



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
BUDGET WORKSHOP
MEETING MINUTES
Monday, April 22, 2024, 3:00 p.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem Doug Shelton, Alderman John Linker, Alderwoman Laurie Mack, Alderman Rich Luhrs

Staff: Interim Town Manager/Fire Chief/Public Works Director Jason Hord, Town Clerk Aubrey Smith, Town Attorney Zachary Moretz, Police Chief Mark Cook, Finance Officer Shelly Shockley

Call to Order: Mayor Barnhardt called the meeting to order at 3:00 p.m.

1. Approval of Agenda

ACTION: Alderman Luhrs made a motion to approve the agenda. Alderwoman Mack seconded the motion. The motion passed 4-0.

2. Ordinance

Zoning Map Amendment 2024-04-08 Troutman

Mayor Barnhardt invited Planning, Zoning, and Subdivision Administrator Richard Flowe to present on the item continued from the April 8, 2024 regular meeting. The public hearing for the item was held at the regular meeting.

A. Staff Summary

Mr. Flowe introduced the application and site plan for the requested rezoning to Traditional Neighborhood Development Overlay District with conditions. He explained that the site plan would be adopted as part of the ordinance and that the overlay would require a development agreement that would come before the Board at a later time. The agreement could include details regarding phasing, public accessibility to the park, etc.

There were questions and discussion on aspects of the request and plan including the density, parking, and stormwater. The allowable density for the overlay is 7 units per acre, the proposed plan has 65 units. The GQDO requires 2 parking spaces per dwelling unit for 2 bedroom units, and 3 spaces per unit for 3 or more bedrooms per unit. The plan would allow for 2 to 3 spaces per unit. The minimum required parking spaces have to be on-site and meet the parking setback requirements. The property was assessed for drainage and the proposed BMP can be adjusted if necessary. The new Granite Quarry Development Ordinance requires the streets to be completed within a year of initiating construction and turned over to the town with a one-year warranty.

Board discussion included the following questions and responses supplied by Alderman Luhrs and included in the minutes by Board vote on 5/13/2024:

- *Alderswoman Mack asked of the town Planner regarding the Proposed Zoning Map Amendment (2024-04-08 Troutman) if additional overflow parking will be provided for holiday parties, family get-togethers, and community celebrations. The answer was no.*
- *Alderman Luhrs asked of the same Amendment if homes could be 1, 2, or 3 stories on the 40' lots. The answer was yes.*
- *Alderman Luhrs asked if the Applicant for the Amendment would actually be building the homes. The answer was no and that various builders could participate at any individual or multiple lots.*
- *Alderman Luhrs asked if the water retention area for the proposed Amendment would be large enough for the water runoff, in light of the large increase in roofs, sidewalks, streets and infrastructure. The answer was that the size of the retention area was still under review and might reduce the number of building lots and was still a work in progress.*
- *Alderman Luhrs asked if the S&M Financial group at under 4 years of age had ever done a project like this Amendment before. The answer was no.*

Alderman Luhrs stated he heard there was a possible dispute regarding a 3-foot right-of-way. Mr. Faulk, a surveyor for Metrolina Land Surveying, responded that deed book 565 page 424 referenced the right-of-way and he didn't feel it was an issue. Mr. Flowe stated that would be an issue between the applicant and the landowner.

There was further discussion on what the homes may look like and the benefits of using different builders as well as the fact that whether a home was occupied as a rental could not be regulated by the town. It was asked whether there would be any liability on behalf of the town due to the rezoning and Attorney Moretz did not believe there would be.

B. Board Discussion and Decision

Alderman Linker stated that based on the favorable recommendation from the Planning Board and the staff's statement that it met the ordinance requirements, he was in favor.

ACTION: Alderman Linker made a motion to adopt Ordinance ZMA 2024-04-08. Mayor Pro Tem Shelton seconded the motion. The motion passed with Alderman Linker and Mayor Pro Tem Shelton in favor; Alderswoman Mack and Alderman Luhrs opposed; and Mayor Barnhardt breaking the tie with a vote in favor.

3. Ordinance Zoning Text Amendment 2024-04-08 Food Trucks

Mayor Barnhardt invited Mr. Flowe to present on the item continued from the April 8, 2024 regular meeting. The public hearing for the item was held at the regular meeting.

A. Staff Summary

Mr. Flowe introduced the recommended amendments to GQDO Article 15 for clarity and stated that the Planning Board recommended the language and additionally, at its April meeting, recommended that the 104 allowable occurrences be increased to 300.

B. Board Discussion and Decision

Board members discussed the restrictions and requirements for food trucks and food truck permits. The pros and cons of increasing the number of occurrences were discussed. It was noted that each permit issued is for a single location. Mayor Barnhardt stated a desire that the Planning Board not discuss changes to the ordinance relating to food trucks for at least six

months. The Board discussed that the permit was free now, but a cost could be assigned to it by updating the schedule of fees. The wording “no-cost” will be removed from the reference to the food truck permit in the ordinance.

ACTION: Alderman Luhrs made a motion to adopt the red-line language and 104 (occurrences) (Ordinance ZTA-2024-04-08) and to delete the term “no-cost” (Art. 15.3 Note 6d). Alderwoman Mack seconded the motion. The motion passed 4-0.

4. Direction Town Manager Search Process

On March 20, 2024 the Board heard from Geraldine Gardner, Executive Director of Centralina, regarding services available for Town Manager search assistance. Ms. Gardner emphasized the importance of clearly communicating about the process as well as the importance of sticking to an expeditious timetable.

The Board discussed beginning with the complementary services provided by Centralina and adding a la carte services as needed throughout the process. Instead of a committee, the Board will be operating with all members throughout the process. It was requested that Clerk Smith reach out to Geraldine Gardner for dates she is available.

ACTION: Mayor Pro Tem Shelton made a motion to engage Centralina to handle the Town Manager search. Alderwoman Mack seconded the motion. The motion passed 4-0.

ACTION: Mayor Pro Tem Shelton made a motion to take a ten-minute recess. Alderwoman Mack seconded the motion. The motion passed with all in favor.

The Board recessed at 4:32 p.m.

Mayor Barnhardt called the meeting back to order at 4:41 p.m.

The Board discussed whether changing the regular meeting day would be a good idea. The item will be added to the May regular meeting agenda for discussion.

5. Discussion Budget FY 24-25

Interim Manager Hord presented to the Board on FY2024-2025 budget projections and requests from a PowerPoint presentation he prepared (*that will be included in the minute book*). A General Fund summary was handed out to the Board (*also included in the minute book*). The presentation included estimated end-of-year projections, revenue projections, unassigned fund balance figures, large projects, and FY 24/25 proposals by department.

Fire truck financing options were shown both through the manufacturer over the course of 48 months totaling \$1,796,563 and illustrated with a loan having a 6% interest rate over five years totaling \$1,255,700.47. There was discussion regarding the option to pay with the funds that are invested in the NC Capital Management Trust and whether losing out on the interest earned would be beneficial.

Manager Hord showed projections with tax rate options including a .00, .01, .02, and .03 increase (all including a \$1.00 increase to the environmental fee). The fund balance figures were shown for each scenario. The Board discussed whether it was necessary to increase the tax rate and asked for time to absorb the information presented to them before making a decision.

Adjourn

ACTION: Mayor Pro Tem Shelton made a motion to adjourn. Alderman Linker seconded the motion. The motion passed 4-0.

The meeting ended at 5:43 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk