



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
June 8, 2020
6:00 p.m.**

Call to Order

Chairman Luhrs

Determination of Quorum

Determination of Conflicts of Interest

1. Approval of Agenda

2. Approval of Minutes

May 11, 2020 Regular Monthly Meeting

Old Business

(None)

New Business

3. Subdivision

6195 US Highway 52

A. Staff Summary

Steve Blount

B. Applicant Presentation

C. Public Hearing

D. Board Deliberation

E. Board Decision

ACTION REQUESTED: Motion to approve the subdivision as requested.

ACTION REQUESTED: Motion to adopt the following Statement of Consistency: "In Voting to recommend the proposed subdivision of this property, the Granite Quarry Planning Board does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan.

Adjourn

Agenda Item Summary

Regular Monthly Meeting

June 8, 2020

Agenda Item 1

Summary

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

Approval of Agenda

Motion Made By:

Second By:

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy

Action Requested

Motion to adopt the agenda (as presented / as amended).

Agenda Item Summary

Regular Monthly Meeting

June 8, 2020

Agenda Item 2

Summary

Draft minutes from the May 11, 2020 regular monthly meeting are attached for your review.

Action Requested

Motion to approve the May 11, 2020 Regular Monthly Meeting minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING MINUTES
Monday, May 11, 2020**

Present: *In Person:* Chairman Richard Luhrs, Jerry Holshouser
Via Teleconference: Michelle Reid, Ronald Jacobs, David Morris, David Trexler, Jared Mathis, Brenda Costantino

Not Present: Jamie Vanhoy, Arin Wilhelm, Dolores Shannon

Staff: Town Planner Steve Blount, Town Clerk Aubrey Smith

Call to Order: Chairman Luhrs called the Planning Board meeting to order at 6:01 p.m.

Determine Quorum: Chairman Luhrs verified there was a quorum present by determining who was attending via teleconference and announcing members present in the room.

1) Approval of Agenda

ACTION: Ms. Reid made a motion to adopt the agenda as presented. Mrs. Costantino seconded the motion. The motion passed with all in favor.

2) Notice of Conflict of Interest: Chairman Luhrs reminded the Planning Board members that if anyone had a personal or professional conflict of interest, they needed to make it known. No members stated any conflicts.

3) Approval of Minutes from April 13, 2020

ACTION: Mr. Jacobs made a motion to approve the minutes from the April 13, 2020 Planning Board Meeting. Mr. Holshouser seconded the motion. The motion passed with all in favor.

4) Consideration of Board of Aldermen Meeting Minutes dated April 6, 2020

The Planning Board reviewed the Board of Aldermen Meeting minutes from April 6, 2020.

New Business

5) Rezoning – Quarry Site

a. Staff presentation

Mr. Blount presented from a PowerPoint he prepared to show the Board the parcels for which rezoning had been requested.

b. Board deliberation

The Board discussion included questions regarding what work was being done currently, what work would need to be done, what roadways would be used, and whether the property was intended to be residential by the original developer. There was also discussion regarding

the Town's planned use of the property. There will be a public hearing at the Board Meeting to hear any concerns from adjacent property owners.

c. Recommendation to Board of Aldermen

ACTION: Mr. Morris made a motion to recommend the rezoning of parcels 352 082, 083, and 084 from RH/HI to LI. Ms. Reid seconded the motion. The motion passed 5-2 with Reid, Costantino, Morris, Holshouser, and Trexler in favor and Mathis and Jacobs opposed.

6) Future Business

- a. Sign Ordinance Revision**
- b. Driveway Ordinance Revision**
- c. Stormwater Management – Green Infrastructure**
- d. Major Site Plan for Old Vineyard Property to be discussed at June meeting**

7) Adjournment

ACTION: Rev. Trexler made a motion to adjourn the meeting. Mr. Jacobs seconded the motion. The motion passed with all in favor and Chairman Luhrs closed the meeting at 6:30 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk

Agenda Item Summary

Regular Monthly Meeting

June 8, 2020

Agenda Item 3

Summary

A request for subdivision of property located at 6195 US Highway 52 has been submitted for review.

