



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
December 4, 2023
6:00 p.m.**

Call to Order	Chair
Determination of Quorum	Chair
Pledge of Allegiance	
1. Approval of Agenda	
2. Approval of Minutes	November 6 & 13, 2023
Old Business	None
New Business	
3. Recognition & Passing of Gavel	
4. Review of Application	
Adjourn	

Agenda Item Summary

Regular Meeting
December 4, 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
December 4, 2023
Agenda Item 2

Summary

Draft minutes from the November 6 & 13, 2023 meetings are attached for your review.

Action Requested

Motion to approve the November 2023 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
November 6, 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: Mr. Mathis made a motion to approve (*the agenda*). Vice-Chairman Hudson seconded the motion. The motion passed with all in favor.

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

2. Approval of Minutes

October 2, 2023

ACTION: Vice-Chairman Hudson made a motion to approve (*the October 2023 meeting minutes*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

Old Business

None

New Business

3. Zoning Map Amendment

ZMA-2024-01-08

Planning, Zoning, and Subdivision Administrator Richard Flowe introduced and summarized the zoning map amendment application and draft ordinance for the rezoning from Residential Main Street Transitional (RMST) to Civic (CIV) for parcels owned by Wittenberg Evangelical Lutheran Church, Inc. Mr. Flowe pointed out the affected properties in the GIS program. Jeff Jones, a representative of the applicant, stated that the church owns an additional parcel that is currently classified as Civic. He shared the church desired to have a common zoning classification on all the parcels and for all the parcels to qualify for tax exemption. The Board discussed the implications of the change.

ACTION: Mr. Krusemark made a motion to recommend approval of the change (*ZMA-2024-01-08*). Mr. Jacobs seconded the motion. The motion passed with all in favor.

The applicant will hold a neighborhood meeting before the public legislative hearing at the Board of Aldermen meeting in January. Mr. Flowe will work with the applicant to set a date for the meeting.

4. Zoning Text Amendment ZTA-2024-01-08

Mr. Flowe introduced and summarized the zoning text amendment and draft ordinance revising regulations for Food Trucks. The recommendation was initiated by staff to reduce restrictions on Food Trucks by increasing the frequency limits from thirty per year to one hundred fifty-six per year at any one location within the Town's jurisdiction. The Board discussed the specific situation that led to the recommendation for change. Individual board members stated concern over consistent enforcement of the code. Mr. Krusemark requested that the Planning Board receive updates at meetings on violations of which members should be aware. Mr. Flowe stated that could be possible for violations concerning the development ordinance.

ACTION: Mr. Jacobs made a motion to change to 104 (*from 156 in the drafted ZTA-2024-01-08*). Ms. Reid seconded the motion. The motion passed with all in favor.

Mr. Flowe stated he would revise the draft ordinance to modify the thirty to one hundred-four and then advertise for a public legislative hearing at the Board of Aldermen's January meeting.

Recess

Chairman Luhrs shared that the Planning Board had been invited to attend the regular Board of Aldermen meeting to hear a presentation by the NCDOT on the US Highway 52 Bypass project, the upcoming prioritization process, and transportation funding. Mr. Flowe suggested that the Planning Board recess the current meeting to that date and time to hear the presentation and then adjourn after the presentation.

ACTION: Mr. Jacobs made a motion to recess (*to November 13, 2023 at 6:00 p.m. in order to hear the NCDOT presentation at the Board of Aldermen meeting*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

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

Monday, November 13, 2023

Chair Richard Luhrs and Dolores Shannon were not present for the November 13, 2023 segment of the meeting.

Call to Order: Vice-Chairman Hudson called the Planning Board meeting, recessed on November 6, 2023, back into session at 6:00 p.m. to hear a presentation by NCDOT Division 9 Engineer Pat Ivey on the US Highway 52 Bypass project, the upcoming prioritization process, and transportation funding.

Adjournment

ACTION: Mr. Jacobs made a motion to adjourn the Planning Board's meeting. Mr. Mathis seconded the motion. The motion passed with all in favor.

Vice-Chairman Hudson closed the meeting at 7:10 p.m.

Respectfully Submitted,

Aubrey Smith

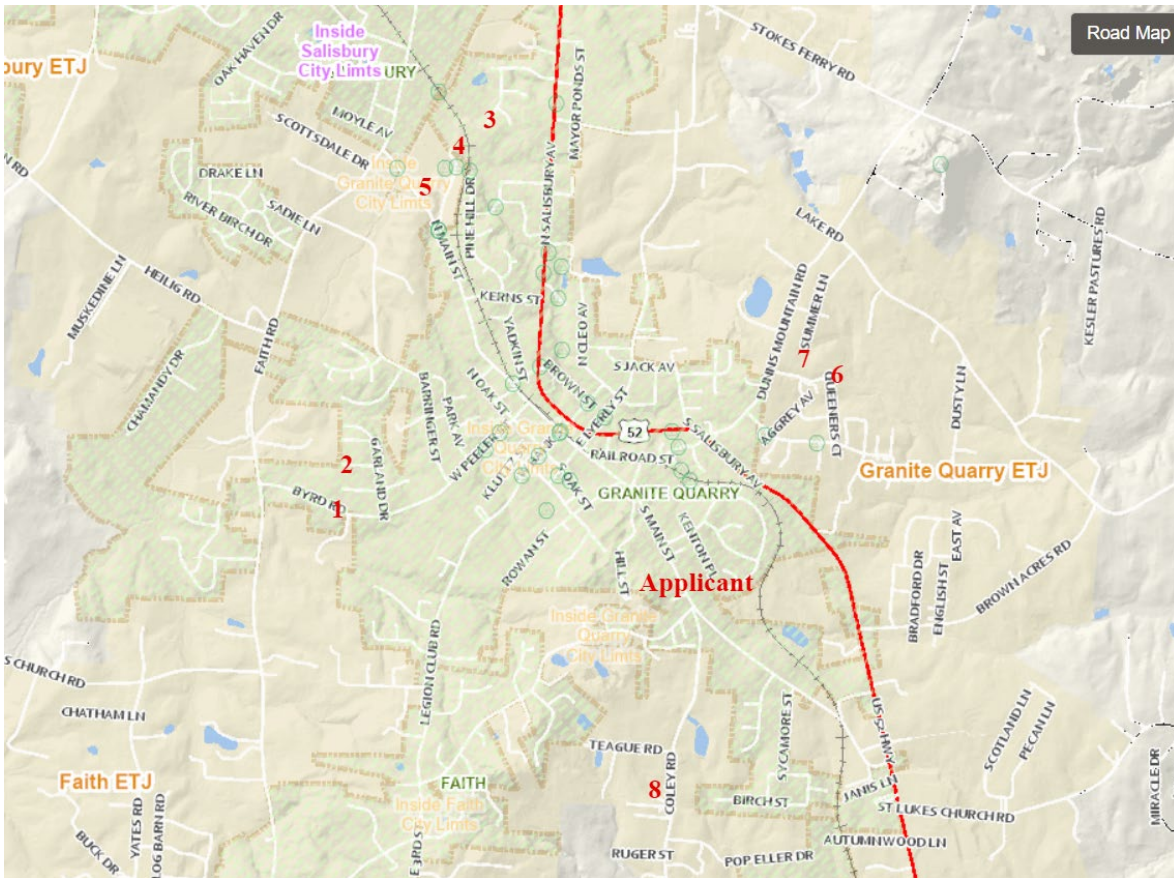
Town Clerk

Diversity of Geographical Representation

- Mr. Summitt is a resident of the Town and lives on S. Main Street.

The residences of the other Planning Board members are located on the following streets:

- | | |
|-----------------------------|---------------|
| 1) Byrd Road | 6) Irby Lane |
| 2) Foil Street | 7) Irby Lane |
| 3) Hillcrest Ridge Drive | 8) Coley Road |
| 4) North Main Street (Town) | |
| 5) North Main Street (ETJ) | |





GRANITE QUARRY

P.O. Box 351
Granite Quarry, NC 28072-0351
704-279-5596

www.townofgranitequarry.nc.gov

ADVISORY BOARD AND COMMITTEE APPLICATION

NAME Gregory (Greg) S. Summitt

PHYSICAL ADDRESS 729 S. Main GQ Street Granite Quarry, NC ZIP 28146

MAILING ADDRESS same ZIP

PHONE n/a PHONE (business or cell) 704-239-2424

EMAIL gsummitt@kannapolisnc.gov

OCCUPATION Assistant Fire Chief

ARE YOU CURRENTLY SERVING ON A GRANITE QUARRY BOARD OR COMMITTEE Yes No

IF SO, PLEASE PROVIDE THE NAME OF THE BOARD OR COMMITTEE

I AM INTERESTED IN SERVING ON THE FOLLOWING ADVISORY BOARDS OR COMMITTEES IN ORDER OF PREFERENCE (please number up to three applicable committees)

- Community Appearance Commission
- Zoning Board of Adjustment
- Events Committee
- Other
- Planning Board

WORK EXPERIENCE (List your four most recent employment experiences, listing present or most recent first)

Dates	Company Name/Location	Position	Job Description
8/2008- present	City of Kannapolis Fire Dept	Assistant Fire Chief but served all lower ranks.	Manage functional areas of dept
8/2007-8/2008	Town of Mooresville Fire & Rescue	Firefighter	Respond to emergencies
9/2004-7/2007	City of Salisbury Fire Dept	Firefighter	Respond to emergencies

EDUCATION (List your three most recent educational experiences, listing present or most recent first)

Educational Institution/School	Degree Received	Area(s) of Study
Fayetteville State University	Bachelors	Fire & Emergency Services Administration
Coastal Carolina Community College	Associates	Fire Protection Technology

WHY DO YOU FEEL YOU ARE QUALIFIED FOR THIS APPOINTMENT?

Before I took over a new role in managing the administrative side of the dept, I oversaw the Fire Marshals Office and code enforcement of the Dept. We met weekly with the Planning and Zoning department to address issues in developments and plans submitted. I am very familiar with the Development Ordinance and CLUP and what direction it gives the board. I also just completed the UNC School of Government Municipal and County Administration course which broadened my knowledge across all areas of local government to include planning and zoning.

BOARDS/COMMITTEES ON WHICH YOU HAVE SERVED (LIST MUNICIPALITIES AND DATES)

None.

EVER CONVICTED OF A FELONY Yes No If yes, state details: _____

By signing this form I acknowledge that I will abide by the applicable Rules of Procedure and have the availability to attend meetings at least once a month. I affirm that I understand this application may be considered a public record and as such, portions may be subject to release under North Carolina General Statute Chapter 132, Public Records. I certify that the facts contained in this application are true and correct to the best of my knowledge. I agree that by my submission of this application form, I shall be deemed to have affixed my signature hereto.

Signature  Date 11/12/2023

FOR OFFICE USE ONLY

Application Received: _____ Meeting Date & Time: _____

Confirmation Date: _____ Term Ending: _____