



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
May 3, 2021 6:00 p.m.**

- | | |
|---|--|
| Call to Order | Chairman Luhrs |
| Determination of Quorum | Chairman Luhrs |
| 1. Approval of Agenda | Board |
| 2. Approval of Minutes | April 5, 2021 Regular Monthly Meeting |
| New Business | |
| 3. Membership Update | Clerk Smith |
| 4. UDO Text Amendment – ZBA Membership | Planner Blount |
| 5. Proposed State Legislation Revisions | Discussion Only |
| A. Regulating Trees S367 | |
| B. Single-family zoning HB401 | |
| C. Principle of regulation “in favor of free land use” | |
| Old Business | None |
| Adjourn | |

Agenda Item Summary
Regular Monthly Meeting
May 3, 2021
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:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Jim King (A)
-

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Jim King (A)
-

Agenda Item Summary

Regular Monthly Meeting

May 3, 2021

Agenda Item 2

Summary

Draft minutes from the April 5, 2021 Regular Monthly Meeting are attached for your review.

Action Requested

Motion to approve the April 5, 2021 Regular Monthly Meeting minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Jim King (A)
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Against:

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-



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING MINUTES
April 5, 2021 6:00 p.m.**

Present: Chair Richard Luhrs, Vice Chair Michelle Reid, Joe Hudson, Mike Brinkley, Jared Mathis, Jerry Holshouser, Ronald Jacobs, David Morris

Not Present: Dolores Shannon (A), Jim King (A)

Staff: Town Planner Steve Blount, Town Clerk Aubrey Smith

Call to Order: Chairman Luhrs called the Planning Board meeting to order at 6:00 p.m.

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

1. Approval of Agenda

ACTION: Mr. Hudson made a motion to adopt the agenda as presented. Mr. Brinkley seconded the motion. The motion passed 6-0.

2. Approval of Minutes

ACTION: Mr. Brinkley made a motion to approve the minutes from the March 1, 2021 Regular Monthly Meeting as presented. Mr. Mathis seconded the motion. The motion passed 6-0.

New Business

3. Stormwater System Appearance Standards

Mr. Morris joined the meeting at 6:02 p.m.

Planner Blount reviewed his presentation on the stormwater system appearance standards and recommended a text amendment to the UDO to add language for landscaping standards as shown below. He stated this was the first step in a complex process.

There was Board discussion that included questions on how far staff had looked into other stormwater options. Planner Blount responded options were still being explored. Concerns were stated regarding stagnation and overall upkeep. Planner Blount stated how to manage would be addressed in later steps.

Staff requested a motion to recommend the addition of landscaping text to UDO Section 10.3.

Section 10.3.7- Landscaping of Best Management Practices (BMPs)

- 1. Adequate landscaping shall be provided around and as a part of all post construction stormwater management BMPs to help them blend into or be complimentary to their surroundings. Landscaping shall include decorative grasses, shrubs, trees, berms, walls, etc.*
- 2. A landscaping plan shall be submitted for approval during the engineering drawing review phase of development, and final landscaping shall be completed prior to occupation of the project.*

Landscaping design shall be based on the guidelines found in Chapter 8 of the UDO but shall be customized as needed based on the location of the property in relation to major roads and highways and the location of the BMPs on the site.

3. *A four-foot-tall painted metal fence with a locking gate(s) shall be provided around the perimeter of wet or dry collection and settlement ponds for security and safety.*
4. *Maintenance of the BMPs shall include mowing, trimming, pruning, etc. on a regular schedule as required to maintain the landscaping's original appearance. Components of the landscaping shall be replaced if found to be diseased or dead. Any damage to the landscaping caused during maintenance or repair of BMPs shall be repaired to its original state.*

ACTION: Mr. Brinkley made a motion to approve. Mr. Jacobs seconded the motion. The motion passed 7-0.

4. Industrial Park Outdoor Storage Regulations

Planner Blount reviewed his presentation on industrial park outdoor storage regulations and recommended a text amendment to the UDO. His presentation included the location and topography of the current industrial park and its unique requirements.

Staff requested a motion to recommend adoption of text amendments as presented.

Suggested Text Amendment

1. *Add line to Table of Uses in Chapter 3 after, "Outdoor Storage (associated with permitted non-residential use)" as follows:*

Table of Uses

Other Uses	RR	RL	RM	RH	OI	NB	CB	HB	LI	HI	SR
<i>Outdoor Storage-Industrial Park (associated with permitted non-residential use)</i>									X	X	4.10.3

2. *Revise Section 4.10.3 adding Item C as follows:*

4.10.3 Outdoor Storage (non-residential)

- A. *All outdoor storage shall be located in the rear yard only.*
- B. *All outdoor storage shall be screened from view of the street with minimum five (5) foot Type A buffer in accordance with Sections 8.2.1 and 8.2.5.1.*
- C. ***Outdoor storage will be allowed in the rear and sides yards (not to intrude on the front yard) of Industrial Park property. Storage area will be graded, graveled or paved, and kept free of weeds and/or debris. Outdoor storage area will be submitted as a part of site plan approval process. Screening will not be required.***

3. *Add the following definition on page A-16 of Appendix A: Definitions:*

Industrial Park Property

Properties located in the Town's industrial park along Chamandy Drive and along future roads in any expansions of this park.

ACTION: Mr. Brinkley made a motion to approve. Mr. Morris seconded the motion. The motion passed 7-0.

Old Business

5. Small Town Success Stories

Planner Blount reviewed a presentation on success stories of other small towns with an emphasis on the need for strategic planning to help guide civic evolution.

