



**Town of  
GRANITE QUARRY**  
**TOWN OF GRANITE QUARRY**  
**PLANNING BOARD**  
**REGULAR MEETING AGENDA**  
**November 2, 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**

**October 5, 2026**

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

**New Business**

**None**

**Old Business**

**3. Monthly Review**

**Planning and Code Enforcement Reports**

**Adjourn**



**Town of  
GRANITE QUARRY**  
**TOWN OF GRANITE QUARRY**  
**PLANNING BOARD MEETING**  
**REGULAR MEETING MINUTES**  
**Monday, October 5, 2026**

**Present:** Chair Joe Hudson, Vice-Chair Fred Krusemark, Greg Summitt, Jerry Gomez, Eric Fiel

**Not Present:** Tamara Alston

**Staff:** Town Planner Rebecca Hart, 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**

**September 8, 2026**

**ACTION:** Mr. Gomez made a motion to approve (*the September 8, 2026 meeting minutes*). Mr. Fiel seconded the motion. The motion passed with all in favor.

**New Business**

**3. Draft Ordinance**

**Zoning Map Amendment 2026-11-09 Eastbend Ln**

Town Planner Rebecca Hart presented the staff report for the proposed Zoning Map Amendment and reviewed the Board's advisory role in making a recommendation to the Town Council. She stated the 82-acre parcel, owned by Jennifer Earnhardt with MRP Industrial as applicant, is currently outside town limits, zoned Rural Agricultural by Rowan County, and is proposed for Industrial zoning as part of their pending annexation request. Ms. Hart noted adjacent town properties are already zoned Industrial and that the Town's 2040 Future Land Use Map identifies the site for future industrial development.

Tim Hudson of MRP Industrial stated the company is based in Baltimore with a Charlotte regional office and that this would be its first project in the Greater Charlotte market. He said the site is planned as a three-building light industrial/manufacturing/distribution park, with access from Chamandy Drive and Heilig Road to I-85 through adjacent parcels also under contract. He added that a Traffic Impact Analysis is underway with NCDOT and confirmed there would be no access from Eastbend Lane in order to preserve a buffer to nearby residential properties.

In response to Board questions, Mr. Hudson cited recent MRP tenants. Chairman Hudson noted that two of the three proposed buildings would be on the subject parcel, with the third on an adjoining parcel already within town limits. Ms. Hart confirmed a plat submittal meeting for that parcel was scheduled for later in the week.

Ms. Hart recommended a statement of consistency and reasonableness that Chairman Hudson read aloud. "The 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 and that the amendment is reasonable and in the public interest because it is compatible with the surrounding development pattern.”

**ACTION:** Mr. Summitt made a motion to adopt the Statement of Consistency and Reasonableness (*as read by Chairman Hudson*). Mr. Gomez seconded the motion. The motion passed with all in favor.

**ACTION:** Vice-Chairman Krusemark made a motion to recommend (*approval of Ordinance ZMA 2026-11-09*). Mr. Fiel seconded the motion. The motion passed with all in favor.

#### **Recess**

**ACTION:** Mr. Summitt made a motion to recess the meeting.

*Chairman Hudson recessed the meeting at 6:15 p.m. in order to open the Board of Adjustment meeting.*

*Chairman Hudson called the Planning Board meeting back to order at 6:17 p.m.*

#### **4. Draft Ordinance**

##### **Zoning Text Amendment 2026-11-09 Table of Uses**

Town Planner Hart presented the proposed Zoning Text Amendment to add Cut Stone as a listed use in the Main Street District. She noted that text amendments are not parcel-specific and do not require a neighborhood meeting. Ms. Hart explained that while Cut Stone is currently listed only in the Industrial District, the Main Street District already allows some light industrial uses. She recommended that, if approved, Cut Stone be permitted only as an accessory to a principal retail or showroom use, with conditions including: customer-facing retail/showroom space at the front; all fabrication and storage indoors; no outdoor industrial activity or storage; controls on noise and vibration; and industrial use limited to no more than 75% of the building.

Applicant James Holdren addressed the Board and stated his business would operate as a retail showroom with accessory custom fabrication. The proposed 3,900-square-foot space would include about 1,500 square feet of showroom area and 2,400 square feet for rear storage and fabrication, all conducted indoors. He stated he plans to relocate his business from Kannapolis to the shopping center where Subway is located and agreed to the proposed conditions. He added that larger material deliveries would occur about twice weekly through the rear entrance, with smaller vehicles used for regular outgoing deliveries.

Ms. Hart confirmed that, if adopted, the same conditions would apply to similar future Main Street requests. The property owner confirmed rear access to the space. During Board discussion it was noted that the proposed standards were intended to balance business flexibility with protection of the Main Street District’s character.

Chairman Hudson read the recommended statement of consistency and reasonableness and his proposed addition, “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 and that 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- including the addition of the provision for cut stone as a use accessory to a principal use Section 10.1-40 (*of the GQDO*) as written by Planner Hart.”

**ACTION:** Vice-Chairman Krusemark made the motion *(to adopt the Statement of Consistency and Reasonableness as stated by Chairman Hudson)*. Mr. Summitt seconded the motion. The motion passed 4-1 with Mr. Fiel opposed.

Vice-Chairman Krusemark asked Mr. Fiel to share the reason he was opposed. Mr. Fiel stated that he was familiar with industrial businesses and felt the business traffic and storage may become an issue in the future.

**ACTION:** Mr. Gomez made a motion to recommend *(approval of Ordinance ZTA 2026-11-09)*. Vice-Chairman Krusemark seconded the motion. The motion passed 4-1 with Mr. Fiel opposed.

## Old Business

### 5. Monthly Review

### Planning and Code Enforcement Reports

The Board reviewed the Planning and Code Enforcement reports, the flyer provided by Ms. Hart to explain the differences between code enforcement in the town limits and the ETJ, and the code enforcement process outline created by Ms. Hart. There was Board consensus to revisit prioritizing code enforcement issues at a future meeting. Vice-Chairman Krusemark requested that the code enforcement flyer be sent out to the Sunshine List and that a flyer be created outlining the instances that would and would not require a permit and list the associated fees.

## Adjournment

**ACTION:** Mr. Gomez made a motion to adjourn. Mr. Summitt seconded the motion. Chairman Hudson closed the meeting at 6:50 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

# Planning Monthly Report

September 2026



## Issued Permits

| Date      | Address             | Permit Type                |
|-----------|---------------------|----------------------------|
| 9/8/2026  | 1314 Stonewyck Dr   | Driveway                   |
| 9/8/2026  | 1316 Stonewyck Dr   | Driveway                   |
| 9/11/2026 | 1314 Stonewyck Dr   | New Single Family Dwelling |
| 9/11/2026 | 1316 Stonewyck Dr   | New Single Family Dwelling |
| 9/14/2026 | 216 N Oak St        | Exempt Plat                |
| 9/14/2026 | 216 N Oak St        | Exempt Plat                |
| 9/16/2026 | 308 N Salisbury Ave | Signage                    |
| 9/18/2026 | 308 Rowan St        | Driveway                   |
| 9/22/2026 | 513 Rowan St        | New Single Family Dwelling |
| 9/22/2026 | 513 Rowan St        | Driveway                   |
| 9/22/2026 | 517 Rowan St        | New Single Family Dwelling |
| 9/22/2026 | 517 Rowan St        | Driveway                   |
| 9/25/2026 | 202 W Peeler St     | Recreation Splashpad       |
| 9/29/2026 | 270 Blue Dr         | Exempt Plat                |

A zoning permit was denied on 9/29/2026 because the application proposed a new single family dwelling at N Salisbury Ave (Parcel 609B026) which does not have street frontage as required by Granite Quarry Development Ordinance 2.2.

## Planning/Zoning Reviews

| Inquiry | Zoning | Comments |
|---------|--------|----------|
|         |        |          |
|         |        |          |

**Planning Board:** At its meeting on September 8, 2026, the Planning Board:

- Discussed Planning Department Introduction & Roles with the new Town Planner Rebecca Hart and transition of Rick Flowe to special projects
- Reviewed the Planning Department and Code Enforcement reports from May through July
  - Following a discussion on the compliant-driven approach to code enforcement, the Board was in favor of sharing code enforcement FAQs or an abbreviated list of code enforcement standards and priorities in the town newsletter.

**Board of Adjustment:** At its meeting on September 8, 2026, the Board of Adjustment:

- Approved the minutes from the June meeting.

# TOWN OF GRANITE QUARRY

10/4/2026

| Case Number             | Violation Address     | Owner or Occupant           | Status or Conditions                                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------|-----------------------|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PUBLIC NUISANCES</b> |                       |                             |                                                                                                                                                                                                                                                                                                                                                                                         |
| 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

10/4/2026

|          |                         |                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------|-------------------------|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PN-26-06 | 117 North Oak GQ Street | William Dean Honbarrier<br>& 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. He is working on all the cleanup with plans to demolish the old barn. Most of the yard clean up and mowing has been completed. Recently their estate attorney became involved and I will be attempting to contact the attorney. |
| PN-26-07 | 221 West Peeler         | Taheerah Norman<br>& 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 partial abatement completed Will attempt to make contact with the occupants. Abated by owners. CLOSED 09-29-26.                                                                                                                                                                                                                                                                                                     |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

# TOWN OF GRANITE QUARRY

10/4/2026

|                                           |                                    |                                 |                                                                                                                                                                                                           |
|-------------------------------------------|------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PN-26-25                                  | 804 North Salisbury Avenue         | Santa Guisela Angeles Espinpsa  | overgrowth, Notice issued with deadline of 08-03-26, No change, pending contact with owner and arrangements for abatement by town contractor.                                                             |
| PN-26-26                                  | 1218 Stonewyck Drive               | Granite DC LLC                  | overgrowth. Notice issued with deadline of 09-21-26. Will follow up soon.                                                                                                                                 |
| PN-26-27                                  | 1243 Stonewyck Drive               | Granite DC LLC                  | overgrowth. Notice issued with deadline of 09-21-26. Will follow up soon.                                                                                                                                 |
| PN-26-28                                  | 211 Oak Street (A&B)               | Neil R & Julie S Shaw           | overgrowth. Notice issued with partial abatement. Second notice issued with deadline of 10-12-26                                                                                                          |
| PN-26-29                                  | 213 Oak Street (A)                 | Series Two LLC                  | overgrowth. Notice issued with partial abatement. Second notice issued with deadline of 10-12-26                                                                                                          |
| 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. Closed 09-11-26 |
| PN-26-37                                  | 920 Legion Club Road               | Juan Bello Santos               | overgrowth. Notice issued and abated by owner. CLOSED 09-29-26.                                                                                                                                           |
| PN-26-38                                  | 302 Aspen Avenue                   | Gregory & Deborah Alexander     | overgrowth. Notice issued with deadline of 10-11-26.                                                                                                                                                      |
|                                           |                                    |                                 |                                                                                                                                                                                                           |
|                                           |                                    |                                 |                                                                                                                                                                                                           |
| <b>ABANDONED/JUNKED/NUISANCE VEHICLES</b> |                                    |                                 |                                                                                                                                                                                                           |

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| <b>MINIMUM HOUSING STANDARDS</b> |                                        |                                                     |                                                                                                                                                                                                                                                                                     |
| 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<br>& Jennifer Gullledge Cranford | Substandard housing conditions, possible abandoned house, Inspection conducted with owners. Pending inspection report and hearing.                                                                                                                                                  |

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|-------------------------------------------------|--------------------|------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                 |
|                                                 |                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>NON-RESIDENTIAL BUILDINGS AND STRUCTURES</b> |                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>DEVELOPMENT ORDINANCE</b>                    |                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Z-24-04                                         | 2360 Heilig Road   | Gerald W Hutchinson          | junk yard. Owners have been slowly removing the vehicles as directed over time. On site meeting and inspection 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. |

# TOWN OF GRANITE QUARRY

10/4/2026

|         |                            |                                                              |                                                                                                                                                                                                                                                                                                              |
|---------|----------------------------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|         |                            |                                                              | 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-25-10 | 6245 US 52 Hwy             | ER Real Estate Holdings LLC                                  |                                                                                                                                                                                                                                                                                                              |
| 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. Owner is working with Planning.                                                                                                                                                                                                                         |
| Z-26-04 | 214 South Salisbury Avenue | McKinney Family Properties LLC                               | Business use without required permits. Use not permitted in the Main Street district. Notice issued with deadline of 11-03-26.                                                                                                                                                                               |
| Z-26-05 | 904 North Salisbury Avenue | The Cove Church                                              | Sign violation. Pending notice.                                                                                                                                                                                                                                                                              |
|         |                            |                                                              |                                                                                                                                                                                                                                                                                                              |
|         |                            |                                                              |                                                                                                                                                                                                                                                                                                              |