

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
November 17, 2009**

The regular meeting of the Conover Planning Board was held on November 17<sup>th</sup>, 2009 at the Conover City Hall.

**PRESENT:** Vice Chairman Kaylor, Board Members, Jim Ten Kate, Janette Sims, Steven Kiger, Ken R. Hilderbran, Mike Long, Helen Whitfield and David Brown.

**ABSENT:** Chairman Abernathy and Board Member Herman

**STAFF:** Planning Director Q. Lance Hight, AICP  
Planner Daniel Robinson, CZO

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

**ITEM 1: Approval of Minutes**

Vice Chairman Kaylor presented the minutes of the regular meeting on October 20<sup>th</sup>, 2009.

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

That the minutes of the regular meeting on October 20<sup>th</sup>, 2009 be approved.

**ITEM 2: Public Meeting – Revision to the Preliminary Plan of Whetstone Manor**

Mr. Hight opened and discussed the following item:

Tim Hart, representing Ben Griffin Realty Co., has submitted a revision to the Preliminary Plan for Whetstone Manor PUD-R located on 8<sup>th</sup> Avenue SW near Whetstone PL SW. The property is presently zoned R-9A (Residential) and contains 1.6 +/- acres.

This is a revision to the Preliminary Plan that was approved by Planning Board and City Council in 1998. The original Plan (enclosed and titled as "Original Preliminary Plan") consisted of a total of twelve (12) units served by an internal private drive referred to as Whetstone Place SW. To date, there have been a total of seven (7) units constructed; three (3) duplexes and a one (1) single unit. The Planning Board and City Council approved the three Final Plats in phases for the aforementioned units in 2002, 2003 and 2004.

This revision deviates from the original Preliminary Plan by reducing the total number of units from twelve (12) to nine (9). The request is to construct two (2) single-family homes as opposed to attached townhomes. One of the single family dwellings is proposed to be built fronting the existing Whetstone Place SW, and the other is proposed to be fronted on 8<sup>th</sup> Av SW.

The proposed homes will be served by public water and sewer. In accordance with the approved original preliminary plan, sidewalk extensions will be constructed by the developer on Whetstone Pl. SW and 8<sup>th</sup> Av SW.

This proposed preliminary plan is compatible with the 2003 Land Development Plan.

Staff has reviewed the revision to the Preliminary Plan for Whetstone Manor Townhomes Planned Unit Development – Residential and recommends approval to the Planning Board.

Upon a motion from Board Member Brown, Seconded by Board Member Ten Kate it was unanimously resolved:

That the revision to the preliminary plan for Whetstone be approved with added general note.

Mr. Hight presented the permit report for the month of October.

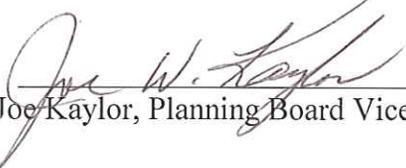
Mr. Hight gave an update on the status of Conover Station.

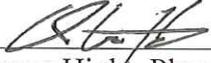
Mr. Hight commented on the news article from the Atlanta Journal-Constitution on excess parking.

Mr. Hight informed the Board of Christmas in the Park as well as the Christmas dinner.

Mr. Hight read a letter from Board Member Herman in which she resigns from her duties on the Planning Board so that she can fulfill her news duties as a member of City Council.

There being no further business, the meeting ADJOURNED at 8:02 p.m.

  
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Joe Kaylor, Planning Board Vice Chairman

  
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Q. Lance Hight, Planning Director