



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
December 1, 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** **November 3, 2025**
ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

- 3. Review** **Planning and Code Enforcement Reports**

Old Business **None**

Adjourn



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

Present: Chair Joe Hudson, Vice-Chair Fred Krusemark, Jerry Holshouser, Greg Summitt, Jerry Gomez
Not Present: Tamara Alston

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith; 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. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

October 6, 2025

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

New Business

3. Draft Ordinance

ZMA 2025-12-08 Osterhus IND to AG

Mr. Flowe introduced the Zoning Map Amendment request for property located at 0 Dunns Mountain Rd (Parcel 609 135), to change the current designation of "Industrial (IND) Zoning District" to "Agricultural (AG) Zoning District". The Board reviewed the application and associated map then asked clarifying questions regarding the location of the property. Industrial zoning does not allow for new residential structures. Mr. Flowe stated the change will be consistent with the remainder of the owner's property and in alignment with the Comprehensive Land Use Plan.

ACTION: Mr. Krusemark made a motion to recommend approval of Ordinance ZMA 2025-12-08 (*to the Mayor and Town Council*). Mr. Summitt seconded the motion. The motion passed 5-0.

4. Draft Agreement

Development Agreement – Kind TND

Mr. Flowe began to explain the purpose of a development agreement.

Recess

ACTION: Chairman Hudson recessed the meeting to hold the Board of Adjustment meeting.

The meeting was recessed at 6:16 p.m.

Chairman Hudson called the Planning Board meeting back to order at 6:30 p.m.

4. Draft Agreement (continued) Development Agreement – Kind TND

Mr. Flowe stated the Granite Quarry Development Ordinance requires a development agreement any time there is a new development that requires new public infrastructure. A development agreement details the requirements of a specific development for future reference and to maintain consistency in the event of staff turnover or the project changing hands. A development agreement requires the same process as a rezoning. The Board reviewed the drafted agreement for Kind Estates.

ACTION: Mr. Summitt made a motion to recommend approval of the draft Development Agreement to the Mayor and Town Council. Mr. Krusemark seconded the motion. The motion passed 5-0.

5. Update SL 2025-94

Mr. Flowe led the Board through NC Session Law 2025-94. He specifically highlighted the changes to development regulations. He stated the GQDO was in good shape and required only small technical amendments to Article 5 regarding the waiting or “cooling off period” for refiling applications for zoning map amendments, zoning text amendments, development applications, or requests for development approval.

Old Business None

Adjournment

ACTION: Mr. Summitt made a motion to adjourn. Mr. Krusemark seconded the motion. Chairman Hudson closed the meeting at 7:11 p.m.

Respectfully Submitted,
Town Clerk

Planning Monthly Report

October 2025



Permits

Permits & Applications

Date	Address	Permit Type	Status
10/06/2025	2740 Faith Rd (Waterstone Dr)	Driveway Permit	Issued
10/06/2025	2620 Faith Road (Standing Oak Dr)	Driveway Permit	Issued
10/14/2025	0 Aggrey Ave	Fence Permit	Issued
10/20/2025	1028 Birch St	Covered patio	Issued
10/28/2025	0 Upward Way	New sfr	Issued
10/30/2025	0 Lyerly Pond Dr	2 new sfr (2 parcels)	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments
Farmside Way Variance Application received	SFR-2	Planning Director to review- Bd Adj Hearing forthcoming W/E 10-23 scheduled for BOA

Planning Board: At its meeting on October 6, 2025 the Planning Board:

- reviewed the Granite Quarry Development Ordinance and
- reviewed the current Rules of Procedure.

Zoning Board of Adjustment: At its meeting on October 6, 2025 the Board of Adjustment:

- reviewed a training on the authority and procedures of the Board and
- reviewed the current Rules of Procedure.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-25-03	344 Brookwood Drive	Phyllis J Bookhart	fallen and dilapidated fence along with one or more junked/nuisance vehicles. Notice issued and no action by owner. Follow up notice issued and spoke with owner. She was hospitalized for a while, is disabled and her brother is coming down in October to help her with it all. CLOSED 10-22-25
PN-25-10	720 South Main Street	Clinton & Lois McGraw	dilapidated fence. Notice issued with no response and no results. Second notice issued with deadline of 10-20-25. No change, pending other enforcement actions.
PN-25-16	519 South Main Street	Frank Troy Cook Jr & Amy Cook	Trash and clutter on front porch. Observations do not support nuisance violation. Will continue to monitor.
PN-25-17	605 South Main Street	Lauren Byrd	Trash can placement violation. Notice issued with deadline of 10-15-25. CLOSED 10-16-25
PN-25-18	1218 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued with deadline of 10-13-25. CLOSED 10-16-25
PN-25-19	1219 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued with deadline of 10-13-25. CLOSED 10-16-25
PN-25-20	1222 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued with deadline of 10-13-25. CLOSED 10-16-25

