



**TOWN OF GRANITE QUARRY  
TOWN COUNCIL  
REGULAR MEETING MINUTES  
Monday, October 14, 2024 6:00 p.m.**

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

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

**Call to Order:** Mayor Barnhardt called the meeting to order at 6:01 p.m.

**Moment of Silence:** Mayor Barnhardt led a moment of silence.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Mayor Barnhardt.

**1. Approval of the Agenda**

**ACTION:** Council Member Luhrs made a motion to approve the agenda as presented. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

- 1) Regular Meeting September 9 & 26, 2024
- 2) Closed Session September 9, 2024 (*handout*)

**B. Departmental Reports**

**C. Financial Reports**

**D. 2025 Town Council Regular Meeting and Office Holiday Closing Schedule**

**E. 2025 Planning Board and Board of Adjustment Regular Meeting Schedule**

**F. Appointment Recommendation – Board of Adjustment**

**ACTION:** Mayor Pro Tem Shelton made a motion to approve the consent agenda. Council Member Mack seconded the motion. The motion passed 4-0.

**3. Public Comments –** There were no public comments.

**4. Town Manager's Update**

Manager Hord shared highlights from the Town Manager's Update in the agenda packet including that the new scag mower was purchased and is in service. The resurfacing contract was awarded and work will begin soon. The Civic Park parking lot is nearly complete and is usable. The Town representation at the German Fest was well received. The Lake Park had a lot of electrical work over the past month. The Police Chief opening has been posted and will close soon; Centralina is helping with the advertising and

assessments. Leaf collection started last week and will continue on the second and fourth week of each month through the winter. Code enforcement had the first abatement through N-Focus and a lein has been filed. Two ribbon cuttings took place over the last month at French Express and Brandon's Beach Bingo. Manager Hord requested the Council finalize a date and time for the Fall Strategic Planning Retreat. The Council decided on 2:00 p.m. on Thursday, October 24, 2024.

Manager Hord called forward Public Works Director Colton Fries and introduced him and his family. The Council extended congratulations on the new role.

## **5. Guest Presentation** **Audit**

Tony Brewer, CPA addressed the Council and expressed thanks for the opportunity to serve as the Town's auditor. Mr. Brewer passed out a guide to the audit and shared highlights.

Highlights for the general fund:

- Ad valorem tax collections were up ~ \$529,000
- Unrestricted intergovernmental revenues were up ~ \$97,000
- Total revenues were up ~ \$714,000 mainly due to increases in ad valorem collections, local options sales tax increase, and investment earnings
- Expenditures were up ~ \$405,000 mainly due to increases in all departments with the exception of Police
  - The Fire department had an increase in salaries; Transportation had an increase in building, repairs, and maintenance.
- For the year revenues were greater than expenditures by \$414,000 vs. an increase of \$752,000 in 2023.
  - The increase in 2023 was supplemented by a \$480,000 transfer from the ARP fund. Without the ARP funds, the comparison between 2023 and 2024 shows that 2024 was a better year for bottom-line growth
- Capital Projects as of June 30, 2024
  - Transformational Project 17% complete
  - Granite Lake Project stood at 88% complete
- Other noteworthy items:
  - Available or unassigned fund balance remained steady at 104% of general fund expenditures
  - Notes payable decreased by \$91,000 due to principal payments
  - Collection rate remains above the state average at 99.15%
- Requirements from the Local Government Commission:
  - Auditors are now required to report any Financial Performance Indicators to the Governing Body
  - New requirement for the governing body to submit a response to the indicators to the LGC that must be signed by a majority of members and submitted within 60 days with a plan to address areas of concern. The Town does not have any Financial Performance Indicators of concern or significant deficiencies for FY 23/24 and therefore does not have to submit a response.

Mr. Brewer thanked Manager Hord and Finance Director Shockley for their diligent work and making things so readily available for the audit.

## **6. Public Hearing** **Hill Street ZMA**

### **A. Staff Summary**

Planning, Zoning, and Subdivision Administrator Richard Flowe introduced the Zoning Map Amendment request for parcel 352 016 to change from Single-Family Residential 3 (SFR-3) to Residential Main Street Transition (RMST).

