

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
May 15th, 2012**

The regular meeting of the Conover Planning Board was held on May 15th, 2012 at the Conover City Hall.

**PRESENT:** Vice Chairman Jim Ten Kate, Board Members Jim Rice, Janette Sims, Helen Whitfield, Robert Jarrett, David Brown, Ken Hilderbran and Steven Kiger

**ABSENT:** Chairman Joe Kaylor, Board Member Ryan Spleet

**STAFF:** Planning Director Q. Lance Hight, AICP  
GIS Coordinator Erik Schlichting

Vice Chairman Ten Kate called the meeting to order at 7:00 p.m.

**ITEM 1: Approval of Minutes.**

Vice Chairman Ten Kate presented the minutes of the regular meeting on April 17th, 2012.

Upon a motion from Mrs. Sims, seconded by Mr. Rice: It was unanimously resolved:

That the minutes of the regular meeting on April 17th, 2012 be approved.

**ITEM 2: Old Business:**

There was no old business.

**ITEM 3: New Business:**

**PUBLIC MEETING: Rezoning R12-2: Rock Barn Properties**

Mr. Hight presented a request for rezoning 12 undeveloped lots in the Walnut Ridge subdivision. The request is to change the current R-9A (residential) zone to NR (Neighborhood Residential). Rock Barn Properties owns all twelve lots as well as all of the immediately adjacent lots, and all but one of the lots in the entire subdivision. The allowed uses in the two districts are the same, but the NR district would allow for smaller lots than are allowed in the R9-A district. Staff has been in discussions with Rock Barn on the possibility of new lot layouts & infrastructure changes should the rezoning be approved. Staff has reviewed the request and recommends the board approve Rezoning R12-2.

Mr. Ten Kate reiterated that this would be a multi-step process and the matter before the board was the first step, the rezoning of the property, and any new subdivision would come before the board at a later date.

Mr. Kiger asked why the property owner was planning to add a new street in their imminent subdivision. Mr. Hight replied that since the lots would be smaller, there would be more lots and they would need more street frontage to access them.

Mr. Hilderbran asked whether the owner could have presented the subdivision plan along with the rezoning.

Mr. Hight replied that the owner needed to ensure that the zoning was changed allowing the proposed revised lot layout before proceeding with more complete engineering plans for the subdivision.

Mr. Jarrett asked about the existing infrastructure on the site.

Mr. Hight replied that sewer and water taps had been placed for the design that is in place at the moment, and changes would have to be made to accommodate a new plan.

Mrs. Sims asked about the ownership of lots in the subdivision.

Mr. Hight replied that only one lot in the entire subdivision had been sold.

Mrs. Sims asked whether smaller lots might affect the ability to sell the remaining larger lots.

Mr. Hight stated that the owner felt that smaller lots would help sales.

Mrs. Sims asked if the City would be responsible for paying for or making any of the infrastructure changes.

Mr. Hight replied that those changes would have to be made by the developer.

Mr. Ten Kate declared a public meeting and invited members of the public to speak.

As no members of the public were present, the public meeting was closed without comment.

Mrs. Whitfield asked if the city would have the developer make street repairs after infrastructure changes had been made.

Mr. Hight replied that the developer was responsible for making repairs related to any changes that occur, and pointed out that the final top coat of asphalt had not yet been laid on streets in the subdivision and that the city held a bond for the work.

Mr. Brown asked about the renewal of bonds and whether city-held bonds allowed for increases in costs over time.

Mr. Hight explained briefly how the city uses bonds, and pointed out that the amounts are fixed and do not change in relation to changing costs.

There being no further discussion, upon a motion from Mr. Hilderbran and a second by Mr. Brown, it was unanimously resolved that Rezoning R12-2 be approved as presented.

Mr. Ten Kate made the following statement:

The Planning Board has voted to approve this Zoning Amendment based on the findings that it is consistent with the 2003 Land Development Plan, is reasonable based on the relationship between uses permitted in the proposed zoning district and those permitted in the existing zoning districts, and furthers public interests.

#### **ITEM 4: Informational Items**

Mr. Hight reported on City Council action from their most recent meeting.

Mr. Hight presented the April 2012 Permit Report.

Mr. Hight discussed briefly a proposal to change the structure of the Planning Board and the Board of Adjustment. He also talked about upcoming re-appointments to the board and stated that staff would have a proposal for the board very soon.

**ITEM 6: Adjournment:**

There being no further business, the meeting ADJOURNED at 7:30 p.m.

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Jim Ten Kate, Planning Board Vice Chairman

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Q. Lance Hight, Planning Director