

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

Ordinance Number ZTA-2025-04-14

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 economic environment for local businesses, and civic entities; then,

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

**PART 1. Article 19 – Stormwater” is hereby repealed and replaced to read:**

**“STORMWATER PROTECTION**

**19.1 Purpose and Authority, Adoption of State & Federal Standards by Reference**

The purpose of this Article is to protect, maintain and enhance the public health, safety, environment and general welfare by incorporating the applicable requirements of the State of North Carolina and United States Army Corps of Engineers rules establishing minimum requirements and procedures to control the adverse effects of issues related to increased stormwater runoff and nonpoint and point source pollution, buffer protection, and illicit discharges into municipal stormwater systems. It has been determined that proper management of construction-related and post-Development stormwater runoff, illicit discharges, and buffer protection will minimize damage to public and private property and infrastructure; safeguard the public health, safety, and general welfare; and protect water and aquatic resources. This Article applies to all properties within the Town of Granite Quarry and its extraterritorial jurisdiction, regardless of whether the property is currently being “developed” or not.

The Town Council of the Town of Granite Quarry is authorized to adopt this Article pursuant to North Carolina law, including but not limited to Article 14, Section 5 of the Constitution of North Carolina; North Carolina General Statutes §143-214.7 and rules promulgated by the Environmental Management Commission thereunder; Session Law

2004-163; Chapter §160A, §§ 174, 185; as well as Chapter §113A, Article 4 (Sedimentation Pollution Control); Article 21, Part 6 (Floodway Regulation); Chapter §160D (Local Planning and Development Regulation).

## **19.2 Findings**

It is hereby determined that:

19.2-1 Development and Re-Development alter the hydrologic response of local watersheds and increase stormwater runoff rates and volumes, flooding, soil erosion, stream channel erosion, nonpoint and point source pollution, and sediment transport and deposition, as well as reducing groundwater recharge;

19.2-2 These changes in stormwater runoff contribute to increased quantities of water-borne pollutants and alterations in hydrology that are harmful to public health and safety as well as to the natural environment; and

19.2-3 These effects can be managed and minimized by applying proper design and well-planned controls to manage stormwater runoff from Development sites.

19.2-4 Therefore, the Town of Granite Quarry Town Council adopts the aforementioned water quality and quantity regulations of state and federal law regarding control of stormwater runoff and discharge making violation of said regulations and/or provisions of any agreement, permits, etc. issued by the state for any development within the Town a violation of this Ordinance subject to the enforcement provisions of Article 23 herein.”

## **PART 2. Article 16 – Subdivisions, Section 16.2-12 is hereby repealed and replaced to read:**

“Storm-water management.

(A.) Design of the stormwater management system shall be consistent with the Town of Granite Quarry’s storm-water regulations, as contained Article 19 of this Ordinance.

(B.) The stormwater management system design shall comply with the specifications set forth NCDEQ and the Town of Granite Quarry Technical Standards & Specifications Manual.”

## **PART 3. Article 16 – Subdivisions, Section 16.2-14 is hereby repealed and replaced to read:**

“Buffer Strips – Streams. Buffer strips shall be provided along perennial streams as required by the United States Army Corps of Engineers.”

**PART 4      Article 16 – Subdivisions, Section 16.2-17 is hereby repealed and replaced to read:**

“Utilities - Water and Sewer Systems.

- (A) Connection to System Required. Any development which has Salisbury-Rowan Utilities (SRU) or other public water and/or sewer system lines available shall be required to extend the public water and/or sewer system throughout the development to each lot located therein. All required line extensions shall include appropriate valves, hydrants, taps, service, manholes, lift stations, pumps and clean outs to the property line of each lot as required by SRU.

In any case where a public water and/or sewer system intended to serve more than two (2) lots is proposed to be installed in a development as part of the plan approval process, such system shall be considered to be a required improvement within the context of the Section regardless of whether such a system is an extension of the Town system or not and such system shall be required to be installed by the developer. This requirement includes both facilities within the development and off-site facilities which are essential to providing the service to the property.

Where public sanitary water and sewer are not available as defined in (B) below, structures shall be connected to an approved private water supply and sewage disposal system.

- (B) RESERVED.

- (C) Exemption from Extension of Lines. In the event the Town, for whatever reason, elects not to allow water and/or sewer service extension to a development, then the developer is not required to extend such services.

- (D) Oversized Water and Sewer Facilities. The Town may, in order to serve future development, require the developer to install certain oversized water and sewer improvements and/or to increase such improvements to a size and/or extent beyond that necessary for the needs created by the subdivision. In such cases, the Town shall enter into a Development Agreement to reimburse the developer for the oversizing and/or extension based upon rates as agreed to by the Town.

- (E) Annexation Required. In any case where a new development connects to the SRU water and/or sewer system, such development shall be voluntarily annexed into the Town prior to the approval of a final plat, for a subdivision, or the issuance of a Zoning Permit, where the subdivision of land is not involved.

- (F) Installation Requirements. All water and sewer extensions for new development inside or outside the corporate limits will be made by licensed contractors. No water or sewer line may be connected to the system of the SRU unless such line properly designed and constructed to service the properties intended to be served directly by such line and of a size and design sufficient to accommodate any necessary expansion of the water and sewer system to serve other properties, including fire protection.

SRU shall own and control any and all water and sewer lines and related facilities connected to and serviced by its water or sewer system.

Because the extension of water or sewer lines to certain properties benefits the owners of such properties by raising property values, the cost of such extension shall be borne by the developers of such properties as provided in this article except in instances when the Town Council makes a determination that the Town is obligated to extend such utilities when it determines that it is the best interest of the Town to do so. In making such a conclusion, it must be demonstrated by the developer to the Town Council that ad valorem taxes to be gained by the Town from the properties which will be served by the proposed utilities will over a five (5) year period exceed the cost incurred by the Town for making such utility extensions.

Additional requirements regarding sizes and installation methods are available from the SRU, Public Works Department and/or the Town Engineer.

- (G) Extensions Required by State Law and Emergency Situations. To comply with municipal obligations by state statutes, or in cases of emergency where it is found to be in the public interest or necessary to protect the public health, the Town may authorize extensions of water or sanitary sewer into specific areas.”

- (H) RESERVED.

- (I) RESERVED.

- (J) Extensions to New Development. Any person desiring to install any water or sewer line for new developments within the Town’s service area to be connected to and served by the water and sewer system of the SRU shall make application on forms provided by the SRU and shall furnish such information or exhibits as are required by such application forms.

Such application for extension, whenever possible, shall be made simultaneously with the appropriate Development Review Process for the type of development proposed.

The applicant shall submit engineering plans, profiles and specifications for such water main or sewer line, including those for any required fire hydrants, valves, manholes, sewer lift stations, force mains or other appurtenances necessary in connection therewith, to the SRU and the Town. All plans shall bear the seal of a registered professional engineer. See Article 7.

(K) Denial of Extension. The SRU may independently choose not to approve any contract for the installation of any water main or sewer line to be connected to and served by its water or sewer system if in its judgement, the projected volume of water that would be used by any properties to be serviced thereby would unduly burden the available water supply or sewage treatment capacity of the SRU, or it would not be feasible or otherwise suitable for the SRU to commit itself to such cost.”

**PART 5. Article 16 – Subdivisions, Section 16.2-20 is hereby repealed and replaced to read:**

“Buffering Requirements. Proposed residential subdivisions adjacent to established non-residential development shall establish, along its entire contiguous boundary a Type “B” buffer as defined in Article 11.”

**PART 6. Article 3 – Definitions is hereby amended to insert the abbreviation and meaning of such abbreviation to read “SRU – Salisbury-Rowan Utilities”**

**PART 7. Article 8 – Districts, Section 8.4-8(E)(2) is hereby amended to revise the “Minimum Street Setback from r/w of Interstate Hwy 85” from “24” to “8”.**

**PART 8. This Ordinance shall become effective at 12:01 AM EST on April 15, 2025.**

**ADOPTED on this the 14<sup>th</sup> day of April 2025.**

s/ \_\_\_\_\_

**Brittany H. Barnhardt, Mayor**

s/ \_\_\_\_\_

**Aubrey Smith, Town Clerk**