



**Town of  
GRANITE QUARRY**  
**TOWN OF GRANITE QUARRY**  
**PLANNING BOARD**  
**REGULAR MEETING AGENDA**  
**September 2, 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**

**August 4, 2025**

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

**New Business**

**3. Review of Applicants**

**ACTION REQUESTED:** Motion to recommend Jerry Gomez to the Planning Board's Town Seat T5 and Tamara Alston to the Planning Board's ETJ Seat E1 with the term expirations of 7/31/2028.

**Old Business**

**None**

**Adjourn**



**TOWN OF GRANITE QUARRY  
PLANNING BOARD MEETING  
REGULAR MEETING MINUTES  
Monday, August 4, 2025**

**Present:** Chair Joe Hudson, Jerry Holshouser, Greg Summitt, Fred Krusemark

**Not Present:** Ronald Jacobs

**Staff:** Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith; Assistant Planning, Zoning, and Subdivision Administrator Ashley Lattin; and Assistant Planning, Zoning, and Subdivision Administrator Kevin Kormanek

**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:** Mr. Summitt made a motion to approve the agenda with the addition of an item to elect a Vice-Chair. Mr. Krusemark seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**April 7, 2025**

**ACTION:** Mr. Summitt made a motion to approve (*the April 7, 2025 meeting minutes*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

**New Business**

**3. Draft Ordinance**

**Amendment to Comprehensive Land Use & Master Plan**

Mr. Flowe introduced Ordinance CLUP 2025-08-11 to amend the Comprehensive Land Use and Master Plan. He showed the drafted updates to the FLUM and pointed out areas of change from the current map. In anticipation of a future bypass, eastward expansion is being revisited. The revision to the Town Plan is only to update the Future Land Use Map to identify more area for tax base, employment, etc. The changes don't rezone any property, just identify the Town's goals.

**Recess**

**ACTION:** Mr. Krusemark made a motion to recess the Planning Board meeting to hold the Board of Adjustment meeting. Mr. Summitt seconded the motion. The motion passed 4-0.

*The meeting was recessed at 6:17 p.m. to hold the Board of Adjustment meeting.*

*Chairman Hudson called the Planning Board meeting back to order at 6:21 p.m.*

**3. Draft Ordinance (continued)**

**Amendment to Comprehensive Land Use & Master Plan**

Mr. Flowe stated he didn't have anything else to add after the Board reconvened. Chairman Hudson stated he would entertain a motion.

**ACTION:** Mr. Holshouser made a motion to recommend approval of Ordinance CLUP 2025-08-11 to amend the Comprehensive Land Use & Master Plan. Mr. Krusemark seconded the motion. The motion passed 4-0.

**4. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-1**

Mr. Flowe introduced ZTA 2025-08-11-1 to amend Article 12 of the Granite Quarry Development Ordinance regarding standards for parking in Residential districts. The current ordinance requires the standards for lots of record established after January 1, 2018. The text amendment would change the date in the ordinance to July 1, 2026. There was a question regarding the date and what amount of time would be necessary for the applicant to be able to request permits for building out the homes in the subdivision while avoiding negatively affecting other developments. After discussion on a realistic timeline with the applicant, the suggestion was made to amend the date on the proposed text amendment to January 1, 2026. That date was acceptable to the applicant.

**ACTION:** Mr. Summitt made a motion to recommend approval of Ordinance ZTA 2025-08-11-1 with a date of January 1, 2026. Mr. Krusemark seconded the motion. The motion passed 4-0.

**5. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-2**

Mr. Flowe introduced ZTA 2025-08-11-2 to amend Article 12 of the Granite Quarry Development Ordinance regarding off-street parking requirements. This request for amendment came from the same applicant. Table 12-1, with the changes stricken out for illustration, was reviewed by the Board. Mr. Flowe pointed out that two words stricken on the second-to-last row would need to remain, “and attached”. The setback requirements will not change.

**ACTION:** Mr. Krusemark made a motion to recommend approval of Ordinance ZTA 2025-08-11-2 with change of stricken words “and attached” left in (the second to last row of Table 12-1). Mr. Holshouser seconded the motion. The motion passed 4-0.

**6. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-3 PB**

Mr. Flowe introduced ZTA 2025-08-11-3 to amend Article 4 of the Granite Quarry Development Ordinance regarding Planning Board membership. The amendment would adjust the Planning Board seats to change one of the ETJ seats to a Town seat to more accurately reflect proportional representation of the population of the Town and the Extraterritorial Jurisdiction.

**ACTION:** Mr. Summitt made a motion to recommend approval of Ordinance ZTA 2025-08-11-3 to amend the Granite Quarry Development Ordinance. Mr. Holshouser seconded the motion. The motion passed 4-0.

**7. Election** **Election of Vice-Chair to Fill Vacancy**

Chairman Hudson called for nominations to fill the Vice-Chair position vacated by Mr. Mathis when his term expired. There were no nominations. Mr. Krusemark volunteered to fill the position.

**ACTION:** Mr. Summitt made a motion to appoint Fred Krusemark as Planning Board Vice-Chair. Mr. Holshouser seconded the motion. The motion passed with all in favor.

**Old Business** **None**

**Adjournment**

**ACTION:** Mr. Krusemark made a motion to adjourn. Mr. Holshouser seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 6:56 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

