

**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
October 5, 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

September 8, 2026

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

New Business

3. Draft Ordinance

Zoning Map Amendment 2026-11-09 Eastbend Ln

ACTION REQUESTED: Motion to adopt a statement of consistency and reasonableness.

ACTION REQUESTED: Motion to recommend approval of Ordinance ZMA 2026-11-09 to amend the Official Zoning Map.

4. Draft Ordinance

Zoning Text Amendment 2026-11-09 Table of Uses

ACTION REQUESTED: Motion to adopt a statement of consistency and reasonableness.

ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2026-11-09 to amend the Granite Quarry Development Ordinance.

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
Tuesday, September 8, 2026

Present: Chairman Joe Hudson, Vice-Chairman Fred Krusemark, Greg Summitt, Jerry Gomez, Tamara Alston, Eric Fiel

Staff: Town Planner Rebecca Hart; Town Clerk Aubrey Smith; Assistant Planning, Zoning, and Subdivision Administrator Rick Flowe

Visitors: Town Manager Jason Hord, Mayor Pro Tem John Linker

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

June 1, 2026

ACTION: Vice-Chairman Krusemark made a motion to approve (*the June 1, 2026 meeting minutes*). Mr. Summitt seconded the motion. The motion passed with all in favor.

New Business

3. Discussion

Planning Department Introduction & Roles

Town Manager Jason Hord introduced the newly appointed Town Planner, Rebecca Hart. Ms. Hart was hired after the Council recognized the need for a full-time planner and to have the planning department fully operational five days a week. Ms. Hart has taken over the role of Planning, Zoning, and Subdivision Administrator but the Town will continue to contract with N-Focus for floodplain administration, code enforcement, and Rick Flowe's assistance on special projects.

Ms. Hart introduced herself to the board and described her years of experience in local government. She holds bachelor's degrees in political science and communications from Western Carolina University and is currently pursuing her MPA. Ms. Hart asked each board member to introduce themselves by responding to three questions: why they joined the planning board and how long they have served; what they like about Granite Quarry or their neighborhood; and what aspect of planning and zoning they would like to learn more about, or how staff could better support them.

Recess

Chairman Hudson recessed the meeting at 6:17 p.m. in order to open the Board of Adjustment meeting.

Chairman Hudson called the meeting back to order at 6:19 p.m.

4. Discussion

Planning Department Introduction & Roles *Cont.*

After the recess the Board members continued to share their responses to the questions from Ms. Hart.

Mayor Pro Tem Linker addressed the Board and thanked the members for their service. He shared that he appreciated all the different backgrounds and interests that were represented. He stated that the Council's focus was quality of life in Granite Quarry and encouraged Board members to contact him and the rest of the Council with any questions or concerns.

Mr. Flowe addressed the Board regarding his transition out of the planning and zoning administrator role. He expressed confidence in Ms. Hart's capabilities and reflected on his career as a public servant in a contracted capacity spanning over four decades. Chairman Hudson thanked Mr. Flowe on behalf of the Board for his contributions to the town.

Old Business

5. Monthly Review

Planning and Code Enforcement Reports

The Board reviewed the Planning and Code Enforcement reports. Members had questions for Ms. Hart regarding code enforcement and new development. Mayor Pro Tem Linker shared that the Council had taken a complaint-driven approach on code enforcement in the past, but welcomed feedback. Vice-Chairman Krusemark shared that he felt a complaint-driven approach was inconsistent and stated education and communication should be the focus. After discussion, the Board was in favor of sharing code enforcement FAQs or an abbreviated list of code enforcement standards and priorities in the town newsletter. Ms. Hart provided information on the code enforcement process and the informal nature of the complaint submittal system. She will share a flyer she created to provide information on what can be enforced in the town limits versus the town's extraterritorial jurisdiction.

Adjournment

ACTION: Mr. Summitt made a motion to adjourn. Mr. Gomez seconded the motion. Chairman Hudson closed the meeting at 7:07 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

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

Ordinance #ZMA-2026-11-09

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 Jennifer M Earnhardt described as Rowan County Parcel located at 809 Eastbend Ln (Parcel 405 006) appearing in a location map from Rowan County GIS shown in Attachment “A” and property description as shown in Attachment “B” attached hereto. Said parcel consists of approximately 82.46 acres.

Part 1. Statement of Consistence and Reasonableness

The Town Council finds that the zoning map amendment is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan because the Plan identifies the subject property for future industrial development. The zoning map amendment is reasonable and in the public interest because it is compatible with the surrounding development pattern.

Part 2. Establishment of New Zoning Designation.

That Rowan County Parcel ID 405 006 as shown in Attachments “A” and “B”, attached hereto shall be designated “Industrial (IND) Zoning District” on the Official Zoning Map.

Part 3. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 10th day of November 2026.

Adopted this 9th day of November 2026.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment “A”

Image from Rowan County GIS: 809 Eastbend Ln (Parcel 405 006)



(This space left blank intentionally)

Attachment "B"

Property Description of 809 Eastbend Ln (Parcel 405 006)

BEGINNING at a stone, Misenheimer's corner and runs thence South 49 deg. East 15.30 chains to a stake, Earnhardt's corner; thence North 27 deg. East 7.17 chains to a stone, Earnhardt's corner on the old line; thence North 27 1/2 deg. East 11.00 chains to a Post Oak Heilig's corner; thence North 1 deg. East 10.52 chains to a stone, Heilig's corner; thence North 80 deg. West 4.30 chains to a stone, Heilig's corner; thence North 2 deg. East 9.60 chains to a stone, Heilig's corner; thence a new line North 80 deg. West 15.33 chains to a stone, Mrs. M. J. Julian's corner; thence with Mrs. Julian's line, North 88 1/2 deg. West 16.72 chains to a stone, Sweet's corner; thence South 1/2 deg. West 19.29 chains to a stone, a new corner on Rusher's line; thence with Rusher's line, South 61 deg. East 12.79 chains to the BEGINNING, containing 89 acres, more or less, and being a portion of the Bringle tract mentioned above.

LESS AND EXCEPT the following:

1. 5.01 acres, more or less, conveyed out in Deed Book 726, Page 890.
2. 5.551 acres, more or less conveyed out in Deed Book 1408, Page 460.

September 7th, 2026

Town of Granite Quarry

Planning Department

143 N. Salisbury Avenue

Granite Quarry, NC 28146

Re: Owner Consent for Development Applications

Property Address: 809 Eastbend Ln

Property Parcel ID: 405 006

To whom it may concern:

I, **Jennifer Earnhardt**, hereby provide consent to **MRP Industrial SE, LLC** to act on my behalf with respect to the property located at **809 Eastbend Ln, Salisbury, NC 28146**. This consent authorizes MRP Industrial SE, LLC to prepare, sign and submit all necessary applications and supporting materials for the rezoning, subdivision and land development plans of the property in the Town of Granite Quarry.

This authorization includes the right to communicate with the Town of Granite Quarry staff and other relevant agencies as needed to process and obtain approvals related to the aforementioned application.

Please do not hesitate to contact me directly if you require any additional information.

Sincerely,

 *Jennifer Earnhardt* 09/10/26

Jennifer Earnhardt



PROPOSED
AN AMENDMENT TO THE ZONING MAP
OF THE TOWN OF GRANITE QUARRY NORTH CAROLINA

Applicant/Owner(s):

Name(s)	MRP Industrial (Ace Richardson)
Address	1355 Greenwood Cliff, Suite 401, Charlotte, NC 28204
Telephone	704-421-2938
E-Mail	ARichardson@mrpindustrial.com

Project and Property Information:

Property Location/Address	809 Eastbend Lane, Sailsbury, NC 28146
Existing Zoning Map District	RA (Rowan County)
Proposed Zoning Map District	IND

This proposal to change the zoning classification is made with the understanding that the Planning Board and Town Council consideration of a zoning change is to be based on the suitability of the above area for the zoning classification proposed and not for any singular use or development to be placed thereon.

Therefore, the reasons or justification for the proposed district are:

Annexing the property into Granite Quarry Township while proposing a zoning that matches the adjacent Town of Granite Quarry properties.

The following are all the persons, firms, or corporations owning property:

- Within the area proposed for zone change.
- Adjacent to and within 100 feet of both sides and rear of the property of the proposed zone change.
- Directly across the street from the property of the proposed zone change for a depth of 100 feet from the street.

Parcel Number	Name of Property Owner	Mailing Address
405 006	Jennifer Earnhardt	804 Eastbend Ln, Sailsbury, NC 28146

(Use additional sheets if necessary)

**ALL INFORMATION FURNISHED HEREIN IS TRUE AND FACTUAL INFORMATION
CONCERNING THIS PROPOSAL.**

Applicant Printed Name(s): Applicant Address(es): Applicant Signature(s):

Ace Richardson	1355 Greenwood Cliff, Suite 401, Charlotte, NC 28204	
----------------	---	---

*A filing fee of (\$2,300 + \$195 advertising cost = \$2,495) must accompany each proposed zoning map amendment at the time it is filed with the Town of Granite Quarry.

*A copy of a county tax map which shows subject property and other surrounding properties must accompany this proposal. The property for which a zoning change is proposed must be clearly indicated on the tax map. (Tax maps may be obtained at the Tax Supervisor's Office, Rowan County Office Building.)

For Office Use Only:

Date of Filing:	Case Number:
	ZMA 2026-11-09
Planning Board	Page 9

MEMORANDUM

To: Planning Board

Date: September 23, 2026

From: Rebecca Hart, CZO, Town Planner

Re: Zoning Map Amendment for contiguous property of 809 Eastbend Ln, Salisbury, NC 28146, Parcel ID 405 006

BACKGROUND

On August 27, 2026, MRP Industrial, on behalf of the property owner, submitted a petition for voluntary contiguous annexation into the town limits of the Town of Granite Quarry. The property consists of approximately 82.46 acres.

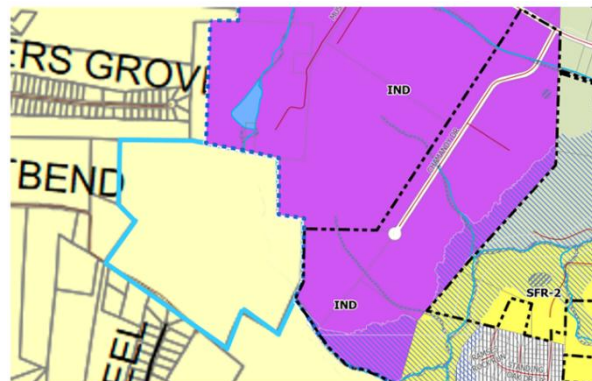


Annotations on Rowan County GIS Map

The property does not currently have a Town of Granite Quarry zoning designation due to its location beyond the Extraterritorial Jurisdiction of the Town. Therefore, a concurrent hearing to designate zoning will be held by Town Council at the same time as annexation.

On September 10, 2026, MRP Industrial submitted a zoning map amendment requesting a zoning designation of Industrial District.

The property is currently zoned by Rowan County as Rural Agricultural. Adjacent properties are zoned Rural Agricultural and Industrial.



Combination of the Rowan County & Town of Granite Quarry Zoning Maps

PROCEDURAL PROCESS FOR REZONING

Article 5 of the Granite Quarry Development Ordinance (GQDO)

provides the following process for a zoning map amendment:

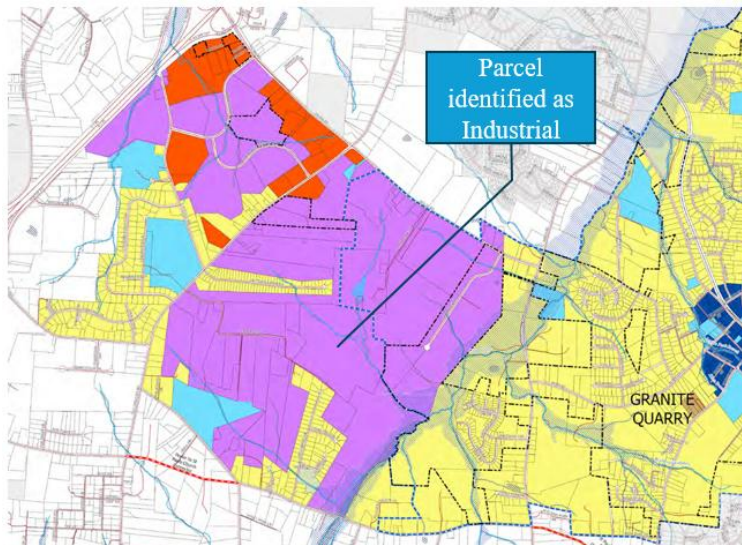
1. Applicant submits the application.
2. Applicant schedules and hosts a neighborhood meeting before Council's review.
3. Planning Board reviews and provides a recommendation to Council to approve or deny the proposed amendment.
4. Town Council holds a legislative hearing and votes to approve or deny the proposed amendment.

RECOMMENDATION

As the Planning, Zoning & Subdivision Administrator, I find that the zoning map amendment request is consistent with the Town's Comprehensive Land Use Plan and compatible with the existing development pattern.

The following Statement of Consistency and Reasonableness is provided for your consideration: "Planning Board finds that

the zoning map amendment is consistent with the Town's 2040 Comprehensive Land Use & Master Plan because the Plan identifies the subject property for future industrial development. The zoning map amendment is reasonable and in the public interest because it is compatible with the surrounding development pattern."



Annotations on Town of Granite Quarry Future Land Use Map

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

Ordinance #ZTA-2026-11-09

BE IT ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D, as follow:

Part 1. Statement of Consistence and Reasonableness

The Town Council finds that the zoning map amendment is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan because the Plan identifies the subject property for future industrial development. The zoning map amendment is reasonable and in the public interest because it is compatible with the surrounding development pattern.

Part 2. Text Amendment

Article 8, Table 8.1, Section 2 is hereby amended to add certain uses within certain districts by inserting the symbol “A” upon such uses in the districts identified:

1. Main Street (MS) District
 - a. “Cut Stone”

Article 10, Section 10.1 is hereby amended to add the following provision:

“10.1-40 Industry Uses as an Accessory to a Principal Use

(A.) Zoning Districts where the additional standards for this use below are applicable are identified in Article 8, Table 8.1 of this Ordinance.

(B.) Standards:

- (1.) The industrial use shall be accessory to and directly associated with the goods sold, displayed, or offered for sale by the principal retail or showroom use and shall not operate independently.
- (2.) All industrial activities, including manufacturing, processing, fabrication, cutting, grinding, and similar activities, shall be conducted entirely within an enclosed building and shall not create noise or vibration that causes a recurring disturbance to adjoining properties.
- (3.) No more than seventy-five percent (75%) of the gross floor area of the establishment shall be devoted to industrial activities.
- (4.) The principal retail or showroom use shall occupy the primary street-facing and customer-facing portion of the establishment, with industrial activities located behind such area.

(5.)Outdoor manufacturing, processing, fabrication, assembly, or storage associated with the industrial use shall be prohibited.”

Part 3. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 10th day of November 2026.

Adopted this 9th day of November 2026.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
ABC Store (liquor sales)	5921						L			L	L	L			
Accessory Dwelling Unit		A (10.1-3)	A (10.1-3)		A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Adult Establishment/Uses															S (10.2-3)
Bookstore, Adult															S (10.2-3)
Cabaret, Adult															S (10.2-3)
Massage Parlor															S (10.2-3)
Motel, Adult															S (10.2-3)
Movie, Adult - Rental, Sales															S (10.2-3)
Retail, Adult Products															S (10.2-3)
Motion Picture Theater, Adult															S (10.2-3)
Agricultural Based Business Facilities		S (10.2-4)													A(10.1-37)
Agricultural Production (Crops only)		L	L					L						L	L
Agricultural Production (Crops & Livestock)		L													
Agricultural Production (Within Buildings)		L												L	L
Alteration, Clothing Repair						L	L		L	L	L				
Ambulance, Fire, Rescue Station		L						L	L	L	L	L		L	
Amusement/Water Parks, Fairgrounds	7996										S (10.2-5)	S (10.2-5)			
Antique Store	5932					L	L			L	L	L			
Apparel Sales (Clothing, Shoes, Accessories)	5600					L	L			L	L	L			
Appliance Repair, Refrigerator or Large	7623									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Appliance Store	5722									A(10.1-37)	A(10.1-37)	A(10.1-37)			
Arts and Crafts Store						L	L			L	L	L			
Asphalt Plant	2951														S(10.2-6 & 16)
Athletic Fields		L	L		L	L		L		L					
Auditorium, Coliseum or Stadium							L	L		L					
Auto Supply Sales	5531									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)		
Automobile Dealers	5571										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Automobile Rental or Leasing	7510									L	L	L	L		
Automobile Repair Services (Major)											A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Automobile Repair Services (Minor)											A (10.1-4)	A (10.1-4)	A (10.1-4)		
Automobile Towing and Storage Services	7549												A (10.1-5)	A (10.1-5)	
Bakery	5461					L	L		L	L	L	L		A(10.1-37)	
Bank, Savings and Loan, or Credit Union	6000					A (10.1-6)	A (10.1-6)			A (10.1-6)	A (10.1-6)	A (10.1-6)			
Barber Shop	7241					L	L		L	L	L	L			
Bar (with/without Beverage Production Accessory Use)	5813					L	L			L	L	L			
Batting Cage, Indoor										L	L	L			
Batting Cages, Outdoor	7999									A (10.1-7)	A (10.1-7)	A (10.1-7)			
Beauty Shop	7431					L	L		L	L	L	L			
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")	7011	A (10.1-8)			A (10.1-8)	A (10.1-8)	A (10.1-8)			A (10.1-8)					
Bicycle Assembly (Bike Shop)	3751					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Billiard Parlors	7999					L	L			L	L	L			
Bingo Games	7999					L	L			L	L	L			
Boat Repair	3730										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Boat Sales	5551										L	L	A(10.1-37)		
Bookstore	5942					L	L	L	L	L	L	L			
Bowling Lanes (bowling alley)	7933					L	L			L	L	L			
Building Supply Sales	5211										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Bulk Mail and Packaging	4212						L			L	L	L		A(10.1-37)	
Bus Terminal	4100					L	L	L		L	L	L			
Camera Store	5946					L	L			L	L	L			
Camp Ground (Recreational Vehicle Park)		A (10.1-39)													
Candy Store	5441					L	L			L	L	L			
Car Wash	7542									A (10.1-9)	A (10.1-9)	A (10.1-9)	A (10.1-9)	A (10.1-9)	
Casino for Games of Chance (RESERVED)															
Cellular Communications Facilities (See "Wireless")															
Cemetery or Mausoleum		A (10.1-10)						A(10.1-10)							
Clothing, Shoe and Accessory Store	5600					L	L			L	L	L			
Club or Lodge	8640					A (10.1-12)	A (10.1-12)	A (10.1-12)		A (10.1-12)	A (10.1-12)	A (10.1-12)			
Coin Operated Amusement	7993						L			L	L	L			
College or University	8220							L							
Communication or Broadcasting Facility,w/o Tower	4800					L	L	L		L	L	L		L	
Computer Sales and Service						L	L			L	L	L			
Convenience Store (with gasoline pumps)	5411									L	L	L		L	
Convenience Store (without gasoline pumps)	5411					L	L			L	L	L		L	
Correctional Institution (RESERVED)	9223														
Country Club with or without Golf Course	7997	A (10.1-13)				A (10.1-13)		A (10.1-13)	A (10.1-13)	A (10.1-13)	A (10.1-13)	A (10.1-13)			
Crematorium														L	
Dance School	7911					L	L	L	L	L	L				
Day Care Center for Children or Adults (6 or more)	8322	A (10.1-14)				A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)	A (10.1-14)			A (10.1-14)	
Day Care Center, Home Occupation for less than 6 children		A (10.1-15)			A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)	A (10.1-15)			A (10.1-15)	
Department, Variety or General Merchandise Store	5300					L	L			L	L	L			
Dormitories								A (10.1-16)							
Drive Through Window as Accessory Use						A (10.1-17)	A (10.1-17)	A (10.1-17)		A (10.1-17)	A (10.1-17)	A (10.1-17)			
Drugstore/Pharmacy, without Drive Through Window	5912					L	L			L	L	L			
Dwelling(s) (see Residential Dwellings)															
Electronic Gaming Operation															S (10.2-15)
Equestrian Facility	7999	S (10.2-7)				S (10.2-7)					S (10.2-7)				
Equipment Rental & Leasing (no outside storage)	7350					L	L			L	L	L	L	L	
Equipment Rental (w/fenced outside storage)	7350									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Equipment Repair, Heavy	7690										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Event and Wedding Venue		L				L	L	L	L	L					
Fabric or Piece Goods Store	5949					L	L			L	L				
Family Care Facility (Family Care Home)		L	L		L	L	L	L	L	L	L				
Farmers Market		L				L	L	L	L	L					
Fences & Walls (see 2.13)		L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)
Fire, Ambulance, Rescue Station		L						L				L		L	
Firearms and Ammunition Sales, (incl. Custom Gunsmith)						L	L				L	L		L	
Floor Covering, Drapery, and/or Upholstery Sales	5710						L			A(10.1-37)	A(10.1-37)	A(10.1-37)			

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac- tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Florist	5992	L				L	L		L	L	L	L		A(10.1-37)	
Fortune Tellers, Astrologers RESERVED	7999														
Fuel Oil Sales and Distribution for "Home" or other Delivery	5980														S(10.2-11&16)
Funeral Home without Crematorium	7261						L			L	L				
Furniture Framing	2426						L			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Furniture Repair Shop	7641					L				A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Furniture Sales	5712					L	L			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Game Room, Video Game Room, Coin Operated	7993						S (10.2-15)			S (10.2-15)	S (10.2-15)	S (10.2-15)			
Garden Center or Retail Nursery	5261									A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Gift or Card Shop	5947					L	L	L	L	L	L	L			
Golf Course (See Country Club with Golf Course)	7992	A (10.1-13)				A (10.1-13)		A (10.1-13)		A (10.1-13)	A (10.1-13)				
Golf Course, Miniature	7999									L	L	L			
Golf Driving Range	7999	A (10.1-19)				A (10.1-19)		A (10.1-19)		A (10.1-19)	A (10.1-19)	A (10.1-19)			
Grocery Store	5400					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Group Care Facility		S (10.2-8)	S (10.2-8)	S(10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)	S (10.2-8)			
Hardware Store	5251					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)															S(10.2-16)
Hobby Shop	5945					L	L			L	L	L			
Home Furnishings Sales	5719					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)			A (10.1-21)	
Hospital	8062							L							
Hotel or Motel	7011					L	L			L	L	L			
Jewelry Store	5944					L	L			L	L	L			
Junked Motor Vehicle Storage as Accessory Use		A (10.1-22)									A (10.1-22)	A (10.1-22)	A (10.1-22)	A (10.1-22)	
Junkyards, Salvage Yards, Used Auto Parts	5015														S(10.2-9 & 16)
Kennels or Pet Grooming w/Outdoor Pens or Runs		A (10.1-23)									A (10.1-23)	A (10.1-23)		A (10.1-23)	
Kennels or Pet Grooming, No Outdoor Pens or Runs		L				L	L			L	L	L		L	
Laboratory, Medical or Dental	8071														S(10.2-16)
Landfill, Demolition Debris, Minor and Major RESERVED															
Landscape Services with Outside Storage	780	L									A(10.1-37)				
Laundromat, Coin-Operated	7215						L			L	L	L			
Laundry or Dry Cleaning	7211					L	L		L	L	L	L			
Library	8231					L	L	L							
Lighting Sales and Service						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Manufactured Home/Dwelling Sales	5271									L					
Manufacturing & Industry (see Table 8.1, sect. 2)															
Marijuana and/or Cannabis Operation		S(10.2-4)									S(10.2-17)				S(10.2-17)
Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)															
Market Showroom (Furniture, Apparel etc.)						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Martial Arts Instructional Schools	7999					L	L		L	L	L			L	
Medical, Dental or Related Office	8000					L	L	L	L	L	L	L			
Metal Coating and Engraving	3470														S(10.2-16)
Metal Processing	3350														S(10.2-16)

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Migrant Labor Housing															
Motion Picture and/or Television Production	7810					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Motorcycle Sales (new & used), Parts and Service	5571										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Moving and Storage Service	4214									A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Museum or Art Gallery	8412					L	L	L	L	L	L	L			
Musical Instrument Sales	5736					L	L		L	L	L	L			
Newsstand	5994					L	L	L	L	L	L	L			
Nursing Home, Assisted Living	8050	A (10.1-25)				A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)	A (10.1-25)				
Office Machine Sales	5999					L	L			L	L	L		A(10.1-37)	
Office Uses															
Accounting, Auditing or Bookkeeping Services	8721					L	L		L	L	L	L			
Administrative or Management Services	8740					L	L		L	L	L	L			
Advertising Agency	7310					L	L		L	L	L	L			
Architect, Engineer or Surveyor's Office	8710					L	L		L	L	L	L			
Dental, Medical or Related Office	8000					L	L	L	L	L	L	L			
Employment Agency, Personnel Agency	7360					L	L	L	L	L	L	L			
Finance or Loan Office	6100					L	L		L	L	L	L			
General Contractors Office w/ Fenced Outside Storage														L	
General Contractors Offices without Outside Storage										L	L	L	L		
Government Office	9000	L				L	L	L	L	L	L	L			
Home Occupation		A (10.1-21)	A (10.1-21)	A(10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)	A (10.1-21)		A (10.1-21)	
Insurance Agency (w/on-site claims inspections)	6300					L	L			L	L	L			
Insurance Agency (without on-site claims inspections)	6411					L	L		L	L	L	L			
Law Office	8111					L	L	L	L	L					
Medical, Dental or Related Office	8000					L	L	L	L	L	L	L			
Office Uses Not Otherwise Classified						L	L			L	L	L		L	
Real Estate Office	6500					L	L		L	L	L	L			
Service Contractors Offices w/Fenced Outside Storage														A(10.1-37)	
Service Contractors Offices without Outside Storage											L	L	L		
Stock, Security or Commodity Broker	6200					L	L		L	L	L	L			
Temporary Real Estate Office (see Article 15)															
Travel Agency	4720					L	L		L	L	L	L			
Optical Goods Sales	5995					L	L	L		L	L	L			
Outside Storage Uses Not Otherwise Classified														A(10.1-37)	
Paint and Wallpaper Sales	5231					A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Parks and Recreation Facilities, Public	7990	A (10.1-26)	A (10.1-26)	A(10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)	A (10.1-26)			
Parking Lots or Structures						L	L	L		L	L	L		L	
Pawnshop or Used Merchandise Store	5932										A (10.1-35)				
Pest or Termite Control Services	7342										A(10.1-37)			A(10.1-37)	
Pet Store	5999					L	L			L	L	L			
Petroleum Products Storage and/or Transfer															S (10.2-11&16)
Pharmacy/Drugstore	5912					L	L			L	L	L			
Photofinishing Laboratory	7384						L			L					S(10.2-16)
Photography, Commercial	7335					L	L			L	L	L			

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufactured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Photography Studio	7221					L	L	L	L	L	L	L			
Physical Fitness Center, Health Club	7991					L	L	L	L	L	L	L			
Police Station						L	L	L			L	L			
Portable Storage Unit (POD) (as Temporary Use - see Article 15)															
Post Office								L							
Printing and Publishing Operation	2700					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Printing, Photocopying and Duplicating Services	7334					A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)		A(10.1-37)	
Raceway (Go-cart, Motorcycle, &/or Automobile)	7999										A (10.1-20)	A (10.1-20)			
Recorded Media Sales (Record/Compact Disc/Tape)	5735					L	L			L	L	L			
Recreational Vehicle and/or Campground Park		A (10.1-39)													
Recreational Vehicle Sales (new and used)	5561										A(10.1-37)	A(10.1-37)	A(10.1-37)		
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	8661					A (10.1-11)	L	A (10.1-11)							
Residential Uses (Dwellings)															
Dwelling, Accessory Unit		A (10.1-3)	A (10.1-3)	A(10.1-3)	A (10.1-3)	A (10.1-3)	L	A (10.1-3)	A (10.1-3)	A (10.1-3)					
Dwelling, Attached House (incl. term "Townhouse")					L	L	L	L	L	L					
Dwelling, Manufactured Home (see sub-sections 22.5-2 & 10.1-36 for replacement units)				A(10.1-36)											
Dwelling Park, Manufactured Home (see sub-sections 2.20 & 22.5-1)				S(10.2-10)											
Dwelling, Multifamily 8 Units or Less					A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Multifamily (apartments or condominiums)						A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)	A (10.1-24)					
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L	L	L	L	L	L	L	L					
Temporary Family Health Care Structure (per G.S. 160D-915(a)(5))		L	L	L	L	L	L	L	L	L					
Tourist/temporary Residence (see section 2.23)															
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812					L	L		L	L	L	L			
Retail Sales Not Otherwise Listed						A(10.1-37)	A(10.1-37)			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Retreat Center		L				L	L	L							
Satellite Dish As Accessory Use		L	L	L	L	L	L	L	L	L	L	L	L	L	L
Sewage Treatment Plant	4952													S (10.2-12)	
School, Elementary or Secondary	8211							A (10.1-28)							
Service Contractors Offices with Fenced Outside Storage														A(10.1-37)	
Service Contractors Offices without Outside Storage											L	L	L		
Service Station (Automobile Repair Services, Minor)	5541					A (10.1-4)				A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Service Station (Automobile Repair Services, Major)	5541										A (10.1-4)	A (10.1-4)	A (10.1-4)	A (10.1-4)	
Shelter for the Homeless RESERVED															
Shoe Repair or Shoeshine Shop	7251					L	L			L	L	L			
Shooting Range, Indoor	7999									S (10.2-13)	S (10.2-13)	S (10.2-13)			
Shooting Range, Outdoor RESERVED															
Shopping Center										A(10.1-37)	A(10.1-37)	A(10.1-37)			
Sign (Accessory Use as permitted by Article 17)		L	L	L	L	L	L	L	L	L	L	L	L	L	L

Table 8.1 - Table of Uses AMENDED 13 Jan. 2025 L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac- tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Sign fabricating	7312						A(10.1-37)			A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	
Skating Rink	7999										L	L			
Solid Waste Disposal (non-hazardous)	4953													A(10.1-37)	
Special Events not listed (see Article 15)															
Sporting Goods Store	5941					L	L			A(10.1-37)	A(10.1-37)	A(10.1-37)			
Sports and Recreation Clubs, Indoor	7997					L	L	L	L	L	L	L			
Stationery Store	5943					L	L			L	L	L			
Storage, Self w/interior access to individual units		L				L			L	L	L	L	L	L	
Storage, Self w/interior access to individual units		L									L	L	L	L	
Storage, Self w/outdoor storage for vehicles, etc.		A (10.1-37)				A (10.1-37)			A (10.1-37)	A (10.1-37)	A (10.1-37)		A (10.1-37)	L	
Swim and Tennis Club	7998	A (10.1-29)	A (10.1-29)		A (10.1-29)	A (10.1-29)		A (10.1-29)	A (10.1-29)	A (10.1-29)	A (10.1-29)	A (10.1-29)			
Swimming Pool As Accessory Use		L	L	L	L	L		L	L	L					
Tattoo and/or Body Piercings Studio							L				L	L			
Taxidermist	7699									L	L	L		L	
Television, Radio or Electronics Sales & Repair						L	L			L	L	L	L	A(10.1-37)	
Temporary Construction Storage and/or Office		A (10.1-30)	A (10.1-30)	A(10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)	A (10.1-30)
Temporary Uses not listed (see Article 15)															
Theater (indoor)	7832					L	L	L		L	L	L			
Tire Recapping	7534														S(10.2-16)
Tire Sales, Motor Vehicle	5531										A (10.1-4)	A (10.1-4)	A (10.1-4)	A(10.1-37)	
Towers, Telecommunications and/or Broadcast							S (10.2-14)			S (10.2-14)	S (10.2-14)	S (10.2-14)		S (10.2-14)	
Truck and Utility Trailer Rental and Leasing										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Trucking Centers, Truck Stop &/or Freight Terminal	4213													A(10.1-37)	
Utility Equipment and Storage Yards														A(10.1-37)	
Utility Metering Station		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Utility Pumping Station		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Utility Substation		A(10.1-37)	A(10.1-37)		A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)
Vending Machine - Outdoor (with or without advertising)		L				L	L	L		L	L	L	L	L	L
Veterinary Service, Large Animal	741	L									L				
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs		L				L	L			L	L	L		L	
Veterinary Service w/Outdoor Kennels and/or Runs		A (10.1-31)									A (10.1-31)			A (10.1-31)	
Video Media Rental and Sales	7841					L	L			L	L	L			
Vocational, Business or Secretarial School	8240					L	L	L	L	L	L				
Warehouse (general storage, enclosed, no outdoor storage)	4220						L			L	L	L		L	
Warehouse (Self-storage with outdoor storage)	4225									A(10.1-37)	A(10.1-37)			A(10.1-37)	
Water Treatment Plant														A(10.1-37)	
Wedding and Events Venue		L				L	L	L	L	L					
Wholesale Trade (see section 3 of this table)															
Wireless Facility, Micro		A (10.1-32)	A (10.1-32)	A(10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)	A (10.1-32)
Wireless (telecommunication) Facilities, Concealed		A (10.1-33)	A (10.1-33)	A(10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)	A (10.1-33)
Wireless (telecommunication) Facilities, Collocated		A (10.1-34)	A (10.1-34)	A(10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)	A (10.1-34)
Wireless Support Structure (telecommunication tower)							S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)	S (10.2-14)		S (10.2-14)	
Yard Sale (no more than 3 per year)		(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	(Sect. 15.3)	

Table 8.1 - Table of Uses AMENDED 12 Nov. 2024 L=listed use S=special use A=use listed with additional standards Section 2 - Manufacturing & Industry of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac- tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Light Industrial Uses															
Animal Feeds	2048	S (10.2-4)					L				S (10.2-4)	S (10.2-4)		A(10.1-37)	
Apparel and Finished Fabric Products	2300						L							A(10.1-37)	
Assembly of components manufactured off-site, Final							L			L				A(10.1-37)	
Audio, Video and Communications Equipment	3600						L			L				A(10.1-37)	
Bakery Products	2050					L	L				L	L		A(10.1-37)	
Beverage Products and/or Bottling		S (10.2-4)					L							A(10.1-37)	
Bicycle Parts and Accessories	3751						L						A(10.1-37)	A(10.1-37)	
Brooms and Brushes	3991						L							A(10.1-37)	
Computer and Office Equipment	3570						L			L				A(10.1-37)	
Data Center, includes Cryptocurrency Mining Facilities														A(10.1-37)	
Electrical Equipment	3600													A(10.1-37)	
Furniture and Fixtures	2500						L							A(10.1-37)	
Glass Products from Purchased Glass	3231						L							A(10.1-37)	
Household Appliances	3630													A(10.1-37)	
Leather Products (not including tanning)	3100	S (10.2-4)					L							A(10.1-37)	
Lighting and Wiring Equipment	3640						L							A(10.1-37)	
Manufactured Housing and Wood Buildings	2450													A(10.1-37)	
Medical, Dental and Surgical Equipment	3840									L				A(10.1-37)	
Photographic Equipment and Supplies										L				A(10.1-37)	
Pottery and Related Products	3260	L					L							A(10.1-37)	
Sign manufacture							L						A(10.1-37)	A(10.1-37)	
Sporting Goods and Toys	3940						L							A(10.1-37)	
Textile Products (no dying and finishing)	2200						L							A(10.1-37)	
Heavy Industrial Uses															
Ammunition, Small Arms	3482													A(10.1-37)	
Asbestos, Abrasive and Related Products	3290														S(10.2-16)
Batteries	3691														S(10.2-16)
Chemicals, Paints and Allied Products	2800														S(10.2-16)
Concrete, Cut Stone and Clay Products	3200													A(10.1-37)	
Dairy Products	2020	S (10.2-4)												A(10.1-37)	
Fabricated Metal Products	3400												A(10.1-37)	A(10.1-37)	
Floor Coverings (including carpet)														A(10.1-37)	
Foundries Producing Iron & Steel Products/Materials													A(10.1-37)		S(10.2-16)
Hazardous Industry															S(10.2-16)
Hazardous &/or Radioactive Waste (Transport/Storage/Incineration)															S(10.2-16)
Heating Equipment and Plumbing Fixtures	3430													A(10.1-37)	
Industrial Equipment and Commercial Machinery	3500													A(10.1-37)	
Leather Products (including tanning)	3100														S(10.2-16)
Lumber, Millwork, Plywood and Veneer	2430													A(10.1-37)	
Meat-packing Plants															S(10.2-16)
Metal FastenerA (Screws, bolts, etc.)	3450												A(10.1-37)	A(10.1-37)	
Paperboard Containers and Boxes	2650													A(10.1-37)	
Pharmaceutical Products	2834														S(10.2-16)
Rubber and Plastics	3000														S(10.2-16)
Soaps and Cosmetics	2840														S(10.2-16)
Textile Products (with dying and finishing)	2260														S(10.2-16)
Energy and Resource Industries															
Drilling Operation Petroleum Natural Gas RESERVED															
Electrical Energy Production (all sources)															S(10.2-16)
Planning Board Mining and/or extraction (incl. quarry) RESERVED															

Table 8.1 - Table of Uses AMENDED 12 Nov. 2024 L=listed use S=special use A=use listed with additional standards Section 3 - Wholesale Trade of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)	Manufac-tured Home Overlay (MHO)	Residential Main Street Transition (RMST)	Traditional Neighborhood Development Overlay (TNDO)	Main Street (MS)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 52 Commercial (C-52)	I-85 Commercial (C-85)	Vehicle Services/ Repair (VSR)	Industrial (IND)	Heavy Industry Overlay (HIO)
Wholesale with Outdoor Storage															
Flowers, Nursery Stock and Florist Supplies	5193	S (10.2-4)									A(10.1-37)	A(10.1-37)		A(10.1-37)	
Lumber and Other Construction Materials with fenced storage	5030										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Machinery, Equipment and Supplies	5080										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Machinery, Farm and Garden	5083										A(10.1-37)	A(10.1-37)	A(10.1-37)	A(10.1-37)	
Wholesale with Hazardous Materials															
Chemicals and Allied Products	5169														S(10.2-16)
Plastics Materials	5162										A(10.1-37)			A(10.1-37)	
Resins	5162														S(10.2-16)
Wholesale with Recycling, Other Activities															
Scrap & Waste Materials - Recycling collection & sorting Only	5093												A(10.1-37)		S(10.2-16)
Wholesale, Other															
Apparel	5130										L	L		A(10.1-37)	
Beer, Wine or Distilled Alcoholic Beverages	5180	S (10.2-4)				L					S (10.2-4)	S (10.2-4)		A(10.1-37)	
Books, Periodicals and Newspapers	5192							L			L	L		A(10.1-37)	
Durable Goods	5099													A(10.1-37)	
Electrical Goods	5060													A(10.1-37)	
Furniture and Home Furnishings	5020										L	L		A(10.1-37)	
Groceries and Related Products	5140										L	L		A(10.1-37)	
Hardware, Wholesale Dealer	5072									L	L	L	L	A(10.1-37)	
Lumber, Millwork and Veneer	5031										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Paper and Paper Products	5110										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Plumbing and Heating Equipment	5070										A(10.1-37)	A(10.1-37)		A(10.1-37)	
Sporting and Recreational Goods and Supplies	5091										L	L		A(10.1-37)	
Wallpaper and Paint Brushes	5198										L	L		A(10.1-37)	



Zoning Text Amendment Application

Applicant's Information

Applicant's Name: James Holden Phone Number (704) 920-0444
Applicant's Mailing Address: 120 W. Henry GA St Salisbury NC 28146
Email foreverimpressingjh@gmail.com

Owner's Name: VAS PROPERTIES LLC (JOAN) Phone Number 803-370-2557
Owner's Mailing Address: 1945 STONEWYCK AVE KANNAPOLIS NC 28081
Email VASPROPERTIES9@GMAIL.COM

Amendment Information

GQDO Section(s) Involved Table 8.1

Reason for Text Amendment:

Proposed Text Amendment: (Attach additional pages if needed)

Allow cutting stone in warehouse

Additional Comments:

Notes:

1. The applicant agrees to pay the Town the current Zoning Text Amendment Fee plus the cost of advertising and adjacent property owner notification for the text amendment public hearing. Current fees can be found in the schedule of fees adopted with the current budget.

Applicant/Developer Signature James Holden

Owner Signature [Signature]

