



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
June 1, 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

April 6, 2026

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

New Business

3. Review/Recommendation

ZMA 2026-07-13 820 Coley Road

ACTION REQUESTED: Motion to recommend approval of ZMA 2026-07-13 for 820 Coley Road.

4. Recommendation

Appointment

ACTION REQUESTED: Motion to recommend appointment of Eric Fiel to Planning Board seat T1 with a term of 7/31/2026 to 7/31/2029.

Old Business

5. Monthly Review

Planning and Code Enforcement Reports

Adjourn



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, April 6, 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 6:00 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 Krusemark made a motion to approve the agenda. Mr. Gomez seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

March 2, 2026

ACTION: Vice-Chairman Krusemark made a motion to approve (*the March 2, 2026 meeting minutes*). Mr. Summitt seconded the motion. The motion passed with all in favor.

New Business

None

Old Business

3. Monthly Review

Planning and Code Enforcement Reports

The Board reviewed the Planning and Code Enforcement reports and discussed the code enforcement process and timeline. New items on the list are highlighted.

Adjournment

ACTION: Vice-Chairman Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. Chairman Hudson closed the meeting at 6:17 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Agenda Item Summary

Regular Monthly Meeting

June 1, 2026

Agenda Item 3

ZMA 2026-07-13 820 Coley Rd

Summary

Planning, Zoning, and Subdivision Administrator Richard Flowe will present the Zoning Map Amendment request for 820 Coley Road, parcel 353 049 to be rezoned from Agriculture (AG) Zoning District to Single-Family Residential-3 (SFR-3) Zoning District.

Attachment:

- Draft Ordinance ZMA 2026-07-13

Motion Made By:

Second By:

For:

- Chair Joe Hudson
- Vice-Chair Fred Krusemark
- Greg Summitt
- Jerry Gomez
- Jerry Holshouser
- Tamara Alston
- Vacant

Against:

- Chair Joe Hudson
- Vice-Chair Fred Krusemark
- Greg Summitt
- Jerry Gomez
- Jerry Holshouser
- Tamara Alston
- Vacant

Action Requested:

Motion to recommend approval of ZMA 2026-07-13 for 820 Coley Road.

**AN ORDINANCE AMENDING THE
GRANITE QUARRY DEVELOPMENT ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2026-07-13

BE IT ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject property of Kepley Rentals LLC at 820 Coley RD described as a Portion of Rowan County Parcel (Parcel 353 049) appearing in a location map from Rowan County GIS shown in Attachment “A” and as “Tract #1” as it appears in a Survey plat as shown in Attachment “B” and “C” attached hereto. Said parcel consists of approximately 16.73 net acres with the portion of the property subject to the Zoning Map Amendment consisting of approximately 1.16 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject property, from Granite Quarry “Agriculture (AG) Zoning District” establishing a new zoning designation in accordance with procedures established by G.S. 160D-604(b) of “Single-Family Residential–3 (SFR-3) Zoning District” is generally consistent with the Town’s 2040 Comprehensive Land Use & Master Plan (the Plan). This change remains consistent with the “Rural” designation shown on the Plan’s “Future Land Use Map” for both the surrounding parcels and the remainder of the subject property, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the existing agricultural designation is not consistent with the current use of the subject property. These findings support the requirements of G.S. 160D-605(b).

Part 3. Establishment of New Zoning Designation.

That the portion Rowan County Parcel ID 353 049 as shown in Attachments “A”, “B”, and “C”, attached hereto shall be designated “Single Family Residential-3 (SFR-3) District” on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 6th day of July 2026.

Adopted this 5th day of July 2026.

s/ _____

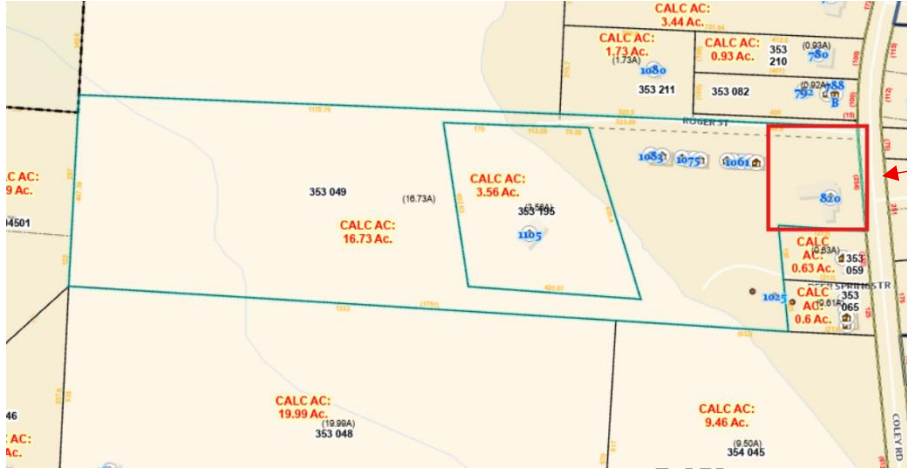
Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk

Attachment "A"

Image from Rowan County GIS: 820 Coley RD (Rowan County Parcel ID 353 049)



Approximate Area
Subject to Zoning
Map Amendment

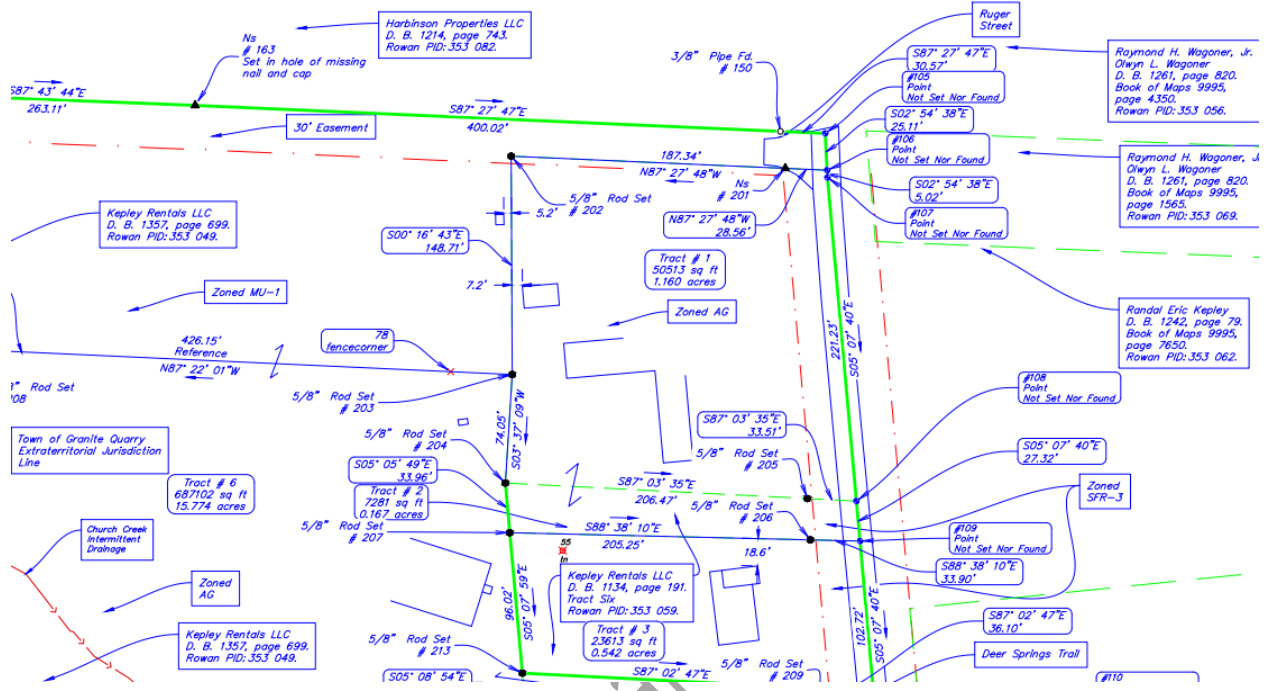
-K. Komanek

DRAFT for Planning Board review

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Attachment "C"

Enlargement of Attachment "B" To Show "Tract #1" Subject to Zoning Map Amendment



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Agenda Item Summary
 Regular Monthly Meeting
 June 1, 2026
 Agenda Item 4

Summary

Mr. Jerry Holshouser is currently in seat T1 of the Planning Board. His term is set to expire 7/31/2026 and Mr. Holshouser is not interested in being reappointed at this time.

