

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
July 15, 2008**

The regular meeting of the Conover Planning Board was held on July 15th, 2008 at the Conover City Hall.

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

ABSENT: Board Member Jim Ten Kate

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 June 17th, 2008.

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

That the minutes of the regular meeting on June 17th, 2008 be approved.

ITEM 2: Public Meeting – Zoning Map Amendment – Her Property located at 103 Mooreland Dr NE

Mr. Hight opened and discussed the following item:

Jo Anne Moore, representing the property owner has submitted a zoning map amendment for 1.87 +/- acres located at 103 Mooreland Dr. NE. The property is the remaining undeveloped portion of the Forest Meadows Planned Unit Development – Residential and is presently zoned R-9A (Residential) to the north and R-20 (Residential) to the south with a PUD-R overlay. The developed Forest Meadows Townhome PUD-R consists of three buildings with a total of seven (7) units located at 104 Mooreland Dr NE. The Planning Board and City Council approved the preliminary plat for the townhomes in 1995. The final plat for phase one (two northernmost units) was approved in 1998. The final plat for phase two (three middle units) was approved in 2000. The final plat for phase three (two southern units) was approved in 2006.

The subject property is located on the western side of Mooreland Dr NE at the entrance to the Forest Meadow Subdivision on Conover Blvd East (US Hwy 70). The property is bound by R-20 (Residential) to the east and west, R-9A to the north and E-M1 (Exclusive Manufacturing) to the south across Conover Blvd East.

Upon the approval of any preliminary plat for a PUD a designation of the boundaries of that development are illustrated on the official zoning map for the City of Conover. This is illustrated by an overlay on the map that is applied to the underlying zoning district. The boundaries of the Forest Meadows PUD-R, as designated on the Conover Zoning Map, cover not only the seven aforementioned townhome units, but also an undeveloped 1.87 acre +/- parcel to the west across Mooreland Dr NE. In the opinion of Staff, the file on this development, as well as the PUD designation for the property indicates that the intention in 1995 may have been to develop both sides property as townhomes. The applicant no longer seeks to construct townhomes on the vacant property and now has requested to remove the PUD overlay so that single family lots may be created on the 1.87 +/- acre parcel. This request is only to rezone the property to remove the PUD overlay and does not create lots.

This proposed zoning map amendment is compatible with surrounding land uses, surrounding zoning districts and the 2003 Land Development Plan.

Staff has reviewed zoning map amendment R08-5 and recommends approval to the Planning Board.

Chairman Abernathy opened the public meeting.

With no comments Chairman Abernathy closed the public meeting.

Board Member Hilderbran – What is in the B-2 currently in the stretch of R-20 on Conover Blvd E?

Mr. Hight – That was a request in 2005 to rezone that parcel to commercial for a salon. Currently, there is a double wide home on the parcel.

Board Member Whitfield – How many homes will they be able to build on that tract of land?

Mr. Hight – in R-9A, the minimum lot size is 9,000 square feet. There is also a minimum lot width of 75 feet. However many 75 foot wide lots can be divided is the number. My estimation is about four lots. I reiterate that this action will only remove the PUD overlay and rezone the property to R-9A. The creation of lots will be subject to additional approval by Planning Board and City Council.

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

That the zoning map amendment be approved.

ITEM 3: Public Meeting – Zoning Map Amendment – Rock Barn Properties located on Ridge Dr NE

Mr. Hight opened and discussed the following item.

The Conover City Council, at their regularly scheduled July meeting approved the voluntary annexation of a portion of property within the Rock Barn Golf and Spa Development. The subject property is located on Ridge Drive NE as well as having frontage on Highway 16 North and Shook Road. The subject property (recently combined from six (6) separate properties referenced by deed book and page 67-111) contains approximately 93.53 acres (see attached map). The property is currently zoned Catawba County R-20 (Residential) and the proposed zoning classification is City of Conover R-9A (Residential). Upon annexation of the property, the City must assign a municipal zoning classification. Currently, the portions of the Rock Barn Golf and Spa property that are in the corporate limits of Conover are zoned R-9A (Residential). Planning staff proposes the R-9A zoning classification for this recently annexed property thereby maintaining consistency with the areas of the Rock Barn Golf and Spa development that are currently in the corporate limits of the city.

This zoning classification is consistent with the 2003 Land Development Plan.

Staff reviewed the proposed zoning map amendment #R08-6 and recommends approval to the Planning Board.

Chairman opened the public meeting.

With no comments he then closed the public meeting.

Board Member Herman – Will this give Rock Barn access onto Highway 16?

Mr. Hight – Yes, they have not had access to Highway 16 in the past.

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

That the zoning map amendment be approved.

ITEM 4: Informational Item – HWY 16 N Corridor Access Management Plan

The “Highway 16 Master Plan” is a long range, conceptual plan that was developed by Planning Staff and adopted by the Conover City Council in 1998. The boundaries of the plan encompass the Highway 16 corridor from the 131 interchange to Smithfield Dr NW approximately. The goal of the plan was to encourage higher quality architectural design and consistency, discourage strip development, limit driveway curb cuts, and to encourage walkable, mixed-use development for this area of the City. This plan illustrates an ideal build out, including proposed street layouts, structures, parking areas and access points on Highway 16. The formal adoption of such a long range plan provides the City with additional support to require that adequate public improvements are made through the course of land development.

One of the aspects of the Highway 16 Master Plan addresses vehicular access management and street connectivity. Planning Staff has determined it would be beneficial to provide a more detailed supplemental plan concerning access management on Highway 16. The ultimate goal of this plan would seek to limit and consolidate access along major roadways, while promoting a supporting street network that unifies access and provides orderly circulation for development. The result would be a roadway that functions safely and efficiently and provides a more attractive corridor for the City. The principles to achieve this goal are provided as an attachment to this memorandum.

Planning Staff has also developed a map that will serve as a supplement to the Highway 16 Master Plan. This map delineates an ideal scenario for both full access existing and future street intersections as well as limited access opportunities, such as right-in right-outs and left-overs. This plan ties traffic management with potential land uses while anticipating future street connections.

Board Member Whitfield – At this time do you know what is going to go here?

Mr. Hight – That is the problem. There is a lot of speculation but we have to use the best methods we have to provide quality access management. Because HWY 16 is a NCDOT maintained road, anytime we will look at any plans in this area we will invite the district engineer from NCDOT to our site plan review committee meetings to get their input.

Board Member Hilderbran – Would developers be required to plan for shared access on some of these parcels that are sold as single tracts and not as group tracts.

Mr. Hight – Yes. This has happened already, for example, the Isenhour Rides property. They submitted plans to the Planning Department as well as NCDOT. There are several examples around Conover where we have done this. Mr. Horace Isenhower’s property we just subdivided, we required a shared future access. An example existing today would be the driveway on Conover Blvd W for Dos Amigos and Nagano restaurants.

Mr. Brown – So in essence, this will be our recommendation to NCDOT but they’re the ones that are going to tell developers they need a shared driveway cut.

Mr. Hight – We do have a dog in the fight because we do control land use and zoning and we approve developments.

ITEM 3: Election of Vice Chairman

Mr. Hight opened and discussed the following item:

The "Conover Planning Board Bylaws" were adopted at the April 2008 meeting of the Planning Board. Article III of the bylaws is entitled "Election of Vice-Chairman" and states the following:

- **Section 1.** Nomination of the Vice-Chairman shall be made from the floor and shall be elected annually at the regularly scheduled July Planning Board meeting
- **Section 2.** The nominee for Vice-Chairman receiving a majority vote of the entire membership of the Planning Board shall be declared elected.
- **Section 3.** The Vice-Chairman shall be elected for a term of one year and all officers shall be eligible to succeed themselves.
- **Section 4.** A vacancy in the Vice-Chairman office shall be filled immediately for the unexpired term by regular election procedure.

In accordance with the Planning Board Bylaws, Planning Staff recommends the election of a Vice-Chairman in accordance with the aforementioned procedure.

Board Member Sims nominated Board Member Joe Kaylor to be Vice Chairman

With no further nominations and upon a motion from Board Member Hilderbran, Seconded by Board Member Sims: It was unanimously resolved:

That the nominations be closed

With a vote of 9-0 it was unanimously resolved:

Joe Kaylor be elected Vice Chairman of the Conover Planning Board

Mr. Hight presented the permit report for June 2008.

Mr. Hight reminded the Board of National Night Out on August 5th.

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

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

David Abernathy, Planning Board Chairman

Q. Lance Hight, Planning Director