



**TOWN OF GRANITE QUARRY  
PLANNING BOARD  
REGULAR MEETING AGENDA  
December 5, 2022  
6:00 p.m.**

**Call to Order** Chair

**Determination of Quorum** Chair

**1. Approval of Agenda**

**2. Approval of Minutes** October 3, 2022  
November 7, 2022

**New Business**

**3. Granite Quarry Development Ordinance Project**

**A. Introduce draft GQDO articles**

- 1) Article 6
- 2) Article 7
- 3) Article 7 Plat Certificates
- 4) Article 14
- 5) Article 22
- 6) Article 23

**B. Review draft articles previously introduced**

- 1) Article 1
- 2) Article 3
- 3) Article 4
- 4) Article 5

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

**ACTION REQUESTED: Motion to accept draft articles pending future edits.**

**Adjourn**

**Agenda Item Summary**  
Regular Monthly Meeting  
December 5, 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  
December 5, 2022  
Agenda Item 2

Summary

Draft minutes from the October 3, 2022 and November 7, 2022 Regular Monthly Meetings are attached for your review.

Action Requested

***Motion to approve the October 3, 2022 and November 7, 2022 Regular Monthly Meetings 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 assistant 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.

**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



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

**Present:** Vice-Chair Michelle Reid, Mike Brinkley, Jared Mathis, Joe Hudson, Jerry Holshouser, Fred Krusemark (A)

**Not Present:** Chair Richard Luhrs, Ronald Jacobs, Dolores Shannon (A), David Morris

**Staff:** Town Clerk Aubrey Smith

**Call to Order:** Vice-Chairwoman Reid called the Planning Board meeting to order at 6:00 p.m.

**Determination of Quorum:** Vice-Chairwoman Reid verified there was a quorum present.

**1. Approval of Agenda**

**ACTION:** Mr. Brinkley made a motion to approve the agenda. Mr. Hudson seconded the motion. The motion passed with all in favor.

**2. Approval of Minutes**

**October 3, 2022**

Clerk Smith shared that Mr. Mathis pointed out on the October minutes in section 3D that Mr. Goldstein is the *assistant* district engineer for NCDOT, not district engineer. The correction will be made administratively.

Mr. Mathis also stated that his vote on whether to recommend the rezoning was recorded incorrectly. Clerk Smith asked all others who voted whether their votes were recorded correctly. Because not everyone who voted was present, Mr. Brinkley made a motion to table the approval of the draft minutes until the next meeting.

**ACTION:** Mr. Brinkley made a motion to table the approval of the October 3, 2022 minutes until the December meeting. Mr. Hudson seconded the motion. The motion passed with all in favor.

**Old Business**

**None**

**New Business**

**3. Granite Quarry Development Ordinance Project**

Richard “Rick” Flowe of N-Focus addressed the Board and introduced the Granite Quarry Development Ordinance Project (GQDO). Mr. Flowe will be the lead on the UDO portion of the project and Mr. Tom Weitnauer will be the lead on the Comprehensive Land Use Plan segment. The project timeline was handed out to the Board. The project will take place at the Planning Board level over the next six to seven months and will be sent to the Board of Aldermen in the Spring. Mr. Flowe shared his

philosophy that complex problems don't require complex solutions. He suggested that this project could be viewed as creating a full toolbox from which to pull comprehensive tools, even if they aren't used often. Mr. Flowe stated good planning would help preserve and protect the town as well as manage growth. Mr. Flowe emphasized the importance of the zoning map for guiding decisions on growth.

**A.** Introduction of draft GQDO articles 1, 3, 4, 5

Mr. Flowe introduced GQDO articles 1, 3, 4, and 5 and asked the Planning Board to review them before discussion at the next meeting.

**Adjournment**

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

Vice-Chairwoman Reid closed the meeting at 7:51 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk



**Agenda Item Summary**  
Regular Monthly Meeting  
December 5, 2022  
Agenda Item 3

Summary

Rick Flowe of N-Focus will introduce new articles and review previously presented articles for the Granite Quarry Development Ordinance Project and timeline.

Action Requested

***Motion to accept draft articles pending future edits.***

**Development Ordinance Project**

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)
- 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)