Attachment

- PowerPoint Presentation

Action Requested

Motion to approve the subdivision as requested.

Motion to adopt the following Statement of Consistency: “In Voting to recommend the proposed subdivision of this property, the Granite Quarry Planning Board does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town’s Comprehensive Plan.

Subdivision

Motion Made By:

Second By:

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Dolores Shannon
- Rev David Trexler
- Jamie Vanhoy

6195 US Highway 52 Subdivision

Creation of Lot-4

NCGS makes subdivision approval “administrative” in nature. The body tasked with making subdivision decisions are meant to apply quantitative analysis to the requested subdivision and approve or disapprove a proposed subdivision based on the new lots meeting the dimensional requirements of the ruling ordinance.

The primary goal of the subdivision review process is to ensure that the lots created and remaining are all “legal” in that they meet the dimensional criteria found in the Town’s Uniform Development Ordinance and that they are “buildable” in that they have road access and are not so much located in a floodplain or right-of-way as to leave inadequate useable land.

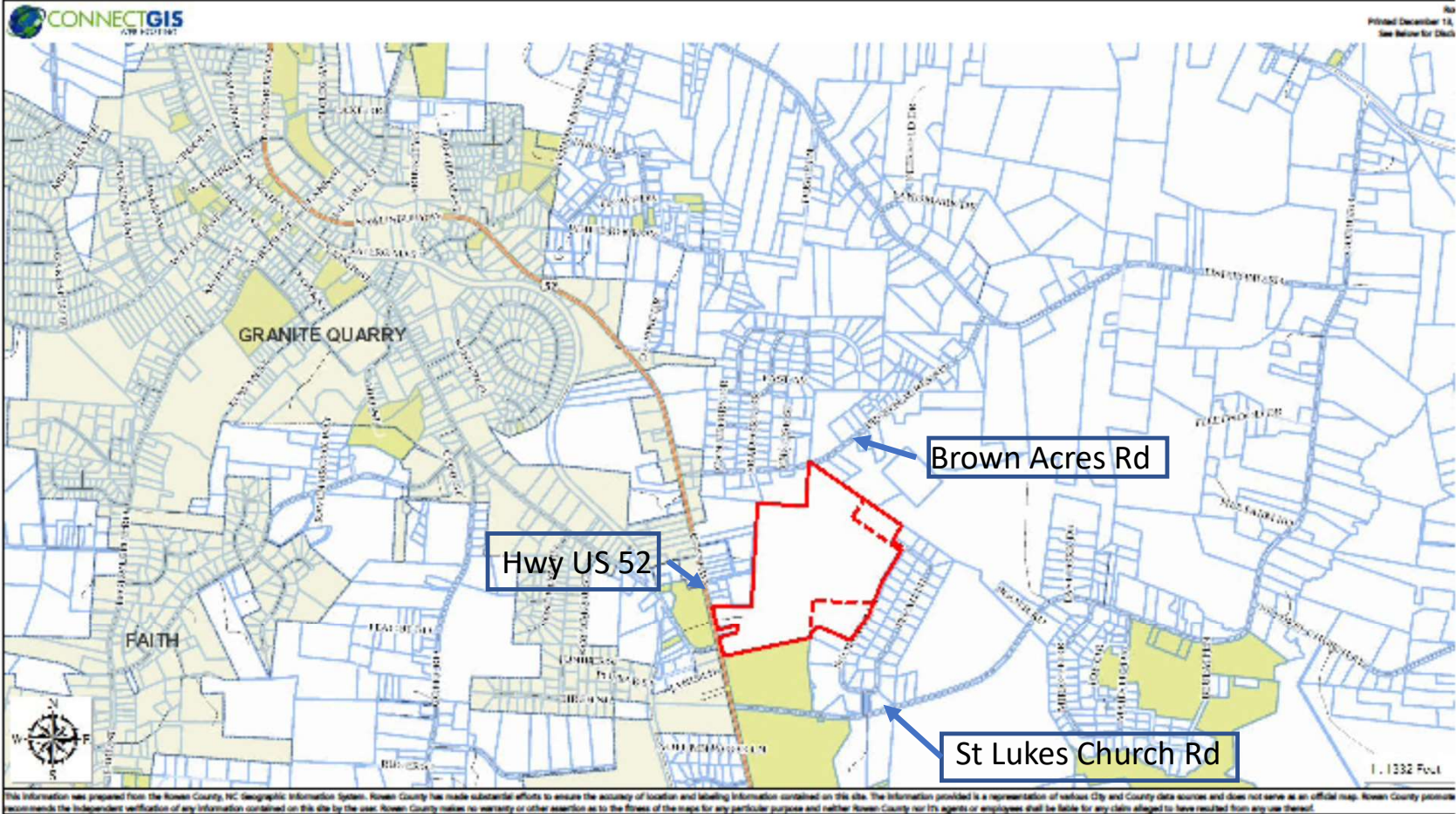
The actual use of the property is not a part of this approval process.

- Project consists of subdivision of one lot off parcel 628 173, an 80.8-acre parcel with road frontage at 6195 US Highway 52, south of downtown Granite Quarry
- Property is currently zoned HB
- Lot-4 would be about 1.66 acres in size with approximately 97' of road frontage and access onto Highway 52
- The remainder lot would be about 79.21 acres with road frontage on US Highway 52, Brown Acres Rd, and Scotland Lane

3.4.2 Dimensional Table

District	Uses	Lot size & Density				Min. setback requirements				Max. height (feet)
		Max. Dwelling Units per Acre (DUA)	Min. Lot Area (sq. ft.)		Min. Lot width (feet)	Min. Front (feet)	Min. Front Corner (feet)	Min. Side (feet)	Min. Rear (feet)	
HB	All Uses*	NA	NA		NA	25		10	30	50

Property is zoned HB so minimum lots size and lot width are not specified. New lot is 1.66 acres or 72,310 sq. ft. and has 97 feet of road frontage.



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SURVEY AND ACCURACY
I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, FIELD OBSERVATION RECORDED IN BOOK 133A PAGE 378, AND IN PLAT BOOK 398S PAGE 2081, THAT THE DIMENSIONS AND CORNERS ARE SHOWN AS DRAWN FROM INFORMATION AS SHOWN ON MAPS THAT THE DEGREE OF PRECISION OF POSITIONAL ACCURACY AS CALCULATED IS 1:50,000, THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-37-39 AS AMENDED, WITH MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL DATE 01/11/2019.

PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 1-5088

CERTIFICATE OF G.S. 47-307.1(1)(a)

I, BRADLEY D. PHILLIPS, PROFESSIONAL LAND SURVEYOR, PLUS NO. L-5088, CERTIFY THAT THIS IS A SURVEY THAT:
a. THAT THE SURVEY OCCURS IN A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

PROFESSIONAL LAND SURVEYOR

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE SURVEY:
(1) CLASS OF SURVEY: A
(2) PROFESSIONAL ACCURACY: 0.01"
(3) TYPE OF SURVEY: FIELD MEASUREMENT
(4) DATES OF SURVEY: 7-15-19
(5) DATUM: NAD 83
(6) SURVEY METHOD: TRIPLE DISTANCE
(7) CONTROL POINTS: 128
(8) CONTROL POINT FACTORS: 0.9999972
(9) LIMITS: U.S. FEET

