



ST PAULS CHURCH RD
ZMA 2023-11-13
LGI HOMES
URBAN DESIGN PARTNERS



Rezoning
Petition

FAITH RD

ST PAULS CHURCH RD

BYRD RD
SR 2313

W PEELER ST
SR 2313

TWILIOA
SR 26

CH RD

Granite Quarry Town Plan 2040

The Comprehensive Land Use and Master Plan is a living document that provides information and perspective used to pinpoint and prioritize actions to support a resilient, self-sustaining community.

Granite Quarry Development Ordinance (GQDO)

The GQDO simplifies, consolidates and updates the regulations that guide development into a single document and aligns these standards with the vision of the 2040 Town Plan.

Future Land Use Map

A map that translates place-based policies from the 2040 plan to specific locations throughout the community. This is used as a guide for zoning map amendments.

WHAT IS ZONING?

Zoning is the town's method of classifying land by usage.

AG

CIV

TNDO

SFR-1

MU-1

SCO

SFR-2

MU-2

HIO

SFR-3

C-52

MFO

RMST

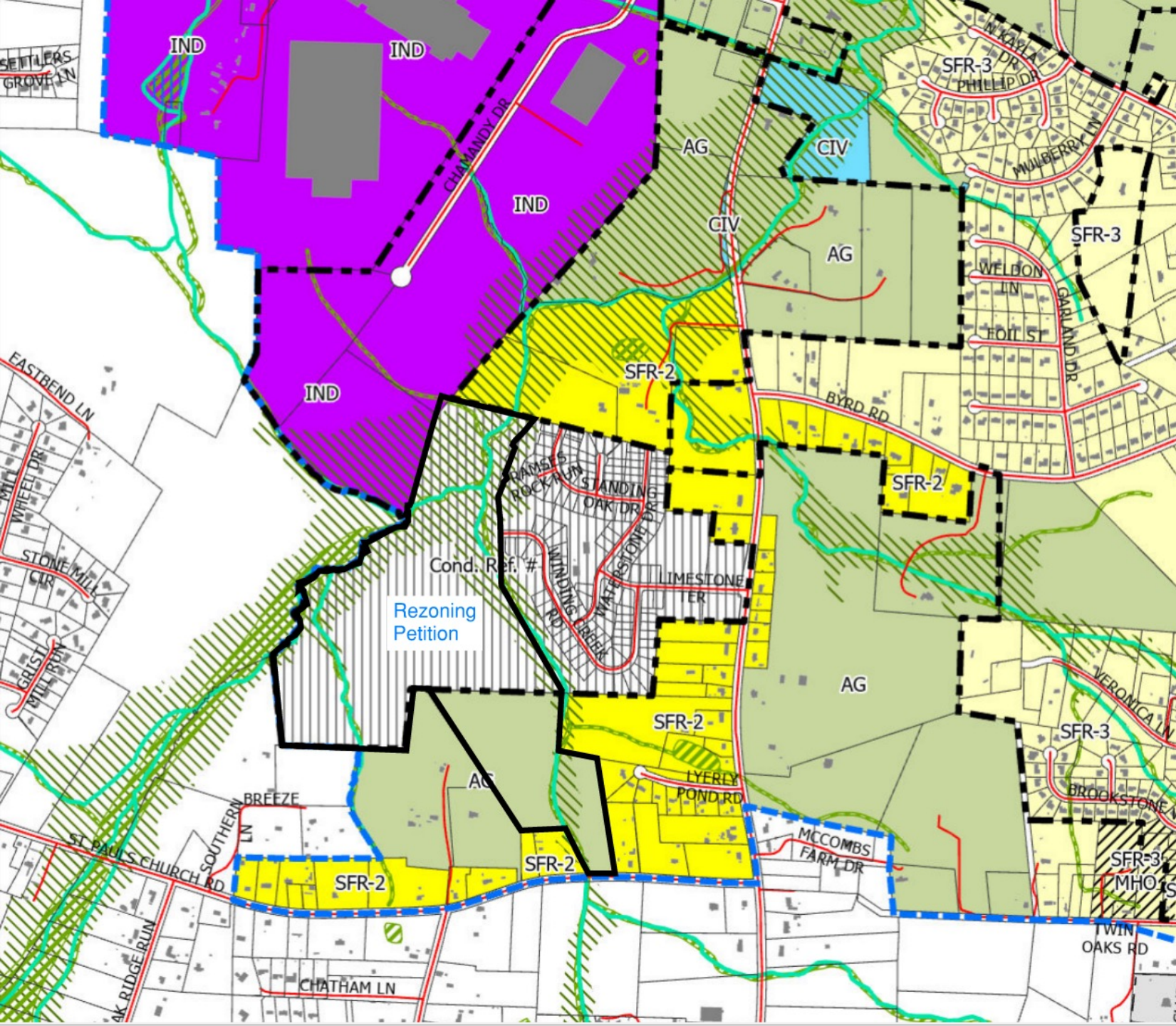
VSR

MHO

MS

IND

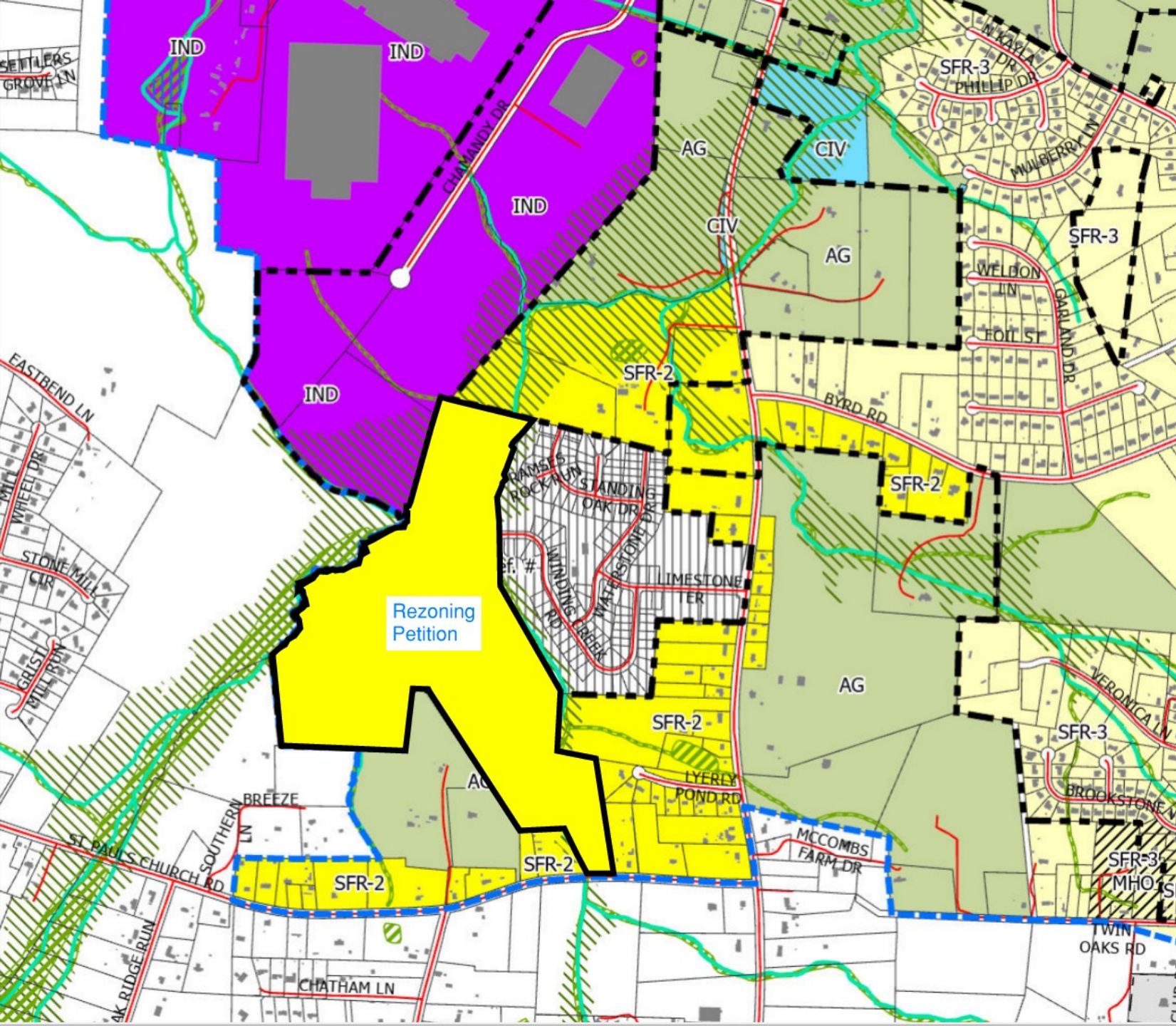
- Conventional Rezoning: AG → SFR-2
- Setbacks: Front, Side, Rear
- Types of Zoning Districts:
 - General Use
 - Overlay



Current Zoning:

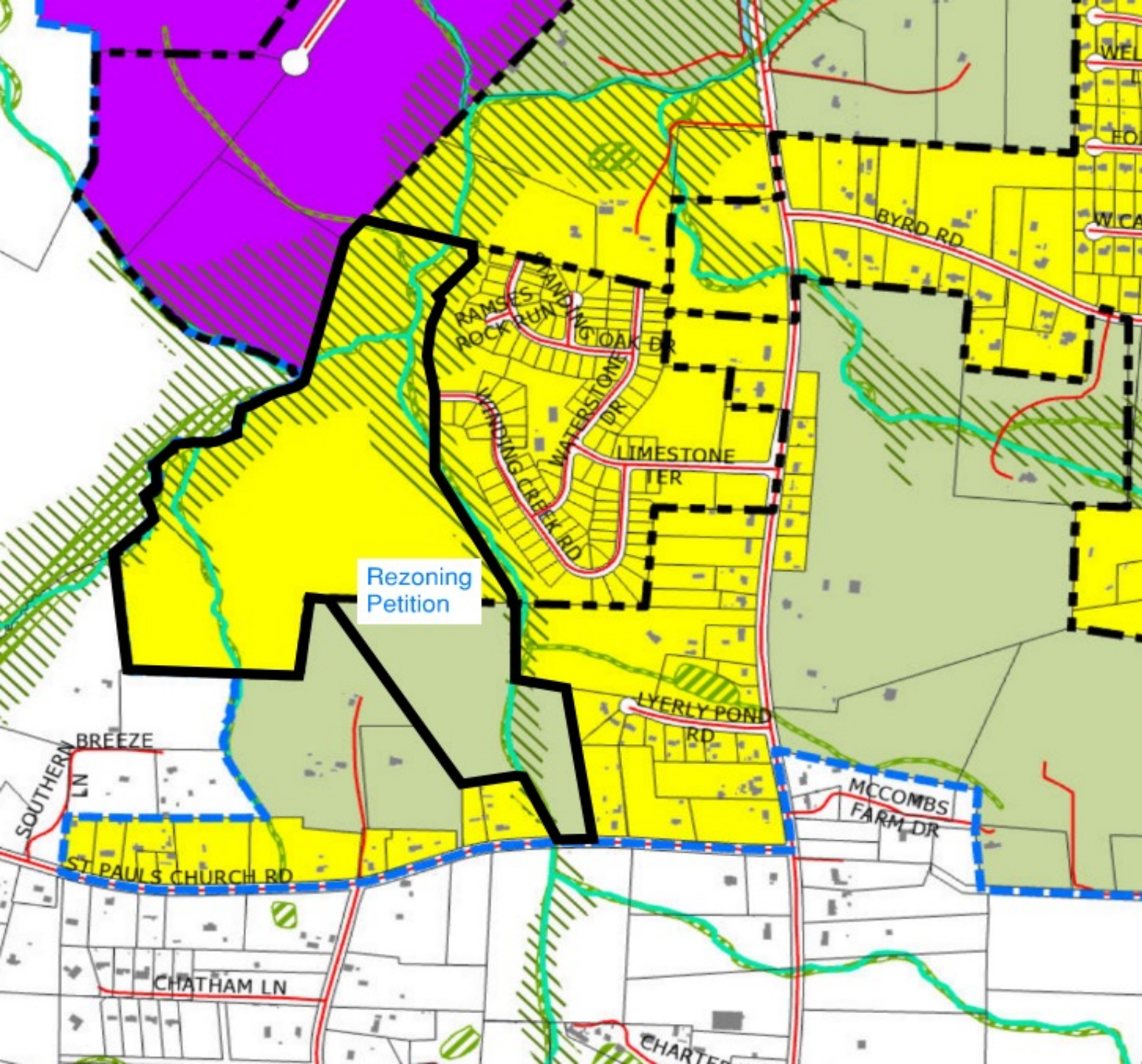
AG

PUD (CUD)



Proposed Zoning:

SFR-2



Future Land Use:

- Rural 
- Neighborhood 

The Single-Family Residential Districts (SFR-1, SFR-2 and SFR-3) provide for the completion of existing residential neighborhoods and the development of new residential neighborhoods. Allowed building/lot types in the Single-Family Districts are Detached House. Listed uses are restricted to Single-Family, including duplex (two-family), homes and their accessory uses. Neighborhoods in these districts are the dominant land use in Granite Quarry and are a major element in defining the character of the community. Standards for the Single-Family Residential Districts promote that new development maintains the character of the community. The Single-Family Residential Districts permit the completion and conformity of conventional residential subdivisions already existing or approved in sketch plan form by the Town of Granite Quarry prior to the effective date of these regulations.

Listed Building and Lot Types: Detached House

Gross Residential Density Limit, excluding Accessory Dwellings meeting the limitations of and in accordance with Article 10, Section 10.1-3:

- (1.) SFR-1: 1.00 unit/acre
- (2.) SFR-2: 2.00 units/acre
- (3.) SFR-3: 3.00 units/acre

	SFR-2
LOT DIMENSIONS	
Minimum Lot Size (gross square feet)	17,450
Minimum Lot Width measured at Front Street Setback	72'
PRINCIPAL STRUCTURES	
Minimum Front Street Setback measured from Street Right-of-way	33'
Minimum Rear Yard Setback	9'
Minimum Side Yard Setback	9'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	21'
ACCESSORY STRUCTURES	
Minimum Front Street Setback measured from Street Right-of-way	73'
Minimum Rear Yard Setback	5'
Minimum Side Yard Setback	5'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	22.5''
MINIMUM REQUIRED PARKING, WHETHER ENCLOSED OR NOT	
Minimum Front Street Setback measured from Street Right-of-way	36.5'
Minimum Corner Lot Side Street Setback measured from Street Right-of-way	22.5'

Table 8.1 - Table of Uses L=listed use S=special use A=use listed with additional standards Section 1 - General Uses of the following:	SIC	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2 & SFR-3)
ABC Store (liquor sales)	5921		
Accessory Dwelling Unit		A (10.1-3)	A (10.1-3)
Adult Establishment/Uses			
Bookstore, Adult			
Cabaret, Adult			
Massage Parlor			
Motel, Adult			
Movie, Adult - Rental, Sales			
Retail, Adult Products			
Motion Picture Theater, Adult			
Agricultural Based Business Facilities		S (10.2-4)	
Agricultural Production (Crops only)		L	L
Agricultural Production (Crops & Livestock)		L	
Agricultural Production (Within Buildings)		L	
Alteration, Clothing Repair			
Ambulance, Fire, Rescue Station		L	
Amusement/Water Parks, Fairgrounds	7996		
Antique Store	5932		
Apparel Sales (Clothing, Shoes, Accessories)	5600		
Appliance Repair, Refrigerator or Large	7623		
Appliance Store	5722		
Arts and Crafts Store			
Asphalt Plant	2951		
Athletic Fields		L	L
Auditorium, Coliseum or Stadium			
Auto Supply Sales	5531		
Automobile Dealers	5571		
Automobile Rental or Leasing	7510		
Automobile Repair Services (Major)			
Automobile Repair Services (Minor)			
Automobile Towing and Storage Services	7549		
Bakery	5461		
Bank, Savings and Loan, or Credit Union	6000		
Barber Shop	7241		
Bar (with/without Beverage Production Accessory Use)	5813		
Batting Cage, Indoor			
Batting Cages, Outdoor	7999		
Beauty Shop	7431		
Bed & Breakfast (incl. Tourist Home, Boarding House except when "Residential Tourist/temporary residence")	7011	A (10.1-8)	
Bicycle Assembly (Bike Shop)	3751		
Billiard Parlors	7999		
Bingo Games	7999		
Boat Repair	3730		

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Boat Sales	5551		
Bookstore	5942		
Bowling Lanes (bowling alley)	7933		
Building Supply Sales	5211		
Bulk Mail and Packaging	4212		
Bus Terminal	4100		
Camera Store	5946		
Camp Ground (Recreational Vehicle Park)		A (10.1-39)	
Candy Store	5441		
Car Wash	7542		
Casino for Games of Chance (RESERVED)			
Cellular Communications Facilities (See "Wireless")			
Cemetery or Mausoleum		A (10.1-10)	
Clothing, Shoe and Accessory Store	5600		
Club or Lodge	8640		
Coin Operated Amusement	7993		
College or University	8220		
Communication or Broadcasting Facility, without Tower	4800		
Computer Sales and Service			
Convenience Store (with gasoline pumps)	5411		
Convenience Store (without gasoline pumps)	5411		
Correctional Institution (RESERVED)	9223		
Country Club with or without Golf Course	7997	A (10.1-13)	
Crematorium			
Dance School	7911		
Day Care Center for Children or Adults (6 or more)	8322	A (10.1-14)	
Day Care Center, Home Occupation for less than 6 children		A (10.1-15)	
Department, Variety or General Merchandise Store	5300		
Dormitories			
Drive Through Window as Accessory Use			
Drugstore/Pharmacy, without Drive Through Window	5912		
Dwelling(s) (see Residential Dwellings)			
Electronic Gaming Operation			
Equestrian Facility	7999	S (10.2-7)	
Equipment Rental & Leasing (no outside storage)	7350		
Equipment Rental (w/fenced outside storage)	7350		
Equipment Repair, Heavy	7690		
Event and Wedding Venue		L	
Fabric or Piece Goods Store	5949		
Family Care Facility (Family Care Home)		L	L
Farmers Market		L	
Fences & Walls (see 2.13)		L (2.13-2)	L (2.13-2)
Fire, Ambulance, Rescue Station		L	
Firearms and Ammunition Sales, (incl. Custom Gunsmith)			
Floor Covering, Drapery, and/or Upholstery Sales	5710		

