



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
REGULAR MEETING MINUTES
Monday, March 10, 2025 6:00 p.m.**

Present: Mayor Pro Tem Doug Shelton, Council Member John Linker, Council Member Laurie Mack, Council Member Rich Luhrs

Staff: Town Manager/Fire Chief Jason Hord; Town Attorney Zachary Moretz; Finance Director Shelly Shockley; Police Chief Todd Taylor; Public Works Director Colton Fries; Office Assistant/Event Coordinator Debbie Loflin-Benge; Planning, Zoning, and Subdivision Administrator Richard Flowe

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

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

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

1. Approval of the Agenda

ACTION: Council Member Luhrs made a motion to approve the agenda as presented. Council Member Mack seconded the motion. The motion passed 4-0.

2. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Regular Meeting February 10, 2025
- 2) Closed Session February 10, 2025 (*handout*)
- 3) Planning Retreat February 26, 2025

B. Departmental Reports

C. Financial Reports

ACTION: Council Member Linker made a motion to approve the consent agenda as presented. Council Member Luhrs seconded the motion. The motion passed 4-0.

3. Public Comments – There were no public comments.

4. Town Manager's Update

Manager Hord shared highlights from the Town Manager's report in the agenda packet including congratulating Public Works Director Colton Fries on his pesticide certification. The GQSOLID Award nomination period has opened and nominations are being received. Manager Hord completed the grant request for the Blanche and Julian Robertson Foundation. April 14, 2025 from 4:00-6:00 p.m. there will be a drop-in reception before the Regular Council meeting to meet the Council members and staff. The Granite Quarry Fire Department Auxiliary has updated its bylaws and changed its name to the Granite Quarry Public Safety Auxiliary. It now supports the fire department and the police department. A list for ADA ramp improvements is being compiled. There are measures in place to try to reduce speed on Crowell

Lane and Brookwood Drive. A draft version of an updated contract with Faith for police services has been created and vetted by Attorney Moretz. The contract will be sent to Faith for review.

Manager Hord stated the newest full-time firefighter is Alex Crowley. Firefighter Crowley was formerly a volunteer with the department.

Manager Hord and Chief Taylor recognized the winners of the annual awards for the departments:

Junior Firefighter of the Year – Braxton Chambers

Rookie Firefighter of the Year – Engineer Chris Paton

Veteran Firefighter of the Year – Engineer Allen Bennett

Fire Officer of the Year – Captain James Garris

David H. Earnhardt, Jr. Officer of the Year – Officer Matthew Osborne

Police Chief's Award – Officer Joshua Atkins

Top Gun Award – Sergeant Gregory McKinney

Old Business

5. Draft Ordinance

Zoning Map Amendment 2025-02-10-3 Troutman

Mr. Flowe reintroduced the request Zoning Map Amendment and provided an updated ordinance and map as a handout. The ordinance is an amendment to the existing Conditional Troutman TNDO. He pointed out the new street alignment. The public hearing on the ZMA was held at last month's meeting. The issue regarding the three-foot reserve strip has been resolved. Mr. Kostadinov of S&M Financial Group, LLC addressed the Council and confirmed that a contract had been signed. The Town has been given a copy for the record. Council discussion included questions on specifics of the project regarding connectivity, sewer placement, and the number of lots.

ACTION: Council Member Linker made a motion to adopt Ordinance ZMA 2025-02-10-3. Council Member Mack seconded the motion. The motion passed 4-0.

New Business

6. Budget Amendment

Centennial Park Survey

The Budget Amendment for the Centennial Park survey was presented and discussed. Council consensus was given at the February meeting to move forward with the survey.

ACTION: Council Member Linker made a motion to approve Budget Amendment FY24-25 #7 as presented. Council Member Luhrs seconded the motion. The motion passed 4-0.

7. Council Comments

- Mayor Pro Tem Shelton stated a date needed to be selected for the next budget meeting. He proposed March 27, 2025 at 1:00 p.m. There was Council consensus to hold the meeting at that time.
- Council Member Linker asked whether a survey was needed for the Civic Park. Manager Hord stated that it had been necessary and was completed.

