

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
September 16th, 2008**

The regular meeting of the Conover Planning Board was held on September 16th, 2008 at the Conover City Hall.

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

ABSENT: None

STAFF: Planning Director Q. Lance Hight
Planner Daniel Robinson
GIS Coordinator Erik Schlichting
Environmental Coordinator Terry Lail

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

ITEM 1: Approval of Minutes

Chairman Abernathy presented the minutes of the regular meeting on August 19th, 2008.

Board Member Ten Kate – Correction for the second sentence in the fourth paragraph. It reads, “There is also going striping in the development that allows for left turns going out of the subdivision.” It should read “There is also going *to be* striping in the development that allows for left turns going out of the subdivision.”

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

That the minutes of the regular meeting on August 19th, 2008 be approved with correction.

ITEM 2: Old Business - Clarification of Statement made by Mr. Hight at the August Planning Board Meeting

Mr. Hight – In reference to the discussion of the Walnut Ridge Major Subdivision which was presented to you last month; A question was asked on whether a right deceleration lane on HWY 16 N would be installed. I misspoke and stated there would be a deceleration lane installed. This is incorrect. A northbound deceleration lane HWY 16 N is not a proposed improvement in conjunction with this project. A southbound left-turn lane will be installed on HWY 16 N.

Board Member Long – Who makes that decision, is that a City decision or a NCDOT decision?

Mr. Hight – When there is any development where a NCDOT road involved, which is basically any main thoroughfare in Conover, a driveway permit must be completed with NCDOT. They will take a look at what type of use it is, how many trips it will generate and they will determine what improvements need to be made to the street. It can range from putting in a traffic signal to making sure your driveway has a wide turning radius. For this specific development a deceleration lane was not required.

ITEM 3: Final Plat – The Laurels at Rock Barn – Planned Unit Development – Residential

Mr. Hight opened and discussed the following item:

Duke Woodlief, representing Rock Barn Properties Inc., has submitted a final plat for the townhome development, Laurels at Rock Barn, PUD-R. This development is located within Rock Barn Golf and Spa area off Lyle Creek Drive on Stadler Dr. NE and Player Cir NE. The property is presently zoned R-9A (Residential) and contains 69.71 +/- acres.

This is a final plat for lots 19, 20, 27, 28, 31, 32, 37-46, and 71-74. The preliminary plat was originally approved by the Planning Board and City Council in January of 2004 and then revised and approved in April 2004. A final plat for a portion of the townhomes was approved by the Planning Board and City Council in July of 2005.

There is a minor change from the revised preliminary plat to this final plat. Overall the site layout has remained the same. The streets and water and sewer main lines for this development have been installed, and have been on the Conover system since 2004 and will remain in their current location. The approved preliminary plan contained a total of eighty-nine (89) townhome units. This final plat would deviate from the preliminary plat in that the developer proposes to reduce the total number of units from eighty-nine (89) to eighty-five (85). The result would be that two of the proposed quadplex townhome units on Stadler Dr. NE will be replaced by two duplex townhome units, thus reducing the total number of units by four.

This proposed final plat is compatible with the 2003 Land Development Plan.

Planning Staff has reviewed the Final Plat for the Laurels at Rock Barn, Planned Unit Development – Residential and recommends approval to the Planning Board.

Upon a motion from Board Member Kaylor, Seconded by Board Member Kiger: It was unanimously resolved:

That the final plat for The Laurels at Rock Barn – Planned Unit Development - Residential, be approved.

Mr. Hight presented the permit report for August 2008.

Mr. Hight updated the Board on the Parks Master Plan

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

David Abernathy, Planning Board Chairman

Q. Lance Hight, Planning Director