



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
April 7, 2025
6:00 p.m.

Call to Order
Determination of Quorum
Pledge of Allegiance

1. Approval of Agenda

ACTION REQUESTED: Motion to (approve agenda as presented OR with amendments).

2. Approval of Minutes

March 3, 2025

ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

None

Old Business

None

Recess for Technical Review Committee PB Input

Technical Review Committee

- 1) Chick-Fil-A
- 2) 2121 Heilig Road

Reconvene Planning Board Meeting

Recess to Hold Board of Adjustment Meeting

Reconvene Planning Board Meeting

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, March 3, 2025**

Present: Chair Joe Hudson, Greg Summitt, Jerry Holshouser, Fred Krusemark

Not Present: Vice-Chair Jared Mathis, Ronald Jacobs, 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. Krusemark made a motion to approve the agenda. Mr. Summitt seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

February 3, 2025

ACTION: Mr. Summitt made a motion to approve *(the February 3, 2025 meeting minutes)*. Mr. Krusemark seconded the motion. The motion passed with all in favor.

Old Business

None

New Business

3. Draft Ordinance Review

ZTA 2025-04-14 Stormwater GQDO Art 16 & 19

Mr. Flowe introduced the Zoning Text Amendment to make updates to the Granite Quarry Development Ordinance regarding stormwater. Mr. Flowe explained the reasoning behind the amendment and provided background on why the State first started to allow local stormwater review. He shared that the State now has adequate personnel and can complete the review more quickly than the Town. The amendment would repeal and replace Article 19 and would make changes to Article 16 sections 16.2-12, 16.2-14, 16.2-17, and 16.2-20. Mr. Flowe proposed an addition to the draft ordinance included in the agenda packet. The addition would be the new Part 7 and would reduce the setback from the right-of-way of I-85 in the C-85 District from twenty-four feet to twelve feet.

There was discussion regarding the setback. After discussion, there was Board consensus to recommend eight feet instead of twelve feet. The amendment would be to Article 8 Section 8.4-8(E)(2). The Board reviewed the proposed amendments and asked questions regarding specific changes.

ACTION: Mr. Krusemark made a motion to recommend approval *(of ZTA 2025-04-14 to the Mayor and Town Council with the modification to part 7 as discussed)*. Mr. Summitt seconded the motion. The motion passed 4-0.

Chairman Hudson recognized Mr. Flowe to introduce the newest member of his staff, Matt Talbott, who will be working with the Town. Mr. Talbott shared information about himself and stated he was looking forward to working with the Board.

Adjournment

ACTION: Mr. Krusemark made a motion to adjourn. Mr. Summitt seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 6:29 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk