



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, March 4, 2024 at 6:00 PM

Conover City Hall Council Chambers

101 1st Street E, Conover

A Regular Meeting of the Conover City Council was held on Monday, March 4, 2024 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

Kyle J. Hayman, Mayor

Council Members Present:

Mayor Kyle Hayman
Mayor Pro Tem / Council Member Bruce Eckard
Council Member Mark Canrobert
Council Member Joie Fulbright
Council Member Jim Green
Council Member Brenda Powell

Council Members Absent:

None

Staff Present:

City Manager Tom Hart, City Clerk Stephanie Watson, City Attorney Susan Matthews, Human Resources Madeleine Epley, Finance Director Kurt L. Beal, Planning Director Erik Schlichting, Public Works Director Terry R. Jones, Fire Chief Mark Stafford, Police Major Robert Houston, Fire Engineer William Sipe, Fire Engineer Chris Boston, Fire Captain Wayne Isenhour, Fire Captain Darren Chewning, Firefighter/EMT J. Womble, and Fire Lt Tyler Hamby.

II. INVOCATION

Kyle J. Hayman, Mayor

III. PLEDGE OF ALLEGIANCE

Kyle J. Hayman, Mayor

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Canrobert, seconded by Council Members Green and Fulbright, to adopt the Monday, March 4, 2024 Agenda.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
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NOES:	None
ABSTAIN:	None

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

Mayor Kyle J. Hayman presented the minutes from the January 24, 2024 Regular Meeting (continued from January 2, 2024) and the February 5, 2024 Regular Meeting.

(January 24, 2024 and February 5, 2024 Minutes contained in Minute Book 20.)

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

Mayor Kyle J. Hayman presented Proclamation: American Red Cross Month - March 2024.

(Proclamation: American Red Cross Month - March 2024 contained in the exhibit file called 2024 Proclamations.)

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

Mayor Kyle J. Hayman presented Proclamation: Arbor Day - March 22, 2024.

(Proclamation: Arbor Day - March 22, 2024 contained in the exhibit file called 2024 Proclamations.)

Motion was duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Members Green and Powell, to adopt the Consent Agenda.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

VI. BUSINESS AGENDA

Item 4: Comments from Visitors and Guests

Mayor Hayman opened the public comment period for visitors and guests. There were no comments.

Motion was duly made by Council Member Canrobert, seconded by Council Member Fulbright, to close the public comment period for visitors and guests.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

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

Fire Chief Mark Stafford gave a brief presentation recognizing William Taylor Sipe for achieving his NC Advance Firefighter's Certification. The Advanced Professional Firefighter Certification is coordinated by the North Carolina State Association of Firefighters in conjunction with the North Carolina Department of Insurance, and the Office of State Fire Marshal. By achieving the Advanced Professional Firefighter Certification, the individual is recognized through the Fire and Rescue Training Commission as meeting and exceeding established training standards within the State of North Carolina.

Mayor Hayman and Council presented Mr. Sipe with the Advanced Professional Firefighter Certification certificate.

No action was taken.

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**

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Planning Director Erik Schlichting presented to Council Rezoning Application R24-01. This application from Montrose LLC requests that the 49-acre parcel of property located at 1604 County Home Road, which is vacant and undeveloped, be rezoned from R-20 (Residential) to R-9-CD. Mr. Schlichting spoke of the difference between R-20 and R-9-CD zoning. Currently, the site has access to City sewer across the property. City water is nearby to the east and west. Mr. Schlichting then spoke about the proposal and the requested changes to the proposal that were made by the Planning Board. The lot size of the proposal is not consistent with any of the city's current zonings. The developer is requesting a conditional approval. This property and proposal fits the land development plan.

Staff recommended approval of this proposal to the Planning Board. The Planning Board voted to not approve the proposal by a vote of three "for" and five "against".

Micheal Foess of Montrose LLC gave a brief presentation about the proposed project and spoke of the changes made to the proposal after the last Planning Board meeting. There was some discussion about the phases of the project, the overall timeline of the project, and what the plans were to handle stormwater.

City Manager Hart spoke about the impact of the project on the city's infrastructure and services.

Mayor Hayman spoke briefly about the capacity of the Newton-Conover School District and he was told by a Board Member that the only school that is of concern is Shuford Elementary School. The middle school is at about forty percent. The population at the city schools has remained fairly flat for the last ten years.

There was some discussion about current population for the City of Conover.

Item 7a. Public Hearing to Receive Public Comments on the Proposed Rezoning

Mayor Hayman opened the public hearing to receive public comments for the proposed rezoning at 7:00 PM.