- GENERAL NOTES**
- IRON PIPES AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - METHOD OF COMPUTATION IS BY COORDINATE CALCULATION. THE PROPERTY IS SUBJECT TO ANY EASEMENTS, ADJUSTMENTS, OR RIGHTS-OF-WAY PRIOR TO THE DATE OF THIS SURVEY WHICH ARE NOT APPLICABLE AT THE TIME OF THIS SURVEY AND WHICH EASEMENTS OR RIGHTS-OF-WAY ARE NOT SHOWN ON THIS SURVEY AS OF DATE SURVEY HEREON HAS NOT BEEN SUPPLIED TO CLIENT. EASEMENTS OR RIGHTS-OF-WAY ARE NOT SHOWN ON THIS SURVEY AS OF DATE SURVEY HEREON HAS NOT BEEN SUPPLIED TO CLIENT. EASEMENTS OR RIGHTS-OF-WAY ARE NOT SHOWN ON THIS SURVEY AS OF DATE SURVEY HEREON HAS NOT BEEN SUPPLIED TO CLIENT.
 - THIS SURVEY IS OF AN EXISTING PARCEL (A) OF LAND AND IS BASED ON RECORDS CONTAINED THEREIN. THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS FURNISHED BY NORTH CAROLINA FLOOD INSURANCE PROGRAM. SUBJECT TO VERIFICATION BY DETAILED ADE-1000 FLOOD MAP STUDY. SEE CORNERS FOR DETAILED ADE-1000 FLOOD MAP STUDY.
 - ALL DISTANCES ARE HORIZONTAL UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED.
 - CORNERS ARE SHOWN AS BASED ON THE NORTH CAROLINA GRID SYSTEM (NAD 83) AND ARE OBTAINED USING THE LOCAL SYSTEM.
 - PARCELS LOCATED NEAR GRANITE QUARRY ETC. PROPERTY SETBACK = 30'
SIDE SETBACK = 10'
REAR SETBACK = 30'
 - NO ADJUSTMENTS SHOWN AT TIME OF SURVEY.
 - THE PURPOSE OF THIS LOT IS TO BE PARCELS, OR 628-189 INTO 3 LOTS.

- LEGEND**
- EASEMENT LINE
 - ADJOINER LINE
 - LINE SURVEYED
 - EDGE OF PAYMENT LINE
 - RIGHT OF WAY
 - EDGE OF DRIVE LINE
 - CHECK LINE
 - SPECIAL FLOOD HAZARD AREAS WITH ARE OR ZONE AE

- ABBREVIATIONS**
- HP = EXISTING IRON PIPE (1/2" SET)
 - NP = EXISTING IRON PIPE (1/2" SET)
 - NP = NEW IRON PIPE (1/2" SET)
 - R/W = RIGHT OF WAY
 - CP = CORNER POINT
 - CP = CORNER POINT
 - FL = FLUSH WITH GROUND
 - LG = LEGAL GROUND
 - BL = BELOW GROUND
 - C/L = PROPERTY LINE
 - C/L = CENTERLINE
 - CP = COMPUTED POINT (NOT SET)
- NOTES TO SCALE

- LEGEND**
- EXISTING CONCRETE MONUMENT
 - NEW IRON PIPE (1/2" SET)
 - EXISTING IRON PIPE UNLESS NOTED OTHERWISE
 - TELEPHONE PEDESTAL
 - COMPUTED POINT (NOT SET)

REVIEW OFFICER CERTIFICATE

I, REVIEW OFFICER OF ROWAN COUNTY, CERTIFY THAT THE MAP OF PLAT TO WHICH THIS CERTIFICATE IS ATTACHED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

DATE REVIEW OFFICER

DATE OWNER

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	87.18	1000.00	N29°29'47"W	27.19
C2	188.81	1000.00	N12°12'15"W	58.14
C3	188.81	273.60	S89°12'54"W	158.69
C4	255.82	2897.68	S89°12'54"W	255.82
C5	26.56	2897.68	N89°12'54"W	26.56
C6	181.19	1000.00	N12°12'15"W	58.14
C7	188.81	273.60	S89°12'54"W	158.69
C8	188.81	273.60	S89°12'54"W	158.69

Line Table

Line #	Description	Length
L1	ADJOINER	12.00
L2	ADJOINER	18.43
L3	ADJOINER	74.89
L4	ADJOINER	72.06
L5	ADJOINER	26.87
L6	ADJOINER	26.87
L7	ADJOINER	148.87
L8	ADJOINER	72.83
L9	ADJOINER	288.81
L10	ADJOINER	101.41
L11	ADJOINER	274.89
L12	ADJOINER	98.71
L13	ADJOINER	188.81
L14	ADJOINER	104.07

WATER SUPPLY WATERSHED CERTIFICATE

I, E.R. REAL ESTATE HOLDINGS, LLC, SUBDIVISION TO THE BEST OF MY KNOWLEDGE, DOES NOT LIE WITHIN A WATER SUPPLY WATERSHED DETERMINED BY THE ENVIRONMENTAL MANAGEMENT COMMISSION AS APPEARING ON THE WATERSHED PROTECTION MAP OF ROWAN COUNTY.

