

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
January 19, 2010**

The regular meeting of the Conover Planning Board was held on January 19, 2010 at the Conover City Hall.

PRESENT: Chairman David Abernathy, Vice Chairman Joe Kaylor, Board Members, Jim Ten Kate, Steven Kiger, Ken R. Hilderbran, Mike Long, Helen Whitfield and David Brown.

ABSENT: Board Member Janette Sims

STAFF: Planning Director Q. Lance Hight, AICP
Planner Daniel Robinson, CZO

Chairman Abernathy called the meeting to order at 7:00 p.m.

Mayor Moritz addressed the Planning Board thanking them for their service and updating the Board on upcoming City initiatives, and also presented members with City of Conover tags.

ITEM 1: Approval of Minutes

Chairman Abernathy presented the minutes of the regular meeting on November 17th, 2009.

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

That the minutes of the regular meeting on November 17th, 2009 be approved.

ITEM 2: Minor Subdivision – Boston Property – located at 1117 Rock Barn Rd NE

Mr. Hight opened and discussed the following item:

Mike Honeycutt, representing the property owners, has submitted a final plat for a minor subdivision of property located at 1117 Rock Barn Rd NE. Presently, the property is zoned City of Conover R-20 (Residential) and includes approximately 2.21 acres+/- . See attached map.

This request is to subdivide and create a new parcel from the existing parcel. The newly created parcel will include 1.09 +/- acres, while the existing parcel will include 1.12 +/- acres. Both parcels will have adequate road frontage and are served by municipal water and sewer.

The request is compatible with the recommendations of the 2003 Land Development Plan.

Planning Staff has reviewed the final plat for the Boston minor subdivision and recommends approval to the Planning Board.

There was a brief discussion on the Community Development Block Grant that funded the improvements on Nosey St.

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

That the Boston minor subdivision be approved.

ITEM 3: Minor Subdivision – Sigmon Property – located at 209 Section House Rd NW

Mr. Hight opened and discussed the following item:

David Clark, representing the property owners, has submitted a final plat for a minor subdivision of property located at 209 Section House Rd NW. Presently, the property is zoned City of Conover R-20 (Residential) and includes approximately 2.35 acres+/- . See attached map.

This request is to subdivide and create a new parcel from the existing parcel. The newly created parcel will include .802 +/- acres, while the existing parcel will include 1.555 +/- acres. Both parcels will have adequate road frontage and are served by municipal water and sewer.

The request is compatible with the recommendations of the 2003 Land Development Plan.

Planning Staff has reviewed the final plat for the Sigmon minor subdivision and recommends approval to the Planning Board.

Board Member Ten Kate – I drove by this property after a rain and noticed some standing water. Is this property in the flood plain?

Mr. Hight – There is flood plain down Section House Rd near the bridge, but this property is not located in the flood plain.

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

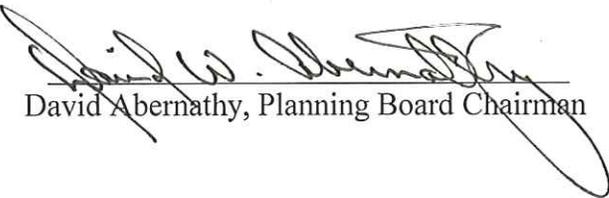
That the Sigmon minor subdivision be approved.

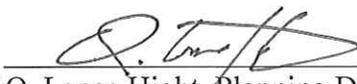
Mr. Hight presented the permit reports for the months of November and December.

Mr. Hight informed the Board about the Carolina Thread Trail.

Mr. Hight gave an update on the Newton Conover Middle School project

There being no further business, the meeting ADJOURNED at 7:45 p.m.


David Abernathy, Planning Board Chairman


Q. Lance Hight, Planning Director