

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
January 15, 2008**

The regular meeting of the Conover Planning Board was held on January 15<sup>th</sup>, 2008 at the Conover City Hall.

**PRESENT:** Chairman Abernathy, Board Members Janette Sims, Millie Baker, James Ten Kate, Joe Kaylor, Mary Jean Griffin, Ken R. Hilderbran, Michael Lingle, and Steven Kiger

**ABSENT:**

**STAFF:** Interim Planning Director Q. Lance Hight  
Assistant Planner Daniel Robinson  
GIS Coordinator Erik Schlichting

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

City Clerk Chris Reed swore in Steven Kiger to the Planning Board

**ITEM 1: Approval of Minutes**

Chairman Abernathy presented the minutes of the regular meeting on November 20<sup>th</sup>, 2007.

Upon a motion from Board Member Ten Kate, Seconded by Board Member Lingle: It was unanimously resolved:

That the minutes of the regular meeting on November 20<sup>th</sup>, 2007 be approved.

**ITEM 2: Public Meeting - Zoning Map Amendment R08-1 – for the property located at 2303 St. John’s Church Rd.**

Mr. Hight opened and discussed the following item:

Robert and Mona Rossero the property owners, and Scott Curtis Construction have submitted an annexation petition for a property located at 2303 St. John’s Church Rd. Upon annexation of the property, the City must assign a municipal zoning classification.

The subject property contains 10.04 acres and is currently zoned Catawba County R-20 (Residential) and the proposed zoning classification is City of Conover NC (Neighborhood Center). The petitioners have stated an interest in constructing townhomes on the property.

The property is located to the south of the Rock Barn Golf and Spa development, across from the southern entrance to Rock Bridge Drive near the Rock Barn Townhomes. The current use of the property is agricultural. Single-family residential uses are located to the immediate northwest, north and east.

On November 29<sup>th</sup>, 2004 the Catawba County Planning Board held public hearings in which they established the “Greater Rock Barn Economic Development District”. The subject property is located in this district. This provided an overlay zoning classification which placed additional development standards along a 1000-foot wide mixed-use corridor along both sides of Rock Barn Rd. Conover Planning Staff worked with County Planners to create consistent standards between the new county overlay and Conover Traditional Neighborhood Development (TND) Districts.

The 2003 Land Development Plan identifies the future land use of this area as Multi and single family. Planning Staff recommends the NC (Neighborhood Center) zoning classification be applied to this property. The NC zoning classification is a TND district that permits multi and single family uses. This recommendation

is consistent with both the 2003 Land Development Plan as well as the Catawba County “Greater Rock Barn Economic Development District”.

Should the petitioners pursue the construction of a townhome development an application for a Planned Unit Development – Residential (PUD-R) would be filed with the City and the details of the proposed development would come before the Planning Board and City Council for final approval.

Staff reviewed the proposed zoning map amendment #R08-1 and recommends approval to the Planning Board.

Chairman Abernathy then opened the Public Meeting.

Bill Granger, 2101 St. John’s Church Rd – I’ve checked the General Statues on this and Conover has followed all the laws. That piece of property is the prettiest piece of property out there. What Mr. Hight wants to do is to take the prettiest property and turn it into the biggest eyesore.

Annie Deal, 2312 St John’s Church Rd – This development will be at our front door. We will be open for noise, lights, and plenty of traffic. I just can’t think of townhouse over on that property. There are many problems that can be presented to us.

John Bandy, 2151 St John’s Church Rd – Can you tell us how many units are proposed right now? How will this affect the rest of us from being annexed into the City as the population of this area grows? I think that is the larger concern of the people here. I know annexation is coming sooner or later but I would rather see later.

Dallas Sigmon – I own the property to left of this parcel. We already have water problems and I think this would cause more problems in the future and should be considered. There is already erosion along the creek.

Debbie Fickling, 2271 St John’s Church Rd – We own the adjoining property with the mobile home. We are concerned with us being annexed as well future water problems.

Chairman Abernathy then closed the public meeting.

Board Member Hilderbran – How will the stormwater runoff of this property be affected by the stormwater ordinances being enforced by the City and state?

Mr. Hight – This property is in the WSP-IV. Land use regulations in the watershed are more restrictive on development than other areas. They are capped on impervious surface or built upon area they can have. We also have our stormwater ordinance would require a development of townhomes to construct a stormwater detention facility that would retain any runoff water and then release it slowly. This would be addressed during the plan review meetings which have not happen yet.

Board Member Sims – If we go along with the rezoning and the City Council does not annex the property, do they still go on and vote on the rezoning? Or would it just go away?

Mr. Hight – Nothing would happen. What the Planning Board is doing is giving a recommendation that if the City Council chooses to accept the annexation request, this is the type of zoning district that should be applied.

Board Member Lingle – What can go into the current R-20?

Mr. Hight – The current R-20 is a Catawba County zoning district. I believe it means residential lots of at least 20,000 square feet. The only difference is the services that are provided. If its in the City then we would provide sewer, if it is in the County they could have septic.

Board Member Ten Kate – Could you please read what the permitted uses of Neighborhood Center are?

Mr. Hight – Sure. The permitted uses by right are: Bed and Breakfast Inns, civic, fraternal, cultural, community and club facilities, congregate housing, and multi and single family homes.

Board Member Ten Kate – Should the annexation be accepted, all of these uses would have to come before the Planning Board and the City before they were permitted to build.

Mr. Hight – Any multi-family development would come back to the Planning Board and City Council. A congregate housing building, such as the Assisted Living at Rock Barn, if it were a single building would not have to come back because it would be a permitted use by right. Any time there is going to be more than one building on a lot is Planned Unit Development and must come back to Planning Board and City Council.

Upon a motion from Board Member Ten Kate, Seconded by Board Member Lingle to approve: It was resolved 5 for (Ten Kate, Griffin, Abernathy, Kiger, Lingle) to 4 against (Baker, Kaylor, Sims, Hilderbrand):

To approve Zoning Map Amendment R08-1

Assistant Planner Dan Robinson presented the Sign Inventory

Mr. Hight presented the permit report for November and December 2007.

Mr. Hight informed the Board of the Council/Staff Retreat February 8<sup>th</sup>-9<sup>th</sup>

Mr. Hight informed the Board of update with Trinity Park

Mr. Hight informed the Board of the action taken by City Council during the regular meeting.

There being no further business, the meeting ADJOURNED at 7:53 pm.

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David Abernathy, Planning Board Chairman

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Q. Lance Hight, Interim Planning Director