8. Announcements and Date Reminders

A. Wednesday	March 12	5:00 p.m.	Centralina Executive Board
B. Wednesday	March 12	5:30 p.m.	Community Appearance Commission
C. Tuesday	March 18	5:00 p.m.	Chamber 100th Anniversary Celebration

D.	Thursday	March 20	7:30 a.m.	Chamber Power in Partnership Breakfast
E.	Wednesday	March 26	5:30 p.m.	CRMPO TAC
F.	Tuesday	April 1	5:30 p.m.	Events Committee
G.	Saturday	April 5	9:00 a.m.	Resident Mulch Giveaway
H.	Monday	April 7	6:00 p.m.	Planning Board
I.	Monday	April 7	6:15 p.m.	Board of Adjustment
J.	Wednesday	April 9	5:30 p.m.	Community Appearance Commission
K.	Saturday	April 12	9:00 a.m.	Litter Sweep
L.	Monday	April 14	4:00 p.m.	Meet the Granite Quarry Officials Event

Adjournment

ACTION: Council Member Luhrs made a motion to adjourn. Council Member Linker seconded the motion. The motion passed with all in favor. The meeting ended at 6:30 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

**AN ORDINANCE AMENDING THE GRANITE QUARRY DEVELOPMENT
ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2025-02-10-3

BE IT ORDAINED by the Mayor and Council of the Town of Granite Quarry, North Carolina that the Official Zoning Map of the Granite Quarry Development Ordinance be amended in accordance with Article 5 of G.S. 160D as follows:

Part 1. Consistency with Adopted Comprehensive Plan.

The Council finds that the zoning map amendment to the property of S&M Finance Group LLC, 3117 Deertrack Lane, Monroe, NC 28110-8609, being the owner of the certain land areas hereinafter described as Rowan County Tax Parcels 648 1010000001 and 648 1010000002 and illustrated in Attachment "A" attached hereto, establishing a zoning designation in accordance with G.S. 160D-604(a) of "Traditional Neighborhood Development Overlay" (TNDO-CZ) with the conditions attached hereto in Attachment "B" is consistent with the Town's 2040 Comprehensive Land Use & Master Plan's (the Plan) Future Land Use Map (FLUM), as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the growth and expansion of neighborhoods supporting the local economic base of the Town while improving access to quality open spaces and environmental amenities to improve the quality of life for Granite Quarry residents.

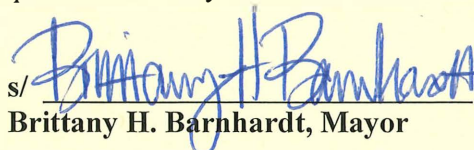
Part 3. Designation of Zoning Designation.

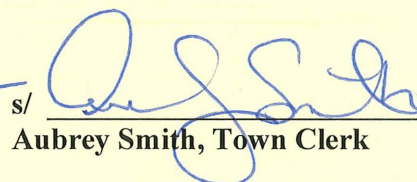
That Rowan County Tax Parcels 648 1010000001 and 648 1010000002, as shown in Attachment "A" attached hereto shall be designated "Traditional Neighborhood Development Overlay District Conditional Zoning" (TNDO-CZ) on the Official Zoning Map and the conditions establishing both rights and limitations as shown in Attachment "B" attached hereto shall hereafter be applicable to the subject land areas.

Part 4. Effective Date.

This Ordinance shall be effective immediately upon its adoption.

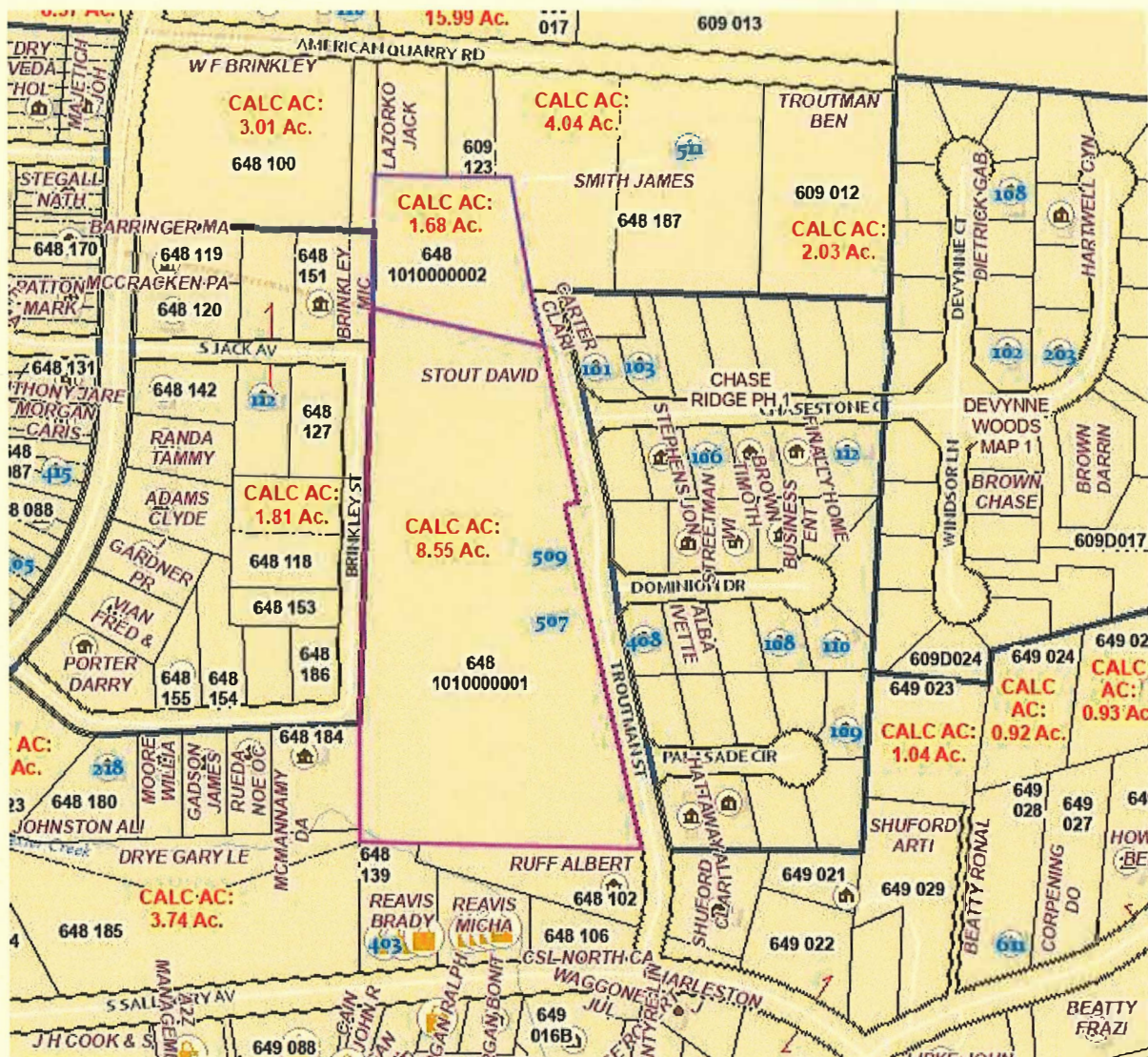
Adopted this 10th day of March 2025.

s/ 
Brittany H. Barnhardt, Mayor

s/ 
Aubrey Smith, Town Clerk



Attachment "A"

