



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
November 6, 2023
6:00 p.m.**

Call to Order Chair

Determination of Quorum Chair

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes October 2, 2023

Old Business None

New Business

3. Zoning Map Amendment ZMA 2024-01-08 (rezoning from Residential Main Street Transitional (RMST) to Civic (CIV))

4. Zoning Text Amendment ZTA 2024-01-08 (revising regulations for Food Trucks)

Adjourn

Agenda Item Summary

Regular Meeting
November 6, 2023
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 Joe Hudson
- Jerry Holshouser
- Fred Krusemark
- Michelle Reid
- Jared Mathis
- Ronald Jacobs
- Dolores Shannon (A)

Against:

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

Agenda Item Summary

Regular Meeting
November 6, 2023
Agenda Item 2

Summary

Draft minutes from the October 2, 2023 Meeting are attached for your review.

Action Requested

Motion to approve the October 2, 2023 Meeting minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

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

Against:

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



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
October 2, 2023, 6:00 p.m.**

Present: Chair Richard Luhrs, Vice-Chair Joe Hudson, Jerry Holshouser, Jared Mathis, Ronald Jacobs, Michelle Reid, Fred Krusemark, Dolores Shannon (A)

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; 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.

Pledge of Allegiance: The Pledge of Allegiance was led by Chairman Luhrs.

1. Approval of Agenda

ACTION: Vice-Chairman Hudson made a motion to approve the agenda. Mr. Jacobs seconded the motion. The motion passed with all in favor.

Ms. Shannon joined the meeting at 6:01 p.m.

2. Approval of Minutes

September 5, 2023

ACTION: Mr. Jacobs made a motion to approve the September 2023 meeting minutes. Ms. Reid seconded the motion. The motion passed with all in favor.

Old Business

None

New Business

3. Zoning Map Amendment

ZMA-2023-11-13

Planning, Zoning, and Subdivision Administrator Richard Flowe introduced and summarized the zoning map amendment applications and draft ordinance for Rowan parcel located at 0 St Paul's Church Road (Parcel 404 104, PIN 5667-06-37-0724) from "Agricultural (AG)" and Rowan parcel with no address assigned (Parcel 404 154, PIN 5667-05-28-2884) formerly part of Village at Granite from "Planned Unit Development (PUD)" to a "Single Family Residential - 2 (SFR-2)" District (draft ordinance #ZMA 2023-11-13).

Mr. Flowe explained that the density of the proposed zoning class would be less than what was currently allowed in the PUD classification. Mr. Flowe also pointed out the Future Land Use Map's designation of the affected properties. Mr. Flowe informed the Planning Board that the process moving forward would be to consider the draft ordinance which included statements of consistency and reasonableness.

Planning Board members asked questions of Mr. Flowe including whether the creek crossing would continue to be an issue. Mr. Flowe responded that the creeks that presented the issue would no longer need to be crossed. The entrance to the new development was also discussed. Only one entrance will

be required for the development of less than 100 homes. It was clarified that lot lines could not be within floodplains and that a future project on the property would have stormwater management requirements. It was confirmed that the rezoning would affect the land and not be impacted by whether the property ever had a change in ownership.

ACTION: Mr. Jacobs made a motion to approve (*recommend approval*) of ZMA-2023-11-13. Ms. Reid seconded the motion. The motion passed with all in favor.

Adjournment

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

Chairman Luhrs closed the meeting at 6:46 p.m.

Respectfully Submitted,

Aubrey Smith
Town Clerk

**AN ORDINANCE AMENDING THE
GRANITE QUARRY DEVELOPMENT ORDINANCE
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA**

Ordinance #ZMA-2024-01-08

BE IT ORDAINED by the Mayor and Board of Aldermen of the Town of Granite Quarry, North Carolina that the Official Zoning Map (OZM) of the Granite Quarry Development Ordinance (GQDO) be amended in accordance with both GQDO Article 5 and Article 6 of G.S. Chapter 160D. The subject properties of each of the following:

