



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
Monday, May 8, 2023 6:00 p.m.**

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

**Not Present:** Mayor Brittany Barnhardt

**Staff:** Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief / Public Works Director Jason Hord, Police Chief Mark Cook, Finance Officer Shelly Shockley, Town Planner E. Schwartz-Laubhann, Police Investigator Todd Taylor

**Call to Order:** Mayor Pro Tem Linker called the meeting to order at 6:00 p.m.

**Moment of Silence:** Mayor Pro Tem Linker led a moment of silence.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Mayor Pro Tem Linker.

**1. Approval of the Agenda**

**ACTION:** Alderman Shelton made a motion to approve the agenda as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

1) Regular Meeting April 10 & 13, 2023

**B. Departmental Reports**

**C. Financial Reports**

**D. Resolution 2023-05** Amending Personnel Policy Language for required FMLA update

**ACTION:** Alderman Costantino made a motion to approve the consent agenda. Alderman Shelton seconded the motion. The motion passed 4-0.

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

**4. Town Manager's Update**

Manager Smith recognized Investigator Taylor for his work with the Terrie Hess Child Advocacy Center for National Child Abuse Prevention Month. Manager Smith shared that Clerk Smith completed the 10-week Introduction to Public Employment Law course. He also shared that one response to the RFP for Town Attorney had been received and would be forwarded to the Board with more information regarding the review and appointment process.

**5. Public Hearing**

**Rezoning of 066 047 RL/OI to CD-PUD**

**A. Staff Summary**

**Town Planner Schwartz-Laubhann**

Planner Schwartz-Laubhann provided an overview of the rezoning application and the requirements of the requested zoning classification. She showed slides that illustrated the phases of the development and outlined the proposed conditions for the project. The slides that have been included in the minute book.

**B. Applicant Presentation**

**Nest Communities / Wallace Realty**

The applicant and representatives including Victor Wallace, Aaron Shier, David Hughes, and Dennis Terry introduced themselves and gave an overview of the proposed development. Aaron Shier shared a PowerPoint presentation with specifics of the project including the property location, development considerations, and CLUP goals and objectives. He stated that the benefits of the rezoning would include more flexibility with the PUD. Mr. Shier showed the proposed site plan and pointed out that it included seventeen acres of open space. He stated that the duplexes had been strategically placed near property zoned for future commercial use for logical land use transition. The presentation slides have been included in the minute book for reference.

Mr. Hughes addressed the Board and stated the builder wanted to guarantee this would be a quality neighborhood. A handout was provided as a response to the conditions proposed by Planner Schwartz-Laubhann. The document included the conditions the developer agreed to as well as changes they proposed.

**C. Public Hearing**

1) Opened: Mayor Pro Tem Linker opened the public hearing at 6:35 p.m.

No one spoke in favor of the rezoning.

The following individuals spoke against the rezoning:

- Janice Rufty – 1021 Loganberry Ln
- Glen Upp – 2880 Stokes Ferry Rd
- Wayne Trexler – 1029 Loganberry Ln
- Jessica Shively – 960 Dunns Mountain Church Rd
- Yvonne Smith – 1155 Old Stone House Rd
- Heather Boyd – 510 Lewis Rd
- Mark Carter – 510 Lewis Rd1034 logan
- Susan Hegler – 1005 Loganberry Ln
- Ken Brown – 2703 Stokes Ferry Rd
- Russell Cline – 991 N Salisbury Ave
- Ben Weisensel – 1034 Loganberry Ln
- Fred Krusemark – 1117 Hillcrest Ridge Dr
- Cindy Hargett – Loganberry Ln
- David Harrington – 842 Pine Hill Dr
- Caroline Teodorovici – 830 Dunns Mountain Church Rd

2) Closed: Mayor Pro Tem Linker closed the public hearing at 7:13 p.m.

*The Board took a short recess at 7:13 p.m.*

*Mayor Pro Tem Linker called the meeting back to order at 7:15 p.m.*

**D. Board Discussion and Decision**

Mayor Pro Tem Linker stated that the developer was right that there did need to be various types of housing in town and pointed out that there are currently three other parcels that are zoned RH for high-density. He asked whether the property would be clear-cut. Mr. Shier responded that the

property would be largely mass graded to install roads and lots. He pointed out it would be the same for eighty-foot lots. Mayor Pro Tem Linker asked whether the developer was currently building any homes that were rear loading or had alleyways. Mr. Hughes shared that they were building a variety of products depending on the site and zoning requirements.

Alderman Shelton stated it was his understanding that the plans would still require plan approval and asked if the plans could change. Mr. Shier shared that this project was a site-specific approval with construction documents that would come back to the town for minor tweaks. Planner Schwartz-Laubhann stated there may be minor changes during the engineering phase, but that substantial changes would require starting the whole process over again. Alderman Shelton asked which set of conditions the Board would be accepting with the motion on the table. Planner Schwartz-Laubhann responded that the conditions would need to be discussed.

Mr. Wallace shared that the NCDOT Highway 52 count showed that traffic had decreased in the last twenty years. Mr. Terry, who was serving as the technical advisor to the applicant, stated that everything the Board heard from residents was opinion and that he hoped the Board would make the decision based on findings of fact.

**ACTION:** Alderman Shelton made a motion to approve the rezoning of 066 047 from RL/OI to CD-PUD as presented by the applicant and staff (*Mayor Pro Tem Linker confirmed that would be done by adopting Ordinance 2023-05-08*). Alderman Costantino seconded the motion. The motion failed 0-4.

