



**TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
March 4, 2024
6:00 p.m.**

Call to Order

Chair

Determination of Quorum

Chair

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes

February 5, 2024

Old Business

3. Zoning Text Amendment

ZTA 2024-04-08 (Food Trucks)

New Business

4. Zoning Map Amendment

ZMA 2024-04-08 (507 Troutman)

5. Discussion

Dual Appointments on PB and ZBA

Adjourn

Agenda Item Summary

Regular Meeting
March 4, 2024
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 Joe Hudson
- Vice-Chair Jared Mathis
- Fred Krusemark
- Michelle Reid
- Jerry Holshouser
- Ronald Jacobs
- Greg Summitt
- Dolores Shannon (A)

Against:

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

Agenda Item Summary

Regular Meeting
March 4, 2024
Agenda Item 2

Summary

Draft minutes from the February 5, 2024 meetings are attached for your review.

Action Requested

Motion to approve the February 2024 minutes (as presented / as amended).

Approval of Minutes

Motion Made By:

Second By:

For:

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

Against:

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



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
February 5, 2024, 6:00 p.m.**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Fred Krusemark, Greg Summitt

Not Present: Jerry Holshouser, Dolores Shannon (A), Michelle Reid, Ronald Jacobs

Staff: Planning, Zoning, and Subdivision Administrator Richard Flowe; Town Clerk Aubrey Smith

Call to Order: Chairman Hudson called the Planning Board meeting to order at 6:00 p.m.

Determination of Quorum: Chairman Hudson verified there was a quorum present.

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

1. Approval of Agenda

ACTION: Mr. Krusemark made a motion to approve (*the agenda*). Mr. Summitt seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

January 2, 2024

ACTION: Mr. Summitt made a motion to approve (*the January 2024 meeting minutes*). Mr. Mathis seconded the motion. The motion passed with all in favor.

Old Business

3. Discussion

Food Trucks

Planning, Zoning, and Subdivision Administrator Richard Flowe shared that the Board of Aldermen directed the Planning Board to review the food truck ordinance. The Board of Aldermen's discussion included concerns over the term "calendar year" and operators consolidating frequencies. The Planning Board discussed the pros and cons of a calendar year period versus a rolling twelve-month period and whether there should be a physical distance limitation on locations allowed by permit. It was clarified that 104 occurrences would be allowed per location and that a permit would be required for each separate location. The Board discussed and dismissed the idea that a limit would be placed on the number of days per week that a food truck would be allowed to set up due to restrictions on seasonal vendors.

After discussion Mr. Flowe summarized the amendments to Article 15 would be to wording in number five to resolve a conflict, to add wording to require the food truck to post the permit/required paperwork in a visible location, and to update the time of the permit to be measured from the date of issuance. Mr. Flowe will make the amendments and bring back to the Board for review.

New Business

4. Discussion

Potential Amendment to Meeting Schedule

Chairman Hudson stated concern over holding the April meeting on Easter Monday and suggested the meeting be moved to Tuesday, April 2. There was Board consensus to move the meeting date. Clerk Smith will update the amended meeting schedule and post the revised version.

Adjournment

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

Chairman Hudson closed the meeting at 7:00 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

DRAFT

| Name | Board/ Committee | Seat | Appointment Date | Term Expires | Town/ETJ | Consecutive Terms |
|------------------|---------------------------|-------|-----------------------------------|--------------|----------|-------------------|
| Jerry Holshouser | Planning Board (PB) | T1 | 11/5/2018 6/14/2021 | 7/31/2024 | Town | 2 |
| Greg Summitt | Planning Board (PB) | T2 | 12/11/2023 | 7/31/2024 | Town | 1 |
| Joe Hudson | Planning Board (PB) | T3 | 8/3/2020 6/14/2021 | 7/31/2024 | Town | 2 |
| Fred Krusemark | Planning Board (PB) | T4 | 10/10/2022 | 7/31/2025 | Town | 1 |
| Michelle Reid | Planning Board (PB) | E1 | 8/6/2018 6/14/2021 | 7/31/2024 | ETJ | 2 |
| Jared Mathis | Planning Board (PB) | E2 | 11/4/2019 6/13/2022 | 7/31/2025 | ETJ | 2 |
| Ronald Jacobs | Planning Board (PB) | E3 | 2/4/2019 7/6/2020 6/29/2023 | 7/31/2026 | ETJ | 3 |
| Dolores Shannon | Planning Board (PB) | ALT | 2/3/2020 7/18/2022 | 7/31/2025 | (ALT) | 2 |
| Jeff Cannon | Board of Adjustment (ZBA) | T1 | 9/12/2022 | 7/31/2025 | Town | 1 |
| Vacant | Board of Adjustment (ZBA) | T2 | | 7/31/2024 | Town | |
| Angela Nee | Board of Adjustment (ZBA) | T3 | 2/15/2022 | 7/31/2024 | Town | 1 |
| Shellie Stubbs | Board of Adjustment (ZBA) | E1 | 11/14/2022 | 7/31/2025 | ETJ | 1 |
| Greg Lowe | Board of Adjustment (ZBA) | E2 | 8/6/2018 6/14/2021 | 7/31/2024 | ETJ | 2 |
| Vacant | Board of Adjustment (ZBA) | ALT 1 | | | | |
| Vacant | Board of Adjustment (ZBA) | ALT 2 | | | | |