

## **AGENDA**

Newton Planning Commission

July 26, 2016

7:00 p.m.

**City of Newton  
City Hall – Council Chambers  
401 N. Main Ave.  
Newton, NC**

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1. Roll Call
2. Consideration of Minutes
  - June 28, 2016 Meeting Minutes
3. Public Hearing
  - a. **Rezoning Application #2016-03** filed by Accent Industries, Inc. The Applicant is seeking to rezone the properties located 230 Ann Avenue from an EM-1 Exclusive Manufacturing District to a M-1 General Manufacturing District. The property requested to be rezoned is 1.73 acres and are identified as Catawba County Parcel ID# 3741-19-50-5341.
4. New Business
  - a. Downtown Signage
5. Old Business
6. Reports
7. Adjournment

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**Minutes**  
**Newton Planning Commission**

June 28, 2016

The regular meeting of the Newton Planning Commission was held at 7:00 p.m. on June 28, 2016 in the City of Newton Headquarters Fire Station Training Room.

**Members**

**Present:** Ken Simmons, Chairman  
Carmen Isenhower  
Melinda Travis  
Donny Setzer  
Jim Smith  
Mark Stalnaker  
David Weldon

**Members**

**Absent:**

**Staff**

**Present:** Randolph S. Williams, AICP, Planning Director  
Alex Fulbright, Assistant Planning Director

**Item 1: Call to Order**

**Chairman Simmons** called the meeting to order at 7:00 pm.

**Item 2: Consideration of Minutes from prior meeting**

**Chairman Simmons** asked for consideration of the minutes of the **April 26, 2016** meeting. Being that there was no objections, **Chairman Simmons** ruled that the minutes approved as presented.

**Item 3: Public Hearings**

- a. **Special Use #2016-02** filed by Robbie Bennett. The applicant is seeking a special use permit to allow for the use and operation of a funeral parlor. The subject site is located on the eastside of NC Hwy 16 just south of NC Hwy 10. The site comprises of two adjacent lots that are approximately 4 acres combined. According to Catawba County Tax Records the properties are identified as parcel number 3740-20-82-4491 and 3740-20-82-4131.

**Chairman Simmons** opened the public hearing and recognized Assistant Planning Director Alex Fulbright.

**Mr. Fulbright** reviewed his memo that read:

*Mr. Bennett is seeking a Special Use Permit to allow him to locate a Funeral Parlor on NC Hwy 16. The subject site is located on the eastside of NC Hwy 16 just south of NC Hwy 10. The site comprises of two adjacent lots that are approximately 4 acres combined. According to Catawba County Tax Records the properties are identified as parcel number 3740-20-82-4491 and 3740-20-82-4131. The site is zoned R-20 and Funeral Parlors are permitted as a Class A Special Use within the R-20 District, with approval by the City Council.*

*A Special Use is a use that would not be appropriate generally without special study throughout the zoning district, but which is controlled by the number or size of location or relationship to adjoining neighborhood and which would promote the public health, safety, and welfare.*

*The applicant is proposing to construct a 14,000 square foot main building and a 4,800 office building. The site is located outside the City Limits but within the ETJ. The proposed facility would be served with city water and on-site septic system.*

*The zoning ordinance as it applies to Funeral Parlors as a special use in residential districts requires that the following standards be met.*

- ***Funeral parlors are permitted in residential districts that are zoned R-20 Single Family Residential.*** *The site which the applicant is applying for is zoned R-20.*
- ***The site shall have direct access to an arterial street as shown on the thoroughfare plan and the collector street plan.*** *The site fronts on NC 16 Hwy which is classified as an arterial street on the collector street plan.*
- ***All applicable state regulations governing Funeral establishments have been met.*** *The state regulation cannot be met until zoning approval has been granted.*
- ***Signage is subject to article VII of the Zoning Ordinance as it pertains to Churches and Civic Organizations.*** *Sign permits have not been applied for the proposed funeral parlor at this time. If a special use permit is granted all sign would have to comply with article VII of the Zoning Ordinance as it pertains to Churches and Civic Organizations.*

*Also, the use would have to comply with all required city regulations and standards; unless greater or different regulations are recommended and approved. Based on the site plan which is considered conceptual in nature; building appearance, landscaping, parking, stormwater, soil erosion, buffers & screening, and signage would be reviewed and approved when construction plans are submitted in order to obtain permits to begin construction. The attached site plan is provided to show bulk, relationship to the adjoining properties, and general position on the site, but is not considered to be complete for site plan development review for construction.*

*In addition to City regulations, the site will have to comply with all applicable Federal, State, and County regulations. Specifically, the proposed on-site septic system would have to be approved by the NC Board of Funeral Service and the State and County Environmental Health Departments.*

*It is staff's recommendation to the Planning Commission, if it is their intent to forward the application to the City Council with a favorable recommendation, a comprehensive review of the attached site plan is made and to recommend conditions that are necessary to mitigate any potential negative impacts such a use might have on the surrounding area. Site conditions for this application could include, but not limited to, screening/buffering; landscaping; access management; signage; lighting; appearance and compliance with all associated development codes and regulations. This development is one of the first along NC 16 and will set a precedent on future development along the corridor.*

**Mr. Fulbright** concluded his presentation and mentioned that he had received a letter from Mr. and Mrs. Travis of 1225 Caleb Setzer Road in opposition of the site which is attached.

**Chairman Simmons** recognized Recil Wright, engineer for the applicant Robbie Bennett.

**Mr. Wright** talked about the site plan and he stated that there was existing vegetation between the site and the nearest neighbor. He also indicated that he has been talking with Catawba County Environmental Health about the septic system requirements for such a facility and that he received preliminary approval for the driveways from NCDOT.

**Chairman Simmons** asked if others in the audience needed to speak.

**Kelly Hilton**, a resident from the area spoke in support of the project.

**Robbie Bennett**, the applicant spoke about the appearance of the building and that his goals were to build something that fit into the area.

**John Hass**, adjoining property owner spoke in opposition to the project. His concerns were not the use of the property but the fact that it was being treated as a special use permit and not a rezoning of the site and adjoining property, including his own property to a commercial zoning designation. He stated that residential development was not appropriate on a 4 lane highway like NC 16 and that the area needed to be commercial to serve the needs of the people in the area.

**Chairman Simmons** closed the public hearing.

The Planning Commission discussed the project. Items discussed included access to the highway, sewage service, and impact on adjacent properties, particularly the impact of exterior lights used on the site as they related to the project presented. A motion was made by **David Weldon** and seconded by **Jim Smith** to recommend that City Council approve this special permit as presented with the condition that the exterior lighting is limited to full cut off fixtures to minimize light spill onto adjoining properties.

The Planning Commission unanimously approved the motion.

There was no new business to discuss.

**Item 5: Old Business**

There was no old business to discuss.

**Item 6: Monthly Reports**

Staff reviewed department activity and recent City Council actions. Mr. Williams announced that the City received a grant to implement a demonstration project for the Downtown Streetscape project. Also Mr. Williams relayed to the Planning Commission concerns expressed by downtown merchants about the need for multiple signs on downtown buildings. It was the consensus of the Commission that this item be addressed at a future meeting.

**Item 7: Adjournment**

With no further business, the meeting was adjourned.

Respectfully submitted,

Alex Fulbright  
Recording Secretary

# Memorandum

July 22, 2016

**To:** Newton Planning Commission

**From:** Alex Fulbright, Assistant Planning Director

**Subject:** Rezoning Application #2016-03

**Request:**

Melissa Sigmon on behalf of Accent Industries, Inc. is requesting that the property located at 230 Ann Avenue, containing 1.73 acres be rezoned from an existing EM-1 Exclusive Manufacturing District to M-1 General Manufacturing District. The proposed rezoning if approved will permit commercial uses and product assembly. The subject adjacent site is also known as Catawba County Pin # 3741-19-50-5341 and is located in the southwestern quadrant of the intersection of Burris Road and Ann Avenue. Accent Industries is the owner of the site.

**Background:**

Surrounding Zoning and Land Use:

	ZONING	LANDUSE
Subject	EM-1 Exclusive Manufacturing	Auto repair and wholesale auto sales
North	EM-1 Exclusive Manufacturing	Warehousing and Distribution
South	EM-1 Exclusive Manufacturing	Vacant and Manufacturing
East	R-9 Multifamily Residential	Residential
West	EM-1 Exclusive Manufacturing	Manufacturing

Zoning History:

The area under consideration has been zoned EM-1 Exclusive Manufacturing since the adoption of the City's 1966 Zoning Map. At that time the site was in the City's Extraterritorial Jurisdiction. The property was annexed into the City in the late 80's as part of the Eastside annexation. There have not been any zoning map amendments to the subject site or adjoining properties.

The property was historically used for manufacturing use. Currently, the site is being used by Performance Auto Exchange. Performance Auto Exchange is using the 35,000 square foot building for vehicle repair, wholesale vehicle sales, and vehicle storage with major vehicle repair being the primary use of the site. This use is not permitted in the

Exclusive Manufacturing district and no certificate of occupancy was applied for or was issued. If the rezoning request is approved the tenant of the building intends to continue operating his business at that location as he has since 2015.

Transportation:

The site has frontage along Ann Avenue, which is classified as a local access streets; and Burris Road which is classified as Collector Street. There are no planned improvements to either street.

Utilities:

City water and sewer are provided to the subject site. The site obtains power through Duke Energy.

Consistency and Conclusion:

The proposed request **is consistent** with the 2005 Eastside Area Plan's Future Land Use. The plan shows the area as industrial but it does not differentiate between M-1 and EM-1.

Public Notice:

Public notice for this rezoning case has been performed as follows:

Newspaper: published on July 15 and July 22, 2016.