Amanda Freeland of 1607 Running Deer Drive spoke about the Land Development plan and the concerns listed within it which included the need for more community parks and greenways, an improvement of the city center, stormwater management, and the decreasing younger demographic. She spoke of the document (included as an exhibit) that was presented to Council and quoted comments made by Planning Board Member Eddie Dwiggin during the last Planning Board Meeting.

Michael Deal from 1717 Indian Springs Drive spoke of the City of Conover's Park Master Plan. There is a disconnect of the area from the rest of the city, a lack of sidewalks in the area, and the R-20 zoning is suitable for parks. He then spoke about the proposed plan by the developer which offers limited access to the proposed park and about the wetlands, the wildlife, runoff issues, and the replacement of trees. He asked that the area remain R-20 zoning.

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John Moore of 1714 Indian Springs Drive stated they were not against having a connecting of Northern Drive and the finishing of that road. They are against building in a hazardous and unsafe manor. He is thankful that the developer has proposed a sidewalk for their part of Northern Drive, but it is ending at his neighbor's house. Currently there are no sidewalks on Northern and there are very few safety measures. There have been four people hit in the neighborhood in the past few years, his son being one of them. The City should consider safety measures and ways to reduce speeding within Indian Springs.

Virginia Moore of 1714 Indian Springs Drive informed Council of the situation that caused her son to be hit by a car in August 2021. She has concerns about the increased traffic. She asked Council to consider the implementation of a school zone on County Home Road going toward Newton-Conover, a need for a four way crossing, an addition of a sidewalk and other ways to mitigate speeding which included decreasing the speed to 25 mph.

Chad Freeland of 1607 Running Deer Drive spoke about the density of the proposal and the condition of the property which included topography. He then spoke about the proposed lot sizes.

Brad Abernathy of 1506 Running Deer Drive asked "does it fit where it is proposed". This proposal is probably better suited to a downtown area. There are no sidewalks to downtown so there is no way to get to downtown. He then spoke of stormwater runoff and asked how much water had to be accounted for.

Lori Harris of 1610 Indian Springs Drive stated that she's located in a nice neighborhood. The lots are similar and the homes are nice because they are pretty well custom made. The proposal will not fit in with the neighborhood at all. She is totally against it and the stormwater runoff will add to their troubles. She then spoke of stormwater goals for the city and the effect of Walmart on flooding. If this goes in, they will need to get flood insurance. FEMA needs to come in and redo flood zones. There needs to be more management of flooding.

Stephanie Young of 1407 County Home Road spoke about the need for mitigation of stormwater runoff. More development means more damage to Lyle Creek. She then mentioned that Terry Lail was the city's listed person at the WPCOG for stormwater mitigation and spoke about a committee for creek cleanup. If there is not a committee, the city should have one formed immediately as it is a way for everyone to get involved. She asked Council to consider the damage caused by floodwaters to Herman Sipe Bridge and need for evacuation due to floodwaters on 13th Street. The flood waters cause financial damage and emotional distress.

Bill Haskins of 1518 Indian Springs Drive NW spoke about adequate runoff. He asked if the city could accommodate the 1,500 residents that are coming and the addition of Microsoft. The city is developing too fast. The school is understaffed. He requested that the city slow down and leave it at R-20.

Tammy Haskins of 1518 Indian Springs Drive NW stated that there was a petition that her cousin started that currently has 357 signatures against this proposal. The city is approving too

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many things and moving too fast. Like her husband said, she wants to see development but it needs to be done at a pace that is appropriate for the community. If land keeps being taken away, there will be nothing left.

Chris Starnes of 1605 Indian Head Ct NW stated that the group would love to maintain the R-20 zoning. They are requesting further studies on what the rainwater would actually do so that flooding is not further exacerbated. They also request to making green space accessible to the area, placement of sidewalks, placement of speed bumps for traffic, a review to be done on the bridge on Herman Sipe Road, and for the city to consider having a committee for stream cleanup.

Sean Kelly of 1505 Indian Springs Drive stated that he was in the construction industry. He spoke about the coming together as a community to speak against the proposal. He appreciated that the proposal was downsized by thirty homes. The floodplain shown is not in the correct spot. If this goes through, seven homes would be underwater throughout their first floor. The land with the greenspace is extremely steep. He asked that Council look at a study and the amount of water coming in the Indian Springs neighborhood before making a decision.

