



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN REGULAR MEETING MINUTES  
Monday, October 7, 2019**

**Present:** Mayor Bill Feather, Mayor Pro Tem Jim LaFevers, Alderman Jim Costantino, Alderman Kim Cress, Alderman John Linker

**Staff:** Interim Town Manager Larry Smith, Town Clerk/HR Officer Tanya Word, Town Planner Steve Blount, Fire Chief/Maintenance Supervisor Jason Hord, Finance Officer Shelly Shockley, Town Attorney Chip Short, Deputy Clerk/Finance/HR Analyst Aubrey Smith, Planning Coordinator Holly-Anne Franco, Police Officer Richard Tester

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

**Moment of Silence:** Mayor Feather opened the meeting with a moment of silence.

**Pledge of Allegiance:** Mayor Feather led the Pledge of Allegiance.

**1. Approval of the Agenda:**

**ACTION:** Alderman Linker made a motion to approve the agenda as presented. Alderman Costantino seconded the motion. The motion passed with all in favor.

**2. Approval of the Consent Agenda:**

- a. **Regular Board Minutes-** September 3, 2019
- b. **Departmental Reports**
- c. **Financial Reports**

**ACTION:** Alderman Costantino made a motion to approve the consent agenda. Mayor Pro Tem LaFevers seconded the motion. The motion passed with all in favor.

**3. Citizen Comments-** There were no citizen comments.

**4. Guests and Presentations-** There were no guest presentations.

**5. Town Events**

- a. **Food Drive Kickoff** – Tuesday, October 1, and runs through Tuesday, December 31. A collection box is located in the lobby of Town Hall.
- b. **Fire Department Open House** – Saturday, October 12, 10:00 a.m. – 3:00 p.m.
- c. **Family Fun Fest** – Saturday, October 19, 4:00 p.m. – 8:00 p.m., Civic Park
- d. **Trunk or Treat** – Thursday, October 31, 5:00 p.m. – 8:00 p.m., Fire Department

**6. Public Hearings**

**a. Project Profile Trail**

This item was continued from the August 5, 2019 and September 3, 2019 meetings. There was a request to continue the Public Hearing until the November 4, 2019 meeting.

**ACTION:** Mayor Pro Tem LaFevers made a motion to continue the public hearing to the November 4, 2019 meeting. Alderman Cress seconded the motion. The motion passed with all in favor.

Mayor Feather stated that because the hearing has been continued three times, it will need to be held in November and not continued again.

**b. ORDINANCE NO. 2019-09 – ZBA Planning Board Merger**

**Opened:** Mayor Feather opened the public hearing at 7:04 p.m.

The Town Planner made a brief presentation concerning the merger of the Planning Board and Zoning Board of Adjustment.

**Comments:** Mayor Feather opened the floor for citizen comments.

- Doug Shelton, 135 N. Main Street, spoke against merging the two boards.

**Closed:** Mayor Feather closed the public hearing at 7:11 p.m.

The Board discussed their opinions on whether the Boards should be combined and asked questions including how long both Boards have existed separately.

**ACTION:** Alderman Costantino made a motion not to combine the Planning Board and Zoning Board of Adjustment. Mayor Pro Tem LaFevers seconded the motion. The motion passed with Alderman Costantino, Mayor Pro Tem LaFevers and Mayor Feather in favor and Aldermen Cress and Linker opposed.

**c. Electronic Gaming Text Amendment Presentation**

The Planning Board met on September 9, 2019 and adopted a recommended text amendment. Their recommendation was basically to; 1) make Electronic Gaming an allowed use only in the HI (Heavy Industry) zoning classification; 2) apply separation and operational requirements as listed in Section 4.7.1 Adult Establishments; and 3) to limit hours of operation from 8:00 a.m. until 11:00 p.m.

**Opened:** Mayor Feather opened the public hearing at 7:20 p.m.

The Board allowed a citizen question about where the HB areas are currently located. They were pointed out for everyone from the Rowan County GIS. The Board then allowed the Town Planner to make a brief presentation regarding the proposed amendment. Mr. Blount's recommendation was to leave Electronic Gaming Operations in the Central Business and Highway Business zoning classifications and use the wider separation requirements.

**Comments:** Mayor Feather opened the floor for citizen comments.

- Richard Luhrs, 802 N. Main Street, spoke in favor of the Planning Board recommendation.

- Mike Brinkley, 115 S. Jack Street, spoke in favor of the Planning Board recommendation.

**Closed:** Mayor Feather closed the public hearing at 7:28 p.m.

The Board discussed the legality of the proposed amendment with the Town Attorney. Attorney Chip Short offered clarification and stated that the proposed amendment was not legally defensible.

**ACTION:** Alderman Linker made a motion to table the item until the November 4, 2019 meeting so more information could be gathered. Alderman Cress seconded the motion. The motion passed with all in favor.

**7. Town Manager's Update**

**a. Project Updates**

Mr. Smith reviewed the progress of some of the Board's major goals and projects and introduced the new Planning Coordinator, Holly-Anne Franco who started today.

**8. Old Business**

**a. Committee Updates**

**i. Parks and Recreation** – Mayor Pro Tem LaFevers shared about upcoming PERC events including the Family Fun Fest on October 19, 2019.

**ii. Revitalization** – Aldermen Costantino shared that the Revitalization Team will meet next week. He asked Mr. Brinkley, the Revitalization Team Chair, to speak. Mr. Brinkley addressed the Board regarding the Revitalization Team's desire to enter into an agreement with Landscape Architect Lynn Raker and the benefits the design concepts would provide.

**b. RESOLUTION NO. 2019-19** A Resolution of the Board of Aldermen of the Town of Granite Quarry, North Carolina, Authorizing the Town Manager to Enter into an Agreement with Landscape Architect Lynn Raker, PLA, ASLA.

**ACTION:** Alderman Costantino made a motion authorizing the Town Manager to enter into an agreement with Landscape Architect Lynn Raker, PLA, ASLA for the Town Square redesign project at a cost not to exceed \$3,500. Mayor Pro Tem LaFevers seconded the motion. The motion passed with all in favor.

**9. New Business & Action Items**

**a. Board Appointment – Revitalization Team**

**ACTION:** Mayor Pro Tem LaFevers made a motion to appoint Cass Mattingly to the Revitalization Team. Alderman Linker seconded the motion. The motion passed with all in favor.

**b. Notice of Lien – 220 Meadow Wood Dr.**

Town of Granite Quarry, a municipal corporation, hereby claims a statutory lien pursuant to North Carolina General Statutes 160A-174(a) and the Granite Quarry Code of Ordinances, Chapter 9, Section 9-33 and Chapter 1, Section 1-6, against named party or parties and upon the property of said owner or owners, described in the attached Notice of Lien.

**ACTION:** Mayor Pro Tem LaFevers made a motion to approve the lien. Alderman Cress seconded the motion. The motion passed with all in favor.

**c. Proclamation – Breast Cancer Awareness Month**

**d. Proclamation – Domestic Violence Awareness Month**

**e. Proclamation – Fire Prevention Week**

**Board Comments**

- Alderman Linker made statements of clarification regarding information on the Finance Department Report that he had discussed with the Finance Officer.
- Mayor Pro Tem LaFevers asked a question regarding the Finance Department Report.
- Alderman Cress reminded everyone that the Maintenance Department is starting leaf pick-up tomorrow.

**10. Mayor's Notes – Announcements and Date Reminders**

**a. Food Drive Kickoff** – Tuesday, October 1 and runs through Tuesday, December 31. A collection box is located in the lobby of Town Hall.

- b. **CCOG Executive Board Meeting** – Wed., October 9, 5:00 p.m. then 6:15 p.m.
- c. **Litter Sweep** – Friday, October 11, 1:00 p.m.– 3:00 p.m.
- d. **Fire Department Open House** – Saturday, October 12, 10:00 a.m.– 3:00 p.m.
- e. **Granite Quarry Civitan Club** – 53<sup>rd</sup> Annual Fiddlers Convention – Saturday, October 12, East Rowan High School
- f. **Planning Board Meeting** – Monday, October 14, 5:30 p.m.
- g. **Rowan Chamber Business After Hours** – Monday, October 14, 5:00 p.m.– 7:00 p.m., NSC Behavioral Concepts, 507 W. Innes St.
- h. **Revitalization Team Meeting** – Tuesday, October 15, 3:30 p.m.
- i. **Cabarrus-Rowan County MPO Meeting** – Wednesday, October 16, 5:30 p.m.
- j. **Family Fun Fest** – Saturday, October 19, 4:00 p.m.– 8:00 p.m., Civic Park
- k. **Parks, Events & Recreation Committee Meeting** – Mon., October 21, 5:00 p.m.
- l. **Rowan Municipal Association Meeting** – Thursday, October 24, 6:00 p.m., Trinity Oaks Retirement Community.
- m. **Trunk or Treat** – Thursday, October 31 5:00 p.m.– 8:00 p.m., Fire Department

## 11. Closed Session

### **Motion to Go into Closed Session**

**ACTION:** Alderman Linker made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(6) for the discussion of personnel matters, and N.C. General Statutes Section 143-318.11(a)(5) to establish and instruct staff on the material terms of a proposed agreement for the acquisition of town property by purchase, option, exchange, or lease of town property on behalf of the Town. Alderman Costantino seconded the motion. The motion passed with all in favor.

### **Motion to Come Out of Closed Session**

**ACTION:** Alderman Linker made a motion to return to open session. Alderman Costantino seconded the motion. The motion passed with all in favor.

### **The following action was taken in closed session:**

By consensus the date and time for the performance appraisal of the Clerk was set for Thursday, October 10, 2019 at 3:30 p.m.

**ACTION:** Alderman Linker made a motion for the Town Manager to engage with Ogletree Deakins. Alderman Cress seconded the motion. The motion passed with all in favor.

## 12. Adjournment

**ACTION:** Alderman Costantino made a motion to recess the meeting until Thursday, October 10, 2019 at 3:30 p.m. Mayor Pro Tem LaFevers seconded the motion. The motion passed with all in favor. The meeting was adjourned at 8:41 p.m.

Respectfully Submitted,

Aubrey Smith

Deputy Clerk

**RESOLUTION NO. 2019-19**

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF  
GRANITE QUARRY, NORTH CAROLINA, AUTHORIZING THE TOWN MANAGER  
TO ENTER INTO AN AGREEMENT WITH LANDSCAPE ARCHITECT  
LYNN RAKER, PLA, ASLA.**

**WHEREAS**, the Town has discussed and requested feedback from multiple design and contractor professionals over the past few years regarding the "Town Square" redesign project identified as a priority goal within the Downtown Master Plan; and

**WHEREAS**, one of those professionals is landscape architect Lynn Raker, a former staff planner with the City of Salisbury whose extensive work with the City and surrounding municipalities, Rowan County, and North Carolina Department of Transportation has been very successful and provides the specific, local expertise the Town Square project needs; and

**WHEREAS**, the Town has requested Lynn Raker to provide a formal fee proposal for design services related to the Town Square project; and


**WHEREAS**, Raker agrees to provide and perform those services as stipulated in the Fee Proposal attached hereto as Exhibit "A"; and

**WHEREAS**, the Revitalization Team has reviewed and recommends the proposal.


**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF  
ALDERMEN OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, THAT:**

The Town Manager is hereby authorized to enter into an agreement with Lynn Raker, PLA, ASLA pursuant to the terms set forth as Exhibit "A" and expressly incorporated herein by reference.

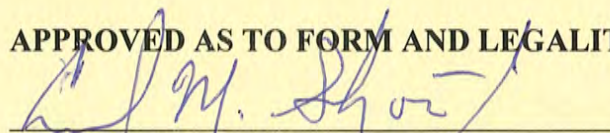
**DULY PASSED AND APPROVED BY THE TOWN BOARD OF ALDERMEN OF THE  
TOWN OF GRANITE QUARRY, NORTH CAROLINA, ON THIS THE 7<sup>TH</sup> DAY OF  
OCTOBER 2019.**

  
William D. Feather, Mayor

**ATTEST:**

  
Tanya Maria Word, Town Clerk, CMC

**APPROVED AS TO FORM AND LEGALITY:**

  
Carl Short, Town Attorney





# LYNN RAKER LANDSCAPE ARCHITECT

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266 Pearson Drive | Asheville, NC 28801 | 336.596.1263 | lynn.raker@gmail.com

August 13, 2019

Attn: Larry Smith, Interim Town Manager  
Town of Granite Quarry  
143 N. Salisbury Avenue  
PO Box 351  
Granite Quarry, NC 28072

Re: The Square in Granite Quarry, NC

Dear Larry:

Thank you for the opportunity to meet with you last Thursday to discuss the parameters of the improvements envisioned for the intersection of Salisbury Avenue and Bank Street (the Square) in Granite Quarry, in and around the location of current raised planters. Granite Quarry is fortunate to have the opportunity and public support to create an attractive and memorable feature at its primary intersection.

As I mentioned at our meeting, if selected as project designer, I would like to collaborate with my colleague Auggie Wong, with whose work you are also familiar from the Wil-Cox Bridge design charrette. For the Square design, I anticipate Auggie and I holding a day-long charrette in your town hall, convenient to the site. Auggie and I would prepare several sketches from which one or two would be developed into a more detailed plan for review by you and others you may wish to involve. We do not anticipate the charrette to be a public input session, as the public has already participated in preparation of the 2016 Downtown Master Plan, upon which our work will be based. However, we would welcome any drop-ins who would like to provide additional input.

As a final product, you will receive a color-rendered concept for aesthetic improvements at the Square as well as recommendations for crosswalks and sidewalk alignment extending up to 400 feet from The Square, as applicable. The intersection concept will be in perspective as well as plan view, with enough detail, such as cross-sections, to allow you to request estimates for costs for construction. The fee to prepare complete construction details and specifications is not included in this proposal.

I understand that resurfacing by NCDOT of Salisbury Avenue is imminent, and that the town does not wish to postpone the resurfacing until the plan for the Square is complete. While the resurfacing may circumvent some possible improvements, it will still be possible to add stamped crosswalks and/or other pedestrian enhancements.

For the preparation of the sketches and layout described above, the fee would be (not-to-exceed) \$3,500.

I hope this summary is helpful and the proposal acceptable. If you have any questions or concerns, please let me know. Auggie and I look forward to working with you and the Town of Granite Quarry on this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Lynn".

Lynn F. Raker, PLA, ASLA