



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
March 2, 2026
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

January 5, 2026

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

New Business

3. Draft Ordinance

Minimum Housing Scope

ACTION REQUESTED: Motion to recommend Ordinance 2026-04-13 to amend the text of the Code of Ordinances regarding the Minimum Housing Scope.

Old Business

4. Monthly Review

Planning and Code Enforcement Reports

Adjourn



**Town of
GRANITE QUARRY**
**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, January 5, 2026**

Present: Chair Joe Hudson, Vice-Chair Fred Krusemark, Jerry Holshouser, Greg Summitt, Jerry Gomez, Tamara Alston

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 6:02 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. Holshouser seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

December 1, 2025

ACTION: Vice-Chairman Krusemark made a motion to approve the (*December 1, 2025*) minutes as written. Mr. Gomez seconded the motion. The motion passed with all in favor.

New Business

3. Elections

Annual Election of Officers

A. Election of Chair

Vice-Chairman Krusemark nominated Joe Hudson for Chair. There were no other nominations.

ACTION: Vice-Chairman Krusemark made a motion to elect Joe Hudson as Planning Board Chair. Mr. Summitt seconded the motion. The motion passed with all in favor.

B. Election of Vice-Chair

Mr. Summitt nominated Fred Krusemark for Vice-Chair. There were no other nominations.

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

Old Business

4. Annual Review

Rules of Procedure

The Board reviewed the current Rules of Procedure. Vice-Chairman Krusemark pointed out that “Board of Aldermen” needed to be updated to “Town Council”.

ACTION: Vice-Chairman Krusemark made a motion to accept the Rules of Procedure with the necessary technical updates. Mr. Summitt seconded the motion. The motion passed with all in favor.

5. Monthly Review

Planning and Code Enforcement Reports

Mr. Flowe presented the November Planning and Code Enforcement reports to the Board. The Board discussed specifics of the report. There was a desire to have more timely reports, but due to the date the reports are due and included in the Town Council agenda packet, there isn't a clear solution at this time.

Adjournment

ACTION: Vice-Chairman Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. Chairman Hudson closed the meeting at 6:23 p.m.

Respectfully Submitted,
Aubrey Smith
Town Clerk

DRAFT

ORDINANCE NUMBER 2026-04-13

**AN ORDINANCE CONCERNING THE AMENDMENT OF
THE TOWN OF GRANITE QUARRY
MINIMUM HOUSING STANDARDS**

WHEREAS, Article 8 of Chapter 160A of the North Carolina General Statutes, N.C.G.S. 160A-174, et seq., delegates to municipalities the authority to exercise the general police power; and

WHEREAS, Article 12 of Chapter 160D of the North Carolina General Statutes, N.C.G.S. 160D-1201 et seq., authorizes municipalities to provide for the repair, closing or demolition of dwellings, buildings or structures used or intended for human habitation;

WHEREAS, N.C.G.S. 160A-193 authorizes municipalities to summarily remedy, abate or remove public health nuisances; and

WHEREAS, the Town of Granite Quarry Town Council finds that it is in the public interest to amend the Town’s Ordinances to provide more specificity as to the requirements for regulating dwellings, buildings or structures used or intended for human habitation; and

WHEREAS, the Town of Granite Quarry Town Council, after due notice, conducted a public hearing on the 13th day of April, 2026, upon the question of amending the Town Ordinance in this respect.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL, THE TOWN OF GRANITE QUARRY, NORTH CAROLINA:

PART ONE. That the Minimum Housing Standards of the Code of Ordinances of the Town of Granite Quarry, North Carolina, is hereby amended as follows:

"CHAPTER 6, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III. - MINIMUM HOUSING CODE

Sec. 6-51. - Ordinance authorized as to repair, closing, and demolition; order of public officer.

Upon the adoption of an ordinance finding that dwelling conditions of the character described in G.S. 160D-1201 exist, the town council is authorized to adopt and enforce ordinances relating to dwellings within the ~~incorporated limits~~ Town and its planning and development regulation jurisdiction that are unfit for human habitation. These ordinances shall include the following provisions:"

“Sec. 6-52. - Office of housing inspector created; powers and duties.

For the purposes of administering and enforcing the provisions of this article, the office of housing inspector is hereby created. The housing inspector shall be appointed by the town

manager, and shall have such powers as may be necessary or convenient to carry out and effectuate the purposes and provisions of this article, including, without limiting the generality of the foregoing, in addition to others herein granted, the following powers:

- (1) Investigations. To investigate the dwelling and building conditions in the ~~town~~ Town and its planning and development regulation jurisdiction in order to determine which dwellings therein are unfit for human habitation and dangerous, being guided in such examination of dwellings and buildings by the requirements set forth in this article.”

PART TWO. That all ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

PART THREE. That this Ordinance shall become effective upon its adoption by the Town Council of the Town of Granite Quarry, North Carolina.

Adopted this _____ day of _____, 2026.

Brittany H. Barnhardt, Mayor

ATTEST:

Approved as to form:

Aubrey Smith, Town Clerk

Zachary M. Moretz, Town Attorney

Planning Monthly Report

December 2025



Permits

Permits & Applications

Date	Address	Permit Type	Status
12/2/2025	135 E Kerns St	Accessory Structure	Issued
12/4/2025	106 E Church St	Demolition Permit	Issued
12/16/2025	1207 Juniper Ln	Residential Addition	Issued
12/23/2025	Stoneglen Subdivision	31/31 Zoning permits issued	Issued
12/30/2025	Devynne Ct (609D030)	New SFR	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments

Planning Board: At its meeting on December 1, 2025 the Planning Board:

- Reviewed the Planning Department and Code Enforcement reports from October 2025.

Zoning Board of Adjustment: At its meeting on December 1, 2025 the Board of Adjustment:

- Approved the minutes from the November meeting.

Planning Monthly Report

January 2026



Permits

Permits & Applications

Date	Address	Permit Type	Status
1/20/2026	1010 S Main St	Accessory Structure- Shed	Issued
1/20/2026	140 Landmark Dr	Accessory Structure – Shed	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments
Minor Subdivision Kevin Sack 403 024		Minor Subdivision
Recombination Plat 617a 024		Rearranged Lot lines

Planning Board: At its meeting on January 5, 2026 the Planning Board:

- Elected Chair and Vice-Chair.
- Conducted annual review of Rules of Procedure and made recommendations for amendments.
- Reviewed the Planning Department and Code Enforcement reports from November 2025.

Zoning Board of Adjustment: At its meeting on January 5, 2026 the Board of Adjustment:

- Approved the minutes from the December meeting.
- Conducted annual review of Rules of Procedure and made recommendations for amendments.

TOWN OF GRANITE QUARRY

12/29/2025

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-25-10	720 South Main Street	Clinton & Lois McGraw	dilapidated fence. Notice issued with no response and no results. Second notice issued with no response. Second notice issued with no response. Civil penalties initiated 11-12-25.
PN-25-22	117 Kerns Street	Pamela Ealey	various forms of trash, junk and debris. Pending notice
PN-25-23	106 North Walnut Street	Steven C and Dixie S Jones	Possible used car lot along with a collection of junk, totes and debris. Pending notice.
PN-25-24	736 South Main Street	Linda V Dodd	various forms of trash, junk and debris. One or more junked/nuisance vehicles. Pending notice
PN-25-25	616 South Salisbury Avenue	Coco Properties LLC	Collection of junk, trash, debris, furniture, and other similar materials.
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 bring the vehicles into compliance. Will continue to monitor.

MVO-25-06	1206 Edgewater Court	Elizabeth S Burton	possible junked/nuisance vehicles. Notice issued and met on site with owner. Camper has been moved to back yard. Jeep remains in driveway. Owner is in process of renewing the license plates and will find keys to demonstrate operational status soon. Pending.
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. Owners working on the renovations. Hearing conducted on 12-02-25. Pending written order.

			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. Demolition conducted by owners. Some debris and dumpsters remain on site. Will continue to monitor.
HC-25-02	106 East Church Street	Stevie Andrew LLC	
HC-25-07	616 (A, B, & C) South Salisbury Avenue	Coco Properties LLC	Substandard housing conditions. Will schedule inspection soon.
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 continued progress. Will schedule a full site inspection later in January to determine the situation on the back of the property and discuss further compliance measures.
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 with no response. Further investigation revealed both businesses in the building were opened and signs installed without any permits. Will follow up and take further enforcement actions.
Z-25-17	175 Landmark Drive	Cynthia B Zefer (Osterhus)	complaint of possible operation of a business at the newly combined property in the newly constructed accessory building. Site observations conducted. Pending further investigation.

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-25-10	720 South Main Street	Clinton & Lois McGraw	dilapidated fence. Notice issued with no response and no results. Second notice issued with no response. Second notice issued with no response. Civil penalties initiated 11-12-25.
PN-25-22	117 Kerns Street	Pamela Ealey	various forms of trash, junk and debris. Notice issued with deadline of 01-25-26. Abated by owner. CLOSE 01-28-26.
PN-25-23	106 North Walnut Street	Steven C and Dixie S Jones	Possible used car lot along with a collection of junk, totes and debris. Notice issued with deadline of 01-27-26. Abated by owner. CLOSED 01-28-26.
PN-25-24	736 South Main Street	Linda V Dodd	various forms of trash, junk and debris. One or more junked/nuisance vehicles. Notice issued with deadline of 02-01-26.
PN-25-25	616 South Salisbury Avenue	Coco Properties LLC	Collection of junk, trash, debris, furniture, and other similar materials. Notice issued with deadline of 02-01-26. Abated by owner. CLOSED 01-28-26.
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 bring the vehicles into compliance. Will continue to monitor. CLOSED 01-28-26.
MVO-25-06	1206 Edgewater Court	Elizabeth S Burton	possible junked/nuisance vehicles. Notice issued and met on site with owner. Camper has been moved to back yard. Jeep remains in driveway. Owner is in process of renewing the license plates and will find keys to demonstrate operational status soon. Received an email from her that I was prohibited from returning to her property. Pending further actions.
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. Owners working on the renovations. Hearing conducted on 12-02-25. Order issued to Repair or Close by 04-22-26.
HC-25-02	106 East Church Street	Stevie Andrew LLC	possible abandoned house, substandard housing conditions. Demolition conducted by owners. CLOSED 01-14-26.
HC-25-07	616 (A, B, & C) South Salisbury Avenue	Coco Properties LLC	Substandard housing conditions. The inspection is scheduled for 02-05-26 @ 10:00 am.
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 continued progress. Will schedule a full site inspection later in January to determine the situation on the back of the property and discuss further compliance measures.
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 with no response. Further investigation revealed both businesses in the building were opened and signs installed without any permits. Will follow up and take further enforcement actions.

Z-25-17	175 Landmark Drive	Cynthia B Zefer (Osterhus)	complaint of possible operation of a business at the newly combined property in the newly constructed accessory building. Site observations conducted with building near completion and landscaping in progress. As of 01-28-26 there is no evidence that the building is for commercial use at this point. Will continue to monitor and conduct further investigation.