



CONOVER

North Carolina

Conover City Council Regular Meeting
Conover City Hall Council Chambers
101 1st Street E, Conover
Monday, March 4, 2024 at 6:00 PM

- I. **CALL TO ORDER** Kyle J. Hayman, Mayor
- II. **INVOCATION** Rev. Anton Lagoutine, St. John's Lutheran Church
- III. **PLEDGE OF ALLEGIANCE** Kyle J. Hayman, Mayor
- IV. **APPROVAL OF AGENDA**

V. **APPROVAL OF CONSENT AGENDA**

All items below are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless a council member so requests. In which event, the item will be removed from the Consent Agenda and considered under the Business Agenda section.

Item 1: Approval of Minutes

- 1. January 24, 2024 Regular Meeting (Continued from January 2, 2024 Meeting)
- 2. February 5, 2024 Regular Meeting

Presented By: Kyle J. Hayman, Mayor

Item 2: Proclamation: American Red Cross Month - March 2024

Presented By: Kyle J. Hayman, Mayor

Item 3: Proclamation: Arbor Day - March 22, 2024

Presented By: Kyle J. Hayman, Mayor

VI. **BUSINESS AGENDA**

Item 4: Comments from Visitors and Guests

Presented By: Kyle J. Hayman, Mayor

Item 5: Presentation: William Taylor Sipe - NC Advance Firefighter's Certificate

Presented By: Kyle J. Hayman, Mayor
Mark Stafford, Fire Chief

Item 6: Consideration of the Rezoning for a 49 +/- Acre Tract Located at 1604 County Home Road, Identified as Catawba County PIN 373208982801 from R-20 (Residential) to R-9-CD Residential Conditional District

Wagner Glen Rezoning (Rezoning Application: R24-01)

- a. Public Hearing to Receive Public Comments on the Proposed Rezoning**
- b. Ordinance 05-24: Zoning Ordinance Amendment**

Rezoning Application R24-01
1604 County Home Rd (Catawba County PIN 373208982801)
LMSW Inc. Property
R-20 (residential) to R-9-CD (Residential)

Presented By: Erik Schlichting, Planning Director

Item 7: Consideration of the Rezoning for a 28.33 Acre Tract Located at 201 Zelkova Ct NW, Identified as Catawba County PIN 374210378098 from CC-CD to CC-CD (Corridor Commercial-CD) to update PUD

Walmart Expansion Rezoning (Rezoning Application: R24-02)

- a. Public Hearing to Receive Public Comments on the Proposed Rezoning**
- b. Ordinance 06-24: Zoning Ordinance Amendment**

Rezoning Application R24-02: Walmart - Request to amend existing Conditional District
201 Zelkova Ct NW (Catawba County PIN 374210378098)
Corridor Commercial - Conditional District

Presented By: Erik Schlichting, Planning Director

Item 8: Ordinance 07-24: An Ordinance Amending the 2023-2024 Budget Ordinance
Budget amendment to Law Enforcement Officer Special Separation Allowance

Presented By: Kurt L. Beal, Finance Director

Item 9: Committee Reports

Presented By: Kyle J. Hayman, Mayor

Item 10: City Manager's Report

Presented By: Tom Hart, City Manager

VII. ADJOURNMENT

The City of Conover holds all public meetings in accessible rooms. Special requests for accommodations should be submitted by individuals at least 48 business hours prior to the scheduled meeting time.

This institution is an equal opportunity provider and employer.