

**Minutes  
Newton Planning Commission  
October 23, 2012  
Council Chambers  
City Hall**

The regular meeting of the Newton Planning Commission was held at 7:00 p.m. on October 23, 2012 in the Council Chambers at City Hall.

**Members**

**Present:** Ken Simmons, Chairman  
Melinda Travis  
Jim Smith  
Donny Setzer  
Stan Gabriel  
Jim Granny

**Members**

**Absent:** Mark Stalnaker

**Staff Present:**

Alex Fulbright, AICP, Assistant Planning Director  
Max Sigler, Planner

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**Item 1: Call to Order**

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

**Item 2: Consideration of Minutes of the September 25, 2012 Meeting**

**Chairman Simmons** asked for consideration of the minutes of the September 25, 2012 meeting. There being no corrections or additions, Chairman Simmons ruled that the minutes were approved as presented.

**Item 3: Old Business**

**Text Amendment: 2012-02 Accessory Dwelling Units**

**Chairman Simmons** recognized Planner **Max Sigler** who reviewed the changes made to the proposed ordinance based on the discussion at the previous Planning Commission Meeting. The proposed ordinance is as follows:

**Definition**

*Accessory Dwelling Unit (ADU) means a secondary dwelling unit created on a lot either to be located within the principal dwelling unit or within a separate accessory structure.*

**Regulations**

Accessory Dwelling Units may be permitted provided that they meet the following conditions:

- a. The size of a detached ADU may not exceed 500 square feet. An attached ADU shall not exceed 25% of the main dwelling or 500 square feet, whichever is greater.
- b. The ADU, main dwelling, and parcel shall be owned by the same person.
- c. No more than one ADU shall be permitted on a single deeded lot.
- d. The ADU must comply with all building setbacks and shall not be located in the front or side yards.
- e. Must maintain design consistency with the principal structure.
- f. The ADU shall not be served by a driveway separate from that serving the principal dwelling.
- g. A detached ADU shall be served by separate utilities.
- h. A separate means of external egress shall be provided.
- i. All North Carolina State Building Codes and City of Newton Minimum Housing Codes shall apply.
- j. All ADUs shall be permitted and registered with the Planning Department.

After some discussion, **Jim Smith** made a motion to recommend that the City Council adopt the proposed ordinance as presented. **Jim Granny** seconded the motion; the vote on the motion was unanimous.

**Item 4: Reports**

**Chairman Simmons** recognized **Mr. Fulbright** who reviewed the department’s activity report and items that could be potential agenda items at upcoming meetings.

**Item 5: Adjournment**

With no further business, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,

Alex Fulbright, AICP  
Recording Secretary