DATE SUBDIVISION ADMINISTRATOR

DATE OWNER

I, BRADLEY D. PHILLIPS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PREPARE THE SURVEY:
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 - THIS SURVEY IS OF AN EXISTING PARCEL (A) OF LAND AND IS BASED ON RECORDS CONTAINED THEREIN. THE PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS FURNISHED BY NORTH CAROLINA FLOOD INSURANCE PROGRAM. SUBJECT TO VERIFICATION BY DETAILED ADE-1000 FLOOD MAP STUDY. SEE CORNERS FOR DETAILED ADE-1000 FLOOD MAP STUDY.
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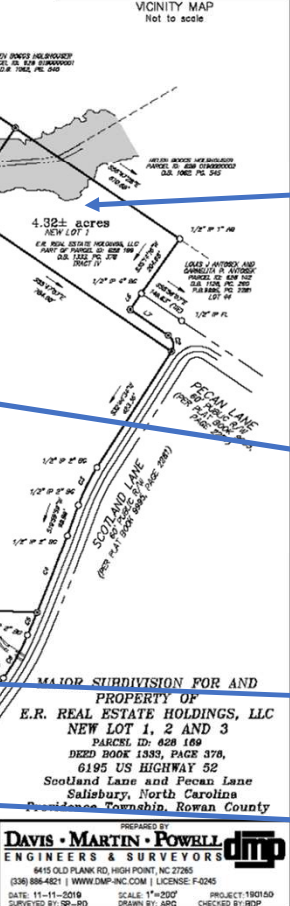
- LEGEND**
- EASEMENT LINE
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 - EXISTING IRON PIPE UNLESS NOTED OTHERWISE
 - TELEPHONE PEDESTAL
 - COMPUTED POINT (NOT SET)



PRELIMINARY PLAT
Not for Recordation, Conveyance, or Sales



New Lot 1

Original Parcel

New Lot 2

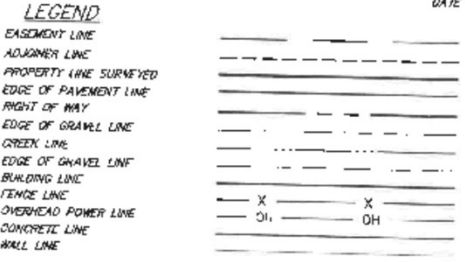
New Lot-4

MAJOR SUBDIVISION FOR AND PROPERTY OF E.R. REAL ESTATE HOLDINGS, LLC NEW LOT 1, 2 AND 3 PARCEL ID: 628 169 DEED BOOK 133S, PAGE 378, 6195 US HIGHWAY 52 Scotland Lakes and Focand Lane Salisbury, North Carolina Rowan County

PREPARED BY DAVIS • MARTIN • POWELL ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27685
(336) 898-4821 | WWW.DMP-NC.COM | LICENSE: F-6245
DATE: 11-11-2019 SCALE: 1"=200' PROJECT: 180180
SURVEYED BY: SP-80 DRAWN BY: ARC CHECKED BY: BDP

SEE MAP NUMBER 2102872061 DATED JUNE 16, 2009.
 6. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE.
 7. COORDINATES SHOWN ARE BASED ON THE NORTH CAROLINA GRID SYSTEM (NAD 83/2011) AND WERE OBTAINED USING THE HOURS SYSTEM.
 8. PARCELS LOCATED INSIDE GRANITE QUARRY ETC.
 9. GRANITE QUARRY ZONING: RL
 FRONT SETBACK = 10'
 SIDE SETBACK = 10'
 REAR SETBACK = 25'

PLAT OFFICER CERTIFICATE
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF GRANITE QUARRY AND THAT THIS PLAT IS APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ROWAN COUNTY.