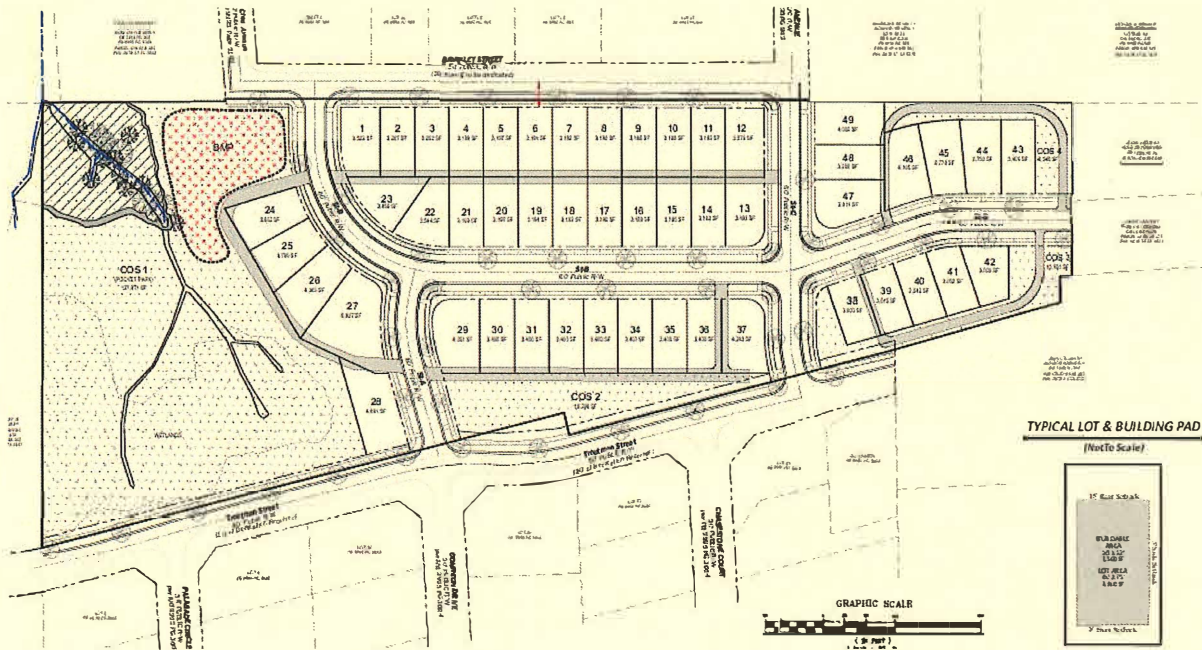


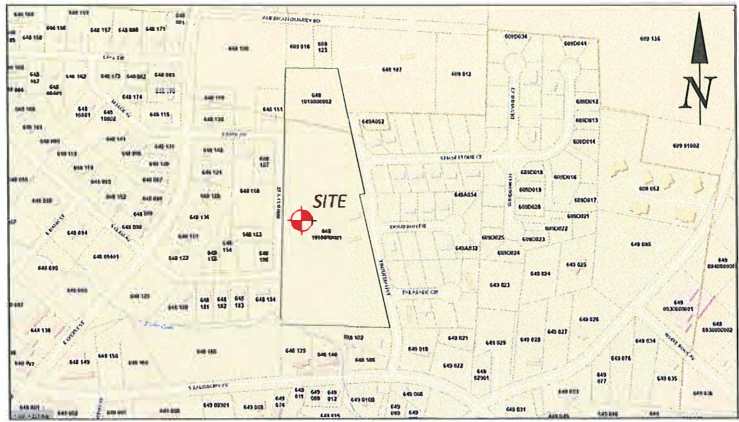
Attachment "B"

Conditions applicable to the property designated by this Ordinance:

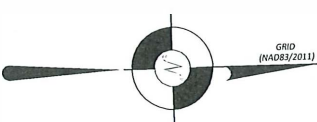
1. Only the uses listed in Table 8.1 of the Granite Quarry Development Ordinance (GQDO) for the Single-Family Residential (SFR) Districts are eligible in the "Traditional Neighborhood Development Overlay District Conditional Zoning" (TNDO-CZ) created herein.
2. The general schematic development plan appearing below establishes general layout of lots and parcels, maximum density, location of open space, placement of privately maintained public access and utility easements, placement of future public streets, and connectivity patterns with existing streets in the vicinity.
3. Development criteria is established as shown on the Site Plan as revised/received 03-06-2025, and dated 12-12-2024, attached hereto and made a part of this Ordinance and as shown on the excerpt appearing below.

Excerpt from Site Plan as revised/received 03-06-2025, dated 12-12-2024





VICINITY MAP
(Not to Scale)



Site Development Data

Tax Parcel No.: 648-1010000001 & 648-1010000002
Total Acreage: 10.22 acres / 445,006 sf (per Survey)

Zoning Jurisdiction: Granite Quarry & Granite Quarry ETJ - Rowan County
Zoning: Existing: SFR-3
Proposed: TND

Existing Land Use: Single Family Residential
Proposed Land Use: Single Family Residential

No. of Lots Allowed by Current Zoning: 445,006 sf / 11,600 sf = 38 Lots
No. of Lots Allowed by Proposed Zoning: 445,006 sf / 3,960 sf = 112 Lots
Proposed Density = 4.8 Dwelling Units per Acre (DU/AC)
Proposed No. of Lots: 49 Lots

Open Space Required: 0.50 ac / 22,107 sf (5% of Total Project)
Open Space Provided: 3.95 ac / 171,973 sf (38.9% of Total Project)
Open Space will comply with the Granite Quarry Code of Ordinance Article 21

FEMA Map Number: 3710567800J
FEMA Effective Date: June 16, 2009

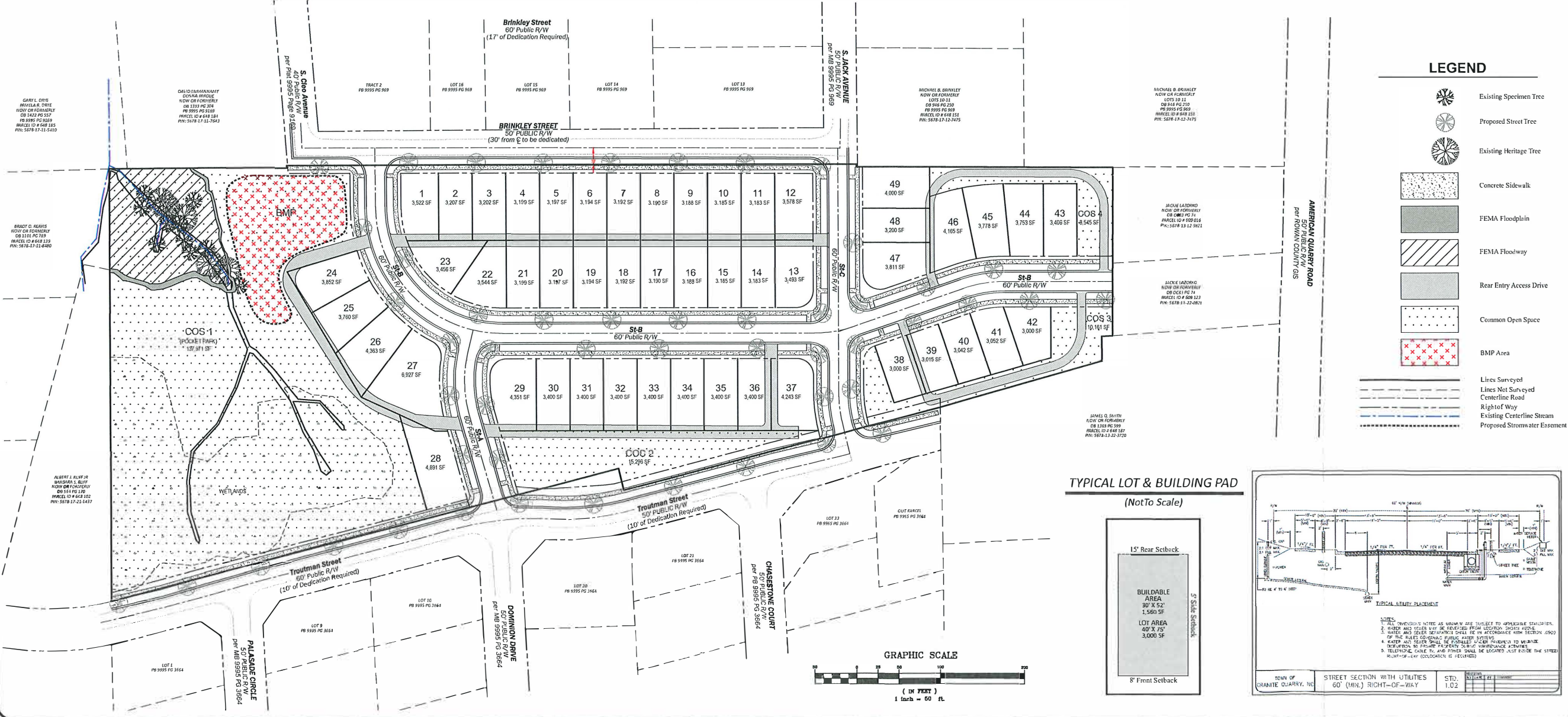
Proposed Yard Requirements:
Minimum Lot Area: 3,000 SF
Minimum Front Setback: 8'-12' (Each house varied by a minimum of 1.5' from next house)
Minimum Side Setback: 5'
Minimum Side Street Setback: 10'
Minimum Rear Setback: 15'

General Notes:
1. Base information obtained from survey from Metrolina Land Surveying, Inc. dated 9/11/2023 and Rowan County GIS.
2. Stream/Wetland information shown is based on a report provided by Wetlands and Waters Inc. For purposes of this Rezoning Plan, any potential are um features and wetland area shown on the plan are to be considered preliminary in nature and approximate in location. The Rezoning Plan may need to be revised once all appropriate jurisdictional boundaries are surveyed and verified with acceptable levels of accuracy.

