



**TOWN OF GRANITE QUARRY  
BOARD OF ALDERMEN  
REGULAR MEETING MINUTES  
Monday, February 3, 2020**

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

**Staff:** Interim Town Manager Larry Smith, Town Planner Steve Blount, Town Attorney Chip Short, Interim Town Clerk Aubrey Smith, Planning Coordinator Holly-Anne Franco, Fire Chief/Maintenance Supervisor Jason Hord, Finance Officer Shelly Shockley, Police Chief Mark Cook

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

**Moment of Silence:** Mayor Feather opened the meeting with a moment of silence.

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

**1. Approval of the Agenda**

**ACTION:** Mayor Pro Tem Linker made a motion to approve the agenda with the addition of item 12 A. Discussion of Resolution in Support of the 2020 RCCC Bond Referendum. Alderman Costantino seconded the motion. The motion passed with all in favor.

**2. Approval of the Consent Agenda**

**A. Approval of the Minutes**

- 1) Special Called Meeting Minutes January 6, 2020
- 2) Regular Meeting Minutes January 6, 2020
- 3) Special Called Meeting Minutes January 21, 2020

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

**C. Financial Reports**

**ACTION:** Alderman Costantino made a motion to approve the consent agenda as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

### 3. Citizen Comments:

- **Kendall Henderson**, Director of Business Services for Rowan Economic Development Commission – gave an update on initiatives and resources available in the County.

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

### 5. Town Manager's Update

Mr. Smith updated the Board on the progress of many of the Town's current goals and projects including speed limit studies. No traffic calming was recommended at this point. The Granite Quarry-Faith Joint Police Authority will work with the Highway Patrol to conduct a campaign to address speeding through downtown.

Mr. Smith shared that Aubrey Smith has been appointed as the Town Clerk and that the Deputy Clerk position will be left unfilled for now.

### Old Business

#### 6. Committee Updates

##### A. Parks, Events and Recreation Committee

Alderman Shelton shared that he attended the last meeting and the Committee was working on events for this year.

##### B. Revitalization Team

Alderman Costantino stated the biggest issue for the Revitalization Team is the building and it is on schedule.

#### 7. Budget Amendment Request #9      **Byrd Road Property Plaque**

To transfer funds from Fund Balance Appropriated (01-3991-99) to Administration – Maint & Repair–Bldgs/Grounds (01-4120-24) in an amount not to exceed \$700 for the Byrd Property Plaque.

**ACTION:** Mayor Pro Tem Linker made a motion to approve Budget Amendment #9 to move forward with constructing the Byrd property donation plaque in an amount not to exceed \$700. Alderman Costantino seconded the motion. The motion passed with all in favor.

### New Business

#### 8. Board Appointments

A. **Dolores Shannon** submitted an application and listed her preferences in order as 1) Planning Board, 2) Revitalization Team, and 3) Zoning Board of Adjustment. Ms. Shannon lives in the ETJ.

**ACTION:** Mayor Pro Tem Linker made a motion to appoint Dolores Shannon to the Planning Board in the vacant ETJ Alternate position. Alderman Cress seconded the motion. The motion passed with all in favor.

**B. Brittany Barnhardt** submitted an application for the Revitalization Team. Ms. Barnhardt is a town resident. The unexpired term of Doug Shelton, ending July 31, 2020, is available.

**ACTION:** Alderman Costantino made a motion to appoint Brittany Barnhardt to the Revitalization Team to fill the unexpired term of Doug Shelton ending July 31, 2020. Alderman Shelton seconded the motion. The motion passed with all in favor.

## **9. Rezoning Request** **Near US Hwy 52 and St Luke's Church Road**

### **A. Presentation by Town Planner**

Mr. Blount used a PowerPoint presentation to explain the proposed rezoning of Parcel 354 186 from Residential (RL) to Highway Business (HB). He showed the property in question, the proposed portions of land for the land-swap, and the initial plans for development.

### **B. Public Hearing**

*Mayor Feather opened the Public Hearing at 7:32 p.m.*

- **Joe Strickland**, High Rock Lake, representing Teramore Development (the applicant) - spoke in favor of the requested rezoning.
- **Nathan Duggins**, 100 N. Greene St., Greensboro, (attorney for applicant) – spoke in favor of the rezoning.
- **Teresa McCabe**, 1191 Rogers Farm Rd., Wake Forest, representing property owner Wayne Baker – read a statement from Mr. Baker in favor of the rezoning.
- **Jayne Helms**, 524 Confederate Ave., Salisbury, representing owner of property located at 110 Walker's Park Circle - read a statement from the property owner in favor of the rezoning.
- **Janice Keller**, 150 Willow Dr., Salisbury – spoke in opposition of the rezoning citing issues with traffic, safety of students, and drainage.
- **Angela Gower**, 210 Autumn Wood Lane - spoke in opposition of the rezoning citing issues with traffic, property values, and safety.
- **Derek Joyce**, 170 Autumn Wood Lane - spoke in opposition of the rezoning and pointed out other available locations for the business.
- **Robin Cogan**, 85 Autumn Wood Lane – spoke in opposition of the rezoning citing issues with loitering, safety of students, decrease in home values, and environmental issues.
- **Thomas Armstrong**, 205 Autumn Wood Lane - spoke in opposition of the rezoning citing issues with safety, increased traffic, and a possible need for increased police presence.

*Mayor Feather closed the Public Hearing at 8:08 p.m.*

### **C. Board Discussion and Decision**

The Board recognized the development team and had them answer questions regarding some of the voiced concerns including stormwater, the sewer system, and traffic. The Board discussed whether the proposed rezoning fit into the Downtown Master Plan.

