



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA
September 3, 2024
6:00 p.m.

Planning Board

Call to Order

Determination of Quorum

Pledge of Allegiance

1. Approval of Agenda

2. Approval of Minutes **August 5, 2024**

New Business

3. Draft Ordinance Review **ZMA 2024-09-09-1 Circle K**

Recess to Hold Board of Adjustment Meeting

Board of Adjustment

Call to Order 6:15 p.m.

Determination of Quorum

1. Approval of Agenda

2. Approval of Minutes **August 5, 2024**

New Business

None

Old Business

3. Appointment Recommendation **Vacancy**

Angela Nee's resignation created a vacancy in seat T3. This seat needs to be filled by a town resident. It is staff's recommendation that alternate Board of Adjustment member Jerry Holshouser be recommended to be appointed to fill the vacancy due to his residency as well as his proposed Planning Board term expiration of 7/31/2026. This item was continued at the July meeting and again at the August meeting.

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, August 5, 2024**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Ronald Jacobs, Fred Krusemark

Not Present: Greg Summitt, Jerry Holshouser, Dolores Shannon (A)

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. Jacobs made a motion to approve the agenda. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

June 3, 2024

ACTION: Mr. Jacobs made a motion to approve (*the June 2024 meeting minutes*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

New Business

3. Draft Ordinance Review

ZMA 2024-08-08-1 3000 Old Concord Road

Mr. Flowe introduced the Zoning Map Amendment request for parcels 402 073, 402 078, and 402 018 submitted with a petition for voluntary non-contiguous annexation into the town. Mr. Flowe explained the annexation process and the Planning Board's role. The property does not currently have a zoning designation so a concurrent public hearing will be held with the public hearing on the petition for annexation to designate the initial zoning on the Official Zoning Map. The Board reviewed the Annexation Memo provided by Mr. Flowe as well as the draft ordinance for the Zoning Map Amendment. Mr. Flowe pointed out the property's location on the Future Land Use Map and stated staff recommended a zoning classification of "Industrial" on the OZM and a designation of "Employment/Manufacturing" on the FLUM. The use does fit what was discussed by the Planning Board regarding that area of the FLUM.

There was discussion on the motion of whether "Industrial" was the right fit for the property.

ACTION: Mr. Krusemark made a motion to recommend approval of ZMA 2024-08-08-1 to the Mayor and Town Council. Mr. Jacobs seconded the motion. The motion passed 4-0.

Recess

ACTION: Mr. Jacobs made a motion to recess (*to hold the Board of Adjustment meeting*). Mr. Krusemark seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:20 p.m.

Chairman Hudson called the Planning Board meeting back to order at 6:24 p.m.

4. Draft Ordinance Review

ZMA 2024-09-12-1 Hill Street

Mr. Flowe introduced the Zoning Map Amendment request for parcel 352 016 from “Single-Family Residential 3 (SFR-3)” to “Residential Main Street Transition (RMST)”. The Board viewed the property’s location on the zoning map. The property is contiguous to a property that is currently zoned RMST. Mr. Flowe stated that, when the current zoning map was drawn up, if the property had already been developed it would most likely have also been designated as RMST as well. Generally speaking, the RMST would not be used randomly.

Mr. Flowe shared that the change in zoning would have three primary effects. The first would be the change in eligible density which would be much higher. Mr. Krusemark asked how that would affect the adjacent properties. Mr. Flowe responded that design standards for a future project would minimize any negative effects. Mr. Flowe stated that another aspect would be how the density was employed. The current SFR-3 is single-family residential. The RMST also allows attached housing and small-scale multi-family, up to 8 units. Mr. Flowe shared that does help with aging in place. Mr. Flowe stated the applicant was not present at the Planning Board meeting but was holding a neighborhood meeting to share information and answer questions. All the adjacent property owners have been invited.

Mr. Flowe provided some specifics of the RMST versus SFR-3 zoning designation including lot width and setback requirements. The Board discussed concerns including parking. Mr. Flowe stated that nothing had been submitted yet, so the plan for the property’s use wasn’t yet known, only what was allowed. The Planning Board discussed the options for moving forward including recommending approval, not recommending approval, and tabling the decision for further consideration.

ACTION: Mr. Jacobs made a motion to table the item. Mr. Krusemark seconded the motion. The motion passed 4-0.

Mr. Flowe will contact the applicants and update them on the Planning Board’s discussion.

Old Business

5. Adopted Ordinance Review

Article 8 Review – Table of Uses

The Board discussed the timeline for the review of Article 8 and agreed to review sections individually and bring back any observations on what was working and what was not at the next meeting. Mr. Flowe can be contacted directly with any questions.

Mr. Jacobs had a question for Mr. Flowe on walkability in the town and the condition of sidewalks on Main Street and Highway 52. Mr. Flowe stated that the QDO will help with new development, but older areas could only be fixed by updates made by public spending. Older federal standards only required 40” sidewalks.

Adjournment

ACTION: Mr. Jacobs made a motion to adjourn. Mr. Krusemark seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 7:11 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-2024-09-12-1

BE IT ORDAINED by the Mayor and Town Council 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 property of JONES CHRIS & YARBOROUGH LAKOYA, described as Rowan County Parcel located at 0 Hill Street (Parcel 352 016, PIN 5677-05-18-4947) and described with illustration in Attachment “A” attached hereto. Said parcel consists of approximately 3.24 acres.

Part 1. Consistency with Adopted Comprehensive Plan.

The Town Council finds that a zoning map amendment applicable to the subject properties, from the current designation of "Single-Family Residential-3 (SFR-3)" to a new zoning designation in accordance with G.S. 160D-604(a) of "Residential Main Street Transition (RMST)" is consistent with the Town's 2040 Comprehensive Land Use & Master Plan (the Plan) and the "Neighborhood" designation on the Plan's "Future Land Use Map", as required by G.S. 160D-605(a).

Part 2. Statement of Reasonableness.

This amendment is reasonable because the subject property allows for the creation of new neighborhoods supporting the local businesses of the Town while improving connectivity and infrastructure to improve the quality of life for Granite Quarry residents by enabling additional housing opportunities developed in accordance with the GQDO.

Part 3. Establishment of New Zoning Designation.

That Rowan County Parcel 352 016, PIN 5677-05-18-4947 as shown in Attachment “A” attached hereto shall be designated “Residential Main Street Transition (RMST)” on the Official Zoning Map.

Part 4. Effective Date.

This Ordinance shall be effective at 12:01 AM on the 13th day of September 2024.

Adopted this 12th day of September 2024.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

Attachment "A"

