



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
November 9, 2020  
6:00 p.m.**

- |  |   |
|--|---|
| <b>Call to Order</b>                             | <b>Chairman Luhrs</b>                           |
| <b>Determination of Quorum</b>                   | <b>Chairman Luhrs</b>                           |
| <b>1. Approval of Agenda</b>                     |   |
| <b>2. Approval of Minutes</b>                    | <b>October 12, 2020 Regular Monthly Meeting</b> |
| <b>New Business</b>                              |   |
| <b>3. Downtown LI Rezoning Work Session</b>      |   |
| <b>A. Welcome to Property Owners</b>             | <b>Chairman Luhrs</b>                           |
| <b>B. Presentation</b>                           | <b>Planner Blount</b>                           |
| <b>C. Comments from property owners</b>          |   |
| <b>D. Discussion by board</b>                    |   |
| <b>4. Comprehensive Plan Discussion</b>          | <b>Chairman Luhrs</b>                           |
| <b>5. Table of Uses and Dimensional Table</b>    | <b>Board Discussion</b>                         |
| <b>6. Possible Change of Monthly Meeting Day</b> | <b>Board Discussion</b>                         |
| Could Board meet on 1 <sup>st</sup> Monday?      |   |
| <b>Adjourn</b>                                   |   |

**Agenda Item Summary**  
Regular Monthly Meeting  
November 9, 2020  
Agenda Item 1

Summary

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

Action Requested

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

**Approval of Agenda**

Motion Made By:

\_\_\_\_\_

Second By:

\_\_\_\_\_

For:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Rev David Trexler
- Joe Hudson
- Jim King (A)
- Dolores Shannon (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Rev David Trexler
- Joe Hudson
- Jim King (A)
- Dolores Shannon (A)

**Agenda Item Summary**

Regular Monthly Meeting

November 9, 2020

Agenda Item 2

Summary

Draft minutes from the October 12, 2020 regular monthly meeting are attached for your review.

Action Requested

***Motion to approve the October 12, 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
- Rev David Trexler
- Joe Hudson
- Jim King (A)
- Dolores Shannon (A)

Against:

- Brenda Costantino
- Jerry Holshouser
- Ronald Jacobs
- Richard Luhrs
- Jared Mathis
- David Morris
- Michelle Reid
- Rev David Trexler
- Joe Hudson
- Jim King (A)
- Dolores Shannon (A)



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
October 12, 2020  
6:00 p.m.**

**Present:** Chairman Richard Luhrs, Vice-Chairman David Trexler, Jerry Holshouser, Michelle Reid, Jared Mathis, Brenda Costantino

**Not Present:** Dolores Shannon, David Morris, Jim King, Ronald Jacobs, Joe Hudson

**Staff:** Town Planner Steve Blount, Town Clerk Aubrey Smith

**Call to Order:** Chairman Luhrs called the Planning Board meeting to order at 6:02 p.m.

**Determination of Quorum:** Chairman Luhrs verified there was a quorum present.

**1. Approval of Agenda**

**ACTION:** Rev. Trexler made a motion to adopt the agenda as presented. Ms. Reid seconded the motion. The motion passed 4-0.

**2. Approval of Minutes**

*Mr. Mathis joined the meeting at 6:03 p.m.*

**ACTION:** Rev. Trexler made a motion to approve the minutes from the September 14, 2020 Regular Monthly Meeting. Ms. Costantino seconded the motion. The motion passed 5-0.

**New Business**

**3. Training Session**

**NC School of Government**

The Board watched the Introduction to Land Use Decisions module provided by the NC School of Government.

**4. Status of Current Zoning and UDO**

Chairman Luhrs began a discussion on what could be done to prevent a feeling of frustration for the Board when making future decisions. He suggested a review of the zoning map and UDO to determine what needed to be changed to move the town forward.

There was discussion regarding the Village at Granite and whether the development could/would be replicated in Granite Quarry. Mr. Blount pointed out that the Village at Granite was zoned PUD and currently no other parcels of land shared that zoning classification. A requested rezoning would come before the Planning Board.

Chairman Luhrs asked whether changing the frontage in the Residential Low-Density (RL) zoning classification from 80' to 100' would be beneficial. There was Board discussion on whether the change would discourage developers and the effect that would have.

Mr. Blount pointed out that several action items and strategic properties were identified in the Comprehensive Plan that was recently updated. He suggested a review of the Comprehensive Plan and recommended picking a priority project and putting together a recommendation for the Board of Aldermen.

**5. What's Next?**

**Board Priorities**

Staff will send out the link to the Comprehensive Plan. The Planning Board will also review the Table of Uses in the UDO and bring back recommendations.

**Adjournment**

**ACTION:** Mr. Holshouser made a motion to adjourn the meeting. Ms. Costantino seconded the motion. The motion passed 5-0.

Chairman Luhrs closed the meeting at 8:01 p.m.

