



**Board of Adjustment
January 21, 2020**

Staff Report

Date: January 15, 2020
TO: Board of Adjustment
FROM: Ryan Lipp, AICP – Senior Planner
SUBJECT: Case# BOA-2019-12: Variance Northern Tools – 3393 Cloverleaf Parkway

Request for variance from the provisions of Article 12, Table 12.1-1 of the Unified Development Ordinance (UDO) which establishes minimum standards for permanent signage on properties located in the C-2 (General Commercial) zoning district to allow a total of 8 (eight) signs.

A. Actions Requested by Board of Adjustment

1. Motion to accept the City's exhibits into the record
2. Motion to approve/revise Findings of Fact proposed by Planning Staff
3. Motion to approve (approve with conditions) (deny) the issuance of the variance
4. Motion to Issue Order for Approval

B. Required Votes to Pass Requested Action

Six votes are required to approve or deny the requested actions.

C. Background

The applicant, SignArt Company, Inc., is requesting a variance from Article 12, Table 12.1-1 of the Unified Development Ordinance, which establishes minimum permanent signage standards. The applicant is requesting a total of six (6) wall signs on the northwest elevation for a total of 258.74 sf and two (2) wall signs on the southwest elevation for a total area of 167.25 sf.

Currently, there are no existing signs on the property. The Unified Development Ordinance (UDO) permits a maximum of one (1), 120-sf wall sign.

D. Fiscal Considerations

None

E. Policy Issues

Staff Findings of Fact - Based on application review

Yes No

Unnecessary hardship would result from the strict application of the ordinance.

The applicant states that Northern Tool branding standards include the additional signage requested and Northern Tool relies on the building appearance to draw in customers and unify their buildings consistent with the spirit of their branding. However, in addition to signs intended to identify the business, their request includes signage to advertise brands of tools that the store carries. These are not necessary for the identification of the business itself. Furthermore, outdoor advertising signs are prohibited in the Unified Development ordinance, section 12.3.1. The renderings submitted by the applicant indicate that without the addition of the branded signs, the property could be appropriately identified within the standards set forth by the ordinance, and therefore, no hardship for the identification of their business exists.

The hardship results from conditions that are peculiar to the property, such as location, size, or topography.

The applicant states that the request is to unify this property with other properties that are occupied by Northern Tool. The hardship must be relative to the surrounding area and ordinances within the jurisdiction that the property is located. They also state that the proposed signs would be consistent with neighboring commercially zoned properties. There is no evidence that the surrounding properties do not meet the standards of the current or previous ordinances. Therefore, there is no indication of a hardship resulting from conditions that are peculiar to the property relative to the surrounding area.

The hardship did not result from actions taken by the applicant or the property owner.

As indicated by the applicant, there was an understanding at the time that the lease agreement was signed that the sign package was subject to local jurisdiction approval. Because the sign package was submitted to the landlord, prior to local jurisdiction approval, there should be no assumption that the sign package complies with the ordinance. Therefore, any presumed hardship that now exists did result from actions taken by the applicant.

The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved and will preserve its spirit.

The intent of Article 12 of the Unified Development Ordinance is to encourage the use of signs as effective communication in the city, while also maintaining and enhancing the aesthetic environment, improving pedestrian and traffic safety, minimizing adverse effects of signs on nearby public and private property, and enabling a fair and consistent enforcement of the sign restrictions. The request includes both signage intended for the identification of the business and signage intended to advertise brands sold by the business. The requested variance is not consistent with the intent of the ordinance in that by allowing advertising signs, and the addition of signs beyond the one (1) sign limit

imposed by the ordinance, the variance would not maintain and enhance the aesthetic environment nor be a fair and consistent enforcement of the sign restrictions.

Board's Findings of Fact - Based on application review and public hearing.

In order to determine whether a variance is warranted, the Board members must decide that each of the four criteria as outlined below has been met. If the Board members concur completely with the findings of the staff, no additional findings of fact are necessary, and the staff findings should be approved as part of the decision. However, if the Board members wish to approve different findings (perhaps as a result of additional evidence or testimony presented at the public hearing), alternate findings need to be included as part of the four criteria below. Should a variance be approved, the Board members may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties.

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Unnecessary hardship would result from the strict application of the ordinance. _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	The hardship results from conditions that are peculiar to the property, such as location, size, or topography. _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	The hardship did not result from actions taken by the applicant or the property owner's own actions. _____ _____
<input type="checkbox"/>	<input type="checkbox"/>	The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. _____ _____

F. Legal Issues

None

G. Recommendation

Based on the above findings, staff recommends **denial** of the variance. However, the Board of Adjustment should consider all facts and testimony after conducting the public hearing and render a decision accordingly.

H. Attachments

1. Variance Application
2. Vicinity Map
3. Zoning Map
4. 2030 Future Land Use and Character Map
5. Sign Rendering
6. List of Notified Properties

- 7. Notice to Adjacent Property Owners
- 8. Posted Public Notice

I. Issue Reviewed By:

Planning Director	X
City Manager	X
City Attorney	X



**Planning and Zoning Commission and Board of Adjustment
General Application Form
(Not for Site Plan Review Submittals)**

Type of Action Requested (Check One):

- | | | | |
|------------------------|-------------------------------------|----------------------------------|-------|
| Variance | <input checked="" type="checkbox"/> | SIA Application | _____ |
| Conditional Use Permit | _____ | Nonconformity Adjustment | _____ |
| Subdivision Exception | _____ | Watershed Boundary Modification | _____ |
| Zoning Text Amendment | _____ | Zoning Map Amendment | _____ |
| Appeal | _____ | Conditional Zoning Map Amendment | _____ |

Applicant: SignArt Company Inc Owner: KALNC, L.C., AMUNC, L.C. and HTNC, L.C.
 Address: 2933 Mondovi Rd Address: 999 Home Plaza Ste 220
Eau Claire WI 54701 Waterloo, IA 50701
 Telephone: 715.834.5127 Telephone: 319-277-8027
 Email: amceathron@signartusa.com(Angela) Email: jackj@lockardonline.com

Legal relationship of applicant to property owner: _____

Property Location/Address: 3363 Cloverleaf Pkwy Concord NC 28027

Tax Parcel Number: 56222284310000 Zoning District: C-2 Acreage of Site: _____

Angela McEathron
Applicant Name (Print)

Kenneth A. Lockard
Property Owner Name (Print)

Angela McEathron
Applicant Signature & Date

[Signature]
Property Owner Signature & Date

The agenda deadline is the first day of the month preceding the month of the meeting. To be considered for placement on the next meeting agenda, the signed application, application fee, and five (5) copies of any required site plans for staff review must be submitted by the deadline. However, to remain on the next meeting agenda, fifteen (15) copies of such plans, determined by staff to conform to all ordinance standards, must be submitted at least ten (10) days before the meeting date. All fees are nonrefundable and help to cover administrative and notification costs.

For Staff Use Only:

Filing Fee: _____

Receipt # _____

Application No.: _____

Date Submitted (Complete): _____



CITY OF KANNAPOLIS PLANNING DEPARTMENT

APPLICATION FOR A VARIANCE

I, SignArt Company Inc, hereby petition the Board of Adjustment for a Variance from the literal provisions of the Unified Development Ordinance because, under the interpretation given to me by the Planning Administrator, I am prohibited from using the parcel of land described in the attached form (General Application Form) in a manner shown by the plot plan attached to that form. I request a Variance from the following provisions of the ordinance (cite paragraph numbers): Table 12.1-1 standards for permanent signs in C-2 Zoning Districts in addition to 12.5.2.2.

so that the above-mentioned property can be used in a manner indicated by the plot plan attached to the General Application Form or, if the plot plan does not adequately reveal the nature of the Variance, as more fully described herein:

I am asking for the Planning Department for a variance to allow additional signage in both quantity and area. Code will allow one sign per frontage at a maximum area of 120 square feet. I am asking for consideration to allow six signs on the Northwest elevation for a total area of 258.74 square feet. I am also asking for consideration to allow two signs on the Southwest elevation for a total area of 167.25 square feet.

Factors Relevant to the Issuance of a Variance

The Board of Adjustment does not have unlimited discretion in deciding whether to grant a Variance. Under the State Enabling Act, the Board is required to reach four conclusions before it may issue a Variance: (1.) that unnecessary hardship would result from the strict application of the ordinance; (2.) that the hardship results from conditions that are peculiar to the property, such as location, size, or topography; (3.) that the hardship did not result from actions taken by the applicant or the property owner; and (4.) the requested variance is consistent with the spirit, purpose, and intent, of the ordinance, such that public safety is secured, and substantial justice is achieved. In the spaces provided below, indicate the *facts* that you intend to show and the *arguments* that you intend to make to convince the Board that it can properly reach these four required conclusions.