1. GENERAL PROVISIONS
A. These development standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by S & M Finance Group, LLC (the "Petitioner") to accommodate the development of a residential community on an approximately 10.22 acre site located on the west side of Troutman Street (the "Site"). The Site is comprised of Tax Parcel Nos. 648-10010000001, and 648-10010000001.
B. The development and use of the Site will be governed by the Rezoning Plan, these development standards and the applicable provisions of the Granite Quarry Development Ordinance (the "Ordinance"). Unless the Rezoning Plan or these development standards establish more stringent standards, the regulations established under the Ordinance for the TND zoning district shall govern the development and use of the Site.
C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Alterations and modifications shall be in accordance with Granite Quarry Development Ordinances.
2. PERMITTED USES/DEVELOPMENT LIMITATIONS
A. The Site may only be devoted to a residential community containing a maximum of 49 single family detached dwelling units and to any incidental and accessory uses relating thereto that are allowed in the TND zoning district.
3. TRANSPORTATION
A. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the North Carolina Department of Transportation ("NCDOT") and Granite Quarry in accordance with applicable published standards.
B. The alignments of the internal public street, the internal vehicular circulation areas and the driveways may be modified by Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by NCDOT and Granite Quarry in accordance with applicable published standards.
C. Prior to the issuance of a certificate of occupancy for the first new building constructed on the Site, Petitioner shall dedicate and convey to NCDOT and/or Town of Granite Quarry as applicable (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to Troutman Street and Brinkley Street as required to provide right of way from the existing centerline of both streets to that point on the Site that is depicted on the Rezoning Plan to the extent that such right of way does not already exist.
D. Petitioner will dedicate to NCDOT and/or Town of Granite Quarry as applicable via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, and the additional right-of-way will be dedicated prior to the issuance of a certificate of occupancy for the first new building constructed on the Site.
E. All public roadway improvements will be subject to the standards and criteria of NCDOT and Granite Quarry, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad Granite Quarry area, by way of a private/public partnership effort or other public sector project support.

Troutman Street Rezoning Plan
Development Standards
December 16, 2024

4. ARCHITECTURAL STANDARDS
A. The maximum height of any building constructed on the Site shall be governed by the Ordinance.
B. The actual widths of the single family detached dwelling units to be constructed on the Site may vary from the widths depicted on the Rezoning Plan.
C. Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
D. Walkways shall be provided to connect all residential entrances to sidewalks and back of curbing along public and private streets.
5. STREETS/STREETSCAPE
A. All streets and streetscape will be comply with Article 13 of the Granite Quarry Development Ordinances.
B. All Lots will be accessed through rear entry drives off private alleys.
6. ENVIRONMENTAL FEATURES
A. Development of the Site shall comply with the Granite Quarry Development Ordinances.
B. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
7. AMENITY AREAS
A. Amenity areas with seating shall be provided on the Site as depicted on the Rezoning Plan.
8. AMENDMENTS TO THE REZONING PLAN
A. Future amendments to the Rezoning Plan (which includes these development standards) may be applied for by the then Owner or Owners of the Site in accordance with Granite Quarry Development Ordinances.
9. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS
A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these development standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
B. Throughout these development standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



METROLINA
LAND SURVEYING, INC.
SURVEYING • MAPPING • PLANNING
P: 704.741.1700
F: 919.721.2353
8527 CROWN CRESSCENT CT.
CHARLOTTE, NC 28227
NC-4584 & SC-45108

SITE PLAN
KIND ESTATES @ GRANITE QUARRY
S & M Finance Group, LLC
PARCEL ID 648-10010000001 & 648-10010000002, DB 1388 PG 600
TOWN OF GRANITE QUARRY & ETJ, ROWAN COUNTY, NORTH CAROLINA

REVISIONS
1. 11-22-24 REVISIONS MADE PER TOWN COMMENTS (COP)
2. 12-12-24 REVISIONS TO SITE PLAN (ART)
3. 12-25-24 REVISIONS TO SITE PLAN (ART)
4. 12-25-24 REVISIONS TO SITE PLAN (ART)

Job No. 094-23-006
Date 12/12/2024
Proj. Mgr. CDF
Drawn. ART

SEAL
L-5013
NORTH CAROLINA
SURVEYOR
STEPHEN D. FULTON

Scale: NOTED

Sheet No. 1

Town of Granite Quarry

**FISCAL YEAR 2024-2025
BUDGET AMENDMENT REQUEST #7**

Mar 10, 2025

PURPOSE: To increase Parks – Maint & Repair – Bldgs/Grounds (01-6130-24) and decrease Sanitation – Contracted Services (01-4710-44) in the amount of \$10,000 for the Centennial Park Field Survey.

General Fund – Fund 01

Expenses:

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-6130-24	Parks – Maint & Repair – Bldgs/Grounds	\$ 10,000.
01-4710-44	Sanitation – Contracted Services	(\$ 10,000)
Total Increase/Decrease:		\$ 0

The above Budget Amendment was approved / denied by the Manager or Board on 3/10/25.


Brittany H. Barnhardt, Mayor


Shelly Shockley, Finance Officer