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Florist	5992	L	
Fortune Tellers, Astrologers RESERVED	7999		
Fuel Oil Sales and Distribution for "Home" or other Delivery	5980		
Funeral Home without Crematorium	7261		
Furniture Framing	2426		
Furniture Repair Shop	7641		
Furniture Sales	5712		
Game Room, Video Game Room, Coin Operated	7993		
Garden Center or Retail Nursery	5261		
Gift or Card Shop	5947		
Golf Course (See Country Club with Golf Course)	7992	A (10.1-13)	
Golf Course, Miniature	7999		
Golf Driving Range	7999	A (10.1-19)	
Grocery Store	5400		
Group Care Facility		S (10.2-8)	S (10.2-8)
Hardware Store	5251		
Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)			
Hobby Shop	5945		
Home Furnishings Sales	5719		
Home Occupation		A (10.1-21)	A (10.1-21)
Hospital	8062		
Hotel or Motel	7011		
Jewelry Store	5944		
Junked Motor Vehicle Storage as Accessory Use		A (10.1-22)	
Junkyards, Salvage Yards, Used Auto Parts	5015		
Kennels or Pet Grooming w/Outdoor Pens or Runs		A (10.1-23)	
Kennels or Pet Grooming, No Outdoor Pens or Runs		L	
Laboratory, Medical or Dental	8071		
Landfill, Demolition Debris, Minor and Major RESERVED			
Landscape Services with Outside Storage	780	L	
Laundromat, Coin-Operated	7215		
Laundry or Dry Cleaning	7211		
Library	8231		
Lighting Sales and Service			
Manufactured Home/Dwelling Sales	5271		
Manufacturing & Industry (see Table 8.1, sect. 2)			
Marjuana and/or Cannabis Operation		S(10.2-4)	
Market - Tailgate (Fresh Foods & "Food Trucks") (as Temporary Use - see Article 15)			
Market Showroom (Furniture, Apparel etc.)			
Martial Arts Instructional Schools	7999		
Medical, Dental or Related Office	8000		
Metal Coating and Engraving	3470		
Metal Processing	3350		

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Photography Studio	7221		
Physical Fitness Center, Health Club	7991		
Police Station			
Portable Storage Unit (POD) (as Temporary Use - see Article 15)			
Post Office			
Printing and Publishing Operation	2700		
Printing, Photocopying and Duplicating Services	7334		
Raceway (Go-cart, Motorcycle, &/or Automobile)	7999		
Recorded Media Sales (Record/Compact Disc/Tape)	5735		
Recreational Vehicle and/or Campground Park			A (10.1-39)
Recreational Vehicle Sales (new and used)			5561
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)			8661
Residential Uses (Dwellings)			
Dwelling, Accessory Unit		A (10.1-3)	A (10.1-3)
Dwelling, Attached House (incl. term "Townhouse")			
Dwelling, Manufactured Home (see sub-sections 22.5-2 & 10.1-36 for replacement units)			
Dwelling Park, Manufactured Home (see sub-sections 2.20 & 22.5-1)			
Dwelling, Multifamily 8 Units or Less			
Dwelling, Multifamily (apartments or condominiums)			
Dwelling, Single-Family Detached, including Duplex (2-family), may also include Modular Construction		L	L
Temporary Family Health Care Structure (per G.S. 160D-915(a)(5))		L	L
Tourist/temporary Residence (see section 2.23)			
Restaurant (w/drive-thru window acc. use - see 10.1-17)	5812		
Retail Sales Not Otherwise Listed			
Retreat Center		L	
Satellite Dish As Accessory Use		L	L
Sewage Treatment Plant	4952		
School, Elementary or Secondary	8211		
Service Contractors Offices with Fenced Outside Storage			
Service Contractors Offices without Outside Storage			
Service Station (Automobile Repair Services, Minor)	5541		
Service Station (Automobile Repair Services, Major)	5541		
Shelter for the Homeless RESERVED			
Shoe Repair or Shoeshine Shop	7251		
Shooting Range, Indoor	7999		
Shooting Range, Outdoor RESERVED			
Shopping Center			
Sign (Accessory Use as permitted by Article 17)		L	L

ZONING PETITION TIMELINE

- Planning Board: October 2, 2023
- Petitioner Neighborhood Meeting: October 30, 2023
- Public Hearing: November 13, 2023
- Possible Aldermen Decision: November 13, 2023

Questions?