

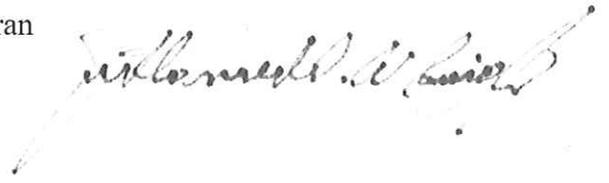
**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
February 17, 2009**

The regular meeting of the Conover Planning Board was held on February 17th, 2009 at the Conover City Hall.

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

ABSENT: Board Members Helen Whitfield and Ken R. Hilderbran

STAFF: Planning Director Q. Lance Hight
Planner Daniel Robinson
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 January 20th, 2009.

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 January 20th, 2009 be approved.

ITEM 2: Final Plat – Minor Subdivision – Cline Village Property

Mr. Hight opened and discussed the following item:

Andy Wells, the property owner, has submitted plats for a minor subdivision of property located on Village Square NW and Village Boulevard NW. The property is presently zoned MX (Mixed Use), Neighborhood Center (NC), Neighborhood Residential (NR) and Open Space (OS) and includes approximately 84.6 acres +/- . See attached map.

Currently the undeveloped Cline Village properties form a single non-contiguous 84.6 +/- acre parcel. The applicant has requested to subdivide this single parcel into five (5) separate parcels. Each proposed parcel will be served by municipal water, sewer and public street and will meet lot dimensional requirements for their respective districts.

This minor subdivision is compliant with the 2003 Land Use Development Plan. Planning Staff has reviewed the final plat for Cline Village Phase 1 E, 1 F, 1 G and 1 H and recommends approval to the Planning Board.

Board Member Herman – Will these lots be for homes or apartments?

Mr. Hight – The preliminary plan for Cline Village was approved about a decade ago and all of this area was for single family homes.

Board Member Long – What would be the developer's motivation to subdivide the property? It doesn't appear to change much.

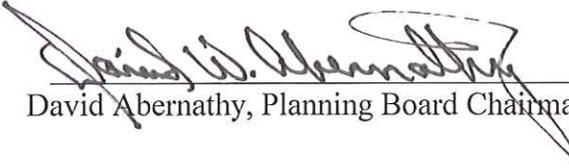
Mr. Hight – He stated that he wanted to clean it up. Right now all of this land is one large non-contiguous parcel. This would assign each portion a new parcel identification number and each parcel will have its own deed.

Upon a motion from Board Member Kaylor, Seconded by Board Member Kiger: It was unanimously resolved:
That the final plat of the Cline Village minor subdivision be approved.

Mr. Hight presented the permit report for the month of January

Mr. Hight gave a summary to the Board of the Council/Staff retreat in Roanoke, VA

There being no further business, the meeting ADJOURNED at 7:44 pm.


David Abernathy, Planning Board Chairman



Q. Lance Hight, Planning Director