisions of Article 23 herein.”

PART 2. Article 16 – Subdivisions, Section 16.2-12 is hereby repealed and replaced to read:

“Storm-water management.

(A.) Design of the stormwater management system shall be consistent with the Town of Granite Quarry’s storm-water regulations, as contained Article 19 of this Ordinance.

(B.) The stormwater management system design shall comply with the specifications set forth NCDEQ and the Town of Granite Quarry Technical Standards & Specifications Manual.”

PART 3. Article 16 – Subdivisions, Section 16.2-14 is hereby repealed and replaced to read:

“Buffer Strips – Streams. Buffer strips shall be provided along perennial streams as required by the United States Army Corps of Engineers.”

PART 4 Article 16 – Subdivisions, Section 16.2-17 is hereby repealed and replaced to read:

“Utilities - Water and Sewer Systems.

(A) Connection to System Required. Any development which has Salisbury-Rowan Utilities (SRU) or other public water and/or sewer system lines available shall be required to extend the public water and/or sewer system throughout the development to each lot located therein. All required line extensions shall include appropriate valves, hydrants, taps, service, manholes, lift stations, pumps and clean outs to the property line of each lot as required by SRU.

In any case where a public water and/or sewer system intended to serve more than two (2) lots is proposed to be installed in a development as part of the plan approval process, such system shall be considered to be a required improvement within the context of the Section regardless of whether such a system is an extension of the Town system or not and such system shall be required to be installed by the developer. This requirement includes both facilities within the development and off-site facilities which are essential to providing the service to the property.

Where public sanitary water and sewer are not available as defined in (B) below, structures shall be connected to an approved private water supply and sewage disposal system.

(B) RESERVED.

(C) Exemption from Extension of Lines. In the event the Town, for whatever reason, elects not to allow water and/or sewer service extension to a development, then the developer is not required to extend such services.

(D) Oversized Water and Sewer Facilities. The Town may, in order to serve future development, require the developer to install certain oversized water and sewer improvements and/or to increase such improvements to a size and/or extent beyond that necessary for the needs created by the subdivision. In such cases, the Town shall enter into a Development Agreement to reimburse the developer for the oversizing and/or extension based upon rates as agreed to by the Town.

(E) Annexation Required. In any case where a new development connects to the SRU water and/or sewer system, such development shall be voluntarily annexed into the Town prior to the approval of a final plat, for a subdivision, or the issuance of a Zoning Permit, where the subdivision of land is not involved.

(F) Installation Requirements. All water and sewer extensions for new development inside or outside the corporate limits will be made by licensed contractors. No water or sewer line may be connected to the system of the SRU unless such line properly designed and constructed to service the properties intended to be served directly by such line and of a size and design sufficient to accommodate any necessary expansion of the water and sewer system to serve other properties, including fire protection.

SRU shall own and control any and all water and sewer lines and related facilities connected to and serviced by its water or sewer system.

Because the extension of water or sewer lines to certain properties benefits the owners of such properties by raising property values, the cost of such extension shall be borne by the developers of such properties as provided in this article except in instances when the Town Council makes a determination that the Town is obligated to extend such utilities when it determines that it is the best interest of the Town to do so. In making such a conclusion, it must be demonstrated by the developer to the Town Council that ad valorem taxes to be gained by the Town from the properties which will be served by the proposed utilities will over a five (5) year period exceed the cost incurred by the Town for making such utility extensions.

Additional requirements regarding sizes and installation methods are available from the SRU, Public Works Department and/or the Town Engineer.

(G) Extensions Required by State Law and Emergency Situations. To comply with municipal obligations by state statutes, or in cases of emergency where it is found to be in the public interest or necessary to protect the public health, the Town may authorize extensions of water or sanitary sewer into specific areas.”

(H) RESERVED.

(I) RESERVED.

(J) Extensions to New Development. Any person desiring to install any water or sewer line for new developments within the Town’s service area to be connected to and served by the water and sewer system of the SRU shall make application on forms provided by the SRU and shall furnish such information or exhibits as are required by such application forms.

Such application for extension, whenever possible, shall be made simultaneously with the appropriate Development Review Process for the type of development proposed.

The applicant shall submit engineering plans, profiles and specifications for such water main or sewer line, including those for any required fire hydrants, valves, manholes, sewer lift stations, force mains or other appurtenances necessary in connection therewith, to the SRU and the Town. All plans shall bear the seal of a registered professional engineer. See Article 7.

(K) Denial of Extension. The SRU may independently choose not to approve any contract for the installation of any water main or sewer line to be connected to and served by its water or sewer system if in its judgement, the projected volume of water that would be used by any properties to be serviced thereby would unduly burden the available water supply or sewage treatment capacity of the SRU, or it would not be feasible or otherwise suitable for the SRU to commit itself to such cost.”

PART 5. Article 16 – Subdivisions, Section 16.2-20 is hereby repealed and replaced to read:

“Buffering Requirements. Proposed residential subdivisions adjacent to established non-residential development shall establish, along its entire contiguous boundary a Type “B” buffer as defined in Article 11.”

PART 6. Article 3 – Definitions is hereby amended to insert the abbreviation and meaning of such abbreviation to read “SRU – Salisbury-Rowan Utilities”

PART 7. This Ordinance shall become effective at 12:01 AM EST on April 15, 2025.

ADOPTED on this the 14th day of April 2025.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk