

**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
September 8, 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

June 1, 2026

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

New Business

3. Discussion

Planning Department Introduction & Roles

Old Business

4. Monthly Review

Planning and Code Enforcement Reports

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, June 1, 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 6:00 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. Gomez seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

April 6, 2026

ACTION: Mr. Summitt made a motion to approve (*the April 6, 2026 meeting minutes*). Mr. Gomez seconded the motion. The motion passed with all in favor.

New Business

3. Review/Recommendation

ZMA 2026-07-13 820 Coley Road

Mr. Flowe introduced the Zoning Map Amendment request for 820 Coley Road, parcel 353 049. The request is for the property to be rezoned from Agriculture (AG) Zoning District to Single-Family Residential-3 (SFR-3) Zoning District. The Board reviewed the application and property location. The rezoning would allow for the creation of a lot smaller than the existing zoning classification would allow. One of the applicants, Mr. Mauney of Kepley Rentals LLC, addressed the Board regarding the purpose behind the zoning map amendment request.

ACTION: Mr. Summitt made a motion to recommend approval of ZMA 2026-07-13 for 820 Coley Road. Vice-Chairman Krusemark seconded the motion. The motion passed with all in favor.

4. Recommendation

Appointment

The Board reviewed the summary of Eric Fiel's application for membership on the Planning Board and Board of Adjustment. Mr. Fiel answered questions from the Board regarding his application and interest in serving on the Board.

ACTION: Vice-Chairman Krusemark made a motion to recommend appointment of Eric Fiel to Planning Board seat T1 with a term of 7/31/2026 to 7/31/2029. Mr. Summitt seconded the motion. The motion passed with all in favor.

Recess

ACTION: Mr. Summitt made a motion to recess the meeting to hold the Board of Adjustment meeting. Mr. Gomez seconded the motion. The motion passed with all in favor. The meeting was recessed at 6:19 p.m.

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

Old Business

5. Monthly Review

Planning and Code Enforcement Reports

The Board reviewed the Planning and Code Enforcement reports. There were questions regarding details of specific cases. There was also discussion regarding the County's current addressing system and the development being built on Peeler Road. There was a request for a list of ongoing development projects.

Adjournment

ACTION: Vice-Chairman Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. Chairman Hudson closed the meeting at 6:48 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Planning Monthly Report

May 2026



Permits

Permits & Applications

Date	Address	Permit Type	Status
5/5/2026	2675 Faith Road	Accessory Structure – Workshop	issued
5/5/2026	2695 Faith Road	New SFR	Issued
5/7/2026	144 S Main St	Zoning Compliance Permit – Change of use -Convenience store	Issued
5/14/2026	159 N main St	New Fence	Issued
5/24/2026	735 Dunns Mountain Church Road	Accessory Structure – Replace Carport	Issued
5/28/2026	Stoneglen	Updated Sign Permit	Issued
5/28/2026	3040 Faith Road	Replacement Deck	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments

Planning Board: The Planning Board's regular meeting scheduled for May 4, 2026 was cancelled because there were no new business items.

Zoning Board of Adjustment: The Board of Adjustment's regular meeting scheduled for May 4, 2026 was cancelled because there were no new business items.

TOWN OF GRANITE QUARRY

5/29/2026

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-26-02	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 spome progresss. Met on site with owners and discussed the remaining violations. Will continue to monitor.
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 provide additional time to find a place to take the goats. Goats remain as of 05-21-26. Pending further enforcement actions.

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PN-26-06	117 North Oak GQ Street	William Dean Honbarrier & William Eugene Honbarrier Jr.	trash, furniture, debris and a possible unsafe accessory structure. Notice issued with a deadline of 05-17-26. Issued letter to schedule inspection of the structure and the owner did not respond at the door. Will reschedule.
PN-26-07	221 West Peeler	Taheerah Norman & English L Norman Jr	overgrowth, trash and debris. Pending follow up.
PN-26-08	605 South Main Street	Roger Willam Childers & Helga Childers	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-09	616 South Salisbury Avenue	Coco Properties LLC	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-10	618 South Salisbury Avenue	Coco Properties LLC	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-11	114 North Oak GQ Street	CWM Holdings LLC	overgrowth. Contacted owner who related the house is being torn down immediately and the will take care of any overgrowth once completed. House demolished and working on the clearance. Will continue to monitor.
PN-26-12	1218 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued and abated by owners. CLOSED 05-21-26
PN-26-13	1222 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued and abated by owners. CLOSED 05-21-26

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PN-26-14	705 Campbell Avenue West	Leobardo Sanchez Diaz	report of large number of chicken being kept. Initial site visit did not observe any chickens. Will follow up.
PN-26-15	702 Campbell Avenue West	Jeffrey P & Joyce B Peeler	overgrowth. Pending notice.
ABANDONED/JUNKED/NUISANCE VEHICLES			
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. Conitnuing to monitor as the removal of vehicles and clean up 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 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.

TOWN OF GRANITE QUARRY

5/29/2026

			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.
Z-25-17	175 Landmark Drive	Cynthia B Zefer (Osterhus)	
Z-26-01	905 Stonewyck Drive	John T French & Trinity A French	inground pool with broken fence. Pending further investigation.
Z-26-02	904 North Salisbury Avenue	The Cove Church	Sign violation. Pending notice.

Planning Monthly Report

June 2026



Permits

Permits & Applications

Date	Address	Permit Type	Status
6/11/2026	1225 Summer Ln	Accessory Structure-Storage Shed	Issued
6/18/2026	302 N Salis. Ave	Change of use permit – Proposed Deli in MS district	Issued
6/23/2026	308 Rowan St.	New SFR	Issued
6/25/2026	318 W. Peeler St	Accessory Structure Storage Shed	Issued
6/30/2026	740 N. Main St	Accessory Structure-Storage Shed and Fence	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments

Planning Board: At its meeting on June 1, 2026 the Planning Board:

- Reviewed and recommended ZMA 2026-07-13 for 820 Coley Road;
- Reviewed the application and recommended appointment of Eric Fiel to the Planning Board; and
- Reviewed the Planning and Code Enforcement reports.

Zoning Board of Adjustment: At its meeting on June 1, 2026 the Board of Adjustment:

- Recommended appointment of Eric Fiel to the Board of Adjustment.

TOWN OF GRANITE QUARRY

7/2/2026

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-26-02	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 some progresss observed. Met on site with owners and discussed the remaining violations. Progress continues. Will continue to monitor.
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 provide additional time to find a place to take the goats. Goats remain as of 05-21-26. Follow up observations appear that the goats may no longer be on site. Will continue to monitor for awhile.

TOWN OF GRANITE QUARRY

7/2/2026

PN-26-06	117 North Oak GQ Street	William Dean Honbarrier & William Eugene Honbarrier Jr.	trash, furniture, debris and a possible unsafe accessory structure. Notice issued with a deadline of 05-17-26. Issued letter to schedule inspection of the structure and the owner did not respond at the door. Inspection conducted from adjoining property. Notice issued with deadline of 08-10-26. Have made follow up contact with the out of state owner.
PN-26-07	221 West Peeler	Taheerah Norman & English L Norman Jr	overgrowth, trash and debris. Notice issued with deadline of 07-03-26.
PN-26-08	605 South Main Street	Roger Willam Childers & Helga Childers	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-09	616 South Salisbury Avenue	Coco Properties LLC	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-10	618 South Salisbury Avenue	Coco Properties LLC	overgrowth, trash and debris. Notice issued and abated by owners. CLOSED 05-21-26.
PN-26-11	114 North Oak GQ Street	CWM Holdings LLC	overgrowth. Contacted owner who related the house is being torn down immediately and the will take care of any overgrowth once completed. The house has been demolished and clearance completed. The tall grass has been abated by owners. CLOSED 06-02-26.

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7/2/2026

PN-26-12	1218 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued and abated by owners. CLOSED 05-21-26
PN-26-13	1222 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued and abated by owners. CLOSED 05-21-26
PN-26-14	705 Campbell Avenue West	Leobardo Sanchez Diaz	report of large number of chicken being kept. Initial site visit did not observe any chickens. Follow up visit at adjoining property confirmed the complaints. Notice issued with deadline of 07-13-26.
PN-26-15	702 Campbell Avenue West	Jeffrey P & Joyce B Peeler	overgrowth. Notice issued and posted on property with deadline of 07-03-26.
PN-26-16	110 Upward Way	Whip-Poor-Will Rentals LLC	overgrowth, Violations confirmed and notice issued with deadline of 07-07-26.
PN-26-17	117 East Kerns Street	Pamela C Ealey	furniture, trash and other debris openly stored in front and beside the house. Notice issued with deadline of 07-08-26.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MINIMUM HOUSING STANDARDS			

TOWN OF GRANITE QUARRY

7/2/2026

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.
HC-26-01	3370 Faith Road	Roy Allen Cranford & Jennifer Gullede Cranford	Substandard housing conditions, possible abandoned house, Inspection scheduled for 07-02-26 @ 2:00 pm.
HC-26-02	150 Queeners Court	Paul Henry Kerns Sr & others	Substandard housing conditions, possible abandoned house. Property is being foreclosed by the bank. Adjoining vacant lot of the same owner is pending tax foreclosure per the county.
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			
DEVELOPMENT ORDINANCE			

TOWN OF GRANITE QUARRY

7/2/2026

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. Observations show the removal of additional vehicles continues.
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.

TOWN OF GRANITE QUARRY

7/2/2026

Z-26-01	905 Stonewyck Drive	John T French & Trinity A French	inground pool with broken fence. All visible fencing appears to be structurally sound with no damaged observed. CLOSED 06-02-26.
Z-26-02	904 North Salisbury Avenue	The Cove Church	Sign violation. Notice issued with deadline of 07-26-26.

Planning Monthly Report

July 2026



Permits

Permits & Applications

Date	Address	Permit Type	Status
7/9/2026	1321 Stonewyck DR.	Accessory Structure - shed	Issued
7/28/2026	312 N Salisbury Ave	Change of Use – Convenience Store	Issued

Planning/Zoning Reviews

Inquiry	Zoning	Comments

Planning Board: The Planning Board did not meet in July.

Zoning Board of Adjustment: The Board of Adjustment did not meet in July.

TOWN OF GRANITE QUARRY

7/22/2026

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TOWN OF GRANITE QUARRY

7/22/2026

PN-26-06	117 North Oak GQ Street	William Dean Honbarrier & William Eugene Honbarrier Jr.	trash, furniture, debris and a possible unsafe accessory structure. Notice issued with a deadline of 05-17-26. Issued letter to schedule inspection of the structure and the owner did not respond at the door. Inspection conducted from adjoining property. Notice issued with deadline of 08-10-26. Have made follow up contact with the out of state owner.
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PN-26-15	702 Campbell Avenue West	Jeffrey P & Joyce B Peeler	overgrowth. Notice issued and posted on property with deadline of 07-03-26. Released to contractor to abate.
PN-26-16	110 Upward Way	Whip-Poor-Will Rentals LLC	overgrowth, Violations confirmed and notice issued with deadline of 07-07-26. Released to contractor to abate.

TOWN OF GRANITE QUARRY

7/22/2026

PN-26-17	117 East Kerns Street	Pamela C Ealey	furniture, trash and other debris openly stored in front and beside the house. Notice issued with deadline of 07-08-26. Abated by owners. CLOSED 07-21-26.
PN-26-18	301 South Oak Street	Clarence Arthur Alston	overgrowth, trash and debris. Abated by owner. CLOSED 07-21-26
PN-26-19	104 Palasade Cicle	Allan R Hattaway	overgrowth. Abated by owner. CLOSED 07-21-26
PN-26-20	108 Palasade Circle	Darrin & Sharon Brown	overgrowth. Notice issued with deadline of 08-03-26.
PN-26-21	104 Dominion Drive	Ivette Michelle Salazar Alba and Oscar Elenilson Siguenza Pineda	overgrowth. Abated by owner. CLOSED 07-21-26.
PN-26-22	VL Dominion Drive	Darrin & Sharon Brown	overgrowth. Notice issued with deadline of 08-03-26.
PN-26-23	1301 Stonewyck Drive	Belle Realty Development Co Inc	overgrowth, Notice issued with deadline of 08-03-26,
PN-26-24	101 Rocklyn Lane	Gerald G & Emily S Gordy	overgrowth. Property is for sale. Called Realtor and she related her contractor is on site today taking care of it. Will verify abatement. CLOSED 07-22-26.
PN-26-25	804 North Salisbury Avenue	Santa Guisela Angeles Espinpsa	overgrowth, Notice issued with deadline of 08-03-26,
ABANDONED/JUNKED/NUISANCE VEHICLES			

MINIMUM HOUSING STANDARDS			
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7/22/2026

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