



## AGENDA

Conover Planning Board

July 18<sup>th</sup>, 2017

7:00 p.m.

City Council Chambers

1. ***Approval of Minutes.*** June 20<sup>th</sup>, 2017 regular meeting of the Planning Board.
2. ***Old Business.***
3. ***New Business.***
  - Swearing in of new board members, Dr. Bo Bennett, Mrs. Mary Reynolds, and Mr. Corey Keisler
  - Public Meeting: Zoning Map Amendment R17-02: Barron properties, 421 & 425 4<sup>th</sup> Street Pl SW and 519 2<sup>nd</sup> Street Pl SW – R-9 (Residential) to M-1 (General Manufacturing) Conditional Zoning District
5. ***Informational Items.***
  - 1<sup>st</sup> Avenue Streetscape update
  - Conover City Park conceptual expansion plan
  - Permit reports: June
6. ***Adjournment.***



## MEMORANDUM

July 12, 2017

TO: Planning Board  
FROM: Planning Staff

RE: R17-02 Conditional Zoning District Map Amendment for Barron Properties  
421 & 425 4<sup>th</sup> St Pl SW and 519 2<sup>nd</sup> St Pl SW  
PINs:

### **BACKGROUND**

Ronnie Wike is the owner and operator of Premium Fabricators, a furniture component manufacturer in Conover. The Premium Fabricators facility is located at 419 4<sup>th</sup> St Pl SW. Barron Properties is the Limited Liability Corporation (LLC) in which the property is titled. Mr. Wike has purchased three (3) properties adjacent to his existing facility. In the past six months, a vacant home and block structure that existed on two of the three properties have been demolished. The third parcel is vacant. The three parcels are presently zoned R-9 (Residential). The existing Premium Fabricators facility is constrained and has very limited area to accommodate employee parking. Mr. Wike has applied for a rezoning to allow for the construction of employee parking on the three vacant parcels.

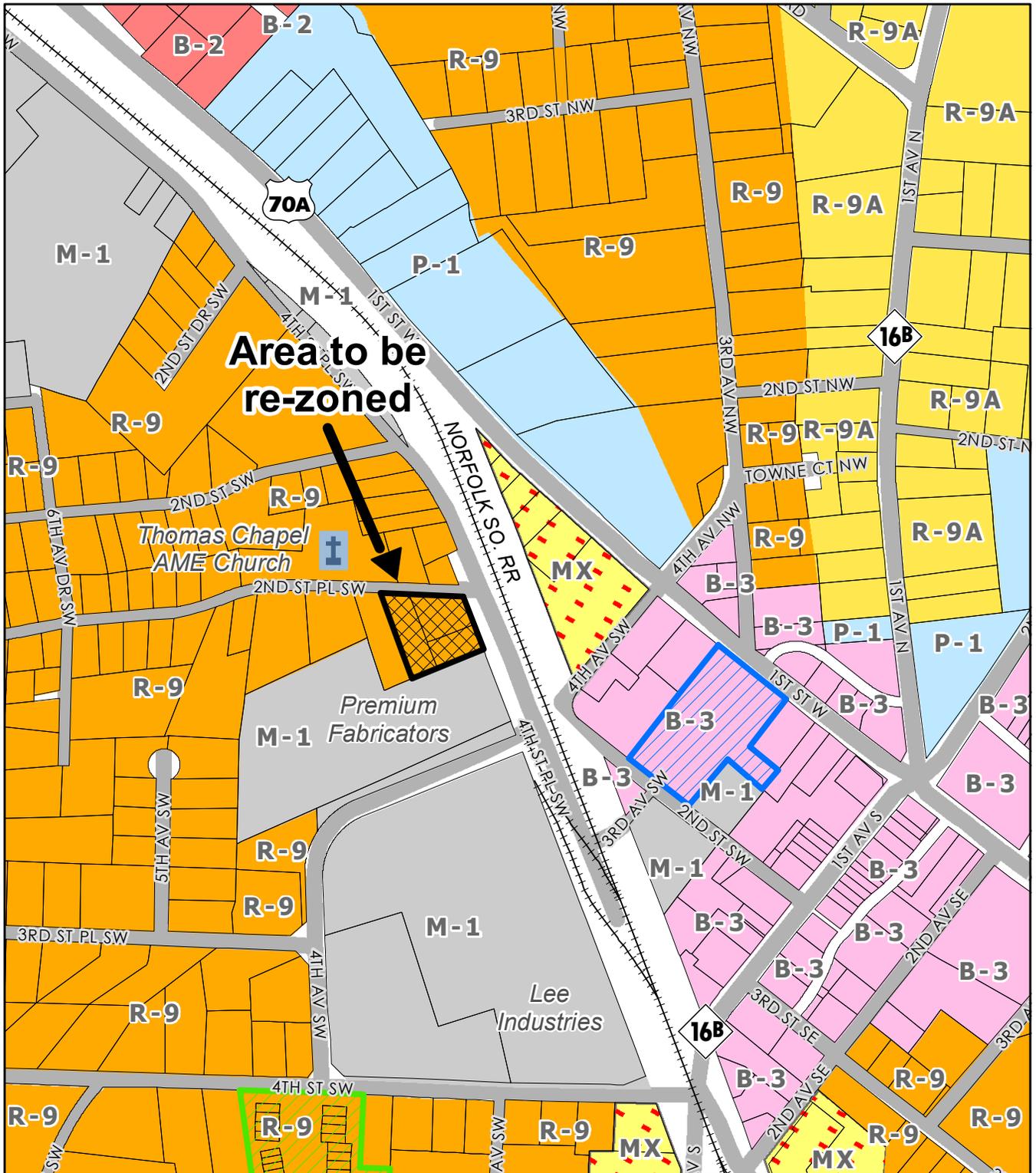
### **STAFF REVIEW**

The three parcels are bordered by M-1 Manufacturing to the south, MX Mixed Use across the railroad to the east, and R-9 Residential to the north and west. Current uses surrounding the parcels include manufacturing, single-family, and the institutional use of Thomas Chapel AME Church to the north.

Amending the current zoning from R-9 to M-1 General Manufacturing would allow any permitted use under the district, which includes a variety of manufacturing and commercial uses. As the applicant only seeks to construct a parking lot for employee (passenger vehicle) parking, Planning Staff is recommending the parcels be rezoned to M-1, along with a Conditional Zoning District overlay. This action would make the proposed parking and landscaping plan a part of the approval, and restrict the use of the land to only the employee parking, e.g. the parcels could not be used for loading docks, tractor trailer truck parking, open storage of materials, building construction, etc. Enclosed with this memorandum is the draft parking lot plan/site layout. A double row landscape buffer is required when industrial development occurs adjacent to residential, and is noted accordingly. As with all other conditional zoning districts, the parking lot plan/site plan would be recorded with the Catawba County Register of Deeds and referenced on the city's official zoning map, thus tying the approved parking plan to the land.

### **RECOMMENDATION**

The 2003 Land Development Plan identifies this area as industrial, therefore the proposed zoning amendment to M-1 General Manufacturing is consistent. Staff has determined this request to be consistent with the 2003 Land Development Plan as it promotes infill, redevelopment, and economic development. Staff feels it is reasonable based on the mixture of industrial, institutional, residential surrounding land uses, and existing parking lots in the vicinity. Staff has reviewed the proposed zoning map amendment R17-02 and recommended approval to the Planning Board.



**Area to be re-zoned**

Thomas Chapel  
AME Church

Premium  
Fabricators

Lee  
Industries

# REZONING R17-02

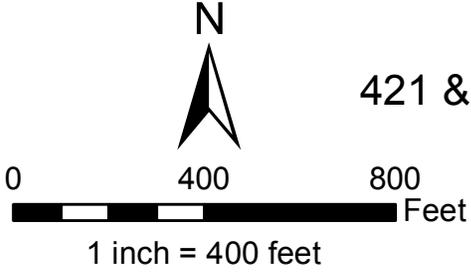
BARRON PROPERTIES

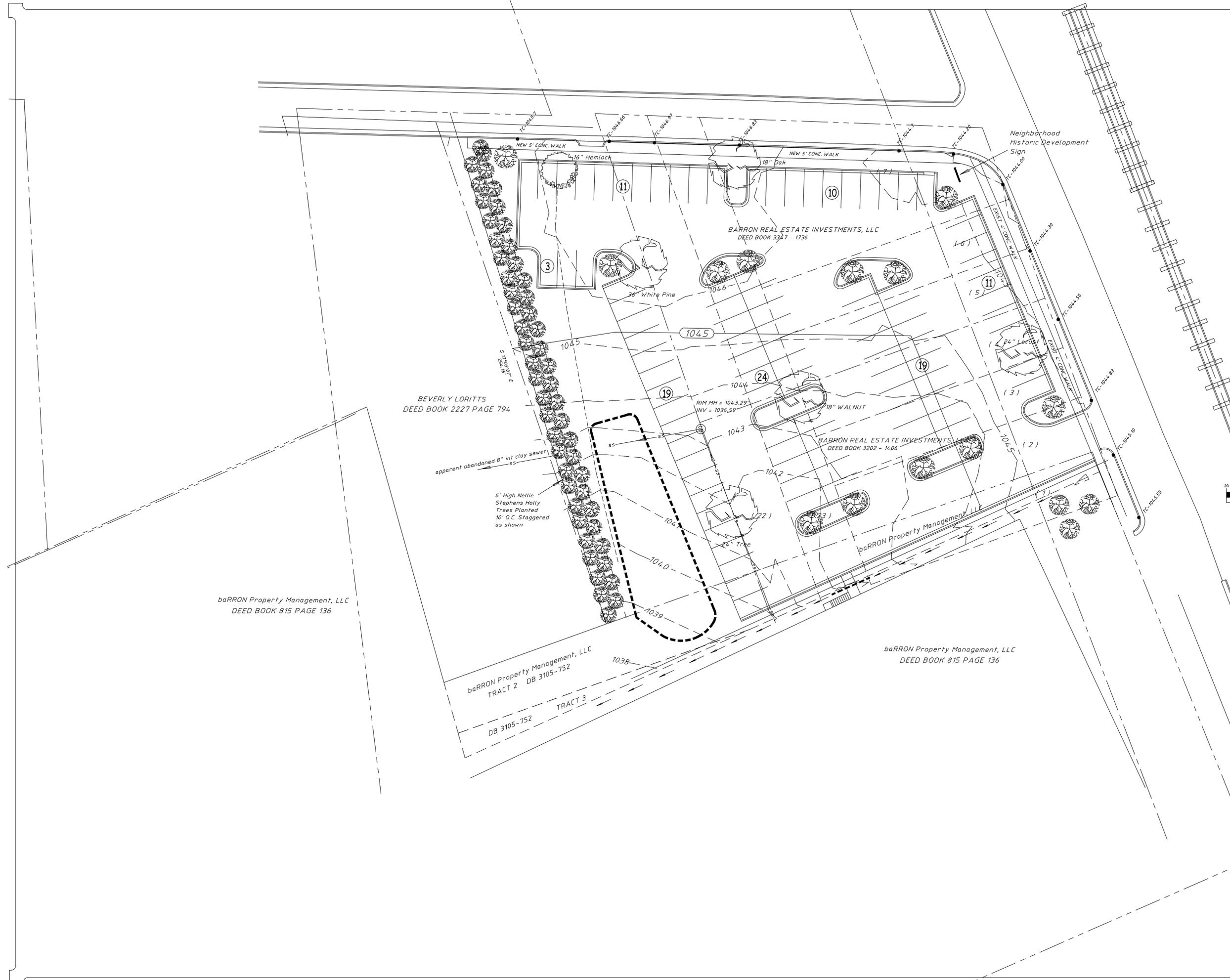
421 & 425 4TH ST PL SW, 519 2ND ST PL SW

From R-9 (Residential) to

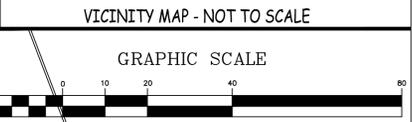
M-1 (General Manufacturing)

1+/- acre





" PRELIMINARY PLAT "  
 Not for Recordation, Conveyance, or Sales



97 NEW PARKING SPACES

baRRON Property Management, LLC  
 DEED BOOK 815 PAGE 136

baRRON Property Management, LLC  
 TRACT 2 DB 3105-752  
 TRACT 3  
 DB 3105-752

baRRON Property Management, LLC  
 DEED BOOK 815 PAGE 136

TOTAL DISTURBED = 0.94' ACRES