



**Town of  
GRANITE QUARRY**  
**TOWN OF GRANITE QUARRY**  
**PLANNING BOARD**  
**REGULAR MEETING AGENDA**  
**April 6, 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**

**March 2, 2026**

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

**New Business**

**None**

**Old Business**

**3. Monthly Review**

**Planning and Code Enforcement Reports**

**Adjourn**



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

**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

**Call to Order:** Chairman Hudson called the Planning Board meeting to order at 6:01 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. Gomez seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**January 5, 2026**

**ACTION:** Mr. Holshouser made a motion to approve (*the January 5, 2026 meeting minutes*). Mr. Summitt seconded the motion. The motion passed with all in favor.

**New Business**

**3. Draft Ordinance**

**Minimum Housing Scope**

Mr. Flowe introduced the draft ordinance amendment provided by the Town's Code Enforcement Officer, Mr. John Ganus. The Board discussed the implications of the change to expand enforcement of minimum housing standards into the Town's Extraterritorial Jurisdiction or ETJ.

**ACTION:** Mr. Summitt made a motion to recommend Ordinance 2026-04-13 to amend the text of the Code of Ordinances regarding the Minimum Housing Scope to the Town Council. Vice-Chairman Krusemark seconded the motion. The motion passed with all in favor.

**Old Business**

**4. Monthly Review**

**Planning and Code Enforcement Reports**

Mr. Flowe asked if the Board had any questions regarding the December and January Planning and Code Enforcement reports included in the agenda packet. The Board discussed specifics of the reports.

**Adjournment**

**ACTION:** Vice-Chairman Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. Chairman Hudson closed the meeting at 6:24 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

# Planning Monthly Report

February 2026



## Permits

Permits & Applications

Date	Address	Permit Type	Status
2/12/2026	227 Park Ave	Accessory Structure-Garage	Issued

## Planning/Zoning Reviews

Inquiry	Zoning	Comments
400 N Main St Exempt plat		Divided Property
Kind Estates		2 <sup>nd</sup> review completed – Minor comments to be discussed with applicants on 2/24 2/24/2026- Met with applicant, will submit updated pages for review

Perc Tests:  
617A131

**Planning Board:** The February Planning Board meeting was cancelled for inclement weather.

**Zoning Board of Adjustment:** The February Board of Adjustment meeting was cancelled for inclement weather.

# TOWN OF GRANITE QUARRY

3/24/2026

Case Number	Violation Address	Owner or Occupant	Status or Conditions
<b>PUBLIC NUISANCES</b>			
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. No response from owners. Inspection letter sent for 04-02-26 @ 4:00 pm.
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. No response, no results, so attempting to make contact at the home. Inspection scheduled for 04-02-26 @ 3:00.
PN-26-01	1304 Stonewyck Drive	Brian & Kathleen Kiever	Outside storage of indoor furniture. Notice issued with deadline of 04-01-26.
PN-26-02	317 Rowan GQ Street	Johnnie W & Cynthia Lambert	a collection place for various forms of trash, appliances, furniture and similar items openly stored and debris. Multiple tent enclosures and a possible junked/nuisance vehicle/camper. Notice issued with deadline of 04-12-26.

PN-26-03	524 North Salisbury GQ Ave	Jeffrey S Cannon & Kelly L Cannon	keeping or maintaining chickens or similar fowl. Notice issued. Received call from owner, they have only two ducks and are in compliance with other standards. CLOSED 03-23-26.
<b>ABANDONED/JUNKED/NUISANCE VEHICLES</b>			
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. Vehicles remain on property. Attempting to verify compliance and pending further actions.
<b>MINIMUM HOUSING STANDARDS</b>			
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. Camper and deck have been removed. CLOSED 03-11-26.

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. Work continues.
HC-25-07	616 (A, B, & C) South Salisbury Avenue	Coco Properties LLC	Substandard housing conditions. The inspection was conducted with property owner. Unit A is in compliance, Unit B is vacant and is beginning repairs. Unit C is occupied and the occupant was not available, Will follow up with inspection of both units soon.
<b>NON-RESIDENTIAL BUILDINGS AND STRUCTURES</b>			
<b>DEVELOPMENT ORDINANCE</b>			
Z-24-04	2360 Heilig Road	Gerald W Hutchinson	junk yard. Owners have been slowly removing the vehicles as directed over time. On site meeting and inspection scheduled for 04-02-26 @ 1:30 pm,

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3/24/2026

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. So far there has been no evidence that the building is for commercial use. Will continue to monitor and conduct further investigation.