



**New Business**

**7. Public Hearing** **Annexation of Contiguous Teramore Property**

**ACTION REQUESTED:** Motion to adopt Annexation Ordinance 2021-08 to extend the corporate limits of the Town of Granite Quarry, North Carolina as a contiguous annexation.

**8. Public Hearing** **UDO Text Amendment Stormwater Landscaping**

*Statement of Consistency and Reasonableness:*

*In voting to adopt the proposed text amendment to the Unified Development Ordinance, the Granite Quarry Board of Aldermen does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.*

**ACTION REQUESTED:** Motion to adopt Ordinance 2021-06 to amend the text of the Unified Development Ordinance by adding requirements for stormwater collection system landscaping and approve the statement of consistency and reasonableness as written.

**9. Public Hearing** **UDO Text Amendment Industrial Outdoor Storage**

*Statement of Consistency and Reasonableness:*

*In voting to adopt the proposed text amendment to the Unified Development Ordinance, the Granite Quarry Board of Aldermen does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.*

**ACTION REQUESTED:** Motion to adopt Ordinance 2021-07 to amend the text of the Unified Development Ordinance by modifying outdoor storage requirements in the town's industrial park and approve the statement of consistency and reasonableness as written.

**10. Resolution 2021-07** **Accepting Mar Rock Drive**

**ACTION REQUESTED:** Motion to adopt Resolution 2021-07, accepting Mar Rock Drive and its right of way as part of the Town's system of publicly maintained streets as presented.

**11. Appointment** **Community Appearance Commission**

The Community Appearance Commission reviewed an application for one of their two vacant town resident seats and made the recommendation that the Board of Aldermen appoint Michael Brazeel to the vacant seat with an expiration of 7/31/2022.

**ACTION REQUESTED:** Consideration of the Community Appearance Commission's recommendation and possible action to appoint Michael Brazeel to the vacant Community Appearance Commission Town resident seat, expiring 7/31/2022.

**12. HB 401** **Resolution 2021-08**

**ACTION REQUESTED:** Motion to adopt Resolution 2021-08 opposing proposed zoning reform.

**13. Budget Amendment**

**Light Pole**

**ACTION REQUESTED:** Motion to approve Budget Amendment FY20-21 #14 as presented.

**14. Personnel Policy Follow-Up**

**Clarifications**

**15. Personnel Policy Follow-Up**

**Safety Policy, Resolution 2021-09**

During the review of our personnel policy, it was advised that we review and adopt an updated safety policy. The attached draft policy has been reviewed by the Town Manager and Department Heads.

**ACTION REQUESTED:** Motion to adopt Resolution 2021-09 establishing a Safety Policy.

**16. PD Budget Amendments**

**A. FY20-21 #15**

**Capital Outlay to Operation to Credit Faith**

To reduce Police Authority Revenue - Faith (01-3431-41) and Police – Capital Outlay - Vehicles (01-4310-54) by a percentage of unspent reappropriated funds from FY 19-20 by \$3,233

**ACTION REQUESTED:** To authorize the Finance Officer to invoice the Town of Faith for the 4th quarter of FY 20-21 at a rate discounted by \$3,233 and to approve Budget Amendment Request #15 decreasing Police Authority Revenue – Faith and Police – Capital Outlay Vehicles by \$3,233.

**B. FY20-21 #13**

**Sale of Car (May)**

To transfer funds from Police - Surplus Items Sold (01-3835-80) to Police – Uniforms (01-4310-21) in the amount of \$4,494 from the sale of a Police vehicle to purchase uniforms.

**ACTION REQUESTED:** Motion to approve Budget Amendment FY20-21 #13 as presented.

**17. Budget Amendment Corrections**

**A. FY20-21 #2-A**

Budget Amendment Request #2 was presented and approved on September 8, 2020. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) in the amount of \$420 to reconcile the uncollectable outstanding balance in accounts receivable due to an unpaid allotment for board technology beginning in 2014. Funds should have been transferred to Governing Body – Office Expense (01-4110-26).

**ACTION REQUESTED:** Motion to approve Budget Amendment FY20-21 #2-A as presented.

**B. FY20-21 #9-A**

Budget Amendment Request #9 was presented and approved on January 11, 2021. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) to reimburse Christian Stebe for expenses related to an Eagle Scout project approved at the October 5, 2020 Board of Aldermen meeting. Funds should have been transferred to Governing Body - Office Expense (01-4110-26).

**ACTION REQUESTED:** Motion to approve Budget Amendment FY20-21 #9-A as presented.

**18. Proclamations**

**A. National Police Week**

May 9 - 15<sup>th</sup>

- Peace Officers Memorial Day

May 15<sup>th</sup>

**B. National Public Works Week**

May 16 - 22<sup>nd</sup>

**19. Board Comments**

**20. Mayor's Notes**

- A. Wednesday May 12
- B. Thursday May 13
- C. Monday May 17
- D. Monday May 17
- E. Tuesday May 18
- F. Thursday May 20
- G. Wednesday May 26
- H. Monday May 31
- I. Monday June 7
- J. Monday June 14

**Announcements and Date Reminders**

- 5:00 p.m. Centralina Board of Delegates Meeting
- 6:00 p.m. Community Appearance Commission
- 5:00 p.m. Parks, Events, and Recreation Committee
- 5:30 p.m. Zoning Board of Adjustment
- 3:30 p.m. Revitalization Team
- 7:30 a.m. Rowan Chamber Power in Partnership
- 5:30 p.m. Cabarrus-Rowan County MPO TAC
- Memorial Day, Town Offices Closed
- 6:00 p.m. Planning Board
- 5:00 p.m. Rowan Chamber Business After Hours

**Adjourn**

**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item 1

**Summary:**

The Board may discuss, add, or delete items from the Regular Meeting agenda.

**Action Requested:**

***Motion to adopt the May 10, 2021 Board of Aldermen Meeting Agenda (as presented / as amended).***

**Approval of Agenda**

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

**Agenda Item Summary**

Regular Meeting  
May 10, 2021  
Agenda Item 2

Summary:

*The Board may discuss, add, or delete items from the Consent Agenda.*

**A. Approval of the Minutes**

- 1) Regular Meeting Minutes April 12, 2021
- 2) Budget Workshop Meeting Minutes April 21, 2021

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

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

**D. Amended 2021 Holiday Schedule for Adoption**

Action Requested:

*Motion to approve the consent agenda (as presented / as amended).*

**Approval of Consent Agenda**

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
Monday, April 12, 2021  
7:00 p.m.**

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

**Staff:** Town Manager Larry Smith, Town Clerk Aubrey Smith, Town Attorney Chip Short, Fire Chief/Public Works Supervisor Jason Hord, Police Chief Mark Cook, Finance Officer Shelly Shockley

**Call to Order:** Mayor Feather called the meeting to order at 7:00 p.m.

**Determination of Quorum:** Mayor Feather determined there was a quorum present.

**Moment of Silence:** Mayor Feather led 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 as presented. Alderman Cress seconded the motion. The motion passed 4-0.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

- 1) Regular Meeting Minutes March 8, 2021
- 2) Planning Retreat Minutes March 19, 2021
- 3) Budget Workshop Minutes March 25, 2021
- 4) Special Meeting Minutes April 1, 2021

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

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

**D. Contract with Eddie Carrick, CPA, PC for audit of accounts for FY 20-21**

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

**3. Citizen Comments**

- Mitch Brinkley, 108 Boysenberry Dr., China Grove – spoke in favor of a sewer extension for South Cleo Avenue. He asked that the Town appoint the \$50,000 allocated from the City of Salisbury each year to allow the extension. Mr. Brinkley submitted his written comments for the record.

**4. Guests and Presentations -** There were no guests and presentations.

**5. Town Events**

<b>A.</b> Fish for Fun	April 17	10:00 a.m. to 2:00 p.m.	<i>Lake Park</i>
<b>B.</b> Litter Sweep	April 22	1:00 p.m. to 3:00 p.m.	<i>Volunteer at Town Hall</i>
<b>C.</b> Arts in the Park	May 1	1:00 p.m. to 5:00 p.m.	<i>Lake Park</i>
<b>D.</b> Resident Dumpsters	May 13-15		<i>1040 Mar Rock Dr.</i>

**6. Town Manager’s Update**

Manager Smith shared that one of the largest areas of focus from the last month has been meetings and follow-up for all the different boards and committees and preparation for the upcoming budget workshop next week. The IDF sewer grant project is going well, and Phase II of the Granite Industrial Park is good to go. Manager Smith and the EDC are following up on items from retreat for the industrial park. The FEMA grant project is ready to move forward quickly after approval tonight; the pond will begin to be drained immediately. Annexations are another large item. The research for the legal descriptions and verifications has been time consuming. Pay and classification study Q&A follow-up and preparation has been a large item. Four different versions of the budget have been prepared to allow for different scenarios.

**Old Business**

**7. Set Meeting Date**

**Town Manager Evaluation**

The recommendation for the Town Manager evaluation was April 21, 2021 during the Budget Workshop set to begin at 2:00 p.m. There was Board consensus to hold the Town Manager evaluation at that time.

**8. FEMA Grant**

**Construction Bid Award**

The bid openings for construction of the FEMA grant for Lake repairs took place on March 30, 2021. The lowest bid came in at \$547,618.50 from RPM Partners Inc. Mayor Pro Tem Linker asked about difference between lowest bid and the others. Manager Smith stated that the bids had been vetted and that the contractor does have a performance bond. Alderman Cress asked about whether the piers could be stained while the lake was drained. Manager Smith stated it could be looked into.

**ACTION:** Mayor Pro Tem Linker made a motion to award the FEMA grant’s construction contract for Lake Park repairs to RPM Partners Inc as presented. Alderman Shelton seconded the motion. The motion passed with all in favor.

**ACTION:** Mayor Pro Tem Linker made a motion to amend Grant Project Ordinance 2020-04 as presented. Alderman Costantino seconded the motion. The motion passed 4-0.

**9. Street Lighting Update**

**Chief Hord**

Manager Smith asked if there was consensus from the planning retreat discussion to approve the street lighting on proposed Roadway B and Mayor Ponds St. extension as originally presented in February. This would match the existing utilities along the rest of the street, follow existing policy and precedent, and to recap the Planner's point at the retreat, it would be the most cost-effective solution since these

would need to be replaced if/once different design standards are actually adopted as part of the partnership development agreement the Board advised it wished to see here. There was further Board discussion regarding the type of lighting and ultimate Board consensus that it would be better to not do anything there right now.

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

#### **10. Resolution 2021-04**

#### **Personnel Policy, Classification and Pay Plan**

**ACTION:** Alderman Costantino motion to table the item again. Alderman Shelton seconded the motion. The motion passed 3-1 with Aldermen Cress, Costantino, and Shelton in favor and Mayor Pro Tem Linker opposed.

Alderman Shelton stated that he felt the item had three distinct issues: the pay classification, the implementation of the money, and personnel policies and impacts. He stated a desire for a meeting to discuss the policies by themselves. Mayor Feather and Alderman Costantino echoed the desire to separate the personnel policy from the issue of pay. Alderman Shelton stated he would personally be comfortable giving the manager the direction to build the budget on the presumption that Option II would be approved but would like to see the revenues to pay for it. Manager Smith requested any insight on questions or concerns the Board may have be sent to staff to seek answers or clarification ahead of time to help the Board move its discussion forward on this goal it prioritized. The Board discussed bringing the item back up at the budget workshop to be help April 21, 2021.

#### **New Business**

#### **11. Public Hearing**

#### **Annexation of Town Owned Property**

Manager Smith showed maps of the properties in question and reviewed the summary of the proposed annexation.

**Opened:** Mayor Feather opened the public hearing at 7:28 p.m.

**Comments of those in favor:** None

**Comments of those opposed:** None

**Closed:** Mayor Feather closed the public hearing at 7:28 p.m.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Annexation Ordinance 2021-02 to extend the corporate limits of the Town of Granite Quarry, North Carolina, as a municipal satellite annexation. Alderman Cress seconded the motion. The motion passed 4-0.

#### **12. Public Hearing**

#### **Annexation of Satellite Marple Property**

Manager Smith showed the map of the property in question and reviewed the summary of the proposed annexation.

**Opened:** Mayor Feather opened the public hearing at 7:30 p.m.

**Comments of those in favor:** None

**Comments of those opposed:** None

**Closed:** Mayor Feather closed the public hearing at 7:30 p.m.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Annexation Ordinance 2021-03 to extend the corporate limits of the Town of Granite Quarry, North Carolina, as a satellite annexation. Alderman Cress seconded the motion. The motion passed 4-0.

**13. Annexation** **Teramore Development**

The Board reviewed the Clerk’s Certificate of Sufficiency and was asked to adopt the Resolution fixing the date of public hearing on the question of annexation for May 10, 2021 at 7:00 p.m.

**ACTION:** Alderman Shelton made a motion to adopt Resolution 2021-06, fixing the date of public hearing on the question of annexation pursuant to North Carolina General Statutes 160A-31. Alderman Costantino seconded the motion. The motion passed 4-0.

**14. Text Amendment** **Downtown Light Industrial (DT/LI)**

The Board was asked to adopt Ordinance 2021-04 amending the text for the Downtown Light Industrial section of the Unified Development Ordinance as it relates to the Dimensional Table in Section 3.4.2.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Ordinance 2021-04 amending the Dimensional Table in Section 3.4.2 of the UDO. Alderman Costantino seconded the motion. The motion passed 4-0.

**15. Contract Waste Management**

Manager Smith reviewed the proposed Waste Management amendment to the 2016 contract that he sent to the Board by email. He did point out the 3% cap on the CPI index was not in the original amendment draft, but Waste Management agreed to add it back in. The 90-day term for either party to cancel the agreement remains. Alderman Shelton asked about the Town’s responsibility regarding billing for extra containers. It was clarified that is handled directly through Waste Management.

**ACTION:** Alderman Shelton made a motion to approve the contract amendment with Waste Management as clarified, updated, and presented. Alderman Cress seconded the motion. The motion passed 4-0.

**16. Rowan EDC Proposed Bylaw Updates**

The proposed amendments to the Rowan EDC’s Bylaws were reviewed and discussed.

**ACTION:** Mayor Pro Tem Linker made a motion to approve proposed changes to Rowan EDC Bylaws as written. Alderman Costantino seconded the motion. The motion passed 4-0.

**17. Ordinance 2021-05** **Enacting a New Code**

The codification of the code of ordinances is complete. The ordinance to adopt a new code after codification was presented to the Board.

**ACTION:** Alderman Shelton made a motion to adopt Ordinance 2021-05 Enacting a New Code. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

**18. Proclamations**

Mayor Feather acknowledged the proclamations for the following:

- |  |                        |
|--|------------------------|
| A. National Child Abuse Prevention Month | Month of April         |
| B. Municipal Clerks Week                 | May 2-8 <sup>th</sup>  |
| C. Nurses Week                           | May 6-12 <sup>th</sup> |

## 19. Board Comments

- Alderman Shelton asked that the Board consider appointing an audit committee that would act as a liaison between the Board and the auditor to audit management as a resource or act as a check and balance.
  - Alderman Costantino questioned whether citizens would be appointed to the committee. Attorney Short stated that some information may be confidential and advised against citizens being appointed.
  - Mayor Pro Tem Linker stated he felt a committee may be overkill.
  - Alderman Costantino stated he felt the way things were working was fine.
  - Alderman Cress stated he felt there were already qualified staff and auditors in place.
- Mayor Feather addressed the request from the public comments for a sewer extension on South Cleo Avenue and asked whether the Board wanted to look at how to address this issue in this area and others throughout town in the future. There was Board discussion on sewer extensions.
  - Alderman Costantino stated the need for a plan.
  - Alderman Shelton was also in favor of having a strategic plan in place for water and sewer issues.
  - Mayor Pro Tem Linker stated the need to have a policy in place before making a decision on individual requests.

## 20. Mayor's Notes

A. Wednesday, April 14	5:00 p.m.	Centralina Executive Board Meeting
B. Thursday, April 15	7:30 a.m.	Rowan Chamber Power in Partnership
C. Saturday, April 17	10:00 a.m.	Fish for Fun
D. Monday, April 19	5:00 p.m.	Parks, Events, and Recreation Committee
E. Monday, April 19	5:30 p.m.	Zoning Board of Adjustment
F. Tuesday, April 20	3:30 p.m.	Revitalization Team
G. Wednesday, April 21	2:00 p.m.	Budget Workshop
H. Thursday, April 22	1:00 p.m.	NCDOT Litter Sweep
I. Wednesday, April 28	5:30 p.m.	Cabarrus-Rowan County MPO TAC
J. Monday, May 3	6:00 p.m.	Planning Board
K. Monday, May 10	5:00 p.m.	Rowan Chamber Business After Hours

## Announcements and Date Reminders

## Adjourn

**ACTION:** Alderman Costantino made a motion to adjourn. The meeting ended at 8:01 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
BUDGET WORKSHOP MEETING MINUTES  
Wednesday, April 21, 2021  
2:00 p.m.**

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

**Staff:** Town Manager Larry Smith, Town Clerk Aubrey Smith, Finance Officer Shelly Shockley, Fire Chief/ Maintenance Supervisor Jason Hord, Police Chief Mark Cook

**Call to Order:** Mayor Feather called the meeting to order at 2:00 p.m.

**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. Discussion** **FY 21-22 Budget**

Manager Smith reviewed a presentation with the Board on a recap of the year so far and projections for the upcoming year. March tax numbers have not yet been received and there are still many unknown variables. He addressed the question of whether a tax increase would be necessary to implement the pay class study and answered that he believed it would not. Board members asked questions specifically about capital outlay items they could expect to see in the budget which led into the discussion of the pay class study.

**3. Discussion** **Pay Class Study**

**ACTION:** Alderman Costantino made a motion to disapprove the study (*later clarified the book as a whole which included the pay class study, personnel policy, and management recommendations from the study*). Alderman Shelton seconded the motion. The motion passed with Alderman Shelton, Alderman Costantino, and Mayor Feather in favor and Mayor Pro Tem Linker and Alderman Cress opposed.

Discussion included Alderman Costantino stating his objection was due to the fact that he felt it obligated the town in future years. Mayor Pro Tem Linker pointed out that every decision the Board made obligated the Town. Alderman Shelton shared his biggest concern was betting on growth in the

future that may or may not happen. Alderman Cress felt the growth potential was greater than what was being expected. Mayor Feather called for the vote.

After the vote Mayor Feather asked how it might be adjusted to make everyone happy. Alderman Cress asked if the problem was with the pay study or with the policies. Board consensus was that they could agree on the pay portion of the study.

**ACTION:** Alderman Shelton made a motion to approve the pay scale and pay adjustment based on Option II. Alderman Cress seconded the motion. The motion passed with all in favor.

*The Board took a recess from 3:22 p.m. to 3:26 p.m.*

#### 4. Discussion Personnel Policy

The Board opened discussion on the personnel policy. Alderman Shelton had a list of desired changes, questions, and clarifications that he reviewed with the Board and staff. The following are areas that will need follow-up for clarification or were areas that Board agreed to change by consensus:

- **Article V Section 2d)** add word “solicit”
- **Article V Section 5** need clarification on employment of relatives
  - *Can/should the Town actively terminate / force resignation of an existing employee (prior to the policy’s adoption)? Even if they are below a department head or higher position?*
  - *If that is the case, should it be applied to all provisions of Section 5, or just the paragraph 3?*

*The Board took a recess from 4:20 p.m. to 4:26 p.m.*

- **Article V Section 18** Tobacco policy clarification
  - *Would this personnel policy apply to an employee who is off duty and smokes in the park/on town property (IF there was never a general rule adopted against public smoking there)?*
  - *From a practical & enforcement standpoint, IF we decide to designate certain areas, would we be better off to state something here in the Personnel Policy like “except in designated areas”, and then actually designate any specific areas themselves in the Code of Ordinances?*
- Mayor Feather asked for Article numbers on bottom of pages for ease of navigation. Others agreed this would be very helpful.

**ACTION:** Alderman Costantino made a motion to approve **(personnel policy)** with changes as discussed. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

Discussion included Manager Smith clarifying that only one necessary change had been identified. The other areas needed clarification.

#### 5. Closed Session Town Manager Performance Evaluation

**ACTION:** Alderman Cress made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(6) to consider the performance of an individual public officer or employee. Alderman Costantino seconded the motion. The motion passed 4-0.

**ACTION:** Alderman Costantino made a motion to return to open session. Alderman Cress seconded the motion. The motion passed with all in favor.

The following action was taken in closed session:  
Board consensus was reached on the Town Manager's performance evaluation.

**Adjourn**

**ACTION:** Alderman Costantino made a motion to adjourn.

The meeting ended at 6:30 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

DRAFT



# Town of Granite Quarry Fire Department

Established May 15<sup>th</sup>, 1950

PO Box 351

[www.granitequarrync.gov](http://www.granitequarrync.gov)

Granite Quarry, NC

704/279-5596



## **Board Report May/2021 Chief Hord**

### Emergency Calls for Service April 2021

28 calls in district

- 15 - EMS (including strokes, falls, diabetic, CPR and other Medical needs)
- 2 - MVA
- 3 - Fire Alarms
- 4 - Brush/Grass fires
- 1 - Vehicle Fire
- 1 - Service assignment
- 1 - Move up
- 1 - Canceled by PD

25 calls to Salisbury

- 11 - Alarm/Structure, EMS calls canceled en-route
- 2 - Structure fires -Manpower
- 10 - EMS
- 2 - Grass fires

12 calls to Rockwell Rural

- 8 - Alarm/Structure, EMS calls canceled en-route
- 1 - Structure Fires/Manpower
- 3 - EMS (including strokes, falls, diabetic, CPR and other Medical needs)

4 calls to Union

- 1 - Fire Alarm
- 3 - EMS

2 Calls to Rockwell City

- 1 - Fire Alarm
- 1 - EMS

2 Calls to Faith canceled en-route

1 Call to South Salisbury – canceled en-route

**TOTAL – 74**

## **ACTIVITIES**

- Daily activities include apparatus & equipment checks, training, station maintenance, pre-plan development, hose and hydrant maintenance, water points, emergency response, public education, inspections, and the assistance of other divisions within the Town of GQ.
- Annual hydrant testing started.
- Rigorous cleaning/decontamination, due to suggested COVID response multiple times daily.
- Monthly training included E.M.T continuing education in house and Joint Training with Faith F.D.
- Multiple days of ladder training, water point training, hose evolutions, new extrication tool familiarization, and district familiarization. Weekly shift training/ officer's choice.
- Car Seat Check Station on Thursday from 1 p.m.to 4 p.m. – 9 seats installed/checked.



## Planning Department Monthly Report April 2021

### ZONING PERMITS

(2 for new homes, 7 other)

Date	Address	Permit	Purpose
4.5.21	405 S Salisbury Ave	Commercial	change of use permit
4.5.21	405 S Salisbury Ave	Commercial	sign permit
4.6.21	1595 Pop Eller Dr	Residential	zoning permit single family home
4.9.21	0 Twin Oaks Rd	Residential	perc test
4.12.21	US HWY 52	Commercial	subdivision plat for recombination
4.20.21	1202 Stonewyck Dr	Residential	zoning permit for attic upfit
4.26.21	280 Irby Ln	Residential	zoning permit for new house
4.26.21	1021 Loganberry Ln	Residential	zoning permit for new deck
4.26.21	585 Dusty Ln	Residential	zoning permit swimming pool

### Code Violations

(12 new violations cited, 9 resolved)

Date	Address	Issue	Status
3.31.21	145 S Salisbury Ave	tires stored outside	Resolved
4.5.21	616 E Campbell St	B&B in RL zoning	Resolved
4.6.21	310 Yost Farm Rd	code enforcement leaves in drainage ditch	Resolved
4.9.21	Rowan & S Main	responded to erosion control issue at townhome project	Resolved
4.14.21	999 Timber Run	code violation, debris blocking drainage	
4.14.21	310 N Cleo St	code violation, junk in carport	Resolved
4.14.21	412 S Salisbury Ave	code violation, mattresses outside	Resolved
4.14.21	117 N Salisbury Ave	code violation, outdoor storage not screened	Resolved
4.15.21	1104 Stonewyck	code violation, home business violation	Resolved
4.19.21	736 S Main St	code violation, abandoned truck in yard	Resolved
4.26.21	120 Kerns St	code violation high grass	
4.26.21	205 S Walnut	code violation furniture at curb	Resolved

## Planning and Zoning Enquiries

Date	Type	Issue
3.31.21	Residential	floodplain issues
4.5.21	Residential	bed & breakfast questions
4.5.21	Residential	code enforcement in ETJ questions
4.5.21	Commercial	Reviewed dollar general annexation
4.13.21	Residential	responded to sewer questions on village at granite
4.14.21	Residential	reviewed phase 3 village at granite drawings
4.19.21	Residential	possible 7 ac subdivision
4.19.21	PUD	approval process for PUDs
4.20.21	Code enforcement questions	report on specific code enforcement issues
4.20.21	Code enf. vs town "beautification"	report diff types of improvement efforts
4.20.21	Residential	possible 15 ac subdivision
4.21.21	Residential	questions concerning dev potential at intersection
4.26.21	Zoning	researched impact of state legislation on local zoning authority
4.29.21	Residential	met with prop owner about drainage issue
4.29.21	Residential	Stoneglenn subd. engineering drawing review

## Miscellaneous

- 4/5/2021 Planning Board meeting
- 4/12/2021 Board of Aldermen Meeting
- 4/19/2021 ZBA Meeting (cancelled for lack of business)



## April 2021 Public Works Report

- Normal Maintenance Duties Daily- (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping)
- PM check on generator
- Lower Lake Park wall repaired
- Sanitized town hall, playgrounds at parks and restrooms
- Nature trail maintenance
- Reworked volleyball court (in progress)
- Edged park sidewalks
- Sprayed herbicide and pesticides in parks
- Put up spring/summer GQ banners on 52

2007 Ford Truck	Mileage – 60,261	+149 miles
1995 Ford Dump Truck	Mileage – 39,982	+333 miles
2009 Ford Truck	Mileage – 79,347	+1,911 miles
2019 Ford Truck F350	Mileage – 9,346	+381 miles



# Granite Quarry-Faith Joint Police Authority

P.O. Box 351 • 143 North Salisbury Ave, Granite Quarry, NC 28072  
Office: (704)279-2952 • Fax: (704)279-6648



## Police Department Report

### May 2021

- Call volume report for the month of April 2021:

- Date of Report: 05/03/2021

- Total calls for service/activities – 422
- Calls for service/activities Granite Quarry: 359
- Calls for service/activities Faith: 47
- Incident Reports- 11
- Arrest Reports- 9
- Crash Reports- 8
- Traffic Citations- 13

- See Attached for Total Calls for Service.

- The following is the ending and average mileage for each vehicle by month:

131 Chevy Impala-	End-	67,268
141 Ford Taurus-	End-	79,797
161 Ford Utility-	End-	63,235
171 Ford Utility -	End-	42,461
172 Ford Utility -	End-	68,697
173 Ford Utility -	End-	33,760
181 Ford F150 -	End-	56,119
191 Dodge Durango -	End-	29,307
201 Ford Utility-	End-	8,950
211 Ford Utility-	End-	590
212 Ford Utility-	End-	1,856

- Other Information:

- Average response time for April 2021 CFS is 2.60 minutes.
- Drug Collection Box. April 2021: 15.83 pounds collected.
- April CID Report. 0 Cases assigned; 5 Cases cleared; 8 follow-ups conducted; 89 open assigned cases.
- Officers completed 116 hours of in-service or continuing education training in April.

# GQPD

## Number of Events by Nature

CFS April 2021

Nature	# Events
102B1 PAST ABUSE	2
103A2 FOUND PROPERTY	1
104C2 COMMERCIAL BURG (INTRUSI	8
104C3 RESIDENTIAL BURG (INTRUSI	3
106B3 PAST SEXUAL ASLT-CHILD	1
106D5 ASSAULT IN PROGRESS	1
107B1 ASST OTHER AGENCY-ROUTIN	1
110D2 RESIDENTIAL B&E	2
111B1 PAST DAMAGE TO PROPERTY	1
111D1 DAMAGE TO PROPERTY	1
112D2 DECEASED (SUDDEN)	1
113B2 OTHER NOISE COMPLAINT	2
113B3 NUISANCE COMPLAINT	2
113C1 DISTURBANCE-LOUD PARTY	1
113C2 INTOXICATED/IMPAIRED	1
113D1 DISTURBANCE / PHYSICAL	2
113D2 DISTURBANCE / VERBAL	8
114D1 PHYSICAL DOMESTIC	1
114D2 VERBAL DOMESTIC	3
114D4 VERBAL FAMILY DOMESTIC	1
115D1 DRIVING UNDER INFLUENCE	3
118B2 FRAUD-PAST FORGERY	1
119B3 HARASS - PAST THREAT	1
119D2 HARASSMENT	1
119D3 THREAT	1
121O2 MENTAL COMMITMENT	1
125B1 CHECK WELFARE - ROUTINE	4
125B2 LOCKOUT - ROUTINE	4
125D1 CHECK WELFARE-URGENT	1

Nature	# Events
129B3 SUSPICIOUS CIRCUM (PAST)	1
129C1 SUSPICIOUS PERSON	6
129C3 SUSPICIOUS VEHICLE	5
129C5 SUSPICIOUS CIRCUMSTANCE	3
130B1 LARCENY (ALREADY OCC)	4
130B2 VEHICLE LARCENY (PAST)	1
130B3 THEFT FROM VEH (PAST)	1
130C2 VEH LAR JUST OCCURRED	1
130D1 LARCENY	1
131B1 TRAFFIC ACCIDENT - PD	1
132B2 PARKING COMPLAINT	1
133B1 PAST TRESPASSING	1
133D1 TRESPASSING	3
23C1 OVERDOSE OR POISON	1
23C5 OVERDOSE OR POISON	1
23C7 OVERDOSE OR POISON	1
25B6 ROUTINE PSYCHIATRIC	1
77B2 TRAFFIC ACC - INJURY	1
77D4 TRAFFIC ACC - PIN IN	1
911 HANG UP	8
9D1 CARDIAC OR RESP ARREST	1
9E1 CARDIAC OR RESP ARREST	1
9E2 CARDIAC OR RESP ARREST	1
ASSIST FIRE DEPT	3
ASSIST MOTORIST	6
BURGLARY ALARM	4
BUSINESS OR HOUSE CHECK	107
COMMUNITY PROGRAM	2
DELIVER MESSAGE	1
DOMESTIC PROPERTY PICKUP	2
ESCORT FUNERAL OR OTHER	1
FOLLOWUP	27

Nature	# Events
GENERAL INFORMATION	3
LAW CALL	1
MISDIAL	2
PARK CHECK	23
REPOSSESSION	2
SCHOOL SECURITY CHECK	5
SUBPOENA SERVICE	9
TRAFFIC CHECK	2
TRAFFIC CONTROL	11
TRAFFIC STOP	93
TRANSPORT PRISONER OR OTHER	1
VEHICLE ACCIDENT PROP DAMAGE	5
WARRANT SERVICE	6
<b>Total</b>	<b>422</b>



# Finance Department

## Breakdown of Departments:

As of April 30, 2021

Department	Budgeted	YTD	
Revenues:	<u>2,741,761</u>	<u>2,347,723</u>	<u>86%</u>
<b>Total Revenues:</b>	<b>\$ 2,741,761</b>	<b>\$ 2,347,723</b>	<b>86%</b>
Expenses:			
Governing Body	153,249	52,444	34%
Administration	614,825	436,647	71%
Maintenance	273,596	205,016	75%
Parks & Recreation	118,633	87,138	73%
Police Dept.	802,554	631,340	79%
Fire Department	521,436	451,483	87%
Sanitation	135,693	106,754	79%
Streets	<u>121,775</u>	<u>61,404</u>	50%
<b>Total Expenses</b>	<b>\$ 2,741,761</b>	<b>\$ 2,032,226</b>	<b>74%</b>
<b>Expense to Revenue:</b>			<b>87%</b>

Please see the Budget Vs. Actual Report attached for specific line items

<b>Revenues:</b>				
Disp Acct	Budget	YTD	Variance	Prct
01-3100-12 Taxes - Budget Year	932,604	902,001	(30,603)	97%
01-3100-17 Tax Penalties & Interest	2,000	951	(1,049)	48%
01-3101-12 Taxes - Prior Years	4,000	1,229	(2,771)	31%
01-3102-12 Vehicle Tax	100,000	84,770	(15,230)	85%
01-3230-31 Local Option Sales Tax	719,146	695,916	(23,230)	97%
01-3231-31 Solid Waste Disposal Tax	2,186	1,740	(446)	80%
01-3261-31 Cable Franchise Tax	5,800	-	(5,800)	0%
01-3300-36 Grants	243,075	-	(243,075)	0%
01-3316-32 Powell Pave & Patch Funds	82,724	80,180	(2,544)	97%
01-3319-36 COVID-19 Relief Fund	90,641	90,641	-	100%
01-3322-31 Beer & Wine - State	13,430	-	(13,430)	0%
01-3324-31 Utilities Franchise Tax	144,484	97,874	(46,610)	68%
01-3330-84 County First Responders	4,020	3,350	(670)	83%
01-3340-41 Permits	3,000	7,250	4,250	242%
01-3346-40 Abatements	200	183	(18)	91%
01-3413-89 Miscellaneous Revenue	12,175	12,597	422	103%
01-3431-41 Police Authority Revenue_Faith	136,000	102,000	(34,000)	75%
01-3431-45 Police Report Revenue	100	155	55	155%
01-3431-89 Police Miscellaneous	800	1,466	666	183%
01-3471-51 Solid Waste/Recycling Collection - Salisbu	138,500	110,720	(27,780)	80%
01-3491-41 Subdivision & Zoning Fees	2,500	1,125	(1,375)	45%
01-3713-33 Sal. Water/Sewer Reimbursement	50,000	50,000	-	100%
01-3831-89 Interest on Investments *	10,000	12,972	2,972	130%
01-3833-89 Donations/Contributions	1,200	1,200	-	100%
01-3834-41 Park Shelter Rentals (Maint)	2,000	2,200	200	110%
01-3835-81 Surplus items Sold	4,564	5,755	1,191	126%
01-3836-82 Sale of Land	63,650	63,166	(484)	99%
01-3837-31 ABC Net Revenue-Co.	10,250	13,232	2,982	129%
01-3980-96 Transfers Other Funds	5,051	5,051	-	100%
01-3991-99 Fund Balance Appropriated	200,736	-	(200,736)	0%
	<b>2,741,761</b>	<b>2,347,723</b>	<b>(394,038)</b>	<b>86%</b>

\*See last page for breakdown of account# 01-3831-89 Interest on Investments

<b>Governing Body:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-4110-02 Mayor/Aldermen Salary	12,575	6,288	6,288	50%
01-4110-08 Board Expense	1,064	813	251	76%
01-4110-09 FICA Expense	962	481	481	50%
01-4110-14 Insurance - Workers Comp	60	38	22	64%
01-4110-18 Professional Services	16,586	11,000	5,586	66%
01-4110-26 Office Expense	400	137	263	34%
01-4110-29 COVID-19 Relief Funds	90,641	20,256	70,385	22%
01-4110-31 Training & Schools	100	-	100	0%
01-4110-40 Dues & Subscriptions	12,075	11,967	108	99%
01-4110-45 Insurance & Bonds	1,600	1,464	136	92%
01-4110-61 Grants - Nonprofit Grant Program	100	-	100	0%
01-4110-97 Board Contingency	17,086	-	17,086	0%
	<b>153,249</b>	<b>52,444</b>	<b>100,805</b>	<b>34%</b>

<b>Administration:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-4120-00 Salaries - Regular	220,000	178,215	41,785	81%
01-4120-02 Salaries - Part-Time	35,000	29,285	5,715	84%
01-4120-07 401K Expense	11,000	8,882	2,118	81%
01-4120-09 FICA Expense	19,508	15,498	4,010	79%
01-4120-10 Retirement Expense	22,330	18,083	4,247	81%
01-4120-11 Group Insurance	31,795	23,079	8,716	73%
01-4120-13 Unemployment Expense	2,205	2,204	1	100%
01-4120-14 Insurance - Workers Comp	615	413	202	67%
01-4120-17 Insurance - HRA/Admin Cost	5,450	2,000	3,450	37%
01-4120-18 Professional Services	47,645	25,216	22,429	53%
01-4120-22 Banquet Expense	1,700	1,313	388	77%
01-4120-26 Office Expense	9,500	5,727	3,773	60%
01-4120-29 Supplies & Equipment	200	78	122	39%
01-4120-31 Training & Schools	7,000	2,874	4,126	41%
01-4120-32 Telephone/Communications	3,500	2,738	762	78%
01-4120-33 Utilities	4,500	3,670	830	82%
01-4120-34 Printing	5,000	4,133	867	83%
01-4120-35 Maint & Repair - Equipment	500	-	500	0%
01-4120-37 Advertising	3,500	1,384	2,116	40%
01-4120-40 Dues & Subscriptions	3,500	2,868	632	82%
01-4120-44 Contracted Services	13,750	11,353	2,397	83%
01-4120-45 Insurance & Bonds	4,100	3,831	269	93%
01-4120-61 Grants - Grant Related Expenditures	5,000	5,000	-	100%
01-4120-68 Tax Collection	18,000	-	18,000	0%
01-4120-71 Water Line - Principal	50,000	-	50,000	0%
01-4120-72 Water Line - Interest	4,210	3,487	723	83%
01-4120-96 Interfund Transfer	85,317	85,317	-	100%
	<b>614,825</b>	<b>436,647</b>	<b>178,178</b>	<b>71%</b>

<b>Maintenance:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-4190-00 Salaries - Regular	110,000	92,003	17,997	84%
01-4190-02 Salaries - Part-Time	35,500	30,027	5,473	85%
01-4190-07 401K Expense	5,500	4,655	845	85%
01-4190-09 FICA Expense	11,131	9,313	1,818	84%
01-4190-10 Retirement Expense	11,165	9,480	1,685	85%
01-4190-11 Group Insurance	22,000	17,056	4,944	78%
01-4190-14 Insurance - Workers Comp	7,500	5,076	2,424	68%
01-4190-20 Motor Fuel	7,000	5,509	1,491	79%
01-4190-21 Uniforms & Janitorial Supplies	4,500	1,677	2,823	37%
01-4190-24 Maint & Repair - Bldgs/Grounds	10,000	7,950	2,050	79%
01-4190-25 Maint & Repair - Vehicles	3,500	3,279	221	94%
01-4190-26 Office Expense	25	-	25	0%
01-4190-29 Supplies & Equipment	7,500	5,625	1,875	75%
01-4190-31 Training & Schools	250	60	190	24%
01-4190-32 Telephone/Communications	775	651	124	84%
01-4190-33 Utilities	3,100	2,631	469	85%
01-4190-34 Printing	50	14	36	28%
01-4190-35 Maint & Repairs - Equipment	8,500	4,185	4,315	49%
01-4190-40 Dues & Subscriptions	150	125	25	83%
01-4190-44 Contracted Services	21,850	2,776	19,074	13%
01-4190-45 Insurance & Bonds	3,600	2,923	677	81%
01-4190-96 Interfund Transfer	243,075	5,762	237,313	2%
	<b>\$273,596</b>	<b>\$205,016</b>	<b>\$68,580</b>	<b>75%</b>

<b>Parks &amp; Rec:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-6130-18 Professional Services	30,000	6,175	23,825	21%
01-6130-21 Uniforms & Janitorial Supplies	1,000	144	856	14%
01-6130-24 Maint & Repair - Bldgs/Grounds	58,633	58,510	123	100%
01-6130-29 Supplies & Equipment	4,000	2,755	1,245	69%
01-6130-33 Utilities	13,500	10,823	2,677	80%
01-6130-44 Contracted Services	6,500	6,330	170	97%
01-6130-62 Committees - PERC	5,000	2,401	2,599	48%
	<b>118,633</b>	<b>87,138</b>	<b>31,495</b>	<b>73%</b>

<b>Police Department:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-4310-00 Salaries - Regular	394,000	316,512	77,488	80%
01-4310-02 Salaries - Part-Time	15,000	11,374	3,626	76%
01-4310-07 401K Expense	19,700	15,127	4,573	77%
01-4310-09 FICA Expense	31,289	25,346	5,943	81%
01-4310-10 Retirement Expense	42,946	32,793	10,153	76%
01-4310-11 Group Insurance	75,981	53,874	22,107	71%
01-4310-13 Unemployment Expense	19	18	1	96%
01-4310-14 Insurance - Workers Comp	13,500	8,994	4,506	67%
01-4310-20 Motor Fuel	19,000	10,260	8,740	54%
01-4310-21 Uniforms & Janitorial Supplies	3,000	2,257	743	75%
01-4310-25 Maint & Repair - Vehicles	6,100	4,734	1,366	78%
01-4310-26 Office Expense	1,500	907	593	60%
01-4310-29 Supplies & Equipment	8,000	5,467	2,533	68%
01-4310-31 Training & Schools	3,000	1,531	1,469	51%
01-4310-32 Telephone/Communications	8,000	6,245	1,755	78%
01-4310-33 Utilities	3,000	1,316	1,684	44%
01-4310-34 Printing	1,000	372	628	37%
01-4310-35 Maint & Repair - Equipment	1,900	669	1,231	35%
01-4310-40 Dues & Subscriptions	3,650	2,699	951	74%
01-4310-44 Contracted Services	23,250	18,937	4,313	81%
01-4310-45 Insurance & Bonds	13,800	13,154	646	95%
01-4310-54 Cap Outlay - Vehicles	114,919	98,754	16,165	86%
	<b>802,554</b>	<b>631,340</b>	<b>171,214</b>	<b>79%</b>

<b>Fire Department:</b>				
<b>Disp Acct</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>Prcnt</b>
01-4340-00 Salaries - Regular	113,900	93,023	20,877	82%
01-4340-02 Salaries - Part-Time	185,000	164,262	20,738	89%
01-4340-07 401K Expense	5,695	5,312	383	93%
01-4340-09 FICA Expense	22,866	19,344	3,522	85%
01-4340-10 Retirement Expense	11,561	11,025	536	95%
01-4340-11 Group Insurance	25,500	17,404	8,096	68%
01-4340-14 Insurance - Workers Comp	14,000	10,477	3,523	75%
01-4340-20 Motor Fuel	5,000	2,694	2,307	54%
01-4340-21 Uniforms & Janitorial Supplies	3,000	2,437	563	81%
01-4340-25 Maint & Repair - Vehicles	8,950	8,903	47	99%
01-4340-26 Office Expense	250	30	220	12%
01-4340-29 Supplies & Equipment	21,764	18,456	3,308	85%
01-4340-31 Training & Schools	1,550	362	1,188	23%
01-4340-32 Telephone/Communications	3,800	3,654	146	96%
01-4340-33 Utilities	5,700	4,893	807	86%
01-4340-34 Printing	400	257	143	64%
01-4340-35 Maint & Repair - Equipment	1,000	846	154	85%
01-4340-40 Dues & Subscriptions	3,000	2,030	970	68%
01-4340-44 Contracted Services	10,000	8,501	1,499	85%
01-4340-45 Insurance & Bonds	8,000	7,429	571	93%
01-4340-54 Cap Outlay - Vehicles	38,000	37,853	147	100%
01-4340-55 Cap Outlay - Equipment	32,500	32,292	208	99%
	<b>521,436</b>	<b>451,483</b>	<b>69,953</b>	<b>87%</b>

<b>Sanitation:</b>				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4710-64 Recycling	10,125	6,790	3,335	67%
01-4710-65 Garbage Services	125,568	99,964	25,604	80%
	<b>135,693</b>	<b>106,754</b>	<b>28,939</b>	<b>79%</b>

<b>Streets:</b>				
Disp Acct	Budget	YTD	Variance	Prcnt
01-4510-18 Professional Services	750	750	-	100%
01-4510-29 Supplies & Equipment	250	120	130	48%
01-4510-35 Maint & Repair	6,500	6,500	-	100%
01-4510-71 Debt Service - Principal	50,000	25,000	25,000	50%
01-4510-72 Debt Services - Interest	10,233	5,320	4,913	52%
01-4510-99 Unappropriated Fund Balance	20,042	-	20,042	0%
01-4511-33 Utilities - Street Lights	34,000	23,715	10,285	70%
	<b>121,775</b>	<b>61,404</b>	<b>60,371</b>	<b>50%</b>

<b>Capital / Grant Project Ordinances:</b>				
Disp Acct	Budget	YTD	Variance	Prcnt
Town Hall Upgrades Project	387,116	387,116	-	100%
FEMA Granite Lake Project	768,381	69,255	699,126	9%
Industrial Development Sewer Grant Project	323,892	225,885	98,007	70%
Streets Improvement Project	344,950	344,950	-	100%
	<b>1,824,339</b>	<b>1,027,205</b>	<b>797,133</b>	<b>56%</b>

### Interest on Investments by Month FY 2020-2021

Acct#	July 20	Aug 20	Sep 20	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Interest YTD	Balance
<b>Certificates of Deposits:</b>														
XX7779	417	431	431	417	431	417	431	432	390	432	-	-	4,229.83	250,431.38
XX7809	355	367	367	355	367	355	368	368	332	Matured	-	-	3,234.44	Balance in MM XX9011
XX7151	355	367	367	355	367	355	367	368	332	368	-	-	3,598.13	250,000.95
XX0261	287	296	296	Matured	Matured	Matured	-	-	-	-	-	-	878.83	-
	1,414	1,461	1,461	1,127	1,165	1,127	1,166	1,168	1,055	800	-	-	\$ 11,941.23	\$ 500,432.33
<b>Money Market Accounts:</b>														
XX9011	61	54	55	98	93	100	71	45	*346	74	-	-	996.94	590,036.92
XX1186	8	7	8	8	7	8	6	5	5	5	-	-	69.17	62,559.87
	69	61	63	106	101	108	78	50	351	79	-	-	1,065.74	652,596.79
<b>NC Capital Management Trust:</b>														
XX4319	21	11	3	1	1	1	1	1	1	1	-	-	\$ 43.82	\$ 150,957.31
	21	11	3	1	1	1	1	1	1	1	-	-	43.82	150,957.31

\* Includes \$286.59 Interest Earned on CD Prior to Maturity

<b>Total Interest YTD:</b>	<b>\$</b>	<b>13,050.79</b>
<b>Total Invested Balance:</b>	<b>\$</b>	<b>1,303,986.43</b>
<b>Cash on Hand **</b>	<b>\$</b>	<b>537,335.78</b>

\*\* (As of Bank Statement on 04/30/2021)



## 2021 Holiday Schedule *amended*

<b>Holiday</b>	<b>Observance Date</b>	<b>Day of the Week</b>
New Year's Day	January 1	Friday
Martin Luther King Jr. Day	January 18	Monday
Good Friday	April 2	Friday
Memorial Day	May 31	Monday
Independence Day	July 5	Monday
Labor Day	September 6	Monday
Veterans Day	November 11	Thursday
Thanksgiving	November 25 & 26	Thursday & Friday
Christmas	December 23, 24 & 27	Thursday, Friday & <i>Monday</i>



IT'S FINALLY HERE!!!!

# 2021 SPRING DUMPSTER DAYS

GRANITE QUARRY RESIDENTS

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MAY 13, 9AM-3PM • MAY 14, 9AM-3PM • MAY 15, 8AM-12PM

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THE FOLLOWING ITEMS WILL NOT BE ACCEPTED:

TELEVISIONS • OIL • ANTIFREEZE • USED OIL FILTERS  
• CHEMICALS • CONCRETE BLOCKS • AUTOMOTIVE  
BATTERIES • TIRES • LARGE APPLIANCES

\*ALL PAINTS MUST BE DRIED UP WITH SAND\*

DUMPSTERS LOCATED AT  
1040 MAR ROCK DRIVE

[WWW.GRANITEQUARRYN.C.GOV](http://WWW.GRANITEQUARRYN.C.GOV)

704.279.5596

**Town of Granite Quarry**  
**Town Manager's Report**  
**May 2021**



1. Ordinances. Recodified ordinances are now live online. The link has been updated on the Town's website. This was "Step 1" in straightening out governing conflicts with the Town's chartered form of government that our risk management folks at the League met with the Board about last year.
2. Personnel Policy was a close 2<sup>nd</sup>, and we of course adopted the new Policy a few weeks ago. This was also the product of a LOT of work, due diligence, and commitment by the Board and staff.
3. Pay Classification Study implementation. Staff immediately began follow up after the Board's decision on the pay class study April 21<sup>st</sup>. Finance was able to update our Workers Comp insurance application in time for this cycle; HR has been reformatting the consultant's draft and entering in all necessary updates to job positions; and Manager, Finance, and HR crunched the numbers to work into budgeting projections over that next week.
4. Budget. County tax administration switched to several new formats in its reporting this year. Finance has been helping Manager to clarify questions about the codings to make doubly sure on the numbers we're projecting since last year saw so much growth and changes. That and the accurate count from the Waste Mgmt address survey update are the two last major items we're trying to finalize now that the pay study and its subsequently-associated items have been decided. Manager had already scheduled this second week between that (April 21<sup>st</sup>) workshop and the Board's May meeting, but we had run as many scenarios and worked everything else out that we could beforehand... so I am still hoping to finish up a preliminary budget draft for the Board by my next day back, May 10<sup>th</sup>.
5. COVID & GQ Emergency Paid Sick Leave (EPSL) policy / amounts update  
(Knocking on wood) I'm pleased to update that all our efforts to keep operations uninterrupted and our workforce/workplace safe continue to pay off. So far GQ has been able to avoid many of the major impacts a lot of Towns have had to deal with.  
  
The Town EPSL policy (extending EPSL availability past the Coronavirus Relief Funds' coverage that ended Dec 30<sup>th</sup>) did not have to be used at all in April. To date, total Town EPSL used is still only \$3,619.19. Finance advises that when the Board adopted the Town EPSL policy, it was not specified out of which line item the funds would be paid. Finance recommends showing the expense in 01-4110-29 Covid-19 Relief Funds to best track any such town leave through the policy's June 30<sup>th</sup> expiration date.
6. SECU Streets / Roadway B Naming. The developer was still unable to get things ready for acceptance consideration this month, but in anticipation of it soon, staff turned to the Master Plan's guidance of creating a sense of place, branding, and identity for the impending request to name and accept "Roadway B" (currently unnamed road). Staff recommendation, in order of ranking, for Board consideration:
  - 1) Mica Lane.
  - 2) Little Rock Lane.
  - 3) Quartz Lane.
  - 4) Stone Cutter Lane.

7. **Committee Reports.**

A. **Community Appearance Commission (rescheduled monthly meeting).**

- Had to be rescheduled due to lack of a quorum present to conduct regular monthly meeting;
- Awarded its first two yards of the month;
- Interviewed and nominated Michael Brazeel to the vacant seat on the commission.

B. **Parks, Events, and Recreation Committee.**

- Wrapped up discussion on the Fish For Fun and Arts in the Park events.

C. **Revitalization Team.**

Given the heavy cleanup and preparation of other pressing meetings & business this past month, Revitalization cancelled its regularly scheduled April meeting.

8. **Annexations.** Town and Marple properties' annexations are filed and confirmed with Register of Deeds, Board of Elections, Tax Assessor and Tax Collector, and County GIS. Also filed with Office of State Planning and Secretary of State; simply awaiting confirmation. Requests for Debt info from Rural FD on these and the Teramore annexation have been sent; awaiting response to either confirm de minimus exception or begin processing debt info with Local Government Commission.

9. **Quick glance.**

- IDF Sewer Extension Grant. Installation complete and final-approved. Wrapping up paperwork with state, contractor continues to work on last punchlist item of ruts as dryness of soil allows.
- PD vehicles. Complete!
- Lake Park retaining wall. Complete (the one by lake; Hwy 52 will be discussed during budgeting).
- Concrete apron outside the new fire bay door has been repaired.
- Granite Industrial Park. Outdoor storage ordinance amendment follow up is on tis month's agenda. Continued Board discussion on Park partnerships, potential improvements, etc is anticipated during budgeting discussions.

10. **Carryovers.** In light of time constraints from meetings and follow ups, we are having to continue over some of the other priority carryover items:

- Clyde Adams plaque. Chief advises sign company should have him something ready to present by June.
- Traffic Map. This is a follow up item identified during Ordinance legal review by Municode. Still needs staff research.
- Purchasing Policy. We're very close on this one; just proofing a couple of sections at this point.
- JPA review. Also very close. I'd hoped we could have this ready for the May GQ BOA meeting but we still need legal proofing before presenting to GQ and Faith Boards.
- 160D changes. Steve continues follow up on the non-legal required revisions to ordinance (Municode legal team addressed the legal issues).
- PB/ZBA ordinances. Steve has this slated for May PB review; anticipating June BOA review.
- Safety Policy, Substance Abuse Policy. Aubrey was able to finalize the Safety Policy from the legal review of our personnel policy for this agenda; Substance Abuse Policy is a lot more in-depth and will need additional staff and legal review before it's ready.

## SUMMARY

TO: Board of Aldermen  
FROM: Town Manager Larry Smith  
RE: **Voluntary Contiguous Annexation Petition – Teramore**  
DATE: 5/10/2021

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At its April meeting, the Board received the Clerk’s Certificate of Sufficiency for this annexation petition and fixed the date for this public hearing on the question of annexation.

The parcel is contiguous to the Town’s primary corporate limits across the right of way of Hwy 52 at Main St.

Attached are the draft annexation ordinance and its accompanying Exhibit A. If adopted:

- Staff will proceed with annexation filings and follow up procedures.
- Annexation ordinance becomes effective 6/30/2021.

### **Recommended Action**

***Motion to adopt Annexation Ordinance 2021-08 to extend the corporate limits of the Town of Granite Quarry, North Carolina as a contiguous annexation.***



**ORDINANCE NO. 2021-08**

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS  
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA  
AS A CONTIGUOUS ANNEXATION**

**WHEREAS**, the Board of Aldermen of the Town of Granite Quarry, North Carolina (“Board of Aldermen”) has been petitioned under G.S. 160A-31 to annex the area described below; and

**WHEREAS**, the Board of Aldermen has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

**WHEREAS**, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Granite Quarry Town Hall, 143 N. Salisbury Ave, Granite Quarry, North Carolina 28146 at 7:00 p.m. on May 10, 2021, after due notice by publishing in The Salisbury Post newspaper on April 25, 2021; and

**WHEREAS**, the Board of Aldermen finds that the petition meets the requirements of G.S. 160A-31;

**WHEREAS**, the Board of Aldermen further finds that the annexation of the area is in the public interest;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of Aldermen of the Town of Granite Quarry, North Carolina that:

**Section 1.** By virtue of the authority granted by G.S. 160A-31, the following described contiguous territory is hereby annexed and made part of the Town of Granite Quarry as of June 30, 2021.

*Lying and being situate in Rowan County, NC, and being more particularly described as follows:*

*BEING 1.663 ACRES TOTAL, LOCATED IN THE PROVIDENCE TOWNSHIP, ROWAN COUNTY, N.C., NEW LOT 4, PLAT BOOK 9995, PAGE 9249; BEING THE LANDS OF E.R. REAL ESTATE HOLDINGS, LLC; DEED BOOK 1336, PAGE 344, ROWAN COUNTY PUBLIC REGISTRY, ALSO, BEING ON THE NORTH CAROLINA GEODETIC GRID NAD 83 (2011). AS SURVEYED BY BLUE RIDGE GEOMATICS, PA; SEPTEMBER 21, 2020 (REVISED), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:*

*BEGINNING AT, A ½” REBAR SET ON THE EASTERN RIGHT-OF-WAY LIMITS OF U.S. HIGHWAY 52, THE NORTHWESTERN MOST CORNER OF ROWAN COUNTY – CHARLES C. ERWIN MIDDLE SCHOOL, (D.B. 1332, PG. 861), SAID BEGINNING POINT HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF; N=675,119.99’; E=1,576,122.13’, SAID BEGINNING POINT ALSO BEING, S74°03’47”E 396.79’ FROM NCGS MONUMENT “KLUTTZ”, HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF, N=675,228.94’, E=1,575,740.59’; THENCE FROM SAID BEGINNING POINT AND RUNNING WITH SAID EASTERN RIGHT-OF-WAY OF U.S. HIGHWAY 52, N13°13’41”W 266.66’ TO A ½” REBAR*

FOUND, SAID REBAR HAVING NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF, N=675,379.58'; E=1,576,061.11'; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING WITH THE SOUTHERN LINE OF LOT 3, PLAT BOOK 9995, PAGE 9249, E.R. REAL ESTATE HOLDINGS, LLC (D.B. 1336, PAGE 344), N75°59'46"E 269.81' TO A ½" REBAR FOUND, SAID REBAR HAVING, NORTH CAROLINA GRID-NAD 83 (2011) COORDINATES OF N=675,444.87'; E=1,576,322.90'; THENCE S12°33'43"E 273.60' TO A ½" REBAR FOUND, ON THE NORTHERN PROPERTY LINE OF THE AFOREMENTIONED ROWAN COUNTY, CHARLES C. ERWIN MIDDLE SCHOOL; SAID REBAR HAVING NORTH CAROLINA GRID-NAD 83 COORDINATES OF, N=675,177.82'; E=1,576,382.41', THENCE RUNNING WITH SAID NORTHERN LINE, S77°28'24"W 266.63' TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION CONTAINING 1.663 ACRES, BY COORDINATE GEOMETRY.

Exhibit A Copy of September 21, 2020 (Revised) Survey Map of subject property

**Section 2.** This annexation shall include the width of US Hwy 52 right of way that separates the current municipal boundary from the above-described area petitioning for annexation.

