



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

**Call to Order**

**Chair**

**Determination of Quorum**

**Chair**

**1. Approval of Agenda**

**2. Approval of Minutes**

**October 3, 2022 Regular Monthly Meeting**

**Old Business**

**None**

**New Business**

**3. Granite Quarry Development Ordinance Project**

**A. Introduction of draft GQDO articles**

**B. Acceptance of draft articles pending future edits**

**Adjourn**

**Agenda Item Summary**  
Regular Monthly Meeting  
November 7, 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:

\_\_\_\_\_

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)
- Fred Krusemark (A)

Against:

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

**Agenda Item Summary**

Regular Monthly Meeting

November 7, 2022

Agenda Item 2

Summary

Draft minutes from the October 3, 2022 Regular Monthly Meeting are attached for your review.

Action Requested

***Motion to approve the October 3, 2022, 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)
- Fred Krusemark (A)

Against:

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



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING MINUTES  
October 3, 2022, 6:00 p.m.**

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

**Not Present:** Dolores Shannon (A), David Morris

**Staff:** Interim Planner Jay Dale, 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. Jacobs made a motion to approve the agenda. Mr. Mathis seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**September 6, 2022**

**ACTION:** Mr. Brinkley made a motion to approve the minutes from the September 6, 2022 Regular Monthly Meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

**Old Business**

**3. Rezoning**

**354 186 RL to RH**

**A. Staff Summary**

Chairman Luhrs reminded the board members that they were being asked whether to recommend the rezoning of the property from low density to high density and should not be focusing on any other items having to do with the development.

Interim Planner Jay Dale restated that the developer requested rezoning for parcel 354 186 from Residential Low Density (RL) to Residential High Density (RH). There is RH to the north of the property on the other side of the mobile home park. The Residential Medium Density (RM) classification was reviewed for the project, but RM does not have a special use for townhomes. The RH classification is the best fit for the developer's future project.

**B. Applicant Presentation**

Greg Lafferty with New Life Developers addressed the Board and presented a picture of the area showing the neighboring zoning that included a Mobile Home Overlay, Residential Low Density, Residential High Density, Highway Business, and Central Business. The uses included schools,

businesses, residential, and a church. Mr. Lafferty proposed that his project would serve as a good transition buffer between the other uses and the single-family homes to the south.

#### **C. Public Comment Period**

Chairman Luhrs opened the public comment period at 6:07 p.m. There were no public comments. The public comment period was closed at 6:07 p.m.

#### **D. Board Discussion and Decision**

Mr. Mathis asked whether the DOT was asking the developer to tie into the signal. Mr. Lafferty responded that he had spoken to Mr. Goldstein, the district engineer over Rowan County. The DOT is not requiring a tie-in and would accept the driveway in its current location as long as there were improvements made to the turn lane.

Mr. Brinkley asked about the process for approval of the conditional use. Planner Dale confirmed the Zoning Board of Adjustment would make that decision.

Chairman Luhrs stated a zoning map for future planning and a new UDO would be developed in the near future. He asked board members to consider whether they wanted to put the cart before the horse and set a precedent for randomly placing high-density zoning without looking at the entire picture.

Mr. Hudson expressed concern with placing RH in the requested area before a plan was in place.

Mr. Lafferty stated that his request should be governed by the law of the land as it is today, not the law of the land as it might be in the future. He stated that if he developed the property as RL and brought in water and sewer, the next project would be where the existing trailer park is currently. If developed as a commercial business, then his RL homes would be next to a business without a buffer.

**ACTION:** Mr. Hudson made a motion to not recommend the rezoning of parcel 354 186 from Residential Low Density to Residential High Density to the Board of Aldermen. Mr. Holshouser seconded the motion. The motion passed 4-3 with Mr. Hudson, Mr. Holshouser, and Vice-Chairwoman Reid in favor and Mr. Brinkley, Mr. Jacobs, and Mr. Mathis opposed with Chairman Luhrs breaking the tie and voting in favor.

**ACTION:** Vice-Chairwoman Reid made a motion to adopt the Statement of Consistency as presented. Mr. Hudson seconded the motion. The motion passed 4-2 with Vice Chairwoman Reid, Mr. Mathis, Mr. Hudson, and Mr. Holshouser in favor and Mr. Brinkley and Mr. Jacobs opposed.

### **New Business**

#### **4. Application Review** **Fred Krusemark**

The Board reviewed the application of Fred Krusemark. Mr. Krusemark attended the meeting and stated he had no zoning experience but was a quick study.

**ACTION:** Mr. Brinkley made a motion to recommend Fred Krusemark for appointment to the Planning Board's alternate Town seat with a term expiration of 7/31/2025. Mr. Jacobs seconded the motion. The motion passed with all in favor.

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**Adjournment**

**ACTION:** Mr. Mathis 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 6:30 p.m.

Respectfully Submitted,

*Aubrey Smith*  
Town Clerk

DRAFT

**Agenda Item Summary**

Regular Monthly Meeting

November 7, 2022

Agenda Item 3

*Summary*

Richard "Rick" Flowe of N-Focus will introduce the Granite Quarry Development Ordinance Project and timeline.

*Action Requested*

***Discussion***

**Development Ordinance Project**

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)
- Fred Krusemark (A)

Against:

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







## TOWN OF GRANITE QUARRY CLUP & UDO - TIMELINE

Schedule Updated on Sept. 28, 2022

Staff Meetings		Sept. 29 & TBD
Planning Board Meetings		May 1, 2023
Planning Bd, First Meeting		1st of month at 6:00
Board of Aldermen		June 12, 2023
Bd of Aldermen, 2nd Meeting		2nd of month at 6:00
Public Information Meetings		Early Dec. & May 1

Proposed meeting dates are highlighted yellow.

## TOWN OF GRANITE QUARRY CLUP - TIMELINE

TASK	DESCRIPTION	MEETING DATES
<b>TASK 1. PROJECT ORIENTATION AND SCOPING SESSION(S)</b>		Late Sept. to Early Oct.
a.	<b>Project scoping and scheduling meeting. Identify contacts for departments</b>	 Sept. 29
	Verify other factors for inclusion in the CLUP & obtain planning documents	
b.	Obtain information map resources & identify specific map feature to incorporate	
<b>TASK 2. BACKGROUND RESEARCH &amp; ANALYSIS</b>		Mid. Sept. to Mid. Nov.
a.	Collect & analyze demographics, citing issues & trends for info base of the plan	
b.	Review adopted policy documents to identify:	
	1 Policies that have worked well & should continue; &	
	2 Policies that have not worked well.	
c.	Identify issues of concern with Town staff and stakeholders	
d.	Review anticipated specific CLUP needs	
<b>TASK 3. PUBLIC ENGAGEMENT</b>		Mid. Oct. to Early Jan.
a.	Draw upon Town's existing website, newsletter, utility bills, & Facebook page	
b.	Ensure public engagement opportunities are available to all:	
i.	<b>Face-to-Face interviews with up to 10 businesses within Town limits;</b>	Mid. Nov. - Early Dec.
ii.	<b>One-on-one conversations with up to 5 stakeholder groups to provide input; &amp;</b>	Mid. Nov. - Early Dec.
iii.	<b>Public Input session to gather input</b>	 Early Dec.
c.	Develop a vision for community, with goals & objectives within the first draft	
<b>TASK 4. DRAFT CLUP &amp; CLUP IMPLEMENTATION STRATEGY</b>		Mid. Sept. to Mid. April
a.	Prepare the initial draft CLUP, including:	
i.	Vision Statement, Goals & Objectives (drawing largely from engagement input); &	
ii.	Major Elements of the CLUP (see a.ii.1-9)	
b.	Incorporate a strategy for public/private investment & stimulate growth within the Catalyst Areas	
c.	Submit initial draft CLUP for staff review. Discuss plan's format/structure to promote ease of use	
	<b>Meet with staff to discuss comments on the initial draft CLUP</b>	 Late March
d.	Incorporate staff comments into a revised "Draft CLUP"	
e.	<b>Present the Draft to the Planning Board in a public information meeting</b>	  May 1
f.	Post the Draft online on the Town's website	
<b>TASK 5. FINAL CLUP</b>		Mid-May to Mid June
	Revise Draft Plan per Planning Bd. input & submit a "Final Draft" Bd. Of Commissioners	
	<b>Make one presentation to the Town Board of Aldermen at a public legislative hearing</b>	 June 12
	After Board action, N-Focus, Inc. will prepare the final document as identified	

## TOWN OF GRANITE QUARRY UDO - TIMELINE

<b>TASK 3. DRAFT UDO PB WORKSHOPS/DRAFTING</b>		Nov. to May
<b>TASK 4. FINAL UDO</b>		June 12



# A READING GUIDE: GRANITE QUARRY DEVELOPMENT ORDINANCE (GQDO)

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- ✓ *Introduce* article to Planning Board
- ✓ ✓ *Review* article with Planning Board

## **Administrative & Procedural**

- Article 1 Purpose & Authority
- Article 3 Definitions
- Article 4 Planning Board & Board of Adjustments
- Article 5 Amendments
- Article 6 Variances & Appeals
- Article 7 Permits & Procedures
- Article 14 Flexible Development Standards
- Article 22 Non-conformities
- Article 23 Administration & Enforcement

## **State & Federal Mandates or Equivalent**

- Article 18 Flood Damage Prevention
- Article 19 Watershed Protection
- Article 20 Erosion & Sedimentation Control

## **Standards and Specifications for Achieving Desired Character of the Town**

- Article 2 General Standards & Specifications (for all Districts)
- Article 15 Special Events & Temporary Structures
- Article 11 Landscape Requirements & Tree Protection
- Article 12 Parking
- Article 17 Sign Regulations
- Article 13 Streets
- Article 16 Subdivisions
- Article 21 Open Space
- Article 9 Building & Lot Type Standards
- Article 10 Uses w/ Additional Standards & Special Uses
- Article 8 Zoning Districts and Table 8.1 – Sections 1-3 Table of Listed Uses

## **Additional Documents**

- Official Zoning Map
- Statements of Consistency and Reasonableness
- Technical Standards & Specifications Manual