The development team offered to make a concession and request just the front 3.75 to 4.85 acres be rezoned at this time instead of the full property. The applicant also requested that the

Board consider delaying the decision until a future meeting to give them an opportunity to address concerns.

**ACTION:** Alderman Costantino made a motion to deny the requested rezoning to HB at this time. Mayor Pro Tem Linker seconded the motion. The motion passed with Alderman Costantino, Alderman Cress, and Mayor Pro Tem Linker in favor and Alderman Shelton opposed.

**10. Ordinance 2020-3 Homeowner's Association UDO Amendment**

**A. Presentation by Town Planner**

Mr. Blount reviewed a PowerPoint presentation with the Board that showed the proposed UDO text amendment and the reasoning for the changes.

**B. Public Hearing**

*Mayor Feather opened the Public Hearing at 8:56 p.m.*

There were no comments.

*Mayor Feather closed the Public Hearing at 8:56 p.m.*

**C. Board Discussion and Decision**

Board discussion included the necessity for clarification regarding lighting systems. Mr. Blount responded that those details would be added in the future to sections specific to lighting.

**ACTION:** Mayor Pro Tem Linker made a motion to adopt Ordinance 2020-3 amending text for the Open Space section of the Town of Granite Quarry's Unified Development Ordinance. Alderman Costantino seconded the motion. The motion passed with all in favor.

**11. Budget Amendment Request #10 Police Authority Vehicle Repair**

To transfer funds from Police Department Capital Outlay - Vehicles (01-4310-54) to Police Department Maint & Repair - Vehicles (01-4310-25) in the amount of \$3,000 for unexpected repairs to Police Vehicle #224 and future repairs to Police vehicles.

**ACTION:** Alderman Costantino made a motion to approve Budget Amendment #10 as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

**12. Budget Amendment Request #11 Police Authority Reimbursement**

To transfer funds from Police Misc. Revenues (01-3431-89) to Police Department Uniforms (01-4310-21) in the amount of \$250 for reimbursement of Protective Vest from Interlocal Risk Financing Fund of North Carolina (Property and Liability Insurance).

**ACTION:** Mayor Pro Tem Linker made a motion to approve Budget Amendment #11 as presented. Alderman Cress seconded the motion. The motion passed with all in favor.

**A. Discussion**

**Resolution in Support of the 2020  
RCCC Bond Referendum**

Mayor Feather read Resolution 2020-2 in support of the 2020 Rowan County Bond Referendum.

**ACTION:** Alderman Costantino made a motion to approve Resolution 2020-2. Mayor Pro Tem Linker seconded the motion. The motion passed with all in favor.

***ACTION:** Alderman Shelton made a motion to adjust the agenda, adding item 12 B. Budget Amendment Request #12. Alderman Costantino seconded the motion. The motion passed with all in favor.*

**B. Budget Amendment Request #12 Fire Alarm System**

To transfer funds from Fund Balance Appropriated (01-3991-99) to Maintenance – Maint & Repair–Bldgs/Grounds (01-4190-24) in the amount of \$965 to install the fire alarm system communication radio in Town Hall.

**ACTION:** Alderman Cress made a motion to approve Budget Amendment #12 as presented. Alderman Costantino seconded the motion. The motion passed with all in favor.

**13. Discussion**

**Request of MPO Funds for Dunns  
Mtn. Church Rd. Turn Lane**

There was Board discussion regarding the source of the funding and the necessity of the turning lane. The project would need to be re-costed and would require a twenty percent match.

The Board consensus was to have the Manager move forward with researching the project.

**14. Proclamation**

**Black History Month**

Mayor Feather read the proclamation for Black History Month.

**ACTION:** Mayor Pro Tem Linker made a motion in support of the proclamation for Black History Month. Alderman Shelton seconded the motion. The motion passed with all in favor.

**15. Board Comments**

**16. Mayor's Notes**

**Announcements and Date Reminders**

A. Monday, February 10	5:00 p.m.	Rowan Chamber Business After Hours
B. Monday, February 10	5:30 p.m.	Planning Board
C. Wednesday, February 12	6:15 p.m.	CCOG Board of Delegates Meeting
D. Saturday, February 15	10:00 a.m.	Village at Granite Grand Opening
E. Monday, February 17		Presidents' Day – Office Open
F. Monday, February 17	5:00 p.m.	Parks, Events, and Recreation Committee
G. Monday, February 17	5:30 p.m.	Zoning Board of Adjustment
H. Tuesday, February 18	3:30 p.m.	Revitalization Team
I. Thursday, February 20	7:30 a.m.	Rowan Chamber Power in Partnership Breakfast
J. Wednesday, February 26	5:30 p.m.	Cabarrus-Rowan County MPO Meeting
K. Friday, February 28	8:00 a.m.	Board Planning Retreat

**17. Discussion**

**Set Date for Closed Session**

The Board discussed the date to reconvene to hold a Closed Session pursuant to N.C. GS Section 143-318.11(a)(5)(ii) to discuss the amount of compensation and other material terms of an employment contract or proposed employment contract.

The Board decided to meet again on Thursday, February 6, 2020 at 4:00 p.m. at the Town Hall.

**Recess**

**ACTION:** Alderman Costantino made a motion to recess the meeting until Thursday, February 6, 2020 at 4:00 p.m. Alderman Cress seconded the motion. The motion passed with all in favor.

The meeting ended at 9:14 p.m.

Respectfully Submitted,

*Aubrey Smith*

Town Clerk