



**TOWN OF GRANITE QUARRY
TOWN COUNCIL
ORGANIZATIONAL MEETING MINUTES
Monday, December 8, 2025 6:00 p.m.**

Present: Mayor Brittany Barnhardt, 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 Clerk Aubrey Smith; Town Attorney Zachary Moretz; Police Chief Todd Taylor; Public Works Director Colton Fries; Finance Director Shelly Shockley; Planning, Zoning, and Subdivision Administrator Richard Flowe; Community Engagement Coordinator Debbie Loflin-Benge; Planning, Zoning, and Subdivision Assistant Administrator Kevin Kormanek; Firefighter Jennifer Peeples; Police Sergeant Matthew Osborne

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.

Organizational Business

Mayor Barnhardt welcomed attendees. She summarized the organizational meeting's purpose and shared what would take place.

1. Swearing in Newly Elected Officials Senator Carl Ford

Oaths of Office were administered by Senator Carl Ford for the newly elected officials.

- A. Mayor Brittany H. Barnhardt
- B. Council Member John Linker & Council Member Laurie Mack

2. Election of Mayor Pro-Tempore

Council Member Luhrs nominated John Linker to be Mayor Pro-Tempore.

Receiving no further nominations, Mayor Barnhardt called for the vote. John Linker was elected as Mayor Pro-Tempore with four votes in his favor.

3. Swearing in Mayor Pro-Tempore Senator Carl Ford

Senator Ford administered the oath of office for Mayor Pro-Tempore John Linker.

4. Brief Recess for Reception

ACTION: Council Member Luhrs made a motion for a brief recess. Council Member Shelton seconded the motion. The motion passed with all in favor.

The Council recessed at 6:11 p.m.

Mayor Barnhardt called the meeting back to order at 6:28 p.m.

5. Approval of the Agenda

ACTION: Mayor Pro Tem Linker made a motion to approve the agenda as presented. Council Member Mack seconded the motion. The motion passed with all in favor.

6. Approval of the Consent Agenda

A. Approval of the Minutes

- 1) Strategic Meeting November 10, 2025
- 2) Regular Meeting November 10, 2025

B. Departmental Reports

C. Financial Reports

D. Appointment Recommendation – Community Appearance Commission

E. Certification of Fire Roster

ACTION: Mayor Pro Tem Linker made a motion to approve the consent agenda as presented. Council Member Mack seconded the motion. The motion passed with all in favor.

7. Public Comments – There were no public comments.

8. Guest Presentation

The Blessing Basket

Melissa Marr of The Blessing Basket spoke about the organization's purpose and recent activity. The Blessing Basket is a local non-profit established earlier this year. The mission is to help those who are working hard to help themselves but need some assistance. They partner with other non-profits and organizations in the community with a focus on East Rowan.

9. Town Manager Update

Manager Hord shared highlights from the Town Manager's report in the agenda packet including the recent successful food drive that used Town Hall as a drop off location. The longevity pay was reconfigured and paid out to employees per the Council's direction; employees expressed their gratitude. Public Works completed putting up the Christmas decorations with help from the Town of Faith's bucket truck. There is still an electrical issue at the Lake Park that continues to be worked on; it should be resolved soon. The Police Department was awarded \$5,000 in safety grant funds; Manager Hord gave kudos to Chief Taylor for taking the initiative on the grant.

The space needs study will start after Christmas. Staff is currently vetting town properties for suitability for relocating Public Works; the information will be presented to the Council at the January strategic planning meeting. Meetings with SRU continue regarding upcoming projects. Manager Hord stated the ISO review was completed and gave kudos to the Fire personnel who worked hard to keep the department in good shape. The zip code review request has been sent in; Manager Hord will follow up with Representative McDowell.

Manager Hord recognized Volunteer Firefighter Jennifer Peeples and stated that she was recently awarded the Fire Safety Commendation Medal by the Sons of the American Revolution. The Council congratulated Firefighter Peeples.

Manager Hord invited Police Chief Todd Taylor to introduce newly promoted Sergeant Matthew Osborne. Sergeant Osborne has been with the Town since 2020. Sergeant Osborne is a Field Training Officer, Radar/Lidar Operator, Chemical Analyst, General Instructor, Specialized Firearms Instructor, Lead Firearms Instructor for the agency, and Axon Taser Instructor. Sergeant Osborne was accompanied by his mother while his wife, Carissa, pinned on his badge. Sergeant McKinney and Officer Shuffler pinned on Sergeant Osborne's stripes. The Council congratulated Sergeant Osborne on his promotion.

