



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING  
Monday, June 12, 2023  
6:00 p.m.**

**Call to Order**

**Moment of Silence**

**Pledge of Allegiance**

**1. Approval of Agenda**

**2. Approval of Consent Agenda**

**A. Approval of the Minutes**

- 1) Regular Meeting May 8, 2023
- 2) Budget Workshop May 18 & 25, 2023

**B. Departmental Reports**

**C. Financial Reports**

**3. Citizen Comments**

*(All comments are limited to 3 minutes. No sharing of minutes with other citizens.)*

**4. Town Manager Update**

**5. Public Hearing**

**Budget FY 23-24**

**A. Presentation of Budget Message**

**Town Manager**

**B. Public Hearing**

**C. Board Discussion and Possible Decision**

**ACTION REQUESTED:** Motion to adopt Budget Ordinance 2023-06 for Fiscal Year 2023-2024 as presented.

**Old Business**

- 6. Discussion and Possible Action**                      **Mural**

**New Business**

- 7. Budget Amendment**                                      **BA #10 Contingency and Transfer Dept**  
**ACTION REQUESTED:** Motion to approve Budget Amendment #10 as presented.

- 8. Closed Session**    **Town Attorney**  
**ACTION REQUESTED:** Motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(5)&(6) to discuss material terms of a proposed employment contract and/or to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective public officer or employee.

**ACTION REQUESTED:** Motion to return to open session.

- 9. \*\*Public Hearing**    **GQ Town Plan 2040 Comprehensive Land Use and Master Plan**  
**A. Staff Summary**  
**B. Public Hearing**  
**C. Board Discussion and Decision**  
**ACTION REQUESTED:** Motion to adopt Ordinance 2023-07 to adopt the Town Plan 2040 - Comprehensive Land Use & Master Plan.

- 10. \*\*Public Hearing**    **Granite Quarry Development Ordinance**  
**A. Staff Summary**  
**B. Public Hearing**  
**C. Board Discussion and Decision**  
**ACTION REQUESTED:** Motion to adopt the Granite Quarry Development Ordinance.

**ACTION REQUESTED:** Motion to adopt the Statement of Consistency and Reasonableness.

**11. Board Comments**

**12. Announcements and Date Reminders**

<b>A.</b>	Wednesday	June 14	5:00 p.m.	Centralina Executive Board Meeting
<b>B.</b>	Thursday	June 15	5:30 p.m.	Community Appearance Commission
<b>C.</b>	Monday	June 19	6:00 p.m.	Board of Aldermen Recessed Meeting
<b>D.</b>	Tuesday	June 20	3:30 p.m.	Revitalization Team
<b>E.</b>	Wednesday	June 28	5:30 p.m.	CRMPO TAC
<b>F.</b>	Thursday	June 29	5:30 p.m.	Events Committee
<b>G.</b>	Monday	July 3	6:00 p.m.	Planning Board
<b>H.</b>	Tuesday	July 4		Fourth of July – Town Offices Closed

**Recess**

***\*\*Both New Business Public Hearing Items have been advertised for the continuation of tonight’s meeting on June 19, 2023 at 6:00 p.m.***

**Agenda Item Summary**

Regular Meeting

June 12, 2023

Agenda Item 1

**Summary:**

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

**Action Requested:**

***Motion to adopt the June 12, 2023 Board of Aldermen Meeting Agenda (as presented / as amended).***

**Approval of Agenda**

Motion Made By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Second By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

For:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Against:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

**Agenda Item Summary**

Regular Meeting

June 12, 2023

Agenda Item 2

**Approval of Consent Agenda**

Summary:

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

**A. Approval of the Minutes**

- 1) Regular Meeting May 8, 2023
- 2) Budget Workshop May 18 & 25, 2023

**B. Departmental Reports**

**C. Financial Reports**

Motion Made By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Second By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

For:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Against:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

Action Requested:

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



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

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

**Not Present:** Mayor Brittany Barnhardt

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

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

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

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

**1. Approval of the Agenda**

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

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

1) Regular Meeting April 10 & 13, 2023

**B. Departmental Reports**

**C. Financial Reports**

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

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

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

**4. Town Manager's Update**

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

## 5. Public Hearing

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

#### A. Staff Summary

#### Town Planner Schwartz-Laubhann

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

#### B. Applicant Presentation

#### Nest Communities / Wallace Realty

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

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

#### C. Public Hearing

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

No one spoke in favor of the rezoning.

The following individuals spoke against the rezoning:

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

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

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

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

#### D. Board Discussion and Decision

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

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

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

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

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

***The Board took a short recess at 7:26 p.m.  
Mayor Pro Tem Linker called the meeting back to order at 7:32 p.m.***

## **Old Business**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**New Business**

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

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

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

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

**12. Proclamations**

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

### 13. Board Comments

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

### 14. Announcements and Date Reminders

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

### Adjourn

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

The meeting ended at 7:54 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
BUDGET WORKSHOP  
MEETING MINUTES  
Thursday, May 18, 2023 &  
Thursday, May 25, 2023, 9:00 a.m.**

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

**Not Present:** Alderman Jeff Cannon

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

**Call to Order:** Mayor Barnhardt called the meeting to order at 9:02 a.m.

**1. Approval of Agenda**

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

**2. Discussion**

**Budget FY 23-24**

Manager Smith gave a brief overview of the budget handouts and shared that the major objectives for the day included receiving Board direction on the insurance renewal, Fire Department staffing, and tentative tax rate parameters.

**A. Personnel & related**

Manager Smith shared that the largest challenge was price increases across the board and that personnel was the single biggest moving target. He began with the recommendations for adjustments to grades and salaries illustrated on page 5 and pointed out the comparison tables on pages 6 and 7 of the Budget Workshop handout for reference. There was discussion on the proposed adjustments for Police and Fire specifically. Board members asked for clarification regarding individual pay grades and whether the Chiefs felt they would be able to hire and retain staff with the recommended salaries. Both Chief Cook and Chief Hord stated they felt the numbers were reasonable.

**B. Police**

The Board discussed the contribution from Faith for Police. There was consensus that the Board would like to continue to partner with Faith but would like to see an increase in their contribution.

Faith will be discussing their budget at their upcoming meeting; Manager Smith will pass on information as it is received.

There was discussion on whether the police vehicle needed to be budgeted for in the next year due to issues with availability and delay in getting the current year's vehicle. Chief Cook advocated for continuing the purchase annual cycle since any changes now could result in the need to purchase multiple vehicles at the same time in the future. He also shared that the staffing plan, once the two vacant positions are filled, is to put two officers on the road at all times in staggered shifts.

Alderman Costantino and Mayor Barnhardt expressed a desire to see an increase in PD salaries. Manager Smith explained a little more about the professional methods and thorough analyses that were used to come up with the proposed adjustments and pointed out some of the negative consequences that an increase in only PD salaries could cause. Mayor Barnhardt stated she would like to see the increases across the board for all staff. Manager Smith stated that if it was the Board's desire, the salaries could be set to make Granite Quarry desirable for initial hires and recruitment, but that the organizational culture would need to change in order to retain staff. Alderman Shelton pointed out that Granite Quarry was looking for officers specifically wanting to work in a town of Granite Quarry's size and that the Board needed to make it economically viable for them to do so. Manager Smith's recommendations for pay adjustments would make the pay for police officers competitive for a town of Granite Quarry's size.

Alderman Shelton stated he believed the budget for maintenance and repair was too conservative.

### **C. Fire Department**

There was discussion on the request to add personnel to the Fire Department. Chief Hord shared that the recommendation to add three engineers would mean there would be three people on a truck at all times. There was Board consensus to move forward with the staffing changes.

Mayor Pro Tem Linker stated that if there was further development and the town grows or expands, staff would need to be ready for it. Chief Hord shared that the proposed changes would move the town further in that direction.

Alderman Shelton asked whether Manager Smith and Chief Hord felt they were cutting it too tight with budgeting to make the desired changes. Chief Hord stated he felt the necessary changes could be made within the proposed amounts.

Alderman Costantino asked what tax rate the proposed changes would require. Manager Smith responded that if everything on the proposed budget was added in, the required tax rate would be .4780. That wouldn't account for any capital reserve. He stated the budget worksheets handout was based off a .40 tax rate.

Mayor Barnhardt asked whether the Board should consider capital outlay for vehicles. Manager Smith replied that there was a desire to start a capital reserve program for those items across the board. At the .40 tax rate, there wouldn't be anything to contribute to the reserve.

Mayor Barnhardt asked about vests for the FD. Chief Hord responded that there is a grant anticipated for each municipality in Rowan County to receive six.

**ACTION:** Alderman Shelton made a motion for a five-minute recess. Alderman Costantino seconded the motion. The motion passed 3-0.

*The Board recessed at 10:38 a.m.*

*Mayor Barnhardt called the meeting back to order at 10:46 a.m.*

#### **D. Maintenance**

The requests for the maintenance budget included enhanced staffing and an option to add the Town Hall roof project. Alderman Costantino expressed a desire to update the whole building. Mayor Barnhardt asked if there was Board consensus for Larry to give options at the next budget meeting and Board members expressed interest in learning more. Mayor Barnhardt expressed a desire to have the engineer make a presentation on the plans for Town Hall that were updated in the last few years and hear the Board's desires for updates to the Board Room.

Mayor Barnhardt proposed using the surplus from the current year's budget to pay down the debt service and budget the balance to eliminate all current debt, which would put the town in the position to take on another, larger debt.

Alderman Costantino asked about the progress for projects at the Civic Park. Chief Hord stated surveyors should be on site next week.

Chief Hord stated his goal was to start a Powell Bill line with money contributed each year so that streets wouldn't have to be financed again. Manager Smith confirmed the policy was already in place. Alderman Shelton asked if there was any reason to not be able to take the \$50,000 out of the Powell Bill line and put it somewhere else and pay off the Powell Bill debt. Finance Officer Shockley stated it would have to be approved by the LGC since they approved the project. If the debt was paid off those funds could be used to build up a balance. Chief Hord stated saving up money would mean cost savings on mobilization by doing a large project instead of several small projects.

It was clarified that the suggestion for earmarking \$40,000 for a dump truck was actually a suggestion to transfer the \$40,000 earmarked for a dump truck into a capital reserve fund to start building up a balance.

#### **E. Environmental**

There was discussion regarding trash service options. Waste Management has proposed moving to a two-day pickup schedule, but there is not yet an associated timeline. No changes are suggested at this time. The increase shown on the proposed budget represents increases for the fuel surcharges.

#### **F. Parks and Recreation**

There was discussion on the \$9,000 for stormwater drainage near the shelter at the Lake Park. Chief Hord stated he believed he could get the project completed this fiscal year, but a budget amendment would be required. There was Board consensus to move ahead with completion of the stormwater project in this fiscal year.

**ACTION:** Mayor Pro Tem Linker made a motion to complete the Lake Park stormwater drainage repair out of the Board Contingency fund this year. Alderman Costantino seconded the motion. The motion passed 3-0.

There was discussion on the proposed Veterans' Memorial. There will be a meeting on June 1 to discuss and Board members have been invited to attend. Mayor Pro Tem Linker stated he could attend.

#### **G. Governing Body**

The Board reviewed the numbers presented for Board salaries. There was a consensus not to make any changes at this time.

Manager Smith stated that invoices were received yesterday concerning N-Focus charges for calls outside of the scope of services. He stated that a new attorney would be similar with charges for phone calls and emails. Mayor Barnhardt asked if the Board was in favor of adding additional money for professional services to cover additional correspondence. Mayor Pro Tem Linker stated he thought calls to a new attorney should be kept to a minimum in order not to incur additional expenses; he stated he thought caution should be used moving forward. Alderman Shelton stated it would be important to discuss with any attorney what their billing structure for different types of communication and questions looked like. Manager Smith said that he would increase the professional services line. He stated the importance of communication protocols so that the associated costs are legally pre-audited and accounted for.

Mayor Barnhardt asked whether Stewart could come back for updates on what they've accomplished so far. Manager Smith stated that wouldn't be within the current scope of services but that he could ask them. Mayor Barnhardt asked whether it was correct that the Civic Park Master Plan was not being recommended. Manager Smith stated that was correct based on what the contractor believed was the Board's desire. Board members stated their individual desires to see the Civic Park Master Plan completed.

Mayor Barnhardt asked whether Stewart would be completing a PARTF grant application for the Town. Manager Smith responded that they would also not be in the current scope; staff would either complete it or hire a grant writer. A site-specific master plan isn't a requirement for a PARTF grant application, but it would score points. Manager Smith will follow up with Stewart regarding the Board's desire for a Civic Park Master Plan.

#### **H. Administration**

Impact illustrations were included in the handouts to show what hiring additional staff would look like based on Board feedback. Professional services were listed but will probably need to increase. Clerk Smith shared that the Town would see roughly a 4% increase for insurance this year and that the recommended change was to increase the HRA card from \$250 to \$300 to assist with medical, dental, and vision costs and prescriptions. An informal local survey showed that the Town's benefit plan is very competitive. The Town could include more wellness benefits, but before any changes are made it is recommended that an employee satisfaction survey be administered to help determine what attracts and helps the Town to retain employees. There was Board consensus to go ahead with the renewal for the Town's insurance plan.

Mayor Barnhardt asked about the recommended Organizational Climate Assessment survey. Clerk Smith responded that Centralina could conduct the assessment for roughly \$4,000. Mayor Barnhardt asked whether Centralina could be contacted regarding the scope of the TM evaluation. Clerk Smith will follow-up with Centralina before the November Board meeting.

There was discussion regarding the employee and volunteer appreciation banquet and whether the Board felt it was worth keeping. Mayor Barnhardt stated that it was concerning that participation was dwindling. Clerk Smith shared that participation has been steadily decreasing despite responses to feedback being implemented over the last few years. Changes included moving the time of year away from Christmas to Spring, then making it a family-friendly, outside event that required less setup in an effort to keep volunteers from having to work an event that was intended to celebrate them. Feedback from those who attended this year's event was positive regarding the type of event and the informal setting. Because the burden for planning and hosting the event was removed from volunteers, it fell solely on staff, primarily Debbie, the Town's Office Assistant. Clerk Smith shared that there were options that could be brought before the Board at a later time that included moving the event to a baseball game with a buffet. Mayor Barnhardt stated she was in favor of renting a suite at the Cannonballers stadium with food included so people just needed to show up. Mayor Pro Tem Linker stated something like that made sense but the employees should be asked.

*The Board recessed for a short break at 12:25 p.m.*

*Mayor Barnhardt called the meeting back to order at 12:31 p.m.*

Mayor Barnhardt asked staff to pick back up in the Admin Department and give a run-down on the recommendations for communication/community engagement. Clerk Smith shared that the handout included four major items that staff felt were the Board's priority. The items included the website, a cashless payment system, newsletter options, and social media recommendations. Clerk Smith shared that the website is currently functioning well and meeting community needs but pricing options were listed if the Board desired either a minor or major cosmetic overhaul of the entire site. Staff recommends moving forward with the cashless payment system as soon as possible. Newsletter pricing options were presented to the Board. Mayor Barnhardt requested more information including the pricing for a 2-page newsletter and an electronic-only option. Alderman Costantino was not in favor of producing a newsletter.

Clerk Smith shared the staff recommendation to create a Town Facebook page that would serve as a place to post information. The practice would be to send duplicate information that was being archived elsewhere, just like what is currently being sent to the community Facebook page. Best practice is to redirect any comments including complaints or requests for service to other avenues that are being archived like the town email system. The Facebook page would be the ideal place to post news on temporary events while the website would continue to be a source for static information. There would be costs associated with training, but no anticipated increase in staff time associated with the postings if staff recommendations and best practices are followed.

Mayor Pro Tem Linker was in favor of one newsletter going out with Town resources. Alderman Shelton stated he was inclined to go with the staff recommendation on quarterly newsletters while urging people to shift over to more electronic communications. He stated he felt the Town website was very serviceable but could be improved and was okay with moving to a cashless payment

system. He wanted emphasis on the legal training for social media. Mayor Barnhardt shared that she agreed with Alderman Shelton but was interested in ways to save money on the newsletter by seeing other options. Clerk Smith confirmed that staff would still be creating the content. Clerk Smith will get more information regarding newsletter options and will bring it back to the Board.

### **I. Tax Rate Parameters**

Manager Smith asked for Board feedback on the tax rate parameters. Alderman Costantino was in favor of moving the rate to .47. Mayor Pro Tem Linker stated he felt .47 was too high and suggested staying at .44 or somewhere in that range with the recent revaluation. Mayor Barnhardt asked that Manager Smith work in the suggested items to show what that would look like. Alderman Shelton stated he could live with .40 or .41.

Manager Smith shared that the next steps would include developing a budget based on feedback received at this meeting with a tax rate between .40 and .4475. He will try to send out the budget message early next week. The Board discussed recessing the meeting until Thursday, May 25, 2023 at 9:00 a.m.

### **3. Closed Session**

#### **Town Attorney**

The applicant for Town Attorney was unable to attend due to a medical emergency. The closed session will be revisited during the continuation of the meeting on Thursday, May 25, 2023.

### **Recess**

**ACTION:** Alderman Shelton made a motion to recess the meeting to Thursday, May 25, 2023. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

*The meeting ended at 1:03 p.m.*

### **Thursday, May 25, 2023**

Alderman Cannon was present for the May 25, 2023 segment of the meeting.

**Call to Order:** Mayor Barnhardt called the Board of Aldermen meeting recessed on May 18, 2023, back into session at 9:00 a.m.

### **2. Discussion**

#### **Budget FY 23-24**

Manager Smith passed out a drafted budget message that used the .44 rate and provided a handout showing the balance and capital reserve fund options with rates of .40, .42, .44, and the current rate of .4475. The Board reviewed the handouts and asked for clarification on specific items.

Mayor Barnhardt asked if Manager Smith felt that all the proposed projects could be completed with the current staffing. Manager Smith replied that the current trend of a meeting per week on average with items being continued on a regular basis would produce the same results. Mayor Barnhardt asked what the Board could do to help. Manager Smith responded that staggering projects would enable staff and contractors to schedule accordingly. Mayor Barnhardt stated she would like to see a visual of project timelines with phases showing what would be accomplished at each stage. Manager Smith will try to produce something by the June or July meeting.

Manager Smith shared that Faith agreed to put \$161,000 in their proposed budget as their PD contribution.

There was continued discussion on options for paying off debt service and building a capital reserve fund. Manager Smith suggested that a transfer could be made after the audit.

Individual Board members began discussing what tax rate they believed was most appropriate and how much tax revenue each rate would produce.

*The Board recessed for a short break at 10:14 a.m.*

*Mayor Barnhardt called the meeting back to order at 10:18 a.m.*

*Finance Officer Shockley joined the meeting.*

The Board continued its discussion on anticipating end-of-year surplus, debt service payoff options, capital reserve program transfer options, and the effect different tax rates would have.

**ACTION:** Alderman Cannon made a motion (*for Manager Smith to prepare the budget message*) based on the recommended tax rate of .44, down from the current .4475 rate. Alderman Costantino seconded the motion. The motion passed 3-1 with Alderman Cannon, Alderman Costantino, and Mayor Pro Tem Linker in favor and Alderman Shelton opposed.

During discussion on the motion, Manager Smith reminded the Board that budgeting for three fire engineers this year was the precursor to adding three full-time firefighters next year which would have an estimated impact of \$210,000. Also, by the end of next fiscal year at least three police officers would be eligible for the separation allowance which would have an additional cost of \$50,000. Public Works part-time staff was also anticipated to increase by \$18,000.

Manager Smith will finalize the budget message and send it out to the Board.

Mayor Barnhardt asked if there was Board consensus to approve the agreement with N-Focus for contracted services. No opposition was voiced.

**ACTION:** Alderman Costantino made a motion to recess until 11:00 a.m. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

*The Board recessed at 10:38 a.m.*

*Mayor Barnhardt called the meeting back to order at 10:56 a.m.*

### **3. Closed Session**

#### **Town Attorney**

**ACTION:** Mayor Pro Tem Linker made a motion to go into closed session pursuant to N.C. General Statutes Section 143-318.11(a)(5) & (6) to discuss material terms of a proposed employment contract and/or to consider the qualifications, competence, performance, character, fitness, conditions of appointment, or conditions of initial employment of an individual public officer or employee or prospective 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. Mayor Pro Tem Linker seconded the motion. The motion passed 4-0.

During the closed session, the Board directed the Town Manager to begin discussing terms of an agreement with the applicant for Town Attorney.

**Adjourn**

**ACTION:** Alderman Costantino made a motion to adjourn. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

The meeting ended at 12:02 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk

DRAFT



Alliance Code  
Enforcement LLC

PROTECTING QUALITY OF LIFE  
Monthly Report  
Town of Granite Quarry

Updated  
May 25, 2023

<b>MH - Minimum Housing / OL - Overgrown Lot / JV - Junk Vehicle / JP - Junk Pile (open storage)            / AC - Animal Control / ZV - Zoning Violation / Open Red - Open Active Case / Open Yellow -            Open Inactive Case / Abated Green - Case Closed &amp; Cleared / Unfounded Blue - No Violation            Found, Case Closed / NOV - Notice of Violation / NOH - Notice of Hearing / FOF - Finding of Fact            / NOT - Notice of Tow</b>		
ADDRESS	VIOLATION	STATUS
308 Legion St	JP	FOF
518 Railroad St	MH	FOF
518 S Main St	JP/JV	ABATED
111 W Lyerly St	MH	FOF
1190 Summer Ln	MH/JP/JV	NOH
344 Brookwood Dr	MH/OL	NOH
720 S Main St	ZV	ABATED
302 W Peeler St	JV	NOT
341 Brookwood Dr	JP/OL	FOF
221 S Oak St	MH	FOF
106 E Church St	JP	FOF
702 W Campbell Ave	JP	FOF
303 S Oak St	JP/OL	FOF
Norfolk Southern	OL	FOF
313 Yost Farm Rd	JP/JV	NOH
1304 Stonewyck Dr	JV/ZV	NOH
818 N Salisbury Ave	JP	NOH
810 N Salisbury Ave	JP	NOH
806 N Salisbury Ave	JP	NOH
616 S Salisbury	JP	3/20
618 N Salisbury	JP/JV	3/30
410 S Main St	ZV	NOH
504 S Main St	JP/JV	3/20
119 Yost Farm Rd	JP	3/30
730 White Rock Ave	JP	3/30
303 Legion St	JP	NOH
215 Park Ave	JP/JV	3/20
265 Dunns Mtn Ch Rd	MH	3/30
410 S Main St	ZV	3/15
455 Stone Rd	ZV	NOH
626 S Main St	ZV	NOH



PROTECTING QUALITY OF LIFE

Alliance Code  
Enforcement LLC

Monthly Report  
Town of Granite Quarry

Updated  
May 25, 2023

207 Balfour Quarry Rd	JV	NOT
706 S Salisbury	JP/OL	NOH
316 Kluttz St	JP/JV	FOF
112 Walton	JP	4/15
223 Park Ave	OL/JP	OPEN
324 Barringer	JV	OPEN
114 S Oak	OL	OPEN
1405 Gentry Place	OL	OPEN
306 S Main	ZV	OPEN
509 W Peeler	ZV	OPEN
723 N Salisbury	OL	OPEN
115 Klutz	JV	OPEN
305 Yadkin	JV	OPEN



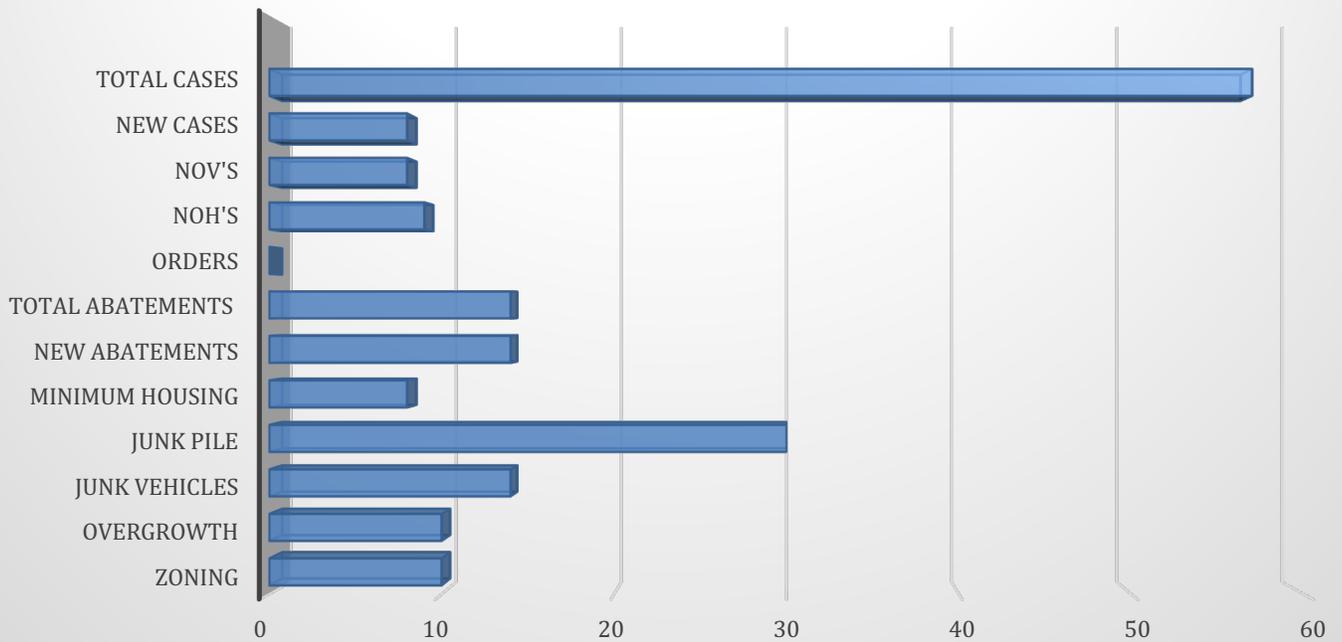
PROTECTING QUALITY OF LIFE

Alliance Code  
Enforcement LLC

Monthly Report  
Town of Granite Quarry

Updated  
May 25, 2023

## By the Numbers



	Zoning	Overgrowth	Junk Vehicles	Junk Pile	Minimum Housing	New Abatements	Total Abatements	Orders	NOH's	NOV's	New Cases	Total Cases
■ Amounts	10	10	14	30	8	14	14	0	9	8	8	57

# Planning Monthly Report

*May 2023*



## Permits

- 7 Permit Applications
- 7 Permits Approved
- 0 Permits denied

Date	Address	Permit	Status
4-May-23	3040 Faith Road	Roof Mounted Solar Panels	Issued
4-May-23	1065 Winding Creek Road	Devinade LLC Ecommerce	Issued
4-May-23	310 Hill Street	Upgrade to cell antennas	Issued
8-May-23	918 N Salisbury Ave	Pretty Ink LLC & Zen Escape Massage & Tan	Issued
9-May-23	707 Pine Hill Drive	Removing Car Port. Adding Porch	Issued
11-May-23	150 Scotland Lane	Adding Accessory Structure Barn	Issued
11-May-23	440 Brown Acres Road	Compliance Permit	Issued

## Planning/Zoning Review

Inquiry	Zoning	Comments
313 Yost Farm Road	RL	Home Occupation, Structures & Debris
Woodville Townhouses	RH	Preliminary Plat. Substantial Change.
Mobile Home Community Browns Acres	RL	Looking to make site improvements
Stoneglenn Subdivision	RM	Updated Construction Documents
LGI Home/Villages at Granite	CD-PUD	Looking at acquiring parcels for second entrance
Barringer Property for Sale	RL	Numerous inquiries regarding subdivision
Pretty Ink/Zen Massage	HB	Correspondence on tattooing not authorized in HB.
West Bank	RL	Exempt Plat & Recombination
311 KRLlutz Street	RL	Exempt Plat

**Planning Board.** 1/May/2023 & 22/May/2023 –Continued Granite Quarry Development Ordinance Project with N-Focus.

**Zoning Board of Adjustment.** No business did not meet.



## May Work 2023 Public Works Report

- Normal Maintenance Duties Daily- (parks, cleaning, mowing, edging, service on equipment, limbs & sweeping)
- PM check on generator
- Nature trail maintenance weekly
- Filled various potholes
- Continued spraying right of ways
- Started mowing old soccer field area
- Drains at Town Hall and Civic Park snaked for clogs
- Sprayed parks for weeds and mulched common areas
- Dumpster Days 11-13<sup>th</sup>
- Assisted code enforcement with tall grass
- Flags up in town for Memorial Day through July 4<sup>th</sup>.
- Mulch ground at quarry site

2007 Ford Truck	Mileage – 64,316	+90 miles
1995 Ford Dump Truck	Mileage – 44,700	+140 miles
2009 Ford Truck	Mileage – 94,002	+195 miles
2019 Ford Truck F350	Mileage –19,669	+340 miles
2022 Chevy Silverado	Mileage –13,861	+1090 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

### June 2023

- Call volume report for the month of May 2023:
- See Attached for Total Calls for Service.
- Date of Report: 06/05/2023

- Total calls for service/activities – 969
  - 857 Officer Generated Calls
  - 223 Calls for Service
- Calls for service/activities Granite Quarry: 819
- Calls for service/activities Faith: 156
- Incident Reports- 12
- Arrest Reports- 3
- Crash Reports- 7
- Traffic Citations- 55

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

131 Chevy Impala-	End-	78,088
141 Ford Taurus-	End-	87,924
161 Ford Utility-	End-	80,391
171 Ford Utility -	End-	62,318
172 Ford Utility -	End-	100,511
173 Ford Utility -	End-	49,383
181 Ford F150 -	End-	92,450
191 Dodge Durango -	End-	50,601
201 Ford Utility-	End-	35,130
211 Ford Utility-	End-	19,596
212 Ford Utility-	End-	49,024

- Other Information:
  - Drug Collection Box. May 2023: 10.97 pounds collected.
  - May CID Report. 2 Cases assigned; 2 Cases cleared; 18 follow-ups conducted; 104 open assigned cases.
  - Officers completed 85 hours of in-service or continuing education training in May.

# GQPD

## Number of Events by Nature

CFS May 2023 Granite Quarry

Nature	# Events
102B1 PAST ABUSE	1
103A4 ADMIN (OTHER)	5
104C1 BANK ALARM (INTRUSION)	1
104C2 COMMERCIAL BURG (INTRUSI	8
104C3 RESIDENTAL BURG (INTRUSI	1
105D1 ANIMAL-ATTACK	1
105D2 ANIMAL-DANGEROUS	1
106C5 ASSAULT JUST OCC	1
107B1 ASST OTHER AGENCY-ROUTIN	2
112D2 DECEASED (SUDDEN)	2
113B2 OTHER NOISE COMPLAINT	1
113D1 DISTURBANCE / PHYSICAL	2
113D2 DISTURBANCE / VERBAL	3
114D3 PHYSICAL FAMILY DOMESTIC	1
114D4 VERBAL FAMILY DOMESTIC	1
115D1 DRIVING UNDER INFLUENCE	3
116D2 DRUGS (SALE)	1
118B2 FRAUD-PAST FORGERY	2
119B1 PHONE THREAT	1
125B1 CHECK WELFARE - ROUTINE	1
125B2 LOCKOUT - ROUTINE	3
125C1 KEEP THE PEACE	1
125D1 CHECK WELFARE-URGENT	5
129B1 SUSPICIOUS PERSON (PAST)	1
129C1 SUSPICIOUS PERSON	12
129C3 SUSPICIOUS VEHICLE	11
130B1 LARCENY (ALREADY OCC)	1
130B2 VEHICLE LARCENY (PAST)	1
130C1 THEFT JUST OCCURED	3

Nature	# Events
130D1 LARCENY	1
130D2 VEHICLE LARCENY	1
131B1 TRAFFIC ACCIDENT - PD	1
131B3 HIT & RUN	2
131O2 TRAFFIC - INFORMATION	2
132B2 PARKING COMPLAINT	3
132D1 ROAD RAGE	1
132O2 TRAFF COMP - INFORMATION	1
133D1 TRESPASSING	4
69D6 STRUCTURE FIRE	1
77C2 TRAFFIC ACC - INJURY	1
911 HANG UP	12
ASSIST MOTORIST	3
ATTEMPT TO LOCATE	2
BURGLARY ALARM	2
BUSINESS OR HOUSE CHECK	607
CHASE	1
COMMUNITY PROGRAM	5
DELIVER MESSAGE	5
FOLLOWUP	17
FOOT PATROL	6
GENERAL INFORMATION	4
LAW CALL	1
MISDIAL	6
PARK CHECK	4
REPOSSESSION	1
SCHOOL SECURITY CHECK	2
SUBPOENA SERVICE	9
TRAFFIC CHECK	8
TRAFFIC CONTROL	1
TRAFFIC STOP	25
VEHICLE ACCIDENT PROP DAMAGE	2

**Nature**

**# Events**

---

WARRANT SERVICE

1

**Total**

**819**

**GQPD****Number of Events by Nature**

CFS May 2023 Faith

<b>Nature</b>	<b># Events</b>
104C2 COMMERCIAL BURG (INTRUSI	2
107B1 ASST OTHER AGENCY-ROUTIN	1
110B2 PAST RESIDENTIAL B&E	1
113B2 OTHER NOISE COMPLAINT	2
113B3 NUISANCE COMPLAINT	1
113B4 CIVIL MATTER	1
113D2 DISTURBANCE / VERBAL	1
118B2 FRAUD-PAST FORGERY	1
123D1 MISSING PERSON (AT RISK)	2
125B1 CHECK WELFARE - ROUTINE	1
125D1 CHECK WELFARE-URGENT	2
129C1 SUSPICIOUS PERSON	3
129C3 SUSPICIOUS VEHICLE	2
129C5 SUSPICIOUS CIRCUMSTANCE	1
133D1 TRESPASSING	1
23C7 OVERDOSE OR POISON	1
32D3 UNKNOWN MEDICAL	1
911 HANG UP	5
ASSIST EMS	1
ASSIST MOTORIST	1
ATTEMPT TO LOCATE	1
BUSINESS OR HOUSE CHECK	74
DELIVER MESSAGE	5
FOLLOWUP	1
GENERAL INFORMATION	2
MISDIAL	2
OPEN DOOR	1
REPOSSESSION	1
TRAFFIC CHECK	9

Nature	# Events
TRAFFIC STOP	28
VEHICLE ACCIDENT PROP DAMAGE	1
<b>Total</b>	<b>156</b>



# 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 June 2023** **Chief Hord**

### Emergency Calls for Service May 2023

32 calls in district

- 17- EMS (including strokes, falls, diabetic, CPR, and other medical needs)
- 6 - Fire Alarms
- 5 - Motor vehicle accidents
- 3 - Service Assignments – Lifting assist
- 1- Gas Leak

16 calls to Salisbury

- 14 - Alarm/Structure, EMS calls canceled en-route
- 2 - Structure Fires

6 calls to Rockwell Rural

- 1- EMS
- 5 - cancelled en route

1 call to Union

- 1- Fire Alarm

5 calls to South Salisbury

- 2 - cancelled en route
- 3 - Fire Alarms

2 calls to Faith

- 2 - EMS (including strokes, falls, diabetic, CPR, and other medical needs)

1 call to Bostian Heights

- Structure Fire

**TOTAL – 63**

## **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.
- Monthly training included E.M.T continuing education and Joint Training with Faith F.D.
- Multiple days of ladder training, water point training, hose evolutions, 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. – 7 seats installed/checked.
- Multiple days assisting with room additions.
- Grounds care on Thursdays
- Communities in school visits on Thursdays.
- Worked on washer/ dryer room transition.
- Tested and painted zone 1 of town fire hydrants.

### E-571

- Mileage – 21,214
- Hours – 168.8

### E-572

- Mileage – 40,098
- Hours – 646.0

### R-57

- Mileage – 38,202
- Hours – 600.1

### SQ-57

- Mileage – 6244



## Finance Department

Breakdown by Department:  
As of May 31, 2023

Department	Budgeted	Encumbered	YTD	
Revenues:	<u>4,010,280</u>		<u>3,421,174</u>	<u>85%</u>
<b>Total Revenues:</b>	<b>\$ 4,010,280</b>		<b>\$ 3,421,174</b>	<b>85%</b>
Expenses:				
Governing Body	1,117,944	20,750	117,634	12%
Administration	621,023	250	533,839	86%
Public Works	346,275	11,180	291,900	88%
Police	938,996	17,883	794,297	86%
Fire	598,990	2,050	530,329	89%
Streets	126,102	-	78,668	62%
Sanitation	175,000	-	156,992	90%
Parks & Recreation	<u>85,950</u>	<u>9,000</u>	<u>63,771</u>	<u>85%</u>
<b>Total Expenses:</b>	<b>\$ 4,010,280</b>	<b>\$ 61,113</b>	<b>\$ 2,567,430</b>	<b>66%</b>
<b>Expense to Revenue:</b>				<b>75%</b>

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

<b>Revenues:</b>					
<b>Account</b>	<b>Budget</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-3100-12 Taxes - Budget Year	1,121,777	1,119,313	(2,464)	100%	
01-3100-17 Tax Penalties & Interest	3,700	6,005	2,305	162%	
01-3101-12 Taxes - Prior Years	7,000	13,730	6,730	196%	
01-3102-12 Vehicle Tax	142,823	149,880	7,057	105%	
01-3230-31 Local Option Sales Tax	963,578	953,326	(10,252)	99%	
01-3231-31 Solid Waste Disposal Tax	2,374	2,401	27	101%	
01-3300-36 Grants	24,480	24,479	(1)	100%	
01-3316-32 Powell Pave & Patch Funds	89,302	92,003	2,701	103%	
01-3322-31 Beer & Wine - State	12,762	14,059	1,297	110%	
01-3324-31 Utilities Franchise Tax	137,447	102,819	(34,628)	75%	
01-3330-84 County First Responders	4,020	5,195	1,175	129%	
01-3413-89 Miscellaneous Revenue	2,900	2,208	(692)	76%	
01-3431-41 Police Authority Revenue_Faith	146,000	109,500	(36,500)	75%	
01-3431-45 Police Report Revenue	100	145	45	145%	
01-3431-89 Police Miscellaneous	1,100	844	(256)	77%	
01-3451-85 Property Damage Claims	-	2,700	2,700	100%	1
01-3471-51 Environmental Fee Collection	178,500	155,684	(22,816)	87%	
01-3491-41 Subdivision & Zoning Fees	5,500	9,557	4,057	174%	
01-3613-41 Parks Miscellaneous	21,000	12,090	(8,910)	58%	
01-3713-33 Sal. Water/Sewer Reimbursement	50,000	50,000	-	100%	
01-3831-89 Interest on Investments	3,000	85,482	82,482	2849%	2
01-3834-41 Park Shelter Rentals	3,750	7,235	3,485	193%	3
01-3835-80 Police Surplus Items Sold	1,350	2,580	1,230	191%	4
01-3835-81 Surplus items Sold	1,000	4,770	3,770	477%	5
01-3837-31 ABC Net Revenue-Co.	11,400	15,212	3,812	133%	
01-3982-96 Transfer In - ARPA Fund	-	479,958	479,958	100%	
01-3991-99 Fund Balance Appropriated	1,075,417	-	(1,075,417)	0%	6
	<b>4,010,280</b>	<b>3,421,174</b>	<b>(589,105)</b>	<b>85%</b>	

Notes:

- 1 Storm damage to Lake Park fence covered by insurance
- 2 Invested a large amount in the NC Capital Management Trust (see details on Interest on Investments page)
- 3 Includes GQ Civitans annual rental fee of \$1,200
- 4 Includes sale of surplus pistols
- 5 Includes sale of sickle bar and multiple other items
- 6 Fund Balance Appropriated = Budget as Adopted + Budget Amendments as follows:

Budget As Adopted (Fire Stipend)	50,000.00
#1 CLUP/UDO	65,500.00
Transformational Project CPO	<u>959,916.71</u>
Total Fund Balance Appropriated	1,075,416.71

<b>Governing Body:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4110-02 Mayor/Aldermen Salary	18,745	-	18,306	439	98%	
01-4110-09 FICA Expense	1,434	-	1,400	-	98%	
01-4110-14 Insurance - Workers Comp	50	-	36	14	72%	
01-4110-18 Professional Services	85,500	20,750	58,207	6,543	92%	7
01-4110-26 Office Expense	1,814	-	1,253	561	69%	
01-4110-31 Training & Schools	900	-	210	690	23%	
01-4110-40 Dues & Subscriptions	13,565	-	12,703	862	94%	
01-4110-45 Insurance & Bonds	1,814	-	1,814	-	100%	
01-4110-60 Special Projects	24,438	-	1,833	22,605	8%	
01-4110-61 Grants - Nonprofit Grant Program	350	-	100	250	29%	
01-4110-96 Interfund Transfer	959,917	-	21,772	938,145	2%	8
01-4110-97 General Fund Contingency	9,417	-	-	9,417	0%	
	<b>1,117,944</b>	<b>20,750</b>	<b>117,634</b>	<b>979,560</b>	<b>12%</b>	

Notes:

- 7 Remainder of CLUP/UDO encumbered
- 8 Transfer to Transformational Project GPO

<b>Administration:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4120-00 Salaries - Regular	292,500	-	249,156	43,344	85%	
01-4120-03 Salaries - Longevity	850	-	850	-	100%	
01-4120-07 401K Expense	14,625	-	12,458	2,167	85%	
01-4120-09 FICA Expense	22,442	-	18,774	3,668	84%	
01-4120-10 Retirement Expense	35,584	-	30,223	5,361	85%	
01-4120-11 Group Insurance	38,220	-	34,544	3,676	90%	
01-4120-14 Insurance - Workers Comp	500	-	435	65	87%	
01-4120-17 Insurance – HRA/Admin Cost	1,200	-	1,100	100	92%	
01-4120-18 Professional Services	81,500	-	61,984	19,516	76%	
01-4120-22 Banquet Expense	1,700	-	1,347	353	79%	
01-4120-26 Office Expense	9,500	-	6,991	2,509	74%	
01-4120-31 Training & Schools	7,000	-	6,308	692	90%	
01-4120-32 Telephone/Communications	4,500	-	3,959	541	88%	
01-4120-33 Utilities	4,940	-	4,594	346	93%	
01-4120-34 Printing	6,000	-	4,968	1,032	83%	
01-4120-37 Advertising	1,440	-	852	588	59%	
01-4120-40 Dues & Subscriptions	3,300	250	2,063	987	70%	
01-4120-44 Contracted Services	19,500	-	18,326	1,174	94%	
01-4120-45 Insurance & Bonds	5,200	-	5,177	23	100%	
01-4120-62 Committees - CAC	700	-	56	644	8%	
01-4120-68 Tax Collection	16,975	-	16,909	66	100%	
01-4120-71 Water Line - Principal	51,536	-	51,536	0	100%	
01-4120-72 Water Line - Interest	1,311	-	1,228	83	94%	
	<b>621,023</b>	<b>250</b>	<b>533,839</b>	<b>86,934</b>	<b>86%</b>	

Notes:

<b>Public Works:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4190-00 Salaries - Regular	134,500	-	112,594	21,906	84%	
01-4190-02 Salaries - Part-Time	45,000	-	41,725	3,275	93%	
01-4190-03 Salaries - Longevity	1,150	-	933	217	81%	
01-4190-07 401K Expense	6,725	-	5,630	1,095	84%	
01-4190-09 FICA Expense	13,820	-	11,863	1,957	86%	
01-4190-10 Retirement Expense	16,455	-	13,628	2,827	83%	
01-4190-11 Group Insurance	25,500	-	21,430	4,070	84%	
01-4190-14 Insurance - Workers Comp	6,500	-	6,444	56	99%	
01-4190-20 Motor Fuel	16,500	-	11,963	4,537	73%	
01-4190-21 Uniforms	1,600	-	896	704	56%	
01-4190-24 Maint & Repair - Bldgs/Grounds	21,700	-	20,665	1,035	95%	9
01-4190-25 Maint & Repair - Vehicles	5,900	-	5,769	131	98%	
01-4190-29 Supplies & Equipment	17,300	-	16,984	316	98%	10
01-4190-31 Training & Schools	250	-	44	207	17%	
01-4190-32 Telephone/Communications	850	-	721	129	85%	
01-4190-33 Utilities	3,500	-	3,242	258	93%	
01-4190-34 Printing	25	-	12	13	50%	
01-4190-35 Maint & Repairs - Equipment	7,200	-	7,197	3	100%	11
01-4190-40 Dues & Subscriptions	200	-	198	2	99%	
01-4190-44 Contracted Services	17,000	11,180	5,398	422	98%	12
01-4190-45 Insurance & Bonds	4,600	-	4,563	37	99%	
	<b>346,275</b>	<b>11,180</b>	<b>291,900</b>	<b>43,195</b>	<b>88%</b>	

Notes:

- 9 Storm damage to Lake Park fence reimbursed by insurance, Board Room and Town Hall front doors
- 10 Includes flail mower and compressor purchases
- 11 Includes Repairs to John Deere 301 A and Leaf Vac, and preventative maintenances to other equipment
- 12 Mulch grinding is underway and encumbered

<b>Police:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4310-00 Salaries - Regular	494,750	-	421,100	73,650	85%	
01-4310-02 Salaries - Part-Time	5,000	-	2,414	2,586	48%	
01-4310-03 Salaries - Longevity	2,550	-	2,500	50	98%	
01-4310-07 401K Expense	24,738	-	20,878	3,860	84%	
01-4310-09 FICA Expense	38,426	-	33,096	5,330	86%	
01-4310-10 Retirement Expense	64,848	-	54,977	9,871	85%	
01-4310-11 Group Insurance	88,111	-	75,220	12,891	85%	
01-4310-14 Insurance - Workers Comp	10,614	-	10,613	1	100%	
01-4310-20 Motor Fuel	36,000	-	25,034	10,966	70%	13
01-4310-21 Uniforms	4,400	432	3,075	893	80%	
01-4310-25 Maint & Repair - Vehicles	15,400	800	13,497	1,103	93%	14
01-4310-26 Office Expense	1,000	-	346	654	35%	
01-4310-29 Supplies & Equipment	21,390	1,651	16,580	3,159	85%	15
01-4310-31 Training & Schools	4,500	-	2,889	1,611	64%	
01-4310-32 Telephone/Communications	8,000	-	7,071	929	88%	
01-4310-33 Utilities	1,725	-	1,634	91	95%	
01-4310-34 Printing	1,000	-	690	310	69%	
01-4310-35 Maint & Repair - Equipment	1,164	-	778	386	67%	
01-4310-40 Dues & Subscriptions	3,650	-	3,113	537	85%	
01-4310-44 Contracted Services	22,876	-	19,779	3,097	86%	
01-4310-45 Insurance & Bonds	14,374	-	14,374	0	100%	
01-4310-54 Cap Outlay - Vehicles	50,000	15,000	40,161	(5,161)	110%	16
01-4310-55 Cap Outlay - Equipment	24,480	-	24,479	1	100%	17
	<b>938,996</b>	<b>17,883</b>	<b>794,297</b>	<b>126,816</b>	<b>86%</b>	

Notes:

- 13 Amend budget (decrease Motor Fuel, increase Cap Outlay - Vehicles) when final amount is known on vehicle
- 14 Multiple unanticipated costly repairs to vehicles that would have been surplused if new vehicle were available
- 15 Includes purchase of PD trailer
- 16 Includes purchase of Dodge Durango, upfit encumbered, See note 12 in regards to amending the budget
- 17 Governor's Crime Commission Grant for Tasers

<b>Fire:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4340-00 Salaries - Regular	133,000	-	107,969	25,031	81%	
01-4340-02 Salaries - Part-Time	225,000	-	209,834	15,166	93%	
01-4340-03 Salaries - Longevity	2,200	-	1,946	254	88%	
01-4340-07 401K Expense	7,645	-	6,223	1,422	81%	
01-4340-09 FICA Expense	27,632	-	24,255	3,377	88%	
01-4340-10 Retirement Expense	18,813	-	15,127	3,686	80%	
01-4340-11 Group Insurance	28,000	-	21,569	6,431	77%	
01-4340-14 Insurance - Workers Comp	10,198	-	10,197	1	100%	
01-4340-17 Firemen's Pension Fund	1,800	-	1,600	200	89%	
01-4340-20 Motor Fuel	8,000	-	6,422	1,578	80%	
01-4340-21 Uniforms	3,000	-	1,971	1,029	66%	
01-4340-25 Maint & Repair - Vehicles	19,500	-	19,194	306	98%	18
01-4340-26 Office Expense	150	-	126	24	84%	
01-4340-29 Supplies & Equipment	73,500	2,050	69,274	2,176	97%	19
01-4340-31 Training & Schools	2,500	-	1,746	754	70%	
01-4340-32 Telephone/Communications	4,500	-	4,417	83	98%	
01-4340-33 Utilities	6,300	-	6,090	210	97%	
01-4340-34 Printing	275	-	242	33	88%	
01-4340-35 Maint & Repair - Equipment	3,500	-	662	2,838	19%	
01-4340-40 Dues & Subscriptions	3,675	-	3,409	266	93%	
01-4340-44 Contracted Services	10,000	-	8,524	1,476	85%	
01-4340-45 Insurance & Bonds	9,802	-	9,532	270	97%	
	<b>598,990</b>	<b>2,050</b>	<b>530,329</b>	<b>66,611</b>	<b>89%</b>	

Notes:

18 Intake relief valves on E571, R57 valves and A/C Repair, Preventative Maintenance

19 Rowan County Fire Stipend, Officer badges, medical supplies, and closet shelving are all encumbered

<b>Streets:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4510-18 Professional Services	2,425	-	2,422	3	100%	20
01-4510-29 Supplies & Equipment	975	-	770	205	79%	
01-4510-39 Maint & Repair	10,000	-	6,769	3,231	68%	21
01-4510-55 Cap Outlay - Equipment	9,000	-	7,160	1,840	80%	22
01-4510-71 Debt Service - Principal	50,000	-	25,000	25,000	50%	
01-4510-72 Debt Services - Interest	7,225	-	3,802	3,423	53%	
01-4510-99 Unappropriated Fund Balance	9,677	-	-	9,677	0%	
01-4511-33 Utilities - Street Lights	36,500	-	32,746	3,754	90%	
01-4511-58 Cap Outlay - Bldg/Infrastructure	300	-	-	300	0%	
	<b>126,102</b>	<b>-</b>	<b>78,668</b>	<b>47,434</b>	<b>62%</b>	

Notes:

- 20 Powell Bill maps paid for once annually
- 21 Timber Run sink hole repair, gravel for Poplar St. encumbered
- 22 Snow Plow purchased

<b>Sanitation:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-4710-44 Contracted Services	175,000	-	156,992	18,008	90%	
	<b>175,000</b>	<b>-</b>	<b>156,992</b>	<b>18,008</b>	<b>90%</b>	

Notes:

<b>Parks &amp; Rec:</b>						
<b>Account</b>	<b>Budget</b>	<b>Encum.</b>	<b>YTD</b>	<b>Variance</b>	<b>%</b>	<b>Notes</b>
01-6130-24 Maint & Repair - Bldgs/Grounds	35,000	9,000	25,808	192	99%	23
01-6130-29 Supplies & Equipment	7,400	-	4,831	2,569	65%	
01-6130-32 Telephone/Communications	4,150	-	2,527	1,623	61%	
01-6130-33 Utilities	16,900	-	14,302	2,598	85%	
01-6130-62 Committees - PERC	22,500	-	16,303	6,197	72%	
	<b>85,950</b>	<b>9,000</b>	<b>63,771</b>	<b>13,179</b>	<b>85%</b>	

Notes:

- 23 Lake Park storm drain repair encumbered

FEMA Granite Lake Project							
Account	Budget	Encum.	YTD	Variance	%	Notes	
<u>Revenues:</u>							
04-3613-26 FEMA Grant	576,286	-	502,170	74,116	87%		
04-3613-36 NC DEM Grant	192,095	-	167,390	24,705	87%		
<b>Total Revenues:</b>	<b>768,381</b>	<b>-</b>	<b>669,560</b>	<b>(98,821)</b>	<b>87%</b>		
<u>Expenses:</u>							
04-6130-18 Professional Services	174,250	8,213	166,037	-	100%	24	
04-6130-69 Cap Outlay - Construction	547,619	-	503,524	44,095	92%	25	
04-6130-97 Contingency	46,512	-	-	46,512	0%		
<b>Total Expenses:</b>	<b>768,381</b>	<b>8,213</b>	<b>669,560</b>	<b>90,607</b>	<b>88%</b>		

Notes:

- 24 Awaiting final engineering invoices, entire engineering services contract encumbered
- 25 Final amounts for construction

Transformational Project							
Account	Budget	Encum.	YTD	Variance	%	Notes	
<u>Revenues:</u>							
08-3981-96 Transfer from General Fund	959,917	-	21,772	938,145	2%		
<b>Total Revenues:</b>	<b>959,917</b>	<b>-</b>	<b>21,772</b>	<b>-</b>	<b>2%</b>		
<u>Expenses:</u>							
08-4930-18 Professional Services	50,000	17,328	21,772	10,900	78%	26	
08-4930-58 Cap Outlay - Construction	754,417	-	-	754,417	0%		
08-4930-97 Contingency	45,500	-	-	45,500	0%		
08-9840-96 Transfer to TAP Project Fund	110,000	-	-	110,000	0%		
<b>Total Expenses:</b>	<b>959,917</b>	<b>17,328</b>	<b>21,772</b>	<b>920,817</b>	<b>4%</b>		

Notes:

- 26 Stewart contract encumbered

Transportation Alternatives Program Project							
Account	Budget	Encum.	YTD	Variance	%	Notes	
<u>Revenues:</u>							
09-3450-36 TAP Funds	440,000	-	-	440,000	0%		
09-3984-96 Transfer from Transformational Proj.	110,000	-	-	110,000	0%		
<b>Total Revenues:</b>	<b>110,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>		
<u>Expenses:</u>							
09-4511-18 Professional Services	70,000	-	-	70,000	0%		
09-4511-58 Cap Outlay - Construction	452,500	-	-	452,500	0%		
09-4511-97 Contingency	27,500	-	-	27,500	0%		
<b>Total Expenses:</b>	<b>550,000</b>	<b>-</b>	<b>-</b>	<b>550,000</b>	<b>0%</b>		

Interest on Investments by Month														
FY 2022-2023														
Acct#	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	Interest YTD	Invested Balance
<b>Certificates of Deposits:</b>														
<b>XX7779</b>	418	432	432	-	-	-	-	-	-	-	-	-	1,282.44	<b>Matured</b>
	418	432	432	-	-	-	-	-	-	-	-	-	\$ 1,282.44	\$ -
<b>Money Market Accounts:</b>														
<b>XX9011</b>	127	125	50	39	57	59	66	71	83	71	78	-	823.66	<b>153,537.30</b>
<b>XX1186</b>	5	5	5	12	18	19	19	17	20	17	19	-	155.17	<b>62,800.57</b>
<b>ARPA</b>	19	29	-	-	-	-	-	-	-	-	-	-	47.99	<b>Closed</b>
	151	159	55	50	75	77	85	87	103	87	97	-	\$ 1,026.82	\$ <b>216,337.87</b>
<b>NC Capital Management Trust:</b>														
<b>XX4319</b>	66	397	4,372	6,738	8,006	9,207	9,965	9,738	11,238	11,322	12,123	-	83,172.24	<b>2,784,217.14</b>
	66	397	4,372	6,738	8,006	9,207	9,965	9,738	11,238	11,322	12,123	-	\$ 83,172.24	\$ <b>2,784,217.14</b>
<b>Totals</b>													<b>\$85,481.50</b>	<b>\$ 3,000,555</b>

<b>Total Invested Balance</b>	<b>\$ 3,000,555</b>
<b>Cash Balance (As of 5/31/23)</b>	<b>\$ 252,880</b>
<b>Minus Outstanding Transactions (As of 5/31/23)</b>	<b>\$ (28,420)</b>
<b>Total Reconciled Cash Balance</b>	<b>\$ 224,460</b>
<b>Total Available Funds</b>	<b>\$ 3,225,015</b>

### **Unassigned Fund Balance:**

---

*\*These amounts are estimates only and intended to give an indication of the fiscal health of Unassigned Fund Balance.*

<b>Unassigned Fund Balance as of July 1, 2022</b>	<b>2,332,082</b>
Revenues as of 5/31/23	3,421,174
Expenses as of 5/31/23	(2,567,430)
<b>Revenues over Expense</b>	<b>853,745</b>
<b>Less Encumbered</b>	<b>(61,113)</b>
<b>Less Restricted:</b>	
Powell Bill	(46,081)
Reserved by State Statute	(346,710)
<b>Total Restricted</b>	<b>(392,791)</b>
<b>Less Committed:</b>	
Transformational Project CPO	(938,145)
TAP Outlay (excluding GQ match)	(440,000)
<b>Total Committed</b>	<b>(1,378,145)</b>
<b>Unassigned Fund Balance as of 5/31/23</b>	<b>\$ 1,353,778</b>

**Town of Granite Quarry**  
**Town Manager's Report**  
**June 2023**



1. **Staff highlights / recognitions.** Manager will update any highlights from the past month.
2. **Budget**
  - Kudos again to Board for direction (strategic planning last year; thinking long-term)
  - Prep work / lining up all the moving parts for implementation if/as adopted
  - Continuing to update & incorporate comprehensive components for future FYs
3. **UDO / CLUP.** All background work completed; legal ads and notices confirmed; Planning Board review completed by 6/5/23 with recommendation sent for BOA to conduct hearing 6/19/23 @ 6pm.
4. **RFP Town Attorney.** Response from BOA's 5/25/23 interview and follow up requests included in closed session this evening. Next step: hiring decision; additional info/negotiation; or open up again.
5. **Planning Department**
  - Planning services. Follow up on contract & services after budget workshop. Beginning 7/1/23:
    - Rick Flowe will serve as our "Planner in charge" (zoning & subdivision administrator, conducts all major developments/items' technical review, supervision of jurisdictional planner)
    - Susan Closner will serve as our jurisdictional planner staff, who fields all normal planning issues. We'll be transitioning through the month of June and getting her up to speed.
  - Code enforcement. Continuing to work through the outstanding violations with our newly assigned officer with ACE, and evaluating our current internal processes as well to make sure we're making things as simple & streamlined as possible on both of our ends.
6. **Growth / Non-Annexation Agreement discussions.**
  - **Rowan.** Met with Commissioners 5/3 about CLUP's intent with ETJ boundaries; Hwy 52 bypass.
  - **Salisbury.** 5/4/23 meeting with GQ & Salisbury elected representatives to finalize feedback from both councils about proposed lines. Discussion was left that GQ mayor needed more time to follow up more with GQ BOA members.
  - **Faith.** Met with Faith staff and elected reps 5/8 and 5/22, respectively. Doesn't seem to be much question about GQ-Faith western boundary, but there is with Faith-Salisbury on that side. GQ-Faith eastern side (directly *between* GQ & Faith) being mapped by NFocus; discussion may need to wait to see how discussion with Salisbury progresses.
  - **East Spencer.** Met with manager and confirmed no anticipated common boundaries.
  - **ETJ - State legislative discussion.** All of this may be fundamentally affected by however the current discussion on ETJ boundaries goes. At time of report SB 675 is still in committees.
  - **Hwy 52 bypass meeting.** 5/22/23 NCDOT meeting summarized in recent update. This will be an ongoing technical discussion preparing for (or maybe coinciding with) political presentations.
7. **NCCCMA conference.** I'll be attending the NC Managers conference June 22-24.

## 8. Transformational Projects

- **Civic Park.** Status update requested on survey but to date still awaiting scheduling. Stewart will work on putting together scope of services for the Civic Master Plan and the other requests from the Board's 5/18/23 budget workshop discussion as soon as they can.
- **Square/downtown.** 5/16/23 conference with Stewart & Duke Energy for status update. Duke's next step is for head engineers to site survey intersection & corridor to determine Engineering Study that will be needed (they projected July target date). GQ's next step is coordinating/getting Windstream and Charter up to speed and to the table between now and then also.

## 9. Events (and community engagement/outreach)

- **Arts in the Park.** 5/6/23
  - 9 volunteers participated. 28 vendors. 147 trolley users. 1,300 estimated attendance.
  - Revenues: \$645 | Expenditures: \$875 | Total cost\*: \$230
- **FD Bike Rodeo.** 5/6/23 (in conjunction with Arts in the Park)
  - 20 helmets; 24 literature packets given away. 2 car seat checks.
- **Dumpster Days.** 5/11/23 – 5/13/23
  - 63 total participants: 21 Thurs; 16 Fri; 26 Sat. 5 dumpsters filled.
  - Total cost\*: \$1,748.77
- **Pizza with Police.** 5/16/23
  - 33 total attendance: 14 in-town (incl GQ and Faith); 19 out (Salisbury/Rowan)
  - Total cost\*: \$41. Special thanks to Slice of Heaven/Garry Mattingly, who donated the pizza!

\* "Total cost" for purposes of these reports does not include staff time or other such ancillary costs.

## 10. Committee / Group Reports.

### A. Community Appearance Commission. Met 5/18/23.

- Yard of Month. May winners: 5535 US Hwy 52 South and 1315 Stonewyck Dr.
- Membership. Member Chelsea Franzese will not seek reappointment this year due to other obligations. Members discussed recruitment efforts and strategies.

*Just a reminder/challenge for BOA members also to please help recruit and/or refer anyone who might be interested and a good fit.*

### B. MPO Technical Coordinating Committee (TCC - Professional Staff). Met 5/17/23.

- Presented P7.0 projects; recommended approval of all to TAC (elected officials)
- P7.0 projects will be scored between October and March; we will learn scores April 2024

### C. Centralina Regional Managers Meeting. Did not meet 5/17/23. Due to NCCCMA conference in June next meeting scheduled for 7/19/23.

### D. Revitalization Team. No meeting in May.

### E. Events group met 5/3/23 and 5/25/23.

- **Arts in the Park.** Met 5/3 to finalize details for Arts in the Park.
- **Meeting dates.** Will try out a regular time of the 4<sup>th</sup> Thurs of each month.
- **Events.** Met 5/25 to finalize details for Fish for Fun; debrief from Arts in the Park; and discuss the remaining events for the calendar year (Granite Fest, Festival of Trees, Christmas at the Lake). Discussed moving the Aug Fish for Fun to a date in Sept with evening hours instead.

# TOWN OF GRANITE QUARRY NORTH CAROLINA



## RECOMMENDED BUDGET FOR FISCAL YEAR 2023-2024 (FY24)

PREPARED BY:  
LARRY SMITH  
TOWN MANAGER

May 25, 2023

## Table of Contents

Town Manager’s Budget Message .....	3
Strategic Goals .....	3
Personnel .....	4
Debt Service .....	4
Capital Needs .....	5
Tax Rate and Assessed Tax Base .....	5
Revaluation .....	6
Capital Reserve Fund .....	6
Executive Summary.....	6
Budget Overview .....	7
FY 2023-2024 Departmental Highlights.....	7
Budget Ordinance No. 2023-06.....	9
Section 1: Summary.....	9
Section 2: General Fund .....	9
Section 3: Levy of Taxes .....	10
Section 4: Fees Schedule .....	10
Section 5: Special Authorization - Budget Officer .....	10
Section 6: Restrictions - Budget Officer .....	10
Section 7: Utilization of Budget Ordinance .....	11
Section 8: Salary Adjustments.....	11
Section 9: Re-appropriation of Funds Encumbered in FY23 .....	11
Revenue Assumptions for FY 2023-2024 Budget .....	13
<i>Ad Valorem Taxes</i> .....	13
<i>Unrestricted Intergovernmental</i> .....	13
<i>Restricted Intergovernmental Revenues</i> .....	13
<i>Permits and Fees</i> .....	14
<i>Sales and Services</i> .....	14
<i>Other General Revenues</i> .....	14
ATTACHMENT A: SCHEDULE OF FEES .....	15
ATTACHMENT B: SALARY SCHEDULE .....	18



## **Town Manager's Budget Message FY 2023-2024**

May 25, 2023

Mayor Brittany Barnhardt  
Board of Aldermen  
Town of Granite Quarry  
143 N Salisbury Avenue  
Granite Quarry, NC 28146

Honorable Mayor Barnhardt and Board Members, and community members of Granite Quarry:

I am pleased to present you with the following proposed FY24 budget. Over the past few years the Board has consistently discussed its desire to not just maintain but even enhance the Town's levels of service and fiscal responsibility. An immense amount of time, effort, and thought went into this FY24's planning, goal-setting, and budget development to accomplish just that. I commend the Board's patience and guidance through the process.

### **Strategic Goals**

In February 2022 the Board enlisted a facilitator for a Planning Retreat to lay the groundwork for establishing the Town's first strategic master planning process. Town Board and staff then formalized goals, strategies, and objectives for the FY23 budget and moving forward. We then worked throughout the remainder of the calendar year implementing the goals, fine-tuning our vision, mission, core values, and performance measurements.

At the Town's February 23, 2023 Planning Retreat, Department Heads reported on progress with strategic goals and a preview of priorities and the resources needed to continue accomplishing them into this upcoming fiscal year. A great deal of community input was gathered by our Comprehensive Land Use Plan community survey and through community events.

Growth is continuing to have significant impacts on the budget, operations, and long-term planning needs of the Town. Granite Quarry is in the process of completing a complete overhaul of its Comprehensive Land Use Plan and Unified Development Ordinance to help guide and protect both the existing community and ongoing development. Enhanced planning services and retaining qualified staff among all affected departments in the FY24 are instrumental in its successful implementation and administration.

## Personnel

By now most everyone is probably familiar with the term “Great Resignation”. This post-pandemic era of staffing shortages has changed the entire landscape - especially so in the public sector where many required services are not as mold-able or variable as the private sector generally affords. Never before has retention been as important. Never before has the public workforce market demand been as volatile.

We approached this FY with priority emphasis on Retention, Succession Planning, and Recruitment.

### **1. Personnel Pay, Salary & Benefit Comparisons and Classification/Compression Analysis**

We conducted a very thorough study and analysis of both statewide and local government peer groups. Ultimately, we determined our annual grade scale market adjustments have kept the town fairly competitive as they are. Three position classifications warranted grade adjustments (see **Attachment B**), while a number of actual, individual salary adjustments were needed specifically in the Police and Public Works Departments.

### **2. CPI/Market Adjustments and Merit Availability (“Performance Pay”)**

We predict that those adjustments - along with the proposed performance pay (both market adjustment and merit tied to performance measurements), insurance, and benefits - will keep us competitive on the compensation front. Given the volatility of the market, we will keep an eye out for any mid-year changes and conduct another such thorough analysis next year.

### **3. Organizational Culture / Climate Assessment**

Pay keeps towns competitive. In the end, organizational culture keeps towns staffed.

Pre-pandemic Granite Quarry had gone through a period of high turnover. Only through very deliberate efforts and a unified front by Board and Staff did we not only stabilize that, but it carried GQ through the pandemic & beginning of this Great Resignation era virtually without turnover while so many other towns struggled badly with staffing.

With retention of quality employees more important than ever, we plan to conduct an Organizational Climate Assessment including employee survey that will help us effectively, objectively, and most efficiently identify organizational needs & where we can improve. This will also provide an opportunity to increase employee engagement with strategic goals, and help to evaluate some funding and staffing decisions moving forward.

## Debt Service

*FY16 Waterline Extension loan.* The current FY23 included the final payment on the FY16 Waterline Extension loan. Stipend payments from an agreement with Salisbury-Rowan Utilities continue through FY25 to fully reimburse those costs.

*FY20 Street Improvements loan.* A \$350,000 loan for FY20 streets improvements has effectively crippled annual capital repair needs since, and would continue to through FY27. The Town has authorized paying that debt service off from unrestricted general funds, which will allow the Town to get back onto a regular and responsible maintenance/repair program moving forward. This is projected to save ~\$13,650 in remaining interest charges as well.

### Capital Needs

The Town has done a phenomenal job of maintaining facilities and equipment to minimize and prolong the need for capital repairs or replacements.

Town Hall’s 1994-installed roof has finally met its useful life’s end after years of annual patching. The Town has had plans for full renovation on its radar since at least 2016. We accomplished a “Phase 1” of façade and structural / functional improvements in FY20, and refined the plans with an updated Space & Facilities Needs Assessment after. Each year the Board has not, however, been able to prioritize funding for the remaining renovations within available resources so far (currently estimated around \$3,200,000).

The Fire Department commissioned refurbishments of several of our Fire Engines to keep them up to standards and prolong their need for replacement. One of the 1994 units is estimated to need replacing by around FY27 though, and the average cost of a new Engine currently looms around \$1,000,000. Public Works projects needing a dump truck in FY25 currently estimated to cost \$80,000.

These are just some examples of items the Town Board has been thinking ahead about.

### Tax Rate and Assessed Tax Base

The Town has struggled to offer its desired level of service and cover inflationary costs at such a low tax rate for a number of years. The margin between GQ and our comparable peer group municipalities who *were* adjusting more with such costs grew. Ultimately GQ has remained the 3<sup>rd</sup> lowest tax rate among *all* units of local government within the County, and the lowest tax rate among our benchmark peer group by a staggering margin of 8.25 to 11.25 cents / \$100 of valuation (see table below).

Unit of Government	FY23 Tax Rate
Salisbury	0.7196
Rowan County	0.6575
East Spencer	0.66
<b>Spencer*</b>	<b>0.655</b>
Kannapolis (Rowan)	0.63
<b>China Grove*</b>	<b>0.56</b>
<b>Landis**</b>	<b>0.53</b>
Rockwell	0.46
<b><u>Granite Quarry*</u></b>	<b><u>0.4475</u></b>
Faith	0.41
Cleveland	0.3936 (0.3 city + 0.0936 community fire rate)

\* Benchmark “peer group” municipalities (by composition, budget, and/or population standards).

\*\* As a city with electric utility, Landis is actually not in our peer group for some benchmarking standards, but is illustrated in Table 1 as such by population and levels of general services.

As one can deduce, the result has often been stretching the workload capacities of existing resources, the challenge to find or justify funding needed for more-proactive goals, an increasing need to tap into fund balance for major (but to be anticipated in municipal services) items and projects – if not simply postponing them from year to year.

While Table 1 in and of itself does not automatically mean Granite Quarry needs to be at the same tax rate as any particular municipality within our benchmark peer group shown, it provides a good and simple illustration in general of the reasons and limitations behind these challenges. The Town Board and Administration are indeed on the same page about wanting to ensure that we *continue* offering the best possible services at the best value we can for the community we serve.

### **Revaluation**

2023 is a revaluation year for Rowan County. Following reappraisal, the total assessed value of property within the Town of Granite Quarry increased 38.5% to \$407,035,192. In years of revaluation, G.S. 159-11(e) requires cities to calculate a “revenue-neutral” rate to illustrate what the estimated tax rate would be to produce the same amount of revenue next fiscal year as the current rate would have produced had no reappraisal occurred. The tax levy for the current fiscal year is \$1,314,789, and the growth rate since the last general reappraisal is 5.71%. Using the statutory formula, our revenue-neutral tax rate is \$0.3415. The recommended tax rate for FY24 is \$0.44, down from the current FY23 tax rate of \$0.4475.

### **Capital Reserve Fund**

This rate affords the Town to catch up and begin moving forward with even greater fiscal responsibility in long-term planning and financial stability. FY24 begins an official capital reserve fund for the Town to offset major impacts from capital improvements and purchases we know to expect. The FY20 streets loan payoff immediately helps us get back onto maintenance cycles with streets. The following items and amounts are included in the FY24 budget toward other such major impacts down the road:

- Public Works Dump Truck: \$40,000 toward FY25 estimated purchase price of \$80,000
- Fire Engine: \$75,000 toward FY27 projected purchase of replacement Fire Engine (~\$1,000,000)
- Town Hall: \$75,000 toward future loan for full renovations (~\$3,200,000) and/or ongoing major needs (e.g., \$120,000 roof needed in FY24).

After the annual audit is conducted (typically reported in December), the Board will evaluate any unspent fund balance from the FY23 and determine whether to apply any additional amounts toward capital reserve, recommended to be incorporated into the FY25 budget planning cycle to afford optimal transparency and public input.

### **Executive Summary**

This budget prioritizes funding into the areas established as highest priorities by this administration and the Board of Aldermen. The Town is currently undertaking a large number of major, even transformational (“once-in-a-generation”), projects and goals. It has worked very hard to develop, retain, and attract talented staff dedicated to our core values and continuous improvement.

The following is a more-detailed overview of items by funded department.

**Budget Overview**

After careful consideration, the following budget recommendations represent Board goals, departmental input, and community needs within a tax rate of 44.00 cents per \$100 valuation. The total recommended budget is \$4,608,717.

General Fund:		\$ 4,608,717
Governing Body	\$ 1,031,675	
Administration	711,520	
Police	1,007,124	
Fire	807,897	
Public Works/Maintenance	441,341	
Streets: Powell Bill	90,000	
Streets: Non-Powell Bill	241,160	
Parks and Recreation	84,750	
Environmental	193,250	
Total All Funds:		\$ 4,608,717

**FY 2023-2024 Departmental Highlights**

**Governing Body:** The recommended budget for Governing Body is \$1,031,675. This includes \$938,146 in Transformational Project funds freed up from American Rescue Plan Act funding that the Town applied to qualifying staffing costs. These funds are being focused on transformational Parks and Town Square/Downtown infrastructure projects. It includes funding for increased annual financial audit costs, Granite Quarry’s term hosting Rowan Municipal Association, increased costs of meetings since groups have continued meeting more since the pandemic, and increased funding for Town Attorney legal services the Board is seeking following announcement by our 40+ year current attorney of his intent to retire from municipal counseling. It also includes \$13,000 toward Granite Industrial Park / western Town Gateway joint venture sign between the Town, County, EDC, and Park tenants.

**Administration:** The proposed budget for Administration is \$711,520. This includes continuation of contracts for part-time code enforcement and increased planning services, funding to accomplish Governing Body communication/community engagement goals, increased bonding cost requirements for municipal finance officers, and increased interlocal agreement costs of tax collections. Debt service funding for the FY16 Village at Granite waterline extension was paid off in FY23. This also includes funding toward the Town’s first Capital Reserve Funding program, specifically \$75,000 toward the Town Hall renovation plan or its major repairs/improvements.

**Police:** The proposed budget for the Police Department is \$1,007,124. This includes continuing significant operational cost increases such as fuel, supplies, maintenance contracts, dues and subscriptions. This also includes purchase of 12 shoulder microphones for the new radios supplied by Rowan County and 1 patrol vehicle replacement. Full staffing and enhanced career development programs with police positions is part of the Town’s priority goal strategy to increase police services including community policing initiatives.

**Fire:** The proposed budget for the Fire Department is \$807,897. This includes continuing increases to normal public safety supplies and operational costs also. It includes funding for 3 new full-time Fire Engineer positions as we adapt to the nationwide diminishing volunteer base in fire service while

proactively maintaining our ISO Class 1 rating - which not only reflects the highest quality of public protection we provide, but directly benefits our community with lower insurance rates as well. Lastly, this includes funding toward the Town's first Capital Reserve Funding program, specifically \$75,000 toward the upcoming Fire Engine replacement, the average cost of which has risen to around \$1,000,000 in recent years.

**Public Works / Maintenance:** The proposed budget for Public Works is \$441,341. This includes funding for additional part-time staffing to enhance parks maintenance and supplement general public works quality efforts. It includes funding for scheduling software to help streamline and advance work order handling and maintenance schedules, general operational cost increases, and \$6,000 for a carport to protect public works and police supply trailers. This also includes funding toward the Town's first Capital Reserve Funding program, specifically \$40,000 toward the anticipated FY25 purchase of a dump truck.

**Streets – Powell Bill:** The proposed budget for Powell Bill is \$90,000. A FY20 loan for street improvements has crippled annual capital repair needs since, and would continue to through FY27. The Town has authorized paying that debt service off from unrestricted general funds (see "Streets – Non-Powell Bill"), which will allow the Town to get back onto a regular and responsible maintenance program moving forward. Normal maintenance and repair funding is increased to \$30,000 in FY24 while holding off an annual Capital Improvement campaign in order to build fund balance to allow for a major project next year.

**Streets – Non-Powell Bill:** The proposed budget for Non-Powell Bill Streets is \$241,160. This includes the Utilities costs on streetlights. For FY24 only, this includes \$202,860 to pay off the existing FY20 Streets Improvement loan, getting our maintenance and repair schedule back on track and avoiding unnecessary interest charges.

**Parks and Recreation:** The proposed budget for Parks and Recreation is \$84,750. This includes normal operational upkeep of parks and their facilities, and increased costs of the Town's signature Granite Fest event which has continued growing since the pandemic.

**Environmental:** The proposed budget for Environmental costs is \$193,250. This includes increased area and costs associated with the Waste Management sanitation services contract, especially surcharges from the dramatic increase in fuel costs.

The proposed General Fund budget is balanced with a tax rate of 44.00 cents per \$100 of valuation. Projected revenues and other funding sources are \$4,608,717 and projected expenditures are \$4,608,717.

Respectfully Submitted,

*Larry Smith*

Larry Smith  
Town Manager



**TOWN OF GRANITE QUARRY, NORTH CAROLINA**  
**Budget Ordinance No. 2023-06**  
**FISCAL YEAR 2023-2024**

**AN ORDINANCE CONCERNING APPROPRIATIONS AND THE RAISING OF  
REVENUE FOR THE FISCAL YEAR BEGINNING JULY 1, 2023**

**BE IT ORDAINED** by the Board of Aldermen of the Town of Granite Quarry, North Carolina that the following anticipated fund revenues and departmental expenditures, certain fee and charge schedules, and with certain restrictions and authorizations, are hereby appropriated and approved for the operation of the Town Government and its activities for the fiscal year beginning July 1, 2023 and ending June 30, 2024 (FY24).

**Section 1: Summary**

General Fund Revenues	\$3,670,571
Other Financing Sources and Uses	<u>938,146</u>
Total Expenditures / Transfers	<u>\$4,608,717</u>

**Section 2: General Fund**

**Anticipated Revenues**

Ad Valorem Taxes	\$1,766,396
Unrestricted Intergovernmental	1,290,052
Restricted Intergovernmental	301,473
Permits and Fees	6,000
Sales and Services	184,750
Other General Revenues	<u>121,900</u>
Subtotal	3,670,571
Other Financing Sources and Uses	938,146
Total Anticipated Revenues	<u>\$4,608,717</u>

**Authorized Expenditures / Transfers Out  
By Department**

Governing Body	\$1,031,675
Administration	711,520
Police	1,007,124
Fire	807,897
Maintenance	441,341
Streets – Powell Bill	90,000
Streets – Non-Powell Bill	241,160
Parks and Recreation	84,750
Environmental	193,250
<b>Total Authorized Expenditures / Transfers</b>	<b><u>\$4,608,717</u></b>

**Section 3: Levy of Taxes**

There is hereby levied for FY24 an Ad Valorem Tax Rate of 44.00 cents per One Hundred Dollars (\$100.00) valuation of taxable property as listed for taxes as of January 1, 2023, for the purpose of maintaining the revenue from current taxes as set forth in the foregoing estimates of revenues, and in order to finance the foregoing applicable appropriations. This rate of tax is based on an estimated assessed valuation of **\$407,035,192** and an estimated collection rate of **97.78%**, yielding **\$1,754,396** in current year ad valorem tax revenues.

**Section 4: Fees Schedule**

There is hereby established for the FY24 various fees and charges as contained in Attachment A.

**Section 5: Special Authorization - Budget Officer**

- A. The Town Manager is hereby authorized to make any budget transfers as may be required within each department if the total appropriation for each fund does not change and contingency funds are not utilized to do so.
- B. Interfund transfers established in the Budget Ordinance or Capital Project Ordinance may be accomplished without additional approval from the Board of Aldermen.

**Section 6: Restrictions - Budget Officer**

- A. Interfund and interdepartmental transfer of monies except as noted in Sections 5 and 9 shall be accomplished by Board of Aldermen authorizations only.
- B. Utilization of appropriations contained in Contingencies and Appropriations from Fund Balance may be accomplished only with specific approval of the Board of Aldermen.



Copies of this ordinance, the Town Manager's budget message, and accompanying attachments shall be maintained in the office of the Town Clerk of the Town of Granite Quarry and shall be made available for public inspection.

Adopted June 12, 2023

---

Aubrey Smith  
Town Clerk

---

Brittany Barnhardt  
Mayor

## **Revenue Assumptions for FY 2023-2024 Budget**

### *Ad Valorem Taxes*

**Property Taxes.** Property tax values are provided by the Rowan County Tax Assessor's Office. Once expenditures and all other General Fund revenues were projected, the amount necessary to balance the budget was calculated. Using that figure as the target, a property tax rate applied to the assessed valuation was calculated that would result in that amount of revenue being generated. An uncollectable rate of 2.22% was factored into the calculations.

**Tax Penalties and Interest.** Based on historical trends.

**Prior Year Taxes.** Based on historical trends, economic forecasts, anticipated continuation of collection percentages, and adjusted by the size of the 2022 property tax receivable balance projected as of June 30, 2023.

### *Unrestricted Intergovernmental*

**Local Option Sales Tax.** Based on estimates provided by the North Carolina League of Municipalities (NCLM), historical trends, State legislative changes, local conditions, and economic forecasts.

**Solid Waste Disposal.** Based on forecast projections and health trends of the construction sector. The State levies a \$2/ton "tipping tax" on municipal solid waste and construction / demolition materials deposited in all NC landfills (and/or passing through transfer stations for any out of state disposal). It applies proceeds to different programs and then distributes 18.75% of the proceeds back to municipalities and counties on a per capita basis.

**Beer & Wine Tax.** Based on national market research forecast projections of beer and wine sales, compared against state distribution formulas. These sales taxes are distributed from the NC Department of Revenue to municipalities based on population.

**Utility Franchises.** Based on estimates provided by the NCLM and historical trends of both distributions and auditing adjustment amounts. This category includes Electricity, Piped Natural Gas, Telecommunications, and Video Programming Franchise Taxes & Fees. Underlying factors such as policy changes, energy prices, weather, and changing technologies cause growth or decline in these revenues to swing dramatically in any given year.

### *Restricted Intergovernmental Revenues*

**Powell Bill Revenues.** Based on estimates provided by the NCLM and the Office of State Budget and Management.

**Joint Police Authority Revenues.** Granite Quarry provides police services to the Town of Faith through an interlocal agreement between the two towns. The adopted FY24 payment amount for those services is \$161,473.

*Permits and Fees*

**Local Revenues.** Based on historical trends, economic forecasts, and known growth and development plans in queue within Town limits.

*Sales and Services*

**Solid Waste/Recycling Collection.** Based on the recommended environmental fee of \$12 per month per household and the anticipated collection rate through Salisbury-Rowan Utilities' (SRU) billing department.

*Other General Revenues*

**Local Revenues.** Based on fee schedule, and historic and current trends.

**Investments Interest.** Based on estimated cash balances & interest rate projections.

**Surplus Items.** Based on anticipated surplus items and their estimated market value.

**FISCAL YEAR 2023-2024  
TOWN OF GRANITE QUARRY**

<b>BUILDING AND RELATED ACTIVITIES</b>			
<b>Building Type</b>	<b>Rental Times and Description</b>	<b>Rental Fee</b>	
		<b>Residents</b>	<b>Non-Residents</b>
Lake Park Shelter or Gazebo	Up to 4 hours	\$35	\$50
	Up to 8 hours	\$50	\$75
	8 hours or more	\$75	\$100
	Electricity fee	\$25 per 4 hours of use	
Civic: Shelter	Kitchen rental	\$15	\$50
	Kitchen key deposit	\$25	
Civic: Ball Field	Up to 2 hours	\$10	
Civic: Tennis Courts	Up to 2 hours	\$10	
Legion Building	Up to 6 hours	\$100	\$250
	6 hours or more	\$150	\$350
	Rental deposit	\$150	
Legion Building: Civic Group or Church	Up to 6 hours	\$50	\$150
	6 hours or more	\$75	\$200
	Rental deposit (no discount)	\$150	
No fees are charged for nationally chartered Granite Quarry youth or school organizations for any Town park or building.			
<b>ADMINISTRATIVE FEES</b>			
<b>Item Description</b>		<b>Fees</b>	
All Copies		\$0.25 per page	
Plotted Maps, other oversized or specialized documents		Production cost	
Fax service		\$0.40 per page	
Environmental Fee (resident and non-dumpster commercial)		\$12 per month	
Returned Check Fee		\$35	
<b>FIRE DEPARTMENT FEES</b>			
Fireworks Permit		\$130	
Fireworks standby		\$100	
Assembly standby		\$100	
Fire Reports		\$5 per report	
<b>POLICE DEPARTMENT FEES</b>			
Peddler Permit		\$100 per person	
Police off-duty services ( <i>entity pays the officer directly</i> )		\$30 per hour, 3 hour minimum	
Police Reports		\$5 per report	
Golf cart registration		\$10 per cart	
Golf cart violation		\$150 per violation	
<b>PUBLIC WORKS DEPARTMENT FEES (including for Town abatements)</b>			
Heavy equipment / tractors		\$150 per hour with operator	
Light equipment		\$100 per hour with operator	
Brush pickup, second load for residents		\$50 per load	
Bulk item pickup (must be placed by curb)		Call Town Hall for estimate	
Mulch (Subject to availability as determined by Director. Call Town Hall for scheduling.)		\$10 per bucket (GQ residents)	
		\$25 per bucket (Non-residents)	

PLANNING, ZONING, AND SUBDIVISION FEES		
Item	Description	Fee
Subdivision Plats	Conveyance Plat	\$20 per new lot
	Exemption/Recombination Plat	\$20
	Sketch Plat Review	\$100 (1 acre or less) \$200 + \$5 per dwelling unit (over 1 acre)
	Preliminary Plat Review - less than 24 lots	\$750
	Preliminary Plat Review - 24 or more lots	\$3,000 + \$60 per lot over 100
	Preliminary Plat - Applicant Appeal	\$100
	Preliminary Plat - Minor Revision	\$250
	Preliminary Plat - Major Revision	\$700
	Final Plat Review - Major Subdivision <i>(If a third submittal is required an additional review fee will be charged)</i>	\$350 per map sheet
	Final Plat Review - Minor Subdivision <i>(If a third submittal is required an additional review fee will be charged)</i>	\$100 per map sheet
	Performance Guarantee Review <i>(Letter of Credit, Bond, etc. Also applies to revisions, replacements, and partial release requests)</i>	\$300 + engineer costs
	Time Extension for Plat Approval	\$500
Zoning Amendments	Zoning Text Amendment	\$450 + \$125 advertising charge
	Zoning Map Amendment	\$875 + \$125 advertising charge
Zoning Permits	Single, Two-Family structures, Mobile Homes	\$50 + \$35 for permits subject to design review
	Single Family attached / multi-family <i>(condo, apartments, townhomes, etc)</i>	\$50 + \$35 per unit
	Residential Addition / Accessory Structures	\$50
	Fences	\$10
	Home Occupation	\$75
	Non-residential	\$50 + Zoning Site Plan review fee if applicable
	Temporary Construction Trailers	\$75
	Temporary Use Permits	\$75
	Special Use Permit	\$1,500 + \$125 advertising charge and + Zoning Site Plan Review Fees below
	Zoning Verification Letter for Institutional Requests	\$175
Certificate of Non-Conformity Adjustment	\$75	
Sign Permits <i>(only when obtained separately from primary development permits)</i>		
	Permanent Sign	\$100
	Outdoor Advertising Sign (Billboard)	\$200
	Temporary Sign	\$25
Zoning Site Plan Review	Sketch Plat Review & Consultation	\$200 + \$5 per dwelling unit per session after initial concept review meeting
	Site Plan Review <i>(If a third submittal is required an additional review fee will be charged)</i>	\$300 + \$25 per acre
Zoning Board of Adjustment	Variance	
	Residential	\$300
	Non-Residential & Multi-Family	\$300
	Appeal of Zoning Administrator Decision/ Interpretation Request	\$25 <i>(refunded if overturned)</i>
	Appeals	\$100 <i>(refunded if overturned)</i>
Double Permit	Where construction begins without the appropriate permits in place, the permit cost shall be doubled	

**Plan Review and Construction Administration Fee Schedule**

**Plan Review**

**Fee**

Roadway (public and/or private)	\$1.25 per linear foot of street centerline
Parking/Loading Areas (including access)	\$0.05 per square foot
Storm Drainage	\$1.35 per linear foot of street centerline
Water Lines	\$0.80 per linear foot of pipe
Sewer Lines	\$1.10 per linear foot of pipe
Stormwater Quality and/or Stormwater Detention Facilities	\$5,000.00 per plan or per subdivision

If a third revision of plan(s) is required, an additional fee will be charged.

Plan Review Fees shall apply to the extent of any revisions made to plans previously reviewed.

**Construction Administration**

**Fee**

Roadway (public and/or private)	\$1.60 per linear foot of street centerline
Storm Drainage	\$1.50 per linear foot of street centerline
Water Lines	\$0.95 per linear foot of pipe
Sewer Lines	\$1.15 per linear foot of pipe
Stormwater Quality and/or Stormwater Detention Facilities	\$5,000.00 per phase and/or sub-area

<b>FY 2023-2024 Salary Schedule</b>						
<b>Classification Title</b>	<b>Grade</b>	<b># Positions</b>	<b>Hiring Rate</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Notes</b>
Town Clerk	18	1	55,046	57,798	85,321	
Finance Officer	19	1	57,798	60,688	89,587	
Planner	17	1	54,425	55,046	81,259	
Office Assistant	8	1	33,793	35,483	52,379	
Public Works Director	20	1	60,688	63,722	94,066	
Public Works Crew Leader	9	1	35,483	37,257	54,999	
Public Works Technician	6	1	30,651	32,184	47,509	Grade 5 to 6
Police Chief	23	1	70,253	73,766	108,892	
Police Investigator	16	1	49,929	52,425	77,390	Grade 15 to 16
Police Sergeant	16	2	49,929	52,425	77,390	Grade 15 to 16
Police Officer	13	6	43,130	45,287	66,852	
Fire Engineer	13	3	43,130	45,287	66,852	New positions
<del>Fire Lieutenant</del>	<del>14</del>	<del>0</del>	<del>45,287</del>	<del>47,551</del>	<del>70,195</del>	Discontinued FY24
Fire Captain	15	3	47,551	49,929	73,704	New classification

## SUMMARY

TO: Board of Aldermen  
FROM: Town Manager Larry Smith  
RE: **Murals**  
DATE: 4/10/2023

---



In August the Board discussed ideas about a downtown mural. We were already overprioritized with Town projects/goals, and left it that if a board member could find a solution on their own that would be ideal. The clearest direction if it was going to come back as a proposed *Town/Town-funding* project was that it would likely need to either be on a public building or right of way.

In September/October I was asked to look into the possibility of pursuing a mural on the side of a privately-owned building on the north end of town. I reviewed the materials from similar studies here in the past, consulted with SOG, and followed up on ~a dozen public examples that were referenced.

We could not find any examples, scenarios, or avenues qualifying for use of public funds that weren't:

- Limited to within an authorized special district (Historic or Business Improvement District), and
- Administered with/ by a corresponding official commission, nonprofit, LLC (HPC, Downtown Inc); or
- Otherwise limited to public property only.

In January the discussion came up again. The Board agreed to bring up the desire to incorporate regulations addressing murals into the new UDO during a joint PB and BOA UDO work session.

In March the private property question was brought up again. I followed back up with SOG on a creative approach I'd studied once with regard to a façade grant program. Specifically: could the Board potentially *purchase an easement* over that side wall from the building owner, the funds from which the owner would then cause the mural to be painted?

In short, there was no constitutional or statutory authority enabling us to use or grant public funds toward this scenario. An easement theoretically could be used for a mural, but still only in scenarios authorized by the statutes like summarized in the bullet points above. They explained that the authority for Towns to use or grant public monies was intentionally drafted to be very limited, for good reason (public trust, checks & balances, and accountability).

### **Options to move forward:**

1. I highly recommend the Board keeps its previous intention to discuss its desire to incorporate regulations addressing murals into the new UDO during a joint PB/BOA UDO work session.
2. If Board members want to personally encourage private business & artist to pair up, it will be much more realistic with regard to our available time & resources right now.
3. If the Board decides the Town needs to prioritize pursuing a mural at this time, the only clear scenario appears to be if it would be allowed on a public building, art in a right of way, etc.
4. Any additional guidance SOG faculty and/or I might have missed?

## Admin

---

**From:** Brittany Barnhardt  
**Sent:** Wednesday, May 3, 2023 12:15 PM  
**To:** Town Manager  
**Cc:** Admin; John Linker  
**Attachments:** IMG\_5238.heic

**Categories:** Hold

Larry,

Cost of the mural would be \$8,000 plus equipment rental. I have attached the rental agreement with amount he would need for this project. Please let me know if there is anything else you would need for next Monday!

Brittany H Barnhardt  
Mayor of Granite Quarry



143 N. Salisbury Ave, Granite Quarry, NC 28146  
P.O. Box 351, Granite Quarry, NC 28072  
Office: (704) 279-5596  
Fax: (704) 279-6648  
Cell: (704) 433-0505  
[Bbarnhardt@granitequarrync.gov](mailto:Bbarnhardt@granitequarrync.gov)  
[www.granitequarrync.gov](http://www.granitequarrync.gov)

Tool Rental Depot LLC  
2001 S. Main St.  
Salisbury, NC 28144  
704-636-6400

3212 -01

04/05/2023 9.25 AM

**Quote**

**Account #:** 10135  
SHANE PIERCE  
1506 KINGSTON DR  
KANNAPOLIS, NC 28083

970 N. SALISBURY GQ AVE  
Granite Quarry, NC 28146

216-905-8212

**TRD ONE TON 01**

Mark G

XXXXX

04/12/2023 9.25 AM

Item #	Description	Quantity	Rates	M	W	D	H	Date&Time Due	Amount
70-700-01	LIFT, Z45 ARTICULATING BOOM	1	WKL 1550.00		1			04/12/2023 9.25 AM	1550.00
446.00	Minimum 595.00 SDY 595.00 24 Hrs 1550.00 1 Week 2970.00 4 Wks								
Serial# 09-31992									
BEWARE OF OVERHEAD POWER LINES..ALWAYS LOOK UP BEFORE GOING UP. USE CAUTION DURING TREE WORK TO AVOID DROPPING LIMBS ON MACHINE BELOW. Cust acknowledges receipt of AERIAL SAFETY SHEET and TIRE SHEET X_____									
98-DELIVERY	DELIVERY - Rental Equipment	Sold: 1						120.00 Price Ea.	120.00
98-PICK UP	PICK UP - Rental Equipment	Sold: 1						120.00 Price Ea.	120.00
98-DIESEL	DIESEL FUEL - OFF ROAD	Sold: 6						8.00 Price Ea.	48.00

QUOTE EXPIRES 30 DAYS FROM DATE OF RECEIPT UNLESS OTHERWISE NOTED.

PLEASE VISIT US AT OUR WEB SITE OR OUR FACEBOOK PAGE:

[www.toolrentaldepot.com/reviews](http://www.toolrentaldepot.com/reviews) [www.facebook.com/Tool-Rental-Depot](http://www.facebook.com/Tool-Rental-Depot)

Total Rental	1550.00
Total Sales	288.00
Subtotal	1838.00
Sales Tax (ST)	128.66
Total	1966.66
Security Required	300.00
Total Due	2266.66

REMIT TO ADDRESS:  
Tool Rental Depot LLC  
P O Box 835  
Salisbury, NC 28145

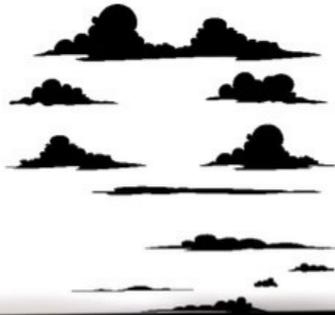


Town of Granite Quarry



tammylwals1





Town of Granite Quarry



tammywalser1





**Agenda Item Summary**

Regular Meeting

June 12, 2023

Agenda Item 7

**Budget Amendment #10**

Purpose:

To increase transparency and ease of tracking within departmental budgets by establishing the Contingency and Transfers department. This will remove General Fund Contingency and Interfund Transfers from within departmental budgets by grouping them together in a separate “department”.

Attachments:

- Budget Amendment FY 22-23 #10

Action Requested:

***Motion to approve Budget Amendment #10 as presented.***

Motion Made By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Second By:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

For:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

Against:

- Jim Costantino
- John Linker
- Doug Shelton
- Jeff Cannon

In case of tie:

Mayor Brittany Barnhardt

- For
- Against

**FISCAL YEAR 2022-2023  
BUDGET AMENDMENT REQUEST #10**

June 12, 2023

**PURPOSE:** To increase transparency and ease of tracking within departmental budgets by establishing the Contingency and Transfers department. This will remove General Fund Contingency and Interfund Transfers from within departmental budgets by grouping them together in a separate “department”.

**General Fund – Fund 01**

**Expenses:**

<u>GL Acct #</u>	<u>Account Description</u>	<u>Increase (Decrease):</u>
01-4110-96	Governing Body – Interfund Transfer	(959,916.71)
01-4110-97	General Fund Contingency	(9,417.00)

**Contingency and Transfers:**

01-9840-96	Transfers to Capital Project Funds	959,916.71
01-9910-97	General Fund Contingency	9,417.00
Total Increase/Decrease:		<b>\$ 0</b>

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

\_\_\_\_\_  
Brittany H. Barnhardt, Mayor

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

## Memo

To: Town of Granite Quarry Mayor and Board of Aldermen

From: Tom Weitnauer, AICP

Date: June 6, 2023

Re: Town of Granite Quarry Town Plan 2040 – Comprehensive Land Use and Master Plan

---

N-Focus, Inc., is excited to provide you with the attached Town Plan 2040 – Comprehensive Land Use and Master Plan. We request your review of this important document prior to our presentation to you during the June 19, 2023 Board of Aldermen meeting. On June 5, 2023, the Planning Board unanimously recommended adoption by ordinance to the Board of Aldermen. The purpose of providing this document in advance of the Board of Aldermen meeting is to allow you sufficient review time.

**As this document is voluminous, we suggest you initially skip the first few background chapters while proceeding to the more substantive chapters 5-9 where you will find insightful guidance for leadership in moving Granite Quarry forward.**

After you review chapters 5-9, you may want to then review chapters 1-4. These background chapters on the community profile, demographics, and the Town's resources provided the foundation for goals and action steps in later chapters. These early chapters also serve as critical documentation the Town will reference for bonus points when applying for competitive grants from federal, state, and regional sources, to garner bonus points for financial assistance to fund projects such as public parks.

Hot links throughout the digital PDF copy, denoted by underlined blue text, will take you to supporting and relevant documents cited in the Plan.

*(This space left blank intentionally)*

# GRANITE QUARRY TOWN PLAN 2040 Comprehensive Land Use and Master Plan



Recommended by the Town of Granite Quarry Planning Board: June 5, 2023

Adopted by the Town of Granite Quarry Board of Aldermen: \_\_\_\_\_

Recommended by Planning Board 5 June 2023

# Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan

## TOWN OF GRANITE QUARRY

Granite Quarry Town Hall  
143 N. Salisbury Avenue  
Granite Quarry, NC 28146

Adopted by the Board of Aldermen: \_\_\_\_\_, 2023

### Board of Aldermen

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

### Planning Board

Mike Brinkley  
David Morris  
Richard Luhrs  
Jerry Holshouser  
Joe Hudson  
Fred Krusemark (Alternate)  
Jared Mathis, ETJ  
Ronald Jacobs, ETJ  
Michelle Reid, ETJ  
Vacant, ETJ  
Dolores Shannon, ETJ (Alternate)

### Administration Department

Larry Smith, Town Manager  
Aubrey Smith, Town Clerk  
Shelly Shockley, Finance Officer  
Debbie Loflin-Benge, Office Assistant

### Planning Team

Tom Weitnauer, AICP, Town Planner, Lead Author  
F. Richard "Rick" Flowe, AICP, Principal Planner, Coauthor  
Michael D. Harvey, AICP, CFM, CZO, Senior Planner, Coauthor

Recommended by Planning Board 5 June 2023

## TABLE OF CONTENTS

<b>1. WHY PLAN OUR TOWN?</b> .....	1
1.1 About Town Planning.....	1
1.2 Official State Policy .....	1
1.3 Statutory Reference .....	2
<b>2. ABOUT GRANITE QUARRY</b> .....	3
2.1 Town of Granite Quarry’s Vision Statement .....	3
2.2 Town of Granite Quarry Background .....	3
<b>3. COMMUNITY PROFILE</b> .....	5
3.1 Population.....	5
3.2 Housing .....	9
3.3 Education .....	10
3.4 Income .....	11
3.5 Workforce .....	14
3.6 Future Trends Projections – How does Granite Quarry prepare? .....	17
<b>4. NATURAL AND HISTORIC RESOURCES</b> .....	19
4.1 Resources .....	19
4.2 Historic Resources.....	25
<b>5. VOICE OF THE COMMUNITY</b> .....	28
5.1 Community Participation – What does our community want? .....	28
5.2 Goals, Objectives, and Strategies.....	36
<b>6. ECONOMIC DEVELOPMENT</b> .....	45
6.1 Why Focus on Economic Development .....	45
6.2 Current Economic Profile – Conventional Sectors.....	47
6.3 Importance of the Infrastructure Networks .....	48
6.4 Existing Business Retention and Expansion .....	48
6.5 Tourism, Travel, and Hospitality .....	49
6.6 Manufacturing.....	51
6.7 Economic Development Opportunities.....	52
6.8 Economic Development Action Items.....	53
<b>7. INFRASTRUCTURE</b> .....	55
7.1 Water and Sewer Utility Systems.....	55
7.2 Transportation Network .....	55
<b>8. PLANNING AND DEVELOPMENT</b> .....	59
8.1 Analysis of Existing land Use and Development Patterns – Where to begin! .....	59
8.2 The Plan – What do we want our community to be? How do we get there? .....	59
8.3 Existing Land Use Issues – Recognizing the problems of our past.....	60
8.4 Future Land Use – Where we are going next! .....	63
8.5 Re-thinking Granite Quarry’s Zoning – A common sense approach! .....	68
<b>9. BLUEPRINT FOR GRANITE QUARRY – SUMMARY &amp; PLAN IMPLEMENTATION</b> .....	77
9.1 Summary .....	77
9.2 Actions to Implement Town Plan 2040.....	78
<b>APPENDIX A: Granite Quarry Downtown Master Plan</b> .....	79
<b>APPENDIX B: GoGQ Bicycle and Pedestrian Plan</b> .....	80

Recommended by Planning Board 5 June 2023

# 1. WHY PLAN OUR TOWN?

The purpose of the *Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan* (hereinafter “Town Plan 2040”) is to provide information and perspective used to pinpoint and prioritize actions to support a resilient, self-sustaining community. The Town Plan 2040 must encourage economic opportunities, while at the same time maintaining the character and resources essential to Granite Quarry in a vibrant, growing urban region. An up-to-date plan balancing the changing trends, environmental mandates, and the Town’s vision is essential to the success of Granite Quarry and its inhabitants. Information contained in the Town Plan 2040 should serve as the basis for both investment and future development decisions.

Granite Quarry’s Town Plan 2040 has been designed for regular use by citizens, businesses, investors, leadership, and agencies in making decisions affecting the future of Granite Quarry. This Town Plan 2040 is vital to making informed decisions that will both account for current conditions while maintaining perspective about the future when doing so. A town plan is the foundation of almost all capital improvement and growth decisions. ***Adoption of Town Plan 2040 is not the end; it is a consensus on where to begin!***

## 1.1 About Town Planning

Long-term planning for the future of a community is vitally important. One tool to guide the future of a community is the planning process and adoption of a comprehensive land use plan. Part of a comprehensive land use plan is designed to provide an overview of a community’s existing conditions and physical development. The main function of the plan is to serve as a guide to a community’s future development policy. The goals of a comprehensive land use plan aim to:

- Involve the community in developing a long-term vision,
- Address what should be maintained or changed in the future to achieve that vision,
- Identify future land uses in an overall community-wide context,
- Identify and prioritize needed future infrastructure improvement aimed at supporting the vision, and
- Provide implementation guidance as to the private and public investment strategies to realize the vision.

Part of the on-going planning process is monitoring the plan’s progress as a fluid document that should be bi-annually (every other year) refined and updated to reflect progress achieved and changing conditions. ***Planning is an ongoing process!***

## 1.2 Official State Policy

NCGS Chapter 160D requires local governments with a population of over 1,500 people to adopt a Comprehensive Plan by July 1, 2022 to be eligible for certain funding, powers and authority. The plan is to be used as an assurance to the public that local decisions are made with a perspective on the future implications of pending decisions, and to affirm that public accountability and fiscal responsibility are considered as part of the decision-making process.

Decisions made about public spending and growth can often appear centered around individuals involved and how they may benefit. When governing board decisions adhere to an adopted plan, those individual interests are balanced with others affected by the outcome of decisions, which include citizens, property owners, and businesses.

### 1.3 Statutory Reference

**Granite Quarry Town Plan 2040 - Comprehensive Land Use and Master Plan** shall serve as the adopted plan pursuant to §N.C.G.S. 160D in the planning and regulation of development.



*(This space left blank intentionally)*

## 2. ABOUT Granite Quarry

### 2.1 Town of Granite Quarry's Vision Statement

Solid as the rock on which it was founded, Granite Quarry will be a growing, connected and family-friendly town that provides a high quality of life for all.

### 2.2 Town of Granite Quarry Background

#### 2.2.1 Location

The Town of Granite Quarry, North Carolina is located in Rowan County with an estimated population of 2,984 residents as reported in the 2020 Decennial Census. Granite Quarry is approximately 4 miles south of the county seat of Salisbury. The 2020 U.S. Census reported the Town of Granite Quarry corporate limits encompass approximately 2.92 square miles of land area.

Granite Quarry is located 45 miles northeast of Charlotte via I-85, and is part of the Charlotte-Concord-Rowan, NC-SC Metropolitan Statistical Area (MSA).

#### 2.2.2 History

**Granite Quarry:** The following account of the early years of Granite Quarry was provided in a statement by the Honorable Representative Howard Coble on May 19th, 2001, in celebration of the town's centennial celebration.

*“Granite Quarry began in 1766 when Michael Braun (Brown) moved to the area from Pennsylvania. He constructed what became known as the Old Stone House of native hand-hewn granite. (The house has been restored by Rowan Museum, Inc., and is recognized as the oldest German dwelling in North Carolina.)*

*The town was known as Woodville in the late 1800s, and by 1891, when the first post office was established, it was under the name of Woodsides. The second name was for a family of Woodsides who lived in the community. On March 7, 1901, the North Carolina General Assembly officially changed the name to Woodsides. When the town was first incorporated, five families lived in the town. Jerry L. Shuping was the first mayor and William Lefler, L.H. Kluttz, Rufus B. Peeler and Alfred L. Peeler were the first aldermen. These family names remain fixtures in Rowan County today. Shortly after incorporation, it was discovered that there was another Woodsides in North Carolina, resulting in confusion for mail and freight deliveries.*

*While the post office name was changed to Granite Quarry in 1902, it wasn't until February 5, 1905, that the General Assembly approved the new name of Granite Quarry to recognize and highlight the stone quarried there. The quarries were already attracting attention years earlier as they developed along the newly completed Yadkin Railway and more and more people moved into the area to work the quarries.*

*Quarrying was begun by the eccentric J.T. Wyatt who was later known as a local newspaper columnist with the fascinating sobriquet of "Venus of Faith." Wyatt began his digging at the site of the Balfour Quarry. The demand for paving stones and later, Durax blocks, kept the town full of workers. Durax blocks, four by four pieces of stone laid in circles on city streets, can still be seen in the nearby town of Salisbury on Depot Street in front of the Southern Railway Station. Curbing stones quarried in Granite Quarry can be found in cities all over the United States.*

*Large scale quarrying began in 1906 when the Whitney Company was selected to provide the stone for a granite dam on the Yadkin River in Stanly County. Whitney contracted with the Gillespie Company to operate the Rowan County quarry. Hundreds of Italian laborers and English stone cutters were brought to Granite Quarry to work in the mines. Stone cutting was an art that few people in the United States knew, making it necessary to import workers. The dam lost almost \$20 million and when the Whitney Company went into bankruptcy, the Gillespie Company ceased operations. Nearly all of the foreign workers left except for a few of the English stone cutters who had little difficulty in finding employment at other quarries. The waters of Badin Lake today cover the granite dam, but when the water level is lowered, the dam can still be seen in its watery grave.*

*When the Whitney project failed, the town was hit by a depression, and Granite Quarry became a ghost town. It was saved from a permanent death in the 1920s when the state became a pioneer in the construction of public roads. The demand for crushed stone for paving was tremendous. That demand, when added to the normal output for curbing, paving blocks, ornamental stone, and memorial work, pushed production to new records. It would last for several decades. The quarrying industry has declined in recent years because of rising labor costs and the increasing use of concrete in buildings and road construction, but today, Granite Quarry does not survive on stones alone."*

**Rowan County:** Following is the first paragraph of the [History of Rowan County](#) written by Jonathan Martin of the North Carolina History Project.

*"In 1753, nearly 350 residents of Anson County petitioned the North Carolina legislature to form a separate county. Rowan County was the result of the petition, and at the time of its incorporation, the county was named in honor of the governor of North Carolina, Matthew Rowan. Two years after the county's establishment, Salisbury was determined the county seat of Rowan, and the town most likely received its name in honor of the town in England. During the 1800s, Salisbury was the economic and political center of western North Carolina."*

### 3. COMMUNITY PROFILE

The development of a town plan first requires that identification and analysis of certain key growth factors be performed. The intent of the analysis is to ensure that policies contained in the Town Plan 2040 address current problems, trends, and issues facing the community, including the immediate area. The key growth factors included for analysis are discussed in several subject areas within the Town Plan 2040. Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions.

#### 3.1 Population

##### 3.1.1 Population Profile

The U.S. Census Bureau prepares a detailed statistical portrait for local governments, counties and states of their respective social, economic, housing, and demographic characteristics through the 5-year American Community Survey (ACS) products. The ACS 5-year estimates are constructed as period estimates and reflect the average characteristics over the five year period. In general, unless a user knows how the estimate for each characteristic is trending over time, it is not accurate to consider the 5-year estimate as an estimate at any given point within the 5 year period. However, under certain conditions, the ACS estimates can serve as a proxy. Figures from the U.S. Census Bureau 2016-2020 American Community Survey (ACS) 5-year estimates, released on March 17, 2022, were used in the Community Profile for the Town of Granite Quarry, as detailed in this section. Rather than refer to the 5-year period (2016-2020) throughout the narrative in this section, the last year of 2020, may be used for brevity in some locations, but the full five year period will be noted as the source for tables and charts.

In their methodology of defining what is a current residence in the American Community Survey, the U.S. Census Bureau considers everyone who is currently living or staying at an address for more than two months is considered a current resident of that address. This means that their expected length of stay is more than two months, not that they have been staying in the housing unit for more than two months at the time when the survey is conducted. Persons away from their residence for two months or less, whether in the United States or overseas, on a vacation or on a business trip, are considered to still be a resident at the address, and the unit is classified as occupied and eligible for inclusion in the survey. Persons away from their residence for more than two months are considered not to be a resident. For the ACS, if no one is determined to be a current resident in the sampled housing unit, it is classified as vacant.

Data contained with this element is derived from two (2) sources:

1. The 2020 Decennial Census; and
2. The 2016-2020 American Community Survey (ACS) 5-year estimates.

It is important to understand the differences between these two data sources:

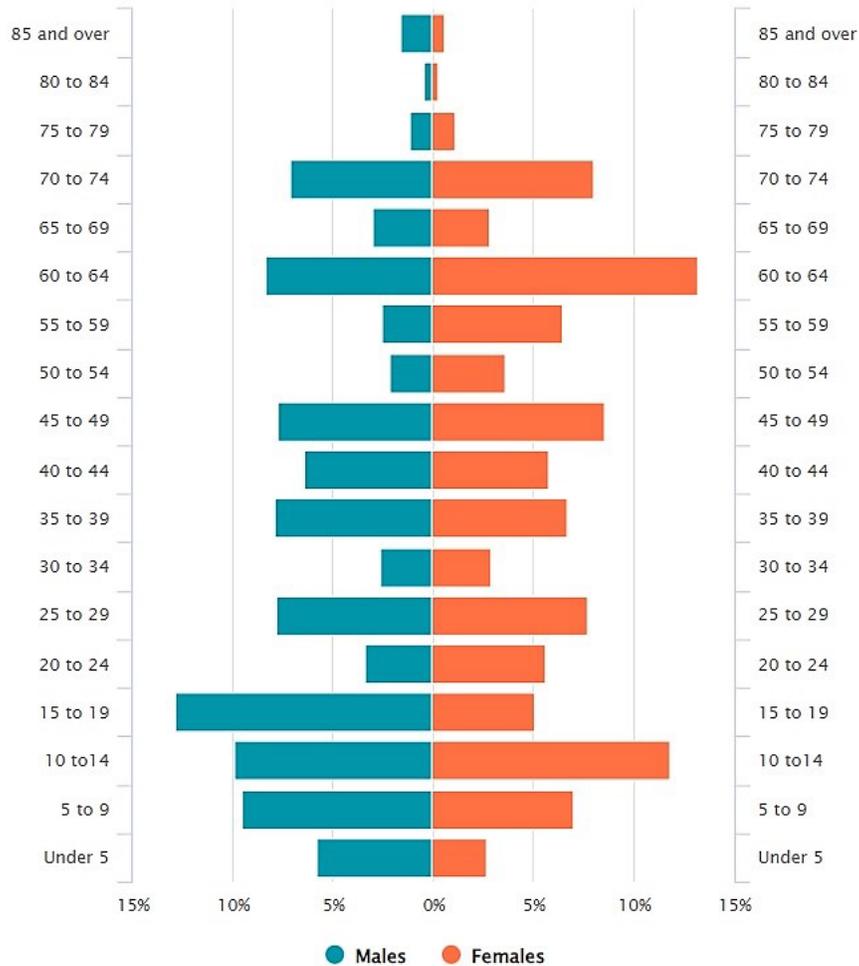
- Decennial Census data represents a ‘physical count’ of all residents occurring every ten years;

- American Community Survey (ACS) produces population, demographic and housing unit estimates based on data samples (i.e. does not represent a physical county of all residents). Data is collected on either a monthly or annual (i.e. yearly) basis.

Due to the COVID pandemic, the US Census Bureau experienced challenges in securing full participation in the 2020 Decennial Census. There may be discrepancies in some data sets between the Decennial Census and ACS data. Sources of which data sets reported in this community profile are referenced.

The U.S. Census Bureau 2020 Decennial Census reported the Town of Granite Quarry’s total population in 2020 was 2,984 persons. According to the U.S. Census Bureau’s 2016-2020 American Community Survey (ACS), Granite Quarry’s residents were 57.5% female and 42.5% male. The median age was 36.7 years. An estimated 28.4% of the population was under 18 years, 31.6% was 18 to 44 years, 27.1% was 45 to 64 years, and 13% was 65 years and older.

**Figure 3.1.1: Population by Age and Sex for Granite Quarry in 2016-2020**



Source: U.S. Census Bureau, American Community Survey 2016-2020

For people reporting one race alone, 95.3% were White; .8% were Black or African American; 0.0% were American Indian and Alaska Native; 0.0% were Asian; 0.0% were Native Hawaiian and Other Pacific Islander, and 0.6% were some other race. An estimated 0.2% reported two or more races. An estimated 3.3% of the people in Granite Quarry were Hispanic or Latino. An estimated 92.1% of the people in Granite Quarry were White alone, non-Hispanic. People of Hispanic origin may be of any race.

**3.1.2 Population Growth and Projections**

**Population Growth**

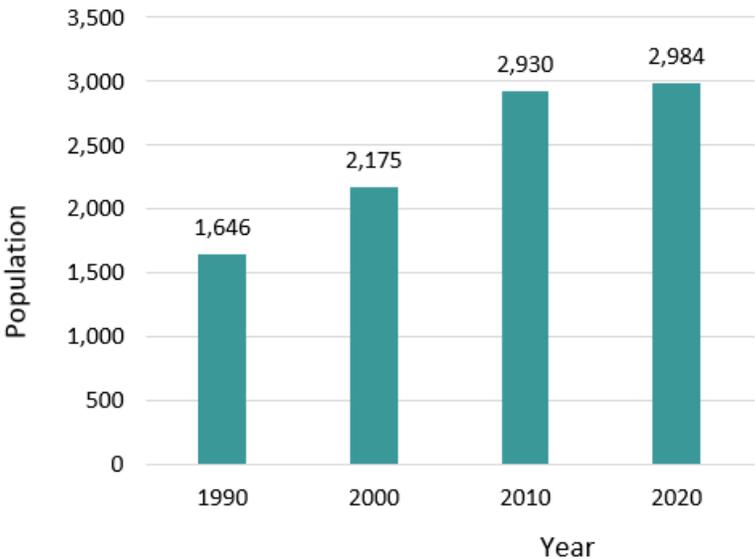
As reported by the U.S. Census Bureau, the population of the Town of Granite Quarry increased by 3% between years 1990-2000, experienced a 34.71% surge in population with an additional 755 residents between years 2000-2010, and increased less than a percent between the 2010-2020 decade as illustrated in the following table and figure.

**Table 3.1.2.A: Town of Granite Quarry Population Estimates & Growth Rates**

Year	Town of Granite Quarry Population	Population Annual Increase/(Decrease)	Between Years
1990	1,646		
2000	2,175	3.21%	1990-2000
2010	2,930	34.71%	2000-2010
2020	2,984	0.18%	2010-2020

Source: U.S. Census Bureau’s 1990-2020 Decennial Census

**Figure 3.1.2.A: Town of Granite Quarry Decennial Population Estimates (1990-2020)**



Source: U.S. Census Bureau’s 1990-2020 Decennial Census

Table 3.1.2.B illustrates the percentage of the Town’s population to the total population of Rowan County throughout the past 30 years. The Town’s population as a percentage

of the County’s overall population has remained stable with an average of the past four decennial census estimates of 1.83%.

**Table 3.1.2.B: Town of Granite Quarry to Rowan County Population Comparison**

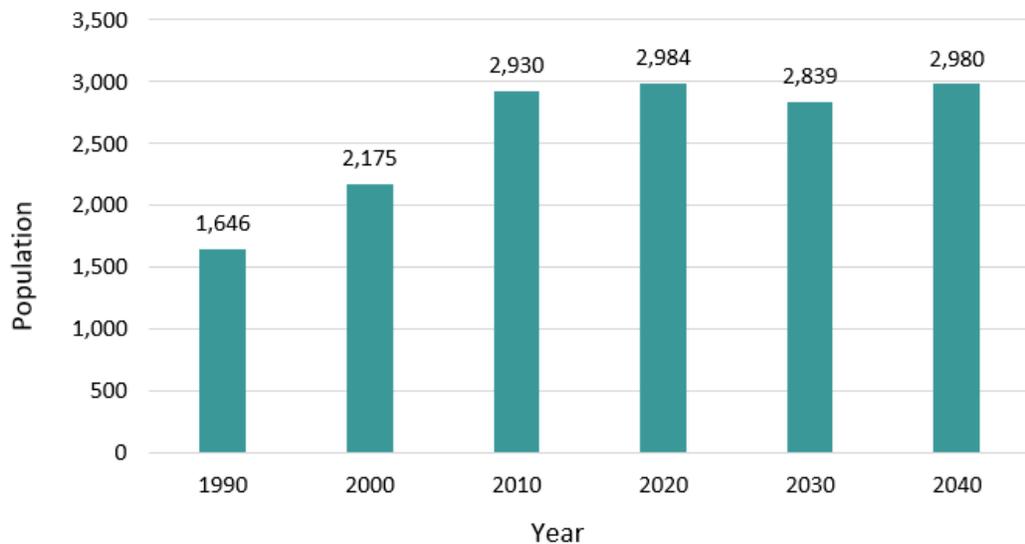
Year	Granite Quarry	Rowan County	Granite Quarry’s Population to Rowan County’s Population
1990	1,646	110,605	1.5%
2000	2,175	130,340	1.70%
2010	2,930	138,428	2.1%
2020	2,984	146,875	2.0%

Source: U.S. Census Bureau’s 2000-2020 Decennial Census

### Population Projections

The North Carolina Office of State Budget and Management (OSBM) State Demographer publishes population projections annually for each county using complex methodology tailored to each county’s birth, death, and migration rates. The Town’s population has remained stable with an average of the past four decennial census estimates of 1.83% of Rowan County’s total population for the past three decades. To project the Town of Granite Quarry population in 2030 and 2040, the 1.83% was applied to the State Demographer’s County population projections of Rowan County for years 2030 (Rowan Co. projection of 155,442) and 2040 (Rowan Co. projection of 163,190). Using this methodology, the anticipated population projection for the Town is 2,839 persons in year 2030 and 2,980 persons in year 2040.

**Figure 3.1.2.B: Town of Granite Quarry Population Estimates and Projections**



Sources: 1990 through 2020 Estimates: US Census Bureau’s Decennial Census

2030 and 2040 Projections: Average population percentage of Granite Quarry to Rowan County’s population (1.83%) using US Census data combined with the NC OSBM population projection

## 3.2 Housing

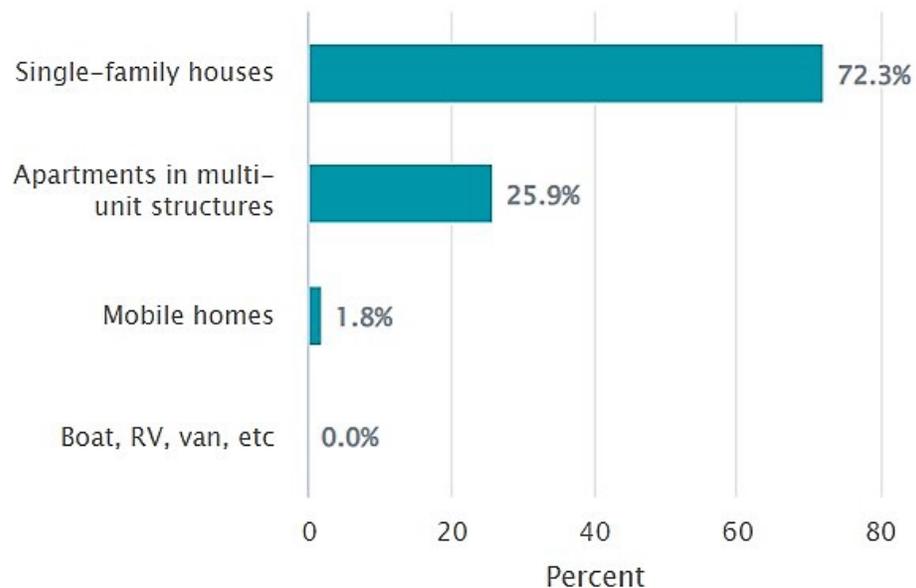
### 3.2.1 Households and Families

In 2016-2020, there were 1,030 households in Granite Quarry. The average household size was 2.87 people. In Granite Quarry, 49.1% of all households have one or more people under the age of 18; 30.3% of all households have one or more people 65 years and over.

### 3.2.2 Housing Inventory Characteristics

In 2016-2020, Granite Quarry had a total of 1,210 housing units. Of these housing units, 72.3% were single-family houses either not attached to any other structure or attached to one or more structures (commonly referred to as "townhouses" or "row houses"). 25.9% of the housing units were located in multi-unit structures, or those buildings that contained two or more apartments. 1.8% were mobile homes, while any remaining housing units were classified as "other," which included boats, recreational vehicles, vans, etc.

Figure 3.2.2: Types of Housing Units in Granite Quarry in 2016-2020



Source: U.S. Census Bureau, American Community Survey 2016-2020

0.4% of the housing inventory was comprised of houses built since 2010, while 5.0% of the houses were first built in 1939 or earlier. The median number of rooms in all housing units in Granite Quarry was 5.6 rooms, and of these housing units 69.5% had three or more bedrooms.

### 3.2.3 Occupied Housing Characteristics

In 2016-2020, Granite Quarry had 1,030 housing units that were occupied or had people living in them, while the remaining 180 were vacant. Of the occupied housing units, the percentage of these houses occupied by owners (also known as the homeownership rate) was 61.4% while renters occupied 38.6%. The average household size of owner-occupied houses was 3.19 and in renter-occupied houses it was 2.36.

### 3.2.4 Financial Characteristics and Housing Costs

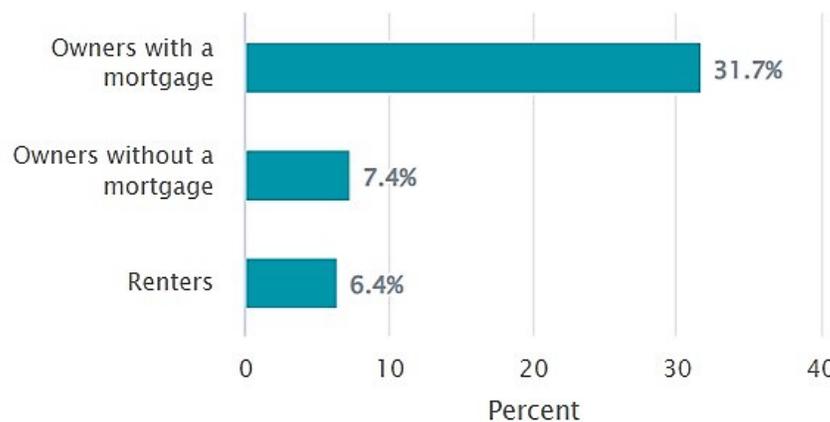
In 2016-2020, the median property value for owner-occupied houses in Granite Quarry was \$174,200.

Of the owner-occupied households, 76.4% had a mortgage. 23.6% owned their houses "free and clear," that is without a primary mortgage or loan on the house. The median monthly housing costs for owners with a mortgage was \$1,230 and for owners without a mortgage it was \$408.

For renter-occupied houses, the median gross rent for Granite Quarry was \$602. Gross rent includes the monthly contract rent and any monthly payments made for electricity, gas, water and sewer, and any other fuels to heat the house.

Households that pay 30% or more of their income on housing costs are considered cost-burdened. In 2016-2020, cost-burdened households in Granite Quarry accounted for 31.7% of owners with a mortgage, 7.4% of owners without a mortgage, and 6.4% of renters.

**Figure 3.2.4: Households with a Housing Cost Burden in Granite Quarry in 2016-2020**



Source: U.S. Census Bureau, American Community Survey 2016-2020

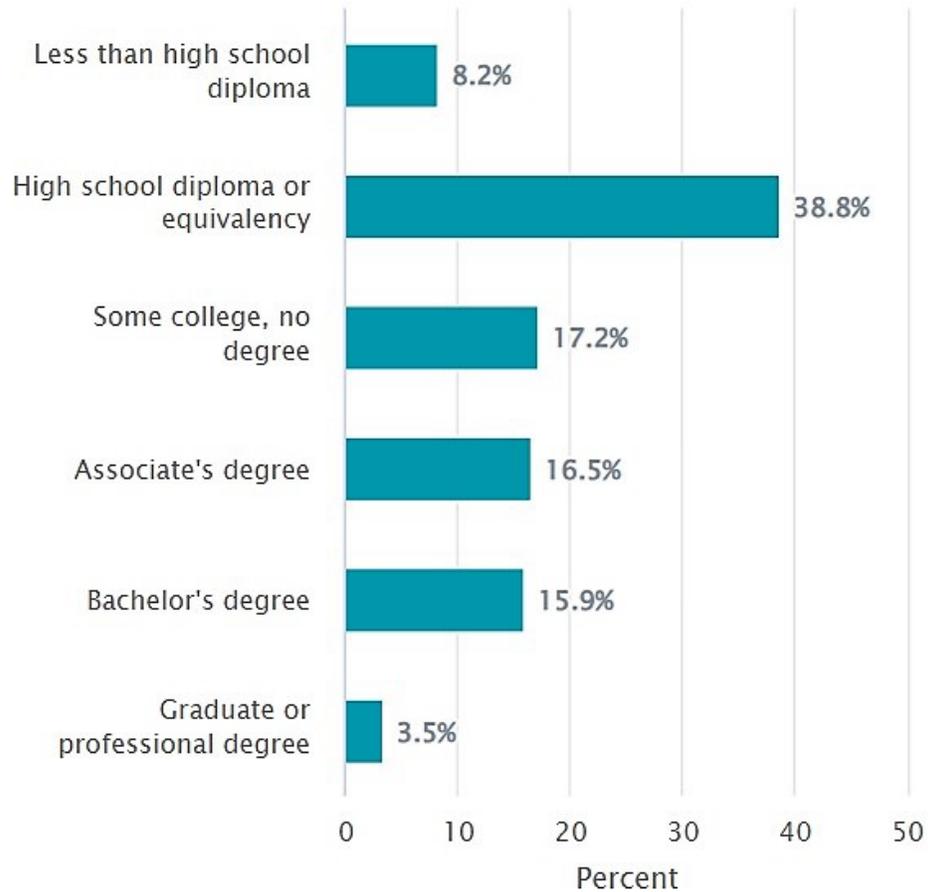
## 3.3 Education

### 3.3.1 Educational Attainment

In 2016-2020, 91.8% of people 25 years and over had at least graduated from high school and 19.4% had a bachelor's degree or higher. An estimated 8.2% did not complete high school.

The total school enrollment in Granite Quarry was 895 in 2016-2020. Nursery school enrollment was 30 and kindergarten through 12th grade enrollment was 678. College or graduate school enrollment was 187.

**Figure 3.3.1: Educational Attainment of People in Granite Quarry in 2016-2020**



Source: U.S. Census Bureau, American Community Survey 2016-2020

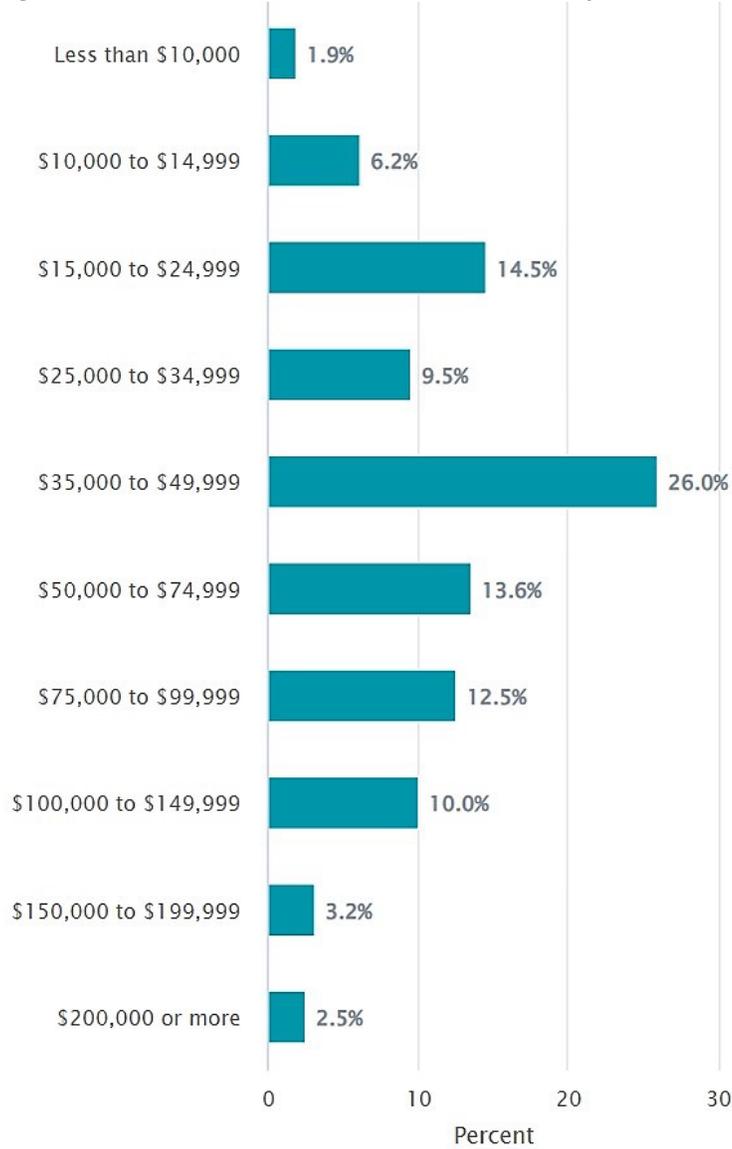
### 3.4 Income

#### 3.4.1 Income

The median income of households in Granite Quarry was \$47,529. An estimated 1.9% of households had income below \$10,000 a year and 2.5% had income over \$200,000 or more.

Median earnings for full-time year-round workers was \$43,412. Male full-time year-round workers had median earnings of \$53,177. Female full-time year-round workers had median earnings of \$31,515.

**Figure 3.4.1: Household Income in Granite Quarry in 2016-2020**

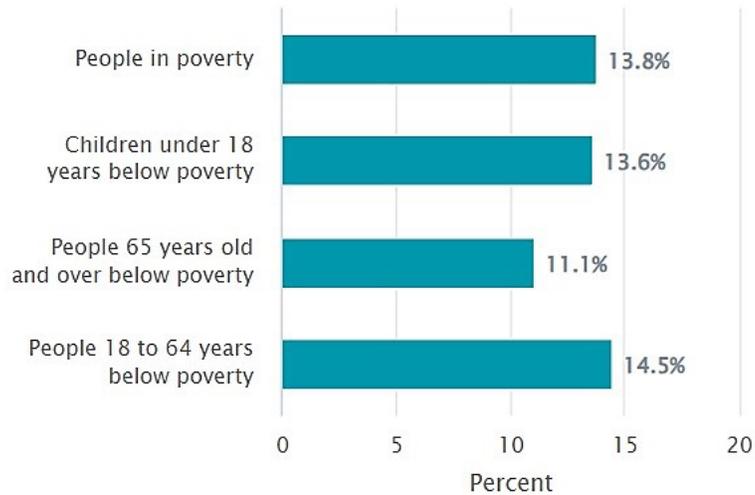


Source: U.S. Census Bureau, American Community Survey 2016-2020

### 3.4.2 Poverty and Participation in Government Programs

In 2016-2020, 13.8% of people were in poverty. An estimated 13.6% of children under 18 were below the poverty level, compared with 11.1% of people 65 years old and over. An estimated 14.5% of people 18 to 64 years were below the poverty level.

**Figure 3.4.2: Poverty Rates in Granite Quarry in 2016-2020**



Source: U.S. Census Bureau, American Community Survey 2016-2020

In 2016-2020, 9.7% of households received SNAP (the Supplemental Nutrition Assistance Program). An estimated 51.0% of households that received SNAP had children under 18, and 56.0% of households that received SNAP had one or more people 60 years and over. An estimated 45% of all households receiving SNAP were families with a female householder and no spouse present. An estimated 0.0% of households receiving SNAP had two or more workers in the past 12 months.

### 3.4.3 Public Schools

Residents within the Town are served by the Rowan-Salisbury School System through three institutions:

- Granite Quarry Elementary School;
- Charles Columbus Erwin Middle School; and
- East Rowan High School.

### 3.4.4 Colleges and Universities

Granite Quarry is conveniently located within 125 miles of colleges and universities in North Carolina listed in Table 3.4.4.:

*(This space left blank intentionally)*

**Table 3.4.4: Colleges and Universities**

<b>College / University</b>	<b>City</b>	<b>Distance From Granite Quarry (miles)</b>
Rowan-Cabarrus Community College	Salisbury	4
Catawba College	Salisbury	6
Livingstone College	Salisbury	6
Cabarrus College of Health Sciences	Concord	8
UNC at Charlotte	Charlotte	10
Rowan-Cabarrus Community College	Concord	22
Strayer University	Concord	22
Rowan County Early College	Salisbury	24
Wingate University	Wingate	45
UNC at Greensboro	Greensboro	54
Guilford College	Greensboro	58
High Point University	High Point	64
Carolina University	Winston-Salem	67
Elon University	Elon	71
Duke University	Durham	101
UNC at Chapel Hill	Chapel Hill	120
North Carolina State University	Raleigh	125

*Prepared by: N-Focus, Inc.*

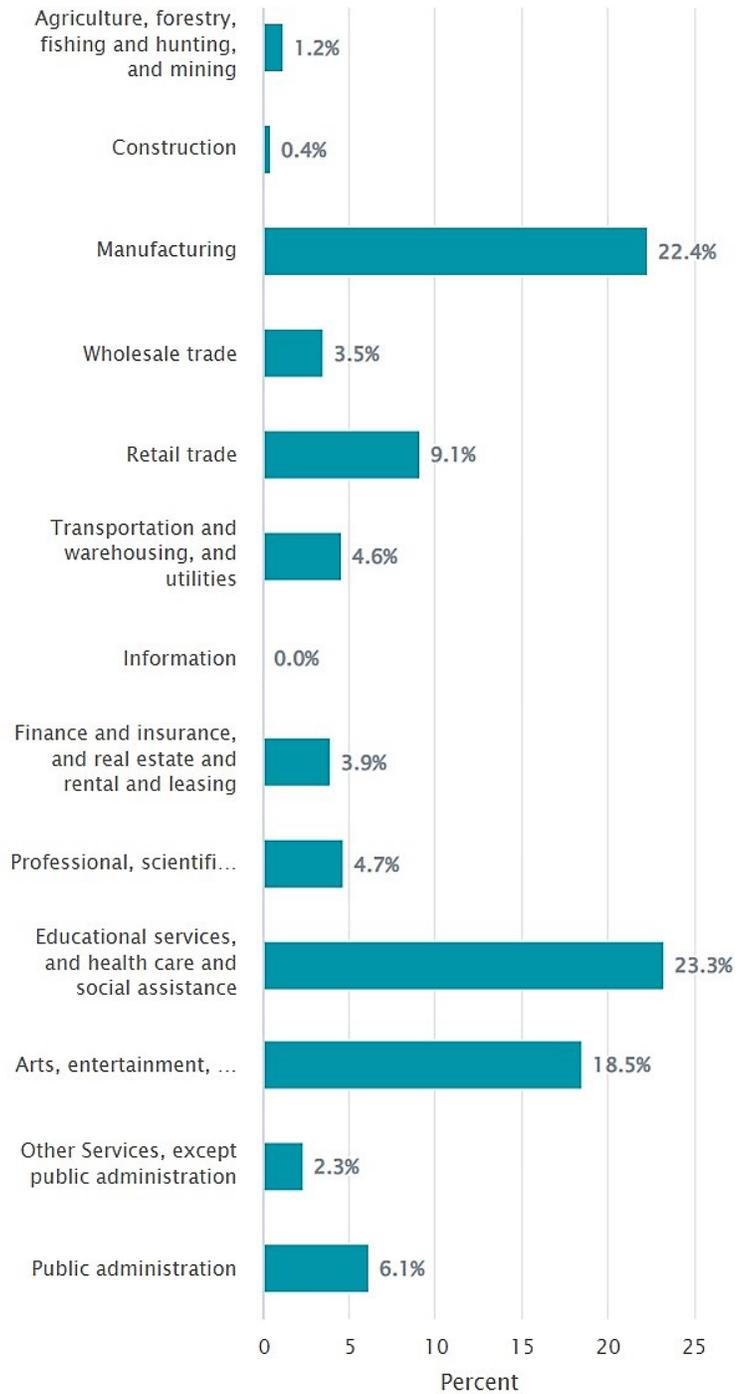
### **3.5 Workforce**

#### **3.5.1 Employment**

In Granite Quarry, 55.5% of the population 16 and over were employed; 41.1% were not currently in the labor force. In 2016-2020, the civilian employed population 16 years and older in Granite Quarry worked in the following industries:

*(This space left blank intentionally)*

**Figure 3.5.1.A: Percent by Industry in Granite Quarry in 2016-2020**



Source: U.S. Census Bureau, American Community Survey 2016-2020

In 2016-2020, the civilian employed population 16 years and older in Granite Quarry had the following occupations.

**Table 3.5.1.A: Occupations for the Civilian Employed Population 16 Years and over in Granite Quarry in 2016-2020**

Civilian employed population 16 years and over	Number	Percent
Management, business, sciences, and arts occupations	350	28.1
Service occupations	339	27.3
Sales and office occupations	255	20.5
Natural resources, construction, and maintenance occupations	53	4.3
Production, transportation, and material moving occupations	247	19.9

Source: U.S. Census Bureau, American Community Survey 2016-2020

### 3.5.2 Commuting to Work

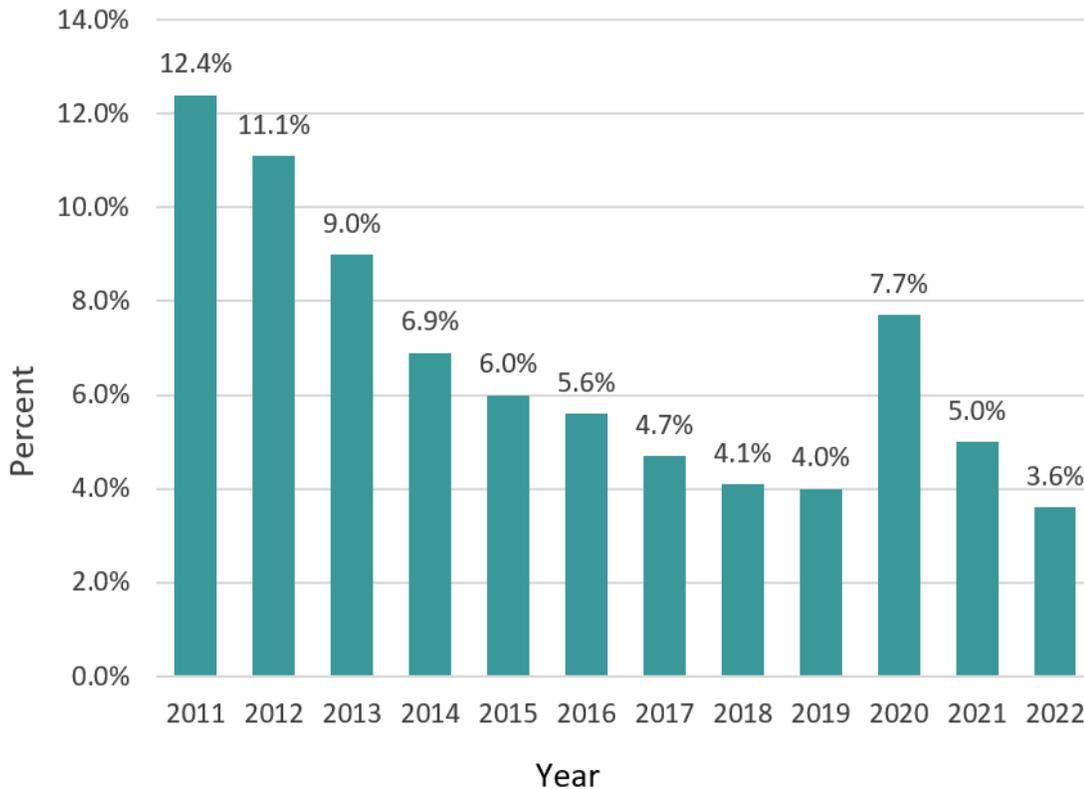
An estimated 94.5% of Granite Quarry workers drove to work alone in 2016-2020, and 4.3% carpooled. Among those who commuted to work, it took them on average 30.5 minutes to get to work.

### 3.5.3 Unemployment

Labor statistics specifically for Granite Quarry are not available through the U.S. Bureau of Labor Statistics. Unemployment rates in Rowan County have shown a steady downward trend from 12.5% in 2011 to 4.0% in 2019, but then jumped up to 7.7% in 2020, likely due to the impacts of the COVID global pandemic. Rowan County quickly reduced the 2020 spike in unemployment and in July 2022 achieved an even lower unemployment rate than pre-pandemic rates.

*(This space left blank intentionally)*

**Table 3.5.3: Unemployment in Rowan County, 2010-2020**



Source: U.S. Bureau of Labor Statistics for Years 2011-2021  
 North Carolina Department of Commerce for July 2022  
 Prepared by: N-Focus, Inc.

### 3.6 Future Trends Projection - *How does Granite Quarry prepare?*

Recognizing trends and how market dynamics can and do change, will enable Granite Quarry to position itself as a welcoming community for multiple generations looking at buying or renting a home, starting or growing a business, and finding Granite Quarry a good place to visit. This approach to planning reinforces the community’s desire to create a place where younger people will desire to locate, while aging community members will choose to remain. A vibrant and sustainable community is one where both the new and existing home markets are attractive to future generations and allow for aging members of the community to remain in the community by offering a variety of housing products near jobs, services and events.

According to contemporary real estate experts, the “50+” real estate market is changing. In these next few years, Generation X (those born between the years 1964 and 1977) will be joining the Boomers (born between 1946 and 1963) and Matures (between 1927 and 1945), making serving the age 50+ market both a challenging puzzle as well as an opportunity for both communities and the real estate industry itself.

A recent insightful online posting on RISmedia.com (a real estate trade site) states: “For the **Mature** buyers, those born between the years 1927 and 1945, the decision to move can be an

emotional and complicated process. The sense of obligation to the family home may be a burden and a comfort at the same time.” The posting goes on to state: “**Baby Boomers** are savvy home buyers. They approach the transaction with high expectations and confidence. They consider the home a reflection of their lifestyle, so image and status are important. Whether they are downsizing, upsizing, or purchasing a second home, vacation home, or investment property, they know what they want and how to tell you about it.” And finally, the post states: “Newbies to the 50+ group, **Generation X** stands out because of their strong need for independence and practical yet cautious approach. They take on the responsibility of gathering information and rely strongly on facts and documentation. They ask a lot of questions and do not want to get burned. They expect their home to complement their lifestyle and not the other way around.”

Preparations to embrace current and projected trends are a partnership of land development and real estate industries with local government leadership. New housing construction should address gaps in the market product offering; therefore, land development specifications appearing in the Town’s ordinances must be adequate to accommodate these trends. Replacing the town’s antiquated zoning ordinance, adding specifications for land development which creates new streets and supporting infrastructure, and maintaining quality control over the implementation of these standards must be prioritized to protect property rights of all parties while creating common-sense opportunities that do not setup for failures in the future.

As with the housing markets, ever changing trends in consumption, product development, technology and generational shifts in personal choices/values must be considered when making decisions about commercial and other non-residential growth. This approach to planning reinforces the community’s desire to create a place where younger people will desire to locate, while aging members will choose to remain. A community, where traditional values accompany craftsmanship must embrace the presence of technology in everyday life, commerce, and business. Innovation is an ever-increasing component of the economy at all levels; therefore, it must be considered in the formation of growth policy serving these innovators if we are to adapt and survive global influence on everyday life.

## 4. NATURAL AND HISTORIC RESOURCES

### 4.1 Resources

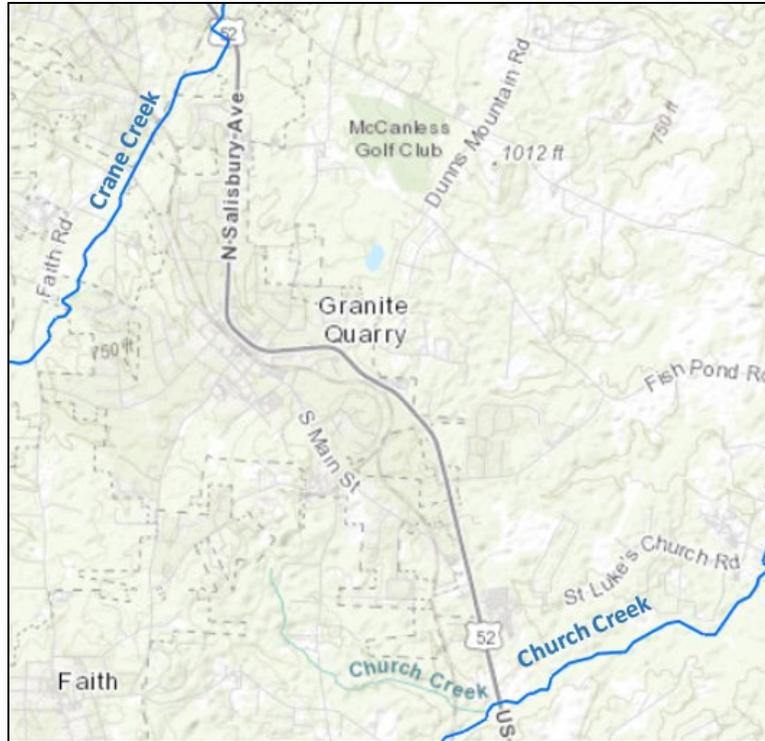
In many comprehensive plans, natural, historic, and other resources are often discussed in individual. The rationale for combining them into this chapter is that resources are inextricably interwoven components of Granite Quarry. There are direct and important relationships between water resources, natural areas, and agricultural areas. For example, issues that threaten the Town's biodiversity (i.e. the effect of non-native species on local aquatic habitat) also pose concerns for agriculture and water. Natural and historic resources function as an integral system that interact with each other on a frequent basis. By addressing them together in one chapter, the Town creates opportunities for better coordination and synergy among policies that address the different resources. The background data, trends, and needs within this chapter are the basis for future policies, programs and action strategies that shall be undertaken by Granite Quarry's elected officials, appointed advisory boards, and staff.

The Town of Granite Quarry that is seen and experienced today is based on its natural setting and the development patterns that have evolved in response to that setting. From a regional perspective, Rowan County covers approximately 511 square miles of land area per the U.S. Census Bureau's 2020 Census and is located in the Charlotte-Concord-Rowan, NC-SC Metropolitan Statistical Area. As characterized in the Soil Survey of Rowan County, 1995) Rowan County has broad, gently rolling to hilly landscapes that have moderately to steep or steep slopes along rivers and major tributaries. Most areas of the county are drained directly into the South Yadkin and Yadkin Rivers by creeks that flow generally northeastward.

#### 4.1.1 Water Resources

Water resources provide both recreational and life sustaining resources for the Town of Granite Quarry and the region. Two creeks bordering and within Granite Quarry are listed as NC Surface Waters and are classified by the NC Department of Environmental Quality.

Waterway Name:	General Location:	State Classification:	State Description:
Crane Creek	Borders Granite Quarry's ETJ along the Northwest area	C	From Dam at Happys Lake to High Rock Lake, Yadkin River
Church Creek	Within the Southeast area of Granite Quarry's ETJ	C	From source to High Rock Lake, Yadkin River



Source: NC Department of Environmental Quality

The “C” classification is defined by the State of NC Department of Environmental Quality as, *“Waters protected for uses such as aquatic life propagation, survival and maintenance of biological integrity (including fishing and fish), wildlife, secondary contact recreation, and agriculture. Secondary contact recreation means wading, boating, other uses not involving human body contact with water, and activities involving human body contact with water where such activities take place on an infrequent, unorganized, or incidental basis.”*

**RIVER BASIN:** Granite Quarry is located within the Yadkin-Pee Dee River Basin. The Yadkin-Pee Dee River Basin bisects North Carolina, running north to south. From its headwaters near Blowing Rock, the Yadkin River flows east and then south across North Carolina’s densely populated midsection. It travels 203 miles through farmland; draining the urban landscapes of Winston-Salem, Statesville, Lexington and Salisbury; and fanning through seven man-made reservoirs before its name changes to the Pee Dee River below Lake Tillery. The Pee Dee courses another 230 miles to the Atlantic, leaving North Carolina at South Carolina’s Winyah Bay. The Pee Dee River was named after the Pee Dee Native Tribe, a state-recognized tribe of approximately 200 members.



**■ Yadkin-Pee Dee River Basin**

Source: Yadkin-Pee Dee River Basin, NC Department of Environmental Quality

**4.1.1.1 Water Sports**

The following water sports facilities are in or near Granite Quarry.

Name	Distance from Granite Quarry	Facilities
<b>Granite Lake Park</b>	Located in Granite Quarry on North Salisbury Ave.	<ul style="list-style-type: none"> <li>• One-acre lake</li> <li>• Two piers</li> <li>• Fountain</li> <li>• Walking trail along lake</li> </ul>
<b>Dan Nicholas Park</b>	8 miles to Park	<ul style="list-style-type: none"> <li>• 10-acre spring fed lake</li> <li>• Fishing</li> <li>• Paddle Boats</li> </ul>
<b>High Rock Lake</b>	11 miles to Tamarac Marina	<ul style="list-style-type: none"> <li>• 15,180-acre reservoir (Second largest lake in N.C.)</li> <li>• Boating</li> <li>• Fishing</li> <li>• Boat Ramps</li> </ul>

#### **4.1.1.2 Water Supply**

Municipal water service for the Town of Granite Quarry is provided by Salisbury-Rowan Utilities (SRU). The water supply for SRU is the Yadkin River. SRU's intake is located at the confluence of the Yadkin and South Yadkin Rivers. A series of pumps, pipes, and reservoirs bring raw water to SRU's water plant near downtown Salisbury. Salisbury treats an annual average of 9.7 million gallons of water per day (MGD). The water plant is permitted to treat up to 24 MGD. There is off-stream storage of 28 MG if the Yadkin River should ever be unsuitable for drinking water.

#### **4.1.2 Land Resources and Geography**

Elevations in Granite Quarry and the one-mile planning area vary from just below 700 feet to around 1,000 feet. The lowest points may be found near Crane Creek, which is located in the northwest part of the Granite Quarry's ETJ. The highest points are located along the Granite Ridge, which runs in a northeast-southwest direction through the southern part of Granite Quarry. The two highest points are located at Dunn's Mountain (998 feet) and at Kinder's Mountain (1,001 feet) located just northeast of the Town of Faith. The highest point inside the town of Granite Quarry is 954 feet at the water tower at the end of Hill Street. [Source: 2022 Comp Plan]

For the purpose of general description, soils in and around Granite Quarry have been classified in four separate soil associations: Lloyd-Cecil, Enon-Iredell-Mecklenburg, Cecil-Appling, and Appling-Wedowee-Louisburg.

##### **Lloyd-Cecil Association**

Lloyd soils have reddish-brown loam to fine sandy loam surfaces over dark red, deep, firm clay subsoils. Some of the surface soils are red clay loam, which is a result of erosion and mixing with the subsoil. Cecil soils have grayish-brown fine sandy loam and sandy loam surfaces over deep, firm red clay subsoils. The major soils are well adapted for most of the crops grown in the county.

##### **Enon-Iredell-Mecklenburg Association**

Enon soils have light, olive brown to grayish-brown, fine sandy loam surfaces, and firm to very firm, yellowish-brown, slowly permeable clay subsoils. Iredell soils have olive brown to dark grayishbrown fine sandy loam surfaces and olive to light olive brown, very firm very slowly permeable, clay subsoils. Mecklenburg soils have dark yellowish-brown to dark reddish-brown loam to clay loam surfaces over yellowish-red to dark reddish-brown firm, slowly permeable, clay subsoils.

The major soils of this association have severe limitations for septic fields, foundations, and road construction due to the low permeability and instability of their clay subsoils.

##### **Cecil-Appling Association**

Cecil soils have grayish-brown sandy loam surfaces and firm red clay subsoils. These soils are deep, well-drained and moderately permeable. Appling soils have grayish-brown to yellowish-brown sandy loam surfaces and firm strong brown to yellowish-red clay or

sandy clay subsoils. They are deep, well drained, and moderately permeable. The major soils of this association have moderate limitations for septic fields, roads, and foundations.

### **Appling- Wedowee-Louisburn Association**

The one area of this association is a narrow band starting just northeast of Granite Quarry and continuing along the Granite Ridge in a southwesterly direction through Faith, almost to the Cabarrus County line. Appling soils have grayish-brown to yellowish-brown sandy loam surfaces and firm, strong brown to yellowish-red clay or sandy clay subsoils. They are deep, well drained, and moderately permeable. Wedowee soils have light yellowish-brown to grayish-brown sandy loam surfaces and strong brown to yellowish-red firm sandy clay to clay subsoils. Louisburg soils have dark grayish-brown sandy loam surfaces over a shallow to moderately deep layer of sandy loam. Permeability is moderately rapid. Appling and Wedowee have only moderate limitations for septic fields and foundations. However, due to the fact that hard rock often appears at or near the surface and is seldom below 20 feet, it is advisable that every site should be thoroughly investigated before any construction or improvements are attempted in this area.

#### **4.1.2.1 Agricultural**

Granite Quarry does not have any agricultural type businesses. Several parttime farmers grow small grains and vegetables to subsidize their job earnings, and there are one or two beef cattle farmers. [Source: 2022 Comp Plan]

#### **4.1.2.2 Recreation**

The Town of Granite Quarry's Parks and Recreation Department maintains three parks, operates the Granite Quarry Legion Building, and leads the Town's annual events.

##### **Centennial Park**

Located at 301 East Banks Street, Centennial Park includes the following facilities:

- Gazebo with two tables, and a grill
- Open picnic area
- Walking paths (that connects to Granite Lake Park)

##### **Granite Civic Park**

Located at 202 West Peeler Street, Granite Civic Park is a 5.25 acre recreation memorial to the people of Granite Quarry. Granite Civic Park include the following facilities:

- Two picnic shelters (the larger shelter has an enclosed kitchen)
- Baseball field with dugouts, backstop and stands
- Playground
- Three tennis courts
- Basketball courts
- Paved walking path
- Beach volleyball

**Granite Lake Park:** 500 North Salisbury Avenue (US Hwy 52)

The park sits on the site of the former Granite Lake pool. Facilities include:

- A one-acre lake with two piers.
- Paved walking trails (that connects to Centennial Park),
- Shelter with bathrooms,
- Playground
- Picnic tables
- Gazebo

#### **Granite Quarry Legion Building**

Granite Quarry Legion Building is conveniently located adjacent to the Granite Civic Park and is available for indoor events. The building has a large banquet room with seating for up to 75 people. The Granite Quarry Legion Building was conveyed to the Town of Granite Quarry in November of 2009 by American Legion Post #448.

#### **Annual Events**

The Town of Granite Quarry hosts annual events. Granite Fest, held in October at Granite Civic Park features local bands, a vendor court, food trucks, children's activities, kids dance party.

Christmas at the Lake, held in December at Granite Lake Park offers a Christmas market, food, games, music, Santa Claus and the Grinch, and the Tree Lighting.

Festival of Trees commences with the annual tree lighting and continues through the Christmas holiday. The trees are provided and decorated by area businesses, churches and civic organizations. The annual tree lighting will take place at dusk during Christmas at the Lake.

In addition to Granite Quarry parks, additional parks in the area include:

- Dan Nicholas Park, eastern Rowan County
- Eagle Point Nature Preserve, eastern Rowan County
- Ellis Park, western Salisbury
- Hurley Park, Salisbury
- Sloan Park, southwest of Salisbury
- Rockwell Park
- McCanless Golf Course

#### **4.1.2.3 Transportation Facilities**

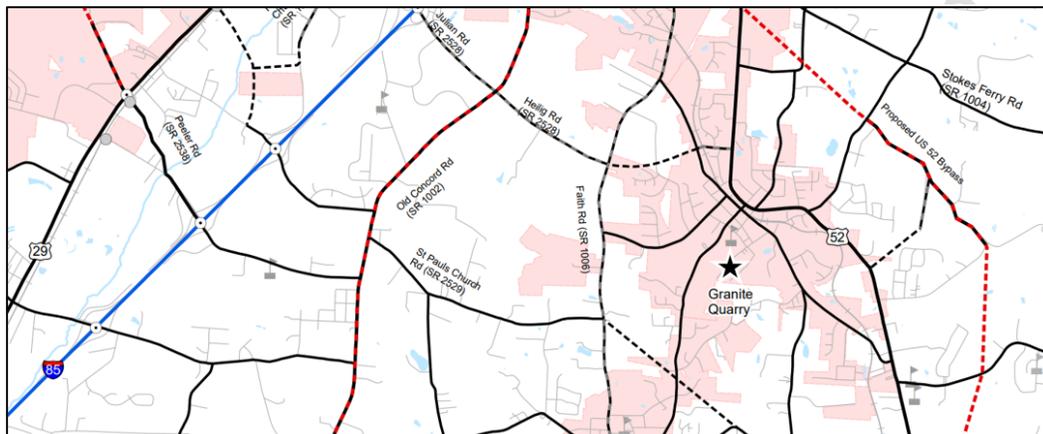
Existing major thoroughfares, as inventoried in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) Comprehensive Transportation Plan (CTP), Sept. 2016 [Highway Map](#) in the Town of Granite Quarry ETJ include:

- US 52
- Interstate-85

Existing minor throughfares within Granite Quarry's ETJ, include:

- SR 2528 (Heilig Road)
- SR 1006 (Faith Road)
- SR 2529 (St. Paul's Church Road)

The CTP includes a proposed US 52 Bypass on the east side of Granite Quarry



Source: Cabarrus-Rowan Metropolitan Planning Organization, Comprehensive Transportation Plan, September 2016

## 4.2 Historic Resources

### 4.2.1 Heritage Preservation and Tourism

According to the National Register of Historic Places, Granite Quarry has two structures listed on the National Register of Historic Places, Granite Quarry School and the Michael Braun House, a.k.a. The Old Stone House. Rowan County has 11 National Register Districts, five Local Historic districts, the [N.C. Transportation Museum](#), three house museums. Several popular walking and driving tours are offered to historic sites such as the such as the [African-American Heritage Tour](#), the [Salisbury Heritage Walking Tour](#) and the Salisbury History and Art Tour



GRANITE QUARRY SCHOOL

Photo Credit: Google Earth

**Granite Quarry School**, located at 706 Dunn’s Mountain Road, was listed on the Register in 2001 with the [nomination form](#) description of a 1933, 1-story stone (granite) school as follows.

*“The architectural style is listed as Colonial Revival. The (Former) Granite Quarry School was eligible for listing in the National Register under Criterion A in the areas of education and ethnic heritage/black for its role in the education of African American students in Granite Quarry, Rowan County, and as an example of the cooperative local, state and national initiatives that helped build and operate African American schools in rural North Carolina during the early twentieth century. The one-story school, constructed of locally-quarried granite, stands highly intact and is eligible for listing under Criterion C in the area of architecture as a representative Depression era school in Rowan County. The building's design came from Community School Plans, a pamphlet issued to the State Department of Public Instruction and other states in the South by the Rosenwald Fund's southern office in 1924. The building was erected in 1933 with the assistance of volunteer community labor consisting mostly of African American quarrymen and with funding from the state Literary Fund, the John F. Slater Fund, local African American citizens, and the Harris Granite Quarries, a local industry that also donated the land for the school.”*



**MICHAEL BRAUN HOUSE (OLD STONE HOUSE)**

*Photo Credit: Visit Rowan County, Old Stone House.*

**The Old Stone House**, a.k.a. The Michael Braun House, located at 770 Stone House Road in Granite Quarry, believed to be the oldest house in Rowan County, is probably one of the oldest in piedmont North Carolina as reported in the 1971 National Register nomination form. Thomas T. Waterman described the house, notable for its superb construction, as the *“noblest of the North Carolina stone houses and a veritable castle when it was built in the wilderness.”* The Braun House is a significant reminder of the important German influence upon North Carolina's history and culture.

Michael Braun, born in Darmstadt Germany, bought a 274-acre tract in Rowan County in 1760. By 1766, he had built the large stone house on the upper east boundary of this tract. As recorded in the 1971 [nomination form](#) for the National Register,

*“The Michael Braun House is a two-story stone dwelling with a high Hater table, interior end chimneys, and a one-story frame kitchen wing on its east side. The stone on the front (south) facade is coursed, while on the other three sides it is uncoursed. The front is four bays wide with the main entrance in the second bay from the left. It features a five-light transom above a wide raised-paneled door. All openings at the first level are surmounted by segmental arches.*

*Braun was a merchant, wheelwright, and farmer; and during the last years of the eighteenth century he operated an English-German print shop in Salisbury. Besides his plantation home in the country, which subsequently consisted of 2,091 acres, Braun owned considerable real estate in Salisbury.*

*Michael Braun died in 1808, and his family continued to occupy the house until 1904. The Rowan Museum, Inc. bought the house and two acres from the Brown family in 1959. Since then, 21.3 acres have been added to protect the property, and the house is a museum administered by the [Rowan Museum, Inc.](#) The site includes the old Brown family burying ground across the street from the house.”*

#### **4.2.1.1 Downtown Granite Quarry**

The area citizens may refer to as the community’s downtown is generally along Main Street and generally bordered by:

- Brown St. to the East;
- Crook St. to the North;
- Rowan St. to the South; and
- Walnut St. to the West.

In April 2015, the Town of Granite Quarry developed a revitalization plan for the town’s core area along US 52. The [Granite Quarry Downtown Master Plan](#), describes the community engagement process and outcomes for the planning process, and shows how local stakeholder input informed the project team’s recommendations in Economic Development, Planning and Design, Marketing and Branding, and Organization and Partnerships. Upon adoption of this Town Plan 2040, the [Granite Quarry Downtown Master Plan](#) shall be incorporated as part of this Town Plan 2040.

*(This space left blank intentionally)*

## 5. VOICE OF THE COMMUNITY

Determining what is important to a community is critical. The information gathered through an online survey with strong community participation helps establish the foundation of the plan. Results of the survey responses are summarized and ranked in order of popularity, to provide “value statements” about Granite Quarry. These statements provide the foundation for the preparation of goals and objectives. From these goals and objectives, the team crafted strategies refined for Granite Quarry’s needs by its elected leadership.

### 5.1 Community Participation – *What does our community want?*

Community participation for the initial planning process in the Winter of 2022 into early 2023 was gathered from an online survey advertised through the Town’s website and e-mails with 154 people completing the survey. The following sections highlight the process, results and opportunities for action.

#### 5.1.1 Community Input

The Town of Granite Quarry staff conducted the following activities to solicit community input:

- Advertised the online survey on the Town’s website homepage;
- Advertised the online survey on the Town’s Facebook account;
- E-mailed links to the online survey; and
- Hardcopies of surveys were available at Town Hall.

#### 5.1.2 Summary Results – *What our community said!*

The interview responses were categorized and grouped separately for each of the six questions asked:

1. Do you reside within the Town of Granite Quarry?
2. What do you like about Granite Quarry (present)?
3. What do you dislike about Granite Quarry (present)?
4. What wishes do you have for Granite Quarry (future)?
5. What fears do you have for Granite Quarry (future)?
6. What should be the #1 priority for Granite Quarry moving forward?

NC General Statutes §160D-501, Plans, (a1), Plans, states, ***“The planning process shall include opportunities for citizen engagement in plan preparation and adoption.”***

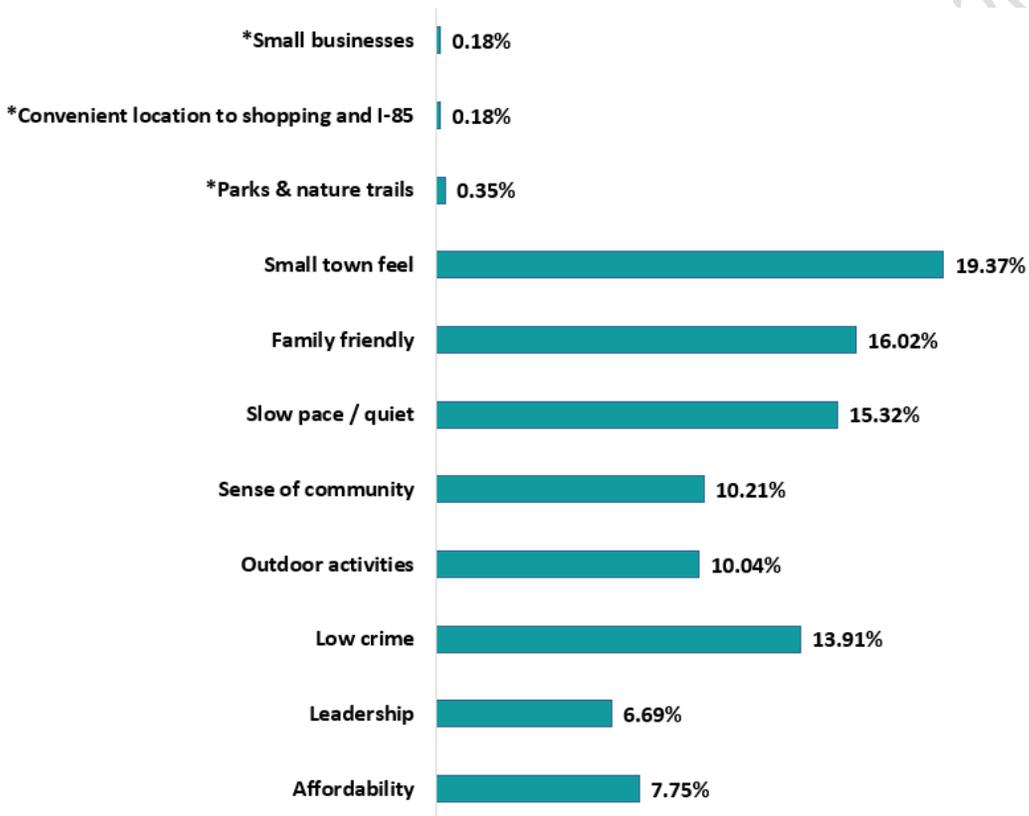
Planning during the development of this Town Plan 2040 provided opportunities for citizen engagement. An online survey was available and promoted through the Town’s website. A total of 154 people completed the online survey over a period of 6 weeks between November 18, 2022 and December 29, 2022 weeks when it was available on the Town’s website. No one submitted responded on printed surveys.

The responses were cataloged for ranking purposes enabling the results to be summarized graphically. The following pages illustrate the responses in order of their respective frequency rankings. On the following charts, all answers listed without asterisks were listed as answer choices on surveys while responses submitted under the

“other” category are identified with asterisks. After the charts, observations to responses are presented.

The first question of the survey asked, ‘Do you reside within the Town of Granite Quarry?’ Of the 154 respondents, 106 (69%) people answered yes while 48 (31%) people answered no.

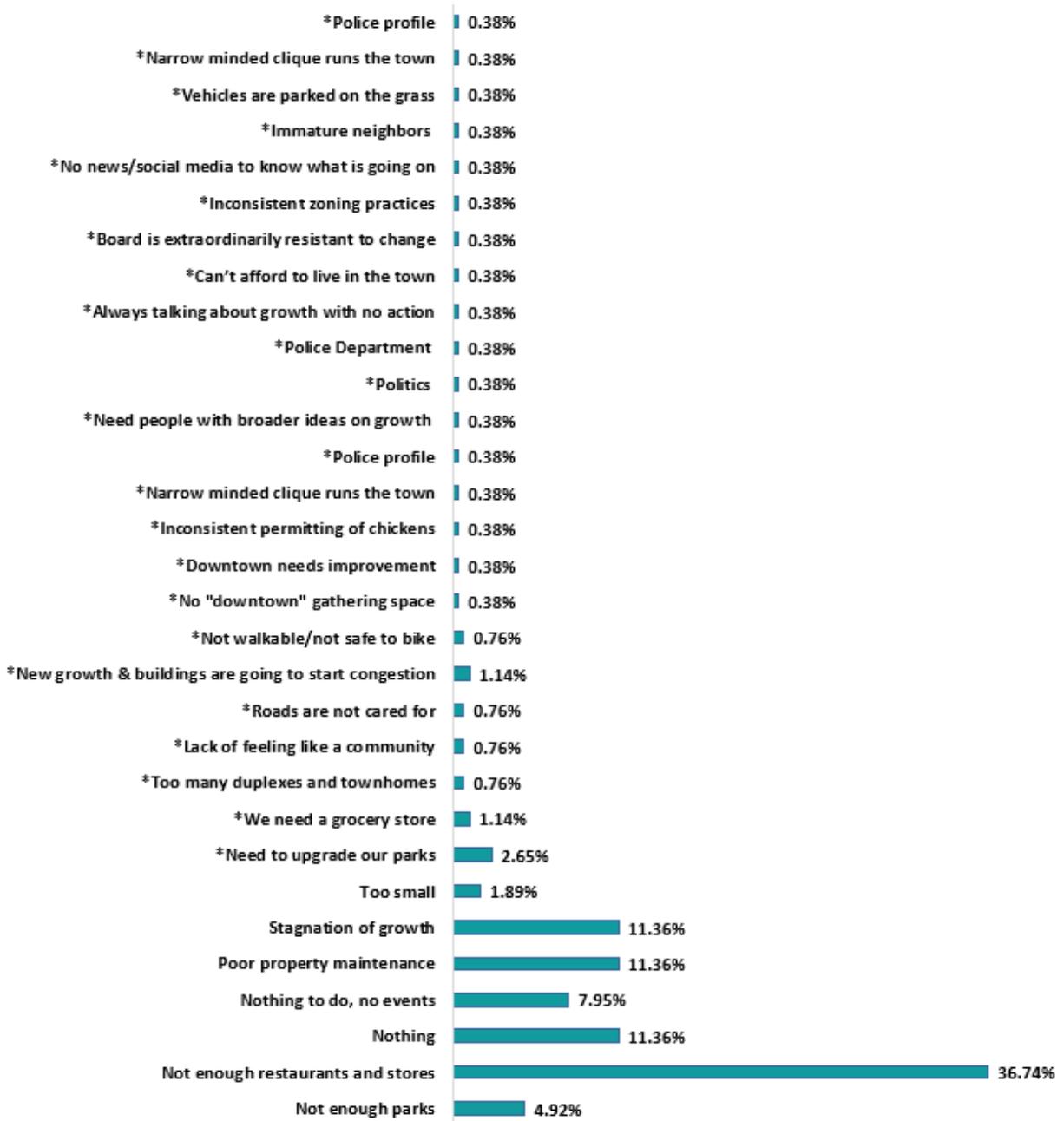
**Figure 5.1.2.A**  
***What do you like about Granite Quarry?***



Note: \*Responses with asterisks were submitted under “Other” category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

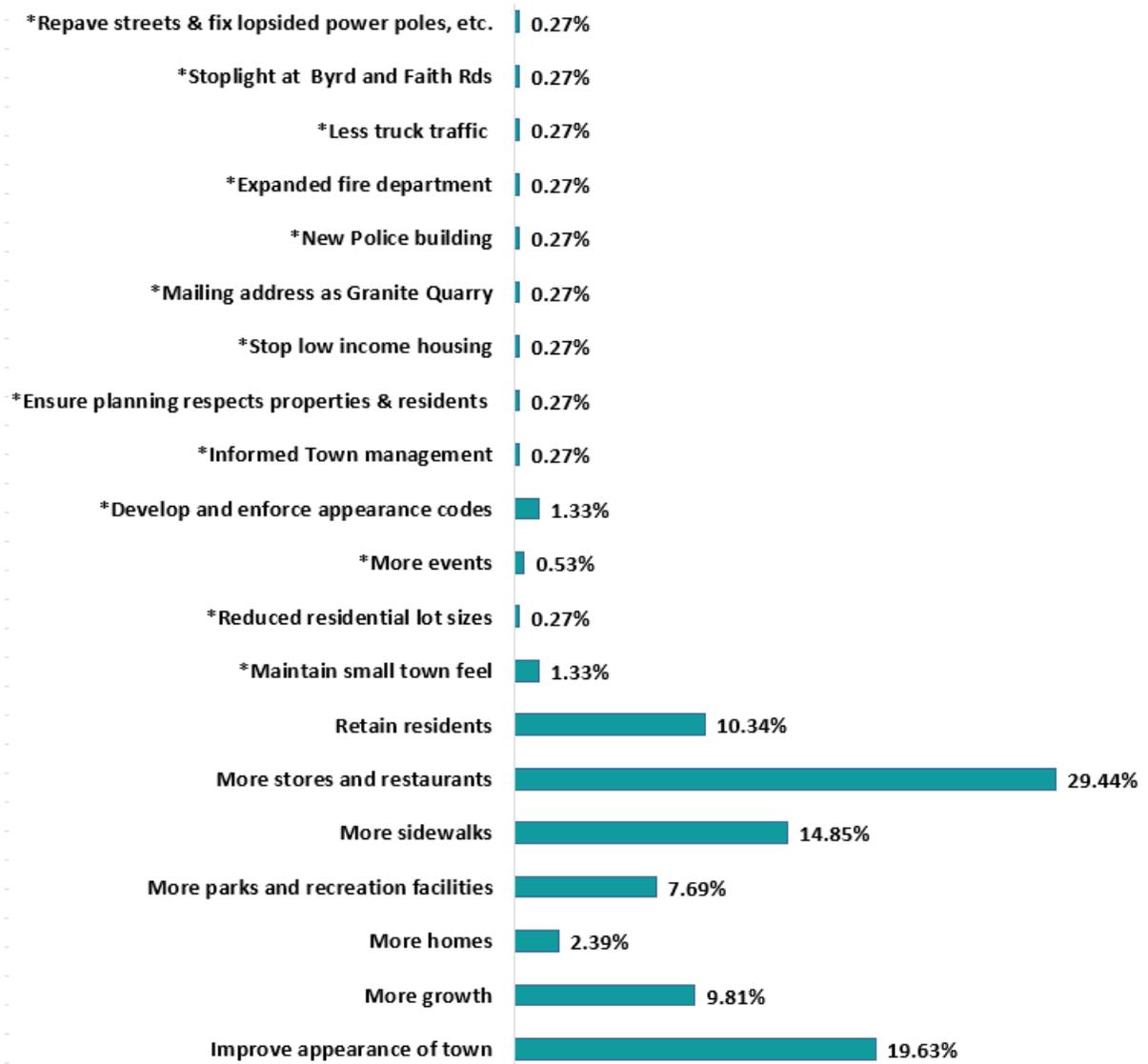
**Figure 5.1.2.B**  
***What do you dislike about Granite Quarry?***



Note: \*Responses with asterisks were submitted under "Other" category. All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

**Figure 5.1.2.C**  
***What wishes do you have for Granite Quarry?***

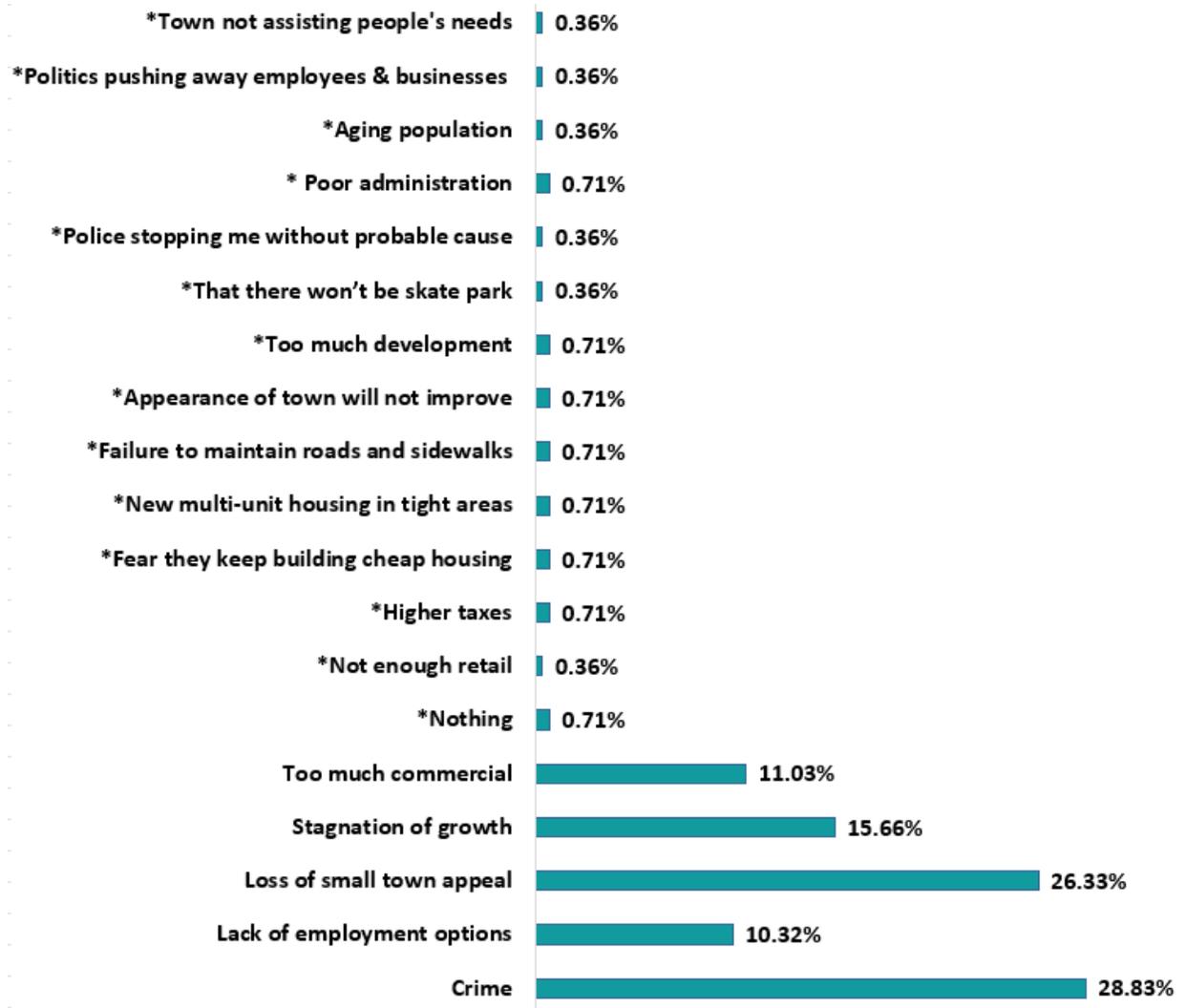


Note: \*Responses with asterisks were submitted under "Other" category.  
 All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Figure 5.1.2.D

***What fears do you have for Granite Quarry?***

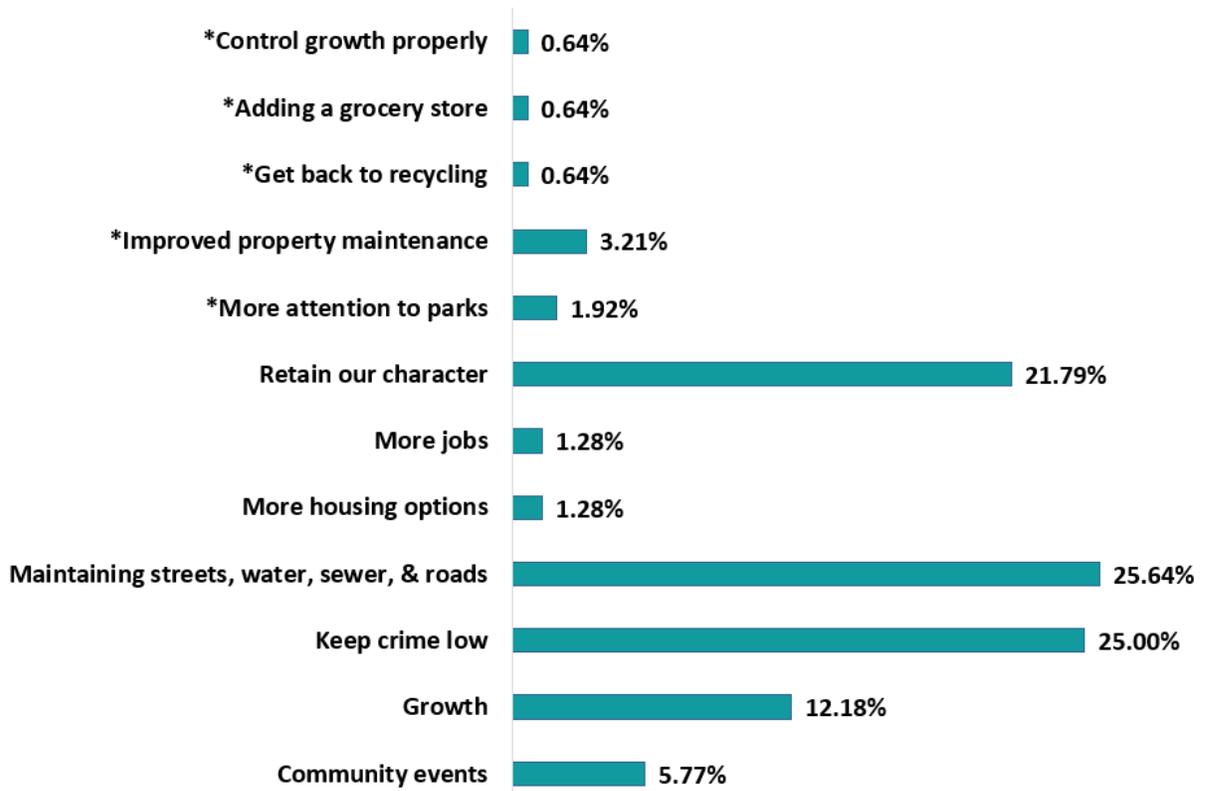


Note: \*Responses with asterisks were submitted under "Other" category.  
 All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

Figure 5.1.2.E

**What should be the #1 priority for Granite Quarry moving forward?**



Note: \*Responses with asterisks were submitted under "Other" category.  
All other answers (without asterisks) were multiple choice answers.

Prepared by: N-Focus, Inc.

The next step in the survey analysis combines related answers from different questions to illustrate community concerns having similar answers or concern for particular topics, as illustrated in the graphic below and detailed in the list of tables that follow the graphic. The notation “T” in the rank column denotes the answer tied with another answer(s).

Goal #1. The rankings indicate **‘Maintain small-town character’** (68.82%) as the first priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.A: Maintain Small-Town Character**

Questions	Rank	Answers	%
Like	1	Small-town feel	19.37%
Priority #1	3	Retain our character	21.79%
Fears	2	Loss of small-town appeal	26.33%
Wishes	8	Maintain small-town feel	1.33%
<b>Total</b>			<b>68.82%</b>

Prepared by: N-Focus, Inc.

Goal #2. The rankings indicate **‘Attract more stores and restaurants’** (67.68%) as the second priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.B: Attract More Stores and Restaurants**

Questions	Rank	Answers	%
Wishes	1	More stores and restaurants	29.44%
Dislikes	1	Not enough stores and restaurants	36.74%
Dislikes	7	We need a grocery store	1.14%
Fears	8T	Not enough retail	0.36%
<b>Total</b>			<b>67.68%</b>

Prepared by: N-Focus, Inc.

The community’s desire for more stores and restaurants was also reported eight years ago during development of the [Granite Quarry Downtown Master Plan](#). In 2015, the Downtown Master Plan Project Team conducted an online and printed Consumer Survey. The survey yielded 100 responses and indicated that Granite Quarry does not provide all the shopping options most people need. Consequently, the Master Plan reported, Granite Quarry residents are accustomed to traveling outside of town to meet their shopping needs. Survey respondents indicated that there are two reasons they do not shop more frequently in Granite Quarry: the quality of stores and products, and variety. The Master Plan also reported that survey respondents are most interested in Granite Quarry gaining additional restaurants, day-to-day goods, and specialty shopping options. Additionally, respondents in the 2015 survey as well as the Town Plan 2040 Community Input Survey, conducted in year 2022, indicated they would like to see some form of new grocery or food-related business in Granite Quarry.

Goal #3. The rankings indicate **‘Expand and enhance infrastructure’** (59.41%) as the third priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.C: Expand and Enhance Infrastructure**

Questions	Rank	Answers	%
Priority #1	1	Maintaining streets, water, and sewer	25.64%
Dislike	8T	Roads are not cared for	0.76%
Fears	7T	Failure to maintain roads and sidewalks	0.71%
Wishes	8T	Repave streets and fix lopsided power poles, etc.	0.27%
Dislikes	5	Need to upgrade our parks	2.65%
Dislikes	4	Not enough parks	4.92%
Wishes	5	More parks and recreational facilities	7.69%
Priority #1	7	More attention to parks	1.92%
Wishes	3	More sidewalks	14.85%
<b>Total</b>			<b>59.41%</b>

Prepared by: N-Focus, Inc.

Goal #4. The rankings indicate **'Foster managed growth'** (49.59%) as the fourth priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.D: Foster Managed Growth**

Questions	Rank	Answers	%
Dislikes	2T	Stagnation of growth	11.3%
Fears	3	Stagnation of growth	15.66%
Priority #1	4	Growth	12.18%
Wishes	4	More growth	9.81%
Priority #1	9T	Control growth properly	0.64%
<b>Total</b>			<b>49.59%</b>

Prepared by: N-Focus, Inc.

Goal #5. The rankings indicate **'Keep crime rate low'** (42.74%) as the fifth priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.E: Keep Crime Rater Low**

Questions	Rank	Answers	%
Fear	1	Crime	28.83%
Likes	4	Low crime	13.1%
<b>Total</b>			<b>42.74%</b>

Prepared by: N-Focus, Inc.

Goal #6. The rankings indicate **'Strengthen and enforce property maintenance ordinance'** (33.03%) as the sixth priority. This answer was consistently emphasized by related answers to survey questions:

**Table 5.1.2.F: Strengthen and Enforce Property Maintenance Ordinance**

Questions	Rank	Answers	%
Dislikes	2T	Poor property maintenance	11.35%
Wishes	6T	Develop and enforce appearance codes	1.33%
Wishes	2	Improve appearance of town	19.63%
Fears	7T	Appearance of town will not improve	0.71%
Priority #1	6	Improved property maintenance	3.21%
<b>Total</b>			<b>36.24%</b>

Prepared by: N-Focus, Inc.

After combining percentages (considered as a point system) of related answers of community concerns, the six top-rated priorities fall into the following ranked topics. The project team added a seventh priority, 'Improve downtown', to add a new goal, policies and strategies to strengthen downtown Granite Quarry. The Granite Quarry Downtown Master Plan, completed in 2015 shall also be incorporated into this Town Plan 2040 upon adoption and reference in Appendix A.

1. *'Maintain small-town character'*
2. *'Attract more stores and restaurants'*
3. *'Maintain and expand infrastructure'*
4. *'Foster managed growth'*
5. *'Keep crime rate low'*
6. *'Strengthen and enforce property maintenance ordinance'*
7. *'Improve downtown'*

## 5.2 Goals-Objectives-Strategies

The objectives and strategies appearing under each goal appear in priority rankings based upon the number of public comments. These may be pursued as deemed appropriate by the Town, its citizens, and businesses.

### 5.2.1 Goal 1: MAINTAIN SMALL-TOWN CHARACTER

**5.2.1.1 Objective 1: Preserve the small town appeal of Granite Quarry while encouraging compatible business growth through development of revised development standards and specifications.**

***Strategy 1:*** *Create architectural design standards and specifications in the new GQDO and development incentives designed to encourage compatible new development.* Careful consideration will go into the preparation of design standards and specifications that reinforce the small town feel through an understanding of architectural and urban design principles that direct the placement and massing of structures.

***Strategy 2:*** *Give attention to properties and streets adjacent to the downtown core during the preparation of development standards .* As Granite Quarry increases in non-residential development interest within the downtown core, it is important to allow adjacent areas located next to existing businesses to have the option to transition to new

uses that may offer supportive roles through the service sector, such as professional offices, while remaining compatible to adjacent residential uses. This transition also helps add to the number of employees and the private-sector clients who may become frequent patrons of other businesses within Granite Quarry. Dismissive planning of support areas inadvertently restricts maximizing investment potential in retaining the community-valued small-town feel.

***Strategy 3:*** ***Have the Town consider adaptive reuse of existing structures for public uses before designing new structures.*** There may be existing historic structures contributing to the small town feel of Granite Quarry that need significant reinvestment beyond current property owners’ abilities to provide. As opportunities arise when the Town of Granite Quarry needs to expand and build its own facilities, such as additional offices, the Town will explore whether such historic structures may be repurposed into new and diverse uses including residential.

***Strategy 4:*** ***Have the Town consider context-sensitive designs when it is time for Town-owned buildings to be constructed so that designs reinforce the small town feel.*** The architectural style of publicly-owned buildings has historically provided inspiration for privately developed buildings which often reflect many design elements to create a cohesive sense of place. Large investments by the Town of Granite Quarry of public buildings can positively or negatively have a domino effect on designs of private-sector development.



**Historic Edenton Cotton Mill**



**Edenton Police Department Headquarters Building**

To successfully respond to the community’s desire to retain a small town atmosphere, the Town should dedicate resources to design structures which emulate enduring qualities expressed by the community. An example of this principal was the design for

the Town of Edenton's new Police Headquarters building. Its design was inspired by the Town's historic cotton mill and although it served a large governmental function, the building blended in well with the surrounding historic neighborhood and instantly created a sense of pride for the Town and area residents.

***Strategy 5:*** ***Incorporate a sense of small town ambiance in public infrastructure.*** Details within the public realm of a town can be as important as the privately-owned buildings themselves for maintaining a tangible small town look. When the Town is tasked with selecting outside furniture, utility posts and even landscaping, the Town should have a pre-selected palette of elements which harmonious with the small town riverfront ambiance.

**5.2.1.2 Objective 2: Identify targeted business investments to attract while managing growth within Granite Quarry.**

***Strategy 1:*** ***Identify and encourage targeted non-residential investment within Granite Quarry by updating development ordinances to encourage desired development.***

**5.2.1.3 Objective 3: Limit commercial development to key locations while requiring quality development.**

***Strategy 1:*** ***Encourage development in areas where infrastructure is already provided.*** The next areas of the Town's expanding businesses should be directed, through application of the Future Land Use Map and Zoning Map, to areas where utilities and services are already provided and that are already designated.

**5.2.2 Goal 2: ATTRACT MORE STORES AND RESTAURANTS**

**5.2.2.1 Objective 1: Encourage business growth through development of revised development standards and specifications in the new GQDO.**

***Strategy 1:*** ***Encourage development first in areas where existing infrastructure and convenient proximity to Town services are already provided.*** The current wave of the Charlotte Region's impacts into Granite Quarry's expanding business market will be directed, through application of the Future Land Use Map and Zoning Map, to areas where utilities and services are already provided.

**5.2.2.2 Objective 2: Foster growth in local-craft businesses.**

***Strategy 1:*** ***Adopt a new GQDO with standards and specifications that respond to challenges associated with expanding and attracting local-craft businesses in Granite Quarry.*** Restaurants, artisan specialty shops, and entrepreneurs producing products high in craftsmanship within proximity to each other will generate interest and establish Granite Quarry as a destination. Ensure the new GQDO acknowledges the fiscal challenges a start-up business would have if required to develop property under the same conventional standards and specifications as a national retailer regarding minimum lot area, building setbacks, minimum parking and other site development standards. Adopt

standards and specifications that allow conversions of existing structures into new uses, encourage shared parking, and provides flexibility in building setbacks to respond to unique lot dimensions. Adopt administrative review procedures sensitive to challenges faced by local craft businesses to improve their successful start-up in Granite Quarry.

### 5.2.3 **Goal 3: MAINTAIN AND ENHANCE INFRASTRUCTURE**

#### **WATER:**

**5.2.3.1 Objective 1: Continue to work with Salisbury-Rowan Utilities, local municipal planning partners and, where appropriate, Rowan County on the development and implementation of a long-term water allocation agreement(s).** The Town will need to secure guarantees for long-term water allocation to plan for anticipated/desired growth. Primarily, this will be in coordination with staff from Salisbury-Rowan Utilities. To promote sustainable growth, however, efforts will be made to include surrounding municipal and County planning partners to ensure a comprehensive approach.

***Strategy 1: Develop a formal schedule to meet with Salisbury-Rowan Utilities' officials to review water usage to plan for the Town's water needs more effectively.*** Meetings should occur, at a minimum, every two years to review water usage rates.

***Strategy 2: Update local ordinances to include Salisbury-Rowan Utilities' officials as a review partner in all subdivision and non-residential site plan review projects to ensure utility opportunities/constraints are properly identified and addressed during the plan review process.***

***Strategy 3: Working with the Salisbury-Rowan Utilities, local municipal, and County staff, develop a long-range water service plan for the community including a schedule for regular servicing of lines (i.e. cleaning, flushing, etc.), installation and upgrading of utility lines, provision of water for fire suppression services (i.e. installation of fire hydrants), and addressing of water quality issues.*** This service plan will also identify how Granite Quarry, surrounding municipal partners, Rowan County, and Two Rivers Utility can coordinate local educational efforts for members of the community.

#### **SEWER:**

**5.2.3.2 Objective 2: Address the Town's long-term sewer needs.** The Town will need to seek support from SRU to complete a comprehensive sewer study to identify and plan for long-term sewer needs addressing anticipated/desired growth.

#### **ROADWAYS:**

**5.2.3.3 Objective 3: Address the Town's long-term road maintenance needs.**

***Strategy 1: Complete and update an assessment of all locally-maintained roadways as part of the annual budget process.***

**Strategy 2:**     *Develop and implement a local roadway maintenance master plan.*

**Strategy 3**     *Develop a ‘Adopt a Local Street’ program for business, neighborhood associations, and local civic organization to help in trash pick-up along locally maintained roadways within the Town limits and ETJ.*

**Strategy 4:**     *The Town of Granite Quarry will promote NCDOT’s existing “Adopt-A-Highway” volunteer program to attract participation within the town limits and ETJ for State maintained roadways.*

**STORMWATER:**

**5.2.3.4**     **Objective 1:**     **Prepare, fund, and implement a stormwater master plan so the Town may start budgeting towards the design of a community stormwater system.** This plan will be designed to cover existing developed areas and identify how new development will be expected to ‘tie into’ the system and augment the Town’s stormwater system.

**Strategy 1:**     *Update the Town UDO to develop comprehensive stormwater management standards.* This includes thresholds for redevelopment projects (residential and commercial) to install and maintain stormwater management systems.

**Strategy 2:**     *Coordinate with surrounding municipal and County partners where feasible to ensure sustainable and fiscally responsible approach to stormwater management.*

**SIDEWALKS, NATURE TRAILS AND BICYCLE LANES:**

**5.2.3.5**     **Objective 5:**     **Prepare, fund, and implement a sidewalk, greenway and bicycle lane master plan so the Town may start budgeting toward building/expanding pedestrian access management system connecting existing and future neighborhoods, town amenities, and local businesses.**

**Strategy 1**     *Coordinate with surrounding municipal partners, Rowan County, and NCDOT staff to maximize development of pedestrian travel ways and improve connectivity where possible.*

**Strategy 2:**     *Ensure access is ADA compatible for universal access.*

**5.2.3.6**     **Objective 6:**     **Require developers to construct sidewalks and/or bicycle lanes in new neighborhoods and commercial developments.**

**Strategy 1:**     *The new GQDO should require installation of sidewalks and/or bicycle lanes as part of residential and non-residential developments.*

5.2.4 **Goal 4: FOSTER MANAGED GROWTH**

5.2.4.1 **Objective 1: Harness the imminent opportunities of the northward expansion of the Charlotte region’s impact along the I-85 corridor while managing growth within Granite Quarry.**

***Strategy 1:*** *Encourage private investment within Granite Quarry by updating development ordinances to encourage desired development and establish quality standards and specifications to protect the environmentally sensitive and historically relevant assets of the Town.*

***Strategy 2:*** *Adopt Required Review Procedures.* Adopt required review procedures and standards and specifications for development in the new Granite Quarry Development Ordinance (GQDO).

5.2.4.2 **Objective 2: Ensure quality development within the Town of Granite Quarry.**

***Strategy 1:*** *Prepare a new GQDO with standards to assure quality growth.* A new Granite Quarry Development Ordinance (GQDO) is currently being prepared and should be adopted after this Town Plan 2040 is adopted that will address the community’s priorities to attract business and manage growth to assure safety and quality.

5.2.4.3 **Objective 3: Have a good plan and ordinances so projects achieve the mission of the plan.**

***Strategy 1:*** *Adopt Town Plan 2040 to establish Granite Quarry as a successful community and a partner in the town’s revitalization and future growth.* Establishing a clear vision and the action steps to achieve the goals established by the Town is the first task toward a bright future. (See section 8.5.)

***Strategy 2:*** *Adopt a new GQDO establishing standards and specifications for new development and re-development consistent with Town Plan 2040.* The adoption and administration of relevant modern development standards will establish Granite Quarry as a leader in central North Carolina in proactively seeking to refresh itself into a 21<sup>st</sup> century community. (See section 8.5.)

5.2.5 **Goal 5: KEEP CRIME RATE LOW**

5.2.5.1 **Objective 1: The Town of Granite Quarry will explore ways to receive training in Crime Prevention through Environmental Design (CPTED) and apply CPTED concepts to Town-owned properties.**

***Strategy 1:*** *The Planning and Zoning Department and the Granite Quarry – Faith Joint Police Authority will collaborate to seek funding to receive CPTED training.* CPTED is the intentional design of the physical environment in ways that reduce or remove identifiable crime risks. *CPTED concepts are composed of: natural surveillance (increases*

visibility); natural access control (controls access); and territorial reinforcement (promotes a sense of ownership).

**5.2.5.2 Objective 2: The Planning and Zoning Department and the Granite Quarry – Faith Joint Police Authority will apply principles of CPTED, after receiving training, to their areas of authority to help reduce crime.**

**Strategy 1:** *Planning and Zoning Department staff will promote the use of CPTED concepts while reviewing site plans of new development.*

**Strategy 2:** *Staff will promote the use of CPTED concepts by performing reviews of town-owned property and generating a prioritized list of retrofit projects, and complete them as funding allows.*

**Strategy 3:** *The Granite Quarry – Faith Joint Police Authority staff will offer property surveys to homeowners and businesses; and provide recommendations for making changes to bring their property into compliance with CPTED concepts.*

## **5.2.6 Goal 6: STRENGTHEN AND ENFORCE PROPERTY MAINTENANCE ORDINANCE**

**5.2.6.1 Objective 1: Enforce and strengthen property maintenance standards.**

**Strategy 1:** *Enforce Existing Garbage-Related Ordinances.* Enforce existing standards regarding dumpster maintenance, homeowner trash receptacles, and private garbage hauling.

**Strategy 2:** *Strengthen Property Maintenance Standards.* Adopt and enforce stronger property maintenance standards in the new GQDO.

**5.2.6.2 Objective 2: Assign staff member(s) to monitor and coordinate roadside litter pickup efforts among participating civic and community organizations.**

**Strategy 1:** *Coordinate litter pickup locations and efforts within the Town of Granite Quarry between Town staff, Rowan County, NCDOT, and volunteer civic and community organizations.*

**Strategy 2:** *The Town of Granite Quarry should explore the creation of an “Adopt-A-Street” volunteer program within the town limits and ETJ to tangibly demonstrate civic pride, contribute to a cleaner environment, help retain and attract economic development, and serve as a reminder to the public not to litter the roadways.*

**Strategy 3:** *The Town of Granite Quarry will promote NCDOT’s existing “Adopt-A-Highway” volunteer program to attract participation within the town limits and ETJ.*

***Strategy 4:*** *The Town of Granite Quarry Public Works Department will ensure garbage trucks use best management practices to reduce accidental release of litter from trucks.*

**5.2.7 Goal 7: IMPROVE DOWNTOWN**

**5.2.7.1 Objective 1:** In future years as necessary, pursue the selection of public offices and facilities in the downtown area.

***Strategy 1:*** *Obtain property for key public uses within the downtown area.*

**5.2.7.2 Objective 2:** Adopt standards and specifications and take actions that promotes existing business expansion and attracts new businesses within downtown with higher development and code enforcement standards to assure quality development.

***Strategy 1:*** *Ensure the new GQDO encourages investment in downtown Granite Quarry.* The GQDO should integrate architectural design standards and enhanced enforcement requirements. (See section 8.5.1 and 8.5.1.4)

***Strategy 2:*** *Improve way-finding throughout the Town to enhance the visitor experience.* Local directional signage will help guide the visitor to the concentration of shopping, services, accommodations, and food/beverage businesses in Granite Quarry. The Town should consider incorporating branding into way-finding signs. Appendix A, the [Granite Quarry Downtown Master Plan](#), includes a chapter on Marketing and Branding. (See Appendix A, Chapter 5)

***Strategy 3:*** *Attract motorists from I-85 into downtown Granite Quarry.* Use “Logo Board” (single directional sign with a grouping of company logos) advertising to attract travelers to local businesses. Provide clear concise information on special signage designed specifically to capture attention of non-local travelers.

**5.2.7.3 Objective 3:** Support existing businesses and encourage additional businesses outside the downtown area that complement and not compete with downtown.

***Strategy 1:*** *Ensure Town standards and specifications encourage growth and expansion of businesses.* The new GQDO will identify different commercial zoning districts with varying permitted uses and development standards.

***Strategy 2:*** *Create a vehicle-based services and repair district to allow for clustering of such services.* The new Granite Quarry Development Ordinance (GQDO) should be prepared after plan adoption to establish a “Vehicle Services and Repair District” or VSR, which will establish standards and specifications for addressing the concerns experienced with business establishments which are vehicle-based service, motor vehicle repair, and storage of disabled motor vehicles. This district should be used in strategic locations, and likely not in the downtown area, as these existing or new businesses serving these needs

seek additional space. This strategy is intended to turn a perceived problem into an opportunity for Granite Quarry's businesses serving local citizen needs.

**5.2.7.4 Objective 4: Identify shared parking opportunities for downtown businesses**

***Strategy 1:*** ***A new GQDO should be prepared relative to other Town obligations and priorities, which encourage shared parking in downtown Granite Quarry for businesses that have different hours of parking demands.*** The land area and cost to develop parking is a large cost of land development that could be reduced if shared parking is allowed. The GQDO should allow rear alleys downtown that provide standards that allow businesses to provide rear parking as well as allowing shared parking with other businesses of complementary hours will be recommended.

**5.2.7.5 Objective 5: Preserve the small town appeal of downtown Granite Quarry while encouraging compatible business growth through development of revised development standards and specifications.**

***Strategy 1:*** ***Give attention during preparation of the new GQDO standards applicable to downtown to address adjacent properties and streets.*** It is important to allow areas adjacent to downtown to have the option to transition to new uses that may offer supportive roles through the service sector, such as professional offices, while remaining compatible to adjacent single-family uses. This transition also helps add to the number of employees and the private-sector clients who may become frequent patrons of restaurants and businesses along Main Street. Dismissive planning of support areas to Main Streets inadvertently restricts the primary destination streets from maximizing their potential in retaining the community-cherished small town feel. The GQDO can provide flexibility to allow access for parking, deliveries and other utilitarian functions at mid-blocks.

*(This space left blank intentionally)*

## **6. ECONOMIC DEVELOPMENT**

The Town of Granite Quarry, North Carolina is the sixth largest town/city of Rowan County's ten municipalities with an estimated population of 2,984 residents as reported in the 2020 Decennial Census. Granite Quarry is approximately 4 miles south of the county seat of Salisbury. Based on available 2020 US Census data, the Town of Granite Quarry corporate limits encompasses approximately 2.92 square miles of land area.

Granite Quarry is located 45 miles northeast of Charlotte via I-85, and is part of the Charlotte-Concord-Rowan, NC-SC Metropolitan Statistical Area (MSA).

### **6.1 Why Focus on Economic Development**

Economic development is critical to a community for two reasons: 1) to provide an employment and income base for the community; and 2) to enable a community's leadership to maintain the lowest reasonable rates for its utility rate payers and taxpayers.

Effective economic development starts with the latter. Prudent management procedures for the efficient and effective operations of both utility enterprises and tax revenue systems will ensure that all money due to both the Town and the County is collected. Effective collection allows leadership to establish and maintain the lowest responsible rates for all rate payers and taxpayers.

#### **6.1.1 Utility Rates**

Achieving low utility rates for customers of the Town always begins with proper maintenance and operations of utilities while carefully managing the expansion of such systems. Maintenance of existing systems should emphasize quality control to eliminate leaks, account for water and wastewater usage, and avoid contamination. Placing an emphasis on these important factors will provide one way of improving the return on the investment by both the Town and the County for rate payers.

Another important approach to improving the return on public investment is to carefully manage the growth and expansion of the system. Extensions should be prudently studied and examined to determine the effective advantages to the current rate payers of such expansion and ensure sound decision making. Extensions without annexation may increase utility revenue, but at the same time may expose the rate payer, and taxpayer, to financial obligations while the benefactor of the extension shares little or no risk in the cost of the extension. Exceptions should only be considered when public health is at risk and annexation is not eligible; therefore, obtaining a voluntary petition for annexation to be held until eligibility is attained can protect the Town, its rate payers and taxpayers.

A third important factor in increasing the return on the public's investment in the utility enterprises is to encourage infill development and redevelopment. Improving under-developed and under-utilized areas of existing development within the Town can increase the return on investment in existing infrastructure and contribute greatly to reducing utility and property tax rates.

#### **6.1.2 Property Tax Strategy and Other Taxes Collected**

The maintenance of low property (ad valorem) tax rates always begins with the prudent and effective management of reporting and collecting the other revenue sources towns

receive in order to reduce reliance on property taxes. Emphasis on effective data reporting enables the retrieval of several types of taxes already paid by our citizens and businesses every day that can easily be overlooked in the absence of effective reporting practices.

The Utility Franchise Tax is a tax on utility billings collected by electric, gas, telecommunications and cable television companies that is distributed back to the Town by the respective utility. If the utility companies do not have current information reflecting the Town's boundaries, then inaccurate reporting to the State by the utility company results in reduced distributions to the Town by the State.

Another tax already paid by the taxpayer daily is the State tax on motor vehicle fuels, commonly known as the Powell Bill. The state distributes this tax to towns based upon a combination of population and street mileage maintained by the town. As towns' street networks grow by accepting new subdivision streets for maintenance, the Powell Bill data reporting must keep pace. Immediately upon completion of new streets, the Town should update its Powell Bill information during the next reporting cycle, so the Town begins bringing that revenue, already paid by the taxpayer, back to Granite Quarry to increase the funding available for maintenance. A new street may retrieve significant revenues over time before any repair cost are experienced.

State sales tax distributions to the Town are controlled by the County. The sales taxes collected and redistributed within a county may return to the Town by either population or property valuation-based formulas - determined in North Carolina by the local County Commissioners. This system is a counter-productive system in that counties often compete with towns for growth so they may keep a larger share of sales tax distributions to be shared locally. The only effective role a town may have in successfully growing its recovery of the sales tax collected by local businesses is through the careful management of the utility enterprises. Provision of stormwater, potable water, and sanitary sewer has a profound effect on the location of businesses; and towns that manage their systems with an emphasis on return on investment can improve their share of local sales tax recovered by supporting growth within the boundaries of the town.

Property taxes are the major source of local discretionary funding for routine services such as recreation, sanitation, public safety and administration. Maximizing the recovery of the taxes already collected by the state can reduce the level of taxation required of property owners.

### **6.1.3 Jobs and Economic Base**

The economic base of a community is the collective group of business activities that bring money into the Town by providing a product or service. As shown in Figure 3.5.1.A, the category of "Educational Services, and health care, and social assistance" at 23.3% of industries in Granite Quarry in years 2016-2020 has been the top sector in recent years bringing money into Granite Quarry, followed closely by "Manufacturing" at 22.4%. The non-basic sectors including commercial development (driven by residential development) are typically that part of the local economy providing services and products sought by the basic sector workers and others, such as the dry cleaners, pharmacy, grocery store and repair service businesses. When "travel and tourism" is part of the economic base, many

businesses serve both purposes; restaurants are a good example because they serve both local and non-local customers routinely. “Hotels and other hospitality” businesses can serve both the tourism and corporate sector of our future economic base.

The economic base establishes a true purpose for the community. The jobs created by the basic sector businesses are the obvious direct benefit of the economic base. Jobs are critical because much of the impact of the economic base depends on how well money is distributed throughout the community, and jobs are the primary method of distribution. Automation often tends to allow economic activity to skim over the surface of a community and not have as deep an impact. One way to maximize a positive economic impact of the local economic base sector business community is to establish local relationships with companies and enterprises to provide as much local support and local resources as possible to increase distributions of wealth locally.

Increases in the value of local properties by infill development and redevelopment of under-utilized areas help lower property taxes for all taxpayers, further improving the local return on the investments made in existing infrastructure.

## **6.2 Current Economic Profile - Conventional Sectors**

### **6.2.1 Management, Business, Sciences and Arts**

The largest number of the Town’s citizens in the workforce are employed in the “Management, business, sciences and arts” occupations, making up 28.1% of the workforce of Granite Quarry in 2016-2020. The second most numerous categories are “Service and office” occupations, making up 27.3% of the workforce. *(See Table 3.5.1.A)*

These occupation groups are all commercial in nature and show that the commercial sector is not only the key to Granite Quarry’s success, but these sectors will flourish when given the proper business climate and innovative options to attract attention. The updating of local zoning standards and specifications, as discussed in section 8, will improve the business community’s options for innovative development.

A healthy commercial services sector is critical to supporting strong industry; therefore, practical standards and specifications such as zoning rules and non-residential property maintenance codes must be administered to support the sector. Standards and specifications in the new GQDO protect property rights while preserving natural resources and establishing reasonable standards for enhancing the appearance of all new development and redevelopment. Equally important to updating the Granite Quarry development ordinances is professional administration to ensure equal and fair treatment to all Granite Quarry’s businesses and citizens. Proper implementation will enhance these industries and occupations, allowing them to become more prosperous.

### **6.2.2 Educational Services, Health Care, Social Assistance and Manufacturing**

Educational services, health care, social assistance and manufacturing have been important to Granite Quarry’s historic growth. These businesses represent a vital sector in Granite Quarry’s area economy providing jobs to many residents. *(See Figure 3.5.1.A)*

### **6.3 Importance of the Infrastructure Networks**

Infrastructure, including water, sewer, electricity, natural gas, telecommunications, high-speed internet, roads, railroads, and airports make up the core infrastructure for a community. These networks often seem unrelated; however, lack of coordination between these unique systems can result in poor decisions regarding land use development.

Municipal utilities such as water, stormwater, sewer, streets, sidewalks and greenways generally represent most hard structure utilities. These utilities generally are based upon the network of streets and roads.

Non-municipal services such as electric, telecommunications, natural gas and broad-band fiber generally utilize flexible conduits for their conveyances. These service providers are typically located within or adjacent to public street and road right-of-way and therefore utilize much of the same network for distribution.

Coordination among these various service providers, as well as other governmental counterparts such as the North Carolina Department of Transportation, Rowan County and other providers, is also vital to efficient operations of Granite Quarry's utilities and public works functions. Conducting periodic meetings to review planned improvements and proposed developments by private development interests can often improve the level of service to all of Granite Quarry's businesses and citizens by identifying opportunities for cost savings through coordination. Inclusion of representatives of these various agencies on a local technical review committee coordinated by the Town's professional planning department will reduce costs to Granite Quarry rate and taxpayers.

Examples of cooperative initiatives may include provision of services for manufacturing facilities, where dual feed electrical supply, water, sewer, and a host of other functions can be coordinated ahead of time to ensure appropriate capacity is provided and corridor limitations are foreseen. Projects to consider should be evaluated based on merit to the Town's utility rate and taxpayers.

### **6.4 Existing Business Retention and Expansion**

Diverse businesses including resilient job creators, specialty markets, professional services, health professionals, and food and beverage establishments supplemented by small industry, craftsmanship, and artistic endeavors (both for-profit and non-profit) will be required if Granite Quarry is to refresh its local purpose in the region. Without this emphasis we risk becoming commercially stagnant and even franchise and chain business enterprises may choose not to develop with the Town of Granite Quarry. For existing business to remain healthy and expand, it is vital that careful land use planning and the new GQDO has standards and specifications that allow expansion while consciously assessing compatibility between land uses and when incompatibility exists or may exist with expansion, that business have attractive options of where they may locate within the Town of Granite Quarry.

With existing availability of the railroad, the Town should continuously explore which existing businesses are dependent on the railroad's ability to serve them so development approvals and decisions unintentionally hamper the railroad's access to businesses are balanced with mutual

progress of protecting railroad freight with businesses and residential developments not directly dependent on the railroad infrastructure.

## 6.5 Tourism, Travel and Hospitality

Projects that enhance the tourism experience in Granite Quarry should be considered and programmed into capital budgets over time to stimulate a continuation of new investment (both public and private) for the ever-changing tourism based industry.

### 6.5.1 Heritage Tourism

Heritage Tourism is defined by the National Trust for Historic Preservation as “traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes historic, and natural resources.” It is one of the fastest growing segments of the tourism and hospitality industry overall, and a major focus of the [Visit North Carolina](#) promotional efforts.

Opportunities for the growth of Heritage Tourism include businesses that provide support services for artists and craftspeople. Such businesses include tool and musical instrument repair, wholesale, retail, and distribution of specialty materials used in the creative arts (weaving, basket-making, blacksmithing, pottery, woodworking, etc.), and services provided to residents and tourists such as demonstrations, guided tours, private lessons, and programming for public institutions and private and non-profit entities.

### 6.5.2 Recreation and Parks

The Town of Granite Quarry Parks and Recreation Department maintains three public parks (Centennial Park, Granite Civic Park, and Granite Lake Park) and one community building (Granite Quarry Legion Building).

**Centennial Park.** Centennial Park, located at 301 East Bank Street, provides shaded walking paths alongside of a stream and extends from Bank Street northward, connecting to Granite Lake Park. Park amenities and facilities include a gazebo with two tables and a charcoal grill; an open picnic area with one table and a charcoal grill; and a walking path with benches. The walking trail connects to Granite Lake Park.

**Granite Civic Park.** Granite Civic Park, located at 202 West Peeler Street is a 5.25 acre park with a large picnic shelter with an enclosed kitchen, two rest rooms, a smaller shelter A baseball field with dugouts backstop and stands, paved walking trail, beach volleyball, playground, three tennis courts, and a basketball court.

**Granite Lake Park.** Granite Lake Park, located at 500 North Salisbury Avenue (US Hwy 52) features a one acre park with a fountain, a playground, picnic shelter with six tables and a grill, open picnic area with a tables and grills, a gazebo, and a walking trail that connects to Centennial Park.

**Granite Quarry Legion Building.** Granite Quarry Legion Building, located at 300 Legion Street, was conveyed to the Town in 2009. The building can be reserved for private events and includes a large open banquet room, a full kitchen, bathrooms and a paved parking lot.

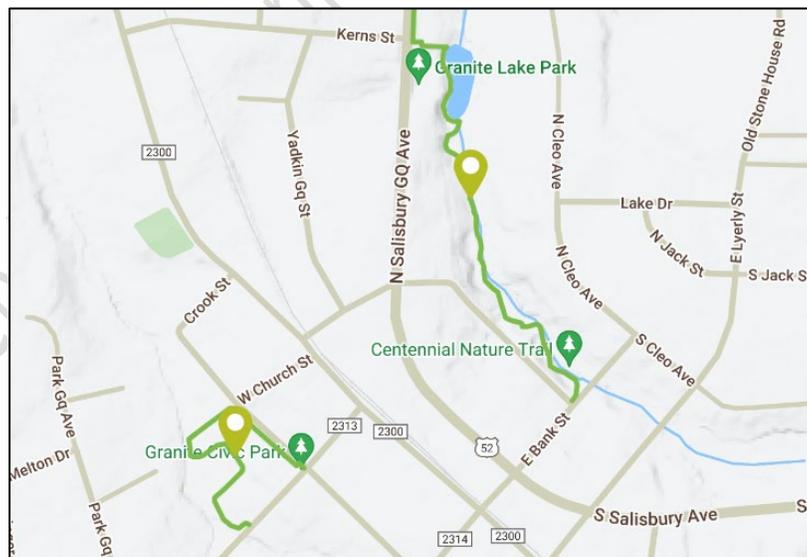
The Town of Granite Falls also holds annual events for its citizens and visitors. Granite Fest, held in October at Granite Civic Park, features local bands, a vendor court, food trucks, children’s activities, kids dance party, and an evening concert featuring regional talent. Christmas at the Lake, held in December at Granite Lake Park, includes a Christmas market, food, games, music, Santa Claus and the Grinch, and the Tree Lighting. Granite Quarry’s Festival of Trees kicks off with the annual tree lighting and continues through the Christmas holiday. Christmas trees are provided and decorated by area businesses, churches and civic organizations.

In addition to the Town of Granite Quarry’s parks and facilities, the Town is conveniently located near the following recreational amenities.

- Bell Tower Green, Ellis Park, Hurley Park, and Sloan Park in Salisbury;
- Dan Nicholas Park and Eagle Point Nature Preserve in Rowan County; and
- Rockwell Park in Rockwell.

### 6.5.2.1 Bicycling and Hiking

A few of the collector streets in Granite Quarry include sidewalks along with more recently constructed subdivisions. The Centennial Nature Trail is a 0.8 acre loop trail that connects Granite Lake Park and Centennial Park. The route starts on a paved trail that goes around Granite Lake and then heads south along the creek on the Centennial Nature Trail before looping back to the parking area. This connection is listed as part of the [Carolina Thread Trail](#). Another trail in Granite Quarry that is also listed as part of the Carolina Thread Trail is the trail around Granite Civic Park. This 0.3 mile trail encircles the 5.25 acre recreational park.



**Carolina Thread Trail in Granite Quarry**

Granite Quarry is conveniently located near the following bicycling and walking trails in Rowan County.

**Hurley Park.** Located at 302 W. Franklin Street, Elizabeth Holmes Hurley Park is a 14-acre public park composed of woodlands, streams, gardens, and quiet pathways. It includes

collections of hollies and magnolias, a wildflower garden, an azalea garden, and many other plantings which provide year-round interest and beauty. Finely crafted benches and tables, specially designed bridges and distinctive gazebos enhance the gardens.

**Gold Hill Mines.** Located at 779 St. Stephen's Church Road, Gold Hill Mines Historic Park is a 70-acre historic theme park located in Gold Hill, NC. The park is the site of Barnhardt and Randolph Gold Mines, reportedly, the richest mining properties East of the Mississippi. Gold Hill is home of the first gold rush. Visitors to the park will enjoy the great outdoors with several miles of hiking/biking/equestrian trails, a regulation size softball field and soccer fields and playground and picnic areas.

**Eagle Point Nature Preserve.** Located at 665 Black Road, Eagle Point Nature Preserve is a 200-acre natural area on a remote part of High Rock Lake. The park gives visitors the opportunity to hike three miles of trails to vistas of the lake and wildlife observation points. Self-introspective nature trails, old home sites, seasonal canoe access, and fishing from the shore are also available. The trail is adequate for biking with fat tired bikes. No horses are allowed. The trail system was designed as three back to back loops. The Plant Loop Trail is just under one mile, and the Goldeneye Cove Trail just over 1.5 miles. Eagle Point Loop is about two miles. Old home-sites, views of the lake, and solitude are what visitors can expect.

**Dunn's Mountain.** Located at 1740 Dunns Mountain Road, Dunn's Mountain is an 83 acre park with scenic views, bird watching, hiking, picnic areas and more. The park has a blacksmith shed, long range binoculars and restrooms.

#### **6.5.2.2 Angling (Fishing)**

Lake Corriher Wilderness Park, located at 265 Tranquil Lake Drive offers two beautiful lakes for camping, fishing, paddle boating, kayaking and more. The park also boasts several hiking trails, an 18-hole disc golf course, picnic areas and covered shelters available to rent for private outdoor parties and functions. The park's general store stocks fishing accessories, live bait and camping needs.

High Rock Lake, located at 9120 Bringle Ferry Road, is the northernmost of the Uwharrie Lakes and the second largest lake in North Carolina. High Rock Lake is a 15,000-acre reservoir on the Yadkin River, and features excellent boating and fishing opportunities. Public boat ramps are located at Tamarac Marina and at Wildlife Access, by the Second Creek Bridge on Bringle Ferry Road.

## **6.6 Manufacturing**

Leadership boards of local government, both municipal and county, traditionally feel an obligation to emphasize traditional manufacturing; however, traditional manufacturing may only be a small part of the future economy of Granite Quarry and most other small towns. Traditional manufacturing blends traditional manufacturing with forward thinking values of naturally sourced and locally produced materials to produce tangible goods for a value added industry.

While these traditional opportunities do exist, Granite Quarry must recognize there are also pitfalls to placing all hope on ‘traditional industry’ – a sector that may inevitably employ humans to manage facilities that are designed for a specific level and duration of productivity. The reality is that smaller facilities are often the disposable ones. Larger facilities require a larger investment and typically are considered long-term commitments.

Technological innovation and globalism are fueling transformational change in both our cultural and business environments as discussed below.

## **6.7 Economic Development Opportunities**

Several opportunities exist for Granite Quarry to re-establish a strong economic base. The following topics focus on first steps for advancing in the ‘21<sup>st</sup> Century’.

### **6.7.1 Innovation Districts**

Innovation Districts are an outgrowth of the culture and technology driving today’s economic transformation. Instead of focusing economic development efforts on isolated campuses or business parks, Innovation Districts focus on clustering start-ups and incubators in compact, amenity-rich areas (i.e., walkable downtowns, mixed use districts, etc.) where a mix of entrepreneurs work in collaborative spaces and share knowledge and resources (a staple of the ‘Shared Economy’). Existing incentive programs would be paired with a partnership of ‘innovation cultivators’ – the companies, organizations, and other groups that support the growth of individuals, firms, and their ideas. They include incubators, small business and technology development centers, community colleges, local high schools, job training firms and others advancing specific skill sets for the innovation-driven economy. The initial focus should be a future downtown ‘cluster’ of businesses utilizing available properties, beginning with development of a single ‘innovation space’, or business incubator.

### **6.7.2 Home-based Businesses**

Technological innovations make it imperative to re-examine and update zoning provisions that limit or prohibit work at home. The Town should analyze the content and impact of existing standards and specifications with an attitude toward implementation and enforcement that encourages entrepreneurship, creativity, and individual expression while protecting neighborhood residential character.

### **6.7.3 Small Business Incubator**

The Town should explore necessary public-private partnerships and funding sources to plan and develop business incubators in available manufacturing space. The incubator’s mission would be to recruit, develop, and stimulate entrepreneurial talent in the region in order to foster economic growth, strengthen and diversify the local economy, and create new jobs. For example, a partnership-funded non-profit organization would lease (or own) a building that provides support services such as high-speed broadband internet, utilities, reception, and security, along with amenities like audio-visual equipment, conference rooms, and distance-learning capability. A collaborative effort with the community college could offer support systems such as business plan and marketing strategy development, technical assistance, funding proposal preparation, and more.

#### **6.7.4 Collaboration and Regional Partners**

Economic development has been a major element of regional initiatives in recent years. All contain a host of economic development strategies to achieve the goals of job creation, talent retention, and entrepreneurship. The Town should take a leadership role in implementing those strategies that will help the community benefit from its world-class natural and cultural resources by tapping the technological potential of the 21<sup>st</sup> century economy, opening Granite Quarry and the region to the global marketplace.

The IRS tax code encourages long-term, private capital to invest in eligible low-income rural and urban communities, called Opportunity Zones, across the United States. The primary corporate limits and the ETJ of the Town of Granite Quarry's are not within a designated Opportunity Zone, however an opportunity zone is located in Salisbury to the north. Granite Quarry may consider exploring costs and benefits of an Opportunity Zone designation.

### **6.8 Economic Development ACTION ITEMS**

The economic development opportunities Granite Quarry enjoys clearly fit into three categories. These are described as "Immediate", "Programmable" and "Opportunity".

#### **6.8.1 Immediate Action Items:**

The following immediate action items should be prioritized to accomplish in earnest. These items are intended to begin producing immediate results and improve the personality of Granite Quarry as a community addressing its goals.

##### **6.8.1.1 Eliminate obstacles to the goals set by the Town in this plan.**

Clearly identify opportunities and obstacles within local zoning policies to encourage business attraction, retention and expansion. Ensure walkable options for visitors requiring flexible alternatives. Establish clear signage standards to alleviate clutter and establish fairness among businesses. Establish opportunistic standards for business types in manufacturing, commercial service, and home-based business sectors to stimulate opportunity while establishing specifications for development to protect these investments, neighborhoods and the environment as mutual benefactors. Standards and specifications must be evaluated to support additional action items below.

#### **6.8.2 Programmable Action items:**

The following programmable action items should be assigned to specific teams or departments to develop the ways and means to accomplish the tasks.

##### **6.8.2.1 Establish partnerships**

Resources for collaboration and support of economic development initiatives are not always consolidated into one neat package. The resources in North Carolina flow into communities and regions through multiple agencies. Organizing strategic interagency partnerships and participating in effective ways often becomes cumbersome; therefore, identifying the best partnerships and managing effective relationships among those partnerships should be a defined responsibility of either the Town Manager or Planning, Zoning, and Subdivision Administrator.

The Town should explore the necessary public-private partnerships and funding sources to plan and develop business incubators and available manufacturing space. (See sections 6.7.3 and 6.7.4)

**6.8.3 Opportunity Based Action items:**

The following opportunity-based action items will require continuous planning and forethought to recognize opportunities to act.

**6.8.3.1 Establish criteria for financial participation in opportunities to expand the job and property tax base through strategic expansion of infrastructure.**

Establish clear criteria for expansion of infrastructure (broadband, stormwater, potable water and sewer systems) based upon measurable benefits and a “return on investment” business model. Criteria should also include contingency factors for public health and welfare needs when potable water and sanitary sewer needs are critical.

*(This space left blank intentionally)*

## 7. INFRASTRUCTURE

### 7.1 Water and Sewer Utility Systems

Municipal water and sewer utility services for the Town of Granite Quarry are provided by Salisbury-Rowan Utilities (SRU).

The water supply for SRU is the Yadkin River. SRU's current population being serviced for water is approximately 48,900 in Salisbury, Granite Quarry, Rockwell, Spencer, and China Grove. SRU also provides water and/or wastewater services to East Spencer, Faith, and Landis.

SRU's intake is located at the confluence of the Yadkin and South Yadkin Rivers. A series of pumps, pipes, and reservoirs bring raw water to SRU's water plant near downtown Salisbury. Salisbury treats an annual average of 9.7 million gallons of water per day (MGD). The water plant is permitted to treat up to 24 MGD. There is off-stream storage of 28 MG if the Yadkin River should ever be unsuitable for drinking water.

SRU's Wastewater Plant Operations provides Granite Quarry customers with a system that treats their domestic and industrial wastewater by using methods that meet or exceed the State of North Carolina's regulatory standards and requirements. SRU has two treatment facilities; Grant Creek and Town Creek Wastewater Treatment Plants. The combination of these two plants on average treat approximately 8.7 million gallons of wastewater each day. The thoroughly treated wastewater is then discharged into the Yadkin River.

### 7.2 Transportation Network

Recognizing trends and how peoples' preferences can and do change over time will enable Granite Quarry to position itself as a welcoming community for multiple generations into the future. This approach to planning reinforces the community's desire to create a place where younger people will desire to locate and remain, while aging members will choose to age in place. This can be achieved by creating and sustaining a transportation system that is successful in meeting both the existing and anticipated needs of a diverse community that multiple generations will find attractive by including transportation options and choices that are safe, attractive and convenient.

One of the most common components of the transportation network and most visible characteristics of a neighborhood is the *street*, often taken for granted even though it can change everything about a neighborhood. The street strongly influences how people behave in their community. The following questions are presented to stimulate thoughts about neighborhood streets as an example of how important this simple concept is.

- Does the street have room to pass another car?
- Does the street have room for a visitor or emergency vehicle to park in front of a home or business?
- Does the street feature ditches or curbing for drainage?
- Does the street include sidewalks along its route?

The answers to these questions clearly define the character of the neighborhood, *for example*: neighborhood streets lined with ditches for stormwater conveyance will cause people to walk in the street just to visit a neighbor, or they may even give cause for residents to choose to drive a block away to visit that neighbor. By contrast, neighborhood streets containing curbing with sidewalks set back from the curb encourage people to spend time outside to walk or play together. Streets designed properly provide a place to learn to skate or ride a bike. The street with sidewalks becomes the neighborhood's central gathering place, where multiple generations of citizens associate in many ways. The properly designed street will change the characteristics of human behavior and contribute to improved and healthy lifestyles. How many times have you heard concerns about kids not getting enough exercise? Well, maybe our streets have not helped much with that problem. We can do better. We can improve the quality of neighborhoods in many ways.

Beyond the neighborhood street is a network of collector streets, often called arterials. These collector streets or arterials connect the neighborhood streets to the thoroughfares and highways that bring us all together. Streets also provide our principal connections to other modes such as airports and railroads. The following information about our transportation network and the actions we can take locally to improve how this network serves Granite Quarry's citizens and businesses will provide the foundation for many decisions facing the Town.

### **7.2.1 Roads and Highways**

Granite Quarry is located 45 miles northeast of Charlotte via I-85, and is part of the Charlotte-Concord-Rowan, NC-SC Metropolitan Statistical Area (MSA).

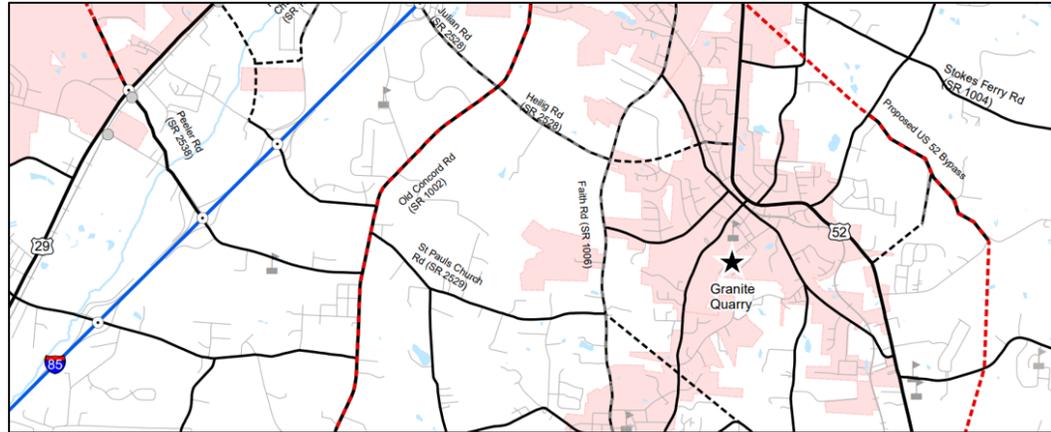
Existing major thoroughfares, as inventoried in the Cabarrus-Rowan Metropolitan Planning Organization (CRMPO) [Comprehensive Transportation Plan \(CTP\)](#), Sept. 2016 [Highway Map](#) in the Town of Granite Quarry ETJ include:

- US 52
- Interstate-85

Existing minor thoroughfares within Granite Quarry's ETJ, include:

- SR 2528 (Heilig Road)
- SR 1006 (Faith Road)
- SR 2529 (St. Paul's Church Road)

The CTP includes a proposed US 52 Bypass on the east side of Granite Quarry



Source: Cabarrus-Rowan Metropolitan Planning Organization, *Comprehensive Transportation Plan, September 2016*

#### **7.2.1.1 Road and Highway Specific Action Steps**

The Town should continue to provide Granite Quarry's representation on two of Cabarrus-Rowan Metropolitan Planning Organization's committees: the Transportation Advisory Committee (TAC); and Technical Coordinating Committee (TCC).

### **7.2.2 Railways**

Rowan County is served by Norfolk Southern (NS), a Class freight carrier railroad line providing service to along NS's primary corridor that parallels I-85 through the central part of the State connecting Charlotte and Greensboro with Atlanta, Georgia and the Northeast. As reported in the [2015 Comprehensive State Rail Plan](#), on average, 35 freight trains per day operate along this line. NS also operates two major east-west lines; one connecting Greensboro to Durham, Raleigh, and the state port in Morehead City and the other connecting Asheville and western North Carolina to their main north-south corridor in Salisbury.

#### **7.2.2.1 Railway Specific Action Steps**

Rail is a crucial factor in economic development and is an efficient alternative to over the road transport. Other than the benefit of transporting high quantities of product, rail has some major environmental advantages.

There are numerous factors driving freight movement and will shape the changes in rail volumes over time, providing opportunities for local communities to expand economic development opportunities. Typically, a rail company considers many factors when examining the possibility of expanding its service through spur lines to new industrial user (i.e. location of line, location of user, shipping volume, frequency of shipping, etc.). As part of the Town's continuing economic development efforts, additional effort/study may be warranted to ascertain the viability of expanding rail connectivity.

### **7.2.3 Aviation**

There is not an airport facility within the Town's corporate limits. Rowan County manages/operates the [Mid-Carolina Regional Airport](#) located approximately seven miles

from Granite Quarry at 3870 Airport Loop in Salisbury. As of 2008, the airport encompassed approximately 527 acres with a 5,500 -foot runway and parallel taxiway.

The Town is also located approximately 47 miles from the Charlotte Douglas International Airport.

#### **7.2.3.1 Aviation Specific Action Steps**

The Town of Granite Quarry will continue to cooperate with Rowan County regarding assistance associated with the Mid-Carolina Regional Airport (RUQ) and with regional planning efforts designed to support future economic development activities at the Charlotte Douglas International Airport.

### **7.2.4 Bicycle and Pedestrian**

#### **7.2.4.1 Bicycle Facilities**

The Town does not have marked bicycle facilities within its corporate limits. As such, most all intersections throughout the Town limits do not include marked crosswalks or cross signals. The Town's new GQDO should establish specifications for adequate street construction by developers for both bicycle and pedestrian safety.

In 2022, the [GoGQ Bicycle and Pedestrian Plan](#), prepared by Kimley Horn, as a community-driven effort that established the vision for biking and walking in Granite Quarry, identified ongoing needs and challenges, and developed recommendations for a multimodal system that will be safer and easier for all users. On August 8, 2022, the Board of Aldermen adopted the [GoGQ Bicycle and Pedestrian Plan](#) (*begins on page 74 of the Board of Aldermen's July 11, 2022 agenda*). (See Appendix B)

#### **7.2.4.2 Pedestrian Facilities**

Much of the Town of Granite Quarry and its extraterritorial jurisdiction (ETJ) currently provide few sidewalks. As such, most all intersections throughout the Town limits do not include marked crosswalks or pedestrian cross signals. The Town's new GQDO should establish specifications for adequate street construction by developers for both bicycle and pedestrian safety.

#### **7.2.4.3 Bicycle and Pedestrian Specific Action Steps**

Within the new GQDO, the Town should establish specifications for adequate bicycle and pedestrian facilities for new development.

### **7.2.5 Transit Service**

The Rowan County Transit Service (RTS) is a non-emergency public transportation service providing life sustaining medical appointment trips for Rowan County residents.

#### **7.2.5.1 Transit Service Action Steps**

The Town of Granite Quarry will continue to cooperate with Rowan County Transit Service regarding transit service for Granite Quarry's residents.

## **8. PLANNING AND DEVELOPMENT**

### **8.1 Analysis of Existing Land Use and Development Patterns – *Where to Begin!***

Granite Quarry is not unlike many other small towns in the Carolinas in that it experienced much of its transformation during the post-World War II era when the industrial expansion led to better paying jobs and when increased automobile ownership enhanced individual mobility, while the inter-city and intra-city highway network was greatly expanded. The dramatic impact of this combination on American cities and towns was not foreseen and the problems associated with rapidly changing communities that followed led to long periods of decline in their once-vibrant core downtown areas.

Existing land uses throughout the Town and its ETJ include low-density neighborhoods, restaurants, a grocery store, civic/public service buildings, gas stations, places of worship and a few textile and other manufacturers an elementary, middle, junior high and high schools. Gildan Yarns, one of the world’s leading manufacturers of apparel, have two large manufacturing plants on the west side of Granite Quarry.

### **8.2 The Plan - *What do we want our community to be? How do we get there?***

#### **8.2.1 Housing Growth**

Recognizing trends and how market dynamics can and do change will enable Granite Quarry to position itself as a welcoming community for multiple generations looking at buying or renting a home. This approach to planning reinforces the community’s desire to create a place where younger people will desire to locate, while aging members will choose to remain. A community where both the new and existing home markets are attractive to future generations and allow for aging members of the community to remain in the community by offering a variety of housing products.

According to contemporary real estate experts, the “50+” real estate market is changing. In the next few years, Generation X will be joining the Boomers and Matures; serving the 50+ market will become a challenging puzzle for both communities and the real estate industry.

#### **8.2.2 Commercial/non-residential Growth**

As with the housing markets, ever changing trends in consumption, product development, technology and generational shifts in personal choices/values must be considered when making decisions about commercial and other non-residential growth. This approach to planning reinforces the community’s desire to create a place where younger people will desire to locate, while aging members will choose to remain. A community, where traditional values accompany craftsmanship must embrace the presence of technology in everyday life, commerce, and business.

In order to grow commercial and non-residential offerings a community must create opportunities for success. The first step is to promote interest in both residents and visitors alike. By increasing the presence of people in commercial setting, the critical mass necessary for businesses to sustain themselves will ensure vibrancy as the tourism visitors

flow into and through the community. To accomplish this, the local zoning ordinance in existence at the time of this plan adoption, must be repealed and replaced with development standards and specifications to promote refreshing internal growth.

### 8.3 Existing Land Use Issues – *Recognizing the Problems of our Past*

A plan, any plan, is only as good as the community's commitment to implement. While implementation strategies vary widely depending on the specific goals and objectives, many strategies will often include some form of incentive, motivation, criteria, or specifications for new growth, development and construction. Throughout various sections of this document there are descriptions of incentives and motivations offering opportunities for success; however, a plan can fail when the criteria and specifications are inconsistent with the plan. The following subsections describe the challenges Granite Quarry faces with policies in effect at the time of adoption of this plan. The discussion continues in sections 8.4 and 8.5 with insight on recommended new approaches to refreshing Granite Quarry's economy and stimulating investment in Granite Quarry's future. These recommended policy changes are designed to achieve the goals, objectives, and successes noted and illustrated in this plan.

As a prelude to the discussion, Jonathan Coppage, a visiting senior fellow at the 'R Street Institute' researching urbanism and civil society posted an article challenging leadership to re-think how we administer and regulate development. The following excerpts are from his article posted by the American Planning Association October 20, 2016.

*“Establishing by-right development and streamlining local permitting processes will allow developers to respond nimbly to market demands and will relieve the “guilty until proven innocent” status of new building development, which depresses construction starts across the country by [delaying and inhibiting](#) housing projects. What’s more, adopting leaner codes would remove obstacles to the countless smaller developers and would-be builders who want to invest in strengthening their local communities, but currently can’t afford to navigate the vast regulatory burdens and uncertain futures awaiting anyone who tries to build in America today. Trulia economist Ralph McLaughlin [found](#) that these regulatory delays may have an even bigger impact on housing production than zoning restrictions.”*

*“Main Street-style development — the “storefront on the first floor, apartments rented out above” style that forms the core of any older town’s historic center — is a residential building form that uses first-floor commercial space to serve community members and enliven a neighborhood. This low-rise density helps prop up the balance sheets of towns responsible for running utilities all the way out to suburban developments, as former city planner and engineer Charles Marohn [has repeatedly demonstrated](#). It also keeps a constant set of the “eyes on the street” that Jane Jacobs identified as necessary for safe streets; renters keep an ear out for burglars after business hours and shopkeepers keep the same at bay during the day. It is, in other words, the core of any successful town-building.”*

At the local level, while developing this Town Plan 2040, the Town of Granite Quarry's administration received the following sentiment in late 2022 by a local Realtor/Developer who had researched the town's current Unified Development Ordinance (UDO).

*“How do we make clear that the size of the lots is crucial for anything to happen in Granite Quarry? With development costs of \$1,000 per front foot, it is essential to have smaller lots. Normally we would expect to sell a lot for 50% more than it costs to produce, but that is not possible. The most we have ever sold a lot for anywhere in Rowan County is \$45,000. Cost of streets, water sewer, sidewalks, amenities, holding time, taxes, etc. have driven everything way up. If the math doesn’t work, nothing will get built.”*

The new Granite Quarry Development Ordinance (GQDO) being prepared concurrently with development of this Town Plan 2040, will address and revise lot and dimensional standards.

### **8.3.1 Utility Policies at the Time of Plan Adoption**

The Town of Granite Quarry obtains wholesale potable water supply and transports its bulk wastewater for treatment through Salisbury-Rowan Utilities. Public water and sewer systems often provide the stimulus or “plant the seeds” for growth. Growth that is simply chasing utilities will result in higher rates for all rate payers and the resulting inefficiencies in other services will drive up taxes. The most effective way to keep tax and utility rates lower, increase the return on investment of the existing systems, and provide adequate revenue for the operations and maintenance of these systems is to be very deliberate in the extension of utilities. For the most part, the Future Land Use Map has been developed to focus redevelopment and new development of sufficient densities in areas where utilities already exist or are already programed to be extended.

### **8.3.2 Land Development and Construction Ordinances at the Time of Plan Adoption**

“Land development” includes the installation of infrastructure as the first step toward new building construction. This phase of a project involves land planning that leads to civil engineering to establish the layout of roads and buildings. The criteria or specifications included in these ordinances should accomplish some basic objectives including:

- Ensure the purchaser or owner receives a safe and reliable building product,
- Ensure the state and federal mandates are satisfied to avoid penalties, and
- Ensure the result does not increase the burden on other tax and utility rate payers without deliberate determination that such increases are for the overall benefit of the community.

The following sections describe how ordinances in effect at the time of plan adoption are counter-productive to the objective set forth in this document. A recommended approach to replace these policies and ordinances is described in section 8.5.

#### **8.3.2.1 Zoning Code**

At the time this plan was prepared, the Town was preparing a new Granite Quarry Development Ordinance (GQDO) to replace the Granite Quarry Development Ordinance (UDO) adopted in November 2016. The purpose of the new GQDO will be to promote the health, safety, and the general welfare of the residents of the Town of Granite Quarry jurisdiction through provisions to regulate use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs, off-street parking and loading, planting yards, and flood damage prevention in the Town’s planning and development regulation jurisdiction, including any extraterritorial jurisdiction (ETJ).

#### **8.3.2.2 Subdivision Ordinance**

At the time this plan was prepared, the Town was preparing a new Granite Quarry Development Ordinance (GQDO) to replace the Unified Development Ordinance (UDO) adopted in November 2016. The new GQDO will include regulations for the subdivision of land to: promote orderly growth and development; provide for suitable residential and nonresidential subdivisions with adequate streets and utilities and appropriate building sites; provide for the coordination of streets within subdivisions with existing or planned streets and with other public facilities; provide for the dedication or reservation of rights-of-way or easements for streets, utilities, and other purposes; and provide proper land records for the convenience of the public and for better identification and permanent location of real property boundaries. The subdivisions regulations will apply to the Town's planning and development regulation jurisdiction, including any extraterritorial jurisdiction (ETJ).

When new streets are built properly, they last longer and are far less costly to maintain. These new streets must also be reported to the NCDOT upon completion to ensure the local share of the fuel tax collected from every motorist when they purchase fuel, will be returned to the Town. When these fuel taxes are returned each year, they can do more for the older streets where repairs may be warranted.

Subdivision criteria and specifications also improve utility performance and reduce cost to serve all rate payers. By establishing specific criteria for the location of lines we can reduce confusion and improve the effectiveness of future maintenance and repairs. Each utility is designated a specific location in or near the street.

#### **8.3.2.3 Building Code**

The Rowan County Building Inspections Department administers issuance of building permits and inspections within the Town of Granite Quarry town limits and the extraterritorial jurisdiction (ETJ) using the North Carolina Building Code.

#### **8.3.2.4 Flood Damage Prevention**

The new GQDO will include flood damage prevention standards to promote public health, safety, and general welfare and to minimize public and private losses due to flood conditions within flood prone areas by establishing provisions designed to: (1) Restrict or prohibit uses that are dangerous to health, safety, and property due to water or erosion hazards or that result in damaging increases in erosion, flood heights or velocities; (2) Require that uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction; (3) Control the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of floodwaters; (4) Control filling, grading, dredging, and all other development that may increase erosion or flood damage; and (5) Prevent or regulate the construction of flood barriers that will unnaturally divert flood waters or which may increase flood hazards to other lands. Flood damage prevention regulations will apply to the Town's planning and development regulation jurisdiction, including any extraterritorial jurisdiction (ETJ).

#### **8.3.2.5 Stormwater Management**

As of the time this plan was prepared, the Town of Granite Quarry had delegated administration of stormwater standards to the State of North Carolina. The new GQDO will include stormwater management standards designed with the purpose to protect, maintain and enhance the public health, safety, environment and general welfare by establishing minimum requirements and procedures to control the adverse effects of stormwater runoff associated with new development. Proper management of stormwater runoff will protect property, control stream channel erosion, prevent increased flooding associated with new development, protect floodplains, wetlands, water resources, riparian and aquatic ecosystems, and otherwise provide for environmentally sound use of natural resources; and establish procedures through which these purposes can be fulfilled.

### **8.4 Future Land Use – *Where We are Going Next!***

The exciting aspects of this plan are not captured by the issues we have faced or the problems we believe we have, but the opportunities we have before us. The opportunities to build upon our previous successes are the greatest asset the businesses and citizens of Granite Quarry possess. This plan recognizes those attributes, identifies the community stakeholders' goals, and crafts a vision of our future. Along with the actions we must undertake to achieve the goals stated in this document, this plan provides the foundation for systematic decision-making by businesses, citizens, prospective investors in our community, and leadership at various levels.

Simply stated, the key to our success is to increase the population of the community by reasonable numbers in order to increase the economic activity to a level that will support the services we desire. The three groups to focus our energy on are as follows:

- Retain our young adults by creating the hometown they dream about.
- Attract newcomers by offering the dynamic small-town feel they seek.
- Encourage opportunities for our citizens to age-in-place through local options for senior living.

Creating an attractive atmosphere in Granite Quarry will contribute toward our efforts to attract young adults to return, to come home when they seek that long-term location to settle into. These same investments will attract the newcomers seeking a special small-town atmosphere with lifestyle opportunities they find attractive. When a community feels good about itself it shows and that will become its greatest attribute in attracting visitors who just want to be a part of it all. That's what successful towns do, they become special by taking deliberate steps toward that goal and they reap the rewards when they do it well.

One of the fundamental planning tools used to achieve the stated goals and objectives of the Town Plan 2040 in Granite Quarry is the design, application, and implementation of a Future Land Use Map (FLUM). FLUM implementation is accomplished primarily through the application of zoning, although a variety of land use ordinances are available for various aspects of implementation. A key feature of land use planning in Granite Quarry is the requirement for consistency between the FLUM and the application of zoning.

The FLUM defines the location of coordinated and appropriate land use classes and is designed to accommodate a particular combination of land uses that would achieve a desired pattern of

development. It serves as the primary tool for staff, the Planning Board, and elected officials during review of re-zonings to ascertain the appropriateness of a development proposal and provides the development community with clear guidance to the locations where development activity may and may not be appropriate.

The ***Future Land Use Map***, appearing in Figure 8.4.1 depicts a pattern of development to accommodate a combination of residential, non-residential and mixed-use growth and redevelopment. ***Zoning changes are required by North Carolina statute to be made based upon both reasonableness and consistency with this plan.***

There are eight basic land use categories meeting the specific development needs of Granite Quarry:

- **Rural:** Land in rural areas of the community appropriate for low intensity/low density residential development that is not dependent on urban services (i.e. water/sewer). The category further identifies lands used for agricultural production, agriculturally based businesses and related activities needing protection from high intensity development activity. As indicated, development activity is typically low intensity in nature in order to encourage preservation of agricultural lands, environmentally sensitive areas, and open space while discouraging large lot residential subdivision type developments.
- **Neighborhood:** Identifies areas within a community where existing residential development has/is occurring at moderate to medium densities and where urban services (i.e. water/sewer) may be available. Residential development activities typically include single-family and duplex (i.e. two-family) homes and their appropriate accessory land uses. Residential neighborhoods are the dominant land use in this category, but development can include open space preservation, parks and recreation activities, and limited institutional land uses.
- **Downtown:** The Downtown land use category provides for development, revitalization, reuse, and infill development of the Granite Quarry's downtown area. A broad array of non-residential and residential land uses is typically permitted enabling the needs of residents and visitors to be met. Land located in this category is anticipated for development at urban densities and/or intensities where urban services (i.e. water/sewer) is available.

Desired development pattern(s) associated with this category seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Downtown land use category is intended serve as defining the 'hub' of surrounding neighborhoods and of the broader community.

- **Transitional Neighborhood:** Land use category typically located in and around downtown, providing for completion of residential neighborhoods surrounding downtown. Land located in this category is anticipated for development at urban densities and/or intensities where urban services (i.e. water/sewer) is available.

The intent of the category is to recognize the need for infill development and the gradual transformation of existing development to high quality mixed density residential development supporting the central core of Granite Quarry.

Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. A range of housing types (i.e. duplex, multi-family, etc.) is encouraged. Streets within the Transitional Neighborhood land use category shall be interconnected and shall typically include sidewalks and bicycle lanes providing connections to adjacent commercial and civic land uses as well as other mixed-use districts. Typically, pedestrian access shall extend into surrounding Neighborhood land use categories to help foster connectivity where appropriate. A range of housing types is encouraged. Criteria for the mix of building types establishes compatibility.

- **Civic:** Land use category providing location(s) for educational, medical, governmental, religious, and other institutional uses. Urban services (i.e. water/sewer) are typically available and pedestrian access (i.e. sidewalks, bicycle lanes, etc.) are integral parts of development projects.
- **Commercial:** Providing opportunities for compatible, resilient, and sustainable non-residential development with a specific focus on retail and other similar commercial land uses. The category is typically located along major road intersections, or near major transportation routes, where urban services (i.e. water/sewer) are available.
- **Employment/Manufacturing:** Land in areas specifically targeted for economic development activity consisting of employment centers, industrial/manufacturing land uses, distribution centers, office, service/retail uses, and flex space (typically one-story buildings designed, constructed, and marketed as suitable for use as offices but able to accommodate other uses such as a warehouse, showroom, manufacturing assembly, or similar operations). Such areas are located adjacent to interstate/major highways where urban services (i.e. water/sewer) are available.

Typically, this land use category is reserved for uses requiring very large buildings and/or large parking and loading facilities for support. Small scale manufacturing and storage that is compatible with less intensive land uses are typically located within the Commercial or Mixed-Use land use categories.

- **Mixed Use:** The 'Mixed Use' land use category is established to provide opportunities for both compatible and sustainable re-development of both residential and non-residential land uses where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Land located in this category is anticipated for development at urban densities and/or intensities where urban services (i.e. water/sewer) is available. Permitted non-residential land uses are designed to augment residential land uses, not detract from them.

As with the Transitional Neighborhood land use category, a range of housing types (i.e. duplex, multi-family, etc.) is encouraged. Streets shall be interconnected and shall typically include sidewalks and bicycle lanes providing connections to adjacent commercial and civic land uses as well as other mixed-use and transitional neighborhood districts.

The following “steps” provide guidance for implementing the recommendations of this plan. While they are not rigid in their order, their importance is unwavering to the future success of Granite Quarry in the 21<sup>st</sup> century.

#### **8.4.1 Refresh Granite Quarry by Developing Underutilized Areas “Close-in” First**

Focusing attention on strategic locations to reignite interest to enhance existing commercial development can boost investment by re-thinking development in the corridors. Incentives to refresh and redevelop strategic sites in existing underutilized locations where existing infrastructure and location dynamics combine to support successful new investments will reinforce property values within these strategically important locations. The ***Future Land Use Map*** appearing in figure 8.4.1 depicts a pattern of development to accommodate a combination of residential, non-residential and mixed-use growth and redevelopment. The map serves as the overall plan to guide decisions about future infrastructure investments and other public services for Granite Quarry’s future growth. ***Zoning changes are required by North Carolina statute to be made based upon both reasonableness and consistency with this plan.***

#### **8.4.2 Preservation and Conservation Areas**

Given Granite Quarry’s role in local governance in central Rowan County, our most effective tools for preservation and conservation are the moderation of growth and expansion of our municipal services and the policies governing expansion of the systems we operate. By working together with our counterparts at the county level we can stimulate investments where warranted and discourage investments in areas that will not be good for either Granite Quarry or Rowan County. This approach leaves these lands completely under the control of their locally elected officials. The only time Granite Quarry officials will be involved is when the topic of municipal service levels is explored.

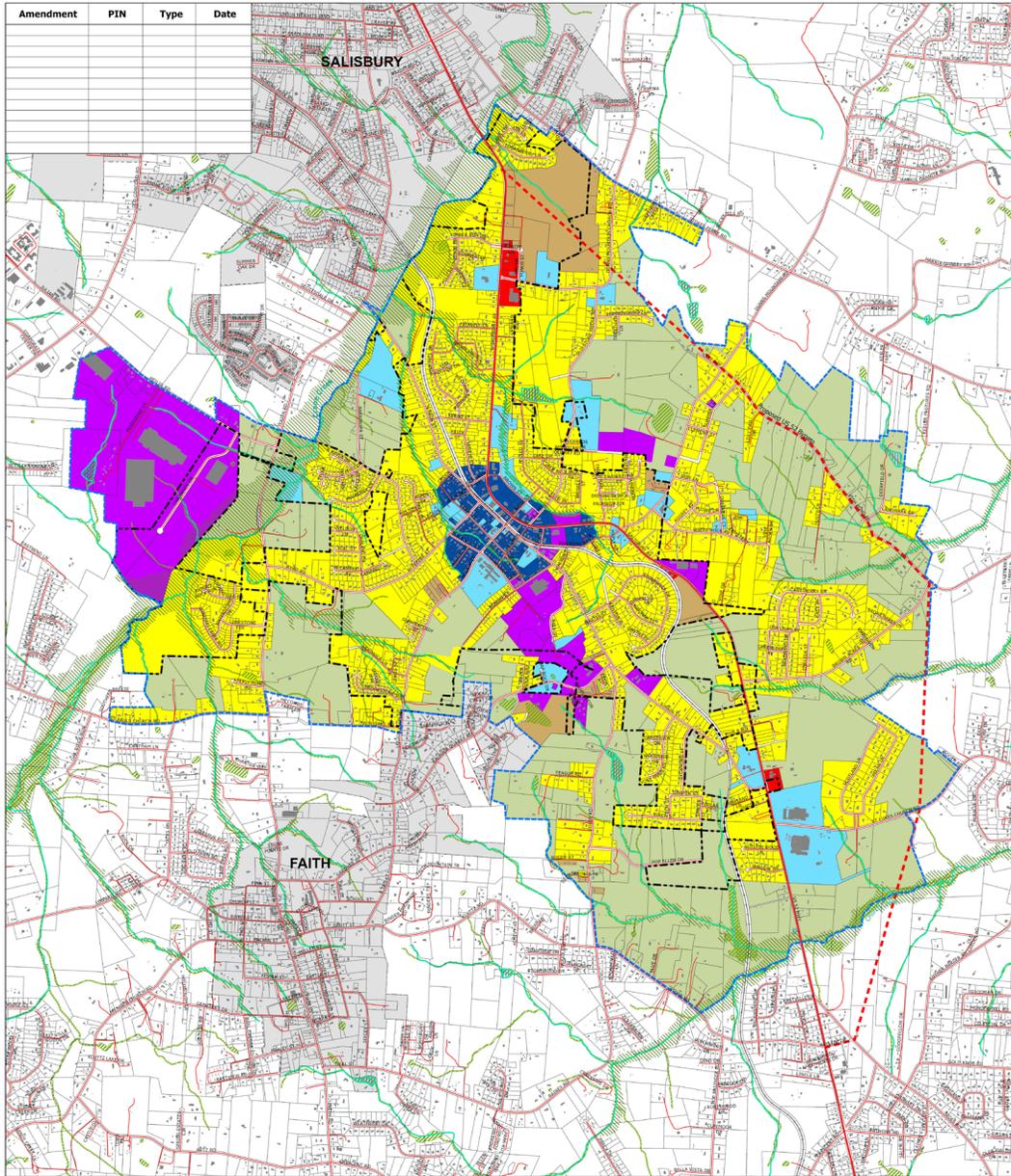
#### **8.4.3 Future Growth beyond the Town Limits**

The outward expansion and growth of Granite Quarry must be guided by a combination of this plan and the information gathered when examining specific development plans and proposals in the future. When considering growth and development proposals outside Granite Quarry’s municipal limits, priority must first be given to the existing businesses and citizens, utility rate payers and property taxpayers. The following questions should be made a part of the formal consideration of request for annexation and extension of services, whether publicly or privately funded:

- Will the project contribute to the overall wellbeing of Granite Quarry’s business and citizen well-being?
- Will the project contribute to the reduction of cost overall for services to current rate payers on the system?
- Will the project avoid the obligation of debt by the rate payer or taxpayer generated revenues in order to serve the project?

When “yes” is the answer to these questions, the project is likely worthy of further consideration; however, if not, the project should be avoided.

Figure 8.4.1 Future Land Use Map



**TOWN OF GRANITE QUARRY**  
**Future Land Use Map** DRAFT - May 23, 2023

- Roads
- Railroads
- Centerlines of Streams / Rivers
- Town Limit
- Extraterritorial Jurisdiction (ETJ) Boundary
- Surrounding Municipal Jurisdictions
- Tax Parcels
- Water Bodies
- Flood Zone
- Wetlands
- WWSW - None in Granite Quarry Town Limits nor ETJ
- Rural
- Neighborhood
- Transitional Neighborhood
- Downtown
- Civic
- Mixed Use
- Commercial
- Employment/Manufacturing



Sources: Town Limits & Parcels: Rowan County, NC GIS, March 8, 2023  
 Wetlands: USFWS, NWI, as of March 8, 2023  
 Prepared by: N-Focus, Inc.  
 Package: GQ\_NS\_20230523  
 PDF: Granite Quarry - FLUM 20230523.pdf

## 8.5 Re-thinking Granite Quarry's Zoning - A Common Sense Approach!

### 8.5.1 Planning, Zoning and Development – The Town 'Plans and Specs'

An update of the current UDO and adoption of a new Granite Quarry Development Ordinance (GQDO) is required to accomplish two primary objectives: to modernize the Town's criteria and specifications to meet current statutory requirements, and to make certain the criteria and specifications are designed to help Granite Quarry thrive once again.

Tying the Town Plan 2040 to the GQDO not only achieves statutory compliance but transforms the role of zoning from regulatory in nature into more of a set of criteria and specifications.

This *'plans and specs'* approach to town building improves the relationship of the Town with its businesses and citizens by establishing objectives, then administering the new GQDO to simply achieve those objectives. By using common sense policies to encourage re-use and reinvestment in Granite Quarry, the Town can reduce tax and utility rates as the plan is implemented. This approach benefits all Granite Quarry's businesses and citizens.

An article published in The Raleigh News & Observer, by community columnist Eric Johnson, entitled [North Carolina's Rural Areas Need Investments that will Draw Young People](#), March 3, 2020, summarized the findings of a recent study conducted by the University of North Carolina at Chapel Hill. Mr. Johnson works for the UNC College Board and the College of Arts and Sciences. UNC-Chapel Hill hosted a panel of scholars and pundits to determine how college students are selected and what they choose to do with their lives. The panelists' concern is that young people go off to four years of college and emerge with no sense of obligation to their home communities. Graduates collect their diplomas and move to big cities. The article notes that a student stood up at the end of the event and asked, *"I'm from a small town, why should I move back?"* The article's author addressed that question by stating, *"...the kind of things that draw graduates back home are the kind of things that benefit everyone: a strong sense of local identity, an openness to new ideas and new people, infrastructure that encourages connection rather than isolation."*

According to the article, at the same event, Zach Mannheimer of Alchemy Community Transformations gave a fascinating talk about rethinking economic incentives. He said, *"North Carolina should stop trying to recruit companies and industries and instead focus on investments that recruit **people**."* *"What's unique about your community?"* he asked. *"What can your community do to incentivize more people to come here?"* The article recapped the response to that question with, *"That usually means public spaces downtown, art and cultural projects that puts a singular stamp on the community, and the patience to nurture small businesses instead of pining for a big corporate savior."* The article ended with, *"Not everyone in North Carolina is going to live in Raleigh or Charlotte, no matter how hard we try to cram them all in. If the State is going to keep growing like ragweed, we need vibrant small towns and welcoming rural places."*

As described in section 8.3.1.1, today's businesses seek hot spots for business location. This clustering of complementary businesses (i.e. shopping, dining, etc.) draws potential

customers to locations where their interests or needs can be met. Location economists call this agglomeration. The benefit of agglomeration to the customer is both improved choices and typically better pricing of goods and services.

The best remedy for Granite Quarry's existing underutilized commercial areas is to encourage re-use and re-development through new zoning criteria and specifications. This approach can work well provided there is a commitment to areas where the investment in infrastructure has already been made. Once the Town has reinvigorated these areas, then growth beyond the current town limits should be studied to determine benefits for Granite Quarry's businesses and citizens.

Policies that promote the success of neighborhoods, businesses and civic uses alike are far more desirable to all persons involved; promote a more viable future of the community; and preserve the investments made by property owners in the community. This approach respects property rights in balance: the rights of one property owner, the rights of the adjacent or nearby property owner(s), and the town-wide interests linked to a vibrant community.

The [Law Dictionary](#) defines 'property rights' as, *"The ownership of a thing is the right of one or more persons to possess and use it to the exclusion of others. In this Code, the thing of which there may be ownership is called "property.""*

In North Carolina, and in most states, municipalities are created for the provision of services to the benefit of its businesses, citizens and property owners. The decision to reside in close proximity with others and to share in the provision of beneficial services provided by an organized local government defines the purpose of municipalities: 'to facilitate mutual benefits to those choosing to reside within a municipality'. Therefore, municipalities inherently seek to balance property rights for the mutual benefit of those affected by the actions of the individual. This compromise on the absoluteness of property rights is therefore an understanding that rules may be enacted for the benefit of the greater community. Simply stated, when adjacent property owners must lose something of value to them for another property owner to gain, then an action or decision by that individual must not be particularly beneficial to the community. These assumptions of mutual benefit, the foundation of a municipality or community, are the basis for the establishment of rules governing development and the up-keep of properties within a municipality.

The challenge becomes how well a community balances those rules with the protections of individual property rights, rather than to unreasonably suppress them.

A balanced and fair approach to the establishment of rules, standards and specifications must be the norm, not the exception. Focusing on the goals of the community rather than restricting a community out of fear or unwarranted bias must become the established culture and philosophy when making policy. The replacement of the current ordinances governing land development with professionally administered innovative policies instills trust and support for the municipality while creating greater opportunity.

The following descriptions of zoning districts in the new GQDO should establish describe the character of the various neighborhoods and non-residential parts of Granite Quarry.

These new districts should replace all existing districts and be accompanied by opportunity-driven district standards: opportunities for both growth and preservation of natural areas.

Careful consideration must be given when crafting the criteria and specifications for development to avoid as much non-conformity or “grandfathering” as possible. While some properties may not avoid a non-conforming (grandfather clause) status, it is very important to make as much existing development compliant as reasonably possible. This attempt should not be misguided into making fundamentally poor choices in drafting the GQDO, nor should it fail to recognize the role of property maintenance rules.

#### **8.5.1.1 Agriculture District**

The Agriculture District (AG) is established to protect lands used for agricultural production, agriculturally based businesses and related activities. Farmland is a defining element of Granite Quarry’s traditional identity and the protection of these lands aids in preserving the character of the Town until such time as new development is preferred by the Town. Listed uses are limited, with an emphasis on uses that are agricultural in nature. Development density is very low to encourage preservation of agricultural lands while discouraging large lot residential subdivision type development and excessive septic system utility. The Agriculture District can also be used to preserve open spaces.

#### **8.5.1.2 Single-Family Residential Districts**

The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Granite Quarry and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Granite Quarry prior to the effective date of the new GQDO.

#### **8.5.1.3 Residential Main Street Transition District**

The Residential Main Street Transition District (RMST) provides for the completion of residential neighborhoods in the residential area(s) surrounding the Main Street and contiguous Civic Districts through in-fill development. The intent of this district is to recognize that gradual transformation of existing development to high quality mixed density residential development is needed to support the central core of the Town. Higher density residential development allows a greater number of households to walk or bike, thus supporting businesses while reducing the parking demand and providing environmental and health benefits. Allowed building/lot types in these districts are the Detached House, Attached House, and Multi-family Building. Streets in the Residential Main Street Transition District should be interconnected, with streets and sidewalks providing a connection from Granite Quarry’s Main Street and other mixed-use districts to the Single-Family Residential districts surrounding these neighborhoods. A range of

housing types is encouraged. Criteria for the mix of building types establishes compatibility.

#### **8.5.1.4 Main Street District**

The Main Street District (MS) provides for new development, revitalization, reuse, and infill development in Granite Quarry's core downtown. A broad array of uses is listed to enable the needs of residents and visitors to be met. Allowed building/lot types in this district are Urban Workplace, Shop-front, Detached House, Attached House, Multi-family Building, and Civic Building. The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, and higher density housing in a compact, pedestrian-oriented environment. The Main Street District serves as the hub of the surrounding neighborhoods and of the broader community. The Main Street District may be expanded over time to meet the needs of the growing community for downtown facilities and services. Expansion of the Main Street District shall be contiguous and not separated from the primary district area.

#### **8.5.1.5 Civic District**

The Civic District (CIV) provides a location for educational, medical, governmental, religious, and other institutional uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic uses will establish uniform standards.

#### **8.5.1.6 Mixed-Use Districts**

The Mixed-Use Districts (MU-1 and MU-2) are established to provide opportunities for both compatible and sustainable re-development where underutilized commercial properties already exist as well as infill sites where site specific land planning of new development creates opportunities for businesses and various housing designs sharing community amenities and enhancements. Existing auto-oriented street, lot, and building designs can create uncomfortable pedestrian environments; however, with careful site planning these areas will allow a greater number of residents to walk or bike to businesses and services with an interconnected network of streets and sidewalks. Allowed building/lot types are Highway Commercial, Urban Workplace, Shop-front, Detached House, Attached House, and Multi-family. Dominant uses in this district are residential, retail and office. The Mixed-Use Districts are expected to serve Granite Quarry residents as well as persons who travel from surrounding communities. The development pattern in this district acknowledges the role of the automobile, with parking and access provided to promote safety for the motoring public. Development standards in the Mixed-Use Districts promote the creation of a pleasant pedestrian-friendly auto-oriented environment while enabling a compatible transition to use in adjacent neighborhood districts.

#### **8.5.1.7 US Highway 52 Commercial Districts**

The US Highway 52 Commercial District (C-52) is established to provide opportunities for compatible, resilient and sustainable development along the US Highway 52 corridor.

Development standards in the C-52 district acknowledge that the automobile is the primary mode of transportation. Development and design standards encourage pedestrian scale development along a secondary street network serving larger projects. Goals of the C-52 district include providing a pleasant calm environment for motorists, a safe environment for pedestrians within a network of streets and pedestrian facilities; promoting the safety of motorists, cyclists and pedestrians; and preserving the capacity of the transportation network outside the core area as shown in the adopted Town Plan. Uses in this district include commercial goods & services, employment, and some limited small-scale industrial. Allowed building/lot types include Highway Commercial, Urban Workplace, and Shop-front.

#### **8.5.1.8 Vehicle Service and Repair District**

The Vehicle Service and Repair District (VSR) is established to provide locations for specific uses that, due to their unique characteristics and importance to the community, and the traveling public, require different criteria and specifications than typical commercial development. Development standards in the Vehicle Service and Repair District acknowledge that the automobile is the primary mode of transportation in suburban communities and there is a vital need for such businesses to be located in close proximity to one another. Uses within the Vehicle Service and Repair District are buffered from adjacent uses. The dominant uses in this district are vehicle oriented and/or dependent and include vehicle-based services, vehicle repair shops and disabled vehicle storage areas. The Vehicle Service and Repair District is reserved for uses which require broad maneuvering spaces and avoid pedestrian interaction with potentially hazardous conditions. Goals of the Vehicle Service and Repair District include providing a pleasant environment for motorists, a safe environment for pedestrians along the network of streets and pedestrian facilities; promoting the safety of motorists and pedestrians; and preserving the capacity of Main Street and its interconnecting network of streets outside the core area. Uses in this district include heavy commercial goods and services for motor vehicles, and some limited industrial. Allowed building/lot type is Highway Commercial.

#### **8.5.1.9 Industrial District**

The Industrial District (IND) is established to provide locations for industrial uses that, due to the scale of the buildings and/or the nature of the use, cannot be integrated into the community. Uses within the Industrial District are buffered from adjacent uses. The dominant uses in this district are manufacturing and warehouse storage. Small scale manufacturing and storage that is compatible with less intensive uses can and should be located in other non-residential or mixed-use districts. The Industrial District is reserved for uses which require very large buildings and/or large parking and loading facilities.

#### **8.5.1.10 Traditional Neighborhood Development Overlay District**

The Traditional Neighborhood Development Overlay District (TNDO) provides an alternative opportunity applicable only upon request for a Zoning Map Amendment for the development of new neighborhoods and the revitalization or extension of existing neighborhoods. These neighborhoods are structured upon a fine network of interconnecting pedestrian-oriented streets and other public spaces. Traditional Neighborhood Developments (TND's) provide a mixture of housing types and prices, prominently sited civic or community building(s), stores/offices/workplaces, and churches to provide a balanced mix of activities. A Traditional Neighborhood

Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. A TND is urban in form, is typically an extension of the existing developed area of the Town and has an overall residential density of up to eleven (11) dwelling units per acre. TND districts should have a significant portion of land dedicated to improved open spaces, and reserve un-improved open spaces where environmentally sensitive areas are located.

#### **8.5.1.11 Scenic Corridor Overlay District**

The Scenic Corridor Overlay District (SCO) is established to protect the pastoral scenes and open spaces that provide a sense of arrival for residents and visitors traveling the major entrance roads and gateways to the Town. The pastoral scenes and undeveloped property along the entrance roads and gateways contribute significantly to Granite Quarry's community character and sense of place. The Scenic Corridor Overlay District provides development options for the owners of the property abutting the entrance roads and gateways. The goal of this district is to protect the scenic value of the corridors through a mix of incentives and development standards. These standards will preserve the suburban character of the Town by maintaining the sense of a suburban corridor in an urban environment; provide an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and promote a safe transportation corridor for motorists, bicyclists, and pedestrians.

#### **8.5.1.12 Heavy Industry Overlay District**

The Heavy Industry Overlay District (HIO) is established to protect all environments from the negative impacts of certain activities and types of development. It is the intent of this district to provide and permit certain public and private heavy industrial uses and facilities that incorporate hazardous materials and/or scientific technology, including wholesale, distribution, storage, processing, manufacturing and production. However, it is required that industries in this district take all necessary actions including but not limited to installation of apparatus and technological equipment available to prevent negative impacts on the environment and the community from the emissions of smoke, dust, fumes, noise and vibrations and other activities and/or products resulting from such hazardous industrial activities in accordance with federal, state and local regulations.

#### **8.5.1.13 Mini Farm Overlay District**

The Mini Farm Overlay District (MFO) permits buildings to be grouped on a site, parcel, or property in order to optimize the use of land and resources for both residential and agricultural purposes. By clustering development at a density no greater than one unit per developed acre, projects developed in accordance with these standards can obtain density bonuses while preserving unique natural features for agricultural use. The Mini Farm Overlay District mandates the dedication of both agricultural land and open space with density bonuses provided as an incentive for adhering to the standards. It is the intent of this district to be used for new development in undeveloped outlying areas of the Town and its extraterritorial jurisdiction. Allowed building/lot type is Detached House.

#### **8.5.1.14 Manufactured Home Overlay District**

The Manufactured Home Overlay District (MHO) is established to protect the standard of living and neighborhood conditions. Established standards that will enable the use of innovative manufactured homes with a higher aesthetic standard will invigorate these communities. Non-conforming manufactured home parks that have not received approval for continuation would be amortized over a period of time to allow the owner/operator to meet reasonable financial payback expectations in accordance with accepted practices in North Carolina. Existing parks could be limited to less fundamental standards and specifications, while new parks are required to meet a higher standard. These parks may be ideally suited for alternative designs such as Tiny House, Park Model and other styles of housing where installation standards are considered temporary. The overlay could be expanded to apply to permanent installations of innovative manufactured housing in subdivisions or parks in accordance with G.S. 160D-909.

### **8.5.2 Development Agreements**

Accommodating current and projected trends require a partnership of land development and real estate industries with local government leadership. Shifts in social values, particularly among different age groups, indicate a strong propensity to consume goods and services in vastly different ways than prior years. In order to meet the expectations of what consumers' desire, land development will need to change the way it has been functioning since the 1970's. No longer do people rely solely upon the personal automobile for their daily needs. Today, generations young and old are finding new means of sharing within their daily lives as described in sections 3.6, 6.4, and 8.2. Therefore, local governments must find new ways to manage growth that is inclusive of a diverse and expectant population, development agreements are a new tool for local governments that many find effective in accomplishing new concepts.

Development agreements are a relatively new addition to the local government toolbox that has been recently modified to improve the way development specifications are established for a property. Having been authorized by the North Carolina legislature over a decade ago for the purpose of addressing larger phased developments and the need to hold entitlement to land development approvals for extended periods of time, the development agreement has opened a new avenue to creative design and town building.

Today, development agreements offer a developer, landowner and the Town the ability to structure common sense approaches to projects that protect property rights and enable effective approvals and administration of projects when all sides agree. Ideally, the development agreement will not be used unwisely by local governments but will be utilized to offer higher degrees of trust. Trust, in the form of stability, eliminates concern that changes in elected local leadership will impact how a project progresses from start to finish.

The development agreement cannot substitute standards and specifications for development but can offer two substantial benefits: it can establish opportunities for participation by the local government and it can freeze zoning standards in place for the life of the agreement.

### **8.5.3 Ordinance Administration**

At the time this plan was prepared, the Town was preparing a new Granite Quarry Development Ordinance (GQDO) to replace the Granite Quarry Development Ordinance (UDO) adopted in November 2016. The GQDO must be administered by experienced professionals to ensure protection of the rights of businesses and citizens. Such fair and unbiased administration must be proactive and seek to help these businesses and citizens achieve the successes they may seek that are consistent with both the adopted Town Plan and the new GQDO.

Proactive administration includes:

- Assisting businesses and citizens inquiring about their proposal and how their ideas fit into the comprehensive plan;
- Ensuring all inquiries enjoy all the privileges of the GQDO;
- Providing accurate and prompt information to enable the business or citizen to rely on the information in making very important decisions;
- Identifying invalid permits and determining how to administer;
- Identifying non-conforming uses (showing on map), sending letters to describe how property rights will be preserved and limits on changes to the non-conforming use;
- Continuing to coordinate with Rowan County Inspections Department to maintain protocols for projects;
- Preparing a guide on the “Table of Permitted Uses” to describe 1) why so extensive, 2) why include unwanted uses, and 3) how to use; and
- Providing customer service functions to include Town of Granite Quarry’s Planning, Zoning, and Subdivision Administrator administering final Certificate of Occupancy (CO) following all inspections by appropriate Town staff and Rowan County Building Inspections Department.

### **8.5.4 Water and Sewer Utility Extension and Service Policy**

The Town’s current infrastructure service areas that already extend beyond the Town Limits will require clear policies in the new GQDO regarding connections to avoid falling victim to decisions that do not benefit property tax and utility rate payers. Updating these extension and service policies should clarify both requirements and incentives for property owners. *(See section 8.3.1 and 8.5.1.)*

### **8.5.5 Stormwater Facilities – An Innovative Alternative to Reduce Development Costs**

Under State and federal stormwater rules emerging across North Carolina, local governments are often tasked with either requiring new development to install stormwater facilities (BMP’s) or requiring existing property owners of larger development to begin retrofitting stormwater BMPs in areas that were developed prior to certain years, or both. These rules promulgated by the State and federal agencies mandate local governments to restore natural pre-development flow conditions measured in both quality and quantity when new development is approved. These requirements are very costly and often impact development feasibility in significant ways.

Relocation of BMP facilities away from the built-environment and creating regional, efficient public amenities reduces cost by concentrating the facilities into centralized single locations in each sub-basin. Maintenance expenses are decreased by reducing the number of sites the Town staff will have to monitor. BMP performance is enhanced

during low-flow conditions, and the actual sites where the devices are installed can anchor parks as a water amenity. This approach should be considered when and if the need is deemed either beneficial to the community or mandated by the State and/or federal agencies responsible for water quality.

*(This space left blank intentionally)*

Recommended by Planning Board 5 June 2023

## **9. BLUEPRINT FOR GRANITE QUARRY - SUMMARY AND PLAN IMPLEMENTATION**

### **9.1 Summary**

The responsibility to implement this plan lies with the Town of Granite Quarry's Board of Aldermen. Through its leadership, this plan will serve as the blueprint for refreshing revitalizing growth. The core area of Granite Quarry will be strengthened, opportunity for economic success will be established, and the foundation for decision making will be provided.

The tasks associated with implementation will require a steady long-term focus on achieving goals. To identify and prioritize the many tasks associated with implementation of this plan, the following table illustrates which steps to take when, and who should be responsible. Seeking partnerships to share in the risk and the reward of joint ventures will improve the success and reduce the cost to the businesses and citizens of Granite Quarry.

### **9.2 Actions to Implement Town Plan 2040**

The information appearing in the Action Items Table 9.2 Blueprint for Granite Quarry: Action to implement Town Plan 2040 provides a quick reference guide format for the ultimate prioritization of the actions and recommendations of this plan.

*(This space left blank intentionally)*

**Table 9.2 Actions to Implement Town Plan 2040**

Table 9.2 BLUEPRINT FOR GRANITE QUARRY: Actions to Implement Town Plan 2040 June 5, 2023					
Check Off After Completion	Adopted _____, 2023 by the Board of Aldermen	Target Years	Town Plan 2040 References	Responsible Groups	Notes
<b>ROUND 1</b> <u>Maintain small-town character*</u>					
	<i>Create architectural design standards and specifications and development incentive designed to encourage compatible new development. (Adopt Town Plan 2040 and Granite Quarry Development Ordinance)</i>	2023	5.2.1.1, 5.2.4.3, & 6.8.1.1	Administration & Board of Aldermen	
	<i>Encourage development in areas where infrastructure is already provided.</i>	Ongoing	5.2.1.3	Administration, Planning, Public Works, Planning Board & Board of Aldermen	
	<i>Improve way-finding throughout the Town to enhance the visitor experience.</i>	2023/24	5.2.72 & Appendix A's Chapter 5	Administration & Public Works	
<b>ROUND 2</b> <u>Foster managed growth and Attract More Stores and Restaurants*</u>					
	<i>Finalize and adopt a new Granite Quarry Development Ordinance (GQDO).</i>	2023	Table 5.1.2.A, Table 5.1.2.D, 5.2.2, 5.2.4, 8.3.2, 8.4.1, 8.5.1, 8.5.2, & 8.5.3	Administration, Planning, Planning Board, & Board of Aldermen	
<b>ROUND 3</b> <u>Improve downtown*</u>					
	<i>Adopt standards and specifications and take actions that promotes existing business expansion and attracts new businesses within downtown with higher development and code enforcement standards to assure quality development</i>	2023	Table 5.2.7, 5.2.7.1-5.2.7.5, & Appendix A	Administration & Board of Aldermen	
	<i>Attract motorists from I-85 into downtown Granite Quarry.</i>	2024	5.2.7	Administration & Public Works	

\*NOTE: At the time this Town Plan was adopted, Granite Quarry was completing the new Granite Quarry Development Ordinance (GQDO). The GQDO will incorporate new zoning districts and design standards and specifications toward implementing a variety of goals and objectives in this Town Plan 2040 designed to, among other goals: Maintain a small-town character, foster managed growth and attract more stores and restaurants; and improve downtown.

2023

**APPENDIX A: Granite Quarry Downtown Master Plan**

Upon adoption of this Town Plan 2040, the adopted Granite Quarry Downtown Master Plan shall be incorporated as part of this Town Plan 2040.

In April 2015, the Town of Granite Quarry developed a revitalization plan for the town's core area along US 52. The [Granite Quarry Downtown Master Plan](#), describes the community engagement process and outcomes for the planning process, and shows how local stakeholder input informed the project team's recommendations in Economic Development, Planning and Design, Marketing and Branding, and Organization and Partnerships.

Recommended by Planning Board 5 June 2023

**APPENDIX B: GoGQ Bicycle and Pedestrian Plan**

Upon adoption of this Town Plan 2040, the adopted GoGQ Bicycle and Pedestrian Plan shall be incorporated as part of this Town Plan 2040.

The GoGQ Bicycle and Pedestrian Plan was a community-driven effort that established the vision for biking and walking in Granite Quarry, identified ongoing needs and challenges, and developed recommendations for a multimodal system that will be safer and easier for all users. The GoGQ Bicycle and Pedestrian Plan provides the model for creating an accessible, multimodal community for everyone in the Town of Granite Quarry.

On August 8, 2022, the Board of Aldermen adopted the [GoGQ Bicycle and Pedestrian Plan](#) (begins on page 74 of the Board of Aldermen's July 11, 2022 agenda).

**An Ordinance for Adoption  
of the  
Town Plan 2040 - Comprehensive Land Use & Master Plan**

*Ordinance # 2023-07*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen has called for the development of a comprehensive land use plan in accordance with G.S. 160D-501; *and*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen procured a consultant and directed the Planning Board to undertake such a planning process; *and*

**WHEREAS**, on June 5, 2023 the Town of Granite Quarry Planning Board, by unanimous vote, recommended the adoption of *Town Plan 2040 Comprehensive Land Use & Master Plan* in accordance with the procedures of G.S. 160D-501(c) and Article 6 of G.S. 160D; *and*

**WHEREAS**, a public legislative hearing was held on the 19<sup>th</sup> day of June, 2023; *and*

**WHEREAS**, the Town of Granite Quarry Board of Aldermen continues in its commitment to the future of Granite Quarry.

**NOW, THEREFORE, BE IT ORDAINED**, by the Town of Granite Quarry Board of Aldermen to adopt *Town Plan 2040 Comprehensive Land Use & Master Plan* as the requisite plan for the Town and to implement the foundational principles of the plan through strategic initiatives as deemed responsible and fiscally sound by this and future Boards.

**Adopted this the** \_\_<sup>th</sup> **day of** \_\_\_\_\_, **2023.**

\_\_\_\_\_  
Brittany H. Barnhardt, Mayor

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

SEAL

# June 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
						<b>Fish for Fun</b> 9am-1pm
4	5	6	7	8	9	10
	<b>Planning Board 6pm</b>					
11	12	13	14	15	16	17
	<b>BoA Mtg. 6pm – Budget PH</b>		<b>Centralina Executive Board Mtng 5pm</b>	<b>CAC 5:30pm</b>		
18	19	20	21	22	23	24
<b>Father's Day</b>	<b>BOA Mtng Continuation – CLUP/UDO PH 6pm</b>	<b>Revitalization 3:30pm</b>				
25	26	27	28	29	30	
			<b>CRMPO TAC 5:30pm</b>	<b>Events Committee 5:30pm</b>		

# July 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
	Planning Board 6pm	Fourth of July Town Hall Closed				
9	10	11	12	13	14	15
	BoA Mtg. 6pm			CAC 5:30pm		
16	17	18	19	20	21	22
	ZBA 6pm	Revitalization 3:30pm				Dragon Boat Festival 9am- 3pm
23	24	25	26	27	28	29
			CRMPO TAC 5:30pm	Events Committee 5:30pm Rowan Municipal Association Mtng 6-8pm		
30	31					