1. Wittenberg Evangelical Lutheran Church, Inc., described as Rowan parcel located at 0 West Bank Street (Parcel 350 09402, PIN 5678-17-01-0022) and described with illustration in Exhibit “A” attached hereto. Said parcel consists of approximately 0.16 acres.
2. Wittenberg Evangelical Lutheran Church, Inc., described as Rowan parcel located at 111 West Bank Street (Parcel 350 101, PIN 5668-20-90-9965) and described with illustration in Exhibit “B” attached hereto. Said parcel consists of approximately 0.42 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Board of Aldermen finds that a zoning map amendment applicable to the subject properties, from the current designation of "Residential Main Street Transitional (RMST)" to a new zoning designation in accordance with G.S. 160D-604(a) of "Civic (CIV)" is consistent with the Town's 2040 Comprehensive Land Use & Master Plan (the Plan) and the contiguous "Civic" and "Neighborhood" designations upon the adjacent properties as appearing on the Plan's "Future Land Use Map" therein as amended, as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the expansion of civic uses supporting neighborhoods of the Town while improving access to services compatible with neighborhood needs to improve the quality of life for Granite Quarry residents by enabling additional opportunities developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcels 350 09402, PIN 5678-17-01-0022, and 350 101, PIN 5668-20-90-9965 as shown in Exhibits “A” and “B”, attached hereto shall be designated “Civic (CIV)” on the Official Zoning Map. Said parcels consisting of approximately 0.58 acres in total.

Part 4. Amendment of Future Land Use Map.

That Rowan County Parcels 350 09402, PIN 5678-17-01-0022, and 350 101, PIN 5668-20-90-9965, as shown in Exhibits “A” and “B”, attached hereto, shall be designated “Civic” on the Future Land Use Map.

Part 5. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 9th day of January 2024.

Adopted this 8th day of January 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

DRAFT 6 NOV. 2023

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Exhibit "A"



Tract 2:

Lying on the south side of Bank Street, in the Town of Granite Quarry, North Carolina.

Beginning at an iron pipe, Reginald Kirchin's Northeast corner in the margin of Bank Street, North 42-51 East 60.4 feet to a stake, Eastern Rowan Telephone Company lots; thence two lines with the telephone company as follows: (1) South 47-09 East 30 feet to a stake; (2) North 42-51 East 50 feet to a stake in J. H. Lyerly's line; thence with Lyerly's line South 47-09 East 5 feet to a stake, Lyerly's corner; thence two new lines as follows: (1) South 42-51 West 46.8 feet to a stake; (2) South 47-10 East 93.9 feet to a stake in the old line; thence with the said line, South 44-36 West 70.8 feet to a stake in Reginald Kirchin's line; thence with Kirchin line North 43-49 West 127 feet to the beginning, containing one-fourth acre more or less.

For back title reference is hereby made to Deed Book 436 at page 185 and Deed Book 506 at page 639 in the office of the Register of Deeds for Rowan County, NC.

LESS AND EXCEPT THE FOLLOWING:

1. Land conveyed in Book 1035, Page 815, to F & M Real Estate Properties, Inc.
2. Land conveyed in Book 1035, Page 816, to Wittenberg Evangelical Lutheran Church.

Exhibit "B"



Tract 3:
 In Granite Quarry. Beginning at a stake on the Southeast side of Bank Street, 100 feet North 41 degrees 15 minutes East of the East intersection of Oak and Bank Street, E.L. Lyerly's corner; thence with the margin of Bank Street, North 41 degrees 15 minutes East 100 feet to a stake, a new corner on Bank Street; thence a new line, South 44 degrees 30 minutes East 200 feet to a stake, E.L. Lyerly's corner ; thence with Lyerly's lines, South 41 degrees 15 minutes West 100 feet to a stake; thence North 44 degrees 30 minutes West 200 feet to the point beginning, being a part of the property described in Deed Book No. 55, page 143.

DK

AN ORDINANCE AMENDING
THE “GRANITE QUARRY DEVELOPMENT ORDINANCE”
OF THE TOWN OF GRANITE QUARRY, NORTH CAROLINA

Ordinance Number ZTA-2024-01-08

WHEREAS, on June 30, 2023, the Town Board of Aldermen’s newly adopted Granite Quarry Development Ordinance, also known as the GQDO, became fully effective; and,

WHEREAS, the amendment of the GQDO to certain Temporary use standards are well balanced with the permanent uses by increasing frequencies for such uses is both consistent with the adopted *Town Plan 2040* by continuing to meet the adopted goals of *Town Plan 2040* emphasizing *Goal 1: Maintain Small-Town Character*, and *Goal 4: Foster Managed Growth* while striving to create a balanced economic environment for all local businesses; then,

THEREFORE, BE IT ORDAINED by the Town Board of Aldermen that the Granite Quarry Development Ordinance be amended as follows:

Article 15, Table 15.1 is hereby amended to reduce restrictions on “Food Trucks” by increasing the frequency limits from thirty (30) per year to one-hundred fifty-six (156) per year at any one location within the Town’s jurisdiction.

This Ordinance shall become effective at 12:01 AM EST on October 10, 2023.

ADOPTED on this the 8th day of January 2024.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk