



**Town of
GRANITE QUARRY**
TOWN OF GRANITE QUARRY
PLANNING BOARD
REGULAR MEETING AGENDA
August 4, 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** **April 7, 2025**
ACTION REQUESTED: Motion to (approve minutes as presented OR with amendments).

New Business

- 3. Draft Ordinance** **Amendment to Comprehensive Land Use & Master Plan**
ACTION REQUESTED: Motion to recommend approval of Ordinance CLUP 2025-08-11 to amend the Comprehensive Land Use & Master Plan.
- 4. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-1**
ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2025-08-11-1 to amend the Granite Quarry Development Ordinance.
- 5. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-2**
ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2025-08-11-2 to amend the Granite Quarry Development Ordinance.
- 6. Draft Ordinance** **Text Amendment Request ZTA 2025-08-11-3 PB**
ACTION REQUESTED: Motion to recommend approval of Ordinance ZTA 2025-08-11-3 to amend the Granite Quarry Development Ordinance.

Old Business **None**

Adjourn



**TOWN OF GRANITE QUARRY
PLANNING BOARD MEETING
REGULAR MEETING MINUTES
Monday, April 7, 2025**

Present: Chair Joe Hudson, Vice-Chair Jared Mathis, Jerry Holshouser, Fred Krusemark
Not Present Greg Summitt, 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: Vice-Chairman Mathis made a motion to approve the agenda. Mr. Krusemark seconded the motion. The motion passed with all in favor.

2. Approval of Minutes

March 3, 2025

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

Old Business
New Business

None
None

Recess for Technical Review Committee PB Input

Technical Review Committee

- 1) Chick-Fil-A
- 2) ~~2121 Heilig Road~~ Chamandy Drive

ACTION: Mr. Krusemark made a motion to recess the meeting to attend a Technical Review Committee meeting. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor.

The meeting was recessed at 6:03 p.m.

Chairman Hudson called the Planning Board meeting back to order at 6:17 p.m.

Adjournment

ACTION: Mr. Krusemark made a motion to adjourn. Vice-Chairman Mathis seconded the motion. The motion passed with all in favor. Chairman Hudson closed the meeting at 6:18 p.m.

Respectfully Submitted,

Aubrey Smith

Town Clerk

An Ordinance to Amend

Town Plan 2040 - Comprehensive Land Use & Master Plan

Ordinance #CLUP 2025-08-11

WHEREAS, the Town Council of Granite Quarry has called for the development of a comprehensive land use plan in accordance with G.S. 160D-501; *and*

WHEREAS, the Town Council of Granite Quarry procured a consultant and directed the Planning Board to undertake such a planning process; *and*

WHEREAS, on June 5, 2023 the Town of Granite Quarry Planning Board, by unanimous vote, recommended the adoption of *Town Plan 2040 Comprehensive Land Use & Master Plan* in accordance with the procedures of G.S. 160D-501(c) and Article 6 of G.S. 160D; *and*

WHEREAS, a public legislative hearing was held on the 19th day of June, 2023; *and*

WHEREAS, the Town Council of Granite Quarry continues in its commitment to the future of Granite Quarry, *and*

WHEREAS, the Town Council of Granite Quarry adopted the Comprehensive Land Use & Master Plan on the 19th day of June, 2023, *and*

WHEREAS, the Town Council of Granite Quarry is committed to increase economic development opportunities in eastern portions of Granite Quarry's sphere of influence shown on the current Future Land Use Map appearing in the Comprehensive Land Use & Master Plan as amended by Ordinance #2024-04.

NOW, THEREFORE, BE IT ORDAINED, by the Town Council of Granite Quarry to amend the *Town Plan 2040 Comprehensive Land Use & Master Plan* as the requisite plan for the Town and to implement the foundational principles of the plan through strategic initiatives as deemed responsible and fiscally sound by this and future Councils.

Adopted this the ___th **day of** _____, **2025.**

Brittany Barnhardt, Mayor

Aubrey Smith, Town Clerk

SEAL

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

Ordinance Number ZTA-2025-08-11-1

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

WHEREAS, the amendment of the GQDO to periodically update administrative procedures and from time to time refine certain policies 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 transition from prior policies to modern adopted policies; then,

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

PART 1. The text of Article 12, Section “12.3-1 – Medium and Low-Density Lots.” is hereby revised to read:

“Medium and Low-Density Lots. To enable emergency access to occupant area on *Lots of Record* equal to or greater than sixty (60) feet in width, but less than 120 feet in width, established after July 1, 2026, minimum required off-street parking space(s), whether enclosed or not, shall be recessed at least 3.5 feet behind the primary front plane of the Conditioned Space of a residential structure.”

PART 8. This Ordinance shall become effective at 12:01 AM EST on August 12, 2025.

ADOPTED on this the 11th day of August 2025.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk

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

Ordinance Number ZTA-2025-08-11-2

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

WHEREAS, the amendment of the GQDO to periodically update administrative procedures and from time to time refine certain policies 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 transition from prior policies to modern adopted policies; then,

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

PART 1. Article 12, Section 12.12, “**Table 12-1 - Off-Street Parking Requirements and Bicycle Alternative as an Incentive**” is hereby amended for the Type of Land Use – Residential “**Dwellings, single-family detached and attached**” to require a minimum of two off-street parking spaces. *Exhibit “A” indicates retained language and language to be removed by strike-through.*

PART 2. This Ordinance shall become effective at 12:01 AM EST on August 12, 2025.

ADOPTED on this the 11th day of August 2025.

s/ _____
Brittany H. Barnhardt, Mayor

s/ _____
Aubrey Smith, Town Clerk

EXHIBIT “A” – ILLUSTRATING CHANGE TO TABLE 12-1

Table 12-1

Type of Land Use	Off-street Parking Spaces to be Provided:	
	<u>Minimum</u>	<u>Maximum</u>
Accessory dwelling unit	1	2
Dwellings, multi-family with 2 bedrooms or less	1.5 per unit	2 per unit
Dwellings, multi-family with 3 bedrooms or more	2.5 per unit	3 per unit
Dwellings, attached age restricted	0.75 per unit	1.5 per unit
Dwellings, single-family detached and attached with 2 bedrooms or less	2 per unit	not applicable
Dwellings, single family detached and attached with 3 bedrooms or more	3 per unit	not applicable

DRAFT for Planning Board Review 20250804

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

Ordinance Number ZTA-2025-08-11-3

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

WHEREAS, the amendment of the GQDO to periodically update administrative procedures and from time to time refine certain policies 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 transition from prior policies to modern adopted policies in compliance with state law; then,

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

PART 1. Article 4, Section 4.2-2, “Membership by Appointment” is hereby amended to read as follows:

4.2-2 Membership by Appointment. The *Planning Board* shall consist of seven (7) members, five (5) members who shall reside within the Town Limits, and two (2) members who shall reside within the Town’s area of extraterritorial jurisdiction (ETJ) in accordance with G.S. 160D-307. Members residing within the Town Limits shall be appointed by the Council in accordance with G.S.160D-310. Members residing outside the Town Limits within the area of Granite Quarry ETJ shall be appointed by the Rowan County Commission. All members shall have equal rights, privileges and duties; except as defined for officers by adopted Rules of Procedure. All members shall be appointed for three (3) year terms except in making the original appointments.

(A.) Seating Members. In making the original appointment three (3) members shall be appointed for a three (3) year term, one of which shall be an ETJ member; two (2) members shall be appointed for a two (2) year term, one of which shall be an ETJ member; and two (2) members shall be appointed for a one (1) year term.

(B.) Alternates. The Council may, in its discretion, appoint alternate members to serve on the *Planning Board* in the absence or temporary disqualification of any regular member or to fill a vacancy pending appointment of a member. Alternate members shall be appointed for the same term, at the same time, and in the same manner as regular members. Each alternate member, while attending any regular or special meeting of the board and serving on behalf of any regular member, shall have and may exercise all the powers and duties of a regular member. (G.S. 160D-301(a))

PART 2. This Ordinance shall become effective at 12:01 AM EST on August 12, 2025.

ADOPTED on this the 11th day of August 2025.

s/ _____

Brittany H. Barnhardt, Mayor

s/ _____

Aubrey Smith, Town Clerk

DRAFT for Planning Board Review August 4, 2025