

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
March 15th, 2011**

The regular meeting of the Conover Planning Board was held on March 15th, 2011, at the Conover City Hall.

PRESENT: Chairman Joe Kaylor, Vice Chairman Jim Ten Kate, Board Members David Brown, Ryan Spleet, Ken Hilderbran, Mike Long, Jim Rice, Helen Whitfield, Janette Sims, and Steven Kiger

ABSENT: None

STAFF: Planning Director Q. Lance Hight, AICP
Planner Josh Frederick

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

ITEM 1: Approval of Minutes.

Chairman Kaylor presented the minutes of the regular meeting on February 15th, 2011.

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

That the minutes of the regular meeting on February 15th, 2011 be approved.

ITEM 2: Old Business:

There was no old business.

ITEM 3: New Business:

A final plat for a Dollar Tree retail store to be located on Outlot #6 within the Wal-Mart Planned Unit Development – Business.

Mr. Frederick opened the item.

Thomas Latham, representing Dollar Tree Inc., has submitted a final plat, approximately 1.04 acres in size, for the property located at 108 Northern Drive NW. The property would contain one (1) commercial single-tenant structure to house a Dollar Tree retail store. 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.

The driveway access for this site will be provided through interior streets that also provide access for the other outparcels that are part of this development. Pedestrian access will be provided by existing sidewalks on Thornburg and the interior streets. This development is 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, therefore wall mounted signage is provided and shown on the enclosed color elevation.

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 Dollar Tree Planned Unit Development – Business and recommends approval to the Planning Board.

Mr. Sam Lovelace III, with Dollar Tree Inc., was introduced.

Chairman Kaylor opened the floor for discussion.

Vice Chairman Ten Kate – What are the hours of operation and number of employees proposed for this store?

Mr. Lovelace - The Dollar Tree will be open from 9am-9pm, 7 days a week, and will have 5-10 employees.

Board Member Whitfield – When will the store be open?

Mr. Lovelace – September of this year.

Board Member Sims – (Referencing the overhead elevation image) Which side will face the Wal-Mart?

Mr. Hight – The upper-most image represents the side of the building facing the existing Wal-Mart parking lot.

Board Member Sims – Will the store have automatic doors for handicap access?

Mr. Lovelace – I’m not sure, but I will check. All of our stores are ADA compliant.

There being no further comments;

Upon a motion by Vice Chairman Ten Kate, seconded by Board Member Sims, it was unanimously resolved that:

That the final plat for the Dollar Tree at 108 Northern Dr NW be approved.

ITEM 4: Informational Items:

Mr. Hight presented the February 2011 Permit Report.

Mr. Hight presented the results from the 2011 United States Census.

Mr. Hight provided updates on the Multimodal Center rehabilitation and informed the Board that Jewell Engineering out of Kernersville has been selected to perform the engineering of the stormwater feature at the Conover Station site. Mr. Hight also informed the Board that the architectural firm, Campbell Design, and the City are in final contract negotiations to design the new Manufacturing Solutions Center facility.

ITEM 5: Council Action:

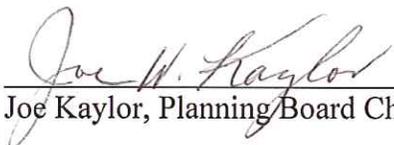
Mr. Hight informed the Board that City Council approved Zoning Map Amendment #R11-1 during their February 2011 regular meeting.

Mr. Hight informed the Board that Ordinance 2-11, which amends the City Code to add Chapter 5, Article V – entitled nonresidential building code, was approved by City Council during their February 2011 regular meeting. This is similar to the minimum housing standards for residential properties that have been in place for years.

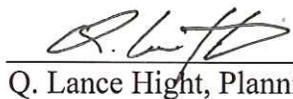
The residential standards require landlords and property owners to provide basic necessities such as working plumbing, safe electrical service, sound structure, and things of that nature. It requires buildings to be kept to a minimum standard for safe habitation.

ITEM 6: Adjournment:

There being no further business, the meeting ADJOURNED at 7:22 p.m.



Joe Kaylor, Planning Board Chairman



Q. Lance Hight, Planning Director