TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
July 7, 2025
6:00 p.m.

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** **April 7, 2025**
   ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

3. **Draft Ordinance** **Amendment to Comprehensive Land Use & Master Plan**
   ACTION REQUESTED: Motion to recommend approval of Ordinance CLUP 2025-08-11 to amend the Comprehensive Land Use & Master Plan.

4. **Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-1**
   ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2025-08-11-1 to amend the Granite Quarry Development Ordinance.

5. **Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-2**
   ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2025-08-11-2 to amend the Granite Quarry Development Ordinance.

6. **Discussion and Decision** **Reappointments**

Old Business **None**

Adjourn

TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, April 7, 2025

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Jerry Holshouser, Fred Krusemark
Not Present Greg Summitt, Ronald Jacobs, Dolores Shannon (A)
Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith

Call to Order: Chairman Hudson called the Planning Board meeting to order at 6:00 p.m.
Determination of Quorum: Chairman Hudson verified there was a quorum present.
Pledge of Allegiance: The Pledge of Allegiance was led by Chairman Hudson.

1. **Approval of Agenda**
   ACTION: Vice-Chairman Mathis made a motion to approve the agenda. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. **Approval of Minutes** **March 3, 2025**
   ACTION: Mr. Krusemark made a motion to approve *(the March 3, 2025 meeting minutes)*. Mr. Holshouser seconded the motion. The motion passed with all in favor.

Old Business **None**
New Business **None**

Recess for Technical Review Committee PB Input
Technical Review Committee
1) Chick-Fil-A
2) ~~2121 Heilig Road~~ Chamandy Drive

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

The meeting was recessed at 6:03 p.m.
Chairman Hudson called the Planning Board meeting back to order at 6:17 p.m.

Adjournment
ACTION: Mr. Krusemark made a motion to adjourn. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 6:18 p.m.

Respectfully Submitted,
Aubrey Smith
Town Clerk

DRAFT

An Ordinance to Amend

Town Plan 2040 - Comprehensive Land Use & Master Plan

Ordinance #CLUP 2025-08-11

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

WHEREAS, the Town Council of Granite Quarry 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 19th day of June, 2023; ***and***

WHEREAS, the Town Council of Granite Quarry continues in its commitment to the future of Granite Quarry, ***and***

WHEREAS, the Town Council of Granite Quarry adopted the Comprehensive Land Use & Master Plan on the 19th day of June, 2023, ***and***

WHEREAS, the Town Council of Granite Quarry is committed to increase economic development opportunities in eastern portions of Granite Quarry's sphere of influence shown on the current Future Land Use Map appearing in the Comprehensive Land Use & Master Plan as amended by Ordinance #2024-04.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of Granite Quarry to amend the ***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 Councils.

Adopted this the __th day of _____, 2025.

_____

Brittany H. Barnhardt, Mayor

_____

Aubrey Smith, Town Clerk SEAL

DRAFT for Planning Board review 20250707

AN ORDINANCE AMENDING

THE "GRANITE QUARRY DEVELOPMENT ORDINANCE"

OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA

Ordinance Number ZTA-2025-08-11-1

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 transition from prior policies to modern adopted policies; then,

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

PART 1. The text of Article 12, Section "12.3-1 – Medium and Low-Density Lots." is hereby revised to read:

"Medium and Low-Density Lots. To enable emergency access to occupant area on *Lots of Record* equal to or greater than sixty (60) feet in width, but less than 120 feet in width, established after July 1, 2026, minimum required off-street parking space(s), whether enclosed or not, shall be recessed at least 3.5 feet behind the primary front plane of the Conditioned Space of a residential structure.**"**

PART 8. This Ordinance shall become effective at 12:01 AM EST on August 12, 2025.

ADOPTED on this the 11th day of August 2025.

s/ _____ **s/ _____**

Brittany H. Barnhardt, Mayor **Aubrey Smith, Town Clerk**

DRAFT for Planning Board Review 20250707

AN ORDINANCE AMENDING

THE "GRANITE QUARRY DEVELOPMENT ORDINANCE"

OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA

Ordinance Number ZTA-2025-08-11-2

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 transition from prior policies to modern adopted policies; then,

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

PART 1. **Article 1**2, Section 12.12, "**Table 12-1 - Off-Street Parking Requirements and Bicycle Alternative as an Incentive"** is hereby amended for the Type of Land Use – Residential "**Dwellings, single-family detached and attached"** to require a minimum of two off-street parking spaces. *Exhibit "A" indicates retained language and language to be removed by strike-through.*

PART 2. **This Ordinance shall become effective at 12:01 AM EST on August 12, 2025.**

ADOPTED on this the 11th day of August 2025.

s/ _____ **s/** _____

Brittany H. Barnhardt, Mayor **Aubrey Smith, Town Clerk**

DRAFT for Planning Board review 20250707

EXHIBIT "A" – ILLUSTRATING CHANGE TO TABLE 12-1

Table 12-1

Type of Land Use	**Off-street Parking Spaces to be Provided:**	
Residential	**Minimum**	**Maximum**
Accessory dwelling unit	1	2
Dwellings, multi-family with 2 bedrooms or less	1.5 per unit	2 per unit
Dwellings, multi-family with 3 bedrooms or more	2.5 per unit	3 per unit
Dwellings, attached age restricted	0.75 per unit	1.5 per unit
Dwellings, single-family detached ~~and attached with 2 bedrooms or less~~	2 per unit	not applicable
~~Dwellings, single-family detached and attached with 3 bedrooms or more~~	~~3 per unit~~	~~not applicable~~

DRAFT for Planning Board review 20250707

Agenda Item Summary
Regular Monthly Meeting
July 7, 2025
Agenda Item **6**

Summary

The Planning Board members listed below have terms set to expire on 7/31/2025. The Committee Membership and Appointment Policy says the following regarding reappointments:

- Each committee shall review the status of any members whose terms expire July 31 of that year.
- For any such members wishing to be reappointed, the committee shall confirm eligibility of those members and make a recommendation for or against reappointment to the Town Council.
  - Citizens may serve only two consecutive terms on boards, committees, or commissions unless this limitation is waived by the Town Council.
  - A request for the term limitation to be waived should be included with the committee's recommendation to the Town Council for reappointment.
- Appointments or reappointments to terms expiring each year shall be made at the regularly scheduled July Town Council meeting to become effective July 31.

Members with Expiring Terms:

Member	Seat	Consecutive Term
Fred Krusemark	Town	1st
Jared Mathis	ETJ	2nd
Dolores Shannon	Alternate	2nd

Staff recommends letting the alternate seat expire and be removed from the Planning Board roster. Mr. Mathis has stated a desire not to be reappointed.

Action Requested: **(if members desire and are qualified)**

Motion to recommend reappointment of Fred Krusemark to his current Planning Board seat with a term expiration of 7/31/2028.

Reappointment Recommendations

Motion Made By:

_____

Second By:

_____

For:
Chair Joe Hudson ☐
Vice-Chair Jared Mathis ☐
Jerry Holshouser ☐
Greg Summitt ☐
Fred Krusemark ☐
Ronald Jacobs ☐
Dolores Shannon (A) ☐

Against:
Chair Joe Hudson ☐
Vice-Chair Jared Mathis ☐
Jerry Holshouser ☐
Greg Summitt ☐
Fred Krusemark ☐
Ronald Jacobs ☐
Dolores Shannon (A) ☐

Planning Board

Current

Term Expires	Seat No.	Town/ ETJ	Name	County Expiration
7/31/2026	T1	Town	Jerry Holshouser	N/A
7/31/2027	T2	Town	Greg Summitt	N/A
7/31/2027	T3	Town	Joe Hudson	N/A
7/31/2025	T4	Town	Fred Krusemark	N/A
7/31/2027	E1	ETJ	***Vacant***	7/31/2027
7/31/2025	E2	ETJ	Jared Mathis	7/31/2025
7/31/2026	E3	ETJ	Ronald Jacobs	7/31/2026
7/31/2025	Alt	N/A	Dolores Shannon	7/31/2025

Proposed

Term Expires	Seat No.	Town/ ETJ	Name	County Expiration
7/31/2026	T1	Town	Jerry Holshouser	N/A
7/31/2027	T2	Town	Greg Summitt	N/A
7/31/2027	T3	Town	Joe Hudson	N/A
7/31/20**28**	T4	Town	Fred Krusemark	N/A
7/31/2027	E1	ETJ	***Vacant***	7/31/2027
7/31/20**28**	E2	ETJ	***Vacant***	7/31/2028
7/31/2026	E3	ETJ	Ronald Jacobs	7/31/2026