



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, February 3, 2020**

Present: Mayor Bill Feather, Mayor Pro Tem John Linker, Alderman Jim Costantino, Alderman Kim Cress, Alderman Doug Shelton

Staff: Interim Town Manager Larry Smith, Town Planner Steve Blount, Town Attorney Chip Short, Interim Town Clerk Aubrey Smith, Planning Coordinator Holly-Anne Franco, Fire Chief/ Maintenance Supervisor Jason Hord, Finance Officer Shelly Shockley, Police Chief Mark Cook

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: The Pledge of Allegiance was led by Mayor Feather.

1. Approval of the Agenda

ACTION: Mayor Pro Tem Linker made a motion to approve the agenda with the addition of item 12 A. Discussion of Resolution in Support of the 2020 RCCC Bond Referendum. Alderman Costantino seconded the motion. The motion passed with all in favor.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Special Called Meeting Minutes January 6, 2020
- 2) Regular Meeting Minutes January 6, 2020
- 3) Special Called Meeting Minutes January 21, 2020

B. Departmental Reports (*Reports in Board packet*)

C. Financial Reports

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

3. Citizen Comments:

- **Kendall Henderson**, Director of Business Services for Rowan Economic Development Commission – gave an update on initiatives and resources available in the County.

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

5. Town Manager's Update

Mr. Smith updated the Board on the progress of many of the Town's current goals and projects including speed limit studies. No traffic calming was recommended at this point. The Granite Quarry-Faith Joint Police Authority will work with the Highway Patrol to conduct a campaign to address speeding through downtown.

Mr. Smith shared that Aubrey Smith has been appointed as the Town Clerk and that the Deputy Clerk position will be left unfilled for now.

Old Business

6. Committee Updates

A. Parks, Events and Recreation Committee

Alderman Shelton shared that he attended the last meeting and the Committee was working on events for this year.

B. Revitalization Team

Alderman Costantino stated the biggest issue for the Revitalization Team is the building and it is on schedule.

7. Budget Amendment Request #9 Byrd Road Property Plaque

To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Maint & Repair–Bldgs/Grounds (01-4120-24) in an amount not to exceed \$700 for the Byrd Property Plaque.

ACTION: Mayor Pro Tem Linker made a motion to approve Budget Amendment #9 to move forward with constructing the Byrd property donation plaque in an amount not to exceed \$700. Alderman Costantino seconded the motion. The motion passed with all in favor.

New Business

8. Board Appointments

A. Dolores Shannon submitted an application and listed her preferences in order as 1) Planning Board, 2) Revitalization Team, and 3) Zoning Board of Adjustment. Ms. Shannon lives in the ETJ.

ACTION: Mayor Pro Tem Linker made a motion to appoint Dolores Shannon to the Planning Board in the vacant ETJ Alternate position. Alderman Cress seconded the motion. The motion passed with all in favor.

B. Brittany Barnhardt submitted an application for the Revitalization Team. Ms. Barnhardt is a town resident. The unexpired term of Doug Shelton, ending July 31, 2020, is available.

ACTION: Alderman Costantino made a motion to appoint Brittany Barnhardt to the Revitalization Team to fill the unexpired term of Doug Shelton ending July 31, 2020. Alderman Shelton seconded the motion. The motion passed with all in favor.

9. Rezoning Request Near US Hwy 52 and St Luke's Church Road

A. Presentation by Town Planner

Mr. Blount used a PowerPoint presentation to explain the proposed rezoning of Parcel 354 186 from Residential (RL) to Highway Business (HB). He showed the property in question, the proposed portions of land for the land-swap, and the initial plans for development.

B. Public Hearing - Mayor Feather opened the Public Hearing at 7:32 p.m.

- **Joe Strickland**, High Rock Lake, representing Teramore Development (the applicant) - spoke in favor of the requested rezoning.
- **Nathan Duggins**, 100 N. Greene St., Greensboro, (attorney for applicant) – spoke in favor of the rezoning.
- **Teresa McCabe**, 1191 Rogers Farm Rd., Wake Forest, representing property owner Wayne Baker – read a statement from Mr. Baker in favor of the rezoning.
- **Jayne Helms**, 524 Confederate Ave., Salisbury, representing owner of property located at 110 Walker’s Park Circle - read a statement from the property owner in favor of the rezoning.
- **Janice Keller**, 150 Willow Dr., Salisbury – spoke in opposition of the rezoning citing issues with traffic, safety of students, and drainage.
- **Angela Gower**, 210 Autumn Wood Lane - spoke in opposition of the rezoning citing issues with traffic, property values, and safety.
- **Derek Joyce**, 170 Autumn Wood Lane - spoke in opposition of the rezoning and pointed out other available locations for the business.
- **Robin Cogan**, 85 Autumn Wood Lane – spoke in opposition of the rezoning citing issues with loitering, safety of students, decrease in home values, and environmental issues.
- **Thomas Armstrong**, 205 Autumn Wood Lane - spoke in opposition of the rezoning citing issues with safety, increased traffic, and a possible need for increased police presence.

Mayor Feather closed the Public Hearing at 8:08 p.m.

C. Board Discussion and Decision

The Board recognized the development team and had them answer questions regarding some of the voiced concerns including stormwater, the sewer system, and traffic. The Board discussed whether the proposed rezoning fit into the Downtown Master Plan.

The development team offered to make a concession and request just the front 3.75 to 4.85 acres be rezoned at this time instead of the full property. The applicant also requested that the Board consider delaying the decision until a future meeting to give them an opportunity to address concerns.

ACTION: Alderman Costantino made a motion to deny the requested rezoning to HB at this time. Mayor Pro Tem Linker seconded the motion. The motion passed with Alderman Costantino, Alderman Cress, and Mayor Pro Tem Linker in favor and Alderman Shelton opposed.

10. Ordinance 2020-3 Homeowner’s Association UDO Amendment

A. Presentation by Town Planner

Mr. Blount reviewed a PowerPoint presentation with the Board that showed the proposed UDO text amendment and the reasoning for the changes.

B. Public Hearing

Mayor Feather opened the Public Hearing at 8:56 p.m.

There were no comments.

Mayor Feather closed the Public Hearing at 8:56 p.m.

C. Board Discussion and Decision

Board discussion included the necessity for clarification regarding lighting systems. Mr. Blount responded that those details would be added in the future to sections specific to lighting.

ACTION: Mayor Pro Tem Linker made a motion to adopt Ordinance 2020-3 amending text for the Open Space section of the Town of Granite Quarry's Unified Development Ordinance. Alderman Costantino seconded the motion. The motion passed with all in favor.

11. Budget Amendment Request #10 Police Authority Vehicle Repair

To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

ACTION: Alderman Costantino made a motion to approve Budget Amendment #10 as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

12. Budget Amendment Request #11 Police Authority Reimbursement

To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

ACTION: Mayor Pro Tem Linker made a motion to approve Budget Amendment #11 as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

12A. Discussion

**Resolution in Support of the 2020
RCCC Bond Referendum**

Mayor Feather read Resolution 2020-2 in support of the 2020 Rowan County Bond Referendum.

ACTION: Alderman Costantino made a motion to approve Resolution 2020-2. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

ACTION: Alderman Shelton made a motion to adjust the agenda, adding item 12 B. Budget Amendment Request #12. Alderman Costantino seconded the motion. The motion passed with all in favor.

12B. Budget Amendment Request #12 Fire Alarm System

To transfer funds from Fund Balance Appropriated (01-3991-99) to Maintenance – Maint & Repair– Bldgs/Grounds (01-4190-24) in the amount of \$965 to install the fire alarm system communication radio in Town Hall.

ACTION: Alderman Cress made a motion to approve Budget Amendment #12 as presented. Alderman Costantino seconded the motion. The motion passed with all in favor.

13. Discussion

**Request of MPO Funds for Dunns
Mtn. Church Rd. Turn Lane**

There was Board discussion regarding the source of the funding and the necessity of the turning lane. The project would need to be re-costed and would require a twenty percent match.

The Board consensus was to have the Manager move forward with researching the project.

14. Proclamation

Black History Month

Mayor Feather read the proclamation for Black History Month.

ACTION: Mayor Pro Tem Linker made a motion in support of the proclamation for Black History Month. Alderman Shelton seconded the motion. The motion passed with all in favor.

15. Board Comments

16. Mayor's Notes

Announcements and Date Reminders

- | | | |
|---------------------------|------------|--|
| A. Monday, February 10 | 5:00 p.m. | Rowan Chamber Business After Hours |
| B. Monday, February 10 | 5:30 p.m. | Planning Board |
| C. Wednesday, February 12 | 6:15 p.m. | CCOG Board of Delegates Meeting |
| D. Saturday, February 15 | 10:00 a.m. | Village at Granite Grand Opening |
| E. Monday, February 17 | | Presidents' Day – Office Open |
| F. Monday, February 17 | 5:00 p.m. | Parks, Events, and Recreation Committee |
| G. Monday, February 17 | 5:30 p.m. | Zoning Board of Adjustment |
| H. Tuesday, February 18 | 3:30 p.m. | Revitalization Team |
| I. Thursday, February 20 | 7:30 a.m. | Rowan Chamber Power in Partnership Breakfast |
| J. Wednesday, February 26 | 5:30 p.m. | Cabarrus-Rowan County MPO Meeting |
| K. Friday, February 28 | 8:00 a.m. | Board Planning Retreat |

17. Discussion

Set Date for Closed Session

The Board discussed the date to reconvene to hold a Closed Session pursuant to N.C. GS Section 143-318.11(a)(5)(ii) to discuss the amount of compensation and other material terms of an employment contract or proposed employment contract.

The Board decided to meet again on Thursday, February 6, 2020 at 4:00 p.m. at the Town Hall.

Recess

ACTION: Alderman Costantino made a motion to recess the meeting until Thursday, February 6, 2020 at 4:00 p.m. Alderman Cress seconded the motion. The motion passed with all in favor.

The meeting ended at 9:14 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #9

February 3, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Maint & Repair–Bldgs/Grounds (01-4120-24) in an amount not to exceed \$700 for the Byrd Property Plaque.

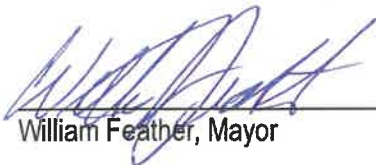
TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 700
TOTAL	\$ 700

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4120-24 Admin – Maint & Repair – Bldgs/Grounds	\$ 700
TOTAL	\$ 700

The above Budget Amendment was approved / denied by the Manager or Board on 2/3/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

ORDINANCE NO. 2020-3

AN ORDINANCE AMENDING TEXT FOR THE OPEN SPACE SECTION OF THE TOWN OF GRANITE QUARRY'S UNIFIED DEVELOPMENT ORDINANCE

BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY:

Section 1. That Section 7.4 be amended as follows:

Revise the following:

7.4

Revise title to, "Open Space and Commonly Owned Property"

C. Revise to, "The owner of dedicated space *and commonly owned property* shall..."

Add the following:

7.4.

H. Homeowners' Associations will be required for any residential subdivision that includes new roads and/or stormwater management and collection systems.

I. Homeowners' Associations will be required for any commercial or residential development where individual properties are privately owned but include commonly owned structures including but not limited to parking lots, lighting systems, irrigations systems, entrance signs, cluster mailboxes, etc.

J. Manufactured Home Communities (See Section 4.2.7) where lots are sold for individually owned manufactured homes are required to have a homeowners' association for maintenance of all common areas and property.

K. Multi-Family Home Developments (See Section 4.2.10), where individual units are sold by developers to private property owners, are required to have a homeowner's association for maintenance of all common areas and property including the exterior structure and finishes of multiple unit buildings.

Also revise the following adding:

Section 4.2.8

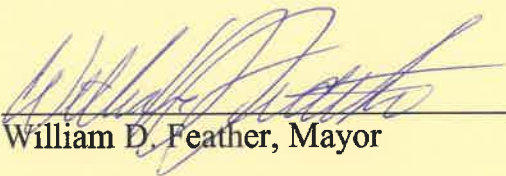
G.1. See Section 7.4.J concerning homeowners' association requirements

Section 4.2.10

D. See Section 7.4.I concerning homeowners' association requirements

Section 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict, and that this ordinance shall be effective from the date of its passage.

Adopted this 3rd day of February, 2020.



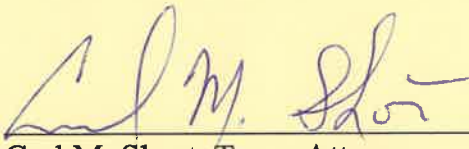
William D. Feather, Mayor

ATTEST:



Aubrey Smith, Interim Town Clerk

APPROVED AS TO FORM:



Carl M. Short, Town Attorney



FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #10

February 3, 2020

PURPOSE: To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-4310-54 Police Dept – Cap Outlay - Vehicles	\$ 3,000
TOTAL	\$ 3,000

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4310-25 Police Dept – Maint & Repair - Vehicles	\$ 3,000
TOTAL	\$ 3,000

The above Budget Amendment was approved / denied by the Manager or Board on 2/3/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #11

February 3, 2020

PURPOSE: To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3431-89 Police Misc. Revenue	\$ 250
TOTAL	\$ 250

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4310-21 Police Dept – Uniforms	\$ 250
TOTAL	\$ 250

The above Budget Amendment was approved / denied by the Manager or Board on 2/3/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

RESOLUTION NO. 2020-2

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF
GRANITE QUARRY, NORTH CAROLINA, IN SUPPORT OF 2020 ROWAN COUNTY
BOND REFERENDUM**

WHEREAS, Rowan-Cabarrus Community College is committed to serving the needs of Rowan County by providing education, workforce development, high technology and public safety training and by promoting the growth of regional industry;

WHEREAS, Rowan-Cabarrus Community College is a strong partner in regional economic development with the Rowan Economic Development Corporation and the Rowan County Chamber of Commerce;

WHEREAS, a technology education complex would address critical needs for sustainable high-technology, high-wage and high-demand jobs in our region by providing industry recognized certifications and hands-on skills for emerging, incumbent and transitioning students;

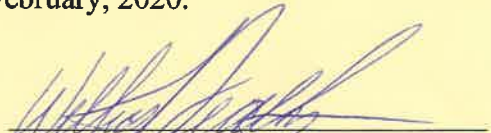
WHEREAS, the technology education complex will afford certificate, diploma and Associate Degree options as well as short-term training opportunities;

WHEREAS, a Rowan County bond referendum is an appropriate way to finance this project;

WHEREAS, the bond referendum funding would support expansion on the College's North Campus to include a technology education complex to support technical programs such as welding, machining and automotive technologies, a decontamination facility to support Fire & Emergency Services training, and an annex facility to support dual enrollment high school programs;

NOW, THEREFORE, BE IT RESOLVED that the Town of Granite Quarry Board of Aldermen supports the \$45 million Rowan-Cabarrus Community College Bond and encourages all citizens of Rowan County to vote "YES" on the bond referendum which will be on the March 3, 2020, primary election ballot for construction of North Campus facilities projects in support of expansion for career and technical education programs, which includes a technology education complex for Rowan-Cabarrus.

Adopted at Granite Quarry, North Carolina this 3rd day of February, 2020.


William D. Feather, Mayor

ATTEST:


Aubrey Smith, Town Clerk



Town of Granite Quarry

FISCAL YEAR 2019-2020
BUDGET AMENDMENT REQUEST #12

February 3, 2020

PURPOSE: To transfer funds from Fund Balance Appropriated (01-3991-99) to Maintenance – Maint & Repair-Bldgs/Grounds (01-4190-24) in the amount of \$965 to install the fire alarm system communication radio in Town Hall.

TRANSFER FUNDS FROM:

General Ledger Acct. # and Description	Amount
01-3991-99 Fund Balance Appropriated	\$ 965
TOTAL	\$ 965

ADD FUNDS TO:

General Ledger Acct. # and Description	Amount
01-4190-24 Maintenance – Maint & Repair-Bldgs/Grounds	\$ 965
TOTAL	\$ 965

The above Budget Amendment was approved / denied by the Manager or Board on 2/3/2020.


William Feather, Mayor


Shelly Shockley, Finance Officer

Office of The Mayor:

Proclamation

WHEREAS, Black History Month is the observance of a special period to recognize the achievements and contributions of African-Americans to our county, state and nation; and

WHEREAS, this observance presents the special opportunity to become more knowledgeable about black heritage, and to honor the many black leaders who have played a part in the progress of our county; and

WHEREAS, such knowledge can strengthen the insight of all our citizens regarding the issues of human rights, the great strides that have been made in the crusade to eliminate the barriers of equality for minority groups, and the continuing struggle against racial discrimination and poverty; and

WHEREAS, as a result of their determination, hard work, intelligence, and perseverance, African-Americans have achieved exceptional success in all aspects of society including business, education, politics, science, athletics and the arts; and

NOW, THEREFORE, BE IT PROCLAIMED that the Board of Aldermen for the Town of Granite Quarry, North Carolina, do hereby proclaim February 2020 as Black History Month and encourage all citizens to participate in the educational and celebratory events honoring the contributions and accomplishments of African-Americans.

ADOPTED this 3rd day of February, 2020.

William D. Feather, Mayor

ATTEST:

Aubrey Smith, Interim Town Clerk