



**TOWN OF GRANITE QUARRY
BOARD OF ALDERMEN
REGULAR MEETING MINUTES
Monday, October 10, 2022
6:00 p.m.**

Present: Mayor Brittany Barnhardt, Mayor Pro Tem John Linker, Alderman Jim Costantino, Alderman Doug Shelton, Alderman Jeff Cannon

Staff: Town Manager Larry Smith, Town Clerk Aubrey Smith, Finance Officer Shelly Shockley, Fire Chief / Public Works Director Jason Hord, Police Chief Mark Cook, Interim Planner Jay Dale

Call to Order: Mayor Barnhardt called the meeting to order at 6:00 p.m.

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

Pledge of Allegiance: The Pledge of Allegiance was led by Mayor Barnhardt.

1. Approval of the Agenda

ACTION: Mayor Pro Tem Linker made a motion to approve the agenda as presented. Alderman Costantino seconded the motion. The motion passed 3-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

1) Regular Meeting September 12, 2022

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

C. Financial Reports (*Reports in Board packet*)

D. Committee Appointment – Planning Board

E. 2023 Schedules - Board of Aldermen Meeting Schedule, Town Hall Holiday Closing Schedule, 2023 Planning Board Meeting Schedule

F. Joint Resolution - Assigning Exclusive Jurisdiction to the Town of Granite Quarry

ACTION: Alderman Shelton made a motion to approve the consent agenda. Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

3. Appointment

Board of Aldermen Vacancy

ACTION: Alderman Shelton made a motion to appoint Jeff Cannon (*to fill the vacant seat of Alderman Kim Cress*). Mayor Pro Tem Linker seconded the motion. The motion passed 3-0.

Mr. Cannon was sworn in by Clerk Smith and took his place at the dais.

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

The recess began at 6:06 p.m.

Mayor Barnhardt called the meeting back into session at 6:10 p.m.

4. Citizen Comments – There were no citizen comments.

5. Town Manager's Update

Manager Smith shared updates from his report in the agenda packet and provided handouts on items that he emailed to the Board including the Strategic Planning Core Values update. Manager Smith asked the Board to look over the core values. They will be on the agenda for adoption at the next meeting.

Manager Smith reviewed his presentation on the Granite Industrial Sign design. He requested Board consensus to move forward with design and cost estimates. There was Board consensus to move forward.

Manager Smith shared the updated project goals tracking sheet for Board review.

Manager Smith shared that a local brewery offered sponsorship for the Halloween and Christmas decorating contests and asked for Board direction. There was Board consensus to decline the sponsorship this year with an option to revisit in the future once sponsorship guidelines are in place.

Manager Smith shared that the Board Room door needed replacement. He presented a request to move \$3,400 for just the side door or \$12,300 for all three sets of glass doors. He deferred to Chief Hord for technical questions. Chief Hord confirmed the new doors would be compatible with key card access should that upgrade be made in the future.

ACTION: Alderman Shelton made a motion to move \$12,300 from Contingency to Maintenance (*from Governing Body: General Fund Contingency to Maintenance: Maintenance & Repair - Buildings & Grounds*) for repair of all three sets of doors. Alderman Costantino seconded the motion. The motion passed 4-0.

Old Business

6. Public Hearing

Rezoning of 354 186 RL to RH (cont.)

A. Staff Presentation

Planner Dale

Planner Dale provided an overview of the requested rezoning application and the current zoning of the area properties.

B. Applicant Presentation

Greg Lafferty, New Life Developers

Mr. Lafferty restated the request and reviewed slides from his presentation showing the current zoning of the nearby properties. Mr. Lafferty shared that the developer is prepared to extend the water and sewer connections. He stated the high-density zoning would be a great buffer to the low-density to the south. He shared a rendering of the development. Forty-four individually titled homes are being proposed.

C. Public Hearing

1) **Opened:** Mayor Barnhardt opened the public hearing at 6:48 p.m.

- Rich Luhrs 801 N. Main GQ Street spoke against the rezoning. He introduced himself as a resident and the Planning Board Chair and shared the reasons the Planning Board recommended not to approve the rezoning.

2) **Closed:** Mayor Barnhardt closed the public hearing at 6:55 p.m.

D. Board Discussion and Decision

The Board discussed traffic concerns and the current zoning near the parcel. Planner Dale stated he thought the rezoning would be in keeping with the policies in the Comprehensive Land Use Plan. Mayor Pro Tem Linker stated the area has a variety of uses currently and pointed out that the water and sewer extension in that area was something the Town desired. Alderman Shelton stated the project would still have to have a Special Use Permit for approval.

ACTION: Alderman Shelton made a motion to approve the rezoning of parcel 354 186 from Residential Low Density to Residential High Density (*and adopt the Statement of Consistency as presented*). Mayor Pro Tem Linker seconded the motion. The motion passed 3-2 with Alderman Shelton and Mayor Pro Tem Linker in favor, Alderman Costantino and Alderman Cannon opposed and Mayor Barnhardt voting in favor to break the tie.

New Business

7. Budget Amendment

Flail Mower

Mayor Barnhardt invited Chief Hord forward to summarize the request. Chief Hord shared that recently there was a catastrophic gearbox failure on the bush hog rotary cutter used to mow rights of way. Due to its age, condition, and parts needed, it was not cost-effective to fix.

ACTION: Mayor Pro Tem Linker made a motion to adopt Budget Amendment #2 Powell Bill option as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

8. Awarding of Contract

Transformational Projects

Mayor Barnhardt shared that scores were compiled after presentations were made on Thursday at the special meeting. Stewart's scores were higher with the majority of Board members and staff who completed the assessments.

ACTION: Alderman Costantino made a motion to go with Stewart (*as the engineering & consulting firm for the Town's Transformational Projects*). Alderman Cannon seconded the motion. The motion passed 4-0.

9. Proclamation

Veterans Day

Mayor Barnhardt acknowledged the proclamation for Veterans Day.

10. Board Comments

- Alderman Costantino stated it was time to redo the building.
 - Mayor Pro Tem Linker shared that the building is the same as when he left office in the '90s. He stated there was a plan from the architect and agreed it was time to start. He stated he was in favor of calling the architect back for discussion.
 - Mayor Barnhardt shared that this could be a project to bring before Stewart as transformational and agreed it was time for upgrades. She stated she was interested in how the design team would break up the project into phases and set priorities.

- Alderman Shelton questioned the plausibility of borrowing the money without a revenue stream to pay it back. He shared that if the town borrowed \$4 million, it would take an additional \$100,000 a year to pay it back. He was in favor of revisiting and breaking it up into smaller projects.

11. Announcements and Date Reminders

A. Wednesday	October 12	5:00 p.m.	Centralina Board of Delegates
B. Thursday	October 13	6:00 p.m.	Community Appearance Commission
C. Friday	October 14	11:00 a.m.	FD Aux Port-a-Pit at Lake Park
D. Saturday	October 15	1:00 p.m.	Granite Fest at Civic Park
E. Monday	October 17	5:00 p.m.	Parks, Events and Recreation Committee
F. Monday	October 17	5:30 p.m.	Zoning Board of Adjustment
G. Tuesday	October 18	3:30 p.m.	Revitalization Team
H. Thursday	October 20	7:30 a.m.	Power in Partnership Breakfast
I. Wednesday	October 26	5:30 p.m.	CRMPO TAC
J. Thursday	October 27	6:00 p.m.	Rowan Municipal Association at Trinity Oaks
K. Monday	November 7	6:00 p.m.	Planning Board
L. Wednesday	November 9	5:00 p.m.	Centralina Executive Board
M. Thursday	November 10	6:00 p.m.	Community Appearance Commission
N. Friday	November 11		Veterans' Day Observed – Town Hall Closed

Adjournment

ACTION: Alderman Costantino made a motion to adjourn. Alderman Cannon seconded the motion. The motion passed 4-0.

The meeting ended at 7:22 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk



Doc ID: 015156420003 Type: CRP
Recorded: 10/20/2022 at 08:45:00 AM
Fee Amt: \$0.00 Page 1 of 3
Revenue Tax: \$0.00
Rowan, NC
J. E. Brindle Register of Deeds

BK **1412** PG **183**

3/8

DOCUMENT COVERSHEET

DOCUMENT TYPE: Joint Resolution

PREPARED BY: John W. Dees, II

GRANTOR(S): Rowan County, NC

GRANTEE(S): Town of Granite Quarry, NC

BENEFICIARY:

IF APPLICABLE: TAX MAP: 629 PARCEL NUMBER(S): 025 and 243

BRIEF DESCRIPTION: Joint Resolution between Rowan County, NC and the Town of Granite Quarry, NC assigning planning and zoning jurisdiction of Tax Map 629 Parcels 025 and 243 owned by Drake Built, LLC to the Town of Granite Quarry, NC

RETURN TO: John W. Dees, II
Office of the Rowan County Attorney
130 W. Innes Street
Salisbury, NC 28144

Greg Edds, Chairman
Jim Greene, Vice-Chairman
Mike Caskey
Judy Klusman
Craig Pierce



Aaron Church, County Manager
Carolyn Barger, Clerk to the Board
John W. Dees, II, County Attorney

Rowan County Board of Commissioners

130 West Innes Street • Salisbury, NC 28144
Telephone 704-216-8180 • FAX 704-216-8195

JOINT RESOLUTION FOR ASSIGNING EXCLUSIVE JURISDICTION OF REAL PROPERTY TO THE TOWN OF GRANITE QUARRY, NC

WHEREAS, the Town of Granite Quarry, NC and the County of Rowan, NC have exercised their authority to regulate the subdivision of land pursuant to NCGS 160D Article 8 and adopt zoning regulations pursuant to NCGS 160D Article 7 within their respective territorial jurisdictions; *and*

WHEREAS, the Town has combined its regulations into a unified development ordinance pursuant to NCGS 160D-103; *and*

WHEREAS, NCGS 160D-203 provides that a parcel of land split between the planning and development jurisdiction of more than one local government can be assigned exclusive jurisdiction to one local government when mutual agreement between local governments and written consent of the landowner occurs; *and*

WHEREAS, Rowan County Tax Parcels 629-025 (PIN# 5687-01-05-2824) and 629-243 (PIN# 5687-01-05-1798) located on St. Luke's Church Rd are split between the planning and development jurisdiction of the Town of Granite Quarry, NC and the County of Rowan, NC; *and*

WHEREAS, the aforementioned parcels of land are owned by Drake Built, LLC which is a North Carolina Limited Liability Company actively registered with the North Carolina Secretary of State; *and*

WHEREAS, Drake Morgan as the registered agent and managing member of Drake Built, LLC has submitted a written request that planning and development jurisdiction of said parcels be assigned to the Town of Granite Quarry, NC.

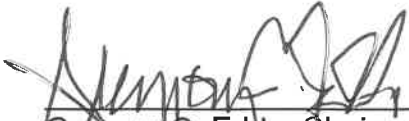
NOW, THEREFORE, BE IT RESOLVED, by the Rowan County Commission that at its October 3, 2022 meeting does declare the entirety of Rowan County Tax Parcels 629-025 (PIN# 5687-01-05-2824) and 629-243 (PIN# 5687-01-05-1798) shall be subject to the planning and development regulations administered by the Town of Granite Quarry, NC.



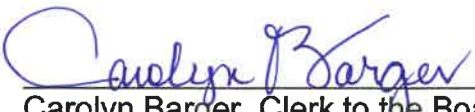
AND FURTHER BE IT RESOLVED, that on October 10th, 2022 the Town of Granite Quarry, NC does hereby accept and will apply its planning and development regulations to the aforementioned parcels.

County of Rowan, NC

Adopted this 3rd day of October, 2022.


Gregory C. Edds, Chairman
Rowan County Commission

Attest:


Carolyn Barger, Clerk to the Board
(seal)




Town of Granite Quarry, NC

Adopted this 10th day of October, 2022.


Brittany Barnhardt, Mayor
Town of Granite Quarry

Attest:


Aubrey Smith, Town Clerk
(seal)



ORDINANCE NO. 2022-11

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF
GRANITE QUARRY, NORTH CAROLINA, BY REZONING THE FOLLOWING
PARCEL AS DESIGNATED:**

**TAX MAP 354 PARCEL 186 FROM RESIDENTIAL LOW DENSITY (RL) TO
RESIDENTIAL HIGH DENSITY (RH).**

WHEREAS, on June 8, 2022, the Town of Granite Quarry, North Carolina received a request by DWB Realestate Properties, LLC and New Life Developers to rezone the property at NCPIN 5677-15-54-7222; and

WHEREAS, a public meeting was held by the Town of Granite Quarry Planning Board on September 6, 2022 and continued to October 3, 2022. The Planning Board recommended against approval of this rezoning request due to inconsistencies with the Comprehensive Plan; and

WHEREAS, the Board of Aldermen held a public hearing on October 10, 2022, as required by N.C.G.S. 160D-601 and gave the public an opportunity to comment; and

WHEREAS, the Board of Aldermen heard all evidence and arguments presented and reports from the town officials pertaining to said application and does approve the rezoning from RL (Residential Low-Density) to RH (Residential High-Density);

NOW THEREFORE, the Town of Granite Quarry Official Zoning Map is hereby amended by rezoning the property at NCPIN 5677-15-54-7222 from RL (Residential Low-Density) to RH (Residential High-Density).

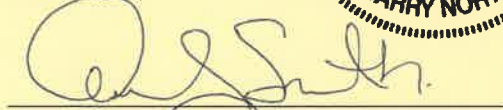
Adopted this 10th day of October 2022.






Brittany H. Barnhardt, Mayor

ATTEST:


Aubrey Smith, Town Clerk

APPROVED AS TO FORM:


Carl M. Short, Town Attorney

STATEMENT of CONSISTENCY and REASONABLENESS
for the
ADOPTION of the TOWN of GRANITE QUARRY DEVELOPMENT ORDINANCE
AMENDMENT

WHEREAS, the Granite Quarry Town Board of Aldermen adopted the 2000 Comprehensive Land Use Plan Update on January 6, 2020 hereafter referred to as the “Plan”; and

WHEREAS, the Town Board of Aldermen finds it necessary to modify the unified development ordinance to maintain consistency with the Plan; and

WHEREAS, prior to adopting or rejecting any zoning ordinance or amendment thereto, the Town Board of Aldermen must, in accordance with G.S. 160D-605, adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explain why the Town Board of Aldermen considers the action taken to be reasonable and in the public interest.

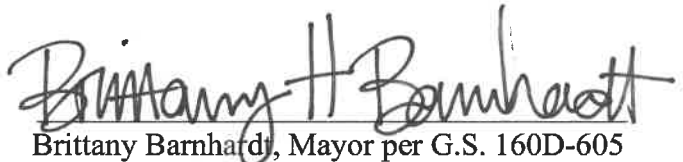
THEREFORE, the Town Board of Aldermen hereby finds the adoption of the map amendment to the Unified Development Ordinance is consistent with the Plan in that standards, specifications and policies set forth in the new Granite Quarry Unified Development Ordinance (UDO) will support the expansion of the Town of Granite Quarry economy, preserve the character of the Town through practical standards for land use and development, and support the protection of natural resources as required by both Federal and State of North Carolina statutes. The map amendment is deemed reasonable in the way it will facilitate carrying out the goals of the Plan through each of the following:

1. Establish environmentally responsible yet business oriented common-sense principles aimed to protect both the local environment and property rights,
2. Minimize negative impacts on the natural and fiscal resources of Granite Quarry,
3. Minimize negative impacts on local property tax and utility rate payers,
4. Welcome those future residents and businesses seeking to contribute to the success of the Town’s efforts to establish a resilient sustainable and stable local economy,
5. Reinforce the tax base,
6. Expand opportunities for local business success, and
7. Promote the health, safety and welfare of the citizens, businesses, and property owners of Granite Quarry.

Adopted this the 10th day of October 2022

Attest:

Aubrey Smith, Town Clerk


Brittany Barnhardt, Mayor per G.S. 160D-605

Town of Granite Quarry

**FISCAL YEAR 2022-2023
BUDGET AMENDMENT REQUEST #2**

October 10, 2022

PURPOSE: To decrease Powell Bill Cap Outlay – Equipment (01-4510-55) by \$1,840 and Powell Bill Unappropriated FB (01-4510-99) by \$2,610 and increase Powell Bill Supplies & Equipment (01-4510-29) by \$4,450 for the purchase of a Flail Mower.

General Fund – Fund 01

Expenses:

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-4510-55	Powell Bill Cap Outlay – Equipment	(1,840)
01-4510-99	Powell Bill Unappropriated FB	(2,610)
01-4510-29	Powell Bill Supplies & Equipment	4,450
Total Increase/Decrease:		\$ 0

The above Budget Amendment was approved / denied by the Manager or Board on 10/10/2022


Brittany Barnhardt, Mayor


Shelly Shockley, Finance Officer

Office of the Mayor:



Proclamation

WHEREAS, the Town of Granite Quarry's Board of Aldermen pays tribute on this day to the dedicated veterans who have served this great nation with such distinction, both in peace time and in war; and

WHEREAS, our community has a continuing sense of gratitude to those who have given so much in the defense of the freedoms which we all continue to enjoy; and

WHEREAS, Americans have an abiding faith in the ideals and strengths on which our great nation was founded, in our democratic process, and in the men and women of the armed forces who have served our country so well; and

WHEREAS, in honor of these dedicated men and women, we pledge our continued defense of our nation so that their sacrifice will stand before the entire world as a tribute to the spirit and determination of a people dedicated to the principles of freedom and democracy; and

WHEREAS, on this patriotic occasion, let us all commit ourselves to the great need of fostering a spirit of rededication to the ideals that have served as the foundation of this great country – "One nation, under God, indivisible, with liberty and justice for all."

NOW, THEREFORE, I, Brittany H. Barnhardt, by virtue of the authority vested in me as Mayor of the Town of Granite Quarry, North Carolina, do hereby proclaim Friday, November 11, 2022, as

"HONOR OUR VETERANS DAY"

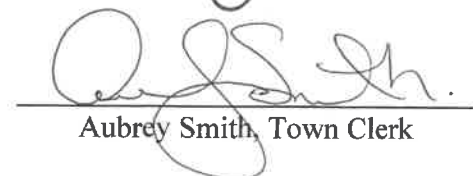
in the Town of Granite Quarry, North Carolina and encourage all our citizens to honor our veterans and rededicate themselves to the preservation of our liberties under the Constitution.

Proclaimed this the 10th day of October 2022.



ATTEST:


Brittany H. Barnhardt, Mayor


Aubrey Smith, Town Clerk