10. Public Hearing

Annexation Kind Estates – Troutman Street

A. Staff Summary

Mr. Flowe presented the annexation memo and draft ordinance for the voluntary contiguous annexation in the Town's ETJ initiated at the last meeting.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:48 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:48 p.m.

C. Council Discussion and Decision

Council members had no additional comments.

ACTION: Mayor Pro Tem Linker made a motion to adopt Ordinance ANNEX 2025-12-08 as presented to annex a contiguous property. Council Member Shelton seconded the motion. The motion passed 4-0.

11. Public Hearing

Development Agreement – Kind Estates

A. Staff Summary

Mr. Flowe presented the drafted Development Agreement for Kind Estates.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:51 p.m.
 - There were no comments from the public.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:51 p.m.

C. Council Discussion and Decision

Mayor Barnhardt stated this was the first Development Agreement under the new ordinance and thanked Mr. Flowe for leading the town through the process. Council Member Shelton asked for clarification regarding whether the purpose for the agreement was to hold any future owners to the same standards. Mr. Flowe responded that the ordinance was set up so that the rights and responsibilities would go with the property. The Development Agreement concerns the general infrastructure and not the individual lots. Council Member Luhrs asked about enforcement of the agreement. Mr. Flowe stated that the ordinance allowed the Planning, Zoning, and Subdivision Administrator to actively monitor the agreement and report to the Council every year regarding any compliance issues. Attorney Moretz stated the agreement would be filed with the Rowan County Register of Deeds and would last for ten years.

ACTION: Council Member Shelton made a motion to adopt Ordinance DA 2025-12-08 to approve the Development Agreement for Kind Estates as presented. Council Member Mack seconded the motion. The motion passed 4-0.

12. Public Hearing

ZMA Osterhus

A. Staff Summary

Mr. Flowe introduced the Zoning Map Amendment request for property located at 0 Dunns Mountain Rd (Parcel 609 135), to change the current designation of "Industrial (IND) Zoning District" to "Agricultural (AG) Zoning District". Mr. Flowe stated the change would be consistent with the remainder of the owner's property and in alignment with the Comprehensive Land Use Plan. The current Industrial zoning does not allow for new residential structures.

B. Public Hearing

- 1) Opened: Mayor Barnhardt opened the public hearing at 7:03 p.m.
 - Calvin Anderson, 910 Dunns Mountain Road – spoke in opposition of the zoning map amendment.
 - Michelle Reid, 298 Irby Lane – had questions about which portion of the property was currently zoned Industrial and what uses were allowed within the Agricultural district.
 - Steven Murphy, 1204 Edgewater Court – stated he intends to purchase one of the two new lots and build a single-family home. He spoke in favor of the rezoning.
 - Elia Gegorek, Real Estate agent – stated her client plans to purchase the other lot and build a single-family home. She spoke in favor of the rezoning.
 - Mayor Barnhardt allowed Mr. Anderson to make additional comments regarding his vested interest in what type of project went on the property.
- 2) Closed: Mayor Barnhardt closed the public hearing at 7:14 p.m.

C. Council Discussion and Decision

Mayor Barnhardt recognized Mr. Flowe to answer questions regarding the history of the zoning on the property. Mr. Flowe stated the zoning went back more than 30 years and that he could only speculate on why it was zoned the way it was. Mayor Barnhardt stated that the Council appreciated the engagement from members of the public and that a property owner does have rights concerning the use of their property. Council Member Shelton stated that the downzoning from “Industrial” to “Agricultural” would offer the best protections for the surrounding properties. Mayor Pro Tem Linker stated that his educated guess was that 30 years ago the property was zoned “Industrial” without a clear plan for how the Town would grow. Council Member Luhrs stated that the downzoning protected the property and ensured there would be a large lot for a house with adequate setbacks.

ACTION: Mayor Pro Tem Linker made a motion to adopt Ordinance ZMA-2025-12-08 to amend the Official Zoning Map. Council Member Mack seconded the motion. The motion passed 4-0.

Old Business
New Business

None

13. Budget Amendment

FY25-26 #6 Town Hall Needs Assessment

At the Town Council’s Strategic Planning meeting on 11/10/2025 the Council directed the Town Manager to move forward with an updated space needs assessment for Town Hall. The proposed budget amendment moves the funds to pay for the assessment.

ACTION: Mayor Pro Tem Linker made a motion to approve Budget Amendment FY25-26 #6 as presented. Council Member Luhrs seconded the motion. The motion passed 4-0.