***The Board took a short recess at 7:26 p.m.***

***Mayor Pro Tem Linker called the meeting back to order at 7:32 p.m.***

## **Old Business**

### **6. Ordinance Amendment Parks Ordinance / Alcohol**

Alderman Cannon stated that municipalities had a responsibility to maintain the family-oriented character of the town and asked the Board to consider that when voting. Alderman Shelton stated at the Granite Fest last year the “beer garden” was very popular and that in the last few years as part of a referendum the town approved mixed drinks being sold at restaurants. He stated that it appeared the constituents were in favor of this type of activity.

**ACTION:** Alderman Costantino made a motion to approve (*Ordinance 2023-04 to amend the Granite Quarry Code of Ordinances Sec. 22-66*). Alderman Shelton seconded the motion. The motion passed 3-1 with Alderman Costantino, Mayor Pro Tem Linker, and Alderman Shelton in favor and Alderman Cannon opposed.

### **7. Discussion and Possible Action Mural**

An email from Mayor Barnhardt with a quote for equipment rental was provided to the Board members as a handout. Manager Smith shared that when the desire for a mural was first brought up it was being discussed for public property. When proposed for private property, staff investigated and confirmed with the School of Government that no factors existed to allow GQ to use public funds on the private property. Spencer was able to do façade grants such as murals under historic and special commercial district statutory allowances.

Options to look at moving forward include the Board's previous intent to discuss the desire for mural regulations as part of a work session for the new UDO. Mayor Pro Tem Linker stated that placing the

mural on the back of Town Hall was an option and Manager Smith confirmed that it was allowed to use public funds on public property for a public purpose.

Mayor Pro Tem Linker recommended continuing the item since Mayor Barnhardt had been leading the charge. Alderman Costantino stated he would like to see it continued as well. Alderman Shelton was also in favor of continuing the item. Mayor Pro Tem Linker asked if there was consensus to continue the item and no opposition was voiced.

**8. Discussion and Possible Action                      Events Committee Membership Review**

Applications collected from the core group of volunteers on the ad hoc Events Committee were included in the agenda packet for the Board’s review. Mayor Pro Tem Linker recommended accepting the applications for information only unless the Board had a direct proposal to act on the information.

Alderman Shelton confirmed that his underlying request was to receive more information about the people on the committee. He stated he was inclined to let the committee continue to operate as an ad hoc committee. Alderman Costantino stated he was also good with that. Mayor Pro Tem Linker asked if there was consensus to do that and no opposition was voiced.

**9. Discussion and Possible Action                      Rules for Public Comment Periods**

Clerk Smith shared the drafted rules for public comment periods and associated speaker slips that were created after discussion during the Rules of Procedure review. There was Board discussion on whether three minutes would be enough for each speaker. It was shared that allowing three minutes is a common practice. Alderman Costantino stated the need for a timer or a clock to show how much time remained for each speaker.

**ACTION:** Alderman Shelton made a motion to approve as presented (*the rules for public comment periods*). Alderman Costantino seconded the motion. The motion passed 4-0.

**New Business**

**10. Set Date Public Hearing                      FY 23-24 Budget**

**ACTION:** Alderman Shelton made a motion to set the date for the Public Hearing on the proposed FY23-24 Budget for Monday, June 12, 2023, at 6:00 p.m. Alderman Costantino seconded the motion. The motion passed 4-0.

**11. Discussion and Possible Action                      TM Evaluation Process and Tool**

**ACTION:** Alderman Shelton made a motion to table (*discussion on the TM Evaluation process and tool*) until the November regular meeting. Alderman Costantino seconded the motion. The motion passed 3-1 with Alderman Costantino, Mayor Pro Tem Linker, and Alderman Shelton in favor and Alderman Cannon opposed.

**12. Proclamations**

National Police Week	May 14-20
Peace Officers Memorial Day	May 15
Public Works Week	May 21-27
Teacher Appreciation Week	May 8-12
Nurses Week	May 6-12
Mental Health Awareness Month	May

**13. Board Comments**

- The Board set a budget workshop date of May 18, 2023 at 9:00 a.m. There was discussion of holding Thursday, May 25, 2023 as a possible date if there is a need to continue the budget workshop.
- Alderman Shelton stated the budget stuff gets pushed back further and further every year and stated there is a need to find a way to do the review of pieces of the budget earlier.
  - Manager Smith agreed and stated the record number of meetings being held was taking up a large portion of staff time.

**14. Announcements and Date Reminders**

A.	Wednesday	May 10	5:00 p.m.	Centralina Board of Delegates Meeting
B.	Thursday	May 11	9:00 a.m.	Dumpsters for Residents
C.	Friday	May 12	9:00 a.m.	Dumpsters for Residents
D.	Saturday	May 13	8:00 a.m.	Dumpsters for Residents
E.	Monday	May 15	5:00 p.m.	Business After Hours
<del>F.</del>	<del>Monday</del>	<del>May 15</del>	<del>6:00 p.m.</del>	<del>Zoning Board of Adjustment</del>
G.	Tuesday	May 16	3:30 p.m.	Revitalization Team
H.	Tuesday	May 16	4:00 p.m.	Pizza with the Police – Lake Park
I.	Thursday	May 18	7:30 a.m.	Power in Partnership Breakfast
J.	Thursday	May 18	5:30 p.m.	Community Appearance Commission
K.	Friday	May 19	12:00 p.m.	Rowan Moves Walk in the Park
L.	Monday	May 22	6:00 p.m.	Recessed PB/BOA GQDO Meeting
M.	Wednesday	May 24	5:30 p.m.	CRMPO TAC
N.	Monday	May 29		Memorial Day Town Offices Closed
O.	Monday	June 5	6:00 p.m.	Planning Board

**Adjourn**

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

The meeting ended at 7:54 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk