

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
May 19, 2009**

The regular meeting of the Conover Planning Board was held on May 19<sup>th</sup>, 2009 at the Conover City Hall.

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

**ABSENT:** Board Members David Brown, Ken R. Hilderbran and Mike Long

**STAFF:** Planning Director Q. Lance Hight  
Planner Daniel Robinson

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 April 21<sup>st</sup>, 2009.

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

That the minutes of the regular meeting on April 21<sup>st</sup>, 2009 be approved.

**ITEM 2: Final Plat – Cambridge Place Townhomes – Planned Unit Development - Residential**

Mr. Robinson opened and discussed the following item:

Phillip Hedrick, the property owner, has submitted a final plat for Phase C-4 of the Cambridge Place Planned Unit Development - Residential located on the corner of 9<sup>th</sup> Ave NE and 3<sup>rd</sup> St Pl NE. The property is presently zoned R-9A (Residential).

This is a final plat for Phase C-4 of the development, which contains three (3) units. The original preliminary plat was approved by the Planning Board and City Council in 1996. This final plat is for the last section of townhomes in Phase C. The preliminary plat was then revised and the Planning Board and City Council approved the revision in March and April 2004, respectively. Public water and sewer main lines have been installed by the developer and are publicly maintained with proper easements. The street and sidewalk along 9<sup>th</sup> Ave NE and 3<sup>rd</sup> St Pl NE providing access to this phase has been installed and inspected.

Planning Staff has determined that the proposed final plat follows the approved revised preliminary plat and is compatible with the 2003 Land Development Plan.

Staff has reviewed the final plat for Cambridge Place Townhomes Phase C-4 Planned Unit Development – Residential and recommends approval to the Planning Board.

Board Member Ten Kate – Is this the last phase of the development?

Mr. Robinson – Possibly, but there are still two units that may be built. However, these two units are in the flood plain which means the plans would have to be approved by a hydraulic engineer which may add to the cost for the developer. If they are built they would be located at the curve of 10<sup>th</sup> Av NE and 3<sup>rd</sup> St Pl NE.

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

That the final plat for phase C-4 of the Cambridge Place Townhomes Planned Unit Development - Residential be approved.

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

Mr. Hight presented an article from the Charlotte Observer about the Town of Davidson development standards

There being no further business, the meeting ADJOURNED at 7:31 pm.

  
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Joe Kaylor, Planning Board Vice Chairman

  
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Q. Lance Hight, Planning Director