

**MINUTES OF THE REGULAR
CONOVER PLANNING BOARD MEETING
May 20, 2008**

The regular meeting of the Conover Planning Board was held on May 20th, 2008 at the Conover City Hall.

PRESENT: Chairman Abernathy, Board Members Janette Sims, James Ten Kate, Joe Kaylor, Mary Jean Griffin, Ken R. Hilderbran, and Steven Kiger.

ABSENT: Board Members Michael Lingle, Millie Baker, and David Brown

STAFF: Planning Director Q. Lance Hight
Planner Daniel Robinson
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 April 15th, 2008.

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

That the minutes of the regular meeting on April 15th, 2008 be approved.

ITEM 2: Minor Subdivision – Horace Isenhower Property located at 1014 2nd Av NW

Mr. Hight opened and discussed the following item:

Horace Isenhower, the property owner, has submitted a final plat for a minor subdivision of property located at 1014 2nd Av NW. The property has a split zoning designation of NR (Neighborhood Residential) to the west and CC (Commercial Corridor) to the east along Highway 16 N. The currently there is one single family home on the property.

This request is to subdivide and create a new parcel from the existing parcel. The newly created parcel will include 4.98 acres +/- of undeveloped acreage, while the existing parcel will include 5.92 acres +/-, on which the single family home is currently situated. This minor subdivision will split the property along the majority zoning boundary that divides the NR and CC districts. The parcels will both be served by municipal water and sewer.

No plans for the development of this site have been submitted to the Planning Department, nor has a driveway permit been requested. However, potential future access to the proposed subdivision of property has been reviewed by Planning Department Staff and NCDOT. Due to the limited amount of frontage on Highway 16 North (approximately 130') and the close proximity to the intersection of 2nd Ave NW, a driveway access for the proposed 4.98 acre +/- parcel on Highway 16 would be neither safe nor practical. Therefore, access for the newly created property should be located on 2nd Ave NW within the "common driveway easement" as shown on the plat. Should plans be submitted for the development of the property, Planning Staff along with NCDOT would work to insure that adequate street improvements be constructed to maintain or improve the current level of service.

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

Chairman Abernathy – Mr. Hight, could you please tell us again what uses are permitted in the CC zoning district?

Mr. Hight – Single-family homes, multi-family homes, Retail, restaurant, as well as other similar commercial uses.

Board Member Ten Kate – Are the trailers on the property within the City limits? Don't they have to be screened if they are storage?

Mr. Hight – On a residential property commercial storage trailers are not allowed as accessory structures. I will talk to Mr. Isenhower about the trailers.

Board Member Hilderbran – Are you comfortable that Division 12 (NCDOT) will go along with the driveway on 2nd Av NW?

Mr. Hight – I have spoken with District Engineer Jackie McSwain and provided her with a copy of this subdivision plat. Ms. McSwain stated that NCDOT cannot completely deny access, however they are not required to grant access via HWY 16 if there is another, more appropriate location such as 2nd Ave NW. In reality it would be very difficult to fit a driveway on HWY 16 due to the limitation of having only 130 feet of frontage. Based on past experience with NCDOT regarding access management in this corridor as well as the phone conversation with Ms. McSwain I can say with confidence that if given the option, a driveway permit would be issued for 2nd Ave NW opposed to HWY 16.

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

That the Isenhower minor subdivision be approved.

Mr. Hight presented the permit report for April 2008.

Mr. Hight informed the Board the City was not awarded the PARTF grant for Trinity Park.

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

Mr. Hight thanked Board Member Mary Jean Griffin for her service to the Planning Board

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

David Abernathy, Planning Board Chairman

Q. Lance Hight, Planning Director