1. Unnecessary hardship would result from the strict application of the ordinance.

It shall not be necessary to demonstrate that, in the absence of the Variance, no reasonable use can be made of the property. [It is *not* sufficient that failure to grant the Variance simply makes the property less valuable.] (State facts and arguments in support of this conclusion.)

Northern Tool + Equipment’s branding standards include the signage we are pursuing and this is a standard for their construction and storefront look. Northern Tool relies on the building appearance to draw in customers and unify their buildings consistent with the spirit of their branding. Such build outs are uniform in the 110 currently open stores throughout the country.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a Variance. (State facts and arguments to show that the Variance requested represents the least possible deviation from the letter of the ordinance that will allow a reasonable use of the land and that the use of the property, if the Variance is granted, will not substantially detract from the character of the neighborhood.)

The variance request is to unify this property with the other properties that are occupied by Northern Tool + Equipment. The zoning classification is commercial and the signs that are proposed are consistent with the the neighboring commercially zoned properties.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. (State facts and arguments in support of this conclusion.)

Northern Tool + Equipment is leasing this property, not purchasing, and based upon the signage of neighboring commercially zoned properties, the expectation was the proposed sign package would comply. The proposed sign package was approved by the Landlord as part of the lease negotiation, although they did state it would be subject to local jurisdiction approval.

4. The requested Variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved. (State facts and arguments to show that, on balance, if the Variance is denied, the benefit to the public will be substantially outweighed by the harm suffered by the applicant.)

Without the variance, the sign package will not be consistent with the brand image that Northern Tool + Equipment has had in the area for the past 15 years. It will also not allow NTE to advertise to the public the brands that are offered in the store.

I certify that all of the information presented in this application is accurate to the best of my knowledge, information, and belief.

Angela McEathron

Applicant Name (Print)

11.05.2019

Date

Angela McEathron

Applicant Signature

11.05.2019

Date

Note: The Board may impose reasonable conditions upon the granting of any Variance to ensure that the public health, safety, and general welfare shall be protected and substantial justice has been done.

Calls or conversations with Board of Adjustment members prior to the meeting may disqualify members from participation at the Board meeting. For the testimony of supporters not to be considered hearsay, they must be present at the meeting. Petitions and written consent may be accepted by the Board, but cannot be used as a basis for decision.

Fee: Please refer to fee schedule to determine applicable fees. All fees are nonrefundable and help to cover administrative and notification costs.

STAFF USE ONLY

Scheduled meeting date: _____

Dates advertised in newspaper: _____ and _____

Date written notices mailed: _____

Board Decision: _____

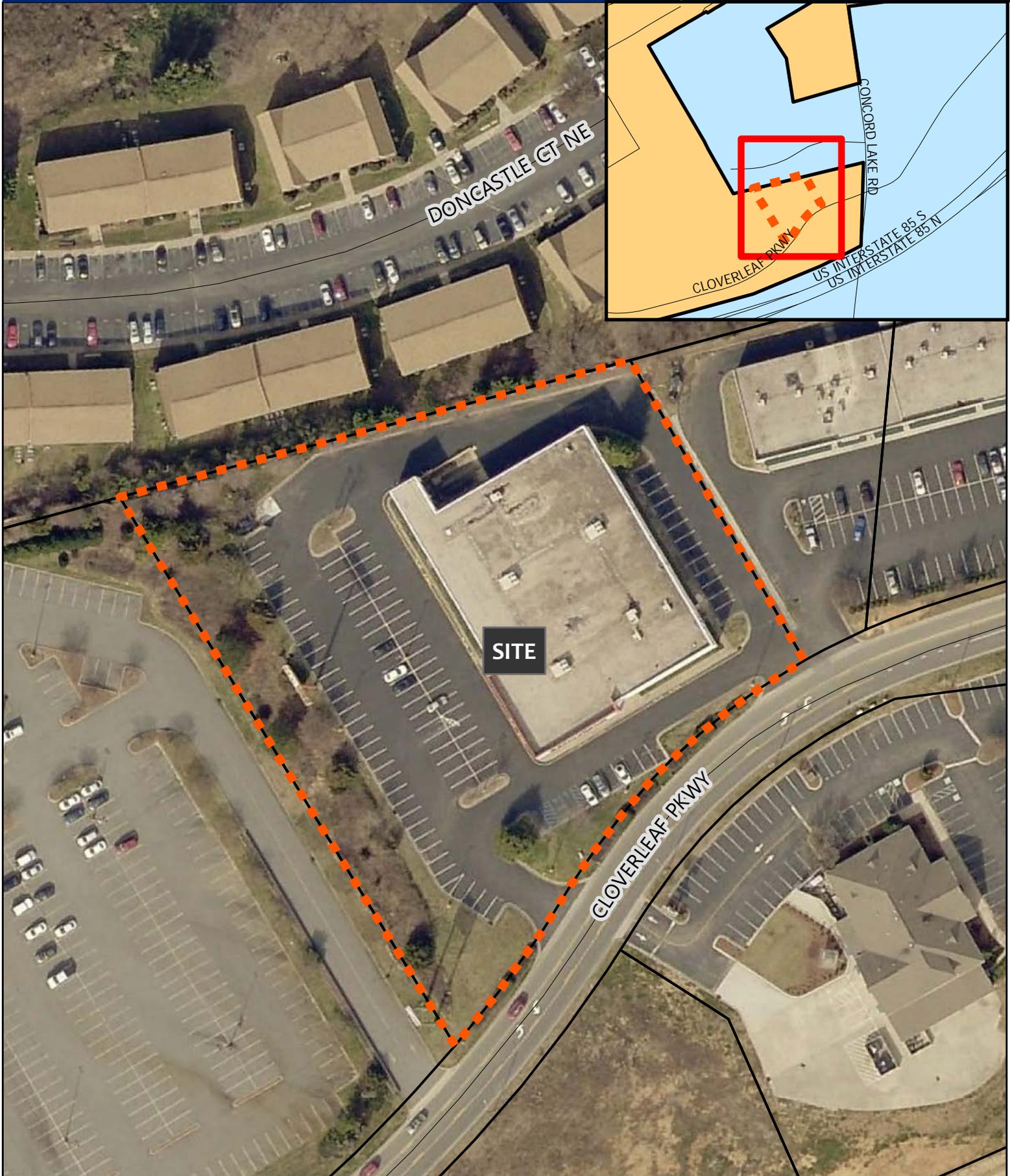
Conditions: _____

Date written notice of decision sent to applicant: _____



Vicinity Map

Case Number: BOA-2019-12
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy





Kannapolis Current Zoning

Case Number: BOA-2019-12
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy

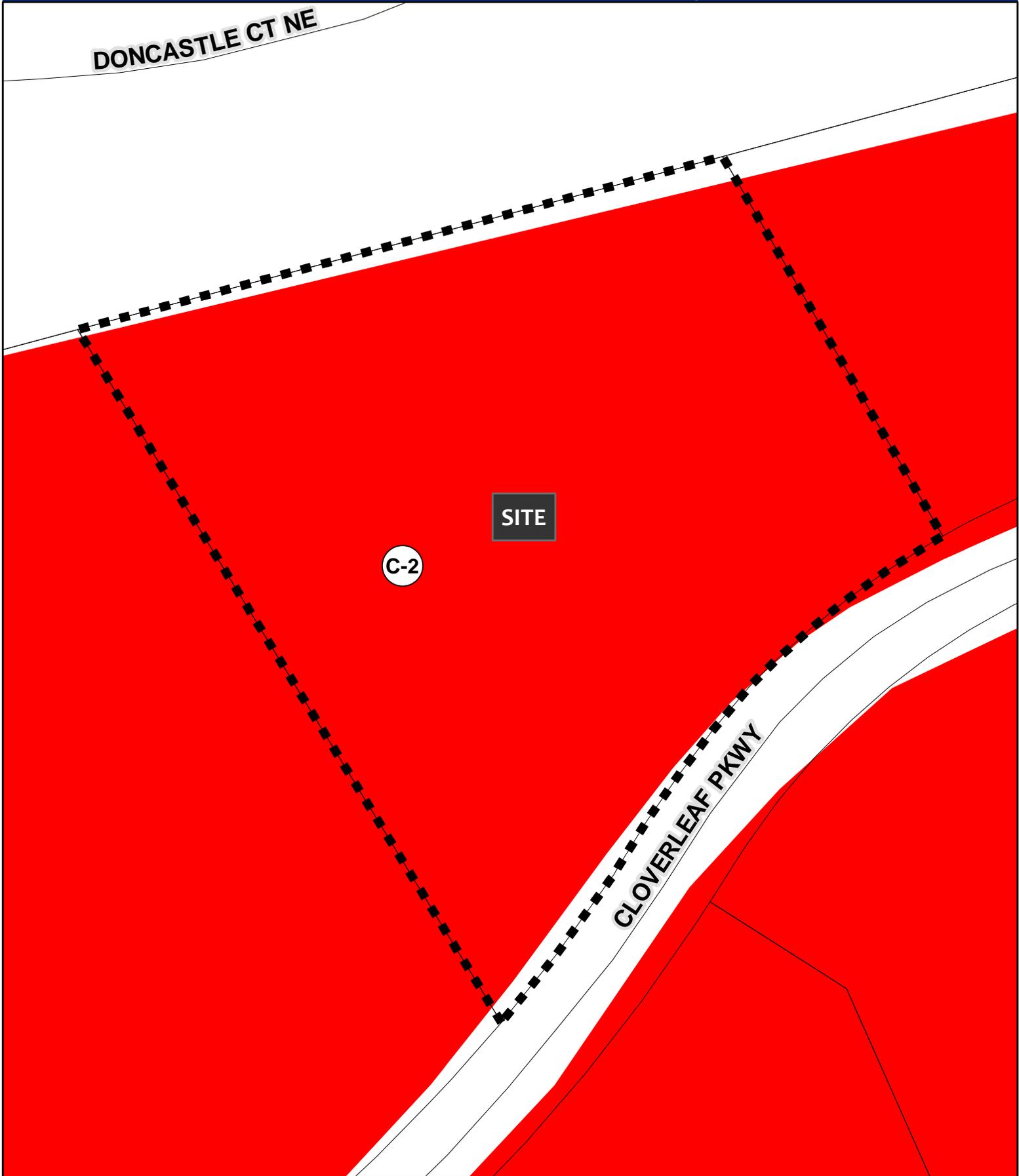


DONCASTLE CT NE

SITE

C-2

CLOVERLEAF PKWY





Kannapolis 2030 Future Land Use Map

Case Number: BOA-2019-12

Applicant: Sign Art Company Inc.

3363 Cloverleaf Pkwy

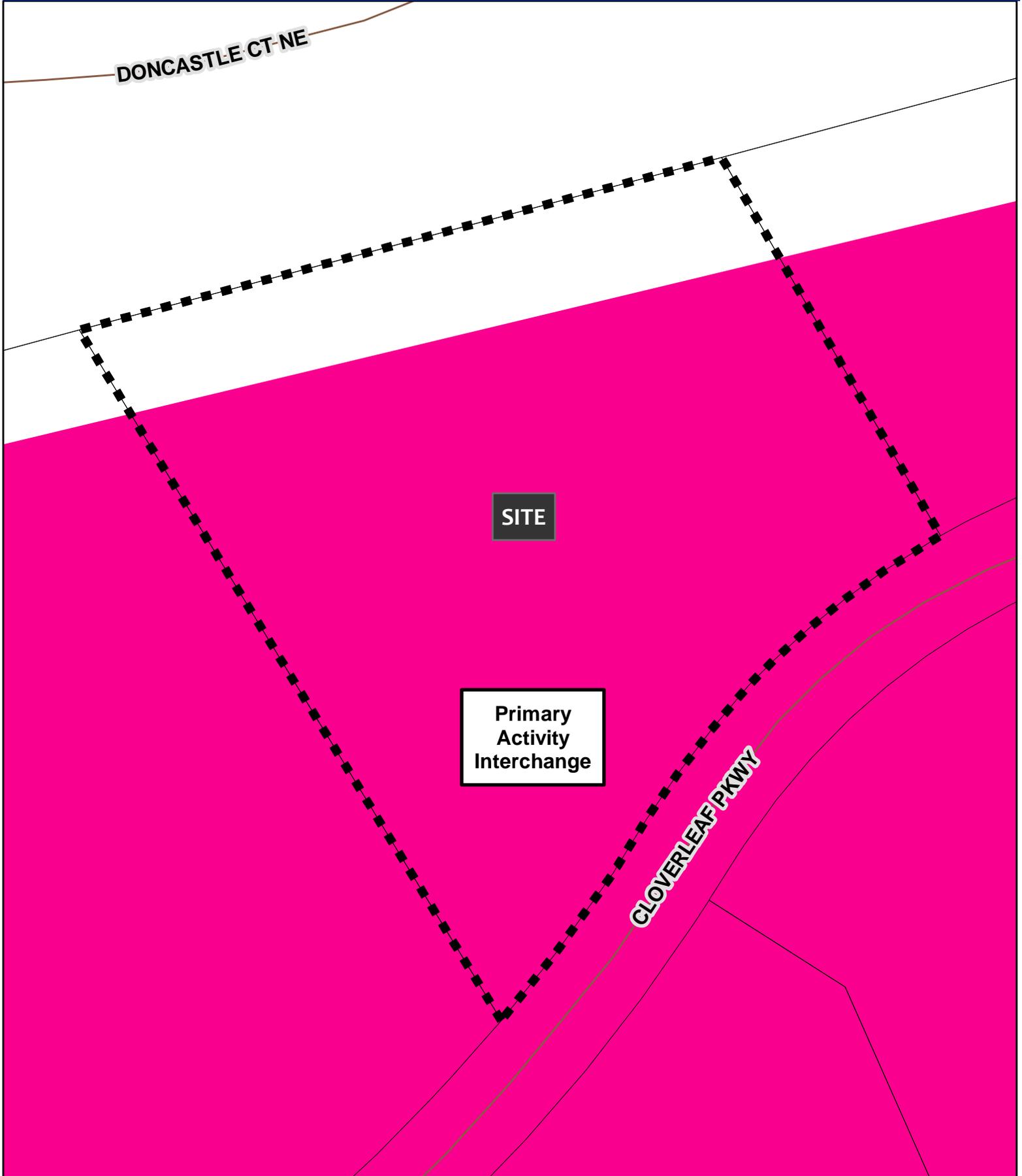


DONCASTLE CT-NE

SITE

Primary
Activity
Interchange

CLOVERLEAF PKWY



Sign Specifications: Front Northwest Elevation

Sign Code:
TBD

SCALE: 1/4" = 1'-0"

**A Internally Illuminated (LED)
Raceway Mounted Channel Letters
and Tagline Cabinet**

Channel Letters and Tagline are Raceway Mounted

Faces:

Translucent white polycarbonate faces with applied vinyl overlay (black, Sunflower Yellow)

Retainers, Returns & Trimcaps:

Returns, Retainer & Trim Caps (black)

Raceway:

6 1/2" extruded Aluminum Raceway painted to match wall

Proposed Signs:

Front Northwest Elevation:

8'-0" DIA. Round NTE Logo: 64 sq. ft.
5'-0" H. x 20'-7 3/4" W. NTE Channel Letterset: 103.25 sq. ft.
3'-0" H. x 5'-0" W. NTE Parts and Service Sign: 15 sq. ft.
2'-0" H. x 9'-9" W. Stihl Channel Letterset: 19.50 sq. ft.
4'-2 1/4" H. x 9'-5" W. Milwaukee Channel Letterset: 39.49 sq. ft.
1'-5 1/2" H. x 12'-0" W. Honda Channel Letterset: 17.50 sq. ft.

Total Sign Area Northwest Elevation: 258.74 sq. ft.

Total Sign Area Allowed by Code: X sq. ft.

Below Code: X sq. ft.

**B Internally Illuminated (LED)
Logo Cabinet Sign with Lit Face**
Flush Mounted to wall

Fabricated aluminum frame

Faces:

Translucent white polycarbonate or flex faces with applied vinyl overlay (black, Sunflower Yellow)

Retainers and Returns:

(black)

**C Internally Illuminated (LED)
Parts and Service Cabinet**
flush mounted

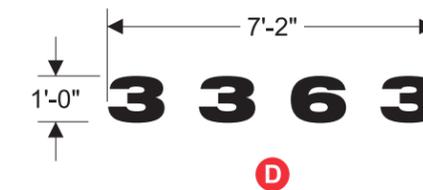
Faces:

translucent white polycarbonate faces with applied vinyl graphic overlay (black, Sunflower Yellow)

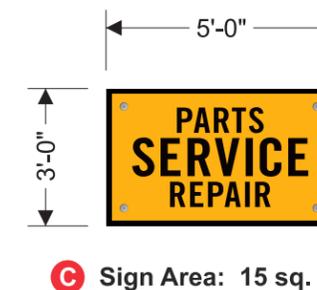
4" Returns, 1 1/2" Retainer:

(black)

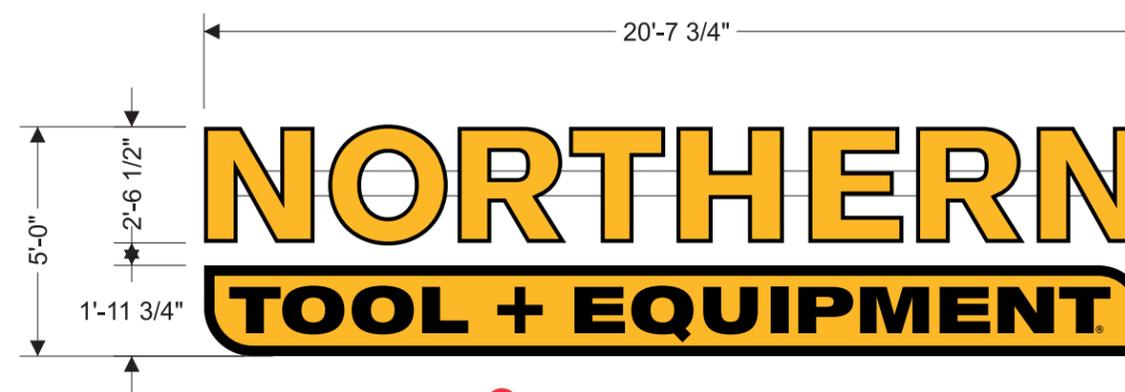
D Non-Illuminated Address Numbers
flat cut out stud mount aluminum numbers



B Sign Area: 64 sq. ft.



