

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
June 16, 2009**

The regular meeting of the Conover Planning Board was held on June 16<sup>th</sup>, 2009 at the Conover City Hall.

**PRESENT:** Board Members Joe Kaylor, Jim Ten Kate, Janette Sims, Jan Herman, Steven Kiger, Helen Whitfield and David Brown.

**ABSENT:** Chairman Abernathy and Board Members Ken R. Hilderbran and Mike Long

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

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 May 19<sup>th</sup>, 2009.

Mr. Kaylor read the memo attached to the minutes stating that a mistake was made on the minutes mailed to members of the Planning Board and that the mistake had been corrected.

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 May 19, 2009 as changed be approved.

**ITEM 2: Public Meeting – Preliminary Plat - Timber Ridge Townhomes – Planned Unit Development - Residential**

Mr. Hight opened and discussed the following item:

Darrin Reid, representing the developer, Hedrick Construction Co., has submitted a Preliminary Plat for a Planned Unit Development – Residential (PUD-R) located at 302 Rock Barn Rd NE. The property is presently zoned P-1 (Office and Institution) and contains of approximately 4.03 acres +/-.

This is the Preliminary Plat for a townhome development consisting of eleven (11) buildings containing a total of twenty (20) units. Nine (9) of the buildings will be duplex units, while two (2) buildings will be single units. Each unit will have an individual driveway and garage (see enclosed architectural elevations).

This townhome development will be served by a new public street, as well as public water and sewer service, all of which shall be installed by the developer and in accordance with Conover design specifications. Sidewalks and street trees will be installed on both sides of the new street. In addition, approximately two hundred (200) feet of sidewalk will be installed along Rock Barn Rd in accordance with the Conover Area Sidewalk Plan. The proposed street's dedicated public right-of-way will extend to the edge of the property, therefore being considered a "stub-out" and not a permanent dead end street. The purpose of this practice is such that the street can be connected to adjacent property in the event of future development.

This will be the first PUD-R that has been developed under City of Conover's Phase II Stormwater Ordinance. An engineered stormwater structure will be installed on the site to treat stormwater runoff. This will be achieved through a stormwater bio-retention structure that is located at the lower end of the development. The BMP shall be installed in accordance with the design specifications of the "North Carolina Stormwater Best

Management Practices Manual” and will be privately maintained by the home owners association or their qualified agents. An annual report of the continued functionality and maintenance of the BMP must be submitted annually to the City. This preliminary plat also includes an access easement that allows the City to inspect the BMP at any time to insure proper maintenance.

Staff has reviewed the Preliminary Plat for Timber Ridge Planned Unit Development – Residential and found it to be consistent with the Conover Zoning Ordinance and the 2003 Land Development Plan. Staff recommends approval of the PUD-R to the Planning Board.

Board Member Brown – Is there some kind of natural barrier that will surround the BMP?

Mr. Hight – No, there will be no barrier. This is a BMP that we really encourage. This is not an unsightly dry pond. When this is in the ground you might not be able to tell that it is a BMP.

Board Member Ten Kate – I have a couple questions. Brandywine has a deceleration lane. Will this development have a deceleration lane? What is the small print on the plat? Are these owners going to be aware that this road will connect to the neighboring property and that traffic may be significantly more than just this street?

Mr. Hight – The developer has submitted a driveway permit to NCDOT. NCDOT has reviewed the driveway and determined that no improvements to Rock Barn Rd were needed. The small print on the plat are details and specifications. We may put a sign at the end of the street that specifies that this street is a possible connector street for future development.

Board Member Ten Kate – What exactly will we be voting on? Is this a rezoning or would we be approving the development?

Mr. Hight – The P-1 zoning will not change. The P-1 zoning district allows residential as a permitted use by right so the zoning would not have to be changed. You will be voting on the PUD-R. This PUD-R would be an overlay. By approving this preliminary plat, the construction of the streets and buildings will have to adhere to this plan.

Vice Chairman Kaylor – If this property was zoned R-9A we would still have to vote on a PUD.

Mr. Hight – Yes, that is correct.

Vice Chairman Kaylor then opened the public meeting

James Hollar, neighboring property owner – How deep will the drainage pond be?

Darrin Reid, land surveyor – The bottom of the pond will be 6 inches of wash stone gravel. Above that there is two feet of a sandy clay mixture that acts as a filter for the stormwater runoff. Then, there are nine inches of mulch for water storage. The pond is designed to catch the first inch of a rain event.

Board Member Whitfield – How far away from the last unit is the pond going to be?

Darrin Reid – There is about 12 feet of separation from the last unit.

Board Member Ten Kate – Will there be any fencing around the pond?

Darrin Reid – No, there is no need to because it is flush with the surrounding ground. The water being stored is in the material and does not pool. The ground will feel a little spongy but there will be no standing water.

Board Member Kiger – How often would the storage layer be full of water?

Darrin Reid – The pond is designed so that the water is released within 24 hours. The water will be released at the pre-construction rate per state code.

With no further public comments, Vice Chairman Kaylor closed the public meeting.

Upon a motion from Board Member Herman, Seconded by Board Member Whitfield: it was unanimously resolved:

That the preliminary plat for Timber Ridge Townhomes Planned Unit Development – Residential be recommended for approval to the City Council.

**ITEM 3: Minor Subdivision – Earl Moose Heirs Property located at 2017 Conover Blvd E**

Mr. Hight opened and discussed the following item:

Kathy Moose, representing the property owners, has submitted a final plat for a minor subdivision of property located at 2017 Conover Blvd E. The property has multiple zoning districts and is located on the city limit border of Conover and Claremont. Presently, the property is zoned City of Conover M-1 (General Manufacturing), City of Conover R-20 (Residential) and City of Claremont R-2 (Residential) and includes approximately 103.22 acres+/-.

This request is to subdivide and create a new parcel from the Earl Moose Heirs existing parcel. The newly created parcel will include 2 acres +/-, while the existing parcel will include 101.22 acres +/- . Both parcels will have adequate road frontage and are served by municipal water and sewer.

The request is compatible with the recommendations of the 2003 Land Development Plan.

Planning Staff has reviewed the final plat for the Earl Moose Heirs minor subdivision and recommends approval to the Planning Board.

Board Member Ten Kate – Are there any structures on that piece of property?

Mr. Hight – There is a single family dwelling on the property.

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

That the minor subdivision for the Earl Moose Heirs property be recommended for approval to the City Council.

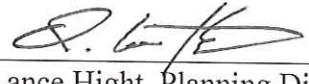
Mr. Hight presented the permit reports for the month of May

Mr. Hight stated that the Timber Ridge PUD-R will be heard by the City Council at their August meeting

Mr. Hight mentioned that the 2010 Census is approaching and the importance of getting every resident counted

There being no further business, the meeting ADJOURNED at 7:50 pm.

  
Joe Kaylor, Planning Board Vice Chairman

  
Q. Lance Hight, Planning Director

