

## **AGENDA**

### **CATAWBA COUNTY PLANNING BOARD**

**October 26, 2026– 7:00 P.M.**

**Catawba County Justice Center**

**2<sup>nd</sup> Floor Board of Commissioners Meeting Room**

**100 Government Drive**

**Newton, North Carolina**

**I. Call to Order/Welcome**

**II. Approval of Minutes- 9.28.26**

**III. Disclosure of Conflicts of Interest- NCGS 160D-109**

(b) Appointed Boards. – Members of appointed boards shall not vote on any advisory or legislative decision regarding a development regulation adopted pursuant to this Chapter where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship.

**IV. Public Hearing**

1. RZ 2026-06 - A request by Petram Properties, LLC to rezone a 1.5 acre parcel located at 9173 Sherrills Ford Road from Residential R-20 (R-20) to Highway Commercial (HC). The property is further identified with parcel number 4617-09-16-3151.
2. RZ 2026-07 – A request by Herman Wilson Sigmon to rezone a 6.78-acre parcel located at 5851 St. Peters Church Rd from Planned Development (PD) to Planned Development (PD). The request is to update his current Planned Development (PD) to include an additional mini storage facility on the undeveloped western side of the property. The property is further identified with parcel number 3745-18-21-5364.
3. RZ 2026-08 – A request by Afshin Ghazi to rezone sixteen parcels, totaling 17.1 acres from Residential R-20 (R-20) and Planned Development-Conditional District (PD-CD) to Planned Development Conditional District (PD-CD) (RZ2026-08). This request will incorporate 2.83-acre parcel located at 7921 E NC 150 Highway and zoned R-30 into the PD-CD (RZ2020-01) located at 9259 Sherrills Ford Rd, 4019-4090 Farm South Court. These properties are also

identified with parcel numbers 4617-13-24-1927, 4617-13-14-8893, 4617-13-14-1082, 4617-13-13-3989, 4617-13-14-8666, 4617-13-14-7549, 4617-13-14-6560, 4617-13-14-6411, 4617-13-14-5362, 4617-13-14-4293, 4617-13-14-3198, 4617-13-14-5016, 4617-13-14-6115, 4617-13-14-6274, 4617-13-14-7324, 4617-13-14-5761.

**V. Other Business**

**VI. Adjournment**

**PERSONS WITH DISABILITIES** Individuals needing special assistance should contact the Planning Board Clerk at 465-8380 within a reasonable time prior to the meeting. Access to the 25 Government Drive building for individuals with disabilities is at the front of the building. The elevator is located nearby. Participation in public meetings is without regard to race, color, national origin, sex, religion, age, or disability.