Posted on-site: posted July 14, 2016

Mailed notices: sent notice to the owner of the site, owners of adjacent property, and the owners of property within 100 feet of the property adjacent to the subject site. 27 letters were sent on July 14, 2016

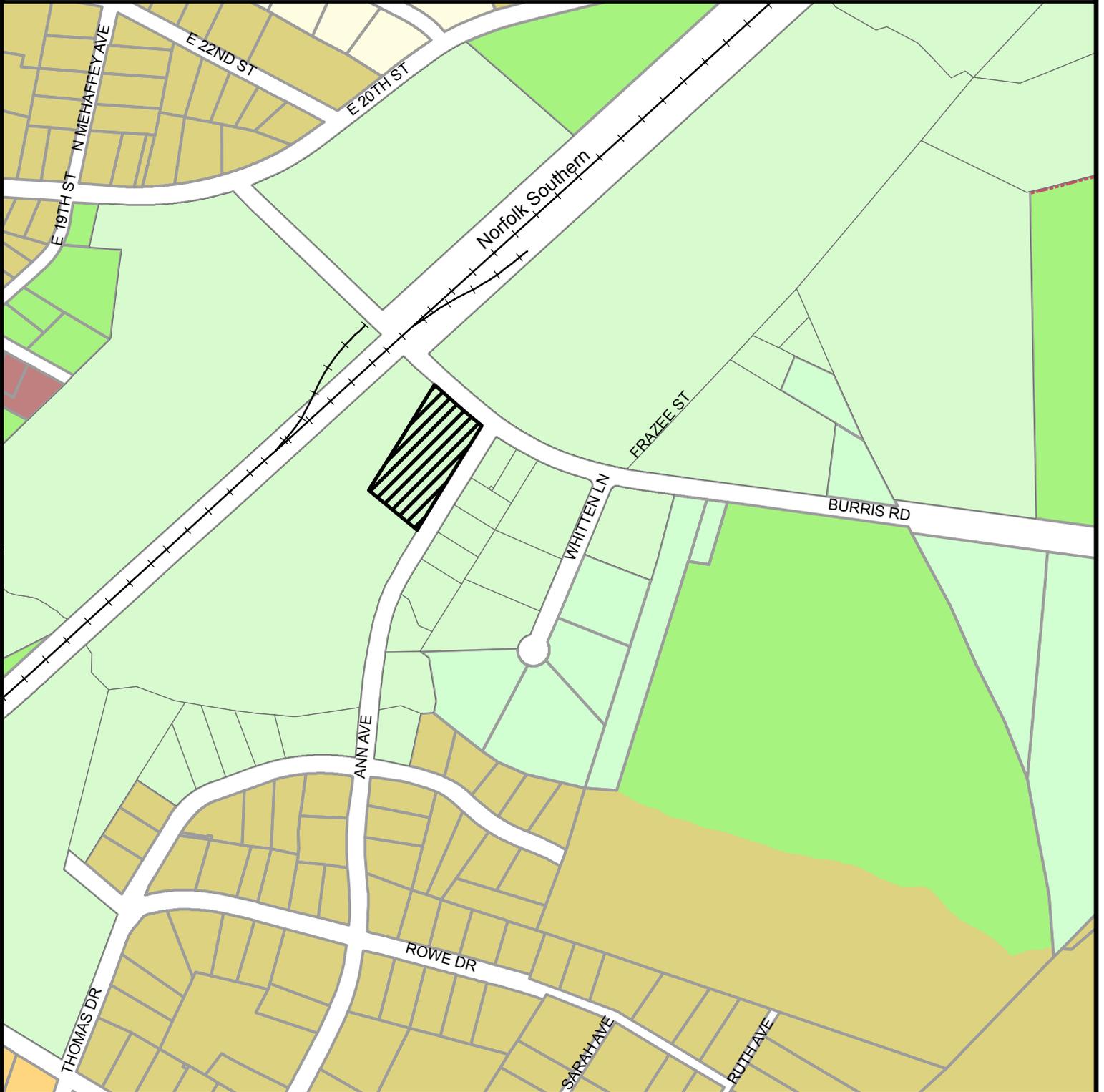
**Recommendation:**

It is staff's recommendation to the Planning Commission, if it is their intent to forward the application to the City Council with a favorable recommendation that they consider the impact of M-1 Zoning adjacent to EM-1.



# Rezoning #2016-03

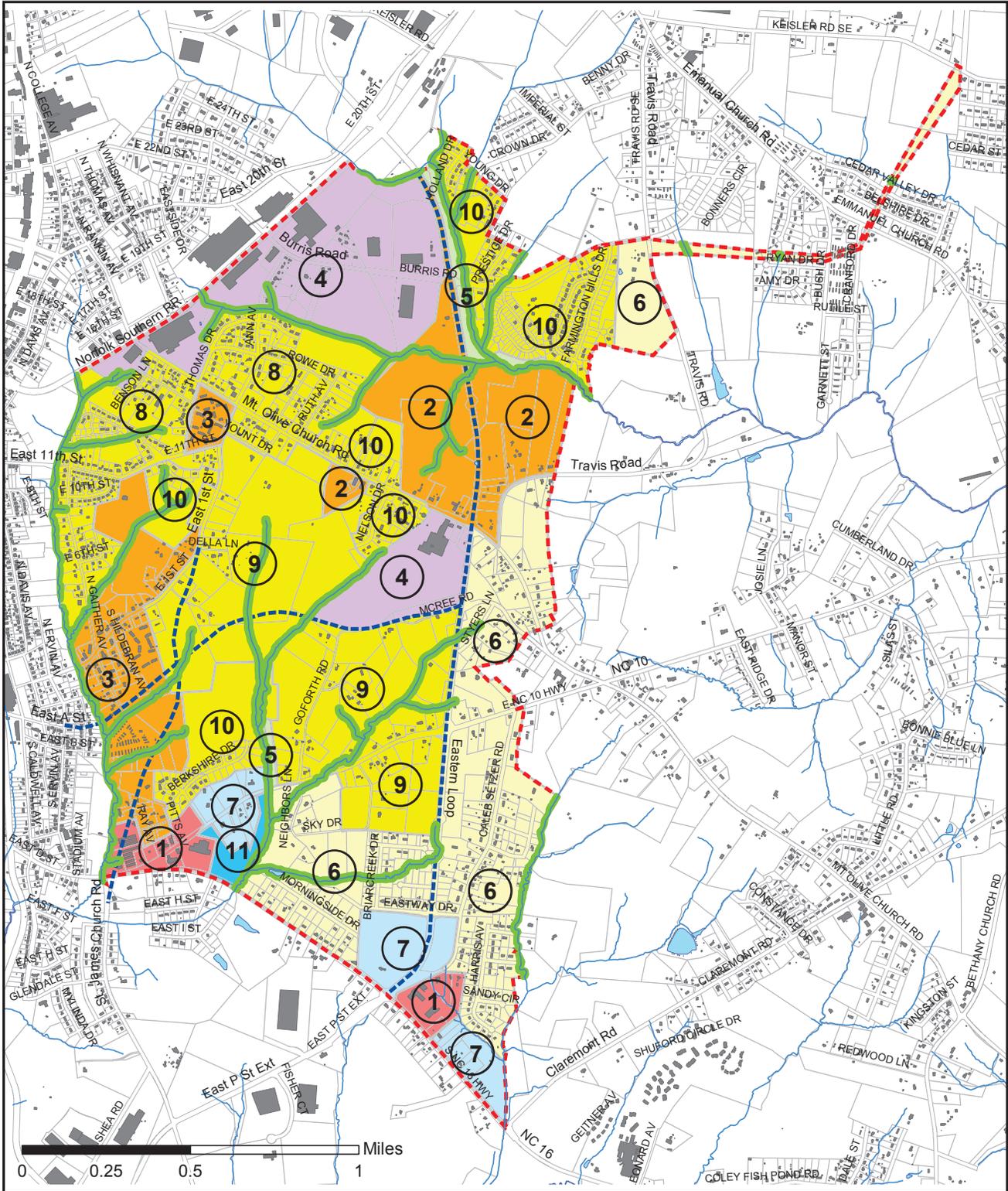
Accent Industries, Inc.  
230 Ann Ave



- Subject Site
- City Limits
- Multifamily and Manufactured Home Residential (R-7A)
- Multifamily Residential (R-9)
- Single Family Residential (R-20)
- General Business (B-4)
- General Manufacturing (M-1)
- Exclusive Manufacturing (EM-1)
- Planned Development Housing (PD-H)



NOT TO SCALE



**MAP 11  
EASTSIDE AREA PLAN  
Future Landuse**



- HDR - High Density Residential (more than 7 units/acre)
- MDR - Moderate Density Residential (3 to 6 units/acre)
- LDR - Low Density Residential (less than 2 units/acre)
- PKS - Parks and Open Space
- COM - Commercial
- IND - Industrial
- CIVIC - Government and Civic Uses
- MXD - Mixed-Use
- SB - Stream buffer

- Future Roads
- Hydrology
- Structures
- Future Fire Station and Recreation area
- Parcels

- ① Commercial
- ② High Density Residential under Planned Development.
- ③ High Density Residential.
- ④ Industrial
- ⑤ Linear Greenway - use of flood plain for recreation and stream buffer.
- ⑥ Low Density Single-family Residential.
- ⑦ Mixed Use under Planned Development
- ⑧ Moderate Density Residential - single-family, duplexes, multifamily, condominiums.
- ⑨ Moderate Density Residential under Planned Development.
- ⑩ Moderate Density Single-family Residential.
- ⑪ Proposed Future Fire Station and Recreation area.

CITY OF NEWTON, NC  
APPLICATION FOR AMENDMENT TO THE OFFICIAL ZONING ATLAS

Application # 2016-03

TO THE PLANNING COMMISSION AND CITY COUNCIL OF THE CITY OF NEWTON, NC:

I, the undersigned, do hereby make application and petition to change the Zoning Atlas of the City of Newton as hereinafter requested.

1. The property for which this Zoning Atlas Amendment is requested is shown as Atlas Sheet (\*see note below) Block \_\_\_\_\_ Parcel **374119505341** PIN \_\_\_\_\_ (If more than one parcel is involved, attach a list of all other properties, the nature of the proposed amendment, and a legal description for each).

**\*the property is located at 230 Ann Avenue**

2. The present zoning classification of the property for amendment is EM-1.

3. The proposed zoning classification of this property is M-1.

4. Property owner (s): Name: **Accent Industries, Inc. , Melissa Sigmon, President**  
Address: **1425 Brentwood Drive, Newton, NC 28658**  
Phone: **( 828 ) 455-0209**

5. As required by Article 13 of the Zoning Ordinance, I have attached the following material related to the proposed amendment herein referenced above:

   \*\* A fully dimensional survey map at a scale of not less than 100 feet nor more than 20 feet to the inch showing all land, structures and uses covered by this proposed amendment.

**\*\*as this is a regular rezoning request, Mr. Fulbright noted that he would accept a tax map and copy of the deed to the property. Both are attached.**

  X   A legal description of each parcel proposed for amendment.

  X   A description of the changed or changing conditions, if any, in the jurisdiction of the City of Newton, which makes the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.

  X   A description of how the proposed amendment will carry out the purpose and intent of the adopted Land Development Plan.

The above and attached information is true and accurate to the best of my knowledge.

*Melissa Sigmon*  
Signature \*

6-30-16  
Date of Filing

- If the applicant is different from property owner, a signed statement by the owner giving permission to rezone their property or properties should be submitted. In the case where more than one property owner is involved, all property owners must submit a written statement giving permission to rezone their properties.-

To the members of the City of Newton Zoning Commission:

Accent Industries, Inc. is requesting rezoning of the property located at 230 Ann Avenue. The building on this property was built in 1955, and to the best of my knowledge, was originally built as a furniture manufacturing business. Accent Industries purchased the building from Colony House Furniture in 1978 and the building was rented by a furniture manufacturing plant from that time until 2009.

Accent Industries was incorporated solely for the purpose of ownership of this property. The original officers of Accent Industries were my father, Bill Seagle, and Eugene Punch, who have both passed away. The current officers are myself and Mrs. Rebecca Punch, the widow of Eugene Punch. This property is the only asset of the corporation.

Since 2009, the property has been listed for sale or lease, however, we found that the building is no longer acceptable for manufacturing of any type due to the height of the ceilings, which do not allow for current manufacturing machinery and equipment.

The building has remained occupied by various tenants since 2009, however, most have been unable to maintain rent payments and have had to leave. In late 2014, we began the process of evicting the tenants for non-payment of rent. In 2015, we retained a property manager to assist us, and in August 2015 the tenants were evicted.

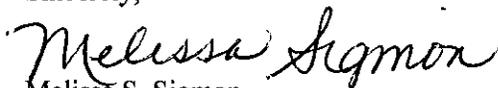
In October 2015, the property manager found another tenant for the building who purchases used cars at auctions, brings them inside the building, and does whatever repairs are needed to make the cars marketable. The cars are then delivered to used car dealers for sale. No car sales take place on the property. This tenant has made improvements to the exterior of the building, is keeping the yard mowed and neat, and is paying rent on time every month. He is happy in the building and has signed a 3-year lease.

In the spring of this year, we learned that the building was not zoned for the use of our current tenant. I spoke several times to Mr. Alex Fulbright, who explained that the current zoning designation is for exclusive manufacturing. My position was that the tenant is doing what any manufacturing company does - taking raw materials (an unmarketable vehicle) and doing whatever it takes to make it a marketable product. While Mr. Fulbright agreed that my point was worth consideration, he recommended that we request rezoning to M-1, which would allow for use by the current tenant while still remaining consistent with the approved land use plan for that area.

With the current economic situation in our city, and the large number of former manufacturing buildings standing vacant, I believe that we need to do whatever we can do in order to encourage reuse and repurposing of some of the buildings. It is much better to have a building occupied and cared for than to have deteriorating, dilapidated buildings, which not only detract from the neighborhood, but could discourage new businesses and residents from moving to Newton. I believe that this zoning request will allow for more flexibility in use of the property for any tenants or new owners in the future.

I appreciate your time and consideration in this request, and I will be happy to answer any questions you may have about this property.

Sincerely,



Melissa S. Sigmon  
President, Accent Industries, Inc.

Mail To: CORPORATION WARRANTY DEED-Form CWD-402. 3457 Printed and for sale by James Williams & Co., Inc., Yadkinville, N. C.

STATE OF NORTH CAROLINA, Catawba County. THIS DEED, Made this 30th day of September, 1978, by and between Colony House Furniture, Inc.

a Corporation of Catawba County and State of North Carolina, hereinafter called Grantor, and ACCENT INDUSTRIES, INC., West H St., Newton of Catawba County and State of North Carolina, hereinafter called Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations to him in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the Grantee, his heirs and/or successors and assigns, premises in Newton Township, Catawba County, North Carolina, described as follows:

FIRST TRACT: Lying East of the City of Newton. BEGINNING at a stake, the intersection of Houck Road and Ann Avenue (in the George L. Rowe Subdivision); extending thence with the margin of Houck Road North 47°57' West 200 feet to a stake in the margin of Houck Road which point is South 47°57' East 200 feet from the intersection of Houck Road with the center line of the Southern Railroad; thence two new lines as follows: South 31°40' West 200 feet to a stake; thence South 47°57' East 200 feet to a stake on the margin of Ann Avenue; thence with the said Ann Avenue, North 31°40' East 200 feet to the point of BEGINNING, containing 0.92 of an acre, more or less.

SECOND TRACT: BEGINNING at an iron pin in the present Southwest corner of the lands of Seagle, and runs thence with the present southern line of Seagle South 47°57' East 230 feet to a point in the center of Ann Avenue; thence with the center line of Ann Avenue, South 31°40' West 192 feet to a point in the center of Ann Avenue, a new corner; thence a new line North 47°57' West 230 feet to an iron pin, a new corner; thence a new line North 31°40' East 192 feet to the BEGINNING. Containing one (1) acre.

For reference to chain of title, see deed dated October 11, 1974 from C.A. Cloninger, Jr. to William J. Seagle and wife, Joyce L. Seagle, recorded in Book 1060 on Page 316 in the Office of the Register of Deeds of Catawba County, North Carolina. Also see Deed Book 1117 at Page 567, Catawba County Public Registry.

But this conveyance is made subject to that certain prior Deed of Trust dated August 19, 1977, from Colony House Furniture, Inc. to Richard A. Williams, Trustee, securing an indebtedness to First National Bank of Catawba County, Newton, N.C., in the principal sum of \$150,000.00, which said Deed of Trust is recorded in Book 1140 at Page 915 in the Office of the Register of Deeds of Catawba County, N.C., and the parties of the second part by the acceptance of this Deed assume and agree to pay the Note secured by said Deed of Trust, all in accordance with the terms and conditions of said Note and Deed of Trust.

Rev. \$119.00

The above land was conveyed to Grantor by See Book No. Page TO HAVE AND TO HOLD The above described premises, with all the appurtenances thereunto belonging, or in any wise appertaining, unto the Grantee, his heirs and/or successors and assigns forever. And the Grantee covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons whatsoever.

Which references in this deed to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter. IN WITNESS WHEREOF the Grantor has caused this deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

SEAL of COLONY HOUSE FURNITURE, INC. By: James E. Blount, Secretary, President

STATE OF NORTH CAROLINA, Catawba County. I, Sandra H. Williams, a notary public, do hereby certify that William J. Seagle personally came before me this day and acknowledged that he is Secretary of Colony House Furniture, Inc.

and that, by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal, and attested by himself as its Secretary. Witness my hand and official seal this 6th day of October, 1978. My Commission expires: 1-16-83 Sandra H. Williams, Notary Public

STATE OF NORTH CAROLINA, CATAWBA COUNTY. The foregoing certificate(s) of Sandra H. Williams, Notary Public of Catawba County, N.C. is (are) certified to be correct. This instrument was presented for registration this 9th day of October, 1978, at 11:10 A.M., P.M., and duly recorded in the office of the Register of Deeds of Catawba County, North Carolina, in Book 1181, Page 597.

On the 9th day of Oct., A.D., 1978. RUTH MACKIE, Register of Deeds. This Deed drawn by Richard A. Williams, Attorney, P.O. Box

STATE OF NORTH CAROLINA Real Estate Excise Tax 119.00 OCT 31 1978



# Geospatial Information Services

# Real Estate Search

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Search

Last Search

Search by

- Address
  - Owner Name
  - Owner Name (any portion)
  - Subdivision
  - Parcel ID
  - LRK/REID
  - Plat
  - Book/Page
  - Business/Landmark
- [help](#)

Measure by



Print Scale:  
1in=150ft

Parcel ID:  
374119505341  
LRK/REID: 34423  
230 ANN AVE  
NEWTON, 28658  
ACCENT  
INDUSTRIES INC  
Parcel Report  
List all owners  
Deed History Report  
Assessment Report  
[google](#) [bing](#) [osm](#)

### Map Layers

- Selected
- Parcels
- Parcel Dimensions
- 4 Digit Pinc
- Lot #
- Misc. Lines
- Aerial 2014
- Aerial 2010
- Structures
- Addresses
- Contours

- [Quick Tips/Help](#)
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## Parcel Report - Catawba County NC

### Parcel Information:

Parcel ID: **374119505341**  
 Parcel Address: 230 ANN AVE  
 City: NEWTON, 28658  
 LRK(REID): 34423  
 Deed Book/Page: 1181/0597  
 Subdivision:  
 Lots/Block: /  
 Last Sale:  
 Plat Book/Page:  
 Legal:  
 Calculated Acreage: 1.730  
 Tax Map: 061N 01001B  
 Township: NEWTON  
 State Road #: 1746

### Tax/Value Information: Tax Rates(pdf)

City Tax District: NEWTON  
 County Fire District: All in City  
 Building(s) Value: \$230,100  
 Land Value: \$75,400  
 Assessed Total Value: \$305,500  
 Year Built/Remodeled: 1955/  
 Current Tax Bill

### Miscellaneous:

Building Permits for this parcel.  
 Building Details  
 WaterShed:  
 Voter Precinct: P25  
 Parcel Report Data Descriptions

List all Owners

Deed History Report

Assessment Report

### Owner Information:

Owner: ACCENT INDUSTRIES INC  
 Owner2:  
 Address: 1425 BRENTWOOD DR  
 Address2:  
 City: NEWTON  
 State/Zip: NC 28658-3604