**Section 3.** Upon and after June 30, 2021, the described territory and its citizens and property shall be subject to all debts, laws, ordinances, and regulations in force in the Town of Granite Quarry and shall be entitled to the same privileges and benefits as other parts of the Town of Granite Quarry, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.

**Section 4.** The Mayor shall cause to be recorded in the office of the Register of Deeds of Rowan County, and in the office of the Secretary of State in Raleigh, North Carolina, an accurate map of the annexed territory described in section 1 above along with a duly certified copy of this ordinance. Such a map shall also be delivered to the Rowan County Board of Elections as required by G.S. 163-288.1.

Adopted this 10<sup>th</sup> day of May, 2021.

\_\_\_\_\_  
William D. Feather, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Aubrey Smith, Town Clerk

\_\_\_\_\_  
Carl M. Short, Town Attorney

[SEAL]





Property petitioning for annexation

Granite Quarry Town Limits

Hwy 52 right of way separating municipal boundary from area petitioning for annexation

354 011  
ABERNATHY CA

CALC AC:  
2305.25 Ac.

CHRISTIANA LUTHERAN CHURCH

CALC AC:  
9.13 Ac. 628 028  
CHRISTIANA E

CALC AC:  
79.13 Ac. 628 173  
0.65 Ac. 628 162  
OLD STONE STA

6225  
EZ GO

ER REALEST

HOLSHOUSER G  
354A012

CALC AC:  
0.69 Ac. 354A013  
ROWLAND DONNY

1264 AC:  
0.55 Ac. 1260  
BRADSHAW SAM

CALC AC:  
0.71 Ac. 354A015  
NATHAN BROWN

CALC AC:  
0.89 Ac. 354A016  
RAINEY EARNE

CALC AC:  
0.82 Ac. 354A017  
RAINEY EARNE

CALC AC:  
0.7 Ac. 354A019  
WALLER CYNTH

CALC AC:  
1.72 Ac. 354A021  
WALLER JULIU

CALC AC:  
0.29 Ac. 354A044  
EURY DEBORAH

CALC AC:  
0.79 Ac. 354A116  
EURY GARY LI

CALC AC:  
7.27 Ac. 354 025  
MJ WAGONER L

6195

6225  
EZ GO

6225

6245

TERAMORE DEV  
CALC AC:  
1.66 Ac. 628 174  
Lot 3  
PLAT 0009

AMHERST HWY

CAI  
1.21

CALC AC:  
1.2 Ac. 354A024  
NORTH OAB GO

6350  
6350

ROWAN COUNTY CALC AC:  
22.87 Ac. 628 026

ROWAN COUNTY BOARD OF EDUCATION

ALEXANDER AP  
CALC AC:  
1.54 Ac. 354B171

TOWN OF GRANITE QUARRY  
YOUNG QUARRY  
CALC AC:  
354B107

Town of Granite Quarry

170  
ERWIN MIDDLE SCHOOL



MEMO

Date: 01/27/2021

TO: Planning Board and Board of Aldermen

FROM: Steve Blount, Town Planner

RE: Stormwater System Appearance Standards

Narrative:

My memo dated 1/19/2021 explains various options available for controlling the visual impact of stormwater management system best BMPs (best management practices) including collection ponds, drain fields, etc. Until a more comprehensive management program is adopted, I suggest adding the following text amendment to the Town's Unified Development Ordinance (UDO):

ADD to Section 10.3 Stormwater Management:

Section 10.3.5- Landscaping of Best Management Practices (BMPs)

1. Adequate landscaping shall be provided around and as a part of all post construction stormwater management BMPs to help them blend into or be complimentary to their surroundings. Landscaping shall include decorative grasses, shrubs, trees, berms, walls, etc.
2. A landscaping plan shall be submitted for approval during the engineering drawing review phase of development, and final landscaping shall be completed prior to occupation of the project. Landscaping design shall be based on the guidelines found in Chapter 8 of the UDO but shall be customized as needed based on the location of the property in relation to major roads and highways and the location of the BMPs on the site.
3. A four-foot-tall painted metal fence with a locking gate(s) shall be provided around the perimeter of wet or dry collection and settlement ponds for security and safety.
4. Maintenance of the BMPs shall include mowing, trimming, pruning, etc. on a regular schedule as required to maintain the landscaping's original appearance. Components of the landscaping shall be replaced if found to be diseased or dead. Any damage to the landscaping caused during maintenance or repair of BMPs shall be repaired to its original state.

**ORDINANCE NO. 2021-06**

**AN ORDINANCE AMENDING TEXT 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 the Unified Development Ordinance of the Town of Granite Quarry, North Carolina, is hereby amended by adding a section, to be numbered 10.3.7, which such section reads as follows:

*10.3.7 Landscaping of Best Management Practices (BMPs).*

- A. Adequate landscaping shall be provided around and as a part of all post construction stormwater management BMPs to help them blend into or be complimentary to their surroundings. Landscaping shall include decorative grasses, shrubs, trees, berms, walls, etc.
- B. A landscaping plan shall be submitted for approval during the engineering drawing review phase of development, and final landscaping shall be completed prior to occupation of the project. Landscaping design shall be based on the guidelines found in Chapter 8 of the UDO but shall be customized as needed based on the location of the property in relation to major roads and highways and the location of the BMPs on the site.
- C. A four-foot-tall painted metal fence with a locking gate(s) shall be provided around the perimeter of wet or dry collection and settlement ponds for security and safety.
- D. Maintenance of the BMPs shall include mowing, trimming, pruning, etc. on a regular schedule as required to maintain the landscaping's original appearance. Components of the landscaping shall be replaced if found to be diseased or dead. Any damage to the landscaping caused during maintenance or repair of BMPs shall be repaired to its original state.

**Section 2.** All ordinances in conflict herewith are repealed to the extent of any such conflict.

**Section 3.** This ordinance is effective on the 10<sup>th</sup> day of May 2021.

---

William D. Feather, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

---

Aubrey Smith, Town Clerk

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Carl M. Short, Town Attorney



**MEMO**

Date: March 25, 2021

By: Steve Blount, Town Planner

RE: Revisions to UDO Regulations on Outdoor Storage at Industrial Park

**Narrative:**

As pointed out in today's meeting with the EDC, potential occupants for the Town's Industrial Park start their evaluation with a list of questions to be answered by various organizations. The questions most often posed to me concern zoning of the property, and based on a limited description of their operation, they ask if the proposed project would be allowed.

Our Light Industrial (LI) zoning classification covers a broad array of uses and is not often an impediment to offering an answer of yes to their questions. One area that we continue to stumble over, though, is that outdoor storage is a conditional use and has special regulations concerning location and screening (see Table of Uses, Section 4.10.3 and Section 8.2.5.1 of the UDO below). As a conditional use, I can't answer "yes" when asked if outdoor storage is allowed (since the Board of Adjustment could deny the Conditional Use Permit), leaving a question mark on their list of requirements, never a good thing when being compared with other communities.

To resolve this problem, I would suggest revising the UDO to identify and treat outdoor storage in the Industrial Park differently than other LI zoned properties in the town. The changes would include:

1. Create a new Use Category for "Outdoor Storage- Industrial Park (associated with permitted non-residential use)."
2. Make outdoor storage by right (X) instead of conditional (C).
3. Create new Special Requirements for this new use category which would be 4.10.3.C.

**Current UDO Text**

**Table of Uses**

<i>Other Uses</i>	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
Outdoor Storage (associated with permitted non-residential use)								C	C	X	4.10 .3

**4.10.3 Outdoor Storage (non-residential)**

- A. All outdoor storage shall be located in the rear yard only.
- B. All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.

**8.2.5.1 Screening Requirements for Non-residential Outdoor Storage and Unenclosed Structures**

A minimum five (5) foot Type A buffer shall be provided to screen any outdoor storage or unenclosed structure, consisting of a roof but no walls used for storage of materials, products, wastes or equipment associated with commercial or industrial uses that is visible from a street right-of-way in any zoning district.

Suggested Text Amendment

1. Add line to Table of Uses in Chapter 3 after, “Outdoor Storage (associated with permitted non-residential use)” as follows:

**Table of Uses**

<i>Other Uses</i>	<b>RR</b>	<b>RL</b>	<b>RM</b>	<b>RH</b>	<b>OI</b>	<b>NB</b>	<b>CB</b>	<b>HB</b>	<b>LI</b>	<b>HI</b>	<b>SR</b>
Outdoor Storage-Industrial Park (associated with permitted non-residential use)									X	X	4.10 .3

2. Revise Section 4.10.3 adding Item C as follows:

**4.10.3 Outdoor Storage (non-residential)**

- A. All outdoor storage shall be located in the rear yard only.
- B. All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.
- C. *Outdoor storage will be allowed in the rear and sides yards (not to intrude on the front yard) of Industrial Park property. Storage area will be graded, graveled or paved, and kept free of weeds and/or debris. Outdoor storage area will be submitted as a part of site plan approval process. Screening will not be required.*

3. Add the following definition on page A-16 of Appendix A: Definitions:

**Industrial Park Property**

*Properties located in the Town’s industrial park along Chamandy Drive and along future roads in any expansions of this park.*

**ORDINANCE NO. 2021-07**

**AN ORDINANCE AMENDING TEXT 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 the Permitted Uses Table in Section 3.3 of the Unified Development Ordinance is hereby amended as follows:

1. Add a line in the Other Uses Section after “Outdoor Storage (associated with permitted non-residential use)” as follows:

<i>Other Uses</i>	<i>RR</i>	<i>RL</i>	<i>RM</i>	<i>RH</i>	<i>OI</i>	<i>NB</i>	<i>CB</i>	<i>HB</i>	<i>LI</i>	<i>HI</i>	<i>SR</i>
Outdoor Storage-Industrial Park (associated with permitted non-residential use)									X	X	<b>4.10.3</b>

**Section 2.** That Section 4.10.3 of the Unified Development Ordinance is hereby amended as follows:

**4.10.3 Outdoor Storage (non-residential).**

- A. All outdoor storage shall be located in the rear yard only.
- B. All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.
- C. Outdoor storage will be allowed in the rear and sides yards (not to intrude on the front yard) of Industrial Park property. Storage area will be graded, graveled or paved, and kept free of weeds and/or debris. Outdoor storage area will be submitted as a part of site plan approval process. Screening will not be required.

**Section 3.** That Appendix A. Definitions of the Unified Development Ordinance is hereby amended as follows:

1. Add the following definition:  
*Industrial Park Property.* Properties located in the Town’s industrial park along Chamandy Drive and along future roads in any expansions of this park.

**Section 4.** All ordinances in conflict herewith are repealed to the extent of any such conflict.

**Section 5. This ordinance is effective on the 10<sup>th</sup> day of May 2021.**

\_\_\_\_\_  
William D. Feather, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Aubrey Smith, Town Clerk

\_\_\_\_\_  
Carl M. Short, Town Attorney

## SUMMARY

TO: Board of Aldermen  
FROM: Town Manager Larry Smith  
RE: **Resolution Accepting Mar Rock Drive**  
DATE: 5/10/2021

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The Town purchased Tax Parcels 352 082, 083, 084, and 061 abutting Balfour Quarry Rd (less and except the tower area on parcel 061) from Mr. David Marple in pursuit of property to relocate its yard waste operations.

The Board annexed these properties, including the Mar Rock Drive roadway and right of way, at its April meeting. Since it will continue to be used as a roadway, staff recommends adding it to our Powell Bill system of streets.

### **Recommended Action**

***Motion to adopt Resolution 2021-07, accepting Mar Rock Drive and its right of way as part of the Town's system of publicly maintained streets as presented.***



**RESOLUTION 2021-07**

**TOWN OF GRANITE QUARRY**

**RESOLUTION ACCEPTING STREET MAINTENANCE OF**

**MAR ROCK DRIVE**

**WHEREAS**, the Town of Granite Quarry (“Town”) purchased the property located at 1040 Mar Rock Drive, commonly known as Lot Numbers 1, 2, and 3 and Mar Rock Drive as illustrated on Book of Maps 9995, Page 6043; and

**WHEREAS**, the unimproved roadway of Mar Rock Drive already existed thereon within a dedicated 30’ right of way, and the Town and public will continue to utilize it; and

**WHEREAS**, the Board of Aldermen of the Town of Granite Quarry have annexed the property including this road and right of way into the Town corporate limits this date, to be effective June 30, 2021;

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Aldermen of the Town of Granite Quarry hereby accepts Mar Rock Drive and its right of way as part of the Town’s system of publicly maintained streets, to be included on the next Powell Bill reporting cycle beginning July 1, 2021.

**Adopted this 10<sup>th</sup> day of May 2021.**

\_\_\_\_\_  
William D. Feather, Mayor

**ATTEST:**

\_\_\_\_\_  
Aubrey Smith, Town Clerk

[SEAL]

Book 9995 Page 6043

This plat is subject to any rights-of-way, easements, or agreements of record prior to date of survey.

**Notes :**

- The ratio of precision is 1 : 10,000 +
- This Survey creates a New Subdivision of Land Located in the Subdivision Jurisdiction of the Town of Granite Quarry, North Carolina.
- Area by Coordinate Method.
- New Tracts to be Served by Private Well and Septic Systems.
- A 10' Utility Easement is provided along side/rear lot lines as necessary.
- This Property is not located in a water supply watershed.

FILED in ROWAN County, NC  
on Apr 19 2007 at 08:21:28 AM  
by Bobbie M. Earnhardt  
Register of Deeds  
BOOK 9995 PAGE 6043

ROWAN COUNTY  
FILED FOR REGISTRATION AT 9:21:26 O'CLOCK A.M.  
4-19, 2007 AND REGISTERED IN MAP BOOK  
9995, PAGE 6043  
BOBBIE M. EARNHARDT, REGISTER OF DEEDS  
*Bobbie M. Earnhardt*  
ASSISTANT/DEPUTY

As of the date (10/09/06) of this survey, this property does not lie in a Special Flood Hazard Zone.  
Reference : F.I.R.M. Panel # 370351 0120B  
Published by : U.S. Dept. of H.U.D., Federal Insurance Admin.  
Effective Date : November 1, 1979  
The ratio of precision is 1 : 10,000 +  
I, Darryl W. Jones, certify that this plat was drawn under my supervision from an actual survey made under my supervision ; that the ratio of precision is 1 : 10,000 + ; that the boundaries not surveyed are shown as broken lines plotted from information found in documents of record as shown hereon, and that this plat was prepared in accordance with G.S. 47-30 as amended.

Witness my original signature, registration number and seal this 29 day of Nov. , 2006.

*Darryl W. Jones*  
Darryl W. Jones, P.L.S. (L-4331)



**LEGEND**

- E.I.P. = Existing Iron Pipe, as described (FOUND)
- E.I.R. = Existing Iron Rod, as described (FOUND)
- N.I.P. = New Iron Pipe
- C.P. = Computed Point, No Physical Monumentation
- R/W = Right of Way
- EP = Edge of Pavement
- - - = Fence

LINE	BEARING	DISTANCE
L1	N 69°27'23" W	98.03'
L2	N 75°08'44" W	75.99'
L3	N 84°49'13" W	105.54'
L4	S 85°36'17" W	71.41'
L5	S 79°01'18" W	41.43'
L6	S 73°58'36" W	54.34'
L7	N 07°13'15" E	70.67'
L8	N 07°13'15" E	100.50'
L9	N 07°13'15" E	100.50'
L10	N 51°08'15" E	106.47'
L11	N 10°38'48" W	97.04'
L12	N 10°38'48" W	28.54'

L15	N 74°17'47" E	30.33'
L16	S 07°13'15" W	29.83'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	45.00'	174.21'	84.08'	S 31°33'07" E

**MINIMUM BUILDING SETBACKS (R3):**

Front Yard : 30'  
Side Yard : 10'  
Rear Yard : 25'

This Subdivision Plat has been found to comply with the provisions of the Subdivision Ordinance of the Town of Granite Quarry and is approved this date by the Board of Aldermen for recording in the Office of the Register of Deeds.

*Mary Bond*  
Mayor, Town of Granite Quarry  
Date 12/04/06

Town of Granite Quarry  
County of Rowan  
State of North Carolina  
This Property is located in the Subdivision Jurisdiction of the Town of Granite Quarry, North Carolina and this Minor Subdivision was approved.

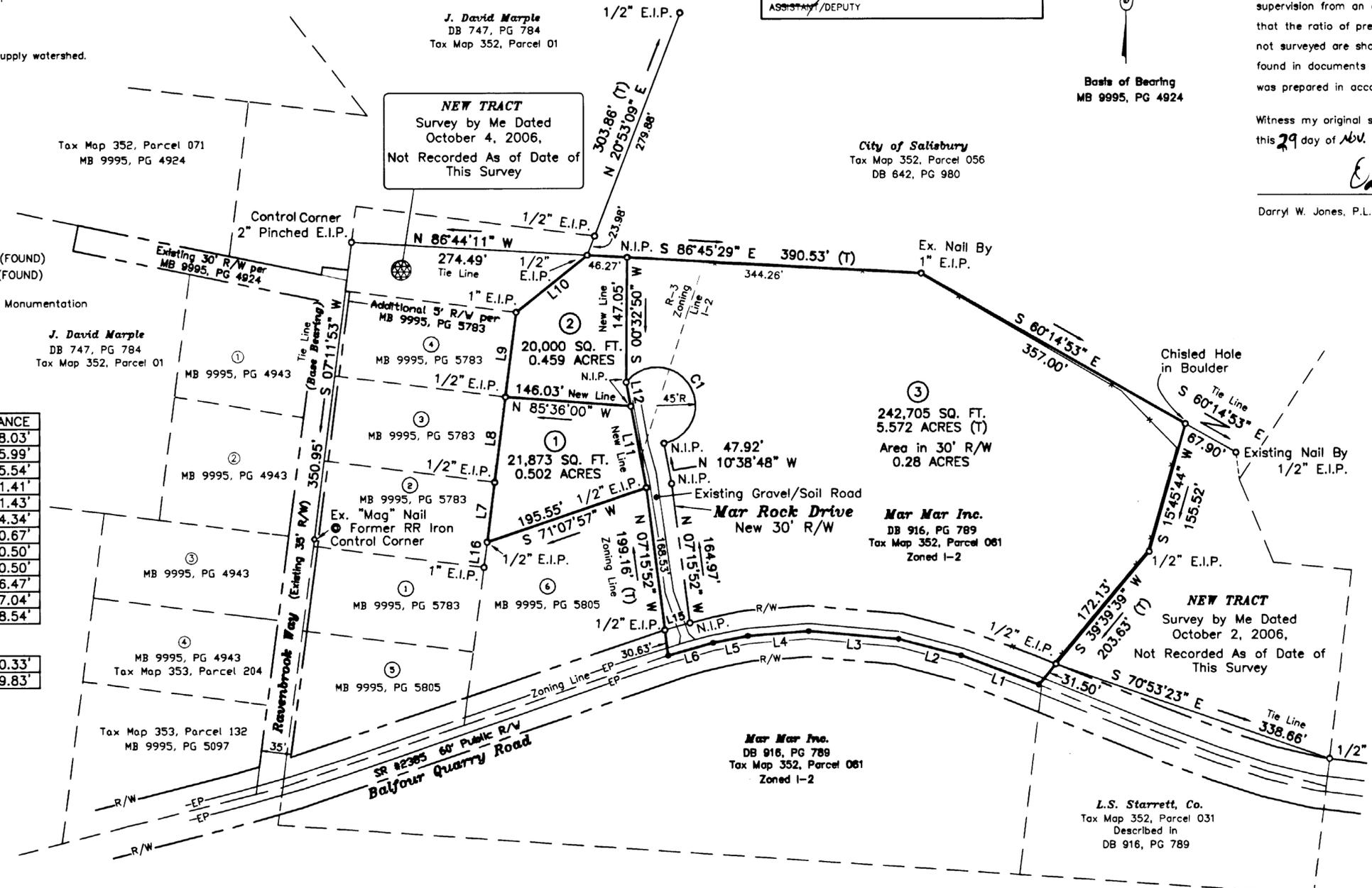
*Susan K. Closer*  
Subdivision Administrator  
Date 12/04/06

Darryl W. Jones  
Professional Land Surveyor  
240 Deer Lake Run  
Salisbury, NC 28146  
704-637-8758

J. David Marple  
DB 747, PG 784  
Tax Map 352, Parcel 01

**NEW TRACT**  
Survey by Me Dated  
October 4, 2006,  
Not Recorded As of Date of  
This Survey

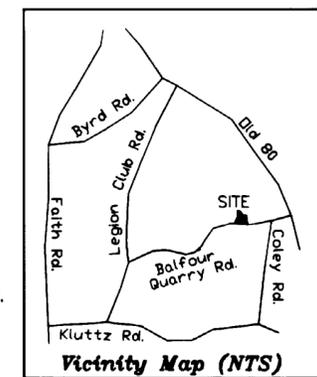
City of Salisbury  
Tax Map 352, Parcel 056  
DB 642, PG 980



Mar Mar Inc.  
DB 916, PG 789  
Tax Map 352, Parcel 061  
Zoned I-2

L.S. Starrett, Co.  
Tax Map 352, Parcel 031  
Described in  
DB 916, PG 789

Waste Management of Carolinas, Inc.  
Tax Map 352, Parcel 033  
DB 626, PG 520



County of Rowan  
State of North Carolina  
I, *Fredda Greer*, Review

Officer of the County of Rowan, certify that the map or Plat to which this certification is affixed meets all statutory requirements for recording.

*Fredda Greer*  
Review Officer County of Rowan  
Date 4-19-07

I hereby certify that I am the owner of the property described in Deed Book 916, Page 789; and that I hereby adopt this plan of subdivision with my free consent. Further, I certify that the property shown hereon is within the subdivision regulation jurisdiction of the Town of Granite Quarry.

Owner *J. David Marple*  
Date 12/04/06

Plat of  
Minor Subdivision of  
6.468 Total Acres  
3 New Tracts  
and New 30' R/W

Being  
A Portion of the Land  
Described in DB 916, PG 789

Property of  
**Mar Mar, Inc.**

Gold Hill Township, Rowan County, NC  
Tax Ref : Tax Map 352, Parcel 061  
Deed Ref : DB 916, PG 789  
Zoning Classification : I-1, R3  
Survey Date : October 9, 2006  
Plat Preparation Date : October 10, 2006  
Plat Revised November 29, 2006

Scale: 1" = 100'



**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item 11

**Summary:**

The Community Appearance Commission reviewed an application for one of their two vacant town resident seats and made the recommendation that the Board of Aldermen appoint Michael Brazeel to the vacant seat with an expiration of 7/31/2022.

**Attachments:**

A. Clerk's Summary

B. Application

**Action Requested:**

***Consideration of the Community Appearance Commission's recommendation and possible action to appoint Michael Brazeel to the vacant Community Appearance Commission Town seat, expiring 7/31/2022.***

**Appointment Recommendation**

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

For

Against

## SUMMARY

TO: Board of Aldermen  
FROM: Town Clerk Aubrey Smith  
RE: **Summary of Application Review**  
DATE: 5/10/2021

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The current Committee Membership Recruiting and Appointment Policy, adopted by the Board of Aldermen 9/8/2020, directs the Clerk or designee to conduct an administrative review of an application, comparing with:

- Any ordinance requirements for qualifications;
- The current compositions of the applicable committee's membership for diversity of backgrounds and residence locations with a goal of fair representation of the town's jurisdiction.

### Ordinance

#### **Granite Quarry Code of Ordinances Chapter 2 Article X. Community Appearance Commission Sec. 2-187 Membership Qualification and Terms of Office**

*(2) Where possible, appointments shall be made in such a manner as to maintain on the Commission at all times a majority of members who have had special training or experience in a design field, such as architecture, landscape design, horticulture, city planning, or a closely related field.*

The current Community Appearance Commission membership consists of the following:

- 4 filled Town seats                      2 vacant Town seats
- 1 filled ETJ seats                        0 vacant ETJ seat

### Background

Michael Brazeel is a US Army veteran and local business owner. He has lived on Bank St in Granite Quarry off and on since moving here from Texas about 16 years ago. Michael says that Granite Quarry is the nicest of the surrounding areas with its parks and overall appearance of the town. Recently, a few neighbors as well as Wittenberg Lutheran Church contracted Michael and his pressure washing business to do some cleaning of their concrete driveways and walkways. He decided it would be a nice touch to clean the sidewalks, too. Michael believes the little touches make a big difference in the community.

### Diversity of Residence Locations

Mr. Brazeel is a resident of Granite Quarry.

The residences of the Community Appearance Commission members currently representing the Town are located on the following streets:

- Gentry Place
- Stonewyck Drive
- Hillcrest Ridge Drive
- S. Main GQ Street



## BOARDS AND COMMITTEES APPLICATION

NAME Michael Brazeel

PHYSICAL ADDRESS 115 W Bank G.Q. St ZIP 28146

MAILING ADDRESS Same ZIP \_\_\_\_\_

PHONE 704-640-4991 PHONE (business or cell) \_\_\_\_\_

EMAIL mdbrazeel03@gmail.com

OCCUPATION Power Wash Company

ARE YOU CURRENTLY SERVING ON A GRANITE QUARRY BOARD OR COMMITTEE  Yes  No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

---

**I AM INTERESTED IN SERVING ON THE FOLLOWING BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please number up to three applicable committees)**

- Community Appearance Commission \_\_\_\_\_ Planning Board
- \_\_\_\_\_ Revitalization Team \_\_\_\_\_ Zoning Board of Adjustment
- \_\_\_\_\_ Parks, Events, and Recreation Committee

**WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)**

Dates	Company Name/Location	Position	Job Description
1/1/2020	Under Pressure Services	Owner	
1/3/2005	Norfolk Southern R.R.	Carman	Furloughed Cal Inspector
3/1/2020	" "	" "	Furloughed

**EDUCATION** (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Burleson High School	Diploma	

**WHY DO YOU FEEL YOU ARE QUALIFIED FOR THIS APPOINTMENT?**

I am interested in community appearances and pride

**BOARDS/ COMMITTEES ON WHICH YOU HAVE SERVED** (LIST MUNICIPALITIES AND DATES)

**EVER CONVICTED OF A FELONY**  Yes  No If yes, state details: \_\_\_\_\_

I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature Mi R Date 4/8/21

**FOR OFFICE USE ONLY**

Application Received: 4/8/2021 ACS. <sup>Meeting</sup> Interview Date & Time: 4/15/2021

Confirmation Date: \_\_\_\_\_ Term Ending: \_\_\_\_\_



MEMO

Date: April 26, 2021

TO: Board of Aldermen

From: Steve Blount, Town Planner

RE: Single-Family Zoning Legislation (SB349/HB401)

Narrative:

In 2019, facing a lack of adequate housing and a diminishing availability of developable land, along with concerns over housing equity, Minneapolis took what was then considered the extraordinary step of abolishing single-family zoning in favor of regulations that allowed duplexes and triplexes on property that once only allowed single-family homes. The State of Oregon followed suit in 2020 and California, Maryland and Virginia have all witnessed similar legislative efforts with mixed results.

A recent planning related article said of single-family zoning, *“In brief, there’s compelling evidence that single-family zoning has damaged the environment by encouraging suburban sprawl and car reliance, worsened affordability by restricting housing supply, and undermined inclusion by keeping lower-income households out of high-opportunity neighborhoods.”*

Charlotte’s recent update of their comprehensive plan recognized that, *“It’s estimated nearly 400,000 people will be added to the population of Charlotte in the next 20 years, bringing the city’s population to 1.2 million people. The city is among the top in the nation for attracting baby boomers and millennials. “These people are going to need a place to live,” Jaiyeoba said. The main sticking point in the plan: single-family zoning. “Building single-family houses exclusively isn’t sustainable,” he said. Currently, 84% of Charlotte is zoned for a single-family zone. Charlotte 2040 would shift the city’s zoning focus to include more duplexes, triplexes, and in some cases, quadplexes. Neighbors often complain adding multi-family housing options would increase traffic, decrease property values, and change the character of their neighborhood.”*

In its 2019 Comprehensive Plan update, the Town of Granite Quarry recognized the need to avoid the exclusionary effects of single-family zoning by adopting as a goal, *“The Town should use zoning and land use planning to help ensure that a wide range of housing types, including multi-family housing, be located throughout the town.”* While many municipalities large and small have adopted similar goals, local opposition to multi-family housing, usually voiced by neighboring property owners at rezoning hearings, has limited much chance of achieving these goals.

Recognizing the problems associated with single-family zoning and the lack of support for unpopular local solutions (rezonings to allow multi-family or mixed density developments in single-family areas), the NC State legislature is considering adoption of SB349/HB401 which

would require duplexes, triplexes, quadplexes, and townhomes be allowed in all zoning classifications currently zoned for single-family homes. Some details that should be considered:

- This now-called “middle-housing” (middle income, middle density??) requirement would only apply to properties served or potentially served by municipal water and sewer systems.
- This change in zoning regulation would not require the inclusion of middle-housing in any proposed developments, just allow it. (Some municipalities have tried to boost the availability of middle-income housing by requiring a set percentage of low- or middle-income housing in all large developments.)
- This statute revision does not limit a development’s restrictive covenants’ ability to limit development to single-family homes.
- In addition to allowing middle-housing, this statute revision would require the allowance of “accessory dwellings” in single-family zoning, which our UDO already allows with Special Requirements.
- In addition to allowing middle-housing, this statute requires acceptance of NCDOT traffic analysis as conclusive evidence when considering the impact of large development, a practice we already follow in most cases.

Negative responses to these statute revisions from the League of Municipalities and other municipalities have raised various objections as follows:

- This would take control of development out of the hands of local citizens through their elected officials.
- This would undermine the rights of existing property owners to influence development on neighboring property.
- This would hurt existing property values.

The specific impact on Granite Quarry if these statute revisions are adopted into law would include:

- At least 80% of the undeveloped land in Granite Quarry and its ETJ is zoned RL which now allows only single-family homes at a density of four units per acre. The statute revision would allow duplexes, triplexes, quadplexes and townhomes (middle-housing) at that same density.
- Single lot infill development throughout the town that is now designated for only single-family homes would be opened to middle-housing unless protected by neighborhood restrictive covenants.
- Large scale development could bring too-rapid population growth. (At 2.3 people/dwelling average, Village at Granite’s 250 homes might have brought 2,300 new people to our community instead of the currently estimated 575.)

Conclusions:

- While elimination of the unintended economic discrimination of exclusionary zoning is a laudable and justifiable goal, the lack of affordable housing’s impact is much different on communities of different sizes and geographic layouts. Any attempts to resolve this problem through state-wide legislation should recognize these differences. A “one size fits all approach” will not work.

- Existing developments and infill lots should not be subject to these revisions. People bought homes in these developments based on preferences, in this case for single-family homes. They should not be penalized after the fact with an unanticipatable change in the development rules.
- Municipalities build infrastructure to serve their citizens based on a predictable rate of growth. This simple seeming zoning revision could result in population growth up to four times faster than anticipated (quadraplex vs single-family homes). While population growth rate increases of this magnitude may not be likely, their possibility with few available management tools could be disastrous to municipal budgeting.



## RESOLUTION 2021-08

### A RESOLUTION OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA OPPOSING PROPOSED ZONING REFORM

**WHEREAS**, the legislation proposed in SB 349/HB 401 is of great concern to the Town of Granite Quarry and other municipalities within North Carolina; and

**WHEREAS**, elimination of the unintended economic discrimination of exclusionary zoning is a laudable and justifiable goal, the lack of affordable housing's impact is much different on communities of different sizes and scales. Any attempts to resolve this problem through state-wide legislation should recognize these differences; and

**WHEREAS**, existing developments and neighborhoods were built in the past with certain lifestyles (including density) in mind, and people bought homes in these developments and neighborhoods with a reasonable expectation that these standards would continue. SB 349/HB 401 will allow dramatic changes within existing developments and neighborhoods; and

**WHEREAS**, municipalities must plan for infrastructure expansions and service increases based on a predictable population growth expectation. Allowing middle-housing options on all single-family zoned properties could result in dramatic, unforeseeable jumps in population; and

**WHEREAS**, provisions within this legislation would severely diminish or even eliminate the ability of local government to determine what is best for its community, or even allow community input or involvement in the decision-making process; and

**WHEREAS**, town officials were elected by their citizens for a reason – to protect and preserve the quality of life that they have come to enjoy; and

**NOW, THEREFORE, BE IT RESOLVED** that SB 349/HB 401 should not be adopted into law in its current form and that unless changes can be made to address the concerns stated above, that it should not be adopted at all.

Presented and adopted this 10th day of May 2021.

\_\_\_\_\_  
William D. Feather, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Smith, Town Clerk

[SEAL]

GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2021

H.B. 401  
Mar 24, 2021  
HOUSE PRINCIPAL CLERK

H

D

HOUSE BILL DRH10179-MQ-32B

Short Title: Increase Housing Opportunities. (Public)

Sponsors: Representative D. Hall.

Referred to:

1 A BILL TO BE ENTITLED  
2 AN ACT TO PROVIDE REFORMS TO LOCAL GOVERNMENT ZONING AUTHORITY TO  
3 INCREASE HOUSING OPPORTUNITIES AND TO MAKE VARIOUS CHANGES AND  
4 CLARIFICATIONS TO THE ZONING STATUTES.  
5 The General Assembly of North Carolina enacts:  
6  
7 **PART I. AFFORDABLE HOUSING OPTIONS**  
8 **SECTION 1.1.(a)** Article 7 of Chapter 160D of the General Statutes is amended by  
9 adding a new section to read:  
10 "**§ 160D-707. Middle housing use in residential zones.**  
11 (a) Definitions. – As used in this section, the term "middle housing" means a residential  
12 dwelling that is one of the following, as defined by the North Carolina Building Code Council:  
13 (1) A duplex.  
14 (2) A triplex.  
15 (3) A quadplex.  
16 (4) A townhouse.  
17 (b) Middle Housing in Residential Zones. – A local government shall allow all middle  
18 housing types in areas zoned for residential use, including those that allow for the development  
19 of detached single-family dwellings.  
20 (c) Regulation and Scope. – A local government may regulate middle housing pursuant  
21 to the provisions of this Chapter, provided that the regulations do not act to discourage  
22 development of middle housing types through unreasonable costs or delay. In permitting middle  
23 housing types, nothing in this section shall be construed to prohibit a local government from  
24 permitting single-family dwellings in areas zoned to allow for single-family dwellings. Nothing  
25 in this section affects the validity or enforceability of private covenants or other contractual  
26 agreements among property owners relating to dwelling type restrictions. Any regulation adopted  
27 pursuant to this section shall not apply to an area designated as a local historic district (i) pursuant  
28 to Part 4 of Article 9 of this Chapter or (ii) on the National Register of Historic Places. This  
29 section shall only apply to areas that are served, or through extension may be served, by one or  
30 more of the following:  
31 (1) A local government water system.  
32 (2) A local government sewer system.  
33 (3) A public water system.  
34 (4) A wastewater collection or treatment works, the operation of which is  
35 primarily to collect or treat municipal or domestic wastewater and for which



1 a permit is issued under Part 1 of Article 21 of Chapter 143 of the General  
2 Statutes."

3 SECTION 1.1.(b) G.S. 160D-102 is amended by adding a new subdivision to read:  
4 "(28a) Single-family dwelling. – The term shall include all of the types of middle  
5 housing as defined in G.S. 160D-707(a)."

6 SECTION 1.1.(c) This section becomes effective October 1, 2021.

7 SECTION 1.2. The North Carolina Building Code Council (Council) shall adopt  
8 amendments to the North Carolina Residential Code for One- and Two-Family Dwellings (Code)  
9 to define and include regulation of triplex dwelling units and quadplex dwelling units in order to  
10 facilitate regulation of those units in areas zoned for residential use, including those that allow  
11 for the development of detached single-family dwellings. Upon adoption of the amendments, the  
12 Council and local governments enforcing the Code shall regulate triplex dwelling units and  
13 quadplex dwelling units being sited pursuant to G.S. 160D-707, as enacted in this act, under the  
14 new amendments to the Code.

15 SECTION 1.3.(a) Part 1 of Article 9 of Chapter 160D of the General Statutes is  
16 amended by adding a new section to read:

17 "§ 160D-917. Accessory dwelling units.

18 (a) A local government shall allow the development of at least one accessory dwelling  
19 unit which conforms to the North Carolina Residential Code for One- and Two-Family  
20 Dwellings, including applicable provisions from State fire prevention code, for each detached  
21 single-family dwelling in areas zoned for residential use that allow for development of detached  
22 single-family dwellings. For the purposes of this section, the term "accessory dwelling unit"  
23 means an attached or detached residential structure that is used in connection with or that is  
24 accessory to a single-family dwelling.

25 (b) Development and permitting of an accessory dwelling unit shall not be subject to any  
26 of the following requirements:

- 27 (1) Owner-occupancy of any dwelling unit, including an accessory unit.
- 28 (2) Minimum parking requirements or other parking restrictions.
- 29 (3) Conditional use zoning.

30 (c) In permitting accessory dwelling units under this section, a local government shall  
31 not do any of the following:

- 32 (1) Prohibit the connection of the accessory dwelling unit to existing utilities  
33 servicing the primary dwelling unit.
- 34 (2) Charge any fee other than a building permit that does not exceed the amount  
35 charged for any single-family dwelling unit similar in nature.
- 36 (3) Establish development setbacks that differ from the development setbacks  
37 applicable for a similarly situated lot in the same zoning classification."

38 SECTION 1.3.(b) This section becomes effective October 1, 2021.

39 SECTION 1.4.(a) G.S. 42A-3 reads as rewritten:

40 "§ 42A-3. Application; exemptions.

41 (a) The provisions of this Chapter shall apply to any person, partnership, corporation,  
42 limited liability company, association, or other business entity who acts as a landlord or real  
43 estate broker engaged in the rental or management of residential property for vacation rental as  
44 defined in this Chapter. The provisions of G.S. 160A-424 and G.S. 153A-364 shall apply to  
45 properties covered under this Chapter.

46 (b) The provisions of this Chapter shall not apply to:

- 47 (1) Lodging provided by hotels, motels, tourist camps, and other places subject to  
48 regulation under Chapter 72 of the General Statutes.
- 49 (2) Rentals to persons temporarily renting a dwelling unit when traveling away  
50 from their primary residence for business or employment purposes.
- 51 (3) Rentals to persons having no other place of primary residence.

1 (4) Rentals for which no more than nominal consideration is given.

2 (5) Accessory dwelling units permitted pursuant to G.S. 160D-917."

3 **SECTION 1.4.(b)** This section becomes effective October 1, 2021.

4 **SECTION 1.5.** Local governments shall adopt land use ordinances and regulations  
5 or amend their comprehensive plans to implement the provisions in this Part no later than October  
6 1, 2021.

7 **SECTION 1.6.** Except as otherwise provided, this Part is effective when it becomes  
8 law.

9  
10 **PART II. VARIOUS CHANGES AND CLARIFICATIONS TO THE ZONING**  
11 **STATUTES FOR MORE HOUSING OPPORTUNITIES**

12 **SECTION 2.1.** G.S. 160D-108 reads as rewritten:

13 **"§ 160D-108. Permit choice and vested rights.**

14 (a) Findings. – The General Assembly recognizes that local government approval of  
15 development typically follows significant investment in site evaluation, planning, development  
16 costs, consultant fees, and related expenses. The General Assembly finds that it is necessary and  
17 desirable to provide for the establishment of certain vested rights in order to ensure reasonable  
18 certainty, stability, and fairness in the development regulation process, to secure the reasonable  
19 expectations of landowners, and to foster cooperation between the public and private sectors in  
20 land-use planning and development regulation. The provisions of this section and  
21 G.S. 160D-108.1 strike an appropriate balance between private expectations and the public  
22 interest.

23 (b) Permit Choice. – If a land development regulation is amended between the time a  
24 development permit application was submitted and a development permit decision is made or if  
25 a land development regulation is amended after a development permit decision has been  
26 challenged and found to be wrongfully denied or illegal, G.S. 143-755 applies.

27 (b1) Substantial Compliance. – A development permit application that substantially  
28 complies with the provision of information required by ordinance or regulation shall be sufficient  
29 to accept and process a request for a local or State development permit. Minor omissions in the  
30 application shall not be a sufficient basis to make an application ineligible for vesting. A local  
31 development regulation shall not condition the acceptance or processing of a development permit  
32 application upon the application for or issuance of a State permit, nor shall a State development  
33 regulation condition the acceptance or processing of a development permit application upon a  
34 local permit, unless specifically authorized by statute.

35 (c) Vested Rights. – Amendments in land development regulations are not applicable or  
36 enforceable without the written consent of the owner with regard to any of the following:

37 (1) Buildings or uses of buildings or land for which a development permit  
38 application has been submitted and subsequently issued in accordance with  
39 G.S. 143-755.

40 (2) Subdivisions of land for which a development permit application authorizing  
41 the subdivision has been submitted and subsequently issued in accordance  
42 with G.S. 143-755.

43 (3) A site-specific vesting plan pursuant to G.S. 160D-108.1.

44 (4) A multi-phased development pursuant to subsection (f) of this section.

45 (5) A vested right established by the terms of a development agreement  
46 authorized by Article 10 of this Chapter.

47 The establishment of a vested right under any subdivision of this subsection does not preclude  
48 vesting under one or more other subdivisions of this subsection or vesting by application of  
49 common law principles. A vested right, once established as provided for in this section or by  
50 common law, precludes any action by a local government that would change, alter, impair,  
51 prevent, diminish, or otherwise delay the development or use of the property allowed by the

1 applicable land development regulation or regulations, except where a change in State or federal  
2 law mandating local government enforcement occurs after the development application is  
3 submitted that has a fundamental and retroactive effect on the development or use.

4 (d) Duration of Vesting. – Upon issuance of a development permit, the statutory vesting  
5 granted by subsection (c) of this section for a development project is effective upon filing of the  
6 application in accordance with G.S. 143-755, for so long as the permit remains valid pursuant to  
7 law. Unless otherwise specified by this section or other statute, local development permits expire  
8 one year after issuance unless work authorized by the permit has substantially commenced. A  
9 local land development regulation may provide for a longer permit expiration period. For the  
10 purposes of this section, a permit is issued either in the ordinary course of business of the  
11 applicable governmental agency or by the applicable governmental agency as a court directive.

12 Except where a longer vesting period is provided by statute or land development regulation,  
13 the statutory vesting granted by this ~~section, section or common law vesting~~, once established,  
14 expires for an uncompleted development project if development work is intentionally and  
15 voluntarily discontinued for a period of not less than 24 consecutive months, and the statutory  
16 vesting period granted by this section or common law vesting for a nonconforming use of  
17 property expires if the use is intentionally and voluntarily discontinued for a period of not less  
18 than 24 consecutive months. The 24-month discontinuance period is automatically tolled during  
19 the pendency of any board of adjustment proceeding or civil action in a State or federal trial or  
20 appellate court regarding the validity of a development permit, the use of the property, or the  
21 existence of the statutory vesting period granted by this section. The 24-month discontinuance  
22 period is also tolled during the pendency of any litigation involving the development project or  
23 property that is the subject of the vesting.

24 (e) Multiple Permits for Development Project. – Subject to subsection (d) of this section,  
25 where multiple ~~local~~ development permits are required to complete a development project, the  
26 development permit applicant may choose the version of each of the ~~local~~ land development  
27 regulations applicable to the project upon submittal of the application for the initial development  
28 permit. ~~This~~ Except as provided in subsection (f) of this section, this provision is not applicable  
29 only for those subsequent development permit applications filed ~~within~~ after 18 months of the  
30 latter of (i) the date following the approval of an initial cessation of work related to the  
31 uncompleted development project or (ii) the date of issuance of the immediately preceding local  
32 development permit. For purposes of the vesting protections of this subsection, an erosion and  
33 sedimentation control permit or a sign permit is not an initial development permit.

34 (f) Multi-Phased Development. – A multi-phased development is vested for the entire  
35 development with the land development regulations then in place at the time a site plan approval  
36 is granted for the initial phase of the multi-phased development. A right which has been vested  
37 as provided for in this subsection remains vested for a period of seven years from the time a site  
38 plan approval is granted for the initial phase of the multi-phased development.

39 (g) Continuing Review. – Following issuance of a development permit, a local  
40 government may make subsequent inspections and reviews to ensure compliance with the  
41 applicable land development regulations in effect at the time of the original application.

42 (h) Process to Claim Vested Right. – A person claiming a statutory or common law vested  
43 right may submit information to substantiate that claim to the zoning administrator or other  
44 officer designated by a land development regulation, who shall make an initial determination as  
45 to the existence of the vested right. The decision of the zoning administrator or officer may be  
46 appealed under G.S. 160D-405. On appeal, the existence of a vested right shall be reviewed de  
47 novo. In lieu of seeking such a determination or pursuing an appeal under G.S. 160D-405, a  
48 person claiming a vested right may bring an original civil action as provided by  
49 G.S. 160D-1403.1.

50 (i) Miscellaneous Provisions. – The vested rights granted by this section run with the  
51 land except for the use of land for outdoor advertising governed by G.S. 136-131.1 and

1 G.S. 136-131.2 in which case the rights granted by this section run with the owner of a permit  
 2 issued by the North Carolina Department of Transportation. Nothing in this section precludes  
 3 judicial determination, based on common law principles or other statutory provisions, that a  
 4 vested right exists in a particular case or that a compensable taking has occurred. Except as  
 5 expressly provided in this section, nothing in this section shall be construed to alter the existing  
 6 common law.

7 (j) Definitions. – As used in this section, the following definitions apply:

8 (1) Development. – As defined in G.S. 143-755(e)(1).

9 (2) Development permit. – As defined in G.S. 143-755(e)(2).

10 (3) Land development regulation. – As defined in G.S. 143-755(e)(3).

11 (4) Multi-phased development. – A development containing 25 acres or more that  
 12 is both of the following:

13 a. Submitted for development permit approval to occur in more than one  
 14 phase.

15 b. Subject to a master development plan with committed elements  
 16 showing the type and intensity of use of each phase."

17 **SECTION 2.2.** G.S. 160D-702 reads as rewritten:

18 "**§ 160D-702. Grant of power.**

19 (a) A local government may adopt zoning regulations. Except as provided in subsections  
 20 (b) and ~~(e)~~ through (e) of this section, a zoning regulation may regulate and restrict the height,  
 21 number of stories, and size of buildings and other structures; the percentage of lots that may be  
 22 occupied; the size of yards, courts, and other open spaces; the density of population; the location  
 23 and use of buildings, structures, and land. A local government may regulate development,  
 24 including floating homes, over estuarine waters and over lands covered by navigable waters  
 25 owned by the State pursuant to G.S. 146-12. A zoning regulation shall provide density credits or  
 26 severable development rights for dedicated rights-of-way pursuant to G.S. 136-66.10 or  
 27 G.S. 136-66.11. Where appropriate, a zoning regulation may include requirements that street and  
 28 utility rights-of-way be dedicated to the public, that provision be made of recreational space and  
 29 facilities, and that performance guarantees be provided, all to the same extent and with the same  
 30 limitations as provided for in G.S. 160D-804 and G.S. 160D-804.1.

31 (b) Any regulation relating to building design elements adopted under this Chapter may  
 32 not be applied to any structures subject to regulation under the North Carolina Residential Code  
 33 for One- and Two-Family Dwellings except under one or more of the following circumstances:

34 (1) The structures are located in an area designated as a local historic district  
 35 pursuant to Part 4 of Article 9 of this Chapter.

36 (2) The structures are located in an area designated as a historic district on the  
 37 National Register of Historic Places.

38 (3) The structures are individually designated as local, State, or national historic  
 39 landmarks.

40 (4) The regulations are directly and substantially related to the requirements of  
 41 applicable safety codes adopted under G.S. 143-138.

42 (5) Where the regulations are applied to manufactured housing in a manner  
 43 consistent with G.S. 160D-908 and federal law.

44 (6) Where the regulations are adopted as a condition of participation in the  
 45 National Flood Insurance Program.

46 Regulations prohibited by this subsection may not be applied, directly or indirectly, in any  
 47 zoning district or conditional district unless voluntarily consented to by the owners of all the  
 48 property to which those regulations may be applied as part of and in the course of the process of  
 49 seeking and obtaining a zoning amendment or a zoning, subdivision, or development approval,  
 50 nor may any such regulations be applied indirectly as part of a review pursuant to G.S. 160D-604

1 or G.S. 160D-605 of any proposed zoning amendment for consistency with an adopted  
2 comprehensive plan or other applicable officially adopted plan.

3 For the purposes of this subsection, the phrase "building design elements" means exterior  
4 building color; type or style of exterior cladding material; style or materials of roof structures or  
5 porches; exterior nonstructural architectural ornamentation; location or architectural styling of  
6 windows and doors, including garage doors; the number and types of rooms; and the interior  
7 layout of rooms. The phrase "building design elements" does not include any of the following:  
8 (i) the height, bulk, orientation, or location of a structure on a zoning lot, (ii) the use of buffering  
9 or screening to minimize visual impacts, to mitigate the impacts of light and noise, or to protect  
10 the privacy of neighbors, or (iii) regulations adopted pursuant to this Article governing the  
11 permitted uses of land or structures subject to the North Carolina Residential Code for One- and  
12 Two-Family Dwellings.

13 Nothing in this subsection affects the validity or enforceability of private covenants or other  
14 contractual agreements among property owners relating to building design elements.

15 (c) A zoning regulation shall not set a minimum square footage of any structures subject  
16 to regulation under the North Carolina Residential Code for One- and Two-Family Dwellings.

17 (d) A local government shall not adopt or enforce an ordinance downzoning property, as  
18 defined in G.S. 160D-601(d), that has access to public water or public sewer, unless the local  
19 government can show a change in circumstances that substantially affects the public health,  
20 safety, or welfare.

21 (e) A local government shall not adopt or enforce an ordinance that establishes a ban or  
22 has the effect of establishing a ban on a use of land that is not an industrial use, a nuisance per  
23 se, or that does not otherwise pose a serious threat to the public health, safety, or welfare.

24 (f) Nothing in this section shall be construed to limit the authority of a local government  
25 to regulate adult establishments or other facilities as defined in Article 26A of Chapter 14 of the  
26 General Statutes."

27 **SECTION 2.3.** G.S. 160D-703 reads as rewritten:

28 **"§ 160D-703. Zoning districts.**

29 (a) Types of Zoning Districts. – A local government may divide its territorial jurisdiction  
30 into zoning districts of any number, shape, and area deemed best suited to carry out the purposes  
31 of this Article. Within those districts, it may regulate and restrict the erection, construction,  
32 reconstruction, alteration, repair, or use of buildings, structures, or land. Zoning districts may  
33 include, but are not be limited to, the following:

- 34 (1) Conventional districts, in which a variety of uses are allowed as permitted uses  
35 or uses by right and that may also include uses permitted only with a special  
36 use permit.
- 37 (2) Conditional districts, in which site plans or individualized development  
38 conditions are imposed.
- 39 (3) Form-based districts, or development form controls, that address the physical  
40 form, mass, and density of structures, public spaces, and streetscapes.
- 41 (4) Overlay districts, in which different requirements are imposed on certain  
42 properties within one or more underlying conventional, conditional, or  
43 form-based districts.
- 44 (5) Districts allowed by charter.

45 (b) Conditional Districts. – Property may be placed in a conditional district only in  
46 response to a petition by all owners of the property to be included. Specific conditions may be  
47 proposed by the petitioner or the local government or its agencies, but only those conditions  
48 approved by the local government and consented to by the petitioner in writing may be  
49 incorporated into the zoning regulations. Unless consented to by the petitioner in writing, in the  
50 exercise of the authority granted by this section, a local government may not require, enforce, or  
51 incorporate into the zoning regulations any condition or requirement not authorized by otherwise

1 applicable law, including, without limitation, taxes, impact fees, building design elements within  
 2 the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in  
 3 G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or  
 4 use of land. Conditions and site-specific standards imposed in a conditional district shall be  
 5 limited to those that address the conformance of the development and use of the site to local  
 6 government ordinances, plans adopted pursuant to G.S. 160D-501, or the impacts reasonably  
 7 expected to be generated by the development or use of the site. The zoning regulation may  
 8 provide that defined minor modifications in conditional district standards that do not involve a  
 9 change in uses permitted or the density of overall development permitted may be reviewed and  
 10 approved administratively. Any other modification of the conditions and standards in a  
 11 conditional district shall follow the same process for approval as are applicable to zoning map  
 12 amendments. If multiple parcels of land are subject to a conditional zoning, the owners of  
 13 individual parcels may apply for modification of the conditions so long as the modification would  
 14 not result in other properties failing to meet the terms of the conditions. Any modifications  
 15 approved apply only to those properties whose owners petition for the modification.

16 (c) Uniformity Within Districts. – Except as authorized by the foregoing, all regulations  
 17 shall be uniform for each class or kind of building throughout each district but the regulations in  
 18 one district may differ from those in other districts.

19 (d) Standards Applicable Regardless of District. – A zoning regulation or unified  
 20 development ordinance may also include development standards that apply uniformly  
 21 jurisdiction-wide rather than being applicable only in particular zoning districts.

22 (e) Limitations. – A local government shall not engage in any of the following practices:

- 23 (1) The adoption or enforcement of an ordinance that downzones property in  
 24 order to evade voluntary consent of landowners or petitioners or any other  
 25 requirements contained in subsection (b) of this section.
- 26 (2) Allow a particular land use only through conditional zoning.
- 27 (3) Establishing a threshold on square footage or the number of dwelling units,  
 28 where to exceed the threshold would require conditional zoning."

29 **SECTION 2.4.** Article 7 of Chapter 160D of the General Statutes is amended by  
 30 adding a new section to read:

31 **"§ 160D-703.1. Remedies for violations.**

32 (a) If a court finds that a local government has acted in violation of G.S. 160D-702 or  
 33 G.S. 160D-703(e), the court shall award reasonable attorneys' fees and costs to the party who  
 34 successfully challenged the actions of the local government.

35 (b) In the event that a court invalidates a regulation pursuant to this section, a permit  
 36 applicant may choose which zoning designation will apply to the permit and use of the building,  
 37 structure, or land indicated on the permit application from the following options:

- 38 (1) The zoning development regulation that existed most recently prior to the  
 39 invalidated regulation.
- 40 (2) The least restrictive development standards contained within the zoning  
 41 designation for the jurisdiction that is the most similar zoning designation to  
 42 the class of property use identified in the permit application.

43 (c) For the purposes of this section, the term "class of property use" means one of the  
 44 following major land-use groups:

- 45 (1) Commercial.
- 46 (2) Governmental.
- 47 (3) Industrial.
- 48 (4) Institutional.
- 49 (5) Residential."

50 **SECTION 2.5.** G.S. 160D-706 reads as rewritten:

51 **"§ 160D-706. Zoning conflicts with other development standards.**

1 (a) When regulations made under authority of this Article require a greater width or size  
 2 of yards or courts, or require a lower height of a building or fewer number of stories, or require  
 3 a greater percentage of a lot to be left ~~unoccupied, or impose other higher standards unoccupied~~  
 4 than are required in any other statute or local ordinance or regulation, the regulations made under  
 5 authority of this Article govern. When the provisions of any other statute or local ordinance or  
 6 regulation require a greater width or size of yards or courts, or require a lower height of a building  
 7 or a fewer number of stories, or require a greater percentage of a lot to be left ~~unoccupied, or~~  
 8 ~~impose other higher standards unoccupied~~ than are required by the regulations made under  
 9 authority of this Article, the provisions of that statute or local ordinance or regulation govern.

10 (b) When adopting regulations under this Article, a local government may not use a  
 11 definition of building, dwelling, dwelling unit, bedroom, or sleeping unit that is inconsistent with  
 12 any definition of those terms in another statute or in a rule adopted by a State agency, including  
 13 the State Building Code Council.

14 (c) Except as provided in subsection (a) of this section, a local government shall not adopt  
 15 or enforce development regulations that alter the principle that ambiguities in land development  
 16 regulations are to be construed in favor of the free use of land, including any development  
 17 regulations that assert that a more restrictive rule or regulation is controlling.

18 (d) Subject to the provisions of Article 33 of Chapter 143 of the General Statutes, a local  
 19 government, through its governing board, is authorized to settle any litigation related to the  
 20 enforcement of or compliance with development regulations for a development or a development  
 21 permit applicant, including any quasi-judicial development permit."

22 SECTION 2.6. G.S. 160D-1402 reads as rewritten:

23 "§ 160D-1402. Appeals in the nature of certiorari.

24 (a) Applicability. – This section applies to appeals of quasi-judicial decisions of  
 25 decision-making boards when that appeal is in the nature of certiorari as required by this Chapter.

26 (b) Filing the Petition. – An appeal in the nature of certiorari shall be initiated by filing a  
 27 petition for writ of certiorari with the superior court. The petition shall do all of the following:

- 28 (1) State the facts that demonstrate that the petitioner has standing to seek review.
- 29 (2) Set forth allegations sufficient to give the court and parties notice of the  
 30 grounds upon which the petitioner contends that an error was made.
- 31 (3) Set forth with particularity the allegations and facts, if any, in support of  
 32 allegations that, as the result of an impermissible conflict as described in  
 33 G.S. 160D-109, or locally adopted conflict rules, the decision-making body  
 34 was not sufficiently impartial to comply with due process principles.
- 35 (4) Set forth the relief the petitioner seeks.

36 (c) Standing. – A petition may be filed under this section only by a petitioner who has  
 37 standing to challenge the decision being appealed. The following persons have standing to file a  
 38 petition under this section:

- 39 (1) Any person possessing any of the following criteria:  
 40 a. An ownership interest in the property that is the subject of the decision  
 41 being appealed, a leasehold interest in the property that is the subject  
 42 of the decision being appealed, or an interest created by easement,  
 43 restriction, or covenant in the property that is the subject of the  
 44 decision being appealed.
- 45 b. An option or contract to purchase the property that is the subject of the  
 46 decision being appealed.
- 47 c. An applicant before the decision-making board whose decision is  
 48 being appealed.
- 49 (2) Any other person who will suffer special damages as the result of the decision  
 50 being appealed.

1 (3) An incorporated or unincorporated association to which owners or lessees of  
2 property in a designated area belong by virtue of their owning or leasing  
3 property in that area, or an association otherwise organized to protect and  
4 foster the interest of the particular neighborhood or local area, so long as at  
5 least one of the members of the association would have standing as an  
6 individual to challenge the decision being appealed, and the association was  
7 not created in response to the particular development or issue that is the  
8 subject of the appeal.

9 (4) A local government whose decision-making board has made a decision that  
10 the governing board believes improperly grants a variance from or is  
11 otherwise inconsistent with the proper interpretation of a development  
12 regulation adopted by the governing board.

13 (d) Respondent. – The respondent named in the petition shall be the local government  
14 whose decision-making board made the decision that is being appealed, except that if the  
15 petitioner is a local government that has filed a petition pursuant to subdivision (4) of subsection  
16 (c) of this section, then the respondent shall be the decision-making board. If the petitioner is not  
17 the applicant before the decision-making board whose decision is being appealed, the petitioner  
18 shall also name that applicant as a respondent. Any petitioner may name as a respondent any  
19 person with an ownership or leasehold interest in the property that is the subject of the decision  
20 being appealed who participated in the hearing, or was an applicant, before the decision-making  
21 board.

22 (e) Writ of Certiorari. – Upon filing the petition, the petitioner shall present the petition  
23 and a proposed writ of certiorari to the clerk of superior court of the county in which the matter  
24 arose. The writ shall direct the respondent local government or the respondent decision-making  
25 board, if the petitioner is a local government that has filed a petition pursuant to subdivision (4)  
26 of subsection (c) of this section, to prepare and certify to the court the record of proceedings  
27 below within a specified date. The writ shall also direct the petitioner to serve the petition and  
28 the writ upon each respondent named therein in the manner provided for service of a complaint  
29 under Rule 4(j) of the Rules of Civil Procedure, except that, if the respondent is a  
30 decision-making board, the petition and the writ shall be served upon the chair of that  
31 decision-making board. Rule 4(j)(5)d. of the Rules of Civil Procedure applies in the event the  
32 chair of a decision-making board cannot be found. No summons shall be issued. The clerk shall  
33 issue the writ without notice to the respondent or respondents if the petition has been properly  
34 filed and the writ is in proper form. A copy of the executed writ shall be filed with the court.

35 Upon the filing of a petition for writ of certiorari, a party may request a stay of the execution  
36 or enforcement of the decision of the quasi-judicial board pending superior court review. The  
37 court may grant a stay in its discretion and on conditions that properly provide for the security of  
38 the adverse party. A stay granted in favor of a city or county shall not require a bond or other  
39 security.

40 (f) Response to the Petition. – The respondent may, but need not, file a response to the  
41 petition, except that, if the respondent contends for the first time that any petitioner lacks standing  
42 to bring the appeal, that contention must be set forth in a response served on all petitioners at  
43 least 30 days prior to the hearing on the petition. If it is not served within that time period, the  
44 matter may be continued to allow the petitioners time to respond.

45 (g) Intervention. – Rule 24 of the Rules of Civil Procedure governs motions to intervene  
46 as a petitioner or respondent in an action initiated under this section with the following  
47 exceptions:

- 48 (1) Any person described in subdivision (1) of subsection (c) of this section has  
49 standing to intervene and shall be allowed to intervene as a matter of right.  
50 (2) Any person, other than one described in subdivision (1) of subsection (c) of  
51 this section, who seeks to intervene as a petitioner must demonstrate that the

- 1 person would have had standing to challenge the decision being appealed in  
2 accordance with subdivisions (2) through (4) of subsection (c) of this section.  
3 (3) Any person, other than one described in subdivision (1) of subsection (c) of  
4 this section, who seeks to intervene as a respondent must demonstrate that the  
5 person would have had standing to file a petition in accordance with  
6 subdivisions (2) through (4) of subsection (c) of this section if the  
7 decision-making board had made a decision that is consistent with the relief  
8 sought by the petitioner.

9 For intervention under subdivisions (2) and (3) of this subsection, a motion to intervene is  
10 untimely and shall not be allowed if filed after the court has rendered a final judgment on the  
11 underlying appeal.

12 (h) The Record. – The record shall consist of the decision and all documents and exhibits  
13 submitted to the decision-making board whose decision is being appealed, together with the  
14 minutes of the meeting or meetings at which the decision being appealed was considered. Upon  
15 request of any party, the record shall also contain an audio or videotape of the meeting or  
16 meetings at which the decision being appealed was considered if such a recording was made.  
17 Any party may also include in the record a transcript of the proceedings, which shall be prepared  
18 at the cost of the party choosing to include it. The parties may agree that matters unnecessary to  
19 the court's decision be deleted from the record or that matters other than those specified herein  
20 be included. The record shall be bound and paginated or otherwise organized for the convenience  
21 of the parties and the court. A copy of the record shall be served by the local government  
22 respondent, or the respondent decision-making board, upon all petitioners within three days after  
23 it is filed with the court.

24 (i) Hearing on the Record. – The court shall hear and decide all issues raised by the  
25 petition by reviewing the record submitted in accordance with subsection (h) of this section. The  
26 court shall allow the record to be supplemented with affidavits, testimony of witnesses, or  
27 documentary or other evidence if, and to the extent that, the petition raises any of the following  
28 issues, in which case the rules of discovery set forth in the North Carolina Rules of Civil  
29 Procedure apply to the supplementation of the record of these issues:

- 30 (1) Whether ~~a petitioner or an~~ intervenor has standing.  
31 (2) Whether, as a result of impermissible conflict as described in G.S. 160D-109  
32 or locally adopted conflict rules, the decision-making body was not  
33 sufficiently impartial to comply with due process principles. A failure to  
34 object at a hearing by a person with standing under subsection (c) of this  
35 section shall not constitute a waiver of a right to assert impermissible conflict  
36 involving any member of the quasi-judicial decision-making body.  
37 (3) Whether the decision-making body erred for the reasons set forth in  
38 sub-subdivisions a. and b. of subdivision (1) of subsection (j) of this section.  
39 (j) Scope of Review. –  
40 (1) When reviewing the decision under the provisions of this section, the court  
41 shall ensure that the rights of petitioners have not been prejudiced because the  
42 decision-making body's findings, inferences, conclusions, or decisions were:  
43 a. In violation of constitutional provisions, including those protecting  
44 procedural due process rights.  
45 b. In excess of the statutory authority conferred upon the local  
46 government, including preemption, or the authority conferred upon the  
47 decision-making board by ordinance.  
48 c. Inconsistent with applicable procedures specified by statute or  
49 ordinance.  
50 d. Affected by other error of law.

- 1 e. Unsupported by competent, material, and substantial evidence in view
- 2 of the entire record.
- 3 f. Arbitrary or capricious.
- 4 (2) When the issue before the court is one set forth in sub-subdivisions a. through
- 5 d. of subdivision (1) of this subsection, including whether the decision-making
- 6 board erred in interpreting an ordinance, the court shall review that issue de
- 7 novo. The court shall consider the interpretation of the decision-making board,
- 8 but is not bound by that interpretation, and may freely substitute its judgment
- 9 as appropriate. Whether the record contains competent, material, and
- 10 substantial evidence is a conclusion of law, reviewable de novo.
- 11 (3) The term "competent evidence," as used in this subsection, does not preclude
- 12 reliance by the decision-making board on evidence that would not be
- 13 admissible under the rules of evidence as applied in the trial division of the
- 14 General Court of Justice if (i) except for the items noted in sub-subdivisions
- 15 a., b., and c. of this subdivision that are conclusively incompetent, the
- 16 evidence was admitted without objection or (ii) the evidence appears to be
- 17 sufficiently trustworthy and was admitted under such circumstances that it
- 18 was reasonable for the decision-making board to rely upon it. The term
- 19 "competent evidence," as used in this subsection, shall, regardless of the lack
- 20 of a timely objection, not be deemed to include the opinion testimony of lay
- 21 witnesses as to any of the following:
- 22 a. The use of property in a particular way affects the value of other
- 23 property.
- 24 b. The increase in vehicular traffic resulting from a proposed
- 25 development poses a danger to the public safety. An approval by the
- 26 North Carolina Department of Transportation of a traffic impact
- 27 analysis for a development project shall be conclusive evidence that
- 28 the traffic related to the project will not pose a danger to the public
- 29 safety and will otherwise preclude using traffic as a basis for denying
- 30 a development permit.
- 31 c. Matters about which only expert testimony would generally be
- 32 admissible under the rules of evidence.
- 33 (j1) Action Not Rendered Moot by Loss of Property. – Subject to the limitations in the
- 34 State and federal constitutions and State and federal case law, an action filed under this section
- 35 is not rendered moot, if during the pendency of the action, the aggrieved person loses the
- 36 applicable property interest as a result of the local government action being challenged and
- 37 exhaustion of an appeal described herein is required for purposes of preserving a claim for
- 38 damages under G.S. 160D-1403.1.
- 39 (k) Decision of the Court. – Following its review of the decision-making board in
- 40 accordance with subsection (j) of this section, the court may affirm the decision, reverse the
- 41 decision and remand the case with appropriate instructions, or remand the case for further
- 42 proceedings. If the court does not affirm the decision below in its entirety, then the court shall
- 43 determine what relief should be granted to the petitioners:
- 44 (1) If the court concludes that the error committed by the decision-making board
- 45 is procedural only, the court may remand the case for further proceedings to
- 46 correct the procedural error.
- 47 (2) If the court concludes that the decision-making board has erred by failing to
- 48 make findings of fact such that the court cannot properly perform its function,
- 49 then the court may remand the case with appropriate instructions so long as
- 50 the record contains substantial competent evidence that could support the
- 51 decision below with appropriate findings of fact. However, findings of fact

- 1 are not necessary when the record sufficiently reveals the basis for the  
 2 decision below or when the material facts are undisputed and the case presents  
 3 only an issue of law.
- 4 (3) If the court concludes that the decision by the decision-making board is not  
 5 supported by competent, material, and substantial evidence in the record or is  
 6 based upon an error of law, then the court may remand the case with an order  
 7 that directs the decision-making board to take whatever action should have  
 8 been taken had the error not been committed or to take such other action as is  
 9 necessary to correct the error. Specifically:
- 10 a. If the court concludes that a permit was wrongfully denied because the  
 11 denial was not based on competent, material, and substantial evidence  
 12 or was otherwise based on an error of law, the court shall remand with  
 13 instructions that the permit be issued, subject to any conditions  
 14 expressly consented to by the permit applicant as part of the  
 15 application or during the board of adjustment appeal or writ of  
 16 certiorari appeal.
- 17 b. If the court concludes that a permit was wrongfully issued because the  
 18 issuance was not based on competent, material, and substantial  
 19 evidence or was otherwise based on an error of law, the court may  
 20 remand with instructions that the permit be revoked.
- 21 c. If the court concludes that a zoning board decision upholding a zoning  
 22 enforcement action was not supported by substantial competent  
 23 evidence or was otherwise based on an error of law, the court shall  
 24 reverse the decision.

25 (l) Effect of Appeal and Ancillary Injunctive Relief. — of Administrative Decision on a  
 26 Permitted Use. —

- 27 (1) ~~If a development approval is appealed, appealed on the basis of a use not being~~  
 28 ~~permitted by a development regulation, the applicant shall have the right to~~  
 29 ~~commence work while the appeal is pending. However, if the development~~  
 30 ~~approval is reversed by a final decision of any court of competent jurisdiction,~~  
 31 ~~jurisdiction determines that the use is not allowed, the applicant shall not be~~  
 32 ~~deemed to have gained any vested rights on the basis of actions taken prior to~~  
 33 ~~or during the pendency of the appeal and must proceed as if no development~~  
 34 ~~approval had been granted.~~
- 35 (2) ~~Upon motion of a party to a proceeding under this section, and under~~  
 36 ~~appropriate circumstances, the court may issue an injunctive order requiring~~  
 37 ~~any other party to that proceeding to take certain action or refrain from taking~~  
 38 ~~action that is consistent with the court's decision on the merits of the appeal.~~

39 (l1) Effect of Appeal of Quasi-Judicial Relief. —

- 40 (1) An appeal by a party with standing under subsection (c) of this section from  
 41 the granting of a special use permit by a local board or other development  
 42 permit issued pursuant to quasi-judicial proceedings shall be rendered moot if  
 43 development authorized by the approved permit substantially commences  
 44 prior to the issuance of an injunction by a court under subsection (o) of this  
 45 section or under Rule 65 of the Rules of Civil Procedure with appropriate  
 46 security.
- 47 (2) If a special use permit is issued by the applicable local board after remand  
 48 from a decision of a court of competent jurisdiction and no injunction is  
 49 otherwise in place to prevent the issuance of a permit, any appeal related to  
 50 the subject matter of the permit is rendered moot.

1 (m) Joinder. – A declaratory judgment brought under G.S. 160D-1401 or other civil action  
2 relating to the decision at issue may be joined with the petition for writ of certiorari and decided  
3 in the same proceeding.

4 (n) Stays. – An appeal under this section is stayed as provided in G.S. 160D-405.

5 (o) Upon motion of a party to a proceeding under this section, and under appropriate  
6 circumstances, the court may issue an injunctive order requiring any other party to that  
7 proceeding to take certain action or refrain from taking action that is consistent with the court's  
8 decision on the merits of the appeal. The court shall require the moving party to post an  
9 appropriate bond set by the judge or clerk issuing the stay. A local government shall not be  
10 required to post a bond under this subsection."

### 11 12 **PART III. LOCAL GOVERNMENT REPORTING ON GROWTH HAMPERING** 13 **DENIALS**

14 **SECTION 3.1.** Beginning October 1, 2021, every local government engaged in  
15 development permitting review shall submit a semiannual report to the Joint Legislative  
16 Committee on Local Government and the Fiscal Research Division. The report shall contain at  
17 least all of the following:

18 (1) The number of development permit applications received.

19 (2) The number of development permit applications denied and the reason for  
20 denial.

21 (3) The number of down-zoning ordinances enacted.  
22

### 23 **PART IV. EFFECTIVE DATE**

24 **SECTION 4.1.** Except as otherwise provided, this act is effective when it becomes  
25 law. Sections 2.1, 2.5, and 2.6 of this act clarify and restate the intent of existing law and apply  
26 to permit applications filed and appeals taken before, on, and after the effective date.



On December 1<sup>st</sup>, 2020, an accident occurred on North Salisbury Ave. across from town hall. This accident damaged the pole, Christmas decoration and banner brackets. I filed an insurance claim with Zurich Insurance to recover the loss of the accident in the amount of \$2,485.00. On 4/7/2021 we received payment in that amount, and it was deposited in general fund. Public Works is asking for approval of the budget amendment in the amount of \$2,485.00 for replacement and repair of the of the damaged items.



[www.granitequarrync.gov](http://www.granitequarrync.gov)  
 PO Box 351, Granite Quarry, NC  
 Phone: (704) 279-5596, Fax: (704) 279-6648

# I N V O I C E

Bill To: Zurich American Insurance Co.  
 C/O Penske Truck Leasing  
 RE: Policy # BAP8196232

Date:	1/11/2021	Invoice:	<b>1060</b>
DESCRIPTION		AMOUNT	
Accident on December 1, 2020 located on Salisbury Ave. involving insured with damages to the following Town properties			
1 Snowflake Christmas Decoration		\$	750.00
1 Happy Holidays Banner and Brackets		\$	225.00
60 Ft of Triplex Cable for Fixture Wiring		\$	185.00
Misc. Supplies		\$	75.00
Labor		\$	1,250.00
<b>Make all checks payable to the Town of Granite Quarry</b>			
Questions? Contact - Shelly Shockley, Finance Officer - Ext.214			
<b>Invoices are due upon receipt.</b>			
<b>TOTAL DUE</b>		<b>\$</b>	<b>2,485.00</b>

FISCAL YEAR 2020-2021  
**BUDGET AMENDMENT REQUEST #14**

May 10, 2021

**PURPOSE:** To transfer funds from Property Damage Claims (01-3451-85) to Maintenance – Supplies & Equipment (01-4190-29) in the amount of \$2,485 to replace a Christmas decoration and banner damaged in an auto accident.

**TRANSFER FUNDS FROM:**

General Ledger Acct. # and Description		Amount
01-3451-85	Property Damage Claims	\$ 2,485
TOTAL		\$ 2,485

**ADD FUNDS TO:**

General Ledger Acct. # and Description		Amount
01-4190-29	Maintenance – Supplies & Equipment	\$ 2,485
TOTAL		\$ 2,485

*The above Budget Amendment was approved / denied by the Manager or Board on \_\_\_\_\_.*

\_\_\_\_\_  
William Feather, Mayor

\_\_\_\_\_  
Shelly Shockley, Finance Officer

## SUMMARY

TO: Board of Aldermen  
FROM: Town Manager Larry Smith, Town Clerk Aubrey Smith  
RE: **Personnel Policy Review Follow-up**  
DATE: 5/10/2021

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At its April 21, 2021 meeting, the Board discussed at length different sections of the personnel policy and tasked staff with getting clarification on different items. The following information summarizes the clarification requests and feedback that was received from the NCLM and the MAPS Group.

### **Section 5. Employment of Relatives**

*The Town prohibits the hiring and employment of immediate family in full or part-time positions within the same work unit if such employment would result in one family member supervising another or if one member will occupy a position of influence over another member's employment or any condition of employment. Examples of potential influence include but are not limited to hiring, promotions, salary administration and disciplinary action. Members of an immediate family shall not be employed in the same division at the same time.*

*For the purposes of this Article, immediate family shall be defined as spouse, child, parent, guardian, sibling, grandparent, grandchild, aunt, uncle, niece and nephew, to include in-law, step and half relationships. The definition for this Article also includes individuals living in the same household who share a relationship comparable to immediate family members. No member of any employee's immediate family shall be hired without prior approval of the Town Manager.*

*The Town also prohibits the employment of any person into a position who is an immediate family member of individuals holding the following positions: Mayor, Board of Aldermen Member, Town Manager, Town Attorney, Finance Officer, or Town Clerk.*

*Other circumstances may also prohibit the hiring of family members. Otherwise, the Town will consider employing family members or related persons in the service of the Town, provided that such employment does not:*

- a) result in a relative supervising relatives;*
- b) result in a relative auditing the work of a relative;*
- c) create a conflict of interest with either relative and the Town; or*
- d) create the potential or perception of favoritism.*

*Romantic relationships between an employee and a direct or indirect supervisor or subordinate of that employee are prohibited. If such a relationship develops, the employee(s) shall notify the department director or Town Manager and will be given thirty days to find approved, alternative employment within the Town. If no alternative employment with the Town can be found, one employee will be required to separate service. The employees would need to decide who's leaving.*

*This provision shall not apply retroactively to anyone employed when the provision was adopted by the Town.*

**Clarification Request:**

Q: Can / should a current employee, who would be ineligible for hire under this section, be terminated or forced to resign if an immediate family member becomes one of the persons cited in paragraph #3\*?

A: GQ: If the close relative of a current employee (not defined in paragraph three of the above policy) was elected to a position defined in paragraph three, that elected official would help set policy that affects the close relative as an employee, and a potential conflict could arise that would need to be addressed. Further consultation with our HR and liability consultants at the League needs to take place to help staff know the best way to deal with this potential situation to avoid a conflict of interest and any infringement of employee rights.

***Section 18. Use of Tobacco Products/Vaping Products***

*Granite Quarry recognizes the health risks of tobacco use and secondhand smoke for non-smokers. The Town desires to minimize the harmful effects of tobacco use among its staff and to eliminate secondhand smoke exposure for staff and the public in those buildings controlled by the Town. This policy also applies to dipping or chewing tobacco products and e-cigs (vaping) or smokeless tobacco. Therefore, smoking, use of dipping or chewing tobacco products, and vaping is prohibited:*

- a) in any Town building;*
- b) in any Town vehicle;*
- c) on any Town grounds; and*
- d) on all other Town property, including but not limited to town and park systems, individual parks, playgrounds, athletic fields, sidewalks, town trails, and polling places.*

*Use of tobacco products or e-cigs in violation of this policy may result in disciplinary action up to and including termination.*

**Board's Clarification Request**

Q: Would this personnel policy apply to an employee who is off duty and smokes in the park/on town property (IF there was never a general rule adopted against public smoking there)?

A: No.

***Recommended Action:***

Consider adding the language "except in designated areas" to the personnel policy. This would apply for employees.

Coincidentally, Amy Smith from Rowan County Health Dept called with interest about presenting to the Board at the June meeting and discussing the Board's desired direction for setting policy regarding tobacco use in parks.

**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item 15

**Safety Policy**

Summary:

During the review of our personnel policy, it was advised that we review and adopt an updated safety policy. The attached draft policy has been reviewed by the Town Manager and Department Heads.

Attachment:

- Draft Safety Policy
- Resolution 2021-09

Action Requested:

***Motion to adopt Resolution 2021-09 establishing a Safety Policy.***

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against



2021-09

## SAFETY POLICY

### **Purpose**

It is the policy of the Town to comply with federal, state and local safety and health regulations and laws, and to ensure a safe and healthful working environment. The Town strives 1) to ensure a safe and healthful environment at all Town buildings and facilities used by employees and the public, and 2) to foster safe job procedures, practices, and working conditions for all Town employees. The purpose of this policy is to define the responsibility for administration of safety programs within the Town of Granite Quarry operations and to set forth certain procedures that will be followed in developing and administering safety programs.

The Town of Granite Quarry has consistently taken the position that the safety of our employees, as well as the public we serve, is of utmost importance. The administration of safety programs throughout our organization is just as essential as the services we provide. Safety programs and safe work performance shall become an important part of the evaluation of all departments, department heads, supervisors, and all employees.

It is the intent of this Safety Policy to define the relationship between administration, the Safety Director, the Safety Committee, Department Heads, and employees.

### **Responsibility of Administration**

The Town Manager will appoint a Safety Director who will assist in the development and coordination of a safety program for the Town of Granite Quarry. The Safety Director will act as chairperson of the Employee Safety Committee, made up of Town employees. The Committee will include at least one person from each department appointed by the department head. All committee members serve indefinite terms and can be replaced at the discretion of their department heads or the Safety Director.

### **Responsibility of Safety Director**

The Safety Director will act as chairperson of the Employee Safety Committee, made up of Town employees. The Safety Director of the Town of Granite Quarry shall be responsible for providing advice and assistance as needed by department heads and supervisors in setting up and carrying out safety programs.

The Safety Director will provide advice and assistance including, but not limited to, the following: protective equipment information, safety meeting assistance, coordination and record keeping, information and educational materials for meetings, forms for reporting safety inspections and injuries, accident investigations, statistical information, general safety information, arrangements for periodic safety inspection of each department, special safety meetings for all employees, establish adequate record keeping of all accidents, current information of new departments in the field of accident prevention and protective equipment, first aid equipment and procedures, coordinate development of safety education materials, including preparing releases to news media.

In general, the Safety Director shall work with each department head in carrying out safety programs designed to prevent accidents in the respective departments of the Town of Granite Quarry. The activities of the Safety Director will not relieve department heads from their basic responsibility for safety within their respective departments.

### **Responsibility of the Safety Committee**

The Committee will work with the Safety Director and their respective departments to assist departments in developing and coordinating safety programs for the Town of Granite Quarry. The Committee shall meet at least quarterly and discuss safety activities with each and all departments.

The basic function of the Committee shall include, but not be limited to, the following activities:

- Report all unsafe conditions and procedures observed within their own or other departments;
- make recommendations to the Safety Director concerning safety programs and activities within any and all departments;
- bring to the Committee suggestions by other employees concerning safety;
- make constructive suggestions for improvement of safe working conditions throughout the organization;
- individually work safely and influence others to work safely;
- make periodic and systematic inspection tours of work areas involving the Town of Granite Quarry's employees;
- and report on conditions and practices found on these inspection tours.

The Committee shall be responsible for researching proper safety training programs, encouraging staff to be mindful of ways to improve safety in their duties, and recommending appropriate safety programs to administration. The Committee will investigate complaints and observe operations to detect unsafe acts or conditions.

Department head appointees that serve on the Committee shall be responsible for implementing appropriate training programs for their employees and seeing that employees working in their section or group attend these training programs.

### **Responsibility of Department Heads**

It shall be the responsibility of department heads and/or supervisors to develop effective safety programs that will prevent accidents within their respective departments and to maintain conditions and practices in all areas under their jurisdiction. The specific departments included are Administration, Fire, Police, and Public Works. Department heads shall be directly responsible for prevention of accidents within the respective department.

Job hazards and safety procedures shall be fully explained to each employee before the employee begins work. It shall be the supervisor's responsibility to see that the required personal protective equipment is used in accordance with safety rules and regulations.

Department heads and supervisors shall encourage employee safety suggestions and give consideration to each suggestion submitted.

Supervisors shall be responsible for the prevention of accidents in their operating crews. They shall enforce all general departmental safety rules and regulations. They shall see that all accidents are properly reported and that first aid is rendered in the case of injury.

### **Responsibility of the Employees**

All employees shall be responsible for exercising maximum care and good judgement in preventing accidents and shall follow all safety rules established for their departments. No job shall be considered properly accomplished unless the worker has followed every precaution and safety rule established to prevent injury to any employee of the town and to the public that may be involved.

In addition, all employees shall comply with the following basic safety rules:

- Wear hard hats on all jobs where there is a danger of being struck by falling or moving objects, on all roadway projects, on all construction sites, and on all other job sites designated as being hazardous.
- Wear approved eye protection equipment when chipping, grinding, operating a jack hammer, drilling above the chest height, or at any time an eye injury hazard exists.
- Wear sturdy shoes (safety shoes where required by your department) which are in good repair.

- Wear an OSHA approved minimum level of protective clothing with reflective striping when operating at, or on the scene of incidents on roadways, to ensure the employee's visibility. The reflective trim package applied to structural firefighting gear satisfies the intent of this policy to ensure personnel visibility on the scene of incidents. If such protective clothing would be more of a detriment to safety, for example if the clothing were not flame retardant and operations are occurring around open flames, judgment should be exercised regarding the use of such protective clothing.
- Use insulated or properly grounded electrical equipment and hand tools which are maintained in good condition.
- Request and observe all safety precautions and instructions from your department head or immediate supervisor, report unsafe conditions, report all injuries promptly, concentrate on the job at hand and allow no horse play at any time.
- Operate all vehicles and equipment in a safe manner, and follow all such rules and regulations set by department heads as being necessary for safe conduct of work.

Each employee shall observe and diligently follow all established safety procedures. Unsafe conditions and/or actions are to be singled out, corrected and promptly reported to the Safety Director. Employees who willingly and knowingly violate Town policies for safe work practices will be subject to appropriate disciplinary actions. Disciplinary measures will include, but are not limited to:

- Verbal warning (documented) for minor offenses.
- Written warning for more severe or repeated violations (to be copied to Personnel file).
- Suspension without pay, if verbal and written warnings do not prove to be sufficient.

If none of the above measures achieve satisfactory corrective results, and no other acceptable solution can be found, termination of employment will result for those who continue to jeopardize their own safety and the safety of others.

**Effective Date**

**ADOPTED by the Board of Aldermen of the Town of Granite Quarry this the 10<sup>th</sup> of May 2021 with the effective date of May 10, 2021.**



## RESOLUTION 2021-09

### A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, TO ESTABLISH A SAFETY POLICY

**WHEREAS**, it is the intent of the Board of Aldermen of the Town of Granite Quarry to ensure the safety and health of every Town employee; and

**WHEREAS**, it is the policy of the Town to comply with federal, state, and local safety and health regulations and laws; and

**WHEREAS**, the Board of Aldermen of the Town of Granite Quarry feel this can be accomplished by providing a safe workplace and adopting safe work habits; and

**WHEREAS**, the Board of Aldermen recognize this will be further accomplished by establishing a safety policy that will assure safe and consistent practices are adopted by all Town employees.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Aldermen of the Town of Granite Quarry that the attached Safety Policy is hereby adopted.

**RESOLVED, APPROVED, AND EFFECTIVE UPON ADOPTION BY THE BOARD OF ALDERMEN OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA, ON THIS THE 10<sup>th</sup> DAY OF May 2021.**

\_\_\_\_\_  
William D. Feather, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Smith, Town Clerk

[SEAL]

**Agenda Item Summary**

Regular Meeting  
May 10, 2021  
Agenda Item 16 A

**Budget Amendment FY20-21 #15**

Summary:

At the conclusion of the Fiscal Year 19-20 Audit, The Police department had unspent funds of \$114,919. At the December 7, 2020 Board of Aldermen meeting \$114,919 was reappropriated from Fund Balance Appropriated to Police – Capital Outlay Vehicles increasing the FY 20-21 Police budget. At that same meeting, the Board authorized the purchase of 2 Police vehicles in an amount not to exceed \$100,000, of which \$98,754 was expended. Police – Capital Outlay Vehicles has a current unspent balance of \$16,165.

The reappropriated amount of \$114,919 was from a FY in which the Town of Faith was invoiced on a population percentage of 20%. Staff’s recommendation is to reduce the Town of Faith’s final invoice for FY 20-21 by the same percentage in the amount of \$3,233. This reduction would change the Police Authority Revenue – Faith budget from \$136,000 to \$132,767.

The Town Manager has been working with legal officials on a draft Agreement update that would alleviate the need for doing this in the future.

Attachment:

Budget Amendment FY20-21 #15

Action Requested:

***To authorize the Finance Officer to invoice the Town of Faith for the 4th quarter of FY 20-21 at a rate discounted by \$3,233 and to approve Budget Amendment Request #15 decreasing Police Authority Revenue – Faith and Police – Capital Outlay Vehicles by \$3,233.***

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

**FISCAL YEAR 2020-2021  
BUDGET AMENDMENT REQUEST #15**

**May 10, 2021**

**PURPOSE:** To reduce Police Authority Revenue - Faith (01-3431-41) and Police – Capital Outlay - Vehicles (01-4310-54) by a percentage of unspent reappropriated funds from FY 19-20 by \$3,233

**TRANSFER FUNDS FROM:**

General Ledger Acct. # and Description	Amount
01-3431-41    Police Authority Revenue – Faith	\$ 3,233
<b>TOTAL</b>	<b>\$ 3,233</b>

**ADD FUNDS TO:**

General Ledger Acct. # and Description	Amount
01-4310-54    Police – Capital Outlay - Vehicles	\$ 3,233
<b>TOTAL</b>	<b>\$ 3,233</b>

*The above Budget Amendment was approved / denied by the Manager or Board on \_\_\_\_\_.*

\_\_\_\_\_  
William Feather, Mayor

\_\_\_\_\_  
Shelly Shockley, Finance Officer

**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item **16 B**

**Budget Amendment FY20-21 #13**

Summary:

To transfer funds from Police - Surplus Items Sold (01-3835-80) to Police –Uniforms (01-4310-21) in the amount of \$4,494 from the sale of a Police vehicle to purchase uniforms.

Attachment:

Budget Amendment FY20-21 #13

Action Requested:

***Motion to approve Budget Amendment FY20-21 #13 as presented.***

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

FISCAL YEAR 2020-2021  
BUDGET AMENDMENT REQUEST #13

May 10, 2021

**PURPOSE:** To transfer funds from Police - Surplus Items Sold (01-3835-80) to Police – Uniforms (01-4310-21) in the amount of \$4,494 from the sale of a Police vehicle to purchase uniforms.

**TRANSFER FUNDS FROM:**

General Ledger Acct. # and Description		Amount
01-3835-80	Police Surplus Items Sold	\$ 4,494
TOTAL		\$ 4,494

**ADD FUNDS TO:**

General Ledger Acct. # and Description		Amount
01-4310-21	Uniforms	\$ 4,494
TOTAL		\$ 4,494

*The above Budget Amendment was approved / denied by the Manager or Board on \_\_\_\_\_.*

\_\_\_\_\_  
William Feather, Mayor

\_\_\_\_\_  
Shelly Shockley, Finance Officer

**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item 17 A

**Budget Amendment FY20-21 #2-A**

Summary:

Budget Amendment Request #2 was presented and approved on September 8, 2020. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) in the amount of \$420 to reconcile the uncollectable outstanding balance in accounts receivable due to an unpaid allotment for board technology beginning in 2014. Funds should have been transferred to Governing Body – Office Expense (01-4110-26).

Attachment:

Budget Amendment FY20-21 #2-A

Action Requested:

***Motion to approve Budget Amendment FY20-21 #2-A as presented.***

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

FISCAL YEAR 2020-2021  
**BUDGET AMENDMENT REQUEST #2-A**

May 10, 2021

**PURPOSE:** Budget Amendment Request #2 was presented and approved on September 8, 2020. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) in the amount of \$420 to reconcile the uncollectable outstanding balance in accounts receivable due to an unpaid allotment for board technology beginning in 2014. Funds should have been transferred to Governing Body – Office Expense (01-4110-26).

**TRANSFER FUNDS FROM:**

General Ledger Acct. # and Description	Amount
01-4110-08    Governing Body - Board Expense	\$ 420
TOTAL	\$ 420

**ADD FUNDS TO:**

General Ledger Acct. # and Description	Amount
01-4110-26    Governing Body - Office Expense	\$ 420
TOTAL	\$ 420

*The above Budget Amendment was approved / denied by the Manager or Board on \_\_\_\_\_.*

\_\_\_\_\_  
 William Feather, Mayor

\_\_\_\_\_  
 Shelly Shockley, Finance Officer

**Agenda Item Summary**

Regular Meeting

May 10, 2021

Agenda Item **17 B**

**Budget Amendment FY20-21 #9-A**

Summary:

Budget Amendment Request #9 was presented and approved on January 11, 2021. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) to reimburse Christian Stebe for expenses related to an Eagle Scout project approved at the October 5, 2020 Board of Aldermen meeting. Funds should have been transferred to Governing Body - Office Expense (01-4110-26).

Attachment:

Budget Amendment FY20-21 #9-A

Action Requested:

***Motion to approve Budget Amendment FY20-21 #9-A as presented.***

Motion Made By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Second By:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

For:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

Against:

- Jim Costantino
- Kim Cress
- John Linker
- Doug Shelton

In case of tie:

Mayor Bill Feather

- For
- Against

FISCAL YEAR 2020-2021  
**BUDGET AMENDMENT REQUEST #9-A**

May 10, 2021

**PURPOSE:** Budget Amendment Request #9 was presented and approved on January 11, 2021. Funds were transferred from Governing Body - Board Contingency (01-4110-97) to Governing Body - Board Expense (01-4110-08) to reimburse Christian Stebe for expenses related to an Eagle Scout project approved at the October 5, 2020 Board of Aldermen meeting. Funds should have been transferred to Governing Body - Office Expense (01-4110-26).

**DECREASE EXPENSE:**

General Ledger Acct. # and Description	Amount
01-4110-08    Governing Body - Board Expense	\$ 394
TOTAL	\$ 394

**INCREASE EXPENSE:**

General Ledger Acct. # and Description	Amount
01-4110-26    Governing Body - Office Expense	\$ 394
TOTAL	\$ 394

*The above Budget Amendment was approved / denied by the Manager or Board on \_\_\_\_\_.*

\_\_\_\_\_  
 William Feather, Mayor

\_\_\_\_\_  
 Shelly Shockley, Finance Officer

# Proclamation

## NATIONAL POLICE WEEK MAY 9-15, 2021 AND PEACE OFFICERS' MEMORIAL DAY MAY 15, 2021

**Whereas:** the Congress and President of the United States have designated May 15th as Peace Officers' Memorial Day, and the week in which May 15th falls as National Police week; and

**Whereas:** the members of the Granite Quarry – Faith Joint Police Authority play an essential role in safeguarding the rights and freedoms of our community; and

**Whereas:** it is important that all citizens know and understand the duties, responsibilities, hazards, and sacrifices of their law enforcement agency, and that members of our Granite Quarry – Faith Joint Police Authority recognize their duty to serve the people by safeguarding life and property, by protecting them against violence and disorder, and by protecting the innocent against deception and the weak against oppression; and

**Whereas:** the officers of the Granite Quarry – Faith Joint Police Authority unceasingly provide a vital public service.

**Therefore:** I, William D. Feather, Mayor of the Town of Granite Quarry, North Carolina, do recognize the week of May 9-15, 2021, as “**National Police Week**” and further recognize May 15th as **Peace Officers' Memorial Day** in honor of those law enforcement officers who, through their courageous deeds, have made the ultimate sacrifice in service to their community or have become disabled in the performance of duty.

Proclaimed this the 10th day of May 2021.

---

William D. Feather, Mayor

Attest:

---

Aubrey Smith, Town Clerk

# Proclamation

## NATIONAL PUBLIC WORKS WEEK MAY 16-22, 2021

**Whereas:** public works services provided in our community are an integral part of our citizens' everyday lives; and

**Whereas:** the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as streets, public buildings and grounds, parks, solid waste collection, and snow removal; and

**Whereas:** the health, safety, and comfort of this community greatly depends on these facilities and services; and

**Whereas:** the quality and effectiveness of these facilities, as well as their planning, design, and construction, are vitally dependent upon the efforts and skill of public works employees; and

**Whereas:** the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the community's understanding of the work they perform.

**Therefore:** I, William D. Feather, Mayor of the Town of Granite Quarry, North Carolina, do hereby designate the week of May 16-22, 2021 as National Public Works Week, and further extend appreciation to our public works department for the vital service they perform and their exemplary dedication to our community.

Proclaimed this the 10th day of May 2021.

\_\_\_\_\_  
William D. Feather, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Smith, Town Clerk

# May 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	Planning Board 6pm					
9	10	11	12	13	14	15
	Business After Hours 5pm BoA Regular Mtg. 7pm		Centralina Board of Delegates Mtng 5pm	Resident Dumpsters 9am-3pm CAC 6pm	Resident Dumpsters 9am-3pm	Resident Dumpsters 8am-12pm
16	17	18	19	20	21	22
	P.E.R.C. 5pm ZBA 5:30pm	Revitalization 3:30pm		Power in Partnership Breakfast 7:30am		
23	24	25	26	27	28	29
			MPO TAC 5:30pm			
30	31					
	Memorial Day – Offices Closed					