

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

The regular meeting of the Conover Planning Board was held on August 19<sup>th</sup>, 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, and Helen Whitfield.

**ABSENT:** Board Members Janette Sims and Steven Kiger

**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.

**ITEM 1: Approval of Minutes**

Chairman Abernathy presented the minutes of the regular meeting on July 15<sup>th</sup>, 2008.

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

That the minutes of the regular meeting on July 15<sup>th</sup>, 2008 be approved.

**ITEM 2: Preliminary Plan – Walnut Ridge Major Subdivision – Located at 4334 N NC 16 HWY**

Mr. Hight opened and discussed the following item:

Duke Woodlief, representing Rock Barn Properties Inc., has submitted a preliminary plan for Walnut Ridge at Rock Barn Country Club, a major subdivision located at 4334 N NC 16 HWY. This development contains approximately 93.13 +/- acres and is zoned R-9A (Residential).

This is the preliminary plan for a single-family residential major subdivision consisting of one hundred and two (102) lots. Water and sewer extensions have been reviewed and approved for installation to serve this development. New streets will be constructed to city standards, and will provide access through the existing Ridge Drive NE as well as a connection to Highway 16 North. A southbound left turn lane will be installed on Highway 16 North to serve this development. In accordance with Conover Code sidewalks will be installed on one side of all new streets serving this development. Open space for the development consists of a total of 5 +/- acres.

This development is located within the eastern portion of Conover which is in the WS-IV Classification District for the Lake Norman Water Supply Watershed. Based on the proposed lot sizes this development is considered a low-density development, thereby complying with the standards set forth by the Conover Code regarding the WS-IV Watershed.

This request is compatible with the Conover Zoning and Subdivision Ordinances, as well as consistent with the recommendations of the 2003 Land Development Plan.

Planning Staff and the Site Plan Review Committee (SRC) have reviewed the Preliminary Plan for Walnut Ridge Subdivision and recommends approval to the Planning Board.

Board Member Herman – Will this development have City sewer?

Mr. Hight – Yes. Currently sewer is on The Oaks abutting property.

Board Member Ten Kate – You mentioned the south-bound left turn lane but what improvements will be on the north-bound lanes?

Mr. Hight – There is going to be a deceleration lane on HWY 16. There is also going striping in the development that allows for left turns going out of the subdivision.

Board Member Hilderbran – There is no back entrance off of Shook Rd to this development, is that correct?

Mr. Hight – The access is going to be through existing Ridge Dr.

Board Member Ten Kate – While I applaud the efforts of Rock Barn Properties for putting this development in our area, I hope they are not going to regret not putting a back entrance off of Shook Rd for convenience but also because the construction vehicles will have to wind through the subdivision.

Duke Woodlief, Rock Barn Properties – We have looked long and hard for an entrance off of Shook Rd. There is a possibility of purchase of future property and we took that into consideration. Also, there is a bend in Shook Rd and it is downward sloped so an entrance could be dangerous.

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

That the preliminary plan for Walnut Ridge Major Subdivision, be approved.

Mr. Hight presented the permit report for July 2008.

Mr. Hight reminded the Board that the Greater Hickory at Rock Barn would be played from Sep. 8<sup>th</sup> – 14<sup>th</sup>.

Mr. Hight informed the Board that the City was not awarded PARTF grant for Trinity Park

Mr. Hight informed the Board of the action taken by the Council at their last meeting.

Mr. Hight made an introduction to the 2010 LDP to the Board.

There being no further business, the meeting ADJOURNED at 7:35 pm.

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David Abernathy, Planning Board Chairman

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Q. Lance Hight, Planning Director