### School Information:

School District: NEWTON CONOVER  
 Elementary School: NORTH NEWTON  
 Middle School: NEWTON CONOVER  
 High School: NEWTON CONOVER  
 School Map

### Zoning Information:

Zoning District: NEWTON  
 Zoning1: EM-1  
 Zoning2:  
 Zoning3:  
 Zoning Overlay:  
 Small Area:  
 Split Zoning Districts: /  
 Zoning Agency Phone Numbers  
 Firm Panel Date: 2007-09-05  
 Firm Panel #: 3710374100J  
 2010 Census Block: 1071  
 2010 Census Tract: 011300  
 Agricultural District:

# Assessment Report - Catawba County NC as of January current year

**Property Assessment Information:**

Card: 1 of 1 Class: I

Revaluation Date: January 1, 2015  
Next Previous Card

**Parcel Information:**

Parcel ID: 374119505341  
Property Address: 230 ANN AVE  
LRK(REID): 34423

**Owner Information:**

Name: ACCENT INDUSTRIES INC  
Name2:  
Address: 1425 BRENTWOOD DR  
City/State/Zip: NEWTON, NC 28658-3604

**Assessment Information:**

Market Building(s) Value: \$230,100  
Total Market Value: \$305,500

Market Land Value: \$75,400  
Use Total Value: \$0

**Sales Data:**

Date: 1978-09-01

Type: LAND & BLDG

Price: \$119,000

Source: FEE

Validity: NOT OPEN MARKET

**Property Factors:**

Topography: LEVEL

Utilities: ALL PUBLIC

Street or Road: PAVED

**Building Permit Data:**

Issue Date:

Number:

Amount:

Purpose:

**Notes:**

Note 1: LAURENT LEATHER

**General Building Data**

Building #: 1

Units: 1  
Year Built: 1955

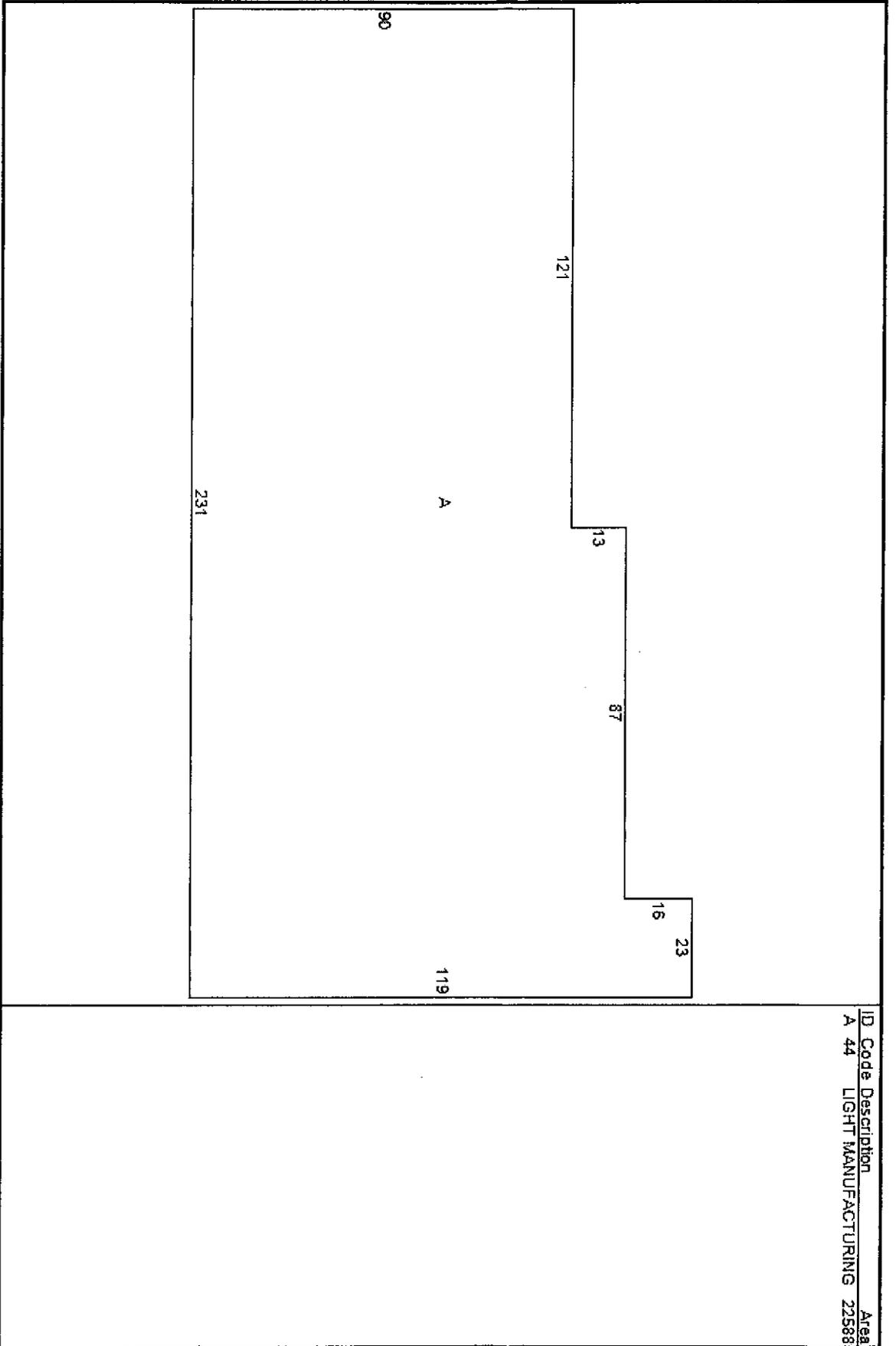
Type: MANUF PROCESSNG

**Interior-Exterior Description**

Levels	Use Type	Ht	Walls	Construction	Heating	Air Cond	Size
B1 to B1	MULTI-USE STORA	12	BRICK/STUCCO	FIRE RESIST.	HOT AIR	NONE	10892
01 to 01	LIGHT MANUFACTUR	12	BRICK/STUCCO	FIRE RESIST.	HOT AIR	NONE	22598
E1 to E1	ENCLOSURE	9	ENCLOSURE	WOOD FRAME	HOT AIR	CENTRAL	1650

Last Update: 2015-03-20

ID Code Description Area  
A 44 LIGHT MANUFACTURING 22588



Parcel ID: 374119505341      Card: 1      Footprint Structure Codes      Download Sketch

\* The square footage of houses having excessive cathedral ceiling areas may exceed actual square footage. This is considered in the final reconciliation of value. Independent verification of all data in this report is recommended.

This map/report product was prepared from the Catawba County, NC Geospatial Information Services. Catawba County has made substantial efforts to ensure the accuracy of location and labeling information contained on this map or data on this report. Catawba County promotes and recommends the independent verification of any data contained on this map/report product by the user. The County of Catawba, its employees, agents, and personnel, disclaim, and shall not be held liable for any and all damages, loss or liability, whether direct, indirect or consequential which arises or may arise from this map/report product or the use thereof by any person or entity.

## Memorandum

**TO:** Newton Planning Commission  
**FROM:** Alex Fulbright, Assistant Planning Director  
**DATE:** July 22, 2016  
**SUBJECT:** Downtown Signage

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At the last meeting, staff presented the topic of allowing multiple signs on buildings in downtown. Currently, one (1) sign attached to a building frontage is permitted in the B-3 Central Business District (downtown). Attached is a potential amendment to the sign code that would permit multiple signs on downtown building frontages. It is intended to be a starting point to begin the conversation as to what if any changes the Planning Commission may want to consider. The deletions are ~~struck through~~ and the additions are in red.

Please give me a call prior to the meeting if you have any questions.

Sec. 102-356. - Schedule.

The schedule of permitted area and number of signs is as follows:

TABLE 7-1. SCHEDULE OF PERMITTED AREA AND NUMBER OF SIGNS

District	Number	Maximum Area (square feet)	Illuminated
R-20 <sup>4</sup>	1	16	No
R-20A <sup>4</sup>	1	16	No
R-11 <sup>4</sup>	1	16	No
R-9 <sup>4</sup>	1	16	No
R-7 <sup>4</sup>	1	16	No
R-7A <sup>4</sup>	1	16	No
P-1	See note 1, 2	2 per linear ft. of bldg. ftg.	Yes
B-1	See note 1, 2	2 per linear ft. of bldg. ftg.	Yes
B-2	See note 1, 2	3 per linear ft. of bldg. ftg.	Yes
B-3	See note <del>1, 2</del> 3	2 per linear ft. of bldg. ftg.	Yes
B-4	See note 1, 2	3 per linear ft. of bldg. ftg.	Yes
M-1	See note 3	3 per linear ft. of bldg. ftg.	Yes
EM-1	See note 3	3 per linear ft. of bldg. ftg.	Yes

Notes:

1. One sign which is to be attached to a building meeting these requirements is permitted for each side of the building fronting on a public street, except that freestanding signs are limited to one per lot. The maximum area of the free-standing sign shall not exceed the applicable linear footage for the largest amount of building frontage.

2. Where two or more establishments are located on the same zoning lot and free-standing signs are to be used, the individual signs identifying the premises and its occupants shall be combined in one sign of unified design. The maximum area of the free-standing sign shall not exceed the applicable linear frontage or the largest amount of building frontage.
3. There is no limit to the total number of signs permitted, regardless of their placement upon the building, subject to the maximum total area limits. Free-standing signs are limited to no more than one per abutting street. The maximum area of the free-standing sign shall be per notes 1 and 2.
4. Signs incidental to churches and civic organizations located in residential districts shall be permitted subject to the following limitations: Maximum area: 0.2 square feet per linear footage of lot frontage on public streets, not to exceed 100 square feet. For church and civic organizations which occupy lots with less than 80 feet of street frontage, a sign of not more than 16 square feet in area is permitted. Maximum number: One free standing sign per abutting public street. Maximum height: Six feet above adjacent grade. Illumination: Internal only.

(Code 1972, ch. 26, fig. 8-1; Ord. No. 91.53, 10-16-1991; Ord. No. 92.1, § 1, 1-22-1992; Ord. No. 2000.1, § 2, 1-4-2000)