Respectfully Submitted,

Aubrey Smith  
Town Clerk



MEMO

Date: 07/10/2020

By: Steve Blount, Town Planner

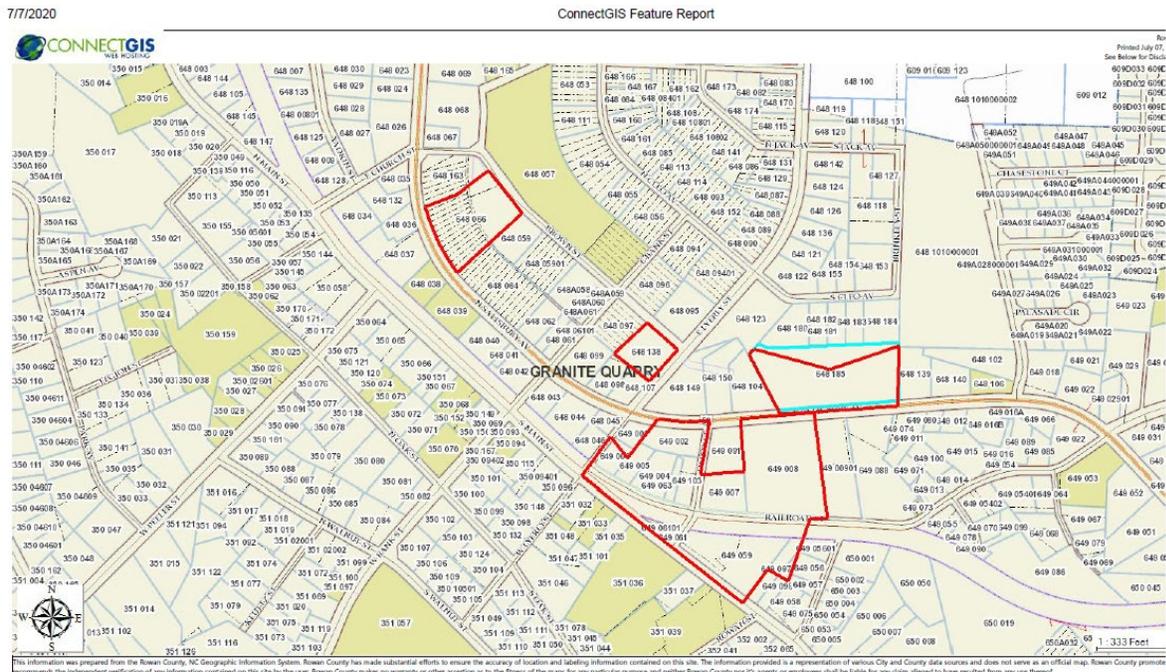
To: Town Manager, Board of Aldermen

RE: Light Industrial Zoning in Downtown Area

Narrative:

At the Board of Aldermen (BoA) 7/6/20 meeting the board discussed and asked staff to investigate the possible ramifications of properties zoned Light Industrial (LI) in the downtown area. This memo is in response to that request.

Our initial survey found 12 properties in or near the downtown area as shown on the below map and listed in the following table:



<b>Downtown LI Zoning</b>			
<b>Parcel #</b>	<b>Owner</b>	<b>Address</b>	<b>Current Use</b>
648 066	F&M Bank	218 N Salisbury Ave	Support offices
648 138	Brinkley	221 N Lyerly	Construction Office and WH
649 006	JBC Properties	205 Railroad St	House
649 005	JBC Properties	211 Railroad St	House
649 004	McKinney	217 Railroad St	House
649 063	Harwood	233 Railroad St	House
649 103	Harwood	Depot St	Harwood Signs
649 002	McKinney	214 S Salisbury Ave.	Mini Storage Units
649 007	R&R2 LLC	301 Railroad St	House
649 008	JH Cook	312 S Salisbury Ave	Shoe repair supply distribution
648 059	GQ Properties	303 S Main St	Crescent Constr. Services and Comm. Storage
648 185	Eli Fisher	S Salisbury Ave.	Empty Lot

The concern stated by the BoA centered not on the current use of these properties, but the potential uses based on the full list of allowed uses in the LI zoning classification. Table 3.3 in Chapter 3 of the Uniform Development Ordinance includes these uses. This classification certainly contains some uses (that are not allowed in residential, Highway Business or Central Business classifications) that might not be desirable in the downtown area such as: Industrial Equipment Repair, Industrial Research Facilities, Lumber Yards, Light Manufacturing, Machine Shops, Sheet Metal Shops, Tire Recapping, etc. The following chart shows the Use Classification based on the Table of Use 3.3:

<b>Downtown LI Zoning (Use Classification)</b>			
<b>Parcel #</b>	<b>Owner</b>	<b>Address</b>	<b>Use Classification</b>
648 066	F&M Bank	218 N Salisbury Ave	Financial Offices
648 138	Brinkley	221 N Lyerly	Contractors Shop & Storage Yards
649 006	JBC Properties	205 Railroad St	Single-Family Dwelling
649 005	JBC Properties	211 Railroad St	Single-Family Dwelling
649 004	McKinney	217 Railroad St	Single-Family Dwelling
649 063	Harwood	233 Railroad St	Single-Family Dwelling
649 103	Harwood	Depot St	Sign Painting
649 002	McKinney	214 S Salisbury Ave.	Mini-Warehouses
649 007	R&R2 LLC	301 Railroad St	Single-Family Dwelling
649 008	JH Cook	312 S Salisbury Ave	Distribution
648 059	GQ Properties	303 S Main St	Construction Service Office/comm. Storage
648 185	Eli Fisher	S Salisbury Ave.	Possible modular home sales site

Assuming these Use Classifications are correct (houses may be used for office, storage, etc.), and that the property owners don't have ambitions to take advantage of the LI zoning classification to begin an unexpected use in these buildings, the goal of the rezoning process should be, 1) to allow current uses to continue and, 2) at the same time, protect the downtown area from unwanted development in the future.

Questions:

1. Is the geographic area studied correct? Should it be larger or smaller, including more or less LI zoned properties?
2. Is this rezoning approach what we should take to the Planning Board for their consideration?
3. Based on Planning Board response, should we bring specific rezoning recommendations to them and the Board of Aldermen?
4. At what point should we notify property owners of these proposed actions?