PN-25-21	5730 US 52 Hwy	Francis K Seiscio Jr & Shana L Seiscio	indoor furniture piled outdoors, trash, debris and animal feces ordors. Attempted contact at the door with no response from the occupant over loud dog barking, Notice issued with deadline of 11-02-25.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MVO-25-03	403 Lake Drive	Ronnie D Hatley Rev Trust	one or more junked/nuisance vehicles. Notice issued with deadline of 06-15-25. In communication with the property owner and the vehicle owner working to brng the vehicles into compliance. Will continue to monitor.
MVO-25-04	415 Lake Drive	Shawn A Blackwood Jr (06-02-2025)	junked/nuisance vehicles. Notice issued with no response. Second notice issued with deadline of 10-15-25. Met with the owner and determined the vehicles belong to the adjoining property owner and are not on this property. CLOSED 10-16-25
MVO-25-05	411 Lake Drive	Ronnie D Hatley Rev Trust	possible junked/nuisance vehicles. Notice issued with deadline of 10-13-25. CLOSED 10-16-25.
MVO-25-06	1206 Edgewater Court	Elizabeth S Burton	possible junked/nuisance vehicles. Notice issued with deadline of 11-02-25.

MVO-25-07	303 Phillips Drive	Robert Lewis Whitaker	possible junked/nuisance vehicles. Notice issued with deadline of 11-02-25.
MINIMUM HOUSING STANDARDS			
HC-24-07	810 North Salisbury Avenue	Michael & Faith Phillips	Residential use of a camper or RV. Construction of a deck to camper without permits. Request to inspect on 09-26-24. Have spoken to the owner. The camper is occupied by his son and they are making arrangements to remove it and house him at another location. Working on repairs to the camper to be able to close the slide outs. Camper remains. Inspection to be rescheduled.
HC-25-01	725 North Salisbury Avenue	Questin J & Lashonda S Holmes	Substandard housing conditions. Inspection completed. Hearing to be rescheduled. Owners working on the renovations.
HC-25-02	106 East Church Street	Stevie Andrew LLC	possible abandoned house, substandard housing conditions. Met onsite with the owners on 07-10-25 and they are arranging for the Fire Dept to burn it and have arranged to have the ACM removed. No action. Notice issued with deadline of 11-11-25.

			report of substandard housing conditions and an addition without permits. Cannot confirm as addition to house or shed positioned closely. Inspection scheduled for 10-16-25 and revealed it was an old shed pushed against the house. Evidence that someone had been living in it but not now. Owner to remove the dilapidate shed and complete clean up of the immediate area. CLOSED 10-16-25 Will monitor nuisance issues being abated..
HC-25-06	411 Lake Drive	Ronnie D Hatley Rev Trust	
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			
DEVELOPMENT ORDINANCE			

Z-24-04	2360 Heilig Road	Gerald W Hutchinson	possible junk yard existing after termination of operations. Inspection conducted with owner on 07-18-24. Determined that the auto repair business is in operation but at a much smaller scale. Owner continues to remove vehicles almost on a weekly basis with many removed so far. Recent observations up to 10-31-25 show they are now down to 2 remaining in the front. Will continue to monitor and will schedule a full site inspection again soon to determine the situation on the back of the property.
Z-25-10	6245 US 52 Hwy	ER Real Estate Holdings LLC	operating a business and use of a property without proper permits. Signs installed without permits. Notice issued , pending confirmation with Planning Department.
Z-25-11	6730 US Hwy 52	Rosalva Salinas Ahumada	reports of possible operation of an airbnb in accessory buildings. Conducting investigation and inspection is scheduled for 10-22-25. Determined they have not been operating airbnb. Used to use for health rehabilitation program but have ceased such operation over 1 year ago. CLOSED 10-22-25

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Z-25-12	6740 US Hwy 52	Silva Barreto Salinas & Antioni Hernandez Vargus	reports of possible operation of an airbnb in accessory buildings. Conducting investigation and inspection is scheduled for 10-22-25 and determined they have not been operating airbnb. Used to use for health rehabilitation program but have ceased such operation over 1 year ago. CLOSED 10-22-25
Z-25-13	6750 US Hwy 52	Alejandro Hernandez	reports of possible operation of an airbnb in accessory buildings. Conducting investigation and inspection is scheduled for 10-22-25 and determined they have not been operating airbnb. Used to use for health rehabilitation program but have ceased such operation over 1 year ago. CLOSED 10-22-25
Z-25-16	Vacant wooded lot on Aggrey Avenue	Christa C Duncan	report of possible fence being constructed on the property without permits. Initial observations did not confirm complaint. Further investigation and meeting with the complainant revealed welded framework for a potential fence with scrap metal parts and other nuisance violations, Nuisance notice issued with deadline of 10-19-25. Owners obtained zoning permit for fence on 10-14-25. CLOSED