

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
February 19, 2008**

The regular meeting of the Conover Planning Board was held on February 19th, 2008 at the Conover City Hall.

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

ABSENT: Board Member Millie Baker

STAFF: Planning Director Q. Lance Hight
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 David Brown to the Planning Board

Chairman Abernathy and Mr. Hight provided clarification on the legal opinion of Monroe Pannell concerning the Planning Board's vote on R08-1 (Rossero Property) at the January meeting.

ITEM 1: Approval of Minutes

Chairman Abernathy presented the minutes of the regular meeting on January 15th, 2008.

Upon a motion from Board Member Sims, Seconded by Board Member Kaylor: It was unanimously resolved: That the minutes of the regular meeting on January 15th, 2008 be approved.

ITEM 2: Public Meeting - Zoning Map Amendment R08-2 – for the property located at 408 S. McLin Creek Rd

Mr. Hight opened and discussed the following item:

William Robinson the property owner has submitted an application for rezoning a property located at 408 S. McLin Creek Rd. The property consists of 24.05 +/- acres, and is currently zoned City of Conover EM-1 (Exclusive Manufacturing). The proposed zoning classification is City of Conover M-1 (General Manufacturing). Foamex Plant #28 previously occupied the manufacturing building on this site.

This property is located in the southeast area of Conover near our corporate limits with the City of Newton. The property is bound by EM-1 (Exclusive Manufacturing) zoning to the north and M-1 (General Manufacturing) zoning to the west, south and east. The surrounding land uses include the Sunrise Mobile Home Park to the north, a Commscope warehouse to the south and Conover Metal Products to the east.

The M-1 zoning district is similar with the EM-1 zoning district in that it permits the manufacturing of a variety products such as, but not limited to: wood, textiles, metals, household appliances, glass, food products, paints, leather, soap, rubber, furniture and plastics. The districts differ in that M-1 allows for "any lawful retail, service, repair or wholesaling" as well as residential uses.

This request is compatible with surrounding land uses as well as compatible with the 2003 Land Development plan which identifies this area as manufacturing.

Staff reviewed the proposed zoning map amendment #R08-2 and recommends approval to the Planning Board.

Board Member Ten Kate – What type of residential would be allowed on this property?

Mr. Hight – M-1 allows for single family homes. A mobile home park would have to be a Planned Unit Development.

Board Member Hilderbran – Would this building be torn down or would it be an adaptive reuse?

Mr. Hight – The building will remain. It is my understanding that he would like to have the ability to sell cars from the front portion of this property. Is this correct, Mr. Robinson?

Todd Robinson, petitioner – Yes. We also want M-1 for future development of the property so we can have general use and office space.

Chairman Abernathy then opened the Public Meeting.

Joie Fulbright, 206 5th St NE – I personally know Mr. Robinson and I went out to this building last week for a tour, and he has done major changes and it looks really good.

Board Member Hilderbran – I think any adaptive reuse of any properties now that manufacturing as we know it has left is a great thing.

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

That Zoning Map Amendment R08-2 be approved.

ITEM 3: Final Plat – Cambridge Place Townhomes Phase C-3 – Planned Unit Development - Residential

Mr. Hight opened and discussed the following item:

Sam Rowe Jr., representing the property owner, has submitted a Final Plat for Phase C-3 of the Planned Unit Development – Residential (PUD-R) located on 8th Ave NE and 3rd St PI NE. The property is presently zoned R-9A (Residential).

This is a Final Plat for Phase C-3 of the development, which contains four (4) units. The original Preliminary Plat was approved by the Planning Board and City Council in 1996. The Preliminary Plat was then revised and the Planning Board and City Council approved the revision in March and April 2004, respectively. There are 13 units left on the preliminary plan that have yet to be built and finalized by the Planning Board and City Council.

Planning Staff has determined that the Final Plat follows the approved revised Preliminary Plat and is compatible with the 2003 Land Development Plan.

Staff has reviewed the Final Plat for Cambridge Place Townhomes Phase C-3 Planned Unit Development – Residential and recommended approval to the Planning Board.

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

That the Final Plat for Phase C-3 of the Cambridge Place Townhomes – Planned Unit Development – Residential be approved.

Mr. Hight presented the permit report for January 2008.

Mr. Hight informed the Board of the non-conforming signs notification

Mr. Hight updated the Board on the Bicycle and Pedestrian Plan

Mr. Hight and the Board agreed that the Planning Board retreat will take place in the morning and he will look into a date.

There being no further business, the meeting ADJOURNED at 7:31 pm.

David Abernathy, Planning Board Chairman

Q. Lance Hight, Interim Planning Director