

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
December 16, 2008**

The regular meeting of the Conover Planning Board was held on December 16<sup>th</sup>, 2008 at the Conover City Hall.

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

**ABSENT:** Ken R. Hilderbran

**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 October 21<sup>st</sup>, 2008.

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

That the minutes of the regular meeting on October 21<sup>st</sup>, 2008 be approved.

**ITEM 2: Final Plat – Centurion Retail – Wal-Mart Development Outlot #2 Planned Unit Development - Business**

Mr. Hight opened and discussed the following item:

Elizabeth Oats, representing the Conover Partners, LLC, has submitted a final plat for the property located at 1217 Highway 16 North. The proposed development is a part of the Wal-Mart Planned Unit Development – Business. This final plat contains approximately 1 +/- acre.

This is a final plat for outlot #2 of the development, which would contain one (1) commercial multi-tenant structure with seven (7) units. This proposed development is located in the Corridor Commercial (CC) zoning district and therefore must comply with the associated landscaping, site and architectural design standards. The CC district requires that buildings be oriented to the street with an emphasis on pedestrian accessibility and that vehicular parking is located to the side or rear of the building.

Vehicular access for this development will be provided by two (2) shared drives located between outlots #1 and #2 and #2 and #3 on the existing interior street. Pedestrian access will be provided by existing sidewalks on Hwy 16 N and the interior street. This development will be served by municipal water and sewer. Stormwater management for this development will be served by the existing stormwater detention pond located behind the Wal-Mart Supercenter.

This proposed development is part of, and must comply with the conditional requirements of the Wal-Mart Planned Unit Development – Business. Under the conditional notes of the PUD-B regarding outparcel development, section #4 states, “all building materials, colors and architectural elements of the outparcel buildings...within this PUD-B shall be substantially consistent to the Wal-Mart Supercenter”. Architectural elements including building materials, colors, awnings and lighting fixtures have been designed to maintain consistency with other buildings within the development (see enclosed elevation). No freestanding sign is permitted for this building in accordance with the conditional requirements of the PUD-B.

This proposed final plat follows the approved preliminary plat and is compatible with the 2003 Land Development Plan.

Staff has reviewed the final plat for the Centurion Retail Planned Unit Development – Business and recommends approval to the Planning Board.

Board Member Ten Kate – I have two questions. When was the preliminary plat approved?

Mr. Hight – The preliminary plat was approved in August of 2005. It went to City Council for approval in September 2005.

Board Member Ten Kate – This is a 10,000 square foot building with seven units so they are less than 1,500 square feet per unit.

Mr. Hight – I can't speak to any of the individual units this is just what was shown on the plan.

Elizabeth Oates, representing Conover Partners LLC – What is shown on the plans are just proposed units. The interior walls will not be built until the tenants are decided. Seven units would be the maximum amount of units in this building.

Chairman Abernathy – I think I know this, but I want to be sure. Everything in these outparcels are situated in a way that anything facing HWY 16 N is the “front”, even though the parking is on the side facing Wal-Mart.

Mr. Hight – That is correct. These buildings are essentially double frontage buildings.

Board Member Ten Kate – Are the north and south sides of the building all masonry or do they have windows?

Mr. Hight – There are windows on both ends but they are situated toward the back of the building. The windows do not go all the way across.

Board Member Kiger – Depending on the business, there could be UPS deliveries or transfer truck deliveries. Where would these take place in the parking lot?

Mr. Hight – These types of buildings do not have a service entrance on the backside of the buildings. But these types of buildings are all around our region.

Ms. Oates – There are parking spaces along both sides of the building that would allow those types of truck to make deliveries.

Board Member Long – If there are only six tenants instead of seven will the signage remain symmetrical?

Ms. Oates – The signage area is somewhat limited because of the doors and masonry. We would never approve a sign that would make unsymmetrical. All the signs would have to be attractive.

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

That the Centurion final plat be approved.

Mr. Hight presented the permit reports for the months of October and November

Mr. Hight reported on the status of the demolition of the Broyhill property.

There being no further business, the meeting ADJOURNED at 7:25 pm.