The applicant, Lakoya Yarborough, addressed the Council and stated she and her partner, Chris Jones, were committed to adhering to the development and zoning regulations. They plan to build townhomes to provide housing options to local residents and stimulate the economy.

## **B. Public Hearing**

- 1) Opened: Mayor Barnhardt opened the public hearing at 6:32 p.m.
  - Carolyn Carter, 504 S. Main Street -spoke in opposition to the project citing a concern regarding safety and increased traffic.
  - Scott Cline, 618 S. Main Street -spoke in opposition to the project citing concerns with potential renters, safety, and traffic.
  - Steve Norman, 410 S. Main Street -spoke in opposition to the project citing concerns with safety, the current state of Hill Street, and an increase in traffic.
  - Stacy Beatty, 210 N. Church Street Charlotte -spoke in favor of the project citing an opportunity for development of property that is not currently utilized.
  - Becky Norman, 410 S. Main Street -stated she believed a development on Hill Street would require a separate entrance and exit due to the traffic issues.
- 2) Closed: Mayor Barnhardt closed the public hearing at 6:42 p.m.

## **C. Council Discussion and Decision**

Council members asked questions regarding the specifics of the property and the potential project that would be allowed by the change in zoning. Hill Street is on the Town's Powell Bill map and Powell Bill funds could be used to make improvements to it. The current zoning of SFR-3 allows for 3 units per acre while the RMST would allow up to 16 units per acre on the 3-acre lot if all the constraints could be met. The lot is narrow and would require stormwater retention and detention on site. There would be an NCDOT traffic impact analysis and all development standards from the GQDO would apply including the street and rear-loading requirements. It was discussed whether it would be helpful to defer a decision on the amendment until more information could be provided regarding the density of a potential project the new zoning designation would allow. Ultimately, Mayor Pro Tem Shelton called the question, requesting an immediate vote on the proposed amendment.

**ACTION:** Mayor Pro Tem Shelton made a motion to adopt Ordinance ZMA 2024-10-14-1 as presented. Council Member Luhrs seconded the motion. The motion failed 1-3 with Council Member Mack in favor and Mayor Pro Tem Shelton, Council Member Luhrs, and Council Member Linker opposed.

## **Old Business**

### **7. Ordinance Amendment**

### **Religious Institutions ZTA**

#### **A. Staff Summary**

Mr. Flowe reintroduced the application for the Zoning Text Amendment which would add religious institutions as a Listed Use in the Main Street District, in addition to them currently being a Listed Use in the Civic District, and change the cutoff date from the 25<sup>th</sup> to the 15<sup>th</sup> for Zoning Map Amendment submissions. The public hearing on the ZTA was held at the July 11, 2024 meeting.

#### **B. Council Discussion and Decision**

Mayor Pro Tem Shelton stated all current Civic locations in Town were occupied so the change would grant more options for any religious institution by allowing them in the Main Street District. He questioned whether religious institutions should be a Listed Use in C-52 as well.

**ACTION:** Council Member Linker made a motion to adopt Ordinance ZTA 2024-10-14 as presented. Council Member Luhrs seconded the motion. The motion passed 4-0.

**New Business**

**8. Annexation Texas Roadhouse/Multi-Tenant Outparcel**

**A. Resolution Directing Clerk to Investigate**

Mr. Flowe presented the petition for voluntary annexation in the Town's area of influence.

**ACTION:** Council Member Luhrs made a motion to adopt Resolution 2024-10-14-1 directing the clerk to investigate a petition for annexation of Texas Roadhouse/multi-tenant outparcel. Council Member Linker seconded the motion. The motion passed 4-0.

**B. Certificate of Sufficiency**

The certificate of sufficiency was entered into the record.

**C. Resolution Setting Date for Public Hearing**

**ACTION:** Council Member Luhrs made a motion to adopt Resolution 2024-10-14-2 setting the date for a public hearing regarding an ordinance for annexation of Texas Roadhouse/multi-tenant outparcel. Council Member Linker seconded the motion. The motion passed 4-0.

**9. Annexation Amrep**

**A. Resolution Directing Clerk to Investigate**

Mr. Flowe presented the petition for voluntary annexation in the Town's area of influence.

**ACTION:** Council Member Linker made a motion to adopt Resolution 2024-10-14-3 directing the clerk to investigate a petition for annexation for Amrep. Council Member Luhrs seconded the motion. The motion passed 4-0.

**B. Certificate of Sufficiency**

The certificate of sufficiency was entered into the record.

**C. Resolution Setting Date for Public Hearing**

**ACTION:** Council Member Luhrs made a motion to adopt Resolution 2024-10-14-4 setting the date for a public hearing regarding an ordinance for annexation for Amrep. Council Member Luhrs seconded the motion. The motion passed 4-0.

**10. Sponsorship Request Nazareth Child & Family Connection**

There was discussion regarding the Funding of Non-Profit Organizations policy and the requirement for organizations requesting funding to benefit the residents of the Town of Granite Quarry.

**ACTION:** Council Member Luhrs made a motion to approve the sponsorship request from Nazareth Child & Family Connection for the amount of \$100. Mayor Pro Tem Shelton seconded the motion. The motion passed 4-0.

**11. Ordinance Amendment Tobacco-Free Parks**

The Council was presented with drafted amendments to the current Parks Ordinance that would prohibit smoking, tobacco, and nicotine products in the Town parks. The proposed amendments also included slight language changes suggested by Attorney Moretz to clean up the ordinance.

**ACTION:** Council Member Luhrs made a motion to adopt Ordinance 2024-05 amending the Code of Ordinances to prohibit smoking, tobacco, and nicotine products in town-owned parks and recreational facilities. Council Member Linker seconded the motion. The motion passed 4-0. Mayor Pro Tem Shelton stated he was abstaining which was marked as an affirmative vote. *160A-75(a)*

**12. Review** **Fleet Vehicle Assessment**

The Council reviewed the information provided by Interim Police Chief Todd Taylor on the Police Department’s fleet of vehicles and expressed appreciation for the report stating it would help make educated budgeting decisions. The Council recognized Chief Taylor who acknowledged Sergeant Tester’s legwork and contributions to the assessment. Chief Taylor spoke on the request to remove 161 and 172 from rotation and what would need to be done to replace them. There was Council discussion regarding different needs and options. Chief Taylor and Manager Hord will discuss a proposal and bring it to the Planning Retreat on October 24, 2024. Council members expressed a desire to see similar assessments from all departments.

**13. Proclamations**

**A. Breast Cancer Awareness**

**B. Veterans Day**

Mayor Barnhardt acknowledged the proclamations in the agenda packet for Breast Cancer Awareness and Veterans Day.

**14. Council Comments**

- Mayor Barnhardt stated that former mayor Mary Ponds is undergoing treatments for cancer and that Officer Earnhardt is also battling cancer and encouraged everyone to send prayers and well wishes.
  - Council Member Luhrs stated he felt it was important that past and present public servants be recognized and that the Town Council and staff show support.

**15. Announcements and Date Reminders**

<b>A.</b>	Thursday	October 17	7:30 a.m.	Chamber Power in Partnership Breakfast
<b>B.</b>	Thursday	October 17	6:00 p.m.	Rowan Municipal Association
<b>C.</b>	Saturday	October 19	1:00 p.m.	Granite Fest
<b>D.</b>	Wednesday	October 23	5:30 p.m.	CRMPO TAC Meeting
<b>E.</b>	Monday	October 28	6:00 p.m.	Planning Board
<b>F.</b>	Monday	October 28	6:15 p.m.	Board of Adjustment
<b>G.</b>	Thursday	October 31	5:00 p.m.	FD Trunk or Treat
<b>H.</b>	Tuesday	November 5		Election Day
<b>I.</b>	Tuesday	November 5	5:30 p.m.	Events Committee
<b>J.</b>	Monday	November 11		Veterans Day – Town Offices Closed

**Adjournment**

**ACTION:** Council Member Mack made a motion to adjourn. Council Member Linker seconded the motion. The motion passed with all in favor. The meeting ended at 7:43 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk