



## AGENDA

### Conover Planning Board

March 3rd, 2020

6:30 p.m.

City Council Chambers  
101 1<sup>st</sup> Street East, Conover, NC

#### 1. *Approval of Minutes:*

February 4th, 2020 regular meeting of the Planning Board.

#### 2. *Old Business:*

No old business

#### 3. *New Business:*

- R20-02 Consideration of conditional zoning request for Mosaic Development Group to rezone property at 1312 Conover Boulevard East from B-2 to B-2 CD (Highway Business Conditional District) for the development of an apartment community with 60 units.
- R20-03 Consideration for an initial zoning to R-9A Residential Single Family for IMRIE, LLC to provide initial zoning for two vacant parcels currently outside of the City jurisdiction but which are seeking voluntary annexation. The properties have not been assigned an address but are located at the corner of Rock Barn Road and Shook Road with PINs **375304934193** and a portion of **375304924302**.

#### 4. *Informational Items*

Permit reports for February 2020

#### 5. *Adjournment.*

**Next meeting;** *Special joint meeting of the Conover City Council and the Planning Board; Thursday March 12, 2020; Firehouse #3 located at 1776 Village Square NW; beginning at 5:30 p.m.*

**MINUTES OF THE REGULAR  
CONOVER PLANNING BOARD MEETING  
February 4<sup>th</sup>, 2020**

The regular meeting of the Conover Planning Board was held on February 4<sup>th</sup>, 2020 at Conover City Hall.

**PRESENT:** Chairman David Brown; Vice Chairman Bo Bennett; Members Corey Keisler, Eddie Dwiggins, Ken R. Hilderbran, Kurt Beal, Mary Reynolds and Eric Goans

**ABSENT:** None

**STAFF:** Planning Director Alan Glines, Asst. Planner Erik Schlichting

Chairman Brown called the meeting to order at 6:30 p.m.

**ITEM 1: Approval of Minutes.**

Chairman Brown presented the minutes of the regular meeting on January 7<sup>th</sup>, 2020

Upon a motion from Mr. Beal, seconded by Mr. Bennett, it was unanimously resolved that:

The minutes of the regular meeting on January 7<sup>th</sup>, 2020 be approved as presented.

**ITEM 2: Old Business:**

There was no old business.

**ITEM 3: New Business: Rezoning R20-01 Interstate Foam**

Mr. Glines presented the item. Brian Roberts, on behalf of the property owner, has submitted a design for a 150,000+ sq. ft. facility at 305 Comfort Dr. NE. Industrial facilities exceeding 100,000 sq. ft. are required to obtain Conditional Zoning approval, and the request is to rezone from M-1 (General Manufacturing) to M-1 CZ (Conditional Zoning).

Mrs. Reynolds asked for clarification that part of the stormwater treatment plan would occur off-site.

Mr. Glines replied that, yes, stormwater would be diverted to a lot on the east side of Comfort Dr. owned by the same owner.

Mr. Keisler asked for clarification on proposed phased development, particularly the parking area for the future phase.

Mr. Glines stated that the parking for the second phase of the building was intended to be completed along with the second phase of the building upfit.

Mr. Hilderbran expressed concern that the landscaping was not intended to be completed until the second phase of the upfit was done. He pointed out that landscaping was intended to screen the building from view.

Mrs. Reynolds also expressed concern over the landscaping completion.

Mr. Roberts expressed that his client was a good neighbor who has gone above the City's basic requirements on his other projects and was sure that his client would do so with the proposed project.

Mr. Hilderbran again expressed concern over the possibility over an unfinished looking site with an indefinite completion time.

Mr. Roberts said he felt sure his client would landscape the site so that that did not occur.

Mr. Keisler said he understood that the client would not want to invest in plantings that would just be torn out later. He suggested a planted berm might be a solution.

Mr. Roberts agreed that a berm could be a solution.

Mr. Goans asked about the size of the parking area for the second phase.

Mr. Roberts stated that the parking for around 100 vehicles, was probably more than necessary, but his client wanted to be sure that it would not be inadequate for a future user.

Chairman Brown declared a Public Meeting and invited discussion from anyone who might have questions or concerns.

There being no one wishing to speak, Chairman Brown closed the Public Meeting.

Mr. Hilderbran made a motion to approve rezoning request R20-01 for 305 Comfort Drive NE from M-1: General Manufacturing to M-1 CZ General Manufacturing Conditional Zoning District, provided that an accommodation be made by the developer to provide adequate landscape screening for the development upon completion of the first phase, and found that the request is reasonable and is in the public interest because:

1. The proposal will allow for the expansion of an existing company in the city,
2. The land development plan recommends new investment in the manufacturing sector to support the city with new jobs for residents and growth for the tax base.

Upon a second from a second from Mr. Beal, the board unanimously recommended the City Council approve rezoning R20-01 as amended in the motion.

**ITEM 4: Informational items**

Mr. Glines announced that the Board would have a special joint meeting with the City Council. He stated that the discussion would include the 1st Street improvements, updating the 2003 Land Development Plan, and a plan for the Bolick Historic District.

Mr. Glines shared the January 2020 permit report.

**ITEM 5: Adjournment:**

Mr. Brown ADJOURNED the meeting at 7:10 p.m.

---

David Brown, Planning Board Chairman

---

Alan Glines, Planning Director



### MEMORANDUM

February 20, 2020

To: Planning Board  
From: Planning Staff

RE: Conditional Zoning Application R20-02  
1312 Conover Boulevard E  
PIN #: 374111774474.

### BACKGROUND

Wendy Chester, project manager for Mosaic Development Group, is applying for a conditional zoning to develop a new residential community with 60 apartments and associated community facilities. The property is currently vacant and is located with access from Conover Boulevard East (which provides its address at 1312) and Emmanuel Church Road SE. The proposal will only use a portion of the property's 7.8 acres. The remaining property will be divided as a minor subdivision with 2 additional parcels that will be reviewed when new development is proposed. The project is a conditional zoning because the proposal exceeds the 15-unit residential threshold in the Conover Zoning Code.

### STAFF REVIEW

#### Proposal:

Mosaic Development Group is proposing a residential apartment project that will provide affordable housing for families in our community. The application is subject to a *Low Income Housing Tax Credit* application process, a competitive process statewide for affordable housing proposals. If successful with this rezoning request and the tax credit application, the project will move forward. Mosaic has been operating in the low income housing arena for approximately 50 years and is based in Charlotte. They have a number of projects across the state and Mosaic has provided a list of projects to the board as examples of similar projects. Additional considerations:

- Mosaic, a housing non-profit, the applicant, owns residential facilities state-wide
- Mosaic would retain and manage this development
- Potential residents are income qualified with a background and credit check
- The property is closely managed with regular on-site visits and maintenance
- Research by the Western Piedmont Council of Governments has shown the continued need for a variety of housing options throughout Catawba County

The property is currently zoned B-2 (Highway Business) and consists of a total of 7.8 acres. The development will use approximately 3.8 acres and this portion of the parcel if approved will be the area of the conditional zoning. The entire site is largely vacant today. The request is to approve the site-specific plan and conditions outlined in the submittal materials.

#### Access:

The site will provide a new street from Emmanuel Church Road. The street will extend as far as the end of the development. The road will be designed to provide sufficient maneuvering room for fire apparatus. Water lines, sewer infrastructure and sidewalks will connect the development area. Along with future development, the road



will be extended to tie into the access area already set aside by the Dollar General on Conover Boulevard East (see the Dollar General plat submitted with the review materials). Parking for the project will consist of a parking court in the center of the development and on-street parking along the new street. The parking as shown on the plan is proposed at approximately 1.75 spaces per residential unit and staff is comfortable with this parking ratio and thinks it will be sufficient.

### Site Features:

The project includes 5 residential buildings 3 stories tall as shown in the submittal materials. The building elevations show a variety of materials consisting of cementitious siding (horizontal and vertical board and batten), windows, brackets, traditional shingles and standing seam metal roofing over porch areas. There will also be a community building occupying the portion of the lot nearest the new street. Building elevations are provided in the submittal packet and construction must substantially comply with approved materials.

The site will include parking lot landscaping and street trees meeting the zoning ordinance. The site will have two stormwater areas that will be designed to meet the requirements found in the Conover Stormwater Ordinance.

The current zoning of the property is B-2 (Highway Business) which provides for a wide variety of commercial uses and multifamily residential. If approved, the new zoning for the property will be B-2 CD (Highway Business - Conditional District). The Land Development Plan shows this area as commercial, office and multifamily so the proposal is consistent with the plan. Surrounding properties are zoned for a mixture of commercial, residential and manufacturing uses.

### Considerations:

- The apartment proposal will bring affordable residential units to the community
- The focus of the development is for families, which is a component of housing that is in short supply
- The new development area will be adequately served by a new street and by existing and proposed infrastructure.
- This site is currently vacant and the proposal will bring new investment to the community.

### **RECOMMENDATION**

Staff has reviewed this application and recommends approval of the conditional rezoning request for the apartment development. The proposal takes vacant property and develops it with needed housing for the workforce.

### Motion if approving: (please read)

I move to approve rezoning request R20-02 for 1312 Conover Boulevard East from B-2: Highway Business to B-2 CD Highway Business Conditional District and find that the request is reasonable and is in the public interest because:

1. The proposal is for affordable residential units which has been identified as a need in the community;
2. The land development plan recommends a variety of housing options and new investment in housing to support the growth of the city the tax base.



# City of Conover

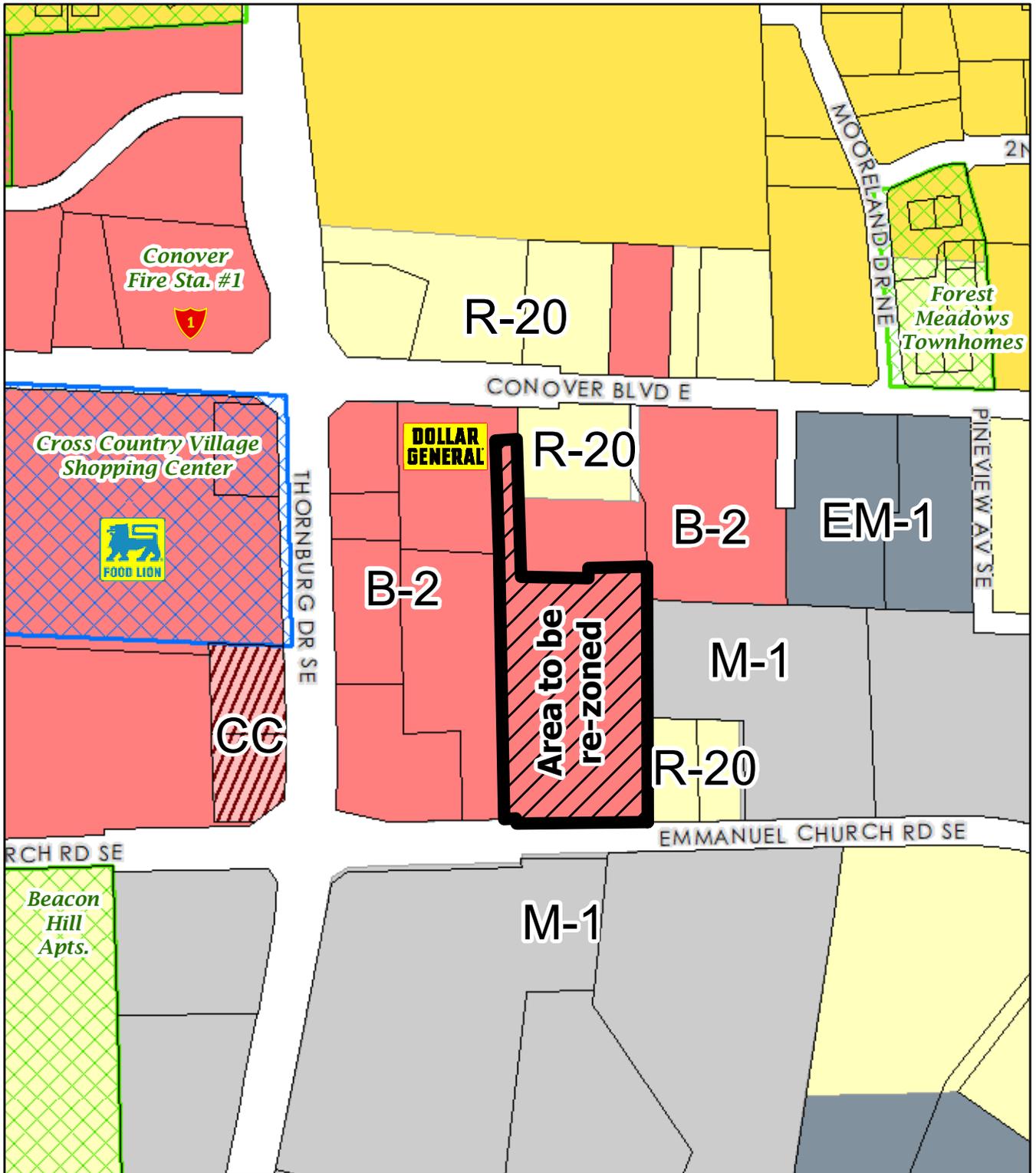
Planning Department

Motion if denying:  
*(please read)*

I move to deny rezoning request R20-02 for 1312 Conover Boulevard East from B-2: Highway Business to B-2 CD Highway Business Conditional District and find that the request is not reasonable nor in the public interest because:

*(need one or more reasons to recommend denial)*

Attachments: Draft Conditional Development Notes (1-27-20),  
Conditional Zoning Plan,  
Building Elevations,  
R20-02 Rezoning Map  
Dollar General Plat 79-119



**Legend:**

-  Rezoning request
-  Tax parcels
-  B-2 Highway Business
-  R-20 Residential
-  M-1 General Manufacturing
-  EM-1 Exclusive Manufacturing

**REZONING R20-02: 1312 Conover Blvd E  
"Fern Hill Development"**

Scronce property, approx. 3.8 acres  
B-2 (Highway Business) CZ (Conditional Zoning)



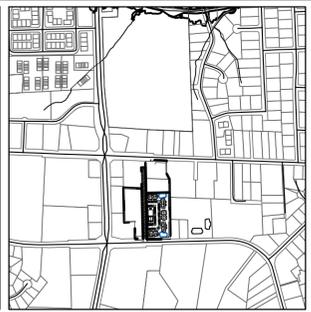


**PROJECT CONTACT INFORMATION**

**DEVELOPER**  
Mosaic Development Group  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
Tel: (704)962-7322

**ENGINEER**  
EMH&T Inc.  
301 McCullough Dr., Suite 109  
Charlotte, NC 28262  
Tel: (704) 548-0333  
Fax: (704) 548-0334

**ARCHITECT**  
Tise-Kiester Architects  
119 E. Franklin St., Suite 300  
Chapel Hill, NC 27514  
Tel: (919) 967-0158



**SITE DATA**

Project Name: Conover  
Development: Mosaic Development  
Existing Zoning: B-2  
Proposed Zoning: B-2 (CD)  
Petition No.: 374111774474  
Tax Parcel No.: City of Conover  
Jurisdiction: City of Conover  
Project Area: 7.83 Acres  
\*\*To be subdivided into three parcels and ROW\*\*

Zoning Summary  
Building Setbacks As shown:  
Building Information:  
Proposed Use: Multi-Family (Three Stories) Housing and Gathering  
Building Height: 43' Max Height  
Stories: 3  
Building Coverage: 34,000 SF (FAR=0.27)  
Gross Floor Area: 64,629 Gross Floor Area

- CONDITIONAL DEVELOPMENT NOTES**
- NC DOT will review and approve plans for a new drive entrance off of Emmanuel Church Road to access the site. A traffic impact analysis is likely not required based upon the development, but will be coordinated with NCDOT.
  - Future development on Lot 2 or Lot 3 shall be required to extend the roadway to connect to the existing stubbed entrance by Dollar General; however, the ROW will be dedicated for it with the major subdivision platting with the proposed project.
  - The cost of the new Road A shall be the responsibility of the owner, subject to NCDOT/City of Conover standards and approval. Acceptance of Road A by the City of Conover will be by separate action.
  - The applicant (owner) will build Road A out to the property line between Lot 1 and Lot 2. The right of way (R.O.W.) will be a minimum of 45 feet wide and will incorporate the road, curb and gutter, & berm. Sidewalk outside of the ROW will have an easement 1' outside the edge of sidewalk.
  - Angled on-street parking shall be permitted along Road A. Public sidewalk to extend outside of the ROW within an easement for future access, maintenance, etc.
  - The Zoning for Lot 1 (the site) shall be business district conditional zone (B-2 CD).
  - Development on the site will include five (5) three story multi-family buildings and 1 gathering building totaling 64,729 gross floor area or approximately 34,000 square feet (building footprints). A total of 60 units will be constructed within the five (5) multi-family buildings.
  - The site will include parking for vehicles which shall substantially conform to the layout and location provided on the plan. Specific parking ratios are needed based upon project funding sources which may be greater than City of Conover regulations.
  - The development on the site must substantially conform to this approved plan. Deviations from this approved plan may require subsequent approval by the city council.
  - The elevation of the building will substantially conform to the elevations provided with the application and are a part of this conditional zoning record.
  - Final plans will be reviewed and approved by the Conover Site Plan Review Committee after coordination with the conditions of the approval by City Council.
  - The final plan will include an engineered stormwater feature(s) that shall meet state and city requirements and shall follow the process provided by the City of Conover Stormwater Ordinance for approval, construction and maintenance and such other easements and agreements as required by the ordinance. Stormwater features shall insure that adjacent properties are not adversely impacted by increased run-off caused by the development.
  - Proposed BMP #2 may be expanded in the future to accommodate development on Lot 2. Cross access/maintenance easement to be recorded as required by the City of Conover.
  - Project landscaping will substantially conform to the City of Conover's ordinance. In addition, landscape screening will be required for the stormwater feature along Emmanuel Church Road.
  - The new Road A alignment will include a 5' sidewalk along one side of the road and at least one sidewalk will provide a direct connection to the main entrance to each building onsite. Sidewalk will bump out with onstreet parking and increase to 7' wide to accommodate vehicle overhang at the gathering building.
  - A site lighting plan is required at final plan submittal and including street lighting for the new Road A meeting City of Conover specifications.
  - The Fire Department will require truck access around the gathering building to the front of the multi-family buildings and to all areas of the site during construction and post construction. Emergency services access must also be assured for other parcels including existing buildings and site features. Loop access shall be provided through the private development roads rather than providing a hammer-head road until Road A connects to Dollar General access.
  - The Fire Department will require fire communication within the building be designed to ensure emergency communication systems meet Fire Code regulations.
  - Fire hydrants shall be provided along Road A every 500 feet and will be publicly maintained. Hydrants internal to the site will be publicly maintained as well within utility easement and will be subject to approval of the Conover Fire Department.
  - The cost of the extension of new water and sewer infrastructure will be the responsibility of the owner. Final plans for water and sewer extensions and connections, materials, line locations and manholes and recorded easements shall meet NC DEQ and City of Conover standards and will be approved by the city public works department.
  - The sewer main shall extend to Emmanuel Church Road or Conover Blvd. E. depending upon availability and final engineering.
  - The watermain extension shall connect the watermain along Conover Blvd. E. and Emmanuel Church Road; however, the proposed project shall only extend the watermain to the property line between Lot 1 and Lot 2. The proposed development shall be master metered.
  - All sewer laterals and sub-collectors shall be maintained by the owner. All water service laterals shall be maintained by the owner.
  - No manholes, meter boxes, valves, valve access boxes, etc. shall be placed on a sidewalk, driveway, or curb line.
  - Signage for the development shall be a ground mounted monument sign located at the new drive entrance along Emmanuel Church Road. It shall be 5' tall and 12' long structure with 20 SF of sign. The location of the sign shall meet City of Conover regulations and required site lines for the drive entrance.
  - Upon completion of buildings, Road A, all water, sewer and stormwater features a final as-built plat shall be prepared and submitted for approval.



REVISIONS

MARK	DATE	DESCRIPTION

MOSAIC DEVELOPMENT GROUP  
4600 Park Road, Suite 390  
Charlotte, NC 28209  
PH: 704-962-7322  
Contact: Wendy Chester

CITY OF CONOVER, CATAWBA COUNTY, NORTH CAROLINA  
EXHIBIT  
FOR  
FERNHILL APARTMENTS  
REZONING PLAN



DATE  
February 24, 2020

SCALE  
1" = 40'

JOB NO.  
2020-0126

SHEET  
RZ-01

J:\20200126\Draw\04\Drawings\Resizing Plan\2020-01-22 Conover Boulevard Sketch Based.dwg, Last Saved By: brassi, 2/24/2020 1:07 PM, Last Printed By: Rossi, Brian, 2/24/2020 1:17 PM

## **Draft Exhibit B**

### FERNHILL CONDITIONAL DEVELOPMENT NOTES

1. THE ZONING FOR THE DEVELOPMENT WILL BE HIGHWAY BUSINESS CONDITIONAL DISTRICT (B-2 CD) INCORPORATING APPROXIMATELY 3.8 ACRES.
2. DEVELOPMENT ON THE SITE INCLUDES 60 MULTI-FAMILY RESIDENTIAL UNITS AND A COMMUNITY BUILDING WITH A TOTAL OF SIX STRUCTURES. RESIDENTIAL STRUCTURES WILL BE SET BACK AT LEAST 15' FROM THE TRAVEL LANE OF THE NEW STREET.
3. THE DEVELOPER WILL BUILD A NEW STREET SECTION TO ACCESS THE DEVELOPMENT AT LEAST TO THE POINT OF THE SECOND DRIVEWAY FOR THE PROJECT. THERE WILL BE A SUFFICIENT PAVEMENT AREA FOR FIRE TRUCK ACCESS AND TURN-AROUND AND THE RIGHT OF WAY WIDTH WILL BE 45'.
4. A NEW SIDEWALK WILL BE INCLUDED ALONG EMMANUAL CHURCH ROAD AT THE FRONT OF THE PROPERTY AND WILL CONTINUE TO PROVIDE ACCESS ON ONE OF THE NEW ROADWAY SECTION.
5. PARKING FOR RESIDENTS WILL BE PROVIDED ON THE SITE IN SEVERAL PARKING AREAS WITH SOME ANGLED SPACES ALONG THE NEW ROADWAY. THE RESIDENT PARKING WILL BE PROVIDED AT APPROXIMATELY 1.75 SPACES PER RESIDENTIAL UNIT.
6. THE DEVELOPMENT ON THE SITE MUST SUBSTANTIALLY CONFORM TO THIS APPROVED PLAN. DEVIATIONS FROM THIS APPROVED PLAN MAY REQUIRE SUBSEQUENT APPROVAL BY THE CITY COUNCIL.
7. THE ELEVATION OF THE BUILDING WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS AND COLORS PROVIDED WITH THE APPLICATION AND ARE A PART OF THIS CONDITIONAL ZONING RECORD. THE BUILDING WILL BE CONSTRUCTED USING BRICK, CEMENTITIOUS SIDING, WINDOWS, BRACKETS AND METAL SEAM ROOF AND ASPHALT SHINGLES.
8. FINAL PLANS WILL BE REVIEWED AND APPROVED BY THE CONOVER SITE PLAN REVIEW COMMITTEE AFTER COORDINATION WITH THE CONDITIONS OF THE APPROVAL BY CITY COUNCIL. THE PRELIMINARY PLAT CREATING THE NEW STREET AND PARCELS WILL BE REVIEWED BY THE PLANNING BOARD AND THE CITY COUNCIL.
9. THE FINAL PLAN WILL INCLUDE AN ENGINEERED STORMWATER FEATURE(S) THAT SHALL MEET STATE AND CITY REQUIREMENTS AND SHALL FOLLOW THE PROCESS PROVIDED BY THE CITY OF CONOVER STORMWATER ORDINANCE FOR APPROVAL, CONSTRUCTION AND MAINTENANCE AND SUCH OTHER EASEMENTS AND AGREEMENTS AS REQUIRED BY THE ORDINANCE. STORMWATER FEATURES SHALL INSURE THAT ADJACENT PROPERTIES ARE NOT ADVERSELY IMPACTED BY INCREASED RUN-OFF CAUSED BY THE DEVELOPMENT.
10. PROJECT LANDSCAPING WILL SUBSTANTIALLY CONFORM TO THE PROPOSED PLANTINGS SHOWN ON THE PLAN.
11. A SITE LIGHTING PLAN IS REQUIRED AT FINAL PLAN SUBMITTAL FOR PARKING LOT LIGHTING.

12. HOUSEHOLD WASTE WILL BE COLLECTED BY A PRIVATE CARRIER; WATER AND SEWER WILL BE PROVIDED BY PUBLIC SERVICE.
13. THE FIRE DEPARTMENT WILL REQUIRE TRUCK ACCESS THROUGH THE PARKING AREAS AND FOR A TURN AROUND AT THE END OF THE STREET. BASED ON THE CONSTRUCTION TYPE AND USE, THE BUILDINGS WILL BE REQUIRED TO BE SPRINKLERED.
14. THE COST OF THE EXTENSION OF NEW WATER AND SEWER INFRASTRUCTURE WILL BE THE RESPONSIBILITY OF THE OWNER. FINAL PLANS FOR WATER AND SEWER EXTENSIONS AND CONNECTIONS, MATERIALS, LINE LOCATIONS, FIRE HYDRANTS AND MANHOLES AND RECORDED EASEMENTS SHALL MEET NC DEQ AND CITY OF CONOVER STANDARDS AND WILL BE APPROVED BY THE CITY PUBLIC WORKS DEPARTMENT.
15. ALL SEWER LATERALS AND SUB-COLLECTORS SHALL BE MAINTAINED BY THE OWNER. ALL WATER SERVICE LATERALS SHALL BE MAINTAINED BY THE OWNER.
16. NO MANHOLES, METER BOXES, VALVES, VALVE ACCESS BOXES, ETC. SHALL BE PLACED IN A SIDEWALK, DRIVEWAY, OR CURB LINE.
17. SIGNAGE FOR THE DEVELOPMENT WILL BE PROVIDED ACCORDING TO ALLOWANCES IDENTIFIED IN THE ZONING CODE.
18. UPON COMPLETION OF THE ROAD AND ALL WATER, SEWER AND STORMWATER FEATURES, A FINAL AS-BUILT PLAT SHALL BE PREPARED AND SUBMITTED FOR APPROVAL.

|



# Fernhill Apartments

Conover, North Carolina

February 24, 2020



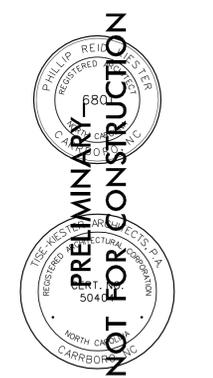
**MOSAIC**  
— DEVELOPMENT GROUP —  
*Enhancing Communities, Improving Lives*

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

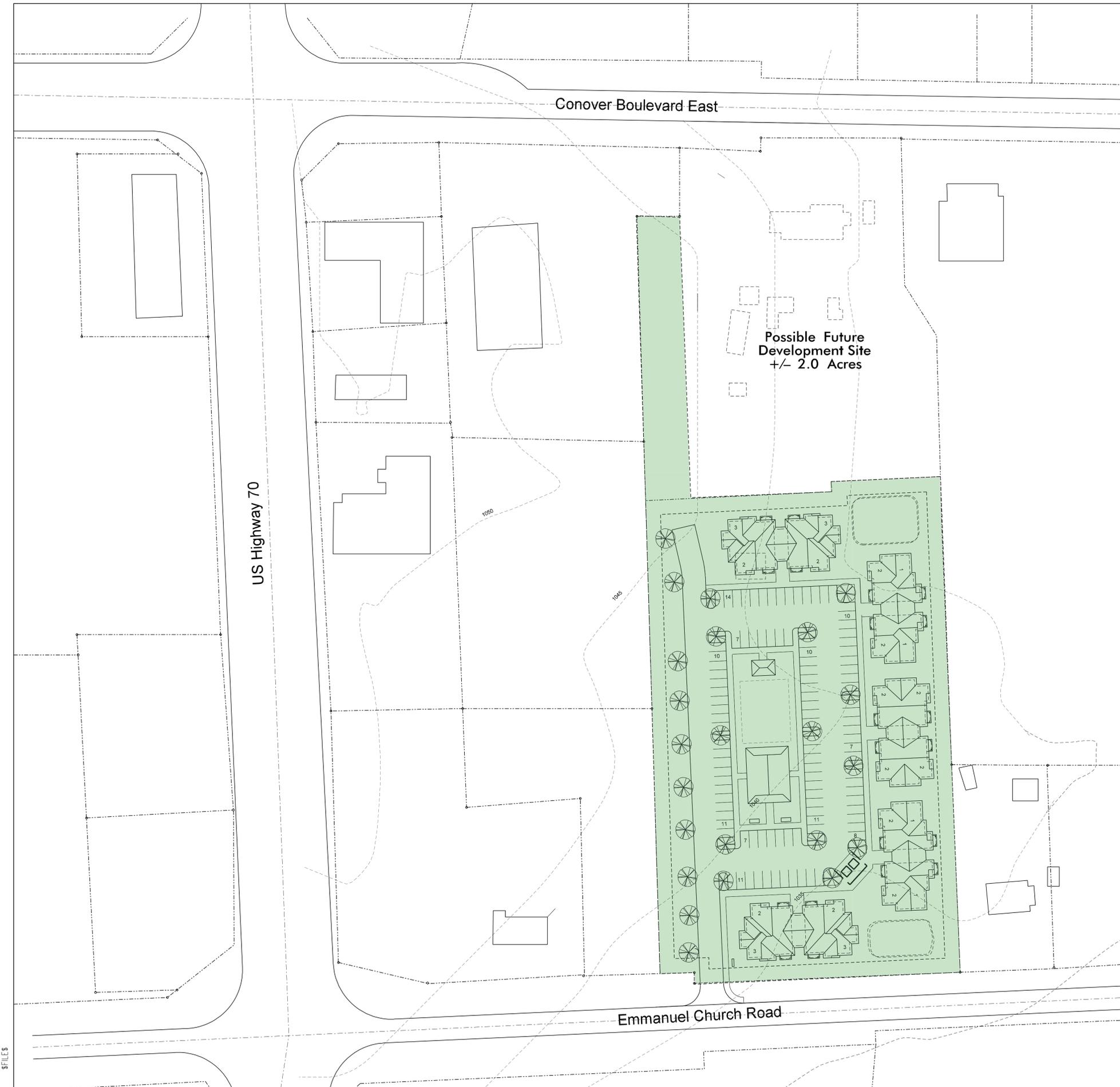
Conover, NC

■ Job Number: 0000  
 ■ Date: 01.24.20  
 ■ Revisions:



Site Plan  
 Sheet

**C1.1**



**SITE NOTES**

60 UNITS IN THREE STORY WALK-UP APARTMENT BUILDINGS FOR FAMILIES  
 106 PARKING SPACES (INCLUDES 9 HC SPACES)  
 +/- 3.83 ACRE SITE AREA

**SITE and COMMON AREA AMENITIES**

- COVERED PICNIC AREA (150 SQ FT WITH TABLES AND GRILL)
- MULTI-PURPOSE ROOM (250 SQ FT)
- PLYAGROUND
- RESIDENT COMPUTER CENTER (MINIMUM OF TWO COMPUTERS)
- EXERCISE ROOM WITH NEW EQUIPMENT
- OUTDOOR SITTING AREAS WITH BENCHES (MINIMUM THREE LOCS)
- FOUNDATION PLANTING WILL BE PROVIDED AT ALL BUILDINGS

Site Plan 2  
 1" = 50'-0"

Site and Building Data 1

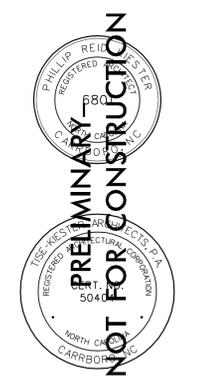
DATES \$FILES

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 01.24.20
- Revisions:

Site Plan  
 Sheet

**C1.2**

Possible Future Development Site  
 +/- 2.0 Acres

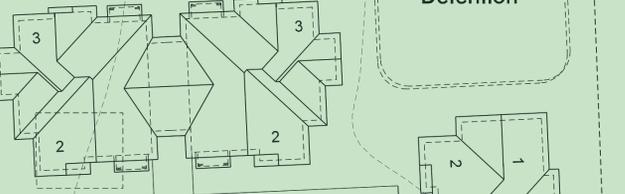
US Highway 70

Emmanuel Church Road

1050

1045

Detention



Picnic

Playground

Community

Mail

Dumpster  
 Recycle

Detention

Sign

SDATES \$FILES



Site Plan  
 1" = 30'-0"

2

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

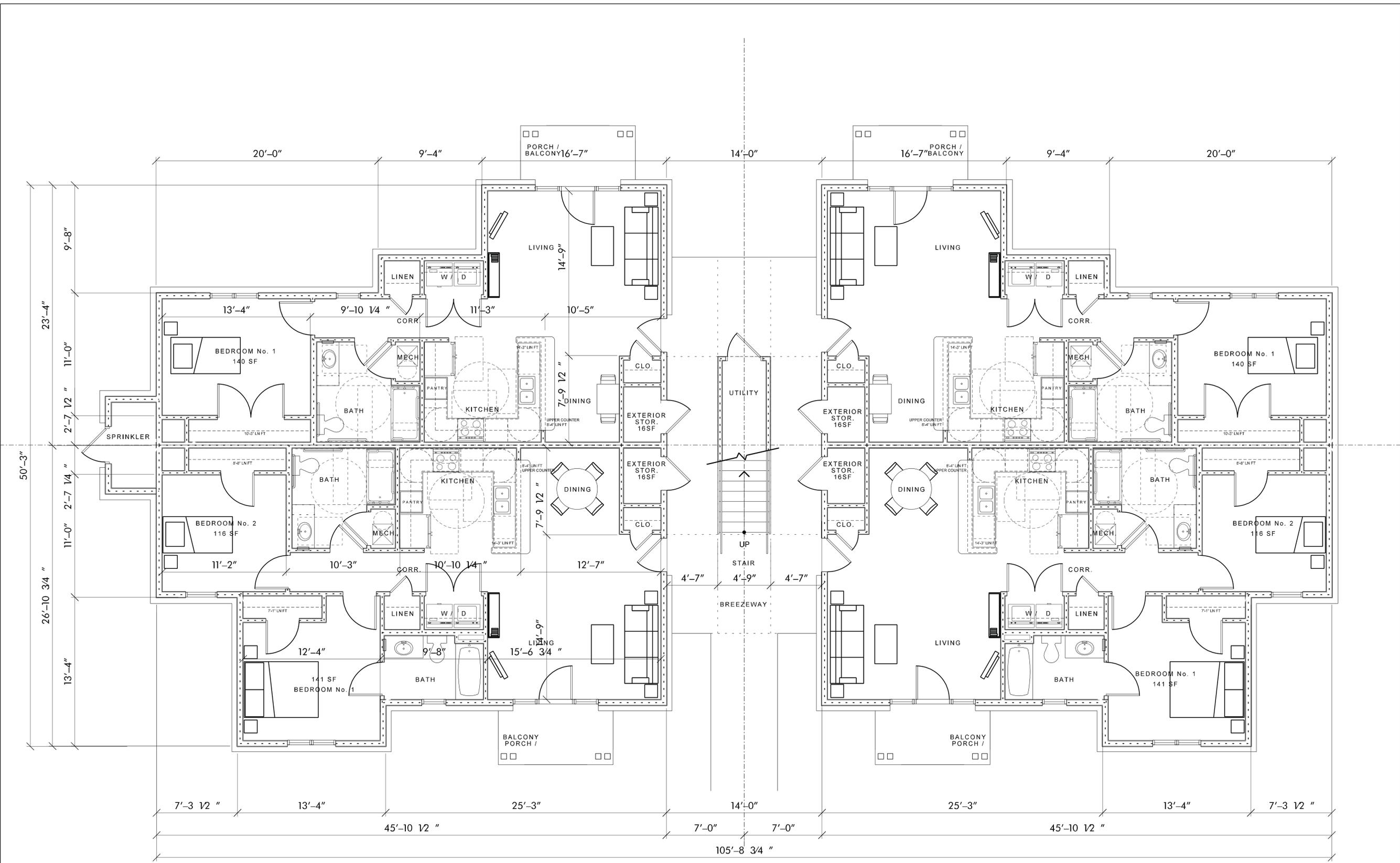
Conover, NC

- Job Number: 0000
- Date: 01.24.20
- Revisions:



Plans  
Sheet

**A1.1**



**ONE BEDROOM UNIT**  
HEATED SQUARE FOOTAGE: 660 SF

**TWO BEDROOM UNIT**  
HEATED SQUARE FOOTAGE: 900 SF

\$FILES

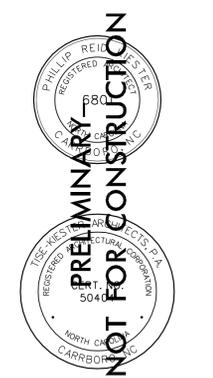


These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

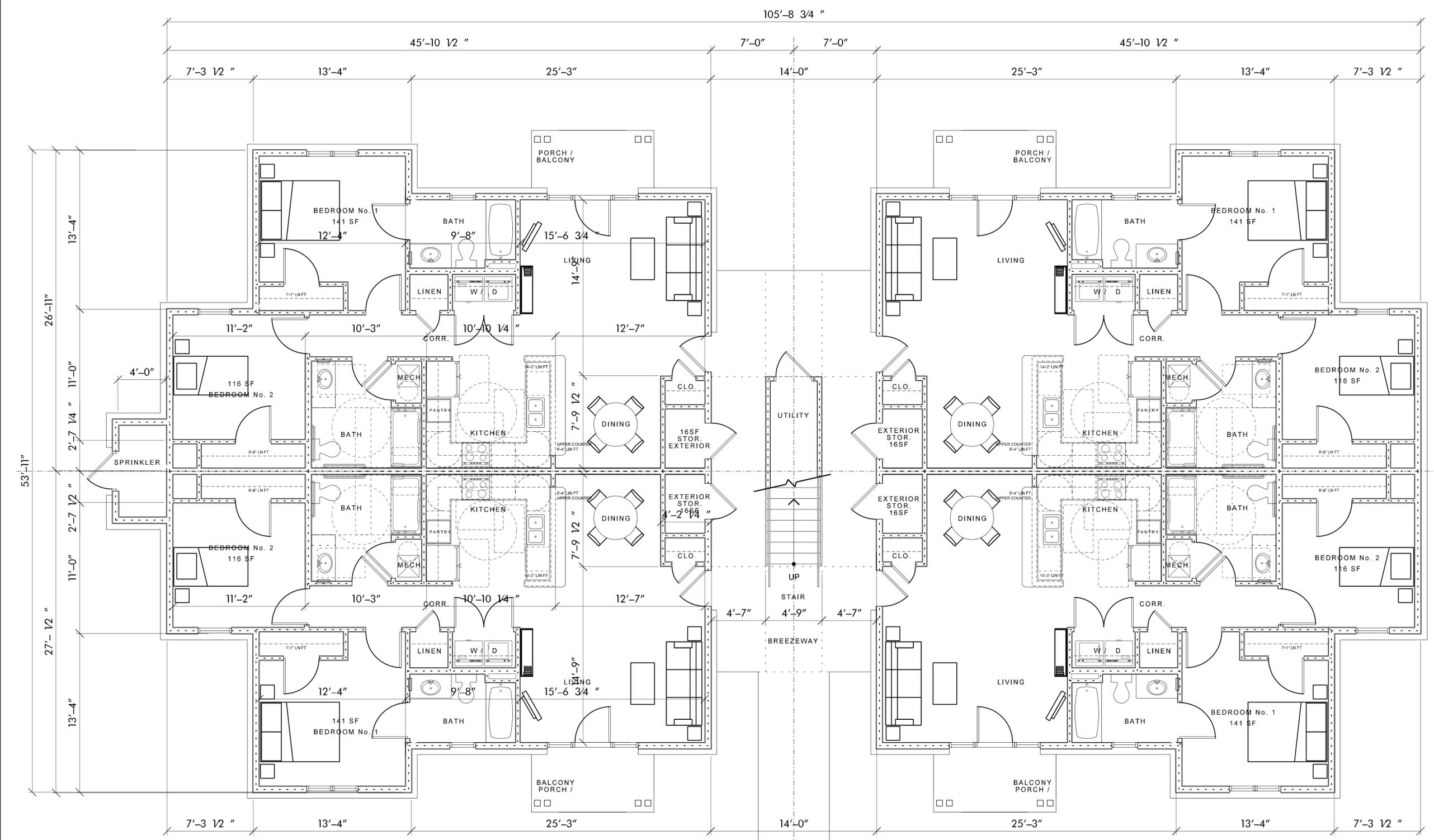
Conover, NC

- Job Number: 0000
- Date: 01.24.20
- Revisions:



Plans  
Sheet

**A1.2**



**TWO BEDROOM UNIT**  
HEATED SQUARE FOOTAGE: 900 SF

DATES \$FILES

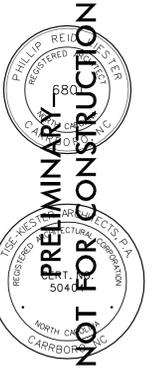
4
---

These drawings have been submitted for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

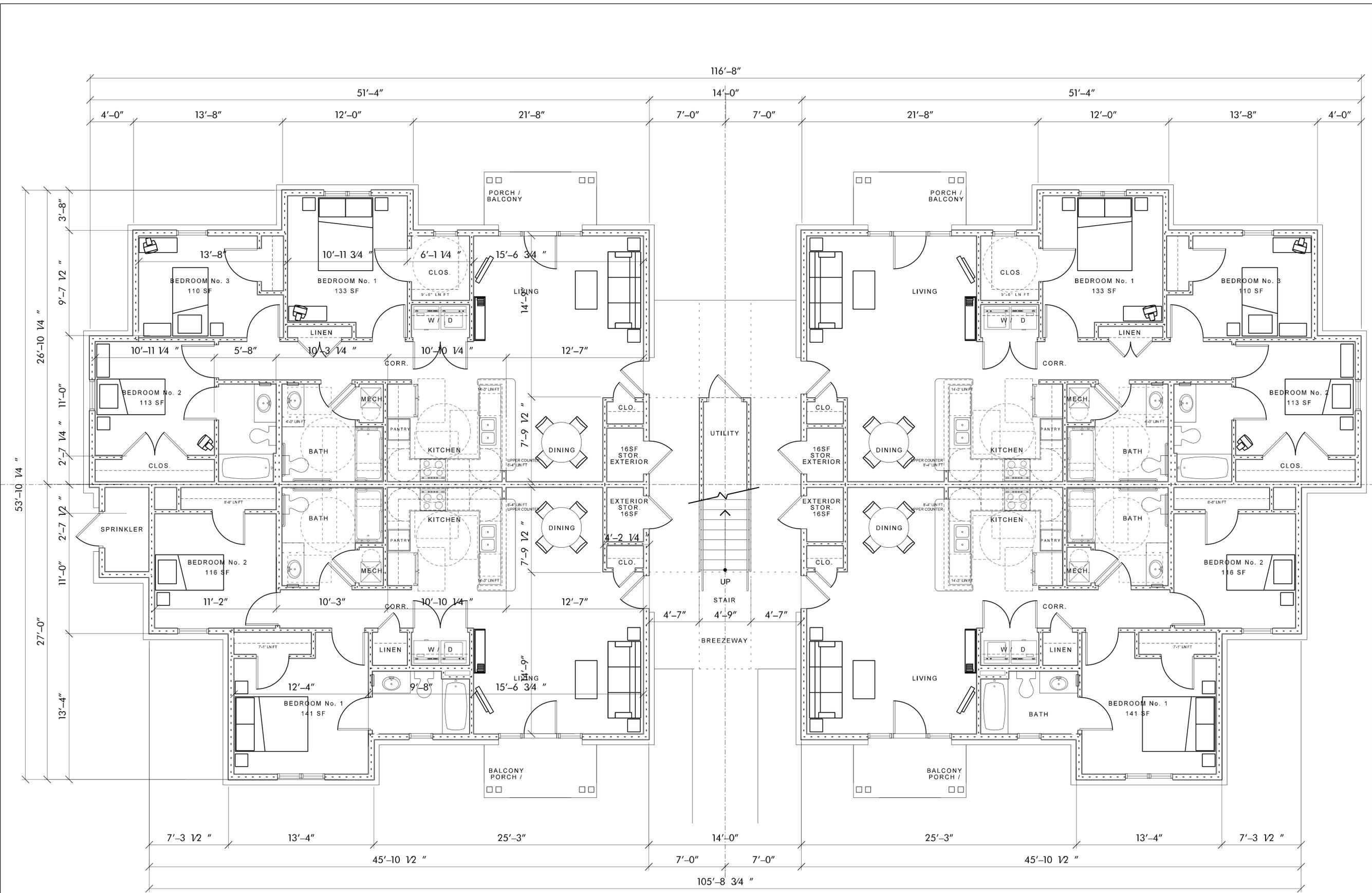
Conover, NC

- Job Number: 0000
- Date: 01.24.20
- Revisions:



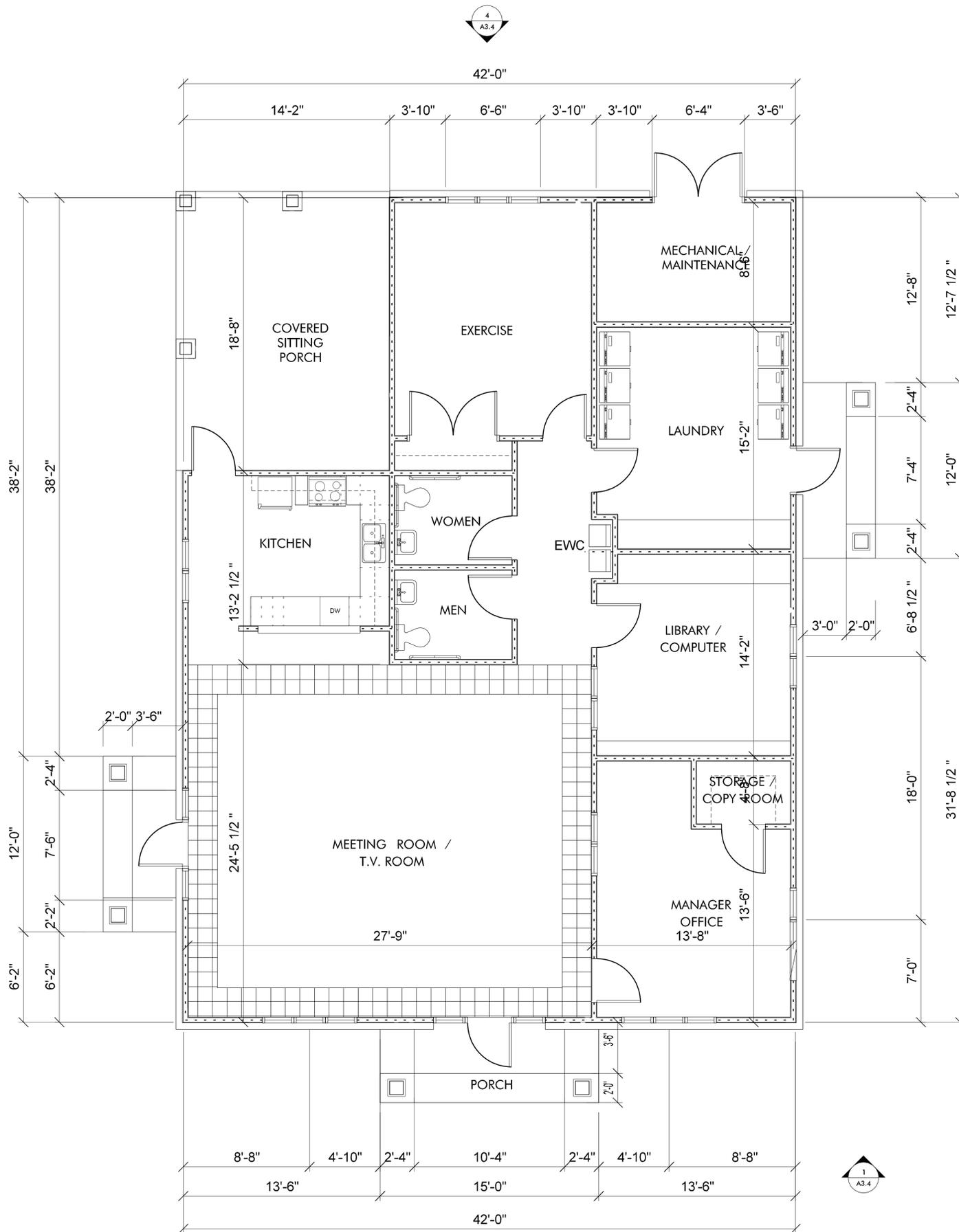
Plans  
 Sheet

**A1.3**



**TWO BEDROOM UNIT**  
 HEATED SQUARE FOOTAGE: 900 SF

**THREE BEDROOM UNIT**  
 HEATED SQUARE FOOTAGE: 1,100 SF

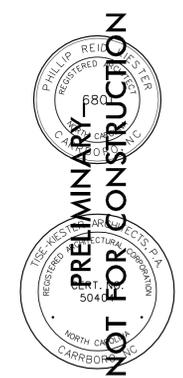


These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 01.24.20
- Revisions:



Community Building  
Sheet

- |  |   |   |
|--|---|---|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4/4 SOLID CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP. | 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM            |
| 2 BRICK VENEER, RUNNING BOND PATTERN   | 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL  | 17 MASONRY CONTROL JOINT                                |
| 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND                                      | 10 LOUVER WITH INSECT SCREEN AND VINYL TRIM   | 18 INSULATED METAL DOOR                                 |
| 4 STANDING SEAM METAL ROOF   | 11 SOLID VINYL SINGLE HUNG WINDOW WITH LOW-E GLAZING, TYP.                            | 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING |
| 5 CEMENTITIOUS LAP SIDING - 5" EXPOSURE  | 12 EXTERIOR CEMENTITIOUS WRAPPED COLUMN, TYP.   |   |
| 6 CEMENTITIOUS LAP SIDING - 7" EXPOSURE  | 13 PVC BALCONY RAIL   |   |
| 7 CEMENTITIOUS BOARD AND BATTEN SIDING   | 14 DECORATIVE BRACKET BY FYPON, OR EQUAL  |   |
|  | 15 OPEN COVERED PORCH / BREEZEWAY   |   |

**Key Notes**  
 NTS **3**



**One Bedroom /Two Bedroom Building – Rear & Side Elevations**  
 1/16" = 1'-0" **2**



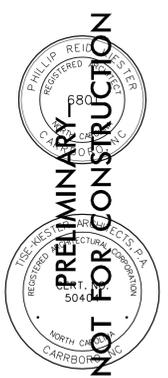
**One Bedroom /Two Bedroom Building – Front & Side Elevations**  
 1/16" = 1'-0" **1**

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 02.24.20
- Revisions:



Exterior Elevations  
 Sheet

**A3.1**

\$FILES

- |  |   |   |
|--|---|---|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4/4 SOLID CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP. | 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM            |
| 2 BRICK VENEER, RUNNING BOND PATTERN   | 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL  | 17 MASONRY CONTROL JOINT                                |
| 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND                                      | 10 LOUVER WITH INSECT SCREEN AND VINYL TRIM   | 18 INSULATED METAL DOOR                                 |
| 4 STANDING SEAM METAL ROOF   | 11 SOLID VINYL SINGLE HUNG WINDOW WITH LOW-E GLAZING, TYP.                            | 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING |
| 5 CEMENTITIOUS LAP SIDING - 5" EXPOSURE  | 12 EXTERIOR CEMENTITIOUS WRAPPED COLUMN, TYP.   |   |
| 6 CEMENTITIOUS LAP SIDING - 7" EXPOSURE  | 13 PVC BALCONY RAIL   |   |
| 7 CEMENTITIOUS BOARD AND BATTEN SIDING   | 14 DECORATIVE BRACKET BY FYPON, OR EQUAL  |   |
|  | 15 OPEN COVERED PORCH / BREEZEWAY   |   |

**Key Notes**  
 NTS **3**



**Two Bedroom Building – Rear & Side Elevations**  
 1/16" = 1'-0" **2**



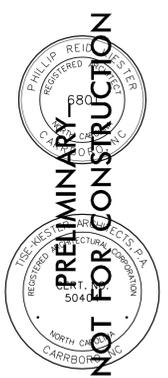
**Two Bedroom Building – Front & Side Elevations**  
 1/16" = 1'-0" **1**

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 02.24.20
- Revisions:



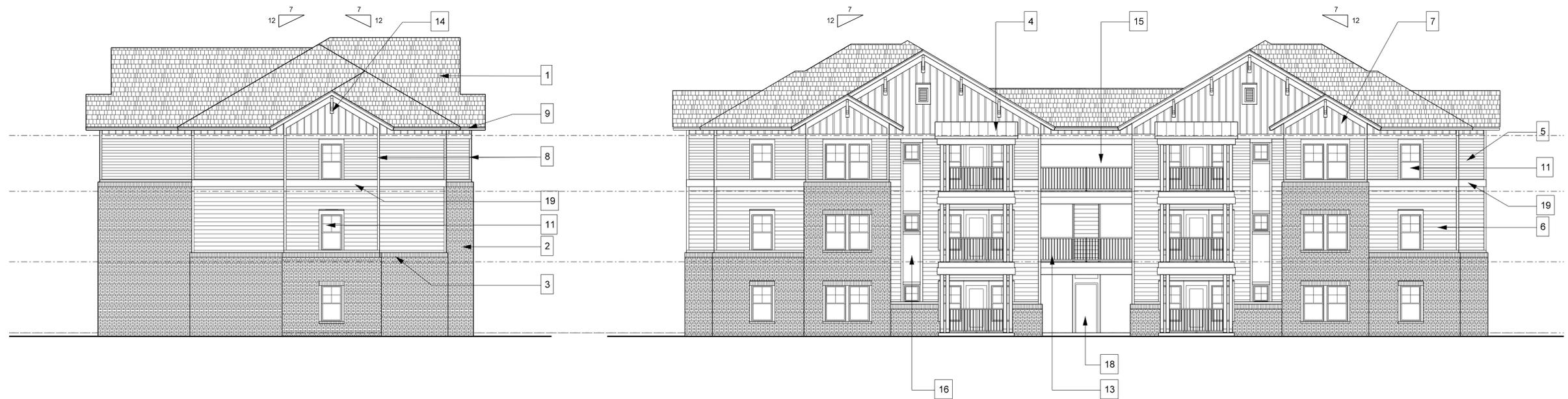
Exterior Elevations  
 Sheet

**A3.2**

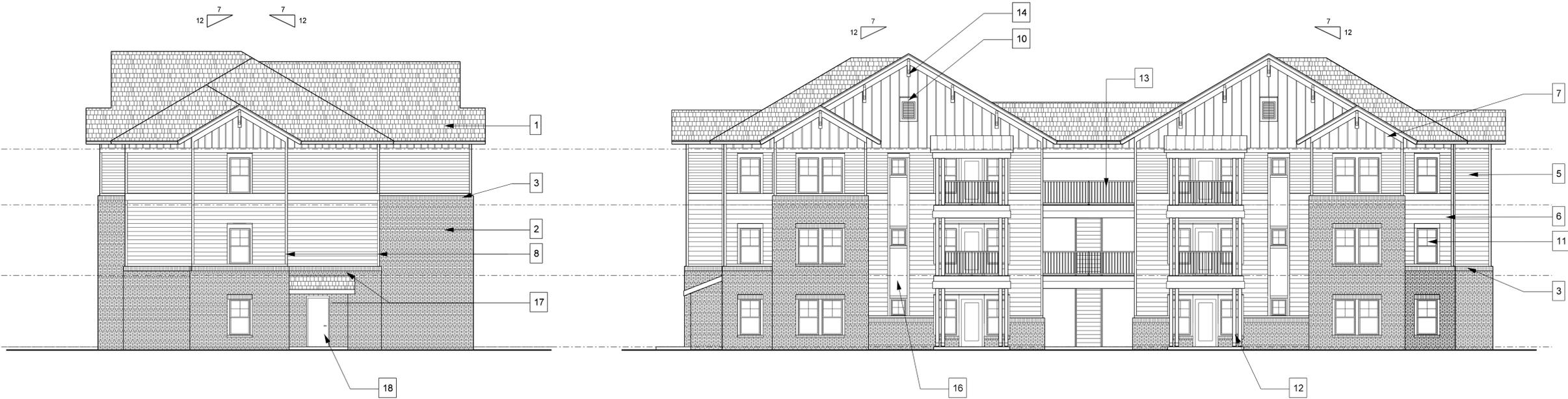
DATES \$FILES

- |  |   |   |
|--|---|---|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4/4 SOLID CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP. | 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM            |
| 2 BRICK VENEER, RUNNING BOND PATTERN   | 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL  | 17 MASONRY CONTROL JOINT                                |
| 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND                                      | 10 LOUVER WITH INSECT SCREEN AND VINYL TRIM   | 18 INSULATED METAL DOOR                                 |
| 4 STANDING SEAM METAL ROOF   | 11 SOLID VINYL SINGLE HUNG WINDOW WITH LOW-E GLAZING, TYP.                            | 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING |
| 5 CEMENTITIOUS LAP SIDING - 5" EXPOSURE  | 12 EXTERIOR CEMENTITIOUS WRAPPED COLUMN, TYP.   |   |
| 6 CEMENTITIOUS LAP SIDING - 7" EXPOSURE  | 13 PVC BALCONY RAIL   |   |
| 7 CEMENTITIOUS BOARD AND BATTEN SIDING   | 14 DECORATIVE BRACKET BY FYPON, OR EQUAL  |   |
|  | 15 OPEN COVERED PORCH / BREEZEWAY   |   |

**Key Notes**  
 NTS **3**



**Two Bedroom /Three Bedroom Building – Rear & Side Elevations**  
 1/16" = 1'-0" **2**



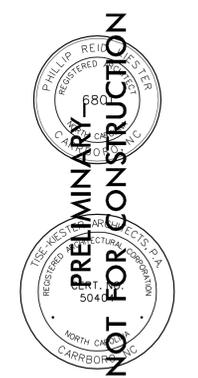
**Two Bedroom /Three Bedroom Building – Front & Side Elevations**  
 1/16" = 1'-0" **1**

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 02.24.20
- Revisions:



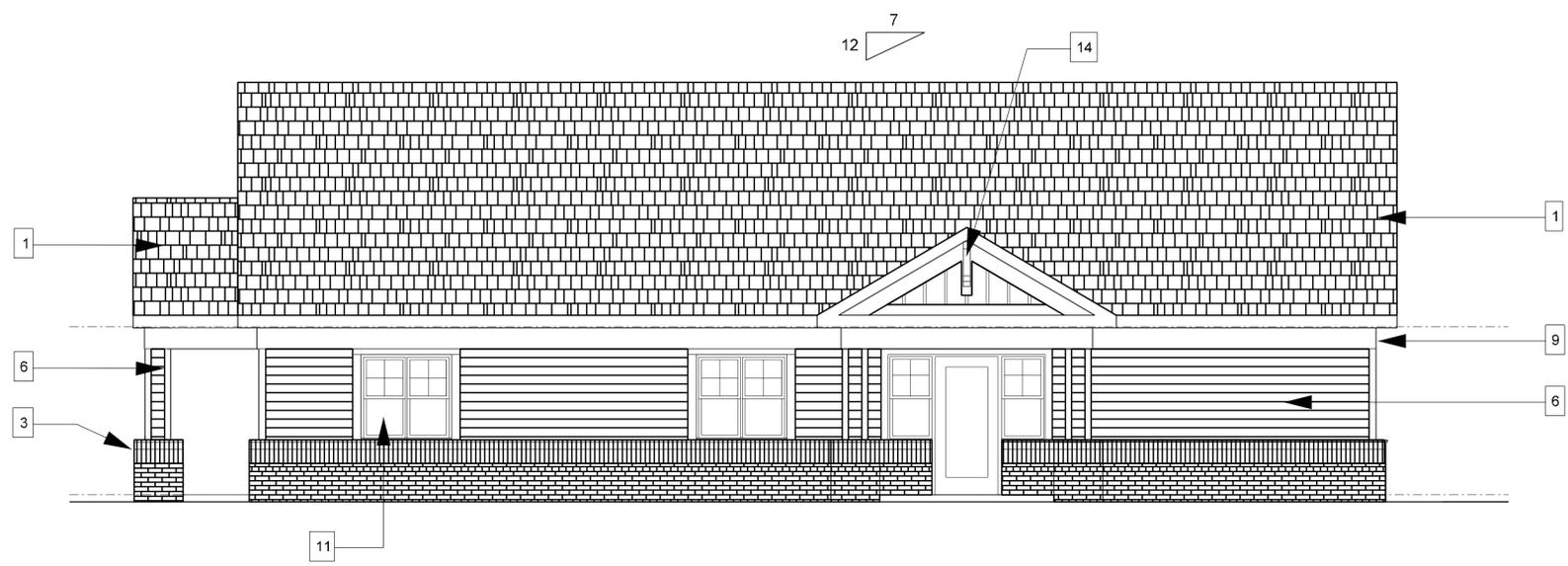
Building Elevations  
 Sheet

**A3.3**

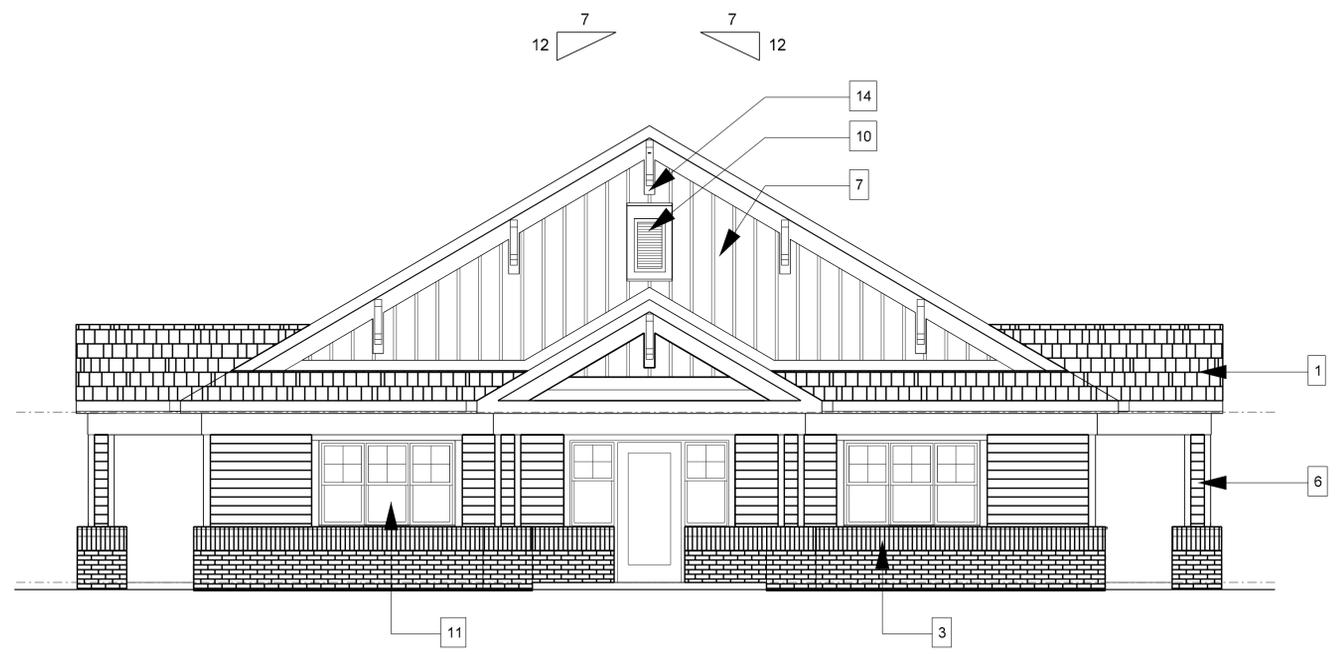
DATES \$FILES

- |  |   |   |
|--|---|---|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4/4 SOLID CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP. | 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM            |
| 2 BRICK VENEER, RUNNING BOND PATTERN   | 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL  | 17 MASONRY CONTROL JOINT                                |
| 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND                                      | 10 LOUVER WITH INSECT SCREEN AND VINYL TRIM   | 18 INSULATED METAL DOOR                                 |
| 4 STANDING SEAM METAL ROOF   | 11 SOLID VINYL SINGLE HUNG WINDOW WITH LOW-E GLAZING, TYP.                            | 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING |
| 5 CEMENTITIOUS LAP SIDING - 5" EXPOSURE  | 12 EXTERIOR CEMENTITIOUS WRAPPED COLUMN, TYP.   |   |
| 6 CEMENTITIOUS LAP SIDING - 7" EXPOSURE  | 13 PVC BALCONY RAIL   |   |
| 7 CEMENTITIOUS BOARD AND BATTEN SIDING   | 14 DECORATIVE BRACKET BY FYPON, OR EQUAL  |   |
|  | 15 OPEN COVERED PORCH / BREEZEWAY   |   |

**Key Notes**  
 NTS **3**



**Community Building – Side Elevation**  
 1/4" = 1'-0" **2**



**Community Building – Front Elevation**  
 1/4" = 1'-0" **1**

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 02.24.20
- Revisions:



Exterior Elevations  
 Sheet

**A3.4**

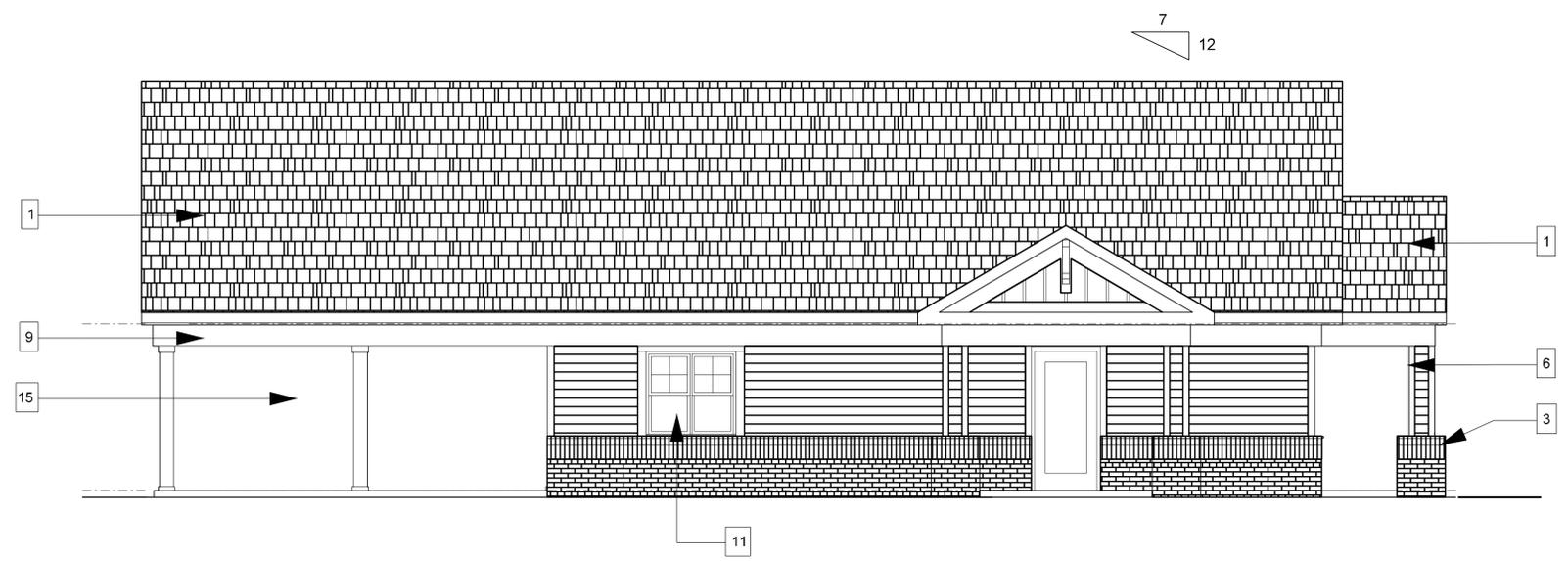
DATES \$FILES

4	8
---	---

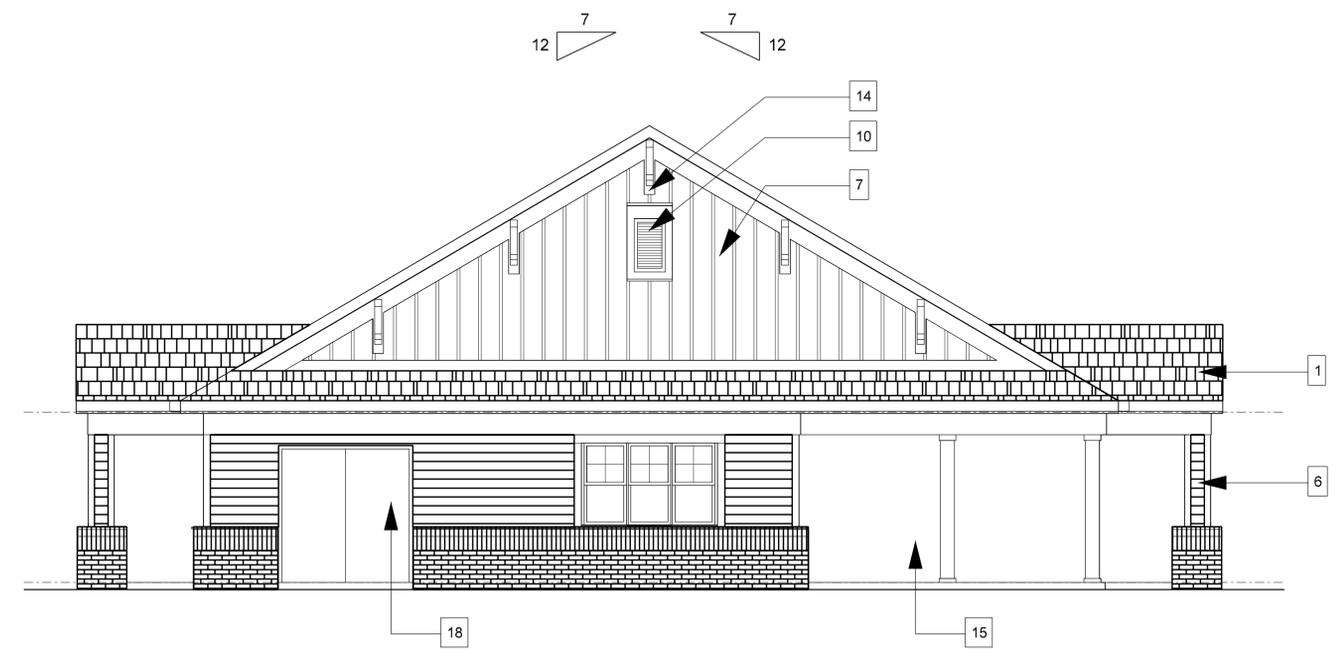
4	8
---	---

- |  |   |   |
|--|---|---|
| 1 FIBERGLASS-REINFORCED ARCHITECTURAL ANTI-FUNGAL ASPHALT SHINGLES, 30-YEAR WARRANTY | 8 4/4 SOLID CEMENTITIOUS TRIM, TYP. AT CORNER BOARDS, WINDOW AND DOOR SURROUNDS, TYP. | 16 CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM            |
| 2 BRICK VENEER, RUNNING BOND PATTERN   | 9 CEMENTITIOUS FASCIA WITH VENTED SOFFIT PANEL  | 17 MASONRY CONTROL JOINT                                |
| 3 STACKED DECORATIVE BRICK COURSE / ACCENT BAND                                      | 10 LOUVER WITH INSECT SCREEN AND VINYL TRIM   | 18 INSULATED METAL DOOR                                 |
| 4 STANDING SEAM METAL ROOF   | 11 SOLID VINYL SINGLE HUNG WINDOW WITH LOW-E GLAZING, TYP.                            | 19 12" CEMENTITIOUS HORIZONTAL TRIM WITH CONT. FLASHING |
| 5 CEMENTITIOUS LAP SIDING - 5" EXPOSURE  | 12 EXTERIOR CEMENTITIOUS WRAPPED COLUMN, TYP.   |   |
| 6 CEMENTITIOUS LAP SIDING - 7" EXPOSURE  | 13 PVC BALCONY RAIL   |   |
| 7 CEMENTITIOUS BOARD AND BATTEN SIDING   | 14 DECORATIVE BRACKET BY FYPON, OR EQUAL  |   |
|  | 15 OPEN COVERED PORCH / BREEZEWAY   |   |

**Key Notes**  
NTS **3**



**Community Building – Side Elevation**  
1/4" = 1'-0" **2**



**Community Building – Rear Elevation**  
1/4" = 1'-0" **1**

These drawings have been commissioned for this construction project and remain the property of Tise-Kiester Architects. No reproduction or use is allowed without first obtaining the Architect's written consent.

**Fernhill Apartments**

Conover, NC

- Job Number: 0000
- Date: 02.24.20
- Revisions:



Exterior Elevations  
Sheet

**A3.5**

DATES \$FILES

4	8
---	---

4	8
---	---

SSMH  
TOP: 1050.61  
I.E. IN: 1037.16  
I.E. OUT: 1037.06

P.O.C.  
MONUMENT "CITGO"  
ELEV: 1051.25'  
N 718101.2481  
E 1343608.9399

TMS# 374107770705  
N/F  
WILTON PAUL SCRONCE  
D.B. 1568-698  
P.B. 28-165  
ZONED: B-2

TMS# 374107770605  
N/F  
WILTON PAUL SCRONCE  
D.B. 1568-698  
P.B. 28-165  
ZONED: B-2

**NOTE: ACCESS**

THE COMMON ACCESS EASEMENT IDENTIFIED ON THIS SUBDIVISION PLAT SHALL PROVIDE ACCESS TO US HWY 70/ CONOVER BLVD E. FOR THE 1.49 ACRE LOT, AS WELL AS ACCESS TO US HWY 70/ CONOVER BLVD E. FOR THE 7.89 ACRE PARENT PARCEL. THE AREA IDENTIFIED AS COMMON ACCESS EASEMENT SHALL BE THE ONLY POINT OF ACCESS ALONG THE FRONTAGE OF US HWY 70/ CONOVER BLVD E. FOR FUTURE DEVELOPMENT ON THESE PROPERTIES.

**71-119**

**LEGEND:**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TBM TEMPORARY BENCHMARK
- NIP NEW IRON PIN (5/8" REBAR)
- EIP EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT
- CB CATCH BASIN
- CBGI CATCH BASIN GRATED INLET
- RCP REINFORCED CONCRETE PIPE
- OMP CORRUGATED METAL PIPE
- SSMH SANITARY SEWER MANHOLE
- GV GAS VALVE
- T-PED TELEPHONE PEDESTAL
- FOCMKR FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SIGN SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- OT OVERHEAD TELEPHONE LINE
- 5' CONTOUR
- 1' CONTOUR
- TREE LINE
- STORM DRAIN PIPE
- X FENCE

TMS# 374111771150  
N/F  
WILTON PAUL SCRONCE  
D.B. 2837-1379  
P.B. 21-103  
ZONED: B-2

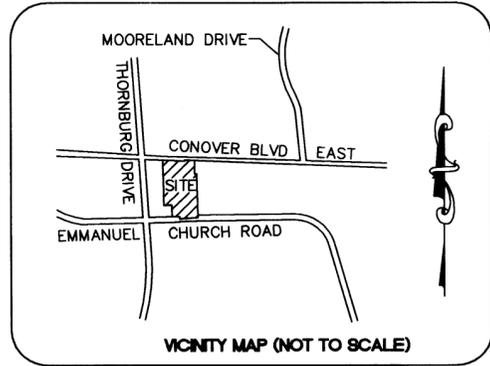
TMS# 374111770425  
N/F  
CAROLINA VETERINARY  
PROPERTIES, LLC  
D.B. 2189-1612  
P.B. 21-103  
ZONED: B-2

TMS# 374108776737  
N/F  
JEANETTE KEENER MCGEE  
D.B. 2071-1925  
P.B. 61-166  
ZONED: B-2

TMS# 374112778286  
N/F  
JOE WAYNE KAYLOR  
DORIS G. KAYLOR  
D.B. 1371-170  
P.B. 19-110  
ZONED: M-1

TMS# 374112776153  
N/F  
FAYE LAIL SIGMON  
GARY WAYNE SIGMON  
D.B. 2646-1480  
P.B. 8-83  
ZONED: R-20

FILED Mar 12, 2012 03:16:00 pm  
BOOK 00071 CATAWBA COUNTY NC  
PAGE 0119 DONNA HICKS SPENCER  
INST # 04312 REGISTER OF DEEDS



**POSSIBLE PROJECTIONS:**  
NONE OBSERVED

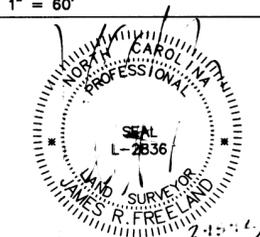
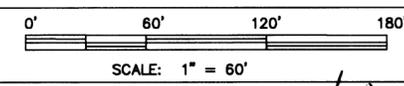
**TOTAL LAND AREA:**  
408.603 SQ.FT.  
9.38 ACRES  
\*INCLUDES ANY & ALL RIGHT-OF-WAY\*

**BASIS OF BEARINGS AND BENCHMARK:**  
BASIS OF BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF NCGS MONUMENT "CLASS" & "CITGO" NAD 83 (2007) - NAVD 88 COMBINED SCALE FACTOR: 0.99985858



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN:	BMM	PARTY CHIEF:	GDA	CHECKED:	GDA
REF. PLAT BOOK:	63-36				
REF. DEED BOOK:	2729-1606				
TAX MAP:	374111774474				
DATE OF SURVEY:	10-11-2011				
DATE DRAWN:	1-9-2012				
DRAWING NO:	63469-SUBDIVISION				
DATE OF LAST REVISION:					



PLS: JAMES R. FREELAND  
NO: L2836  
COA: C-0478

STATE OF NORTH CAROLINA  
CATAWBA COUNTY  
CITY OF CONOVER

SUBDIVISION FOR  
DG STRATEGIC II, LLC

SITE ADDRESS:  
1312 CONOVER BOULEVARD EAST  
CONOVER, NC 28613



## MEMORANDUM

February 25, 2020

To: Planning Board  
From: Planning Staff

RE: Initial Zoning Application R20-03  
Shook Road and Rock Barn Road  
PINS #: 375304924302 (portion of) and 375304934193.

## BACKGROUND

Imrie, LLC has proposed the annexation of two parcels of property located near the jurisdictional boundary of the City of Conover. The parcels are located at the intersection of Shook Rd. and Rock Barn Rd. The properties contain approximately 25.5 acres and are not currently addressed. At a future date the owner is expected to submit plans for a single-family development.

## STAFF REVIEW

The rezoning request is a requirement of any new property that comes into the city's jurisdiction through annexation. The Catawba County zoning jurisdiction is R-30, a residential district permitting single family and duplexes. The proposed zoning is R9-A, single family residential district. The owner has relayed their interest in submitting plans for a single-family neighborhood served with new roads and city water and sewer. The zoning R9-A would be a good fit because of the intended use and the uses in the surrounding area.

At a future date, when a subdivision proposal is submitted, it will be reviewed by the Conover Site Plan Review Committee and would then be considered by the Planning Board for a recommendation. City Council would hold a final administrative approval of the subdivision. The area under consideration for annexation totals about 25.5 acres.

The annexation of this property will also require the adjustment/expansion of the Future Land Use Map found in the Land Development Plan. Currently the area is not identified on this map because it is not in the city, but with the annexation staff feels that this area should be extended to residential use.

Considerations:

- The proposed zoning to residential is appropriate for this location.
- Specific site plans are not in-hand or even required at this time but will follow the process for subdivision approval found in the Conover zoning code.

## RECOMMENDATION

Staff has reviewed this application and recommends approval of the initial zoning request to R9-A

Motion if approving:  
(*please read*)



# City of Conover

Planning Department

I move to approve the rezoning request R20-03 for property at Shook Road and Rock Barn Road to R9-A and find that the request is reasonable and is in the public interest because:

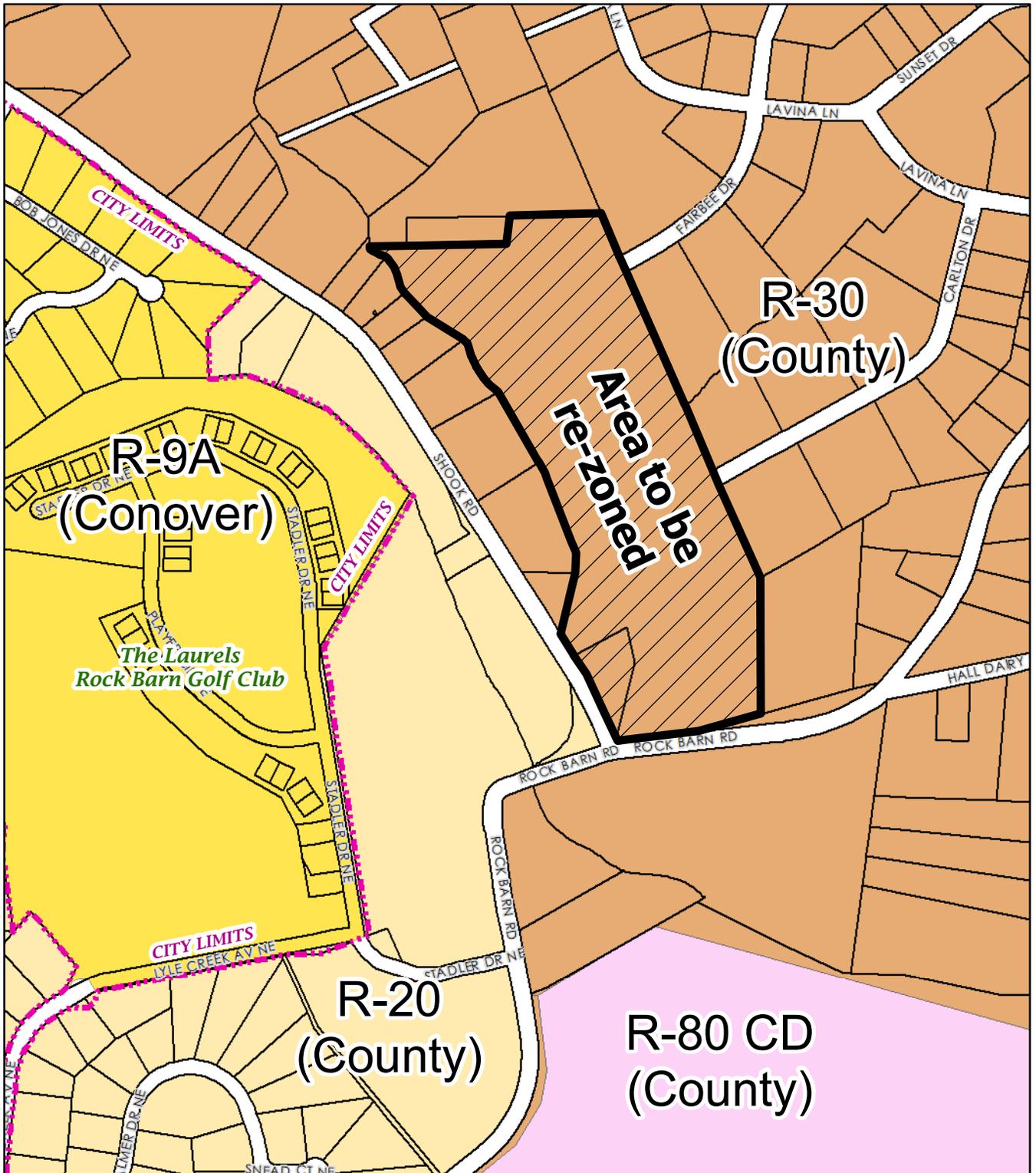
1. The proposal is for initial zoning of land in a residential area of the community;
2. The application is an initial step in expanding the boundary of the city through voluntary annexation which will allow the city to grow.

Motion if denying:  
*(please read)*

I move to deny the rezoning request R20-03 for property at Shook Road and Rock Barn Road to R9-A and find that the request is not reasonable nor in the public interest because:

*(need one or more reasons to recommend denial)*

Attachments: Area Zoning Map

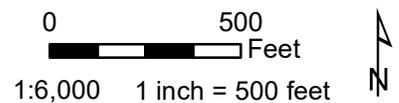


**Legend**

-  Area to be rezoned
-  Tax Parcels
-  Conover City Limits
-  R-9A Residential (Conover)
-  R-20 (County)
-  R-30 (County)
-  R-80-CD (County)

**REZONING R20-03:  
Shook Rd & Rock Barn Rd**

IMRIELLC Properties, approx. 25.2 ac.  
R-30 Residential (Catawba County)  
to R-9A Residential (Conover)



**CITY OF CONOVER ZONING PERMITS  
FEBRUARY 2020**

**RESIDENTIAL**

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
EMILY BOWEN	410 TRILLIUM CT SW	HOME OCCUPATION	0
H WM BECHTEL	204 7TH ST NE	FENCE	8500
JAMES COFFEY	513 2ND AVE PL NE	ALTERATION/EXPANSION	4200
WILLIAM MILSTEAD	707 6TH AVE NE	UTILITY BUILDING	3500
WILLIAM SHERROD	606 1ST AVE N	FENCE	2411
<b>5 RESIDENTIAL PERMITS ISSUED</b>		<b>TOTAL RES. VALUE</b>	<b>\$18,611</b>

**COMMERCIAL**

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
CLAY HENDRIX	201-B CONOVER STATION S	OCCUPANCY	0
PALERMO'S	924 CONOVER BLVD W	OCCUPANCY	0
<b>2 COMMERCIAL PERMITS ISSUED</b>		<b>TOTAL COMM. VALUE</b>	<b>\$0</b>

**INDUSTRIAL**

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
LEE INDUSTRIES	210 4TH ST SW	ALTERATION/EXPANSION	277000
<b>1 INDUSTRIAL PERMITS ISSUED</b>		<b>TOTAL IND. VALUE</b>	<b>\$277,000</b>

**INSTITUTIONAL**

APPLICANT	ADDRESS	DESCRIPTION OF WORK	VALUE
ABEE ARCHITECTURE (NEIG	502 THORNBURG DR NE	REMODEL	40000
NEIGHBORS' NETWORK	502 THORNBURG DR NE	SIGN	2500
NEIGHBORS' NETWORK	502 THORNBURG DR NE	UTILITY BUILDING	3000
<b>3 INSTITUTIONAL PERMITS ISSUED</b>		<b>TOTAL INST. VALUE</b>	<b>\$45,500</b>

<b>11 TOTAL PERMITS ISSUED</b>	<b>TOTAL PERMITS VALUE</b>	<b>\$341,111</b>
--------------------------------	----------------------------	------------------