

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
July 17th, 2012**

The regular meeting of the Conover Planning Board was held on July 17th, 2012 at the Conover City Hall.

PRESENT: Chairman Jim Ten Kate, Board Members Ryan Spleet, Janette Sims, Ken Hilderbran, Jim Rice, David Brown and Steven Kiger

ABSENT: Board Members Helen Whitfield and Robert Jarrett

STAFF: Planning Director Q. Lance Hight, AICP
GIS Coordinator Erik Schlichting

Chairman Ten Kate called the meeting to order at 7:30 p.m. (The meeting was delayed because a Board of Adjustment training session ran late.)

ITEM 1: Approval of Minutes.

Chairman Ten Kate presented the minutes of the regular meeting on June 19th, 2012.

Upon a motion from Mrs. Sims, seconded by Mr. Brown: It was unanimously resolved:

That the minutes of the regular meeting on June 19th, 2012 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

REVISION TO MAJOR SUBDIVISION: Walnut Ridge

Mr. Hight presented a revision to the previously approved Walnut Ridge subdivision. The revision would change the number, size, and layout of 22 existing lots, resulting in 57 total lots for a net increase of 35 new lots, a new section of street & sidewalk, as well as privately owned golf cart access, retaining walls and walking trail.

Mr. Rice asked where the one lot in the subdivision which Rock Barn Properties does not own is situated in relation to the proposed subdivision.

Mr. Hight indicated the lot in question, several lots away from the proposed revision.

Mr. Ten Kate asked the width on the new cart paths, which Mr. Hight stated would be six feet.

Mr. Kiger asked whether the walking path would be paved with asphalt, to which Mr. Hight replied that it would.

Mr. Ten Kate asked whether the new street would be maintained by the city, to which Mr. Hight replied that it would.

Mr. Ten Kate asked a series of questions regarding lots along the southern and eastern boundaries of the proposed revision.

Mr. Hight explained that these lots were not in the area that had been re-zoned recently, and the number of lots had been increased and the lots sizes were smaller, but the sizes of the new lots still met the requirements for the original zoning. The new lots in the area that was recently re-zoned are smaller than would have been allowed under the original zoning.

Mr. Ten Kate asked whether the owner of the single lot that had been sold had commented on the revision, to which Mr. Hight replied "No."

Mr. Ten Kate asked about the retaining wall.

Mr. Hight stated that the retaining wall would be constructed of modular block similar in appearance to landscape block and be privately owned and maintained.

Mr. Ten Kate asked about stormwater controls for the site.

Mr. Hight stated that the development is in WSIV watershed, and though the proposal would increase development density, the development is still less than 2 dwelling units per acre and would not cross the threshold for high-density development requirements. He also stated that along with the original subdivision submission the engineer provided calculations showing the on-site wet detention ponds on the golf course as meeting detention standards.

Mr. Ten Kate asked about access to the site from Shook Road.

Mr. Hight stated that no permanent access would be installed, but a accessible stone drive would be installed in the event it is needed for emergency response. Mr. Hight stated the developer has not stated if that drive would be used for temporary access as a construction entrance.

Mr. Ten Kate asked about the final asphalt coat for existing roads in the subdivision.

Mr. Hight stated that it is common to postpone the final coat of asphalt as to not cause damage to the street during ongoing construction. The City holds a Letter of Credit to insure that the roads would be finished, even if the City had to initiate the work.

There being no further discussion, upon a motion by Mr. Rice and second by Mr. Hilderbran, it was unanimously resolved that the Revision to the Walnut Ridge Subdivision be recommended for approval by the City Council.

ITEM 4: Election of Vice Chairman

Mr. Ten Kate asked for board members to nominate a member to serve as Vice Chairman. Mr. Kiger was the sole nominee and was unanimously elected to serve as Vice Chairman.

ITEM 4: Informational Items

Mr. Hight presented the June Permit Report and commented briefly on new and ongoing local projects.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 8:00 p.m.

Jim Ten Kate, Planning Board Chairman

Q. Lance Hight, Planning Director