An application for a town member has been submitted by Eric Fiel. An application summary has been attached.

Attachment:

- Clerk’s Application Summary

Term Expires	Seat No.	Town/ ETJ	Name
7/31/2026	T1	Town	Jerry Holshouser
7/31/2027	T2	Town	Greg Summitt
7/31/2027	T3	Town	Joe Hudson
7/31/2028	T4	Town	Fred Krusemark
7/31/2028	T5	Town	Jerry Gomez
7/31/2028	E1	ETJ	Tamara Alston
7/31/2026	E2	ETJ	<i>VACANT</i>

Action Requested:

Motion to recommend appointment of Eric Fiel to Planning Board seat T1 with a term of 7/31/2026 to 7/31/2029.

Appointment Recommendation

Motion Made By:

Second By:

For:

- Chair Joe Hudson
- Vice-Chair Fred Krusemark
- Greg Summitt
- Jerry Gomez
- Jerry Holshouser
- Tamara Alston
- Vacant

Against:

- Chair Joe Hudson
- Vice-Chair Fred Krusemark
- Greg Summitt
- Jerry Gomez
- Jerry Holshouser
- Tamara Alston
- Vacant

Planning Monthly Report

April 2026



Permits

Permits & Applications

Date	Address	Permit Type	Status
4/2/2026	325 Chamandy Drive	Sign- 33 ft ² Monument	Issued
4/14/2026	2740 Faith Road	New SFR	Issued
4/16/2026	108 Devynne Ct	Fence	Issued
4/23/2026	0 Loganberry LN -065F382	New SFR	Issued
4/28/2026	900 Dunns Mountain Church Rd	ADU	Issued
4/28/2026	510 Pine Hill Dr	Residential addition	Issued
4/28/2026	1028 Birch St	Fence	Issued
4/30/2026	114 N Oak St	Demolition Permit	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments

Planning Board: At its meeting on April 6, 2026 the Planning Board:

- Reviewed the Planning Department and Code Enforcement reports from March 2026.

Zoning Board of Adjustment: At its meeting on April 6, 2026 the Board of Adjustment:

- Received training on Special Use Permits.

TOWN OF GRANITE QUARRY

5/4/2026

Case Number	Violation Address	Owner or Occupant	Status or Conditions
PUBLIC NUISANCES			
PN-25-24	736 South Main Street	Linda V Dodd	various forms of trash, junk and debris. One or more junked/nuisance vehicles. Inspection conducted with owner on 04-02-26. Most debris has been removed and the vehicles are in the process of being repaired. Will continue to monitor.
PN-26-01	1304 Stonewyck Drive	Brian & Kathleen Kiever	Outside storage of indoor furniture. Notice issued with deadline of 04-01-26. Abated by owners. CLOSED 04-02-26.
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. Not much change as of 04-02-26 nor again on 04-30-26.
PN-26-04	1401 Gentry Place	Kannapolis Properties LLC	overgrowth. Abated by owners. CLOSED 04-02-26.

PN-26-05	105 Five R Road	Leslie Y Ramsey	keeping or maintaining goats. Confirmed violations. Notice issued, onwer called, and will comply. Deadline extended to 05-03-26 to provide additional time to find a place to take the goats.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MVO-25-06	1206 Edgewater Court	Elizabeth S Burton	All violations have been removed, the property appears vacant and is posted for sale. CLOSED 04-30-26.
MINIMUM HOUSING STANDARDS			
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. Now a major renovations and work continues almost daily. Monitoring.

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. Work is continuing.
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			
DEVELOPMENT ORDINANCE			
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 conducted on 04-02-26. The owners are continuing to remove or have vehicles removed periodically. Discussed progress and will follow up again soon. Conitining to monitor as the removal of vehicles and clean up of the property.

TOWN OF GRANITE QUARRY

5/4/2026

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.