



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
April 4, 2022  
6:00 p.m.**

**Call to Order**

**Determination of Quorum**

**1. Approval of Agenda**

**2. Approval of Minutes** **March 7, 2022, Regular Monthly Meeting**

**New Business**

**3. Zoning Classification Review** **Discussion**

**Old Business**

**4. Comprehensive Land Use Plan** **Technical Changes**

**ACTION REQUESTED:** Motion to recommend technical changes to Comprehensive Land Use Plan Action Items 1 & 2 to the Board of Aldermen for adoption.

**5. Comprehensive Land Use Plan** **Update Discussion**

**Adjourn**

**Agenda Item Summary**

Regular Monthly Meeting

April 4, 2022

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:

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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)

Against:

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

**Agenda Item Summary**

Regular Monthly Meeting

April 4, 2022

Agenda Item 2

Summary

Draft minutes from the March 7, 2022 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the March 7, 2022 Regular Monthly Meeting minutes (as presented / as amended).***

**Approval of Minutes**

Motion Made By:

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Second By:

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For:

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

Against:

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



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
March 7, 2022 6:00 p.m.**

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

**Not Present:** Jared Mathis, Dolores Shannon (A)

**Staff:** Town Planner Bill Bailey, 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. Brinkley made a motion to approve the agenda. Vice-Chairwoman Reid seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**ACTION:** Mr. Hudson made a motion to approve the minutes from the February 7, 2022 Regular Monthly Meeting. Mr. Brinkley seconded the motion. The motion passed with all in favor.

**New Business**

**3. Ordinance Amendment 8.4.2C Fences**

Planner Bailey introduced himself to the Board and then reviewed the presented ordinance amendment for residential fences.

**ACTION:** Mr. Brinkley made a motion (*to recommend Ordinance 2022-01 for amendment of UDO text 8.4.2C regarding residential fences*). Mr. Jacobs seconded the motion. The motion passed 6-0.

**ACTION:** Mr. Jacobs made a motion stating the amendment was consistent with the Comprehensive Plan. Mr. Hudson seconded the motion. The motion passed 6-0.

**Old Business**

**4. Comprehensive Land Use Plan Updates**

The Board reviewed and discussed the Comprehensive Land Use Plan. The discussion included questions about the planning areas that were identified but not used in the update and what the Town Board had done regarding the Actions Items.

The Board had a discussion on cul-de-sac parking, parking ordinances, and enforcement.

**ACTION:** Mr. Morris made a motion that the Town Board take into consideration parking ordinances and enforcement for public safety. The motion died for lack of a second.

**ACTION:** Mr. Brinkley made a motion that the Town Board address the issue of parking by establishing a parking ordinance for the entire Town of Granite Quarry for the purpose of public safety. Mr. Morris seconded the motion. The motion passed 6-0.

**ACTION:** Mr. Jacobs made a motion that Mr. Morris represent the Planning Board at the April 11 Board of Aldermen meeting. Mr. Hudson seconded the motion. The motion passed 6-0.

Planner Bailey recommended a technical change that would need to be made to the wording of Action Items 1 & 2 reflecting that the Comprehensive Plan would need to be changed, not the UDO.

The changes would be as follows:

1. Update ~~Uniform Development Ordinance (UDO) and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update ~~UDO and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.

**ACTION:** Mr. Hudson made a motion to approve. Vice-Chairwoman Reid seconded the motion. ***There was not a vote held on the motion.***

Planner Bailey will make the technical change and bring back to the Planning Board at their next meeting.

### **Adjournment**

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

Chairman Luhrs closed the meeting at 6:56 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk

**Agenda Item Summary**  
Regular Monthly Meeting  
April 4, 2022  
Agenda Item 3

Summary

At their March 14, 2022 meeting, the Board of Aldermen had the following discussion (excerpt taken from DRAFT minutes):

***Discussion***

*Alderman Cress stated a need to revisit all zoning classifications. Alderman Costantino asked if the Board was allowed to have a moratorium. Attorney Short stated the Town could have a moratorium as long as it didn't affect anyone who had already presented plans to the Town. In addition, he stated that the moratorium couldn't be open-ended and had to have a specific timeframe. Mayor Pro Tem Linker reiterated that Granite Quarry wasn't closed to growth and suggested the Planning Board be given direction to revisit planning codes. Attorney Short encouraged getting the Planning Board started on reviewing zoning classifications and requirements like lot size. The Board will have one or two members attend the next Planning Board meeting to share the information.*

***Moratoriums***

Members of the Board of Aldermen stated their desire to address the Planning Board directly.

Action Requested

***Discussion***

**Zoning Classification Review**

Motion Made By:

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Second By:

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For:

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

Against:

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

**Agenda Item Summary**

Regular Monthly Meeting

April 4, 2022

Agenda Item 4

Summary

At the March 7, 2022 Planning Board meeting the Board discussed technical changes to Action Items 1 & 2. The Board asked Planner Bill Bailey to draft the changes and bring them back to the April meeting.

The changes are as follows:

**Action Items**

1. Update ~~Uniform Development Ordinance (UDO) and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update ~~UDO and Zoning Map~~ **Comprehensive Land Use Plan and future land use map** to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.

Action Requested

***Motion to recommend technical changes to Comprehensive Land Use Plan Action Items 1 & 2 to the Board of Aldermen for adoption.***

**Comp Plan Technical Changes**

Motion Made By:

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Second By:

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For:

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

Against:

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