

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
November 16th, 2010**

The regular meeting of the Conover Planning Board was held on November 16th, 2010, at the Conover City Hall.

PRESENT: Chairman Joe Kaylor, Vice Chairman Jim Ten Kate, Board Members David Brown, Ryan Spleet, Ken Hilderbran, Mike Long, and Jim Rice

ABSENT: Helen Whitfield, Janette Sims, and Steven Kiger

STAFF: Planning Director Q. Lance Hight, AICP
Planner Josh Frederick

Chairman Kaylor called the meeting to order at 7:00 p.m.

ITEM 1: Approval of Minutes.

Chairman Kaylor presented the minutes of the regular meeting on October 19th, 2010.

Upon a motion from Vice Chairman Ten Kate, seconded by Mr. Long: It was unanimously resolved:

That the minutes of the regular meeting on October 19th, 2010 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

Zoning Map Amendment #R10-2: 1304 1st Street West to be rezoned from B-4 (General Business) to M-1 (General Manufacturing).

Mr. Hight opened the item.

Daniel F. Huffman, representing the Henry Herman Estate, has submitted an application for the rezoning of a parcel located at 1304 1st Street West. The parcel contains 1.2 acres, and is currently zoned City of Conover B-4 (General Business.) The property currently has on it one single-family dwelling and two accessory buildings, which records indicate have been used as single-family residential for over 70 years. Subsequent decades, following construction of the property, have seen the surrounding areas become primarily industrial and commercial in nature. The property to the east is occupied by Canella Heating and Air, the westward and northward properties are both vacant land. These three parcels are currently zoned B-4. The Hickory Springs manufacturing plant lies to the south of the property across 1st Street West, and is zoned M-1.

Both the B-4 and M-1 zoning districts allow for a variety of commercial and manufacturing uses, however residential is a permitted use by right in the M-1 district, but is not permitted in the B-4 district. The property submitted for rezoning was rezoned from R-20 to B-4 approximately ten years ago, as part of consolidated zoning efforts that reflected then-current economic conditions. Residential use remained a permitted, non-conforming use of the property since it remained in Mr. Herman's possession, a process known as being "grandfathered in." Mr. Herman passed away in April 2009 and the property remained vacant since then. Following current zoning code, once a non-conforming residential property has been vacant for 275 days the residential use of the property is no longer permitted.

Mr. Hight informed Planning Board members that the proposed rezoning is consistent with the 2003 Land Development Plan and that staff recommends approval of the rezoning.

Mr. Rice questioned the rezoning of the parcel to M-1, since it is surrounded to the east, north, and west by B-4 zoning. Mr. Hight responded that these few parcels make up a small pocket of B-4 zoning district, a remnant of the past large-scale rezoning. He also indicated that B-4 shares very similar uses with M-1, with the exception of residential use. This rezoning would help ensure that the property doesn't sit vacant.

Mr. Hilderbran commented on the past large-scale rezoning of the area.

Chairman Kaylor then opened the floor to public comment.

Mr. Huffman spoke about the Herman estate and indicated that this rezoning would facilitate the future use and/or sale of the property and help close out the estate.

Curtis Canella, co-owner of Canella Heating and Air, spoke about potentially having a vacant property next to his business and the negative effect that may have. He stated his support of the rezoning.

Chairman Kaylor asked if there were any additional comments or questions and then closed the public forum.

Upon a motion by Mr. Hilderbran, seconded by Vice Chairman Ten Kate, it was unanimously resolved that:

That the rezoning of 1304 1st Street West from B-4 to M-1 is approved.

ITEM 4: Informational Items:

Mr. Hight presented the October Permit Report.

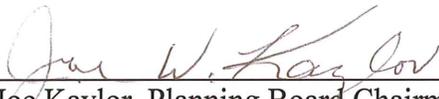
Mr. Hight presented a recent news article highlighting a two-year-long study that correlates lower crime rates with established trees in the area. He connected the implications of the article with the increased frequency of tree planting around Conover.

ITEM 5: Council Action:

Mr. Hight informed the Board that the City Council had accepted the Carolina Thread Trail Draft Master Plan.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 7:25p.m.



Joe Kaylor, Planning Board Chairman



Q. Lance Hight, Planning Director