There was Board discussion regarding opportunities for participation in regional leadership and building relationships with local partners.

Adjournment

ACTION: Mr. Morris made a motion to adjourn the meeting. Mr. Jacobs seconded the motion. The motion passed with all in favor.

Chairman Luhrs closed the meeting at 7:30 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk

Agenda Item Summary

Regular Monthly Meeting

May 3, 2021

Agenda Item 3

Summary

The Planning Board members listed below have terms set to expire on 7/31/2021. The Committee Membership and Appointment Policy says the following regarding reappointments:

- No later than its regularly scheduled May meeting each year, each committee shall review the status of any members whose terms expire July 31 of that year.
- For any such members wishing to be reappointed, the committee shall confirm eligibility of those members and make a recommendation for or against reappointment to the Board of Aldermen.
 - Citizens may serve only two consecutive terms on boards, committees, or commissions unless this limitation is waived by the Board of Aldermen.
 - A request for the term limitation to be waived should be included with the committee’s recommendation to the Board of Aldermen for reappointment.
- Appointments or reappointments to terms expiring each year shall be made at the regularly scheduled July Board of Aldermen meeting to become effective July 31.

Members with Expiring Terms:

Member	Seat	Consecutive Term
Jerry Holshouser	Town	1 st
Richard Luhrs	Town	1 st
Joe Hudson	Town	1 st
Michelle Reid	ETJ	1 st

Attachments

A. 2020-2021 PB Meeting Attendance

Action Requested: (if members desire and are qualified)

Motion to recommend to the Board of Aldermen reappointment of Jerry Holshouser, Richard Luhrs, and Joe Hudson to Town resident Planning Board seats and Michelle Reid to ETJ Planning Board seat with term expirations of 7/31/2024.

Reappointment Recommendations

Motion Made By:

Second By:

For:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
- Ronald Jacobs
- Dolores Shannon (A)
- Jim King (A)
-

Against:

- Chair Richard Luhrs
- Vice-Chair Michelle Reid
- David Morris
- Jared Mathis
- Jerry Holshouser
- Joe Hudson
- Mike Brinkley
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-

Member	4/5/2021	3/1/2021	2/1/2021	1/4/2021	11/9/2020	10/12/2020	9/14/2020	8/10/2020	7/13/2020	6/8/2020	5/11/2020	4/13/2020
Mike Brinkley	P	P	-	-	-	-	-	-	-	-	-	-
Joe Hudson	P	P	P	A	E	A	P	P	-	-	-	-
Jim King (A)	A	A	A	A	A	A	E	E	-	-	-	-
Brenda Costantino	-	-	-	E	P	P	P	P	E	P	P	A
Dolores Shannon (A)	A	A	P	A	P	A	A	A	A	A	A	P
David Morris	P	P	P	P	P	A	A	E	A	P	P	P
Jamie Vanhoy	-	-	-	-	-	-	-	-	-	A	A	A
Jared Mathis	P	P	P	P	P	P	P	P	E	P	P	P
Arin Wilhelm	-	-	-	-	-	-	-	-	-	-	A	P
Ron Jacobs	P	A	E	P	E	A	P	P	P	E	P	P
Jerry Holshouser	P	A	P	P	E	P	A	P	E	P	P	P
Richard Luhrs	P	P	P	P	P	P	E	P	P	P	P	P
David Trexler	-	-	-	E	E	P	P	P	E	P	P	P
Michelle Reid	P	P	P	P	P	P	A	P	A	P	P	P

P = Present

A = Absent - No notification

E = Excused - Absent but notified

neighboring property owners at rezoning hearings, has limited much chance of achieving these goals.

Recognizing the problems associated with single-family zoning and the lack of support for unpopular local solutions (rezonings to allow multi-family or mixed density developments in single-family areas), the NC State legislature is considering adoption of SB349/HB401 which would require duplexes, triplexes, quadplexes, and townhomes be allowed in all zoning classifications currently zoned for single-family homes. Some details that should be considered:

- This now-called “middle-housing” (middle income, middle density??) requirement would only apply to properties served or potentially served by municipal water and sewer systems.
- This change in zoning regulation would not *require* the inclusion of middle-housing in any proposed developments, just *allow* it. (Some municipalities have tried to boost the availability of middle-income housing by requiring a set percentage of low- or middle-income housing in all large developments.)
- This statute revision does not limit a development’s restrictive covenants’ ability to limit development to single-family homes.
- In addition to allowing middle-housing, this statute revision would require the allowance of “accessory dwellings” in single-family zoning, which our UDO already allows with Special Requirements.
- In addition to allowing middle-housing, this statute requires acceptance of NCDOT traffic analysis as conclusive evidence when considering the impact of large development, a practice we already follow in most cases.

Questions to consider:

1. How does the proposed revision fit into our recent discussions about promoting more high-end development in Granite Quarry?
2. Many municipalities are actively opposing this statute revision based mostly on the State intruding on local decision-making rights. Is this a valid argument? Is it the best argument?
3. I have the following concerns. Are they valid?
 - a. At least 80% of the undeveloped land in Granite Quarry and its ETJ is zoned RL which now allows only single-family homes at a density of four units per acre. The statute revision would allow duplexes, triplexes, quadplexes and townhomes (middle-housing) on all of those properties at that same density.
 - b. Single lot infill development throughout the town that is now designated for only single-family homes would be opened to middle-housing unless protected by neighborhood restrictive covenants. Is that fair to existing residents?
 - c. Large scale development could bring too-rapid population growth. (At 2.3 people/dwelling average, Village at Granite’s 250 homes might have brought 2,300 new people to our community instead of the currently estimated 575.)