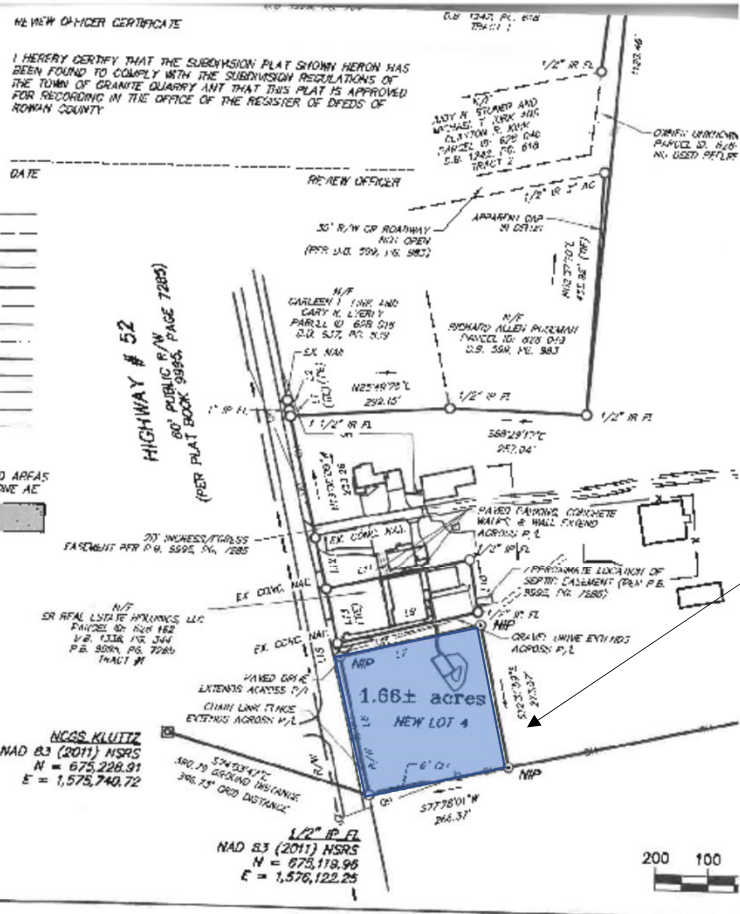


ABBREVIATIONS

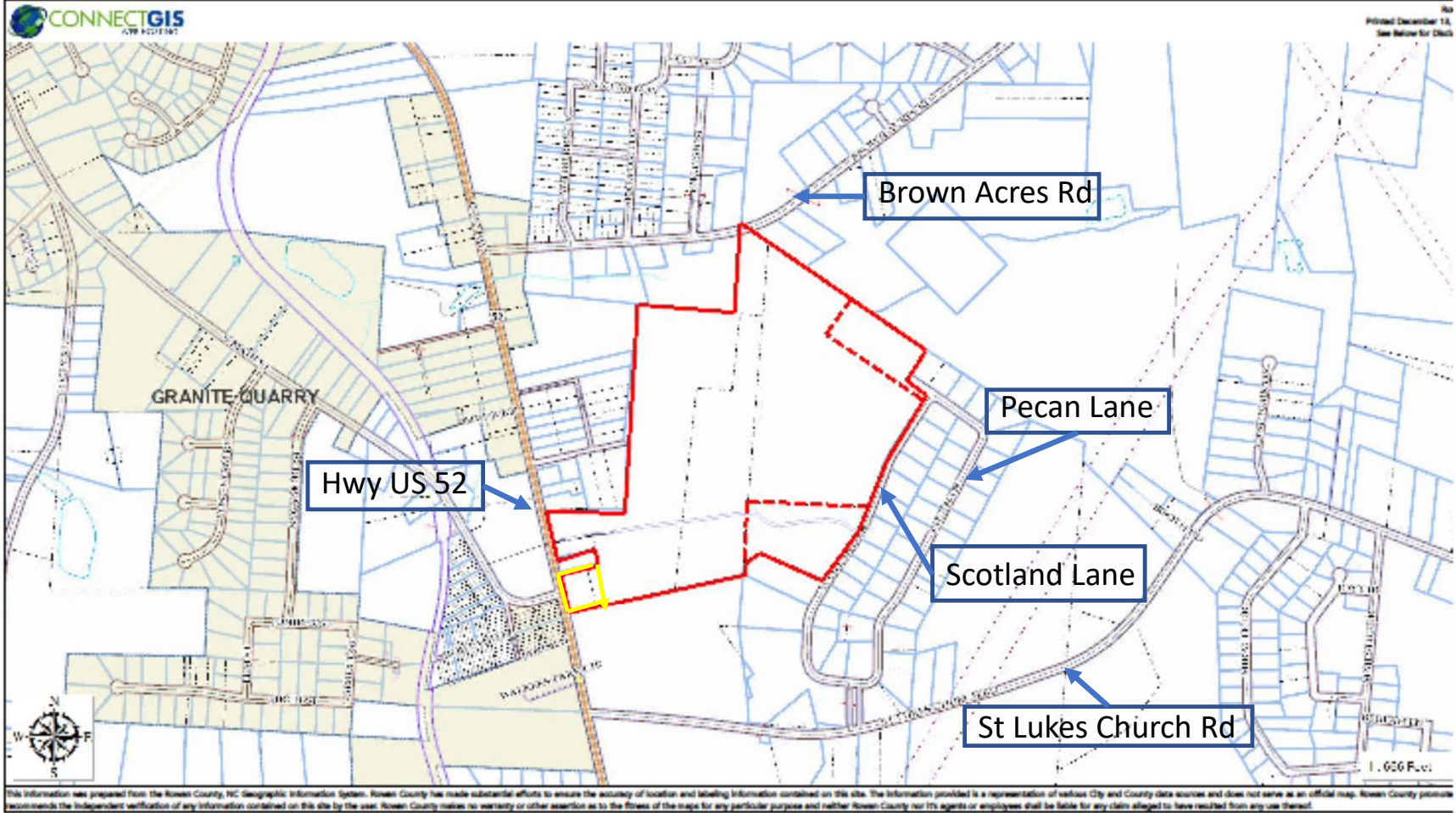
- IP = EXISTING IRON PIPE/PIN
- IR = EXISTING IRON ROD/PIN
- NIP = NEW IRON PIPE (1/2" SET)
- NIPK = NEW IRON PIPE (SET)
- R/W = RIGHT OF WAY
- CGF = COMBINED GROUND FACTOR
- EP = EDGE OF PAVEMENT
- FL = FLUSH WITH GROUND
- AG = ABOVE GROUND
- BC = BELOW GROUND
- N/P = NOW OR FORMERLY
- P/L = PROPERTY LINE
- C/L = CENTERLINE
- CP = COMPUTED POINT (NOT SET)
- CLF = CHAIN LINK FENCE
- {NTS} = NOT TO SCALE

LEGEND

- EXISTING CONCRETE MONUMENT
- NEW IRON PIPE (1/2" SET)
- EXISTING IRON PIPE UNLESS NOTED OTHERWISE
- TELEPHONE PEDESTAL
- COMPUTED POINT (NOT SET)
- A/C UNIT
- CATCH BASIN



New Lot



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Untitled Map

Write a description for your map.

Legend

-  Christiana Lutheran Church
-  Old Stone Winery



Proposed Lot-4

Google Earth

© 2020 Google

200 ft



Existing Structure on Site



© 2020 Google

© 2020 Google

Google Earth

[Report a problem](#)




6298   Exit Street View



© 2020 Google
© 2020 Google

Google Earth

Imagery Date: 3/2019 35°35'50.03" N 80°25'33.87" W elev 786 ft eye alt 796 ft 

report a problem

Conclusions:

1. All lots created by this subdivision will meet development criteria as set forth in the Town's Uniform Development Ordinance
2. Except for the size of the original lot (10 acres or more), this would have been handled administratively as a Minor Subdivision

Suggested Action:

1. Approve the subdivision as requested
2. Adopt the following Statement of Consistency

"In voting to recommend the proposed rezoning of this property, the Granite Quarry Planning Board does find this decision to be in the best interest of the public and to be consistent in general with policies stated in the Town's Comprehensive Plan."