

**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