

9. Public Hearing

UDO Text Amendment for New Zoning Classification

Statement of Consistency and Reasonableness:

In voting to adopt a new zoning classification, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

ACTION REQUESTED: Motion to adopt the attached UDO text amendment as proposed by staff to add a new Downtown/Light Industrial zoning classification and the Statement of Consistency and Reasonableness as written.

10. Public Hearing

Rezoning of Downtown LI Properties

Statement of Consistency and Reasonableness:

In voting to rezone twelve specific properties, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

ACTION REQUESTED: Motion to approve the attached rezonings as recommended by staff and the Statement of Consistency and Reasonableness as written.

11. Public Hearing

Creation of Downtown Overlay District

Statement of Consistency and Reasonableness:

In voting to adopt a zoning map overlay for the downtown area, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan. We also find after consideration of, 1) the properties' sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town's Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town's population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

ACTION REQUESTED: Motion to adopt a map overlay and the attached text amendments and the Statement of Consistency and Reasonableness as written.

12. Agreement

LogMeIn – Go To Meeting

The action taken at the April 2020 meeting was approval for a twelve-month contract with LogMeIn for teleconferencing services at \$10.00 per month. It was later discovered that the “annual” contract has a fifteen-month term. The last payment for the annual contract will be in June 2021. After the contract expires (July 7, 2021) services can continue on a month-to-month basis at \$10.00 per month.

ACTION REQUESTED: Motion to amend authorization for LogMeIn contract from twelve to fifteen months.

Staff would like direction on whether to continue the month-to-month services beginning in July 2021 or look for another teleconferencing platform.

13. Annexation

Teramore Development

Resolution Directing Clerk to Investigate Petition for Contiguous Annexation

ACTION REQUESTED: Motion to adopt Resolution 2021-05 Directing Clerk to Investigate Petition for Contiguous Annexation as presented.

14. Annexation

Marple Property

Clerk’s Certificate of Sufficiency after being directed to investigate the petition. Resolution Fixing the Date of Public Hearing on Question of Annexation.

ACTION REQUESTED: Motion to authorize the Mayor and Clerk to execute the deed from the Town of Granite Quarry to James David Marple Living Trust as presented by the Town Attorney. **ACTION REQUESTED:** Motion to adopt Resolution 2021-03, fixing the date of public hearing on the question of annexation pursuant to G.S. 160A-58.2.

15. GQEPSL Extension

Current GQ Emergency Paid Sick Leave Policy is set to expire March 9, 2021.

ACTION REQUESTED: Motion to extend GQEPSL to June 30, 2021 (*no action necessary if the Board would like to let the policy expire*).

16. Offer to Purchase

Town Parcel 066B002

ACTION REQUESTED:

TO DECLINE: Motion to decline the Offer to Purchase parcel 066B 002.

-OR-

TO CONSIDER: Motion to go into closed session pursuant to G.S. 143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.

17. Budget Amendment #12

Fire Department Surplus Items

To transfer funds from Surplus Items Sold (01-3835-81) to Fire – Supplies & Equipment (01-4340-29) in the amount of \$1,064 to purchase a new thermal imager charger and miscellaneous hand tools for Rescue 57.

ACTION REQUESTED: Motion to approve Budget Amendment #12 to transfer funds from surplus items sold as presented.

18. Discussion

Town Manager Evaluation Process

19. Board Comments

20. Mayor's Notes

- A. Wednesday, March 10
- B. Thursday, March 11
- C. Monday, March 15
- D. Monday, March 15
- E. Tuesday, March 16
- F. Thursday, March 18
- G. Friday, March 19
- H. Wednesday, March 24
- I. Thursday, March 25
- J. Monday, April 5
- K. Monday, April 12

Announcements and Date Reminders

- 5:00 p.m. Centralina Executive Board Meeting (virtual)
- 6:00 p.m. Community Appearance Commission
- 5:00 p.m. Parks, Events, and Recreation Committee
- 5:30 p.m. Zoning Board of Adjustment
- 3:30 p.m. Revitalization Team
- 7:30 a.m. Rowan Chamber Power in Partnership
- 8:30 a.m. BoA Planning Retreat
- 5:30 p.m. Cabarrus-Rowan County MPO TAC
- 8:30 a.m. BoA Budget Workshop
- 6:00 p.m. Planning Board
- 5:00 p.m. Rowan Chamber Business After Hours

Adjourn

Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 1

Summary:

The Board may discuss, add, or delete items from the Regular Meeting agenda.

Action Requested:

Motion to adopt the March 8, 2021 Board of Aldermen Meeting Agenda (as presented / as amended).

Approval of Agenda

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 2

Summary:

The Board may discuss, add, or delete items from the Consent Agenda.

- A. Approval of the Minutes
 - 1) Regular Meeting Minutes February 8, 2021
- B. Departmental Reports
- C. Financial Reports

Action Requested:

Motion to approve the consent agenda (as presented / as amended).

Approval of Consent Agenda

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, February 8, 2021
7:00 p.m.**

Present: Mayor Bill Feather, Mayor Pro Tem John Linker, Alderman Jim Costantino (*via video conference*), Alderman Kim Cress, Alderman Doug Shelton

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief/ Public Works Supervisor Jason Hord, Police Chief Mark Cook, Finance Officer Shelly Shockley, Town Planner Steve Blount

Call to Order: Mayor Feather called the meeting to order at 7:00 p.m.

Determination of Quorum / Announcing Remote Participants: Mayor Feather determined there was a quorum present. Alderman Costantino connected through the video conferencing platform.

Moment of Silence: Mayor Feather led a moment of silence.

Pledge of Allegiance: The Pledge of Allegiance was led by Scout Tucker Fisher, Troop 379.

1. Approval of the Agenda

There was discussion regarding a request to remove the closed session item from the agenda.

ACTION: Mayor Pro Tem Linker made a motion to approve the agenda with the removal of item 18-Closed Session. Alderman Cress seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Regular Meeting Minutes January 11, 2021

B. Departmental Reports

C. Financial Reports

ACTION: Mayor Pro Tem Linker made a motion to approve the consent agenda as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

3. Citizen Comments

- Richard Luhrs, 802 N. Main GQ Street – asked the Board to move forward with the Planning Board’s recommendation to appoint Mike Brinkley.

4. Guests and Presentations

Space Needs Assessment Presentation

Danny Ray Norman, Jr., AIA

Architect Danny Ray Norman, Jr. spoke about the space needs assessment. Mr. Norman handed out a color copy of the plans in addition to the black and white version included in the agenda packet. He pointed out that the plans were ADA compliant and were designed to address space needs for at least the next ten years, possibly twenty to thirty years.

Mayor Pro Tem Linker asked about the design of the fire department stairs which Mr. Norman said could be addressed. Alderman Shelton asked about the necessity of the patio. Mr. Norman stated it wouldn't hurt the design plan if it was just a roof instead. Alderman Shelton asked what portions of the upstairs plan would be tied to downstairs if the redesign was split. Mr. Norman stated the elevator, stairwells, and plumbing would be the largest items.

5. Town Manager's Update

Manager Smith referenced his report in the agenda packet and asked the Board for direction on postponing the Planning Retreat after feedback was received from individual Board members. By Board consensus, the new Planning Retreat date was set for Friday, March 19, 2021. The Budget Workshop date was set for Thursday, March 25, 2021. A draft agenda will be sent to the Board for review.

Manager Smith referenced an addendum that he emailed to the Board and handed out regarding the Lake Park wall repair. Repairs to the retaining wall near the steps and the steps themselves were estimated at \$2,400. Manager Smith stated that unless the Board had any objections, the plan was to proceed with these repairs.

Repairs to the wall along Highway 52 were estimated between \$8,500 and \$10,000. This repair will require more extensive drainage, footings, and backfill work, so the contractor advised the Town to wait until summer to dry this area out as much as possible first. Staff is therefore planning this repair in the upcoming fiscal year budget to be handled in July. Alderman Shelton was in favor of taking care of the full repairs in the current fiscal year. Mayor Feather stated the repair to the retaining wall along Highway 52 should be revisited at the March meeting.

Old Business

None

New Business

6. Agreement

Southern Software

Annual Support Agreement for existing software for 2021-2022 (September 14, 2021 – September 13, 2022) in the amount of \$3,011.00

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

7. LI Rezoning Update

Planner Blount shared an update on the LI Rezoning process and made the Board aware of items recommended for approval by the Planning Board that will be brought before the Board of Aldermen at the regular meeting in March.

Alderman Costantino stepped away from his computer at 7:40 p.m. and returned at 7:46 p.m.

Public Hearings will be scheduled for the March meeting to provide residents an opportunity to comment on each proposed item.

8. Planning Board Appointment Recommendation

The Board of Aldermen reviewed the recommendation from the Planning Board that Mike Brinkley be appointed to the vacant Planning Board town resident seat with an expiration of 7/31/2023.

ACTION: Alderman Shelton made a motion to accept the Planning Board’s recommendation. Alderman Costantino seconded the motion. The motion passed 3-2. Alderman Shelton and Alderman Costantino were in favor. Mayor Pro Tem Linker and Alderman Cress were opposed. Mayor Feather broke the tie and voted in favor.

9. Community Appearance Commission Appointment Recommendation

The Board of Aldermen reviewed the recommendation from the Community Appearance Commission that Semone Brisson be appointed to the vacant Community Appearance Commission ETJ seat with an expiration of 7/31/2021.

ACTION: Mayor Pro Tem Linker made a motion to approve Semone Brisson as the appointee to the Community Appearance Commission. Alderman Costantino seconded the motion. The motion passed 4-0.

10. NCDOT Bicycle and Pedestrian Planning Grant

ACTION: Mayor Pro Tem Linker made a motion to authorize the Town Manager to proceed with the NCDOT Bicycle and Pedestrian Planning Grant award. Alderman Costantino seconded the motion. The motion passed 4-0.

11. Clyde Adams Memorial Plaque Options Chief Cook

The Board discussed the options and materials for the Clyde Adams memorial plaque presented by Chief Cook in the agenda packet. There was Board consensus to move forward with the indoor option for now and revisit the idea of an outdoor plaque after a future remodel.

12. Additional Street Light Proposal Chief Hord

Chief Hord presented his recommendations for additional street lighting and answered questions from the Board regarding cost, placement, and design.

ACTION: Mayor Pro Tem Linker made a motion to approve all the street lighting requests, with the exception of the lighting on the streets near the Credit Union that will be looked at further. Alderman Cress seconded the motion. The motion passed 4-0.

13. Annexation Municipal-Owned Satellite Properties

Staff recommended a motion to adopt Resolution 2021-01, stating the intent of the Town to annex Town-owned satellite property and setting the date for public hearing on the matter for April 12, 2021.

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

14. Annexation Petition for Voluntary Satellite Annexation

Staff recommended a motion to adopt Resolution 2021-02, directing the Clerk to investigate a petition received under North Carolina General Statutes 160A-58.1.

ACTION: Mayor Pro Tem Linker made a motion to approve the petition for voluntary satellite annexation. Alderman Costantino seconded the motion. The motion passed 4-0.

15. Offer to Purchase Town-Owned Property 352 061

ACTION: Mayor Pro Tem Linker made a motion to decline the Offer to Purchase parcel 352 061 from an interested party. Alderman Cress seconded the motion. The motion passed 4-0.

16. Board Comments

- Alderman Costantino thanked everyone for thoughts, prayers, calls, and cards during his and Brenda's illness.
- Alderman Shelton questioned the reasoning behind the decision to remove the closed session item from the agenda. Alderman Costantino stated that he would like to be present for the closed session. Alderman Shelton asked Town Attorney Chip Short if there was anything legal prohibiting a closed session to discuss personnel issues. Attorney Short said there was nothing preventing it. He added that, without knowing who they were talking about, the Board needed to keep in mind that employees were under the Manager and certain decisions were not the Board's to make.