Date 9-15-26

\$500+
\$195
advertising
charge

MEMORANDUM

To: Planning Board

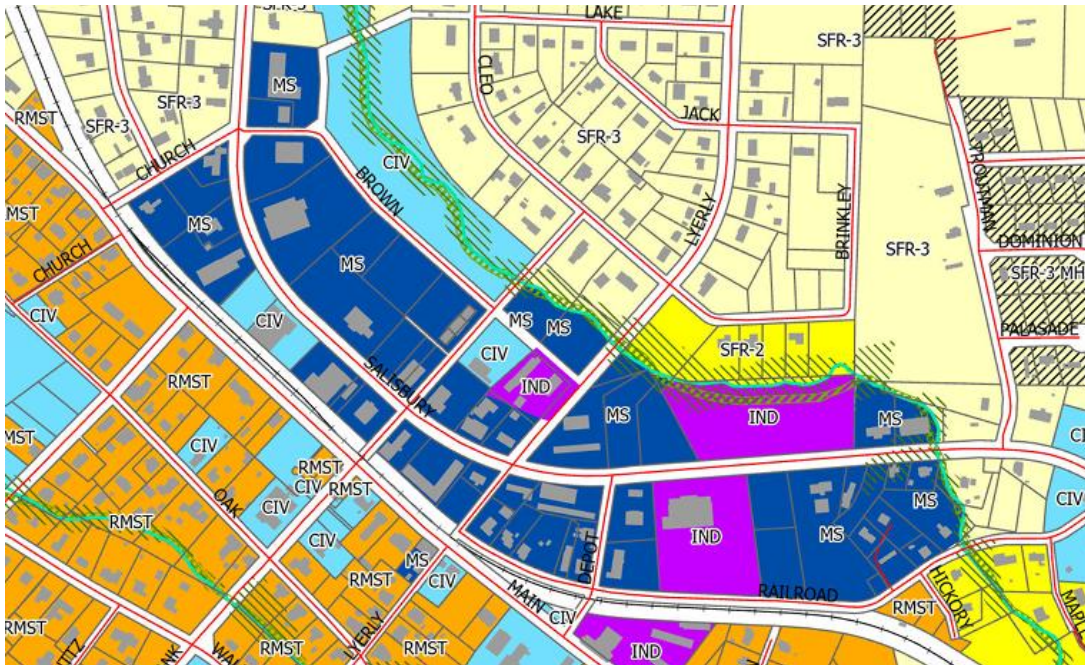
Date: September 25, 2026

From: Rebecca Hart, CZO, Town Planner

Re: Zoning Text Amendment to Allow Cut Stone in Main Street District

BACKGROUND

On September 15, 2026, James Holdren submitted a zoning text amendment to allow Cut Stone in Main Street District (MS) after being advised that his business would not receive a zoning permit for his proposed use.



Main Street District Identified in Blue on Zoning Map

According to the Granite Quarry Development Ordinance's Table of Uses, the MS District allows for some Light Industry Uses, but Cut Stone is listed as a Heavy Industrial Use and allowed in the Industrial District. The Article of the Ordinance provides the following definition of industrial uses:

- **INDUSTRY, LIGHT.** Research and development activities, the manufacturing, compounding, processing, packaging, storage, assembly, and /or treatment of finished or semi-finished products from previously prepared materials, which activities are conducted wholly within an enclosed building. Light industry typically involves land uses operated

in such a manner as to control external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, etc.

- **INDUSTRY, HEAVY.** A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage of or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions.

The Granite Quarry Town Plan 2040 provides the following definition of the applicable zoning districts:

- The Main Street District (MS) provides for new development, revitalization, reuse, and infill development in Granite Quarry's core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.
- The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed-use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

PROCEDURAL PROCESS FOR REZONING

Article 5 of the Granite Quarry Development Ordinance provides the following process for a zoning text amendment:

1. Applicant submits the application.
2. Planning Board reviews and provides a recommendation to Council to approve or deny the proposed amendment.
3. Town Council holds a legislative hearing and votes to approve or deny the proposed amendment.

RECOMMENDATION

As the Planning, Zoning & Subdivision Administrator, I have concerns regarding how Cut Stone may impact adjoining properties and the compact, pedestrian-oriented environment intended for the Main Street District. Potential impacts include noise, vibration, outdoor activity, and the conversion of commercial storefronts to predominantly industrial uses.

If the Planning Board wishes to accommodate Cut Stone within the Main Street District, I recommend considering the proposed text amendment allowing Cut Stone as a use listed with additional standards. The proposed standards provided below are intended to maintain an active commercial storefront while limiting the potential impacts of associated industrial activities.

10.1-40 Industry Uses as an Accessory to a Principal Use

(A.) Zoning Districts where the additional standards for this use below are applicable are identified in Article 8, Table 8.1 of this Ordinance.

(B.) Standards:

- (1.) The industrial use shall be accessory to and directly associated with the goods sold, displayed, or offered for sale by the principal retail or showroom use and shall not operate independently.
- (2.) All industrial activities, including manufacturing, processing, fabrication, cutting, grinding, and similar activities, shall be conducted entirely within an enclosed building and shall not create noise or vibration that causes a recurring disturbance to adjoining properties.
- (3.) No more than seventy-five percent (75%) of the gross floor area of the establishment shall be devoted to industrial activities.
- (4.) The principal retail or showroom use shall occupy the primary street-facing and customer-facing portion of the establishment, with industrial activities located behind such area.
- (5.) Outdoor manufacturing, processing, fabrication, assembly, or storage associated with the industrial use shall be prohibited.

The following Statement of Consistency and Reasonableness is provided for your consideration:
“Planning Board finds that the zoning text amendment is consistent with the Town’s 2040 Comprehensive Land Use & Master Plan because it supports the intended compact, pedestrian-oriented development pattern of the Main Street District. The amendment is reasonable and in the public interest because it allows compatible accessory industrial activities while establishing standards to minimize impacts on adjoining properties and maintain the commercial character of the district.”

Planning Monthly Report

August 2026



Issued Permits

Date	Address	Permit Type
8/6/2026	145 Aggrey Av	New Single Family Dwelling
8/4/2026	3075 Faith Rd	Accessory Building/Storage Building
8/18/2026	312 N Salisbury Ave	Temporary Signage
8/21/2026	312 N Salisbury Ave	Signage
8/24/2026	114 N Oak St	New Single Family Dwelling
8/24/2026	114 N Oak St	Driveway
8/24/2026	112 N Oak St	New Single Family Dwelling
8/24/2026	112 N Oak St	Driveway
8/24/2026	308 N Salisbury Ave	Change of Use – Firearms Store in MS District
8/28/2026	300 Deerfield Dr	Exempt Plat

Planning/Zoning Reviews

Inquiry	Zoning	Comments

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

Board of Adjustment: The Board of Adjustment did not meet in August.

TOWN OF GRANITE QUARRY

9/8/2026

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 schedule a follow up inspection to determine full status.

TOWN OF GRANITE QUARRY

9/8/2026

PN-26-06	117 North Oak GQ Street	William Dean Honbarrier & William Eugene Honbarrier Jr.	trash, furniture, debris and a unsafe accessory structure. Notice issued without response. Issued letter for 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. Made contact with the out of state owner and met on site on 08-31-26 and he is working on all the cleanup with plans to demolish the old barn within approximately 2 weeks.
PN-26-07	221 West Peeler	Taheerah Norman & English L Norman Jr	overgrowth, trash and debris. Notice issued with deadline of 07-03-26. Partial abatement completed. Yard is fully overgrown again. Second notice issued with deadline of 08-31-26. No change in conditions. Will arrange for contractor to abate soon.
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. CLOSED 07-28-26.

TOWN OF GRANITE QUARRY

9/8/2026

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. Project completed. CLOSED 07-28-26
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. Project completed . CLOSED 07-31-26
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. 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. No change 08-06-26. Owner called on 08-11-26 relating she just receive the notice that day and will abate the issues asap. CLOSED 08-31-26.
PN-26-21	104 Dominion Drive	Ivette Michelle Salazar Alba and Oscar Elenilson Siguenza Pineda	overgrowth. Abated by owner. CLOSED 07-21-26.

TOWN OF GRANITE QUARRY

9/8/2026

PN-26-22	VL Dominion Drive	Darrin & Sharon Brown	overgrowth. Notice issued with deadline of 08-03-26. No change 08-06-26. Owner called on 08-11-26 relating she just receive the notice that day and will abate the issues asap. CLOSED 08-31-26.
PN-26-23	1301 Stonewyck Drive	Belle Realty Development Co Inc	overgrowth. Notice issued with deadline of 08-03-26. No change 08-06-26 pending arrangement for abatement by Town.
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, No change, pending arrangememts for abatement by town.
PN-26-26	1218 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued with deadline of 09-21-26.
PN-26-27	1243 Stonewyck Drive	Granite DC LLC	overgrowth. Notice issued with deadline of 09-21-26.
PN-26-28	211 Oak Street (A&B)	Neil R & Julie S Shaw	overgrowth. Notice issued with deadline of 09-21-26.
PN-26-29	213 Oak Street (A)	Series Two LLC	overgrowth. Abated by owner. CLOSED 08-31-26.
PN-26-30	205 South Walnut Street	Timothy Edward Cook & Amy F Cook	overgrowth, trash, debris, boxes, and totes. Notice issued with deadline of 08-27-26. Abated by owners. CLOSED 08-31-26.

TOWN OF GRANITE QUARRY

9/8/2026

PN-26-31	206 Wall Street	Sanjeev Uprety & Sujata Katwal	overgrowth. Notice issued with deadline 08-31-26. CLOSED 08-31-26.
PN-26-32	VL adj to 613 East Campbell Avenue	Brinkley Construction Group LLC	overgrowth. The owners have abated the majority of the violation with one small pile of tree/brush debris and one small section on the edge to be completed. Will monitor for completion.
PN-26-33	320 Cantiberry Drive (ETJ)	David McKenna & Wanda M Wagner	ETJ. Nuisance violation not enforceable.
PN-26-34	325 Cantiberry Drive (ETJ)	Kara Baker & Christian Johnson	ETJ. Nuisance violation not enforceable.
PN-26-35	470 Cantiberry Drive (ETJ)	Jo Marie Sell & Brent Webster Flowe	ETJ. Nuisance violation not enforceable.
PN-26-36	605 South Main Street	Roger W Childers & Helga Childers	overgrowth. Notice issued with deadline of 08-31-26. Abated by owner. CLOSED 08-31-26.
PN-26-37	920 Legion Club Road	Juan Bello Santos	overgrowth. Notice issued with deadline of 09-21-26.
PN-26-38	302 Aspen Avenue	Gregory & Deborah Alexander	overgrowth. Pending site visit and notice.
ABANDONED/JUNKED/NUISANCE VEHICLES			
MINIMUM HOUSING STANDARDS			

TOWN OF GRANITE QUARRY

9/8/2026

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 conducted with owners. Pending inspection report and hearing.
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. Will monitor. Enforcement on Hold.

TOWN OF GRANITE QUARRY

9/8/2026

			Substandard housing conditions, HVAC issues. Met occupant on site for inspection. The property manager has had a technician in to service the HVAC. Seems to have corrected many issues and no other violations were found. Advised the occupant to continue to notify management but to feel free to contact Code Enforcement if any issues are not addressed. CLOSED 07-28-26
HC-26-03	110 Walton Street	Catchpole LLC	
NON-RESIDENTIAL BUILDINGS AND STRUCTURES			
DEVELOPMENT ORDINANCE			

TOWN OF GRANITE QUARRY

9/8/2026

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. 08-06-26 he is now down to three to four vehicles in the back and a dilapidated camper in the front at the tree line.
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

9/8/2026

			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. CLOSED 07-08-26
Z-25-17	175 Landmark Drive	Cynthia B Zefer (Osterhus)	
Z-26-02	904 North Salisbury Avenue	The Cove Church	Sign violation. Notice issued with deadline of 07-26-26. CLOSED 07-28-26
Z-26-03	210 Bradford Drive	Alexis Nicole Miller-Barroso and Angel Luis Barroso-Roman Jr	Unpermitted Business use in a SFR-2 zoning district. Pending notice.
Z-26-04	214 South Salisbury Avenue	McKinney Family Properties LLC	Buisness use without required permits. Use not permitted in the Main Street district. Pending notice.
Z-26-05	904 North Salisbury Avenue	The Cove Church	Sign violation. Pending notice.

WHO ENFORCES WHAT?

Where your property is located determines which local government regulations apply. The Town of Granite Quarry regulates the development, conditions, and activities of properties. However, some of these regulations do not extend into the Extraterritorial Jurisdiction (ETJ).

INSIDE TOWN LIMITS

Town administers
Development Regulations and
other Town Ordinances.

- ✓ Zoning & Land Use
- ✓ Development Standards
- ✓ Subdivision Regulations
- ✓ Minimum Housing
- ✓ Overgrown Lots
- ✓ Junk and Debris
- ✓ Noise

INSIDE THE ETJ

Town administers
Development Regulations.

- ✓ Zoning & Land Use
- ✓ Development Standards
- ✓ Subdivision Regulations
- ✓ Minimum Housing
- ✗ Overgrown Lots
- ✗ Junk and Debris
- ✗ Noise

WHAT'S THE DIFFERENCE?

JUNKYARD = LAND USE



Zoning regulates whether a property can be used as a junkyard. The Town can enforce its zoning regulations in both the Town limits and ETJ.

JUNK CAR = NUISANCE



A junk car sitting in a yard is a nuisance. The Town may enforce this within Town limits, while County's jurisdiction applies in the ETJ.



NOT SURE WHERE YOUR PROPERTY IS LOCATED?

Contact the Town of Granite Quarry. Staff can help determine whether a property is within the Town limits or ETJ and direct you to the appropriate agency.



Town of Granite Quarry Code Enforcement Process

The Town generally initiates code enforcement in response to complaints or concerns brought to staff's attention rather than conducting routine inspections of properties for potential violations. This is known as "complaint-based enforcement".

How is a concern received, reviewed, and resolved?

1. Complaint Received

A potential code violation is reported to Town staff. Residents can report concerns to staff by phone, email, in person.

2. Complaint Reviewed

The complaint is forwarded to the Town Planner, who reviews the concern, applicable regulations, and property history to determine the appropriate next steps.

Depending on the nature of the complaint:

- **Overgrown lots:** Public Works will inspect and tag the property as appropriate.
- **Zoning violations:** The Town Planner will review the potential violation and, if warranted, mail a courtesy notice to the property owner.
- **Other code violations:** The complaint will be referred to the Town's contracted Code Enforcement Officer for investigation and appropriate action.

3. Property Owner/Responsible Party Notified

If a violation is confirmed, the appropriate staff member or Code Enforcement Officer contacts the responsible party to explain the violation, the action needed to correct it, and the timeframe for compliance.

4. Follow-Up

Staff follows up after the compliance period to determine whether the violation has been corrected.

5. Case Closed or Further Enforcement

If the violation is corrected, the case is closed. If it remains unresolved, staff may proceed with additional enforcement measures authorized by the applicable ordinance. Depending on the type of violation, these measures may include civil penalties for continued noncompliance or, when the Town undertakes abatement, a lien on the property to recover eligible abatement costs.