C Sign Area: 15 sq. ft.



A Sign Area: 103.25 sq. ft.

CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: **REV A 10-15-19**

Revisions:

Scale: 1/4" = 1'-0" at 11" x 17"

Page: 1 of 5

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

Eau Claire, WI
715-834-5127
800-235-5178

St. Paul, MN
651-688-0563
800-699-0563

www.signartusa.com



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Sign Specifications: Front Northwest Elevation

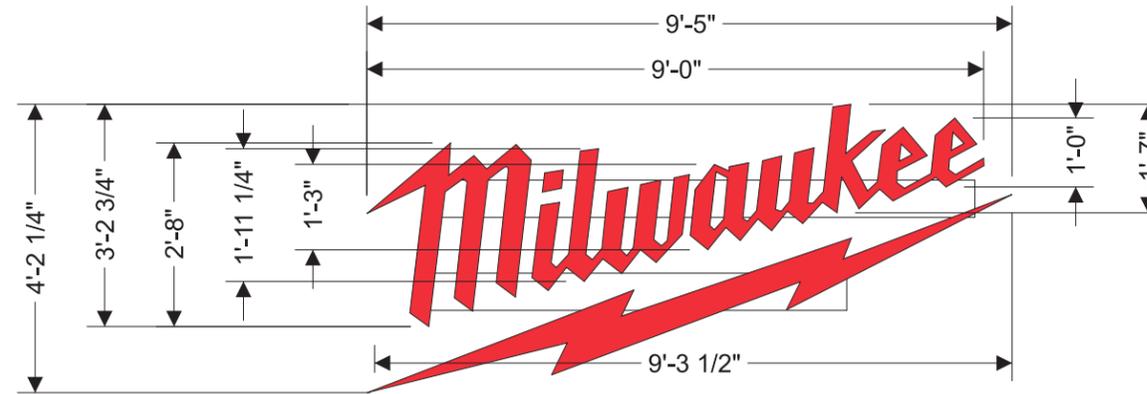
SCALE: 3/8" = 1'-0"

M Internally Illuminated (LED)
H Channel Letters
Raceway Mounted

Faces:
Translucent red polycarbonate faces

Trimcaps and Returns:
(black)

Raceway:
6 1/2" extruded Aluminum Raceway painted to match wall



M Sign Area: 39.49 sq. ft.

CUSTOMER INFORMATION

Customer: Northern Tool and Equipment

Address: Kannapolis, NC

Sales: Matt Snyder

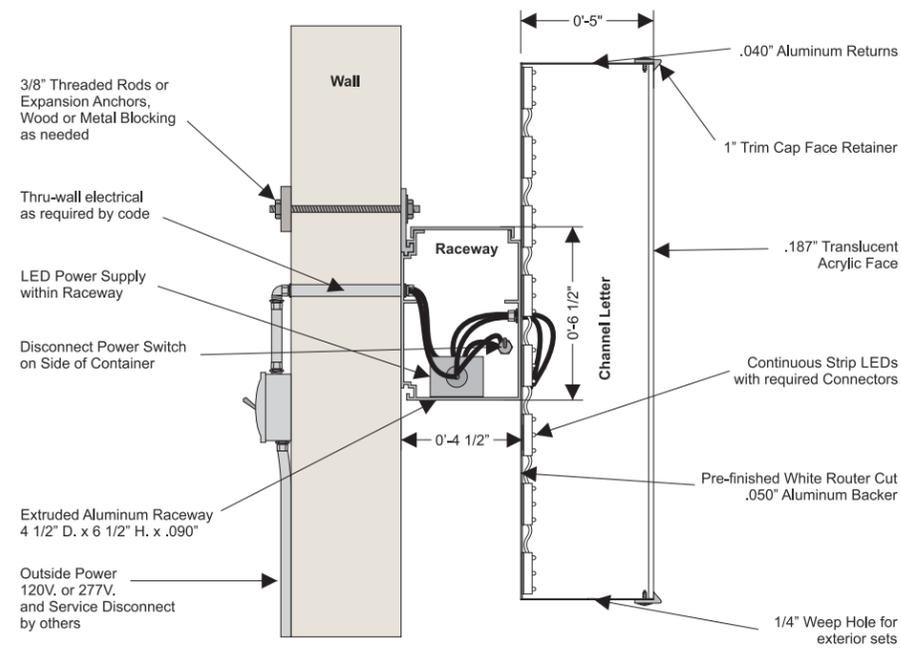
DRAWING INFORMATION

File Name: NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19

Date: REV A 10-15-19

Revisions:

The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL

Typical Internally Illuminated (LEDs)
Channel Letter/Logo (Raceway Mounted)



H Sign Area: 17.50 sq. ft.

Scale: 3/8" = 1'-0" at 11" x 17"

Page: 2 of 5

Designer: Jeff Weispfenning

Customer/
LL Approval:



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Sign Specifications: Front Northwest Elevation

SCALE: 1/2" = 1'-0"

S Internally Illuminated (LED)
Channel Letters
Raceway Mounted

Letter Faces: Translucent #2119 Orange Acrylic faces
Registered Trade Mark Face: Translucent #7328 White Acrylic Face with applied Orange Vinyl overlay

5 3/8" Returns & Trimcaps:
Orange

LEDs:
white

Raceway and Bridge:
8" extruded bottom mount Aluminum Raceway with Aluminum Bridge between "L" and "Registered Trademark"



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: **REV A 10-15-19**

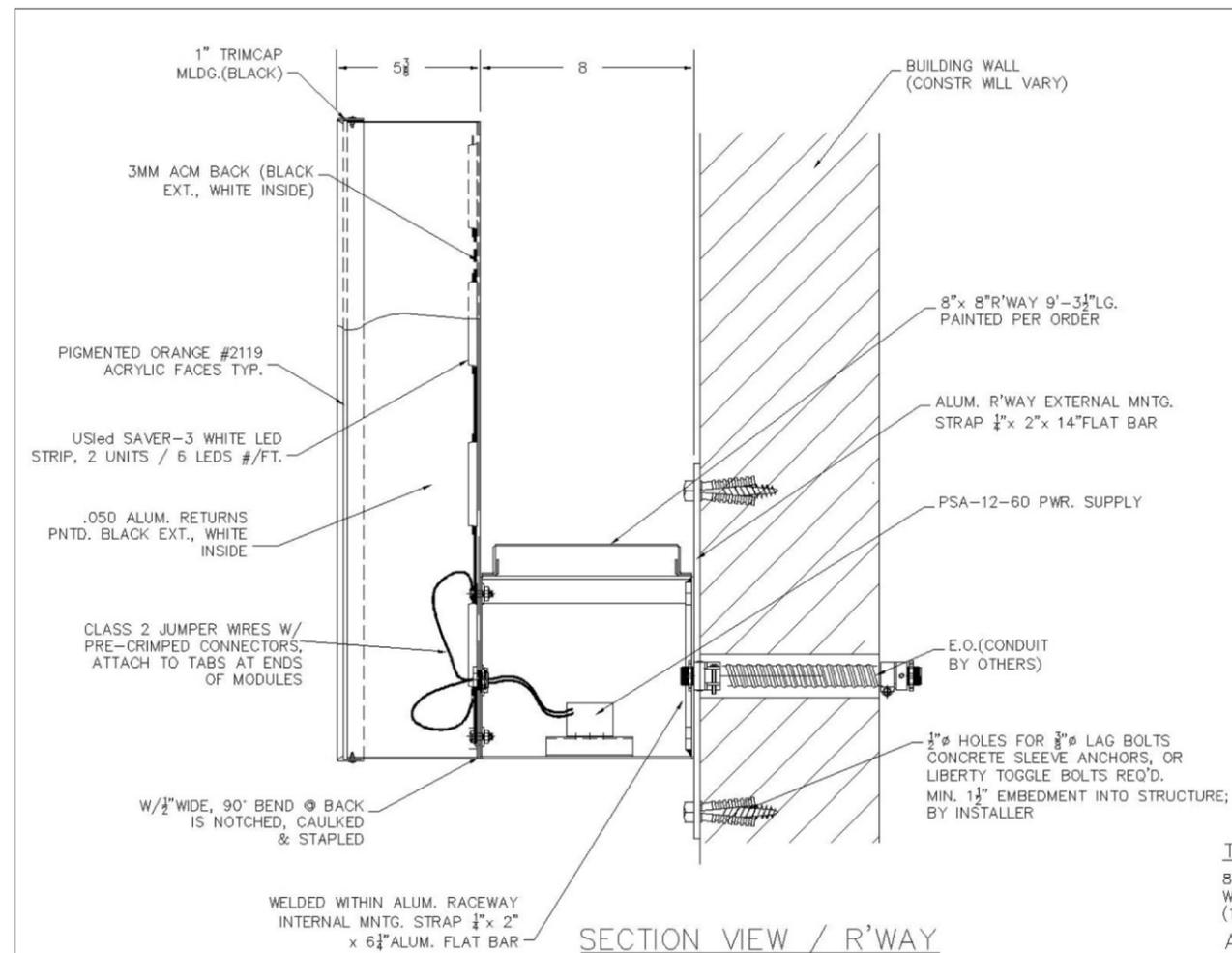
Revisions:

Scale: 1/2" = 1'-0" at 11" x 17"

Page: 3 of 5

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



TOTAL ELECTRICAL REQ'MTS.