17. Mayor's Notes

Announcements and Date Reminders

A. Wednesday, February 10	5:00 p.m.	Centralina Board of Delegates (virtual)
B. Thursday, February 11	6:00 p.m.	Community Appearance Commission
C. Friday, February 12	5:00 p.m.	BoA Planning Retreat
D. Monday, February 15	5:00 p.m.	Parks, Events, and Recreation Committee
E. Monday, February 15	5:30 p.m.	Zoning Board of Adjustment
F. Tuesday, February 16	3:30 p.m.	Revitalization Team
G. Thursday, February 18	7:30 a.m.	Rowan Chamber Power in Partnership Webinar
H. Wednesday, February 24	5:30 p.m.	Cabarrus-Rowan County MPO TAC
I. Monday, March 1	6:00 p.m.	Planning Board
J. Monday, March 8	5:00 p.m.	Rowan Chamber Business After Hours

Adjourn

ACTION: Alderman Costantino made a motion to adjourn. Alderman Cress seconded the motion. The motion passed 4-0. The meeting ended at 8:28 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk



Planning Department Monthly Report February 2021

ZONING PERMITS

(3 for new homes, 4 other)

Date	Address	Permit	Purpose
1/28/2021	??? Pop Eller Dr	Residential	zoning permit single-family home
1/28/2021	209 Joe Lewis St	Residential	zoning permit single-family home
2/3/2021	219 Brookstone way	Residential	zoning permit for deck
2/8/2021	324 Barringer St	Residential	zoning permit for out building
2/17/2021	1205 Stonewyck Dr	Residential	zoning permit for new home
2/19/2021	6285 Hwy 52	Commercial	sign permit for Dollar General
2/19/2021	0 Pop Eller Dr	Residential	water/sewer compliance permit

Code Violations

(3 new violations cited, 1 resolved)

Date	Address	Issue	Status
1/28/2021	128 N Oak St	couch at curb	Resolved
2/8/2021	1124 S Main St	code violation couch at curb	Pending
2/11/2021	726 S Main St	person living in car	Pending

Planning and Zoning Enquiries

Date	Location	Issue
2/1/2021	Joe Lewis Rd	questions about subdivision and lot access
2/1/2021	Twin Oaks Rd	question about recombination plat approval
2/1/2021	Veronica Ln	question about property access and floodplain
2/1/2021	HWY 52	question about zoning on sides property and use for retail sales and ABC permit
2/8/2021	706 Flowe Dr	enquiry about mobile home being allowed
2/8/2021		enquiry about home business
2/8/2021	off Coley Rd	question about annexation
2/8/2021	off Coley Rd	question about annexation
2/11/2021	Pop Eller Dr	questions concerning annexation for sewer
2/11/2021	St Lukes Ch Rd	questions concerning subdivision, started subdiv process
2/11/2021	HWY 52	questions concerning subdivision approval process
2/11/2021	General	Meritage Homes, interested in doing residential development

2/11/2021	Logenberry Ln	checking on availability of water/sewer and floodplain issue
2/11/2021	General	questions concerning skateboarding in town
2/17/2021	HWY 52	Working with Dollar General on voluntary annexation
2/17/2021	N Salisbury Ave	working on road ROW issues
2/22/2021	Stokes Ferry Rd	questions concerning property subdivision

Miscellaneous

- 2/1/2021 Planning Board meeting.
- 2/8/2021 Board of Aldermen Meeting (presentation on DT/LI rezonings)
- 2/15/2021 ZBA Meeting – Meeting canceled for lack of business
- 2/22/2021 Processing two voluntary annexation requests



Granite Quarry-Faith Joint Police Authority

P.O. Box 351 • 143 North Salisbury Ave, Granite Quarry, NC 28072
Office: (704)279-2952 • Fax: (704)279-6648



Police Department Report

March 2021

- Call volume report for the month of February 2021:

- Date of Report: 03/01/2021

- Total calls for service/activities – 270
- Calls for service/activities Granite Quarry: 235
- Calls for service/activities Faith: 35
- Incident Reports- 13
- Arrest Reports- 8
- Crash Reports- 6
- Traffic Citations-

- See Attached for Total Calls for Service.

- The following is the ending and average mileage for each vehicle by month:

131 Chevy Impala-	End-	64,410
141 Ford Taurus-	End-	77,711
161 Ford Utility-	End-	61,914
171 Ford Utility -	End-	41,624
172 Ford Utility -	End-	66,233
173 Ford Utility -	End-	32,463
181 Ford F150 -	End-	52,259
191 Dodge Durango -	End-	27,116
201 Ford Utility-	End-	6,956

- Other Information:

- Average response time for February 2021 CFS is 4.32 minutes.
- Drug Collection Box. January 2021: 22 pounds collected.
- January CID Report. 3 Cases assigned; 2 Cases cleared; 29 follow-ups conducted; 94 open assigned cases.
- Officers completed 52 hours of in-service or continuing education training in February.

GQPD

Number of Events by Nature

CFS February 2021

Nature	# Events
101C5 CUSTODY ISSUE	1
104B01 ATM ALARM	1
104C1 BANK ALARM (INTRUSION)	2
104C2 COMMERCIAL BURG (INTRUSI	6
104C3 RESIDENTAL BURG (INTRUSI	1
104D2 COMMERCIAL HOLD UP ALARM	1
104D4 BUSINESS HOLDUP/PANIC	1
107B1 ASST OTHER AGENCY-ROUTIN	1
110B2 PAST RESIDENTIAL B&E	1
111B1 PAST DAMAGE TO PROPERTY	1
113B2 OTHER NOISE COMPLAINT	1
113C2 INTOXICATED/IMPAIRED	1
113D1 DISTURBANCE / PHYSICAL	3
113D2 DISTURBANCE / VERBAL	3
114B1 PAST DOMESTIC	1
114D1 PHYSICAL DOMESTIC	1
115D1 DRIVING UNDER INFLUENCE	1
118B2 FRAUD-PAST FORGERY	1
118C1 FRAUD (PHONE/MAIL/ELEC)	1
119D3 THREAT	1
121C1 MENTAL - NOT VIOLENT	1
121O2 MENTAL COMMITMENT	3
123B1 MISSING PERSON	1
125B1 CHECK WELFARE - ROUTINE	2
125B2 LOCKOUT - ROUTINE	2
125D1 CHECK WELFARE-URGENT	1
125D2 LOCKOUT - URGENT	1
129C1 SUSPICIOUS PERSON	7
129C3 SUSPICIOUS VEHICLE	4

Nature	# Events
129C5 SUSPICIOUS CIRCUMSTANCE	1
130B1 LARCENY (ALREADY OCC)	5
130D1 LARCENY	3
131B3 HIT & RUN	1
132B2 PARKING COMPLAINT	1
132B4 PAST ROAD RAGE	1
132C2 HAZARDOUS ROAD CONDITION	1
133D1 TRESPASSING	4
135C1 SHOTS FIRED (HEARD)	2
23C0W OVERDOSE (OVERRIDE)	1
23C1 OVERDOSE OR POISON	1
23D2 OVERDOSE (UNCONSCIOUS)	1
69D6 STRUCTURE FIRE	1
911 HANG UP	1
9E1 CARDIAC OR RESP ARREST	2
ASSIST FIRE DEPT	1
ATTEMPT TO LOCATE	1
BURGLARY ALARM	1
BUSINESS OR HOUSE CHECK	64
COMMUNITY PROGRAM	3
DELIVER MESSAGE	9
DOMESTIC PROPERTY PICKUP	6
ESCORT FUNERAL OR OTHER	1
FOLLOWUP	37
GENERAL INFORMATION	2
OPEN DOOR	2
PARK CHECK	17
RESTRAINING ORDER	1
SCHOOL SECURITY CHECK	7
SEARCH WARRANT	1
SUBPOENA SERVICE	3
TRAFFIC CHECK	1

Nature	# Events
TRAFFIC CONTROL	1
TRAFFIC STOP	27
VEHICLE ACCIDENT PROP DAMAGE	5
WARRANT SERVICE	2
Total	270



February Work 2021 Public Works Report

- Normal Maintenance Duties Daily- (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping)
- PM check on generator
- Last leaf pick up 2/23/2021
- FEMA project for Lake bid opens 3/7/21 closes 3/31/21
- Sanitized town hall, playgrounds at parks and restrooms
- Trail maintenance
- Pier board replacement at lake
- Worked on maintenance shop bay tear down
- Stored wood at Byrd Rd. house
- PM HVAC units
- Nature trail maintenance
- Pressure washed park shelters

2007 Ford Truck	Mileage – 59,920	+312 miles
1995 Ford Dump Truck	Mileage – 39,487	+327 miles
2009 Ford Truck	Mileage – 77,436	+710 miles
2019 Ford Truck F350	Mileage – 8,440	+615 miles



Town of Granite Quarry Fire Department

Established May 15th, 1950

PO Box 351

www.granitequarrync.gov

Granite Quarry, NC

704/279-5596



Board Report March/2021 Chief Hord

Emergency Calls for Service February 2021

27 calls in district

- 19 - EMS (including strokes, falls, diabetic, CPR and other Medical needs)
- 2 - Public assist
- 1 - Motor vehicle accidents
- 3 - Fire Alarms
- 2 - Smoke investigations
- 1 - Lines Down
- 1 - Service assignment to block roadway

16 calls to Salisbury

- 11 - Alarm/Structure, EMS calls cancelled en route
- 1 - CO alarm/Manpower
- 3 - Structure fires-Manpower
- 1 - EMS
- 1 - MVA/Pin in

8 calls to Rockwell Rural

- 2 - Alarm/Structure, EMS calls cancelled en route
- 1 - Structure Fires/Manpower
- 5 - EMS (including strokes, falls, diabetic, CPR and other Medical needs)
- 1 - Gas leak/Manpower

4 calls to Union

- 2 - Cancelled en route
- 1 - Fire Alarm/Manpower
- 1 - MVA

2 - Calls to Rockwell City – Fire Alarm – Cancelled en route

1 - Call to Bostian Heights – Cancelled en route

3 - Calls to South Salisbury – Cancelled en route

TOTAL – 63

ACTIVITIES

- Daily activities include apparatus & equipment checks, training, station maintenance, pre-plan development, hose and hydrant maintenance, water points, emergency response, public education, inspections, and the assistance of other divisions within the Town of GQ.
- Rigorous cleaning/decontamination, due to suggested COVID response multiple times daily.
- Our monthly training resumed and included E.M.T continuing education in-house and Joint Training with Faith F.D.
- Multiple days of ladder training, water point training, hose evolutions, new extrication tool familiarization, and district familiarization. Weekly shift training/ officer's choice.
- Car Seat Check Station on Thursday from 1 p.m.to 4 p.m. – 3 seats installed/checked.
- Assisted maintenance with reserve engine bay tear down.



Finance Department

Breakdown of Departments:
As of February 28, 2021

Department	Budgeted	YTD	
Revenues:	<u>2,989,534</u>	<u>1,936,712</u>	<u>65%</u>
Total Revenues:	\$ 2,989,534	\$ 1,936,712	65%
Expenses:			
Governing Body	153,249	48,896	32%
Administration	614,825	375,232	61%
Maintenance	516,671	231,268	45%
Parks & Recreation	118,633	69,483	59%
Police Dept.	802,554	503,752	63%
Fire Department	520,372	395,634	76%
Sanitation	135,693	86,704	64%
Streets	<u>121,775</u>	<u>56,199</u>	46%
Total Expenses	\$ 2,983,772	\$ 1,767,169	59%
Expense to Revenue:			91%

Please see the Budget Vs. Actual Report attached for specific line items

Revenues:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-3100-12 Taxes - Budget Year	932,604	764,229	(168,375)	82%
01-3100-17 Tax Penalties & Interest	2,000	622	(1,378)	31%
01-3101-12 Taxes - Prior Years	4,000	1,011	(2,989)	25%
01-3102-12 Vehicle Tax	100,000	66,858	(33,142)	67%
01-3230-31 Local Option Sales Tax	719,146	545,456	(173,690)	76%
01-3231-31 Solid Waste Disposal Tax	2,186	1,740	(446)	80%
01-3261-31 Cable Franchise Tax	5,800	-	(5,800)	0%
01-3300-36 Grants	243,075	41,082	(201,993)	17%
01-3316-32 Powell Pave & Patch Funds	82,724	80,180	(2,544)	97%
01-3319-36 COVID-19 Relief Fund	90,641	90,641	-	100%
01-3322-31 Beer & Wine - State	13,430	-	(13,430)	0%
01-3324-31 Utilities Franchise Tax	144,484	66,786	(77,698)	46%
01-3330-84 County First Responders	4,020	2,680	(1,340)	67%
01-3340-41 Permits	3,000	6,590	3,590	220%
01-3346-40 Abatements	200	183	(18)	91%
01-3413-89 Miscellaneous Revenue	12,175	11,884	(291)	98%
01-3431-41 Police Authority Revenue_Faith	136,000	68,000	(68,000)	50%
01-3431-45 Police Report Revenue	100	125	25	125%
01-3431-89 Police Miscellaneous	800	1,367	567	171%
01-3471-51 Solid Waste/Recycling Collection - Salisbu	138,500	86,615	(51,885)	63%
01-3491-41 Subdivision & Zoning Fees	2,500	800	(1,700)	32%
01-3713-33 Sal. Water/Sewer Reimbursement	50,000	-	(50,000)	0%
01-3831-89 Interest on Investments *	10,000	10,713	713	107%
01-3833-89 Donations/Contributions	1,200	1,200	-	100%
01-3834-41 Park Shelter Rentals (Maint)	2,000	1,130	(870)	57%
01-3835-81 Surplus items Sold	3,500	5,371	1,871	153%
01-3836-82 Sale of Land	63,650	63,166	(484)	99%
01-3837-31 ABC Net Revenue-Co.	10,250	13,232	2,982	129%
01-3980-96 Transfers Other Funds	5,051	5,051	-	100%
01-3991-99 Fund Balance Appropriated	206,498	-	(206,498)	0%
	2,989,534	1,936,712	(1,052,821)	65%

*See last page for breakdown of account# 01-3831-89 Interest on Investments

Governing Body:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4110-02 Mayor/Aldermen Salary	12,575	6,288	6,288	50%
01-4110-08 Board Expense	1,064	833	231	78%
01-4110-09 FICA Expense	962	481	481	50%
01-4110-14 Insurance - Workers Comp	60	38	22	64%
01-4110-18 Professional Services	16,586	11,000	5,586	66%
01-4110-26 Office Expense	400	20	380	5%
01-4110-29 COVID-19 Relief Funds	90,641	17,026	73,585	19%
01-4110-31 Training & Schools	100	-	100	0%
01-4110-40 Dues & Subscriptions	12,075	11,746	329	97%
01-4110-45 Insurance & Bonds	1,600	1,464	136	92%
01-4110-61 Grants - Nonprofit Grant Program	100	-	100	0%
01-4110-97 Board Contingency	17,086	-	17,086	0%
	153,249	48,896	104,323	32%

Administration:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4120-00 Salaries - Regular	220,000	144,858	75,142	66%
01-4120-02 Salaries - Part-Time	35,000	24,890	10,110	71%
01-4120-07 401K Expense	11,000	7,214	3,786	66%
01-4120-09 FICA Expense	19,508	12,675	6,833	65%
01-4120-10 Retirement Expense	22,330	14,687	7,643	66%
01-4120-11 Group Insurance	31,795	17,963	13,832	56%
01-4120-13 Unemployment Expense	2,205	2,204	1	100%
01-4120-14 Insurance - Workers Comp	615	413	202	67%
01-4120-17 Insurance - HRA/Admin Cost	5,450	1,800	3,650	33%
01-4120-18 Professional Services	47,645	20,830	26,815	44%
01-4120-22 Banquet Expense	1,700	1,313	387	77%
01-4120-26 Office Expense	9,500	5,555	3,945	58%
01-4120-29 Supplies & Equipment	200	-	200	0%
01-4120-31 Training & Schools	7,000	2,440	4,560	35%
01-4120-32 Telephone/Communications	3,500	2,251	1,249	64%
01-4120-33 Utilities	4,500	3,017	1,483	67%
01-4120-34 Printing	5,000	3,493	1,507	70%
01-4120-35 Maint & Repair - Equipment	500	-	500	0%
01-4120-37 Advertising	3,500	685	2,815	20%
01-4120-40 Dues & Subscriptions	3,500	2,058	1,442	59%
01-4120-44 Contracted Services	13,750	9,955	3,795	72%
01-4120-45 Insurance & Bonds	4,100	3,831	269	93%
01-4120-61 Grants - Grant Related Expenditures	5,000	5,000	-	100%
01-4120-68 Tax Collection	18,000	-	18,000	0%
01-4120-71 Water Line - Principal	50,000	-	50,000	0%
01-4120-72 Water Line - Interest	4,210	2,784	1,426	66%
01-4120-96 Interfund Transfer	85,317	85,317	-	100%
	614,825	375,232	234,273	61%

Maintenance:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4190-00 Salaries - Regular	110,000	74,701	35,299	68%
01-4190-02 Salaries - Part-Time	35,500	25,601	9,899	72%
01-4190-07 401K Expense	5,500	3,790	1,710	69%
01-4190-09 FICA Expense	11,131	7,671	3,460	69%
01-4190-10 Retirement Expense	11,165	7,718	3,447	69%
01-4190-11 Group Insurance	22,000	13,541	8,459	62%
01-4190-14 Insurance - Workers Comp	7,500	5,076	2,424	68%
01-4190-20 Motor Fuel	7,000	3,950	3,050	56%
01-4190-21 Uniforms & Janitorial Supplies	4,500	867	3,633	19%
01-4190-24 Maint & Repair - Bldgs/Grounds	10,000	7,950	2,050	79%
01-4190-25 Maint & Repair - Vehicles	3,500	3,279	221	94%
01-4190-26 Office Expense	25	-	25	0%
01-4190-29 Supplies & Equipment	7,500	4,651	2,849	62%
01-4190-31 Training & Schools	250	34	216	14%
01-4190-32 Telephone/Communications	775	538	237	69%
01-4190-33 Utilities	3,100	2,166	934	70%
01-4190-34 Printing	50	12	38	24%
01-4190-35 Maint & Repairs - Equipment	8,500	4,185	4,315	49%
01-4190-40 Dues & Subscriptions	150	100	50	67%
01-4190-44 Contracted Services	21,850	2,309	19,541	11%
01-4190-45 Insurance & Bonds	3,600	2,923	677	81%
01-4190-96 Interfund Transfer	243,075	60,205	182,870	25%
	\$516,671	\$231,268	\$285,403	45%

Parks & Rec:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-6130-18 Professional Services	30,000	-	30,000	0%
01-6130-21 Uniforms & Janitorial Supplies	2,000	-	2,000	0%
01-6130-24 Maint & Repair - Bldgs/Grounds	58,633	57,432	1,240	98%
01-6130-29 Supplies & Equipment	4,000	1,612	2,388	40%
01-6130-33 Utilities	16,000	8,587	7,413	54%
01-6130-44 Contracted Services	3,000	55	2,945	2%
01-6130-62 Committees - PERC	5,000	1,797	3,203	36%
	118,633	69,483	49,189	59%

Police Department:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4310-00 Salaries - Regular	394,000	253,209	140,791	64%
01-4310-02 Salaries - Part-Time	15,000	13,564	1,436	90%
01-4310-07 401K Expense	19,700	12,263	7,437	62%
01-4310-09 FICA Expense	31,289	20,457	10,832	65%
01-4310-10 Retirement Expense	42,946	26,585	16,361	62%
01-4310-11 Group Insurance	75,981	42,192	33,789	56%
01-4310-13 Unemployment Expense	19	18	1	96%
01-4310-14 Insurance - Workers Comp	13,500	8,312	5,188	62%
01-4310-20 Motor Fuel	19,000	7,564	11,436	40%
01-4310-21 Uniforms & Janitorial Supplies	3,000	1,582	1,418	53%
01-4310-25 Maint & Repair - Vehicles	6,000	4,480	1,520	75%
01-4310-26 Office Expense	1,500	543	957	36%
01-4310-29 Supplies & Equipment	8,000	3,438	4,562	43%
01-4310-31 Training & Schools	3,000	1,335	1,665	45%
01-4310-32 Telephone/Communications	8,000	4,953	3,047	62%
01-4310-33 Utilities	3,000	1,084	1,916	36%
01-4310-34 Printing	1,000	320	680	32%
01-4310-35 Maint & Repair - Equipment	2,000	-	2,000	0%
01-4310-40 Dues & Subscriptions	3,650	2,267	1,383	62%
01-4310-44 Contracted Services	23,250	17,889	5,361	77%
01-4310-45 Insurance & Bonds	13,800	12,800	1,000	93%
01-4310-54 Cap Outlay - Vehicles *	114,919	68,898	21,581	60%
	802,554	503,752	274,362	63%

* Includes the Encumbrance of 2 Vehicle Upfits

Fire Department:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4340-00 Salaries - Regular	113,900	78,260	35,640	69%
01-4340-02 Salaries - Part-Time	185,000	138,416	46,584	75%
01-4340-07 401K Expense	5,695	4,456	1,239	78%
01-4340-09 FICA Expense	22,866	16,085	6,781	70%
01-4340-10 Retirement Expense	11,561	9,071	2,490	78%
01-4340-11 Group Insurance	25,500	14,464	11,036	57%
01-4340-14 Insurance - Workers Comp	14,000	10,477	3,523	75%
01-4340-20 Motor Fuel	5,000	2,009	2,991	40%
01-4340-21 Uniforms & Janitorial Supplies	3,000	1,207	1,793	40%
01-4340-25 Maint & Repair - Vehicles	8,000	7,975	25	100%
01-4340-26 Office Expense	250	30	220	12%
01-4340-29 Supplies & Equipment	21,200	17,735	3,465	84%
01-4340-31 Training & Schools	2,000	258	1,742	13%
01-4340-32 Telephone/Communications	3,800	2,941	859	77%
01-4340-33 Utilities	5,700	4,028	1,672	71%
01-4340-34 Printing	400	225	175	56%
01-4340-35 Maint & Repair - Equipment	1,000	846	154	85%
01-4340-40 Dues & Subscriptions	3,000	1,910	1,090	64%
01-4340-44 Contracted Services	10,000	7,669	2,331	77%
01-4340-45 Insurance & Bonds	8,000	7,429	571	93%
01-4340-54 Cap Outlay - Vehicles	38,000	37,853	147	100%
01-4340-55 Cap Outlay - Equipment	32,500	32,292	208	99%
	520,372	395,634	124,738	76%

Sanitation:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4710-64 Recycling	10,125	6,790	3,335	67%
01-4710-65 Garbage Services	125,568	79,914	45,654	64%
	135,693	86,704	48,989	64%

Streets:				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4510-18 Professional Services	750	750	-	100%
01-4510-29 Supplies & Equipment	250	120	130	48%
01-4510-35 Maint & Repair	6,500	6,500	-	100%
01-4510-71 Debt Service - Principal	50,000	25,000	25,000	50%
01-4510-72 Debt Services - Interest	10,233	5,320	4,913	52%
01-4510-99 Unappropriated Fund Balance	20,042	-	20,042	0%
01-4511-33 Utilities - Street Lights	34,000	18,509	15,491	54%
	121,775	56,199	65,576	46%

Capital / Grant Project Ordinances:				
Disp Acct	Budget	YTD	Variance	Prcnt
Town Hall Upgrades Project	387,116	387,116	-	100%
FEMA Granite Lake Project	697,815	44,978	652,838	6%
Industrial Development Sewer Grant Project	323,892	63,208	260,684	20%
Streets Improvement Project	344,950	344,950	-	100%
	1,753,773	840,251	913,522	48%

Town of Granite Quarry
Town Manager's Report
March 2021



1. Budget.

- A. **Revenues update.** We have still not received January tax information at time of report. If it comes in between now and the meeting I'll still try to process, evaluate it, and update the Board.
- B. **Prep.** A lot of our early progress on budget prep slowed down as several of the major projects – originally staggered but delayed for one reason or another – all kicked off at once. We should still be able to have a rough framework together by the March 25th budget workshop though.
- C. **Contracts.** Staff is still doing the due diligence on reviewing contracts as part of our forecasting. One big one we're having to update given development trends, rising tonnage and fuel costs is garbage collection. We're in the beginning stages with Waste Management of updating a master service address list that will help them with routing, and help us be better able to keep our count updated real-time for this and future comps.

2. Capital and Grant Projects.

- A. **2020-05 IDF Grant Industrial Park Sewer Extension.** *Update info as of 3/1/2021.*
 - Erosion control measures installed; clearing and grubbing complete.
 - Manholes #1 and #2, along with ~700' of pipe are installed.
 - Contractor encountered some shale rock that has been able to be removed without blasting.
 - Weather has been biggest issue so far (one full week went without work possible).
- B. **2020-04 FEMA Grant Granite Lake repairs.** Invitation To Bid slated for advertisement March 7th.
 - 3/7/21 – Invitation to Bid advertised
 - 3/30/21 – Bid opening
 - 4/12/21* – Tentative Award of Contract April BOA meeting (**tight timeline*)

3. Other Capital / Major Pending Projects.

- A. **NCDOT Bicycle & Pedestrian Planning Grant.** DOT is still developing Scopes of Work with consultant. Next step is reviewing/amending draft with Town. Once that's complete, DOT will issue a "Notice to Proceed", then consultant will set up kickoff meeting with town and DOT staff (tentatively early March) to lay out the project processes & timelines.
- B. **Comprehensive Parks & Recreation Master Plan.** We'll be starting the initial work ("Inventory & Analysis") the first few weeks in March. Rough projected timeline for now:
 - 1) Community Surveying: March – May 2021
 - 2) Community Conversations: April 2021
 - 3) Preliminary Parks & Recreation Master Plan drafting: May 2021
 - 4) Finalizing Plan reviews: June 2021

4. **Property Development.**

- A. **Village at Granite.** Developer appears to be moving forward again on Phase 2 planning. Our engineer received some updating planning items. From the looks of things still needed, the developer & engineer are still at least several months from of having completed plans ready for review. We continue reminding them of the Agreement with Faith (v SRU) on this development.
- B. **SECU easements, rights of way.** Pending confirmation by our attorney, but it appears easement and right of way issues *except US 52 deceleration lane and sidewalks* are resolved. Assuming developer takes care of that within the next few weeks, acceptance of improvements should be ready for Board consideration at the April 12th monthly meeting.
- C. **Stoneglen.** Developer is proceeding again with engineered drawings, so we may begin to see this project moving forward within the next few months.
- D. **Towns at Granite Quarry.** Construction is obviously trudging along within the rainy & muddy conditions we're all facing right now. Construction traffic itself along Rowan Street has generated some complaints which we have addressed. We will need to wait to evaluate any potential long-term traffic / on-street parking there until after development is complete.

5. **Misc.**

- A. **Mulch giveaway.** Saturday, March 27 from 8:00am – 12:00pm. This will not be double-ground mulch, but rather the single-screen grindings from clearing off the lot. CAC is helping to get the word out.

6. **Committee Reports.**

- A. **Revitalization Team.** Invited and met with City of Salisbury's Urban Design Planner on downtown streetscape projects. She reviewed GQ's Master Plan and conducted a drive through Town before the meeting to give some "first impression" feedback. She also discussed some of the ins and outs of Salisbury's downtown streetscape project that's underway; potential grant and partnership opportunities with the Arts Council and other local foundations.
- B. **Community Appearance Commission.**
 - Continued discussion on the upcoming Yard of the Month program's rules & guidelines.
 - Discussed the Town's upcoming mulch giveaway and how to partner with and promote it.
- C. **Parks, Events, and Recreation Committee.**
 - Events. Continued discussion on the Arts in the Park and Granite Fest events.
 - Town Manager and Public Works Director updated PERC on the FEMA lake project, retaining wall repairs at the Lake Park, Parks & Rec Master Plan, NCDOT Bike & Ped Plan, and some of the upcoming park-related items they are hoping to work into the proposed budget.



Additional Street Light Proposal Summary

In looking at the town it has been noted of several locations that do not have adequate street lighting. This is because of previous annexation, new construction, and oversight. In working with Duke Energy engineer and listening to citizen concerns, I have identified several key locations that additional lighting is needed to address safety concerns and comply with our ordinance. All the additions are attached with a map and the cost increase to the town's street lighting budget. After consulting with finance, we have found that we are currently running under budget and this is much contributed to the replacement of mercury vapor and metal halide lights with LED. This is an ongoing process that public works submits streetlights as they go out and they are replaced with LED from Duke Energy at no cost. The lights that we are discussing in this proposal are for lights in addition to what is currently in the area. Based on the existing standards and precedence, wooden poles to continue what is already existing along the street should be used. They will go along the side of the new sidewalks.

- Credit Union Area
Addition of 3 lights on existing poles on Mayor Ponds Street - \$23.55 per month
Addition of 4 new poles and lights on "Roadway B" - \$57.32 per month
Total project monthly addition - \$80.87 per month

Street lights

Discussion continued from February Meeting



Mayor Ponds Street

“Roadway B”



Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 7

Summary:

A public body is allowed to conduct remote meetings during a declared emergency.

Some of the requirements the Board should adhere to are as follows:

- A. Members participating remotely who cannot be physically seen by the public body must identify themselves:
 - 1) During roll call or when meeting is commenced.
 - 2) Prior to participating in deliberation, including making motions, proposing amendments, and raising points of order.
 - 3) Prior to voting.
- B. All votes shall be roll call.

Remote Participation

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

SUMMARY

TO: Board of Aldermen
FROM: Town Manager Larry Smith
RE: **Personnel Policy / Pay Classification Study**
DATE: 3/8/2021



Copies of the Personnel Policy and Pay Classification Study were made available 2/26/21 for Board member review and ability to provide questions and feedback before the meeting presentation by our HR Consultant. This was also to allow staff to keep and distribute a list of questions and answers (“Q&A”) along the way. A comprehensive list of any Q&A received will be provided at the meeting.

Cheryl Brown from the MAPS Group will be present to go over the study and answer any additional questions the Board may have.

Adoption of the Policy and Plan are concurrently adopted by Resolution. The recommended effective date to implement pay classification changes is April 1, 2021.

Action Requested:

Motion to adopt Resolution 2021-04, adopting the Personnel Policy, Classification and Pay Plan as presented.



RESOLUTION 2021-04

A RESOLUTION OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, ADOPTING THE PERSONNEL POLICY, CLASSIFICATION AND PAY PLAN

WHEREAS, the Board of Aldermen of the Town of Granite Quarry recognizes the importance of its municipal employees in meeting the service needs of Town residents; and

WHEREAS, it is the desire of the Board of Aldermen to maintain a municipal work force composed of qualified, competent, and dedicated employees; and

WHEREAS, the Board of Aldermen recognize the necessity of equitable rates of pay and reasonable conditions of employment in the maintenance of such a work force; and

WHEREAS, it is the desire of the Board of Aldermen to establish a system of personnel administration that will assure equity of compensation and fair and reasonable employee treatment for all of its employees.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Granite Quarry that the following guidelines shall cover the appointment, classification, salary, promotion, demotion, dismissal, and employment conditions of the employees of the Town of Granite Quarry, North Carolina, replacing where appropriate the existing articles and sections on personnel, pay plans, class specifications and benefits. This Resolution shall take effect April 01, 2021 and shall remain and continue in effect unless or until amended or repealed by the Board of Aldermen of the Town of Granite Quarry.

Presented and adopted this 1st day of March, 2021.

William D. Feather, Mayor

ATTEST:

Aubrey Smith, Town Clerk

[SEAL]



MEMO

Date: 2/23/2021

To: Board of Aldermen

From: Steve Blount, Town Planner

RE: Downtown LI Rezoning Issue

1. Adopt a new zoning classification
2. Rezone 12 properties
3. Adopt a new overlay district on the Zoning Map

Adopt a New Zoning Classification

Per your request, the Planning Board and staff have investigated the properties in the downtown area that are currently zoned Light Industrial (LI) to determine if that zoning classification and the uses it allows presents any long-term threat to the downtown area as it grows and develops. We identified 12 properties, determined their current uses, and contacted their owners to let them know of this study and the potential of rezoning.

During several meetings, the issue of concern changed from a simple focus on **uses** and refocused on **appearance** of the buildings and sites under consideration. Since appearance of future development of all downtown properties is controlled by the *Downtown Development Guidelines*, adopted by the Board in 2018, new appearance regulations were not needed. During this review process, we did discover several uses in the LI classification that would be inappropriate downtown and some in the HB classification that would be appropriate for the 12 properties under consideration.

As pointed out in a previous memo, the Planning Board, Planning Staff, property owners and their representatives worked through several rezoning options before concluding that the best option was to create a new zoning classification (Downtown/Light Industrial) that was a hybrid of the current HB and LI classifications.

Recommended Action #1

After a public hearing, adopt the following UDO text amendment as proposed by staff including the following specifics:

In Section 3.2 Base Zoning Districts, revise the list of zoning districts adding:

“DT/LI Downtown/Light Industrial District”

In Section 3.2 Base Zoning Districts add item 3.2.12 as follows:

3.2.12 Downtown Light Industrial (DT/LI) District

The purpose of the Downtown Light Industrial District is to promote a broad mixture of land uses appropriate to the designated Downtown Area. The mix of uses will help promote a critical mass of downtown workers needed to support other downtown businesses. Potential negative impacts of traditionally light industrial uses will be mitigated through building siting, appearance standards, landscaping and buffering requirements defined in Appendix B of this Uniform Development Ordinance.

To Section 3.3 Permitted Uses Table, add a column between HI and SR labeled DT/LI with the uses as listed in slides 8, 9, & 10 above.

Rezone 12 Properties

With the new zoning classification created, the Planning Board considered staff’s recommended list of rezoning classifications and voted to recommend these rezonings to you as follows:

Downtown LI Zoning (Current Uses/Alternate Zoning)

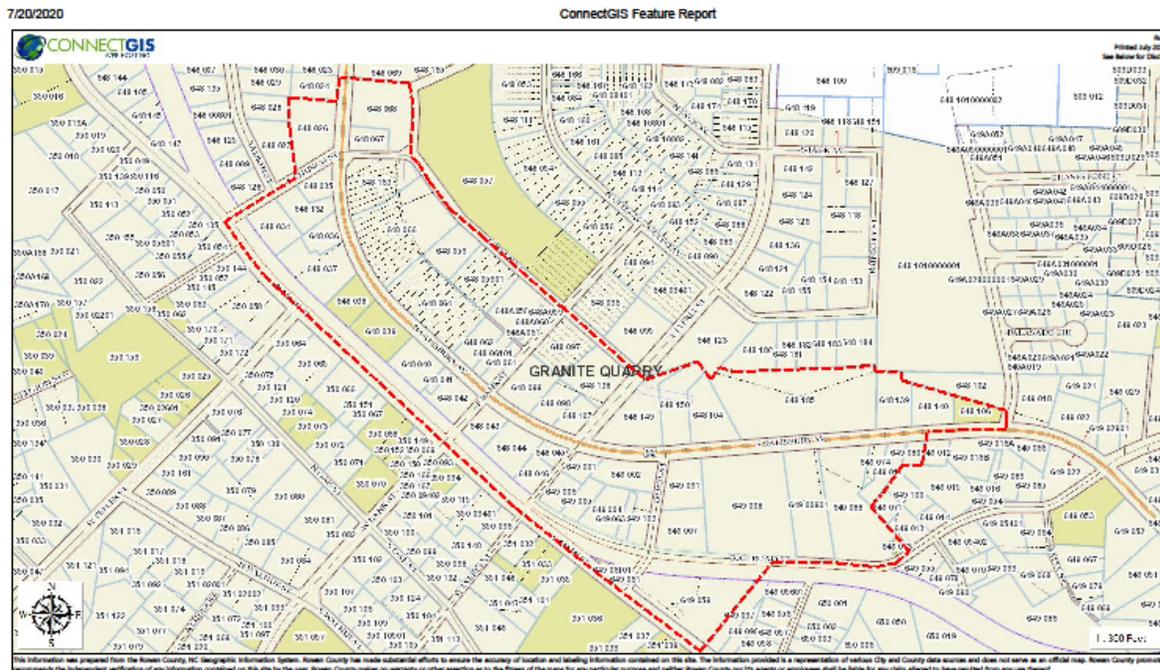
<u>Parcel #</u>	<u>Owner</u>	<u>Address</u>	<u>Alternate Zoning</u>
648 066	F&M Bank	218 N Salisbury Ave	DT/LI
648 138	Brinkley	221 N Lyerly	DT/LI
649 006	JBC Properties	205 Railroad St	RL
649 005	JBC Properties	211 Railroad St	RL
649 004	McKinney	217 Railroad St	RL
649 063	Harwood	233 Railroad St	RL
649 103	Harwood	Depot St	HB
649 002	McKinney	214 S Salisbury Ave.	DT/LI
649 007	R&R2 LLC	301 Railroad St	RL
649 008	JH Cook	312 S Salisbury Ave	DT/LI
648 059	GQ Properties	303 S Main St	DT/LI
648 185	Eli Fisher	S Salisbury Ave.	DT/LI

Recommended Action #2

After public hearing, vote to approve the rezonings as recommended by staff.