14. Council Appointments

A. Centralina Board of Delegates Representative and Alternate

ACTION: Council Member Mack made a motion to appoint Council Member Mack as representative to the Centralina Board of Delegates and Mayor Pro Tem Linker as the alternate. Council Member Luhrs seconded the motion. The motion passed 4-0.

B. Transportation Advisory Comm. Representative and Alternate

ACTION: Council Member Shelton made a motion to appoint Mayor Barnhardt as the CRMPO TAC representative and Council Member Luhrs as the alternate. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

15. Training and Travel Request

Mayor Barnhardt, NC Mayors Association

ACTION: Mayor Pro Tem Linker made a motion to approve the training and travel request for Mayor Barnhardt to attend the NC Mayors Association Winter meeting with the outlined costs associated with the conference. Council Member Mack seconded the motion. The motion passed 4-0.

16. Council Comments

- Manager Hord stated the Council requested to set a date for the next strategic planning meeting. There was consensus for 9:00 a.m. on Thursday, January 8, 2026.

17. Announcements and Date Reminders

A. Wednesday	December 10	5:30 p.m.	Community Appearance Commission
B. Wednesday	December 10	6:00 p.m.	Events Committee
C. Thursday	December 18	7:30 a.m.	Power in Partnership Breakfast
D. Wednesday	December 24		Christmas Eve – Office Closed
E. Thursday	December 25		Christmas – Office Closed
F. Friday	December 26		Office Closed
G. Thursday	January 1		New Year's Day – Office Closed
H. Monday	January 5	6:00 p.m.	Planning Board
I. Monday	January 5	6:15 p.m.	Board of Adjustment

Adjournment

ACTION: Mayor Pro Tem Linker made a motion to adjourn. Council Member Mack seconded the motion. The motion passed with all in favor. The meeting ended at 7:29 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

Fire Department Roster on 12/2/2025

Granite Quarry Fire Department



This Roster was last updated on 9/25/2025 7:31:38 AM

NC State Firefighters' Association
323 West Jones St, Suite 401
Raleigh, NC 27603
888-546-2732
919-821-9382

Granite Quarry Fire Department

PO Box 351
Granite Quarry, NC 28072

Email jhord@granitequarrync.gov

Member Id: 100401

Member Type: FDC / Fire Dept Combo

Department Chief: Mr. Matthew Jason Hord

Paid thru: 12/31/2025

NCSFA Member Y Certification Letter 2024

Paid	23		
Vol	5		
Rescue	0		
Junior	0		
Retired	0	Non-Mem	0
Life	0	Ret Non-Mem	0
Member	0	Vacant	0
Total (Dues)	28		
County:	Rowan		

Showing certification for hours completed in 2024

SSN	ID	Name/DOB	Address	PHONE/Email	GEN	MAR	P/V/R	CERT
1 XXXX-XX-5/6/24 - now	208354	Mr. Carl Travis Barnhardt	Granite Quarry, NC 28072		M	M	P	Y
2 XXXX-XX-5/6/24 - now	208354	Mr. Carl Travis Barnhardt	Granite Quarry, NC 28072		M	M	P	Y
3 XXXX-XX-7/7/22 - now	181127	Mr. Allen Dale Bennett	Granite Quarry, 28072		M	M	P	Y
4 XXXX-XX-5/6/24 - now	229085	Mr. Tyler Allen Bennett	Salisbury, NC 28146		M	S	P	Y
5 XXXX-XX-9/24/25 - now	280713	Spencer James Best	Kannapolis, NC 28081		M	S	P	N
6 XXXX-XX-5/6/24 - now	138068	Mr. Phillip Jake Chambers	Salisbury, NC 28146		M	S	P	Y
7 XXXX-XX-6/25/24 - now	269788	Mr. Alex Crowley	Salisbury, NC 28146		M	M	V	Y
8 XXXX-XX-1/15/14 - now	151181	Mr. Sean Desmond Dunham	Salisbury, NC 28146	sdunham@granitequarrync.gov	M	M	P	Y
9 XXXX-XX-2/25/25 - now	276763	Mr. Timothy Alexander Flanagan	Salisbury, NC 28147		M	S	P	N
10 XXXX-XX-9/25/25 - now	280715	Chase M. Hammond	China Grove, NC 28023		M	S	P	N
11 XXXX-XX-3/27/17 - now	215229	Mr. Matthew Jason Hord	Rockwell, NC 28138	(704)279-5596 jhord@granitequarrync.gov	M	M	P	Y

<u>SSN</u>	<u>ID</u>	<u>Name/DOB</u>	<u>Address</u>	<u>PHONE/Email</u>	<u>GEN</u>	<u>MAR</u>	<u>P/V/R</u>	<u>CERT</u>
12 XXXX-XX-11/17/22 - now	255266	David B. Jones	Lancaster, SC 29720		M	S	P	Y
13 XXXX-XX-5/6/24 - now	251239	Mr. Nathan Kimmer	Salisbury, NC 28146		M	M	P	Y
14 XXXX-XX-2/13/25 - now	276500	Mr. Kenny M. Kirkman	Salisbury, NC 28147		M	S	P	N
15 XXXX-XX-3/26/13 - now	151187	Mr. Cameron Clark Lapham	Granite Quarry, NC 28072		M	S	P	Y
16 XXXX-XX-8/28/24 - now	271224	Mr. Jonathan Charles McCulloh	Salisbury, NC 28146	704-279-5596	M	M	P	Y
17 XXXX-XX-7/17/25 - now	279371	Tacoma McNeely	Salisbury, NC 28144		M	S	P	N
18 XXXX-XX-7/7/22 - now	230480	Mrs. Judy Wilt Morgan	Salisbury, NC 28146		F	S	V	Y
19 XXXX-XX-11/12/21 - now	247055	Mr. Christopher Peter Nee	Granite Quarry, NC 28072		M	M	V	Y
20 9/21/21 - now	246112	William Parrish	PO Box 351 Granite Quarry, NC 28072		M	M	P	Y
21 XXXX-XX-5/2/22 - now	251663	Mr. Christopher Daniel Paton	Salisbury, NC 28147	704-279-5596 cpaton@granitequarrync.gov	M	M	P	Y
22 XXXX-XX-5/1/09 - now	151194	Jennifer Peeples	Granite Quarry, NC 28072		F	M	V	Y
23 XXXX-XX-3/26/13 - now	112568	Mr. Michael Brian Peeples	Granite Quarry, NC 28072		M	M	P	Y
				bpeeples@granitequarrync.gov				
24 XXXX-XX-8/20/24 - now	270954	Elijah G Pritchard	Albemarle, NC 28001	704-279-5596	M	S	P	Y
25 XXXX-XX-8/19/24 - now	270956	Matthew Ryan Quales	Rockwell, NC 28138	704-279-5596	M	S	P	Y
26 XXXX-XX-1/1/10 - now	151192	Kevin Neil Strobel	Granite Quarry, NC 28072		M	M	V	Y
27 XXXX-XX-4/23/25 - now	254470	Mr. Jason William Ussery	China Grove, NC 28023	kstrobel@granitequarrync.gov	M	S	P	N
28 XXXX-XX-2/7/23 - now	260500	John Walters	SALISBURY Salisbury, NC 28146		M	S	P	Y
29 XXXX-XX-1/27/23 - now	258120	Terry Dale Wright	Thomasville, NC 27360		M	S	P	Y

BK 1473 PG 997

Submitted electronically by "Moretz Law Group, P.A"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Rowan County Register of Deeds.

**AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE TOWN OF GRANITE QUARRY
and INCORPORATE BY ANNEXATION A CONTIGUOUS AREA INTO THE
TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ANNEX 2025-12-08

WHEREAS, a Petition signed by the owner, S&M Finance Group LLC, of unaddressed property located on Troutman Street, (Rowan County Parcel ID 648 1010000002) submitted a petition for voluntary contiguous annexation into the town limits of the Town of Granite Quarry. The petition received for the property which consists of approximately 1.68 acres, as shown on the map exhibit appearing in Attachment "A", was received by the Town of Granite Quarry on September 23, 2025; and,

WHEREAS, the owner Petitioned that said area be annexed into the corporate limits of the Town of Granite Quarry, North Carolina, as authorized by Part 1, Article 4A, Chapter 160A of the General Statutes of North Carolina; and,

WHEREAS, the Petition was presented to the Mayor and Town Council during the regular meeting of November 10, 2025; and,

WHEREAS, on November 10, 2025, the Mayor and Town Council directed, by Resolution duly adopted, the Town Clerk of the Town of Granite Quarry, North Carolina, to investigate the sufficiency of said Petition and to certify the results to the Mayor and Town Council; and,

WHEREAS, at the regular meeting of the Mayor and Town Council held on November 10, 2025, a Certificate of Sufficiency from the Town Clerk of the Town of Granite Quarry was presented to the Mayor and Town Council wherein the Town Clerk certified that upon due investigation found the above individual(s) who signed the aforementioned Petition constitute the owner(s) of the land within the boundaries described in said Petition and, as hereinafter described, that said boundaries are contiguous to the present Town limit primary boundaries, and are eligible to be annexed pursuant to G.S. 160A-31, et seq. of the General Statutes of North Carolina; and,

WHEREAS, following the receipt by the Mayor and Town Council of the Town of Granite Quarry, North Carolina, of a Certificate of Sufficiency from the Town Clerk of the Town of Granite Quarry, said information and due consideration thereof by the Mayor and Town Council, passed a motion to adopt a Resolution whereby a public hearing upon the question of such annexation was called to be had before the Mayor and Town Council of the Town of Granite Quarry at 6:00 p.m. on the 8th day of December 2025; and,

WHEREAS, the Town Clerk was duly authorized and did so cause notice of such public hearing to be published in the Salisbury Post, a newspaper having general circulation in the Town of Granite Quarry, North Carolina, at least ten (10) days prior to the date of such public hearing, such notice contained Rowan County property identification number of the area proposed to be annexed as set forth in the Petition; and,

WHEREAS, it appears to the Mayor and Town Council from the publisher's Affidavit with clipping attached thereto, duly filed with the Town Clerk, that a notice of such public hearing as directed by the Mayor and Town Council was duly published in the Salisbury Post in its issue of the 16th day and 23rd day of November, 2025, which date of publication was at least ten (10) days prior to the date set for such public hearing; and,

WHEREAS, a public hearing was held by the Mayor and Town Council of the Town of Granite Quarry on the 8th day of December 2025 at the stated time and place where the petitioners and any other residents of the Town of Granite Quarry were given an opportunity to appear and be heard on the question of the sufficiency of the Petition and the desirability of the annexation; and,

WHEREAS, the Mayor and Town Council, after due deliberation and consideration during the regular Mayor and Town Council meeting held on December 8, 2025, now finds that the Petition meets the requirements of G.S. 160A-31, et seq. of the General Statutes of North Carolina, that the Petition contained the signatures of the owners of the real property within the area proposed for annexation, that the Petitions are otherwise valid and that the public health, safety and welfare of the inhabitants of the Town and of the area proposed for annexation will be best served by the annexation through the expansion, now or in the future, of essential public services provided by the Town.

NOW, THEREFORE, BE IT AND IT IS HEREBY ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina, in regular meeting assembled the 8th day of December 2025, hereby adopts this ordinance as follows:

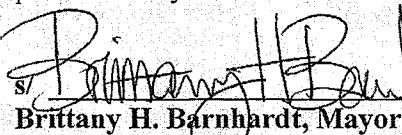
SECTION 1: That the area described in the Petition for contiguous annexation be and the same is hereby annexed to and is made a part of the corporate limits of the Town of Granite Quarry, North Carolina, the area shown by the location map in Attachment "A" and the description of the property in Attachment "B" attached hereto.

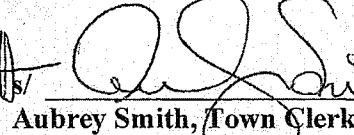
SECTION 2: From and after the effective date of this Ordinance, the territory so annexed and the property therein located shall be subject to all debts, laws, ordinances and regulations in force in the Town of Granite Quarry, North Carolina, and shall be entitled to the privileges and benefits available to other parts of the municipality. The newly annexed territory shall be subject to municipal taxes levied as provided in Section 160A-58.10 of the General Statutes of North Carolina.

SECTION 3: It shall be the duty of the Mayor of the Town of Granite Quarry to cause an accurate map of such annexed territory, together with a copy of this Ordinance duly certified, to be recorded in the office of the Register of Deeds of Rowan County, North Carolina, and in the office of the Secretary of State of North Carolina.

SECTION 4: This Annexation shall become effective upon adoption.

Adopted this 8th day of December 2025.

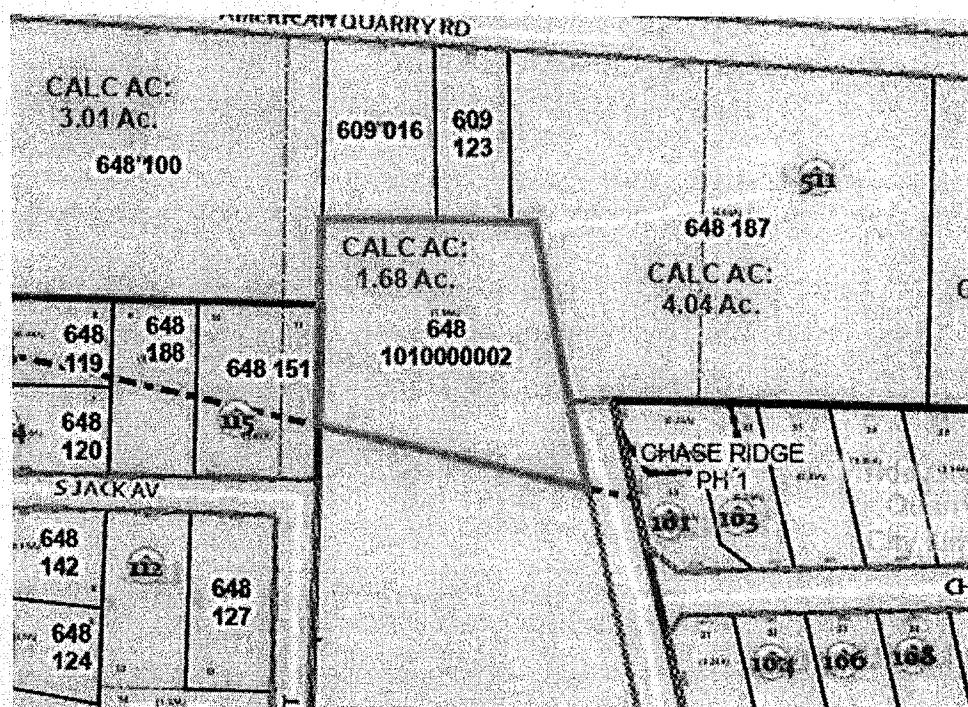

s/
Brittany H. Barnhardt, Mayor


Aubrey Smith, Town Clerk



Attachment "A"

Location Map from Rowan County GIS showing parcel 648 1010000002:



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Attachment "B"

Property as Described in Rowan County Register of Deeds Book 1440, Page 553:

Being all of that 1.68-acre tract, more or less, identified as Rowan County Parcel #648 1010000002 and being a portion of that 10.226-acre tract described in Deed Book 1440, Page 553, Rowan County Registry.

The purpose of this description is to annotate the rear portion of the 10.226-acre parcel which is hereby annexed into the Town of Granite Quarry. The remaining acreage is already located within the limits of the Town of Granite Quarry.

**An Ordinance Adopting a Development Agreement Between the Town of
Granite Quarry and**

**S&M Finance Group, LLC, a North Carolina Chartered Limited Liability
Company.**

Ordinance #DA 2025-12-08

Be It Resolved Therefore that:

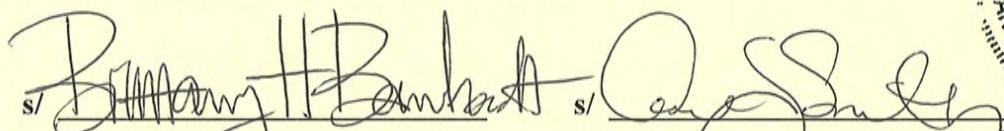
- A. The Town of Granite Quarry, in accordance with Article 10 of G.S. 160D finds that:
 1. Large-scale development projects often occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources.
 2. Such large-scale developments often create potential community impacts and potential opportunities that are difficult or impossible to accommodate within traditional zoning processes.
 3. Because of their scale and duration, such large-scale projects often require careful integration between public capital facilities planning, finance, and construction schedules and the phasing of the private development.
 4. Because of their scale and duration, such large-scale projects involve substantial commitments of private capital by developers, which developers are usually unwilling to risk without sufficient assurances that the development standards will remain stable through the extended period of the development.
 5. Because of their size and duration, such developments often permit communities and developers to experiment with different or non-traditional types of development concepts and standards, while still managing impacts on the surrounding areas.
 6. To better structure and manage development approvals for such large-scale developments and ensure their proper integration into local capital facilities programs, local governments need the flexibility in negotiating such developments.
- B. The Town of Granite Quarry enters into this Agreement subject to the procedures and requirements of G.S. 160D-1001 – 160D-1012. In entering this agreement, the Town acknowledges it may not exercise any authority or make any commitment not authorized by general or local act and may not impose any tax or fee not authorized by otherwise applicable law.

C. The Town of Granite Quarry acknowledges that the authority to adopt this Agreement is supplemental to the powers conferred upon local governments and does not preclude or supersede rights and obligations established pursuant to other law regarding building permits, site-specific development plans, phased development plans, or other provisions of law.

NOW THEREFORE BE IT ORDAINED that the Town Council of the Town of Granite Quarry does hereby adopt the attached Development Agreement between the Town of Granite Quarry and **S&M Finance Group, LLC**, a North Carolina Chartered Limited Liability Company.

This Development Agreement is approved and to become effective upon execution thereof as authorized by this Ordinance.

ADOPTED on this the 8th day of December 2025.



Brittany H. Barnhardt, Mayor

Aubrey Smith, Town Clerk



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

Ordinance #ZMA-2025-12-08

BE IT ORDAINED by the Mayor and Town Council of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject property of G Kenneth and Cynthia Osterhus described as Rowan County Parcel located at 0 Dunns Mountain Rd (Parcel 609 135) appearing in a location map from Rowan County GIS shown in Attachment "A" and in a recorded plat as shown in Attachment "B" attached hereto. Said parcel consists of approximately 27.35 net acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject property, from Granite Quarry "Industrial (IND) Zoning District" establishing a new zoning designation in accordance with procedures established by G.S. 160D-604(b) of "Agriculture (AG) Zoning District" is generally consistent with the Town's 2040 Comprehensive Land Use & Master Plan (the Plan). This change aligns with the "Rural" designation shown on the Plan's "Future Land Use Map" for both the surrounding parcels and the remainder of the subject property, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the existing industrial classification is no longer appropriate for the subject property. The lack of public water and sewer restricts development to low-density land uses. These Findings support the requirements of G.S. 160D-605(b).

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel ID 609 135 as shown in Attachments "A" and "B", attached hereto shall be designated "Agriculture (AG) District" on the Official Zoning Map.

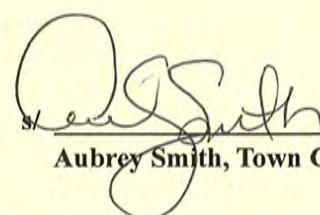
Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 9th day of December 2025.

Adopted this 8th day of December 2025.



Brittany H. Barnhardt, Mayor

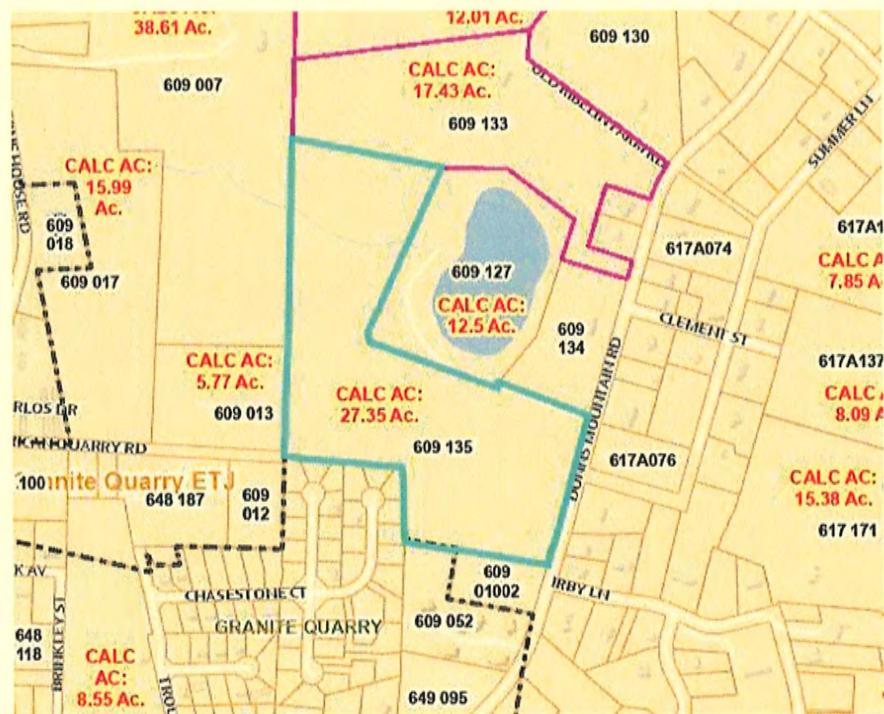


Aubrey Smith, Town Clerk



Attachment "A"

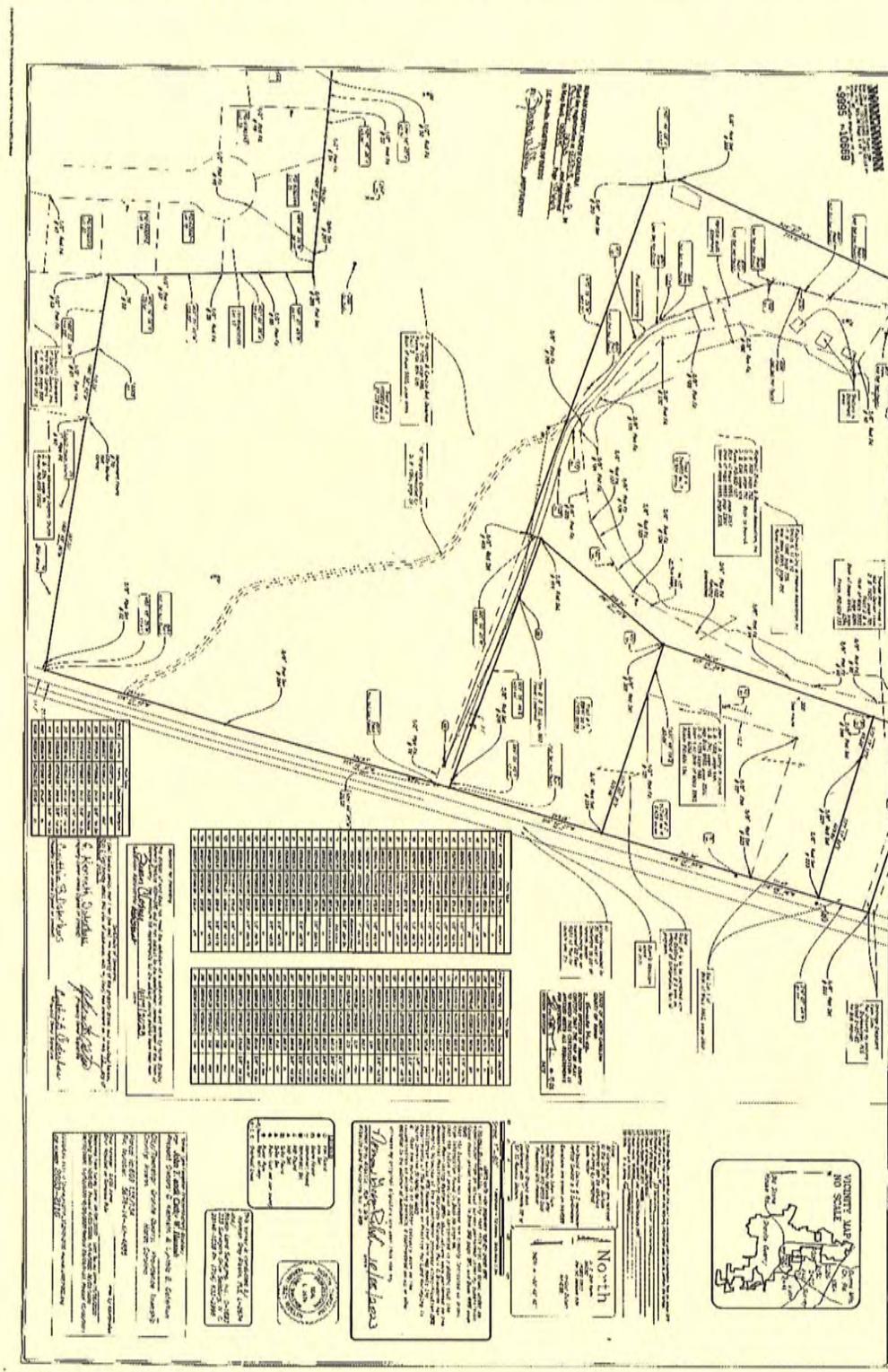
Image from Rowan County GIS: 0 Dunns Mountain Road (Rowan County Parcel ID 609 135)



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Attachment "B"

Survey plat showing 0 Dunns Mountain Road (Rowan County Parcel ID 609 135)



Town of Granite Quarry

FISCAL YEAR 2025-2026
BUDGET AMENDMENT REQUEST #6

December 8, 2025

PURPOSE: To increase Administration – Professional Services (01-4120-18) and decrease General Fund Contingency (01-9910-97) by \$12,000 for an updated space needs study of Town Hall.

General Fund – Fund 01

Expenses:

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-4120-18	Administration – Professional Services	\$ 12,000.
01-9910-97	Contingency & Transfers – General Fund Contingency	(\$ 12,000)
Total Increase/Decrease:		\$ 0

The above Budget Amendment was approved / denied by the Manager or Board on 12/8/25.



Brittany H. Barnhardt, Mayor



Shelly Shockley, Finance Director