84 UNITS @ 42'-0" LG., USled 'SAVER-3' WHITE LEDS; 2 UNITS (6 LEDS FT.)
(1) PSA-12-60 POWER SUPPLY

AMPS: .63

WATTS: 55.44

U.L. LABEL: STD.



SignArt Company

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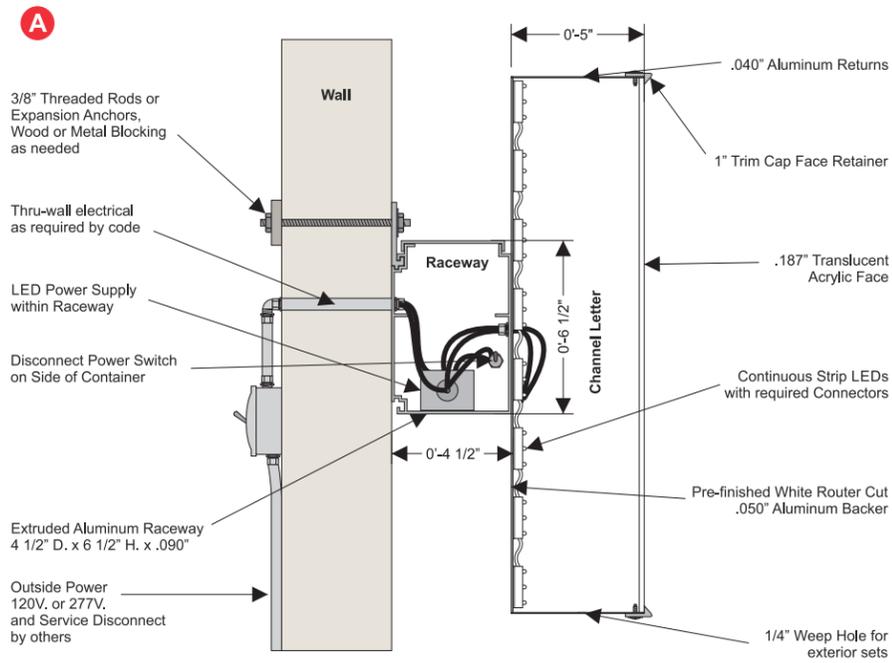
www.signartusa.com



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Section Details:

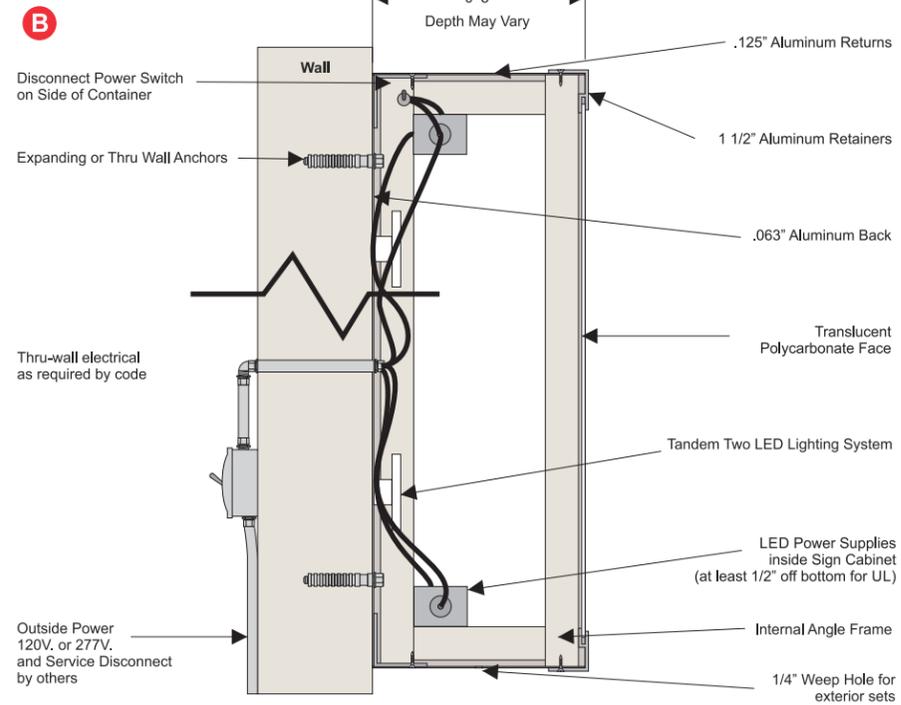
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Internally Illuminated (LEDs)
 Channel Letter/Logo (Raceway Mounted)



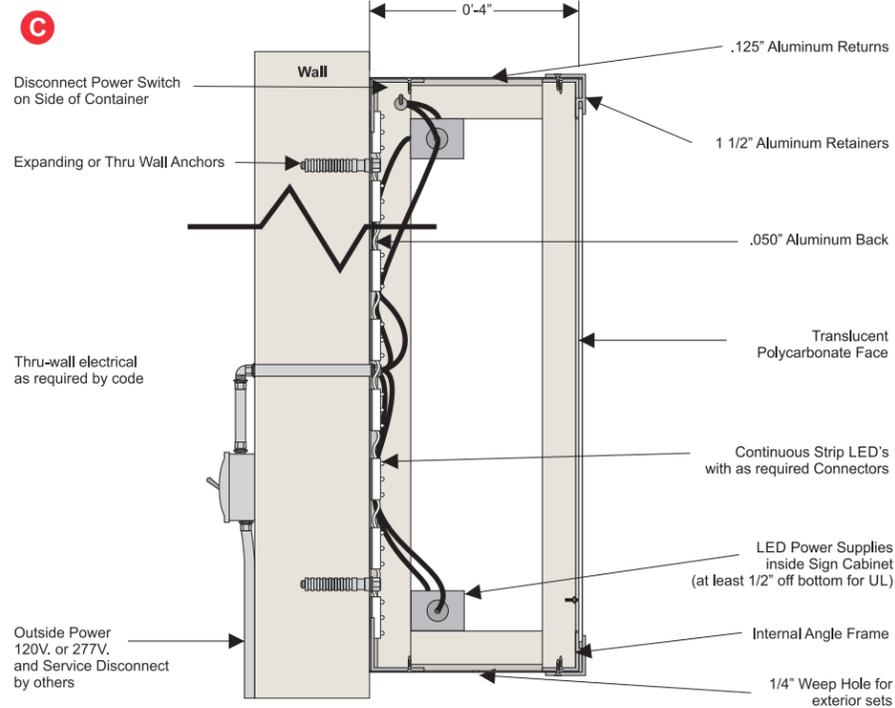
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Internally Illuminated (Tandem Two LEDs)
 Polycarbonate Face Cabinet Sign



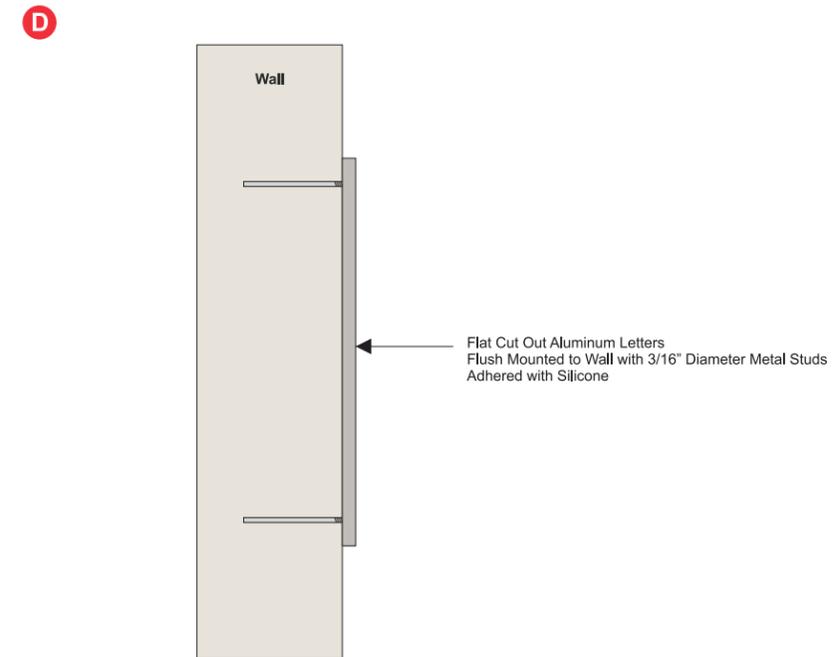
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Internally Illuminated (LEDs)
 Polycarbonate Face Cabinet Sign



The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Non-Illuminated Flat Cut Out Letters
 (Flush Mounted with Studs)



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: **REV A 10-15-19**

Revisions:

Scale: none

Page: 4 of 5

Designer: **Jeff Weispfenning**

Customer/
 LL Approval:



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St. Paul, MN
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 800-699-0563

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Building Front Northwest Elevation with Sign Location:

SCALE: 1/16" = 1'-0"

CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Northwest Elevation Wall Signs REV A 10-15-19**

Date: REV A 10-15-19

Revisions:

Scale: 1/16" = 1'-0" at 11" x 17"

Page: 5 of 5

Designer: Jeff Weispfenning

Customer/
LL Approval:



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INSTALLATION INSTRUCTIONS:

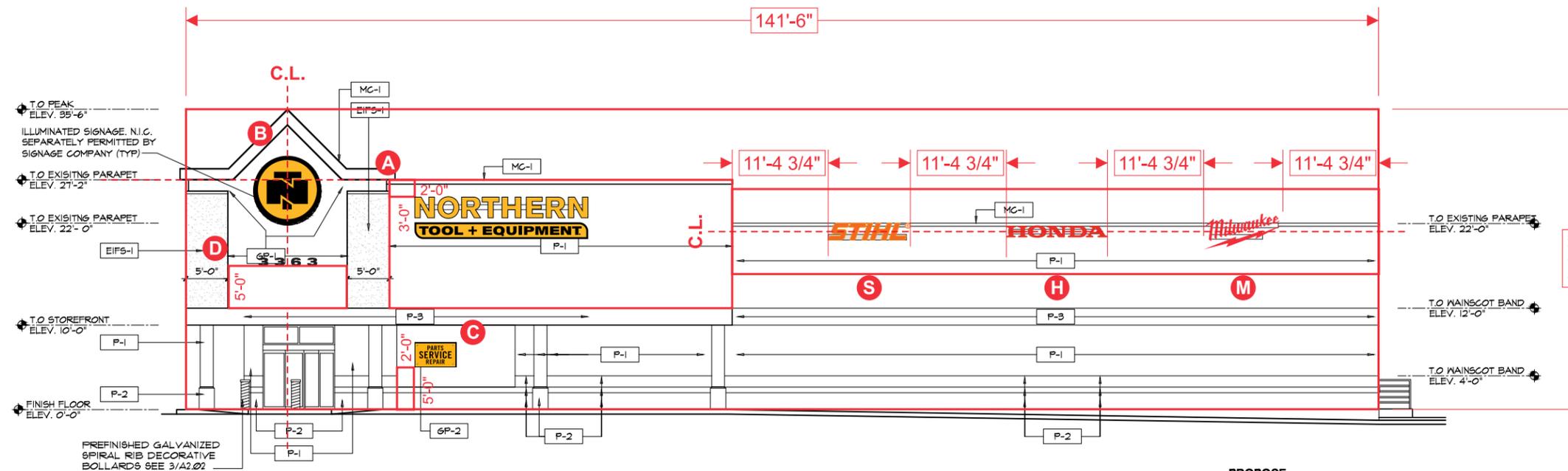
INSTALL the (Northern Tool letterset) 5'-0" to the right from the column as shown.
INSTALL the (Northern Tool letterset) 2'-0" down from the roof top as shown.

CENTER the (circle logo) Left to Right on the peak as shown.
ALIGN the top of the "N" with the bottom of the witches hat fascia as shown.

INSTALL the (parts and service) sign to the right of the entrance,
2'-0" from the column and 5'-0" AFF as shown.

CENTER the (address numbers Left to Right on the peak as shown.
INSTALL the (address numbers) 5'-0" above the canopy as shown.

CENTER the (vendor lettersets) Up and Down in the space as shown.
INSTALL the (vendor lettersets) Left to Right evenly in the space as shown.



PROPOSE
1 | NORTHWEST ELEVATION
1/8" = 1'-0"

**Sign Specifications:
Front Southwest Elevation**

Sign Code:
TBD

SCALE: 1/4" = 1'-0"

**A Internally Illuminated (LED)
Raceway Mounted Channel Letters
and Tagline Cabinet**
Channel Letters and Tagline are Raceway Mounted

**Proposed Signs:
Front Southwest Elevation:**
8'-0" DIA. Round NTE Logo: 64 sq. ft.
5'-0" H. x 20'-7 3/4" W. NTE Channel Letterset: 103.25 sq. ft.

Total Sign Area Southwest Elevation: 167.25 sq. ft.
Total Sign Area Allowed by Code: X sq. ft.
Below Code: X sq. ft.

Faces:
Translucent white polycarbonate faces with applied vinyl overlay (black, Sunflower Yellow)

Retainers, Returns & Trimcaps:
Returns, Retainer & Trim Caps (black)

Raceway:
6 1/2" extruded Aluminum Raceway painted to match wall

**B Internally Illuminated (LED)
Logo Cabinet Sign with Lit Face**
Flush Mounted to wall

Fabricated aluminum frame

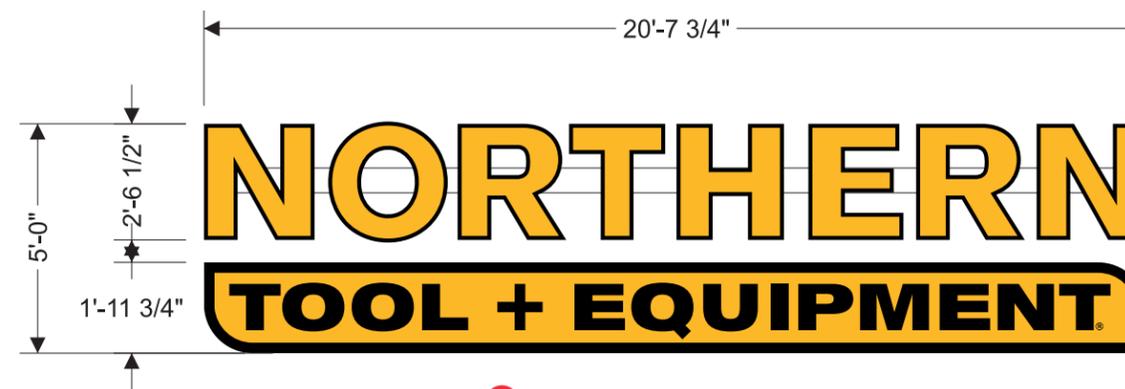
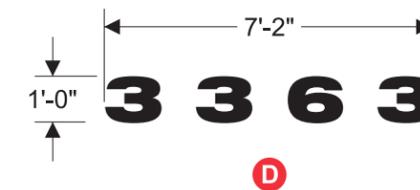
Faces:
Translucent white polycarbonate or flex faces with applied vinyl overlay (black, Sunflower Yellow)

Retainers and Returns:
(black)

D Non-Illuminated Address Numbers
flat cut out stud mount aluminum numbers



B Sign Area: 64 sq. ft.



A Sign Area: 103.25 sq. ft.

CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC
Southwest Elevation
Wall Signs
REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: 1/4" = 1'-0" at 11" x 17"

Page: 1 of 3

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



SignArt Company

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St. Paul, MN
651-688-0563
800-699-0563

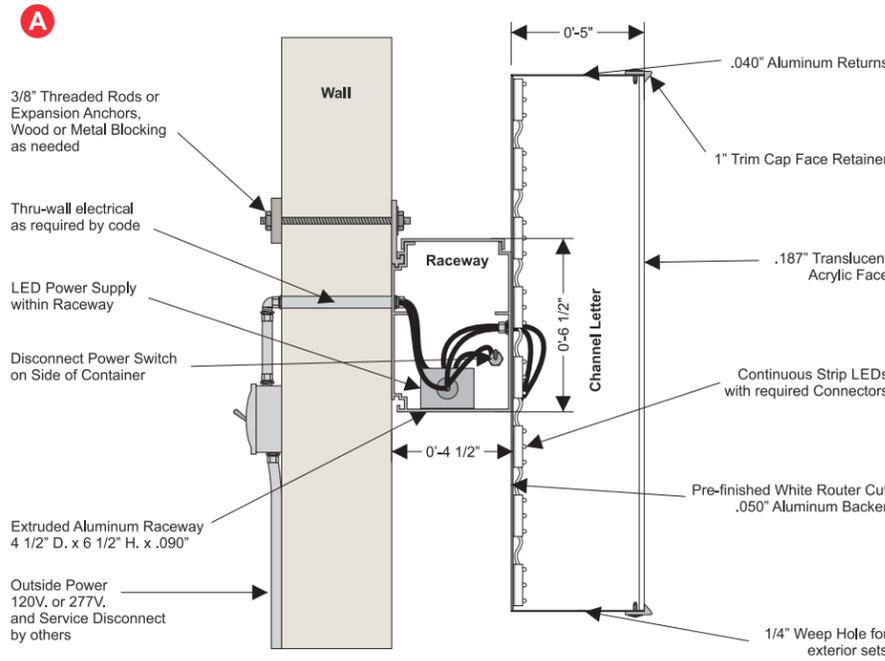
www.signartusa.com



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Section Details:

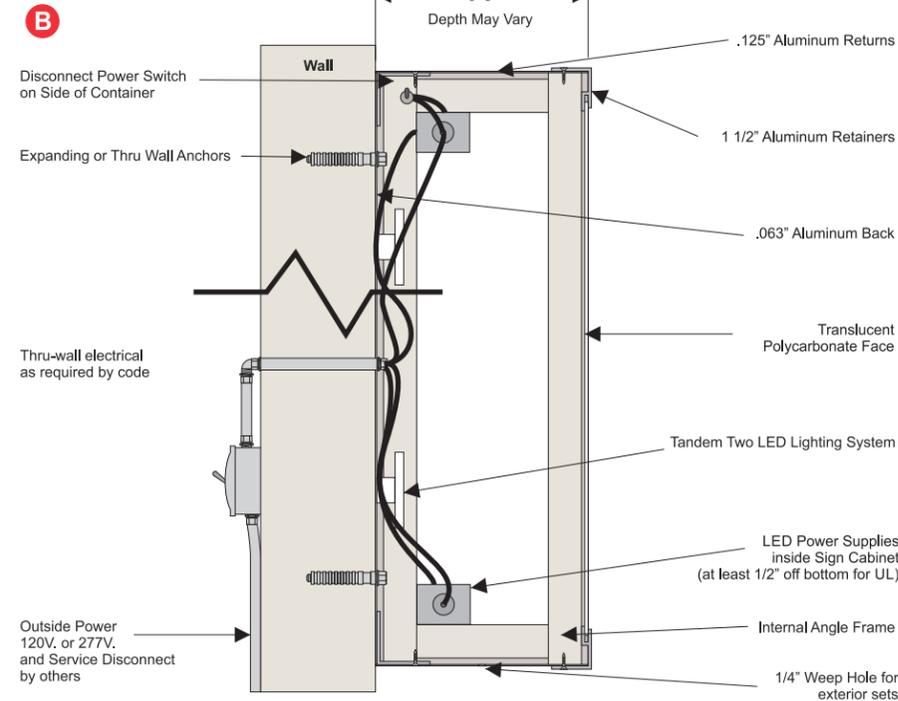
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Internally Illuminated (LEDs)
 Channel Letter/Logo (Raceway Mounted)



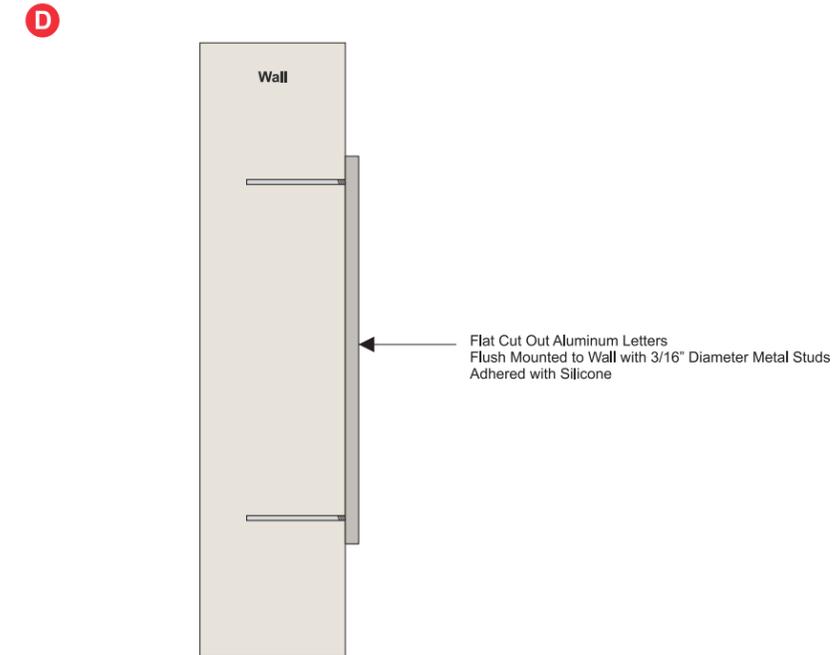
The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Internally Illuminated (Tandem Two LEDs)
 Polycarbonate Face Cabinet Sign



The actual sign attachment technique depends on the type of building wall, and to be determined at Site Survey.



SECTION ASSEMBLY DETAIL
 Typical Non-Illuminated Flat Cut Out Letters
 (Flush Mounted with Studs)



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Southwest Elevation Wall Signs REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: none

Page: 2 of 3

Designer: **Jeff Weispfenning**

Customer/
 LL Approval:



SignArt Company

Eau Claire, WI
 715-834-5127
 800-235-5178

St. Paul, MN
 651-688-0563
 800-699-0563

www.signartusa.com



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Building Front Southwest Elevation with Sign Location:

SCALE: 1/16" = 1'-0"

CUSTOMER INFORMATION

Customer: Northern Tool and Equipment

Address: Kannapolis, NC

Sales: Matt Snyder

DRAWING INFORMATION

File Name: NTE Kannapolis, NC Southwest Elevation Wall Signs REV A 10-16-19

Date: REV A 10-16-19

Revisions:

Scale: 1/16" = 1'-0" at 11" x 17"

Page: 3 of 3

Designer: Jeff Weispfenning

Customer/LL Approval:



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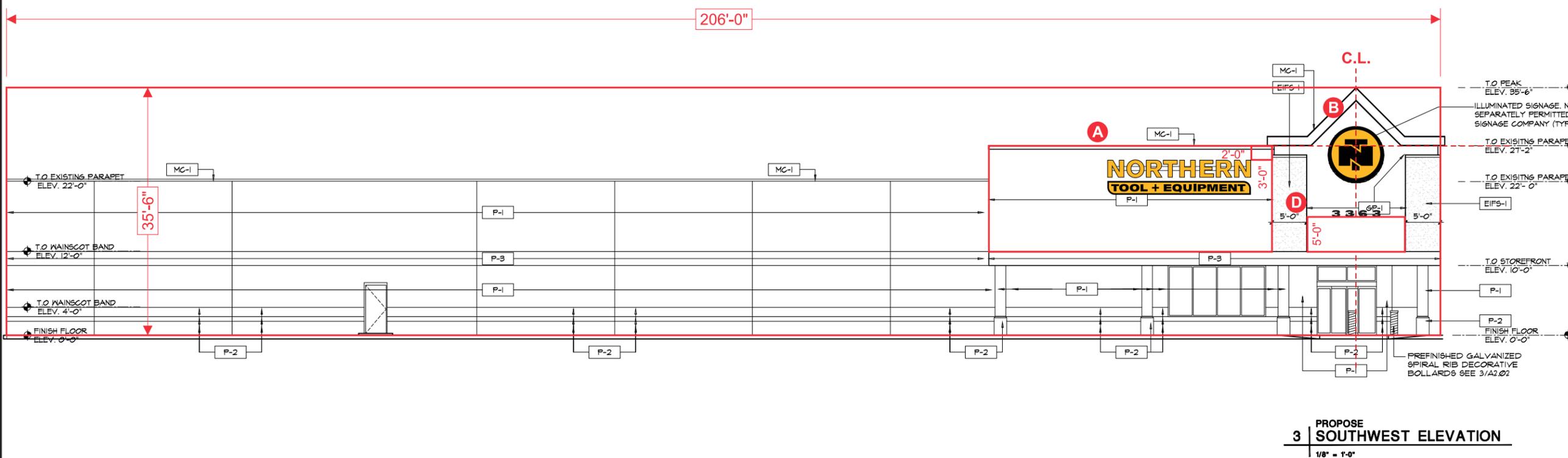


This drawing was created to assist you in visualizing our proposal. It is the property of Sign Art Company and may not be used or reproduced by others.

INSTALLATION INSTRUCTIONS:
 INSTALL the (Northern Tool letterset) 5'-0" to the Left from the column as shown.
 INSTALL the (Northern Tool letterset) 2'-0" down from the roof top as shown.

 CENTER the (circle logo) Left to Right on the peak as shown.
 ALIGN the top of the "N" with the bottom of the witches hat fascia as shown.

 CENTER the (address numbers) Left to Right on the peak as shown.
 INSTALL the (address numbers) 5'-0" above the canopy as shown.



PROPOSE
 3 | SOUTHWEST ELEVATION
 1/8" = 1'-0"

REFACE Existing Pylon Sign**Sign Specifications:****Internally Illuminated
Double Faced Pylon Sign
with Flex Face**

Fabricated aluminum frame

Retainers and Returns:
(black)**Faces:**
Translucent white flex faces
with digitally printed graphics
(black, Sunflower Yellow)**Pole:**
Steel Pole with Concrete Footing

Actual Dimensions to be Field Verified



Sign Area: TBD sq. ft.

CUSTOMER INFORMATION*Customer:* **Northern Tool and
Equipment***Address:* **Kannapolis, NC***Sales:* **Matt Snyder****DRAWING INFORMATION***File Name:* **NTE Kannapolis, NC
Pylon Sign
REV A 10-16-19***Date:* **REV A 10-16-19***Revisions:**Scale:* **0" = 1'-0" at 11" x 17"***Page:* **1 of 2***Designer:* **Jeff Weispfenning***Customer/
LL Approval:***SignArt Company****Eau Claire, WI**
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800-235-5178**St. Paul, MN**
651-688-0563
800-699-0563**www.signartusa.com**

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REFACE Existing Pylon Sign
Photograph with Sign Location

INSTALLATION INSTRUCTIONS:
INSTALL the sign face on the sign as shown.

Existing Condition



Proposed New Sign



CUSTOMER INFORMATION

Customer: **Northern Tool and Equipment**

Address: **Kannapolis, NC**

Sales: **Matt Snyder**

DRAWING INFORMATION

File Name: **NTE Kannapolis, NC Pylon Sign REV A 10-16-19**

Date: **REV A 10-16-19**

Revisions:

Scale: **0" = 1'-0" at 11" x 17"**

Page: **2 of 2**

Designer: **Jeff Weispfenning**

Customer/
LL Approval:



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AcctName1	MailAddr1	MailCity	MailState	MailZipCod
CHUNG PROPERTIES LLC	381 SYCAMORE RIDGE RD NE	CONCORD	NC	28025
CLOVERLEAF PARKWAY DEVELOPMENT LLC				
ATTN: KEITH GREENSPON	6804 DUMBARTON DR	CHARLOTTE	NC	28210
KALNC LC, AMLNC LC AND HTNC LC	999 HOME PLZ STE 220	WATERLOO	IA	50701
BUCKINGHAM PLACE REAL ESTATE	366 ELM AVE SW	ROANOKE	VA	24016
DARA PROPERTIES OF KANNAPOLIS	799-B BREVARD ROAD	ASHEVILLE	NC	28806
SIGNART COMPANY INC.	2933 MONDOVI RD	EAU CLAIRE	WI	54701



November 19, 2019

Dear Property Owner,

Please be advised that the City of Kannapolis Board of Adjustment will conduct a quasi-judicial public hearing at 6:00 PM on Tuesday, December 10, 2019 at City Hall, located at 401 Laureate Way, for the following case:

BOA-2019-12 - Variance – Northern Tools Cloverleaf Parkway

This public hearing is to consider a request for a variance from Article 12, Table 12.1-1. of the Unified Development Ordinance (UDO), which establishes minimum standards for permanent signage on properties located in the C-2 (General Commercial) zoning district. The applicant is requesting a variance to allow six (6) signs on the northwest elevation for a total of 258.74 sf and two (2) signs on the southwest elevation for a total area of 167.25 sf. The UDO permits a maximum of up to 120 sf of signage. The subject property is located at 3393 Cloverleaf Parkway, more specifically identified as Cabarrus County Parcel Identification Number 5622-22-8431 and is approximately 2.43 +/- acres. **(Please see reverse side of this letter for vicinity map showing the location of this property.)**

As an adjacent property owner, you are being notified of this public hearing in accordance with the requirements of the Kannapolis UDO; and are invited to attend the public hearing and present testimony, should you desire, to the Board of Adjustment.

Should you have any questions about the public hearing or request, please do not hesitate to call the Planning Department at 704.920.4350

Sincerely,

Ryan Lipp
Senior Planner

Enclosure

The meeting is accessible to people with disabilities. To request special accommodation in advance, contact the City's ADA Coordinator at 704.920.4302.



Board of Adjustment

Case Number: BOA-2019-12
Applicant: Sign Art Company Inc.
3363 Cloverleaf Pkwy

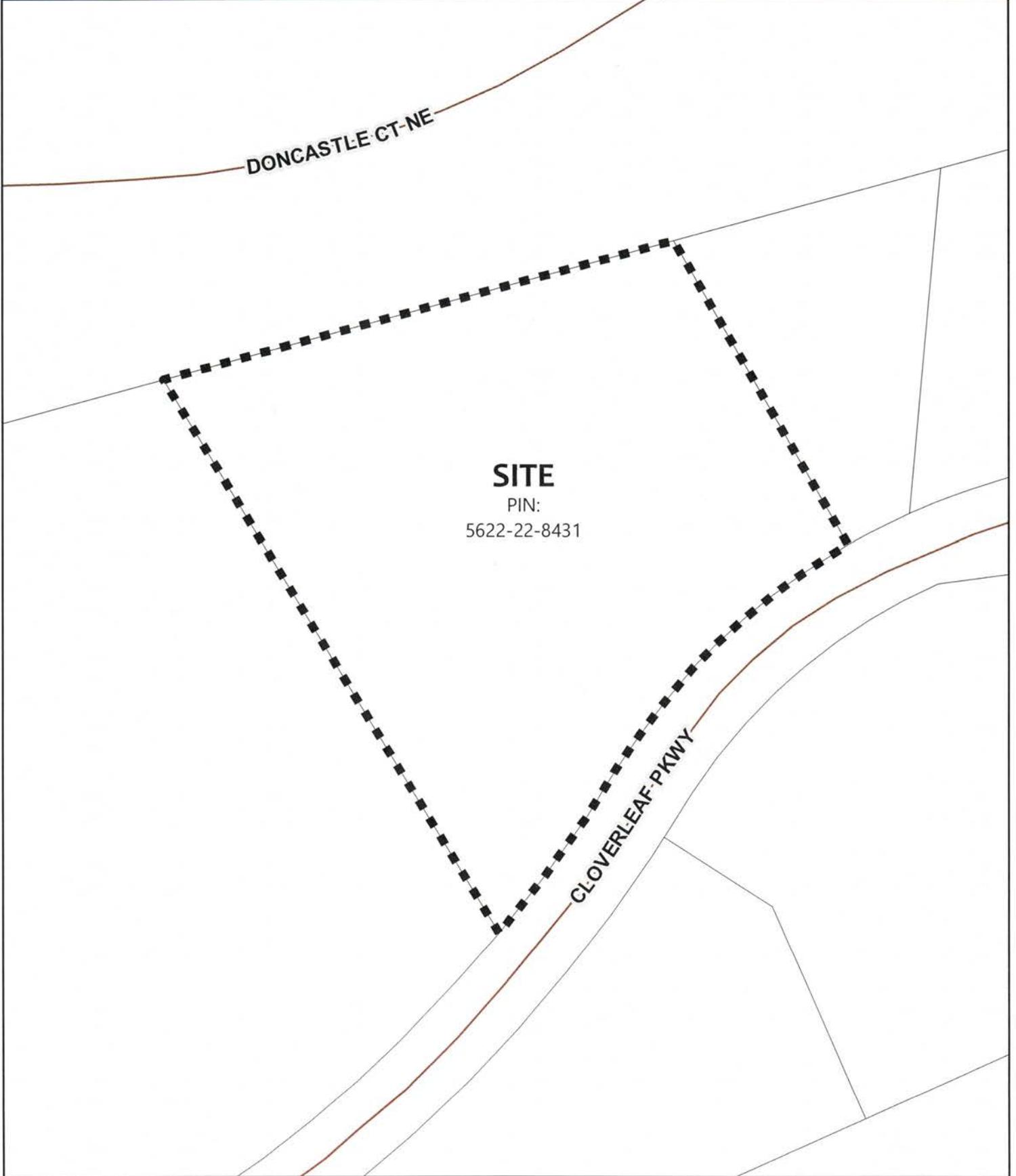


DONCASTLE CT-NE

SITE

PIN:
5622-22-8431

CLOVERLEAF PKWY





KANNAPOLIS
BOARD OF
ADJUSTMENT
PUBLIC HEARING
INFORMATION
CALL 704-920-4350
CASE # 19.12