Adopt a New Overlay District on the Zoning Map

When the *Downtown Development Guidelines* were adopted in 2018, staff used a reference to fig.33 in the *Downtown Master Plan* to verbally identify the regulated area. Staff recommends a Zoning Map amendment adding an overlay designation to the map to visually define this area. This area would be as shown on the map below with cross-hatching or coloration as recommended by Rowan County. After review, the Planning Board voted to recommend adoption of this map overlay and associated UDO text amendments to you.



https://rowan2.connectgis.com/DownloadFile.aspx?l=_ags_map244be007375d429a66802022c7d34134x.htm&t=print

1/1

Recommended Action #3

After a public hearing, vote to adopt a map overlay and the following text amendments:

Add to Chapter 3 of UDO, specifically to Section 3.6 Overlay Districts, the following:
“3.6.3 Downtown Development Guidelines Area Overlay

The Downtown Development Guidelines Area Overlay is an area roughly defined by Main Street to the SW, Brown St to the NE, Church Street to the NW and extending across and along Railroad Street to Troutman Street at the SE extreme. Development in this area will be regulated by the requirements of the Uniform Development Ordinance (UDO) in general but more specifically by the development guidelines found in Chapter 5, Appendix B of the UDO.”

Revise Chapter 5, Appendix B as follows:

Chapter 5, Appendix B

A. Purpose and Applicability

The purpose of this chapter is to provide guidelines for construction of new buildings and renovation of existing structures in the Town’s Downtown (an area depicted in ~~Fig.33 of the Town of Granite Quarry Downtown Masterplan, dated January 2016~~ as an overlay zone on the Town’s Zoning Map) that will promote development over time of an attractive, campus-like environment. With a mixture of old and new buildings of various styles and forms, these guidelines will attempt to provide some level of uniformity, proportion, and compatibility of the structures, landscaping, walkways and streetscape that will promote the form, function, and beauty of our Town.

Adopt Combined Statement of Consistency and Reasonableness

Recommended Action #4

Adopt a combined Statement of Consistency and Reasonableness for the three previous actions as follows:

In voting to, 1) adopt a new zoning classification, 2) rezone twelve specific properties and, 3) adopt a zoning map overlay for the downtown area, the Granite Quarry Board of Aldermen does find these decisions to be in the best interest of the public and to be consistent in general with policies stated in the Town’s Comprehensive Plan. We also find after consideration of, 1) the properties’ sizes in relation to surrounding properties, 2) compatibility with the general and specific goals and policies of the Town’s Comprehensive Plan, 3) relative benefits to the property owner versus potential detriments to surrounding property owners and the Town’s population in general, and 4) the relationship of the proposed or potential land uses of the rezoned property to surrounding properties- that this decision is reasonable.

Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 12

Summary:

The action taken at the April 2020 meeting was approval for a twelve-month contract with LogMeIn for teleconferencing services at \$10.00 per month. It was later discovered that the “annual” contract has a fifteen-month term. The last payment for the annual contract will be in June 2021. After the contract expires (July 7, 2021) services can continue on a month-to-month basis at \$10.00 per month.

Action Requested:

Motion to amend authorization for LogMeIn contract from twelve to fifteen months.

Staff would like direction on whether to continue the month-to-month services beginning in July 2021 or look for another teleconferencing platform.

LogMeIn Amendment

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

SUMMARY

TO: Board of Aldermen
FROM: Town Manager Larry Smith
RE: **Voluntary Contiguous Annexation Petition – Teramore**
DATE: 3/8/2021



Teramore Development has petitioned the Town to annex Tax Parcel 628 174. The parcel is contiguous to the Town's primary corporate limits across the right of way of Hwy 52 at Main St.

Attached are:

1. Signed Petition Requesting Annexation
2. Property Metes and Bounds Description
3. Property Survey Map
4. Site Plan Approval / Property Declaration of Vested Rights

Action Requested

Motion to adopt Resolution 2021-05, directing the Clerk to investigate a petition received under North Carolina General Statutes 160A-31.



RESOLUTION 2021-05

**A RESOLUTION OF THE TOWN OF GRANITE QUARRY, NORTH
CAROLINA, DIRECTING THE CLERK TO INVESTIGATE
A PETITION RECEIVED UNDER G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition was received on March 8, 2021 by the Board of Aldermen of the Town of Granite Quarry, North Carolina (“Board of Aldermen”); and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Board of Aldermen of the Town of Granite Quarry deems it advisable to proceed in response to this request for annexation:

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Granite Quarry that:

The Town Clerk is hereby directed to investigate the sufficiency of the above-described petition and to certify as soon as possible to the Board of Aldermen the result of the investigation.

William D. Feather, Mayor

ATTEST:

Aubrey Smith, Town Clerk

[SEAL]



**TOWN OF GRANITE QUARRY
PETITION REQUESTING ANNEXATION**

Date: 2/19/21

To the Board of Aldermen of the Town of Granite Quarry:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed into the Town of Granite Quarry.

2. The area to be annexed is contiguous to the Town of Granite Quarry and the boundaries of such territory are as follows (insert metes and bounds description of the property boundaries proposed to be annexed, and attach the corresponding survey map):

See Attached survey map and metes and bounds description of the property boundaries.

3. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108 must be declared and identified on this petition. We further acknowledge that failure by me to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. If zoning vested rights are claimed, indicate below and attach proof. (Copy of General Statutes and Town Ordinances regarding vested rights are attached.)

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? (yes or no)</u>	<u>Signature</u>
1.	Teramore Development	214 Klumac Rd, STE 101 Salisbury, NC 28144	YES	
2.				
3.				

EXHIBIT A

Lying and being situate in Rowan County, North Carolina, and being more particularly described as follows:

BEING 1.663 ACRES TOTAL, LOCATED IN THE PROVIDENCE TOWNSHIP, ROWAN COUNTY, N.C., NEW LOT 4, PLAT BOOK 9995, PAGE 9249; BEING THE LANDS OF E.R. REAL ESTATE HOLDINGS, LLC; DEED BOOK 1336, PAGE 378, ROWAN COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011). AS SURVEYED BY BLUE RIDGE GEOMATICS, PA; JULY 9, 2020, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT, A ½" REBAR SET ON THE EASTERN RIGHT-OF-WAY LIMITS OF U.S. HIGHWAY 52, THE NORTHWESTERN MOST CORNER OF ROWAN COUNTY – CHARLES C. ERWIN MIDDLE SCHOOL, (D.B. 1332, PG. 861), SAID BEGINNING POINT HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF; N=675,119.99'; E=1,576,122.13'; SAID BEGINNING POINT ALSO BEING, S74°03'47"E 396.79' FROM NCGS MONUMENT "KLUTTZ", HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF, N=675,228.94', E=1,575,740.59'; THENCE FROM SAID BEGINNING POINT AND RUNNING WITH SAID EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 52, N13°13'41"W 266.66' TO A ½" REBAR FOUND, SAID REBAR HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF, N=675,379.58'; E=1,576,061.11'; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE SOUTHERN LINE OF LOT 3, PLAT BOOK 9995, PAGE 9249, E.R. REAL ESTATE HOLDINGS, LLC (D.B. 1336, PAGE 344), N75°59'46"E 269.81' TO A ½" REBAR FOUND, SAID REBAR HAVING, NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF N=675,444.87'; E=1,576,322.90'; THENCE S12°33'43"E 273.60' TO A ½" REBAR FOUND, ON THE NORTHERN PROPERTY LINE OF THE AFOREMENTIONED ROWAN COUNTY, CHARLES C. ERWIN MIDDLE SCHOOL; SAID REBAR HAVING NORTH CAROLINA GRID-NAD 83 COORDINATES OF, N=675,177.82'; E=1,576,382.41'; THENCE RUNNING WITH SAID NORTHERN LINE, S77°28'24"W 266.63' TO THE **POINT AND PLACE OF BEGINNING**.

THE ABOVE DESCRIPTION CONTAINING 1.663 ACRES, BY COORDINATE GEOMETRY.

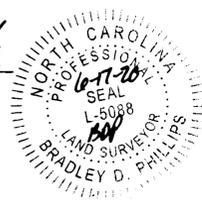
SAID ABOVE DESCRIBED PROPERTY BEING THE SAME AS SHOWN ON ALTA/ACSM LAND TITLE SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY OF 1.663 ACRES- NEW LOT 4- PLAT 9995, PAGE 9249 THE LANDS OF ER REAL ESTATE HOLDINGS, LLC DEED BOOK 1336, PAGE 344 FOR TERAMORE DEVELOPMENT" DATED AUGUST 17, 2020, PREPARED BY BLUE RIDGE GEOMATICS, PA, DANNY LONG, P.L.S. NO. L-4874.

SURVEY AND ACCURACY

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION: (DEED DESCRIPTION RECORDED IN BOOK 1333, PAGE 378, AND IN PLAT BOOK 9995, PAGE 9140); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION (AS SHOWN); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER, AND SEAL THIS 17 DAY OF JULY A.D. 2020.

Bradley D. Phillips
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-5088



CERTIFICATE OF G.S. 47-30(F)(1)(a)

I, BRADLEY D. PHILLIPS, PROFESSIONAL LAND SURVEYOR, PLS NO. L-5088, CERTIFY:
a. THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PURPOSE OF THIS PLAT IS TO SUBDIVIDE ROWAN COUNTY PARCEL ID 628 173 INTO "NEW LOT 3" (79.21± ACRES), & "NEW LOT 4" (1.66± ACRES), AS SHOWN.

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A
- (2) POSITIONAL ACCURACY: 0.07'
- (3) TYPE OF GPS FIELD PROCEDURE: RTK
- (4) DATES OF SURVEY: 7-15-19
- (5) DATUM/EPOCH: NAD 83 (2011)
- (6) PUBLISHED/FIXED-CONTROL USE: NCVRS
- (7) GEOID MODEL: 12B
- (8) COMBINED GRID FACTOR(S): 0.99995712
- (9) UNITS: U.S. FEET

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	87.18	1308.25	N73°33'38"E	87.16
C2	55.59	35.99	S11°31'45"E	50.23
C3	128.94	577.78	S28°17'54"W	128.68
C4	255.85	5881.88	S21°14'33"W	255.92
C5	75.58	5881.88	N22°34'50"E	75.58

GENERAL NOTES

- 1. IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2. METHOD OF COMPUTATION IS BY COORDINATE CALCULATION.
- 3. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT APPARENT AT THE TIME OF MY INSPECTION AND MIGHT OTHERWISE BE DISCLOSED BY AN ATTORNEY'S TITLE OPINION WHICH AS OF DATE SHOWN HEREON HAS NOT BEEN SUPPLIED TO DAVIS-MARTIN-POWELL ENGINEERS & SURVEYORS. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY NOT SHOWN HEREON.
- 4. THIS SURVEY IS OF AN EXISTING PARCEL(S) OF LAND AND IS BASED ON EXISTING CORNERS FOUND ON SITE.
- 5. FLOOD CERTIFICATION: A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SCALED FROM MAPS FURNISHED BY NORTH CAROLINA FLOOD PLAIN MAPPING PROGRAM, SUBJECT TO VERIFICATION BY DETAILED FLOOD STUDY. SEE MAP NUMBER 3710567700A DATED JUNE 16, 2008.
- 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
- 7. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NC3200), NAD 83 (2011) AND WERE OBTAINED USING THE NCVRS SYSTEM.
- 8. PARCEL LOCATED INSIDE GRANITE QUARRY ETL.
- 9. GRANITE QUARRY ZONING: RL
FRONT SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 25'
- 10. NO BOUNDARY SURVEY OF NEW LOT 3 PERFORMED THIS DATE. BOUNDARY WAS TAKEN FROM PLAT BOOK 9995, PG. 9140 AND SURVEYED BY DAVIS-MARTIN-POWELL & ASSOCIATES.

REVIEW OFFICER CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF GRANITE QUARRY ANT THAT THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ROWAN COUNTY

John P. Polson
REVIEW OFFICER DATE 6/17/20

REVIEW OFFICER CERTIFICATE

I, *John P. Polson*, REVIEW OFFICER OF ROWAN COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING

REVIEW OFFICER DATE 6/17/20

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ACKNOWLEDGE THIS PLAT AND ALLOTMENT TO BE MY (OUR) FREE ACT AND DEED.

Paul H. ...
OWNER DATE 6-17-2020

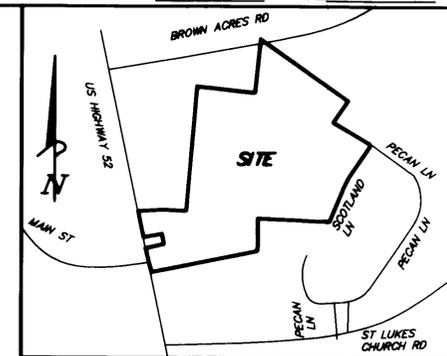
Paul H. ...
OWNER DATE 6-17-2020

WATER SUPPLY WATERSHED CERTIFICATE

E.R. REAL ESTATE HOLDINGS, LLC SUBDIVISION, TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DESIGNATED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION AS APPEARS ON THE WATERSHED PROTECTION MAP OF ROWAN COUNTY

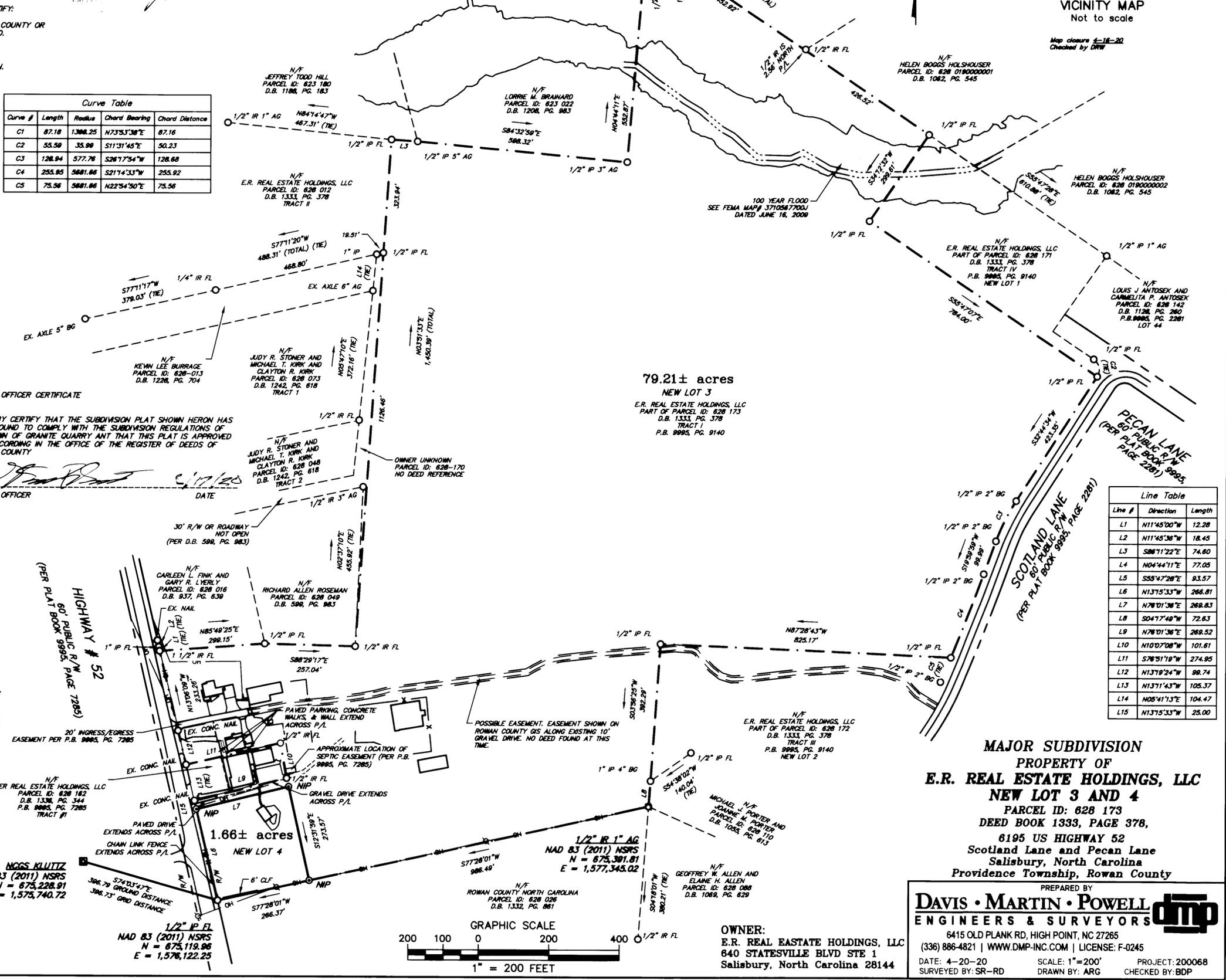
SUBDIVISION ADMINISTRATOR DATE 6/17/20

N/F ADRIAN MINERAN AND ANDREA MINERAN PARCEL ID: 623 057 D.B. 1330, PG. 600
N/F HELEN BOGGS HOLSHOUSE PARCEL ID: 628 0190000001 D.B. 1082, PG. 545



VICINITY MAP
Not to scale

Map covers 4-11-20
Checked by DMP



79.21± acres
NEW LOT 3
E.R. REAL ESTATE HOLDINGS, LLC
PART OF PARCEL ID: 628 173
D.B. 1333, PG. 378
TRACT 1
P.B. 9995, PG. 9140

1.66± acres
NEW LOT 4
NAD 83 (2011) NSRS
N = 675,391.81
E = 1,577,345.02

Line Table

Line #	Direction	Length
L1	N11°45'00"W	12.28
L2	N11°45'36"W	18.45
L3	S86°11'22"E	74.80
L4	N04°44'11"E	77.05
L5	S55°47'28"E	83.57
L6	N13°15'33"W	268.81
L7	N78°01'38"E	268.83
L8	S04°17'49"W	72.83
L9	N78°01'38"E	268.52
L10	N100°7'08"W	101.61
L11	S78°51'19"W	274.95
L12	N13°19'24"W	98.74
L13	N13°11'43"W	105.37
L14	N05°41'13"E	104.47
L15	N13°15'33"W	25.00

MAJOR SUBDIVISION
PROPERTY OF
E.R. REAL ESTATE HOLDINGS, LLC
NEW LOT 3 AND 4
PARCEL ID: 628 173
DEED BOOK 1333, PAGE 378,
6195 US HIGHWAY 52
Scotland Lane and Pecan Lane
Salisbury, North Carolina
Providence Township, Rowan County

PREPARED BY
DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
(336) 886-4821 | WWW.DMP-INC.COM | LICENSE: F-0245
DATE: 4-20-20 SCALE: 1"=200' PROJECT: 200068
SURVEYED BY: SR-RD DRAWN BY: ARG CHECKED BY: BDP

LEGEND

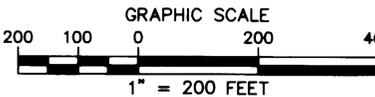
---	EASEMENT LINE
---	ADJOURNER LINE
---	PROPERTY LINE SURVEYED
---	PROPERTY LINE NEW LOT 3
---	EDGE OF PAVEMENT LINE
---	RIGHT OF WAY
---	EDGE OF GRAVEL LINE
---	CREEK LINE
---	EDGE OF GRAVEL LINE
---	BUILDING LINE
---	FENCE LINE
---	OVERHEAD POWER LINE
---	CONCRETE LINE
---	WALL LINE

ABBREVIATIONS

- IP = EXISTING IRON PIPE/PIN
- IR = EXISTING IRON ROD/PIN
- NIP = NEW IRON PIPE (1/2" SET)
- NPX = NEW PK NAIL (SET)
- R/W = RIGHT OF WAY
- CGF = COMBINED GRID FACTOR
- EP = EDGE OF PAVEMENT
- FL = FLUSH WITH GROUND
- AG = ABOVE GROUND
- BG = BELOW GROUND
- N/F = NOW OR FORMERLY
- P/L = PROPERTY LINE
- C/L = CENTERLINE
- CP = COMPUTED POINT (NOT SET)
- CLF = CHAIN LINK FENCE
- (NTS) = NOT TO SCALE

LEGEND

⊠	EXISTING CONCRETE MONUMENT	⊠	A/C UNIT
⊙	NEW IRON PIPE (1/2" SET)	⊠	CATCH BASIN
○	EXISTING IRON PIPE UNLESS NOTED OTHERWISE		
⊠	TELEPHONE PEDESTAL		
●	COMPUTED POINT (NOT SET)		



OWNER:
E.R. REAL ESTATE HOLDINGS, LLC
640 STATESVILLE BLVD STE 1
Salisbury, North Carolina 28144

ROWAN COUNTY, NORTH CAROLINA
Filed for registration at 03:11:17 o'clock P.M.
JULY 17, 2020 and registered
in Map Book 9995 Page 9249
J.E. Brindle, REGISTER OF DEEDS
BY: [Signature] ASSISTANT DEPUTY

DRAWING NAME: P:\2020\200068\SURV\200068-record plat_BDP.dwg - 18x24 SURV - 6/17/2020 12:08:52 PM
Doc ID: 014422120001 Type: GRP
Recorded: 06/17/2020 at 03:11:17 PM
Rowan, NC
J. E. Brindle Register of Deeds
9995 pg 9249
BK 9995



August 11, 2020

ER Real Estate Holdings, LLC
640 Statesville Blvd., Suite 1
Salisbury, NC 28144

RE: Site Plan Approval
Parcel 624 174

Gentlemen,

This is official notice that your site plan labeled C100, dated 7/16/2020, with revisions included in Daniel Almazon's email submittal dated 8/4/2020 was approved by the Town's Planning Board per the requirements of the Town's Uniform Development Ordinance (UDO). This approval includes any items specifically addressed by the Technical Review Committee's review process but does not excuse any omissions required by the Town's UDO, NC State Building Code, or any other regulatory body's requirements.

Please submit your engineering drawings as required by our UDO at your convenience and send us a copy of all permits issued to you by other regulatory bodies.

Contact me if you have any questions.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'Steve Blount', with a long horizontal line extending to the right.

Steve Blount
Town Planner

Town of Granite Quarry
PO Box 351
Granite Quarry, NC 28072
Phone: 704.279.5596 • Fax: 704.279.6648
www.granitequarrync.gov

SUMMARY

TO: Board of Aldermen
FROM: Town Manager Larry Smith
RE: **Voluntary Satellite Annexation Petition – Marple**
DATE: 3/8/2021



At its February meeting, the Board directed the Clerk to investigate the sufficiency of this annexation petition. Attached is the Clerk's Certificate of Sufficiency.

Our attorney has prepared the attached, updated deed for this property that corrects the property lines as shown on the survey map presented in your packets last month. To finalize this, the Board needs to authorize Mayor and Clerk to execute the deed.

Actions Requested

1. Motion to authorize the Mayor and Clerk to execute the deed from the Town of Granite Quarry to James David Marple Living Trust as presented by the Town Attorney.
2. Motion to adopt Resolution 2021-03, fixing the date of public hearing on the question of annexation pursuant to G.S. 160A-58.2.

NORTH CAROLINA QUITCLAIM DEED

Excise Tax **\$0.00**

Tax Map Parcel Identifier No.: Tax Map: **352** Parcel: **087**

Prepared by and Mail to: Carl M. Short, Jr., a North Carolina licensed attorney
225 N Main Street, Suite 200, Salisbury, NC 28144

No Opinion of Title expressed or implied by the preparer of this deed.

THIS DEED, made this _____ day of **March, 2021**, by and between

TOWN OF GRANITE QUARRY,
a North Carolina municipal corporation

Whose mailing address is: P.O. Box 351, Granite Quarry, NC 28072

Hereinafter referred to as GRANTOR; and

**JAMES DAVID MARPLE, Trustee of the James David Marple
Living Trust, dated June 25, 2014**

Hereinafter referred to as GRANTEE,

Whose **mailing** address is: 1681 Little Bay Road White Stone, VA 22578

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and shall include singular, plural masculine, feminine or neuter as required by context.

WITNESSETH, Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the Property described below:

See attached Exhibit "A" for legal description.

The property herein described was acquired by Grantor by instrument recorded in Deed Book 1340, Page 200; Rowan County Registry.

The Property conveyed hereby _____ is/ X is not the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

Grantor makes no warranty, express or implied, as to title to the property.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**Town of Granite Quarry,
a North Carolina municipal corporation**

By: _____ (SEAL)
William Feather, Mayor

Attest: _____ (SEAL)

STATE OF _____
COUNTY OF _____

I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that (s)he is the Clerk for the Town of Granite Quarry, a North Carolina municipal corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Mayor, and attested by him/her as its Town Clerk.

WITNESS my hand and Notarial seal, this ____ day of _____, 2021.

NOTARY PUBLIC

My commission expires:
(SEAL)

EXHIBIT "A"

Beginning at a nail set having *coordinates of N:677626.43, E:1571307.39*; **thence with a bearing of S 18°59'17" W a distance of 9.33 feet to a nail set**; **thence with a bearing of S 09°39'11" W a distance of 62.91 feet to a 5/8" rod Set**; *thence with a bearing of S 24°52'00" W a distance of 94.88 feet to a 1/2" rod found*; *thence with a bearing of N 71°17'55" W a distance of 99.72 feet to a 1/2" rod found*; *thence with a bearing of N 18°37'33" E a distance of 100.27 feet to 1/2" rod found*; *thence with a bearing of N 18°50'10" E a distance of 20.00 feet to a 5/8" rod Set*; *thence with a bearing of N 20°05'52" E a distance of 37.55 feet to a nail set*; *thence with a bearing of S 77°15'49" E a distance of 75.98 feet to a nail set*; *thence with a bearing of S 71°30'47" E a distance of 23.67 feet to the point of beginning*; *containing 17025 square feet or 0.391 acres.*

It is the purpose of this deed to correct and clarify the "less and except" provisions of the deed from David Marple Trustee to the Town of Granite Quarry dated December 18, 2019 and recorded December 20, 2019, in Deed Book 1340, Page 200, Rowan County Registry.



CERTIFICATE OF SUFFICIENCY

To the Board of Aldermen of the Town of Granite Quarry, North Carolina:

I, Aubrey Smith, Town Clerk, do hereby certify that I have investigated the attached petition and hereby make the following findings:

I further find that the area meets the standards for a non-contiguous area as specified in G.S. 160A-58.1(b), in that:

1. The petition includes a metes and bounds description of the area proposed for annexation and has attached a map showing the proposed satellite area in relation to the primary corporate limits.
2. The petition includes the names and addresses of all owners of real property lying in the area described therein.
3. The petition includes the signatures of all owners of real property lying in the area described therein, except those not required to sign by G.S. 160A-58.1(a).
4. The nearest point on the proposed satellite corporate limits is no more than three (3) miles from the primary corporate limits of the Town of Granite Quarry.
5. No point on the proposed satellite corporate limits is closer to the primary corporate limits of any municipality other than the Town of Granite Quarry.
6. The satellite area is so situated that the Town of Granite Quarry will be able to provide the same services as are provided within its primary corporate limits.
7. To the extent that the proposed satellite area contains any portion of a subdivision, the entire subdivision is included.
8. The Town of Granite Quarry is excepted from the satellite corporate limits area limitation as specified in G.S. 160A-58.1(b)(5).
9. The petition declares no vested rights, and there are no additional requirements for the petition.

In witness whereof, I have hereunto set my hand and affixed the seal of the Town of Granite Quarry, North Carolina, this 1st day of March 2021.

(SEAL)




Aubrey Smith, Town Clerk



RESOLUTION 2021-03

A RESOLUTION OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, FIXING THE DATE OF PUBLIC HEARING ON QUESTION OF ANNEXATION PURSUANT TO G.S. 160A-58.2

WHEREAS, a petition requesting annexation of the area described herein was received on February 8, 2021 by the Board of Aldermen of the Town of Granite Quarry, North Carolina (“Board of Aldermen”); and

WHEREAS, the Board of Aldermen has by Resolution 2021-02 directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, certification by the Town Clerk as to the sufficiency of the petition has been made;

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Granite Quarry, North Carolina that:

Section 1. A public hearing on the question of annexation of the non-contiguous area described herein will be held at the Granite Quarry Town Hall, 143 N Salisbury Avenue Granite Quarry, NC 28146 on April 12, 2021 at 7:00pm.

Section 2. The area proposed for annexation is described as follows:

Beginning at a nail set having coordinates of N:677626.43, E:1571307.39; thence with a bearing of S 18°59'17" W a distance of 9.33 feet to a nail set; thence with a bearing of S 09°39'11" W a distance of 62.91 feet to a 5/8" rod Set; thence with a bearing of S 24°52'00" W a distance of 94.88 feet to a 1/2" rod found; thence with a bearing of N 71°17'55" W a distance of 99.72 feet to a 1/2" rod found.; thence with a bearing of N 18°37'33" E a distance of 100.27 feet to 1/2" rod found; thence with a bearing of N 18°50'10" E a distance of 20.00 feet to a 5/8" rod Set; thence with a bearing of N 20°05'52" E a distance of 37.55 feet to a nail set; thence with a bearing of S 77°15'49" E a distance of 75.98 feet to a nail set; thence with a bearing of S 71°30'47" E a distance of 23.67 feet to the point of beginning.; containing 17025 square feet or 0.391 acres.

Section 3. Notice of the public hearing shall be published in The Salisbury Post, a newspaper having general circulation in the Granite Quarry, NC, at least ten (10) days prior to the date of the public hearing.

William D. Feather, Mayor

ATTEST:

Aubrey Smith, Town Clerk

[SEAL]

Owner Certificate
 I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby acknowledge this plat and allotment to be my (our) free act and deed.

Date _____ Owner(s) _____
 Date _____ Owner(s) _____
 Date _____ Owner(s) _____

Approval for Recording
 This division of land does not meet the definition of a subdivision as set forth by North Carolina General Statute 160d-802 and is not subject to the development review process of the Town of Granite Quarry. The minimum lot requirements for the subject zoning district have been met.

Subdivision Administrator _____ Date _____

STATE OF NORTH CAROLINA
 COUNTY OF ROWAN COUNTY

I, **REVIEW OFFICER OF ROWAN COUNTY COUNTY**
CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

ROWAN COUNTY, NORTH CAROLINA
 Filed for registration at _____ o'clock AM
 _____ May _____ 2017 and registered
 in MAP _____ Book 9995 Page _____
 J. E. BRINDLE, REGISTER OF DEEDS
 BY: _____ ASST/DEPUTY

North
 N. C. Grid North
 NAD83
 (NGRS 2011)
 Per NC Network RTK
 Vertical Datum
 NAVD88
 THETA = -00° 49' 57"

Scale 1" = 50'
 1 centimeter = 6 meters
 Scale Ratio 1:600

CERTIFICATE FOR BOUNDARY SURVEY USING GPS
 I, Norman Grey Ribelin, certify that this report was produced under my supervision from an actual GPS survey made under my supervision and the following information was used to perform the survey:

- (1) Class of survey: _____
- (2) Positional accuracy: _____
- (3) Type of GPS field procedure: _____
- (4) Dates of survey: _____
- (5) Datum/epoch: _____
- (6) Published/field-control: _____
- (7) Geoid model: _____
- (8) Combined grid factor(s): _____
- (9) Units: _____

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS IS THE
 Norman Grey Ribelin, PLS, L-2674
 Ribelin Land Surveying, Inc. C-1693

Survey for Terry Hess by me dated 05-01-1982

Witness my original signature and seal this is the
 Norman Grey Ribelin, PLS, L-2674
 Ribelin Land Surveying, Inc. C-1693



LEGEND

- Iron Found
- Stone Found
- Monument Found
- ⊕ Monument Set
- ⊙ Nail Found
- ⊙ Nail Set
- ⊙ Spike Found
- ⊙ Spike Set
- ⊙ Point (not set nor found)
- ⊙ Power Pole
- ⊙ Right-of-way
- ⊙ E-E-Overhead Lines

This survey is conducted by:
 Norman Grey Ribelin, PLS, L-2674
 dba/
 Ribelin Land Surveying, Inc., C-1693
 333 Surveyors Drive Salisbury, N. C.
 28146-1538 Ph. (704) 633-2995

Survey Type: Exception/Recombination
 FOR: **Town of Granite Quarry**
 Present Owners: Town of Granite Quarry

City/Township: Granite Quarry, Town of, Gold Hill
 Township
 County: Rowan County North Carolina

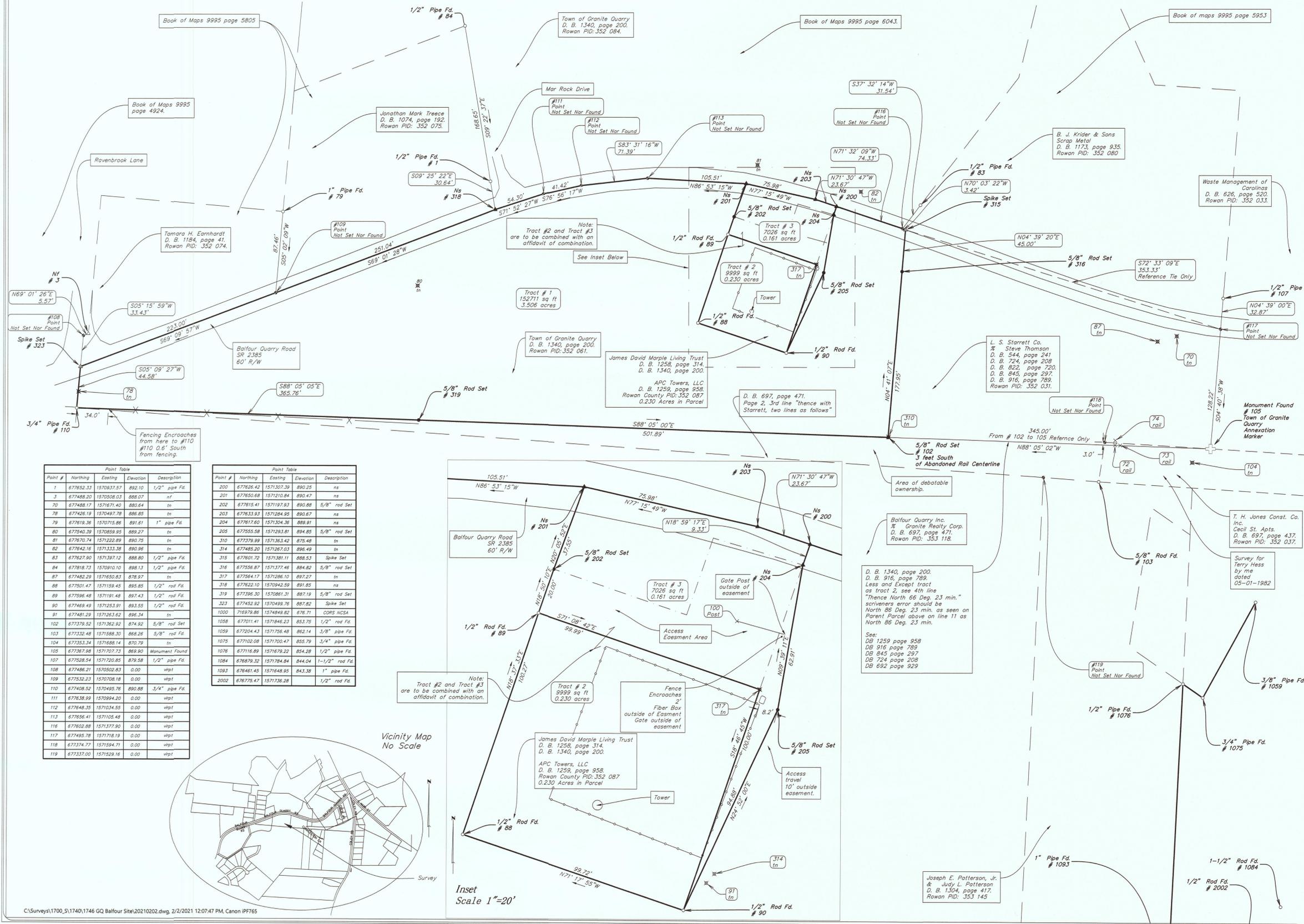
Parcel Id: 352 062
 Pin Number: 5677-07-8554

Total Acreage: 3.897 Acres ± Area by coordinates Error Adjusted by Compass Rule

Beginning Field Survey Date: 06/10/2020 Last Survey Date: 01/28/2021
 Revised 06/28/2020, Revised 02/01/2021, Revised 02/02/2021
 Drawing Date: 2/2/21

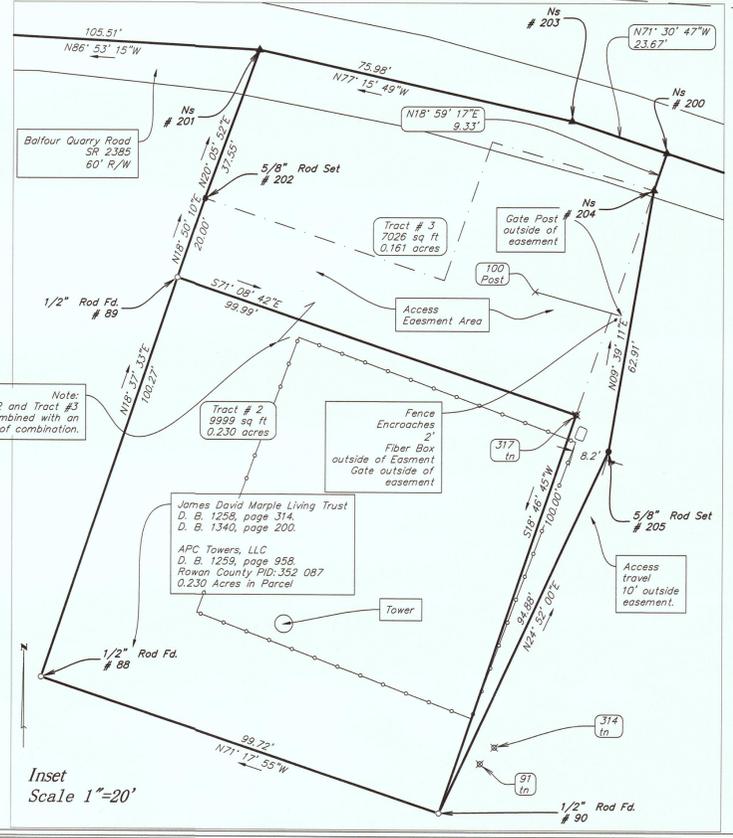
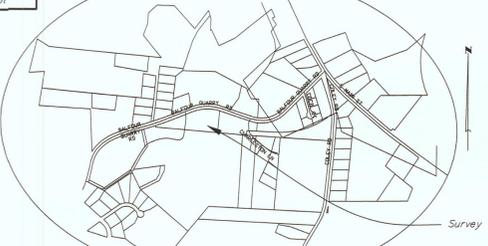
COGO/CAD FILE: C:\Surveys\1700_S\1740\1746 GO Balfour Site\20210202.dwg, 2/2/2021 12:07:47 PM, Canon PPT65

JOB NUMBER 2020-1746



Point Table

Point #	Northing	Easting	Elevation	Description
1	677652.33	1570937.57	892.10	1/2" pipe Fd.
3	677488.20	1570508.03	888.07	nf
70	677488.17	1571671.40	880.64	tn
78	677428.19	1570497.78	886.85	tn
79	677619.36	1570715.86	891.61	1" pipe Fd.
80	677540.39	1570859.95	889.27	tn
81	677670.74	1571222.89	890.75	tn
82	677842.16	1571333.39	890.96	tn
83	677627.90	1571397.12	888.80	1/2" pipe Fd.
84	677818.73	1570910.10	898.13	1/2" pipe Fd.
87	677482.29	1571650.83	878.97	tn
88	677501.47	1571159.45	895.85	1/2" rod Fd.
89	677596.48	1571191.48	897.43	1/2" rod Fd.
90	677469.49	1571253.91	893.55	1/2" rod Fd.
91	677481.29	1571263.62	896.34	tn
102	677379.52	1571362.92	874.92	5/8" rod Set
103	677332.48	1571588.30	868.26	5/8" rod Fd.
104	677353.34	1571688.14	870.79	tn
105	677367.98	1571707.73	869.80	Monument Found
107	677528.54	1571720.85	879.58	1/2" pipe Fd.
108	677486.21	1570502.83	0.00	wpf
109	677532.23	1570708.18	0.00	wpf
110	677408.52	1570456.76	890.88	3/4" pipe Fd.
111	677638.99	1570994.20	0.00	wpf
112	677648.35	1571034.55	0.00	wpf
113	677656.41	1571105.48	0.00	wpf
116	677602.88	1571377.90	0.00	wpf
117	677495.78	1571718.19	0.00	wpf
118	677374.77	1571594.71	0.00	wpf
119	677337.00	1571529.16	0.00	wpf





**TOWN OF GRANITE QUARRY
PETITION REQUESTING A NON-CONTIGUOUS
ANNEXATION**

Date: 2/8/2021

To the Board of Aldermen of the Town of Granite Quarry:

1. We the undersigned owners of real property respectfully request that the area described in Paragraph 2 below be annexed into the Town of Granite Quarry.

2. The area to be annexed is non-contiguous to the Town of Granite Quarry and the boundaries of such territory are as follows, with the corresponding survey map attached:

Beginning at a nail set having coordinates of N:677626.43, E:1571307.39; thence with a bearing of S 18°59'17" W a distance of 9.33 feet to a nail set; thence with a bearing of S 09°39'11" W a distance of 62.91 feet to a 5/8" rod Set; thence with a bearing of S 24°52'00" W a distance of 94.88 feet to a 1/2" rod found; thence with a bearing of N 71°17'55" W a distance of 99.72 feet to a 1/2" rod found.; thence with a bearing of N 18°37'33" E a distance of 100.27 feet to 1/2" rod found; thence with a bearing of N 18°50'10" E a distance of 20.00 feet to a 5/8" rod Set; thence with a bearing of N 20°05'52" E a distance of 37.55 feet to a nail set; thence with a bearing of S 77°15'49" E a distance of 75.98 feet to a nail set; thence with a bearing of S 71°30'47" E a distance of 23.67 feet to the point of beginning.; containing 17025 square feet or 0.391 acres.

3. A map is attached showing the area proposed for annexation in relation to the primary corporate limits of the Town of Granite Quarry.

4. We acknowledge that any zoning vested rights acquired pursuant to G.S. 160D-108 must be declared and identified on this petition. We further acknowledge that failure to declare such rights on this petition shall result in a termination of vested rights previously acquired for the property. If zoning vested rights are claimed, indicate below and attach proof.

	<u>Name</u>	<u>Address</u>	<u>Do you declare vested rights? (yes or no)</u>	<u>Signature</u>
1.	James David Marple	1681 Little Bay Road White Stone, VA 22578	No	 Trustee
2.				
3.				

Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 15

GQEPSL Extension

Summary:

At the January meeting the Board of Aldermen voted to adopt a local Emergency Paid Sick Leave (EPSL) Policy that would extend the benefits of the federal EPSL that expired December 31, 2020.

Between January 1, 2021 and February 28, 2021 six (6) employees submitted applications for GQEPSL benefits with a total of \$2,537.27 paid out.

The GQEPSL Policy is set to expire March 9, 2021. Staff requests that the Board decide whether to extend the policy. If the Board desires to extend the policy, staff's recommendation for an expiration date is June 30, 2021 at the end of the current fiscal year.

Action Requested:

Motion to extend GQEPSL to June 30, 2021.

No action necessary if the Board would like to let the policy expire.

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

SUMMARY

TO: Board of Aldermen
FROM: Town Manager Larry Smith
RE: **Offer To Purchase Town Parcel 066B002**
DATE: 3/8/2021



Attached is an Offer To Purchase (OTP) the Town has received regarding the Town-owned property located at the corner of Dunns Mountain Church Road and Mayor Ponds Street (map next page).

OFFER is for \$25,000, contingent upon the property being rezoned for business.

PROPERTY was purchased by the Town in 2013. Assessed tax value in 2013 was \$34,255; current assessed tax value is \$42,160.

IF the Board wishes to entertain the offer and establish/instruct staff concerning the negotiation of price and terms of a contract, RECOMMENDED ACTION would be to go into closed session to discuss.

RECOMMENDED ACTION:

TO DECLINE: Motion to decline the Offer to Purchase parcel 066B 002.

OR

TO CONSIDER: Motion to go into **closed session** pursuant to G.S. 143-318.11(a)(5) to establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease.



Sapp's Guttering Inc
PO Box 921
Granite Quarry, NC 28072

Monday, February 8, 2021
The Town of Granite Quarry
PO Box 351
Granite Quarry, NC 28072

Dear Property Owner,

Sapp's Guttering Inc would like to purchase your land located in Rowan County at the corner of Mayor Ponds Street and Dunns Mountain Church Road. Parcel ID 066B002, 0.69 acre. Sapp's Guttering Inc is a locally owned and operated company that began in Granite Quarry, and we are looking to expand our business and establish our home building here. We have plans to construct a building with a \$150-160K tax value within 2 years and to add/create employment opportunities for the area. We would like to offer a purchase price of \$25,000 contingent upon the property being rezoned for business.

Please feel free to contact us anytime with any questions or to discuss this purchase.

Thank you,

Jason Sapp
Sapp's Guttering Inc
704.267.0679

Agenda Item Summary

Regular Meeting

March 8, 2021

Agenda Item 17

Summary:

To transfer funds from Surplus Items Sold (01-3835-81) to Fire – Supplies & Equipment (01-4340-29) in the amount of \$1,064 to purchase a new thermal imager charger and miscellaneous hand tools for Rescue 57.

Attachment:

Budget Amendment #12

Action Requested:

Motion to approve Budget Amendment #12 to transfer funds from surplus items sold as presented.

Budget Amendment #12

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

FISCAL YEAR 2020-2021
BUDGET AMENDMENT REQUEST #12

March 8, 2021

PURPOSE: To transfer funds from Surplus Items Sold (01-3835-81) to Fire – Supplies & Equipment (01-4340-29) in the amount of \$1,064 to purchase a new thermal imager charger and miscellaneous hand tools for Rescue 57.

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description		Amount
01-3835-81	Surplus Items Sold	\$ 1,064
TOTAL		\$ 1,064

ADD FUNDS TO:

General Ledger Acct. # and Description		Amount
01-4340-29	Fire - Supplies & Equipment	\$ 1,064
TOTAL		\$ 1,064

The above Budget Amendment was approved / denied by the Manager or Board on _____.

William Feather, Mayor

Shelly Shockley, Finance Officer

March 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3	4	5	6
	Planning Board 6pm					
21	8	9	10	11	12	13
	Business After Hours 5pm BoA Regular Mtg. 7pm		Centralina Executive Board Zoom Mtng 5pm	CAC 6pm		
14	15	16	17	18	19	20
	P.E.R.C. 5pm ZBA 5:30pm	Revitalization 3:30pm		Power in Partnership Breakfast 7:30am	BoA Planning Retreat 8:30 am	
21	22	23	24	25	26	27
			MPO TAC 5:30pm	BoA Budget Workshop 8:30 am		
28	29	30	31			