Mike Davis of 707 Painted Feather Ln NW spoke of his move from California to Conover. He knows that there will be development but asked to keep the zoning as it is. He loves this place, as it is something different. Keep it like it is. He stated "Don't California North Carolina".

Brandon Roberts of 1532 Indian Springs Drive NW stated that he loved Conover and requested that the zoning stay at R-20 to keep the same size homes and lots. Many choose Conover for its quaint charm and proximity to amenities and the surrounding towns. He then spoke of the Master Parks Plan in reference to natural open spaces and undeveloped forest land and about the Land Development Plan. He stated none of them were opposed to development. He requested the zoning remain R-20. He expressed a concern for safety as everyone else mentioned.

Dan Von Dohlen of 1516 Running Deer Drive stated that his family moved here in 2004 and Conover is a good place to live. He felt Conover is a good place to raise a family. He spoke of the current community. He fears the City will trade market price for community value.

Melissa Setzer of 1550 Indian Springs Drive stated that she moved into her house in 2003. Her property has flooded almost every year for the last seven years. Two-thirds of her house is now in a flood zone and during one of the floods, her propane tank was flipped and they had to evacuate their home due to a propane leak. There is no way to sell their house. They are concerned about drainage. They live in fear every day.

Jordan Finley of 1511 Indian Springs Drive NW stated that there is a need for a sidewalk that continues through the neighborhood as there are people walking down the road. He would love to have a sidewalk that would lead to a park as he has five kids and would love having that.

Debra Randolph of 1616 Indian Springs Drive NW stated that there was not enough of a buffer on the bottom of the revised map. None of those homes were moved. When this is completed,

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she would easily be able to pass sugar across to her new neighbors.

Claude Fulbright of 1528 Indian Springs Drive NW spoke briefly about the flooding issues in the area and asked that the property remain zoned R-20.

Michelle Beal of 1703 Indian Springs Drive NW spoke about her safety concerns if Northern was turned into a bypass road. She was concerned due to the number of children in her neighborhood. There is also a noise factor.

The following documents are exhibits submitted to Council during the meeting:

Rezone Request for 1604 County Home Road Conover

The following are the concerns expressed by countless Conover city residents. Those who attended the Planning Board meeting along with many others have contributed to this document to appeal to the City Council of Conover as they consider the rezone request.

Shared Goals

It's important for us, as citizens, to state that we share many of the goals that are outlined in the Land Development Plan. Several of us attended the meetings that precluded the creation of the document. The concerns voiced by citizens in the creation of the document are outlined in the Land Development Plan including the following:

1. More community parks and greenways
2. Improvement of City Center/Downtown or Main Street
3. Stormwater Management Improvement
4. Decreasing Younger Demographic

In summary, residents listed their top three concerns as more community parks and greenways; improvement of City Center/Downtown or Main Street; stormwater management improvement; a decreasing younger demographic; and the lack for grocery stores. While there were others, these were the resonating issues that were most important to Conover residents and stakeholders.

Safety of Northern Drive

Daniel was out on a walk with his nurse on a Sunday morning. They were struck from behind due in part to low visibility because of the hill. The impact actually caused his wheelchair to flip, and he was suspended upside down when his nurse saw him. If he had been in a regular stroller and not a medical grade wheelchair, he probably wouldn't have survived. His heavy-duty medical pushchair was damaged beyond repair. Daniel miraculously came out of it with scrapes and bruises. His nurse has had to have multiple surgeries on her arm and unable to work since this happened.



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Safety Concerns Shared by Residents

- 4 people hit - 1 still on disability from getting hit
 - 1 child in stroller – nurse still on disability
- More traffic -> how to keep it safe for neighbors to walk
 - No sidewalks!! (Big Concern)
 - 35mph speed limit
 - Blind Hill (Northern between Running Deer Dr and Indian Springs Rd)
 - Vehicles running into yard (corner of Northern and Running Deer)
 - No stop signs / No speed bumps-ramps
 - No room to add sidewalks (ditches on both sides of Northern)

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Proposed Safety Measures

1. Add 4-way stop signs to each street crossing Northern Drive.
 2. Add sidewalk to the section of Northern Drive from Herman Sipe Road to 1604 County Home Road.
 3. Add speedtables and/or rumble strips to areas of Northern Drive where blind corners or inclines exist.
 4. Reduced speed limits within neighborhood streets - 25 mph
- Any development of 1604 County Home Road will inevitably attract young families and therefore add to the overall pedestrian traffic.**

The above proposed safety measures are due to the city's 35 mph speed limit.

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Actual Density

The Planning Department and the developer will tell you that this development meets the description of "medium density" because of the number of homes (137) on the number of acres of the parcel (49).

However, considering the original layout of the development and the amount of unusable land, the land that will actually hold the homes meets the definition of "HIGH DENSITY" or 6 homes per acre. We understand the developer has modified their plan to rest just under the number per acre that would deem this property high density but lot sizes are not comparable with surrounding properties.

137 homes on 27 acres = 5.11 homes on each acre

That means the lot size for each home is 0.2 acres (Min. lot = 4,000 square feet = 0.09 acres).

The developer has stated these homes will be anywhere from 1,100-2,800 square feet which allows for 10 feet between houses (wall to wall).

Some of these homes will have garages as well, which only adds to the amount of impermeable surfaces.

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Surrounding Lot Size Comparisons

Location	Zoning	Acre Range	Smallest lot (Sqft)
Landsdowne	R-20	0.34-0.68	14,810
Meadowcrest	R-20	0.2-0.94	8,712
Indian Springs	R-9A	0.34-1.18	14,810
Clays Creek	R-9A	0.22-0.57	9,583
Eastover Dev	R-9	0.34-1.06	14,810
Oak Hill		0.17-0.21	7,405
Wagner Point	R-20	0.21-0.32	9,148
Piper's Ridge	R-9	0.22-0.52	9,583
			Avg. Smallest Lot
			11,108
Developer's Proposal	R-9A	0.09-?	4,000

Minimum Proposed Lot Size = 64% smaller than the avg smallest lots
= 46% smaller than the smallest lot

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Goal 1: Reinforce And Improve The Quality Of Life In Conover

Objective: Enhance/Improve the livability and vitality of Conover.

Strategies:

- Rezone properties where the existing zoning is incompatible with the surrounding development.
- Encourage varied lot sizes in all developments so they become vibrant neighborhoods. Improve and reinforce appearance and building standards.
- Encourage and approve the type of land development that attracts a variety of demographics especially young persons, e.g. mixed-used and walkable developments.
- Approve residential developments balancing single-family units per acre at varying densities near Conover's central/downtown core based on land use needs in the area and infrastructure available.
- Allow for a variety of very low-density "rural" subdivision types outside of the downtown and downtown residential areas in the area designated low density residential on future land use map to curb or prevent suburban sprawl.

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Stormwater Management Goal

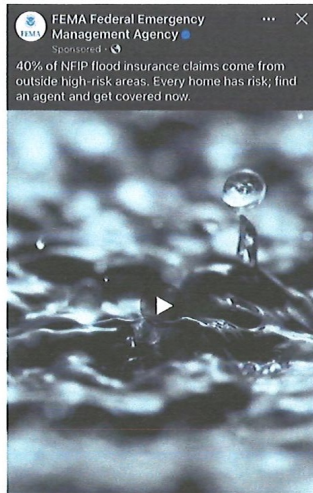
The first goal listed in the Land Development Plan is to “Reinforce And Improve The Quality Of Life In Conover” with a strategy of “Research and examine best management practices to address storm water run-off and mitigate community flooding.”

Several of us were present for the community meeting about Land Development held in 2022 and flooding was a significant concern shared in that meeting. It’s listed as one of the top concerns in the consideration of new development.

Currently many neighbors have experienced flooding events far greater than any FEMA mapping would indicate and far more often. These flooding events did not occur at the time the properties were built but have occurred 1-2 times per year since the development of Wal-Mart in 2007 and Newton Conover Middle School in 2012.

The next few slides you will get to see pictures of homes that **WERE NOT** built in the floodplain yet have experienced significant flooding...

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Even FEMA made a post that 40% of NFIP flood insurance claims come from outside high-risk areas. Every home has risk!

FEMA may make the maps but community members' experiences with uncontrolled flood waters should impact the response from community leaders in advocating for those continually affected by flooding.

Despite numerous requests for help, the city has told residents they are not responsible for the creek nor have they offered any aid. This may be true but the city can control development around the creek, thus preventing further erosion of creek banks, storm run-off, and therefore flooding events.

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Stormwater Management & Flooding

1. 1 acre of land (approximately 100 mature trees) catch about 139,000 gallons of rainwater per year. How many trees will be removed from this property in Phase 1 alone when the developer plans to grade the entire lot before beginning to build? Trees reduce the potential negative impacts of surface water runoff by intercepting and holding large volumes of precipitation on surface areas.

The property currently catches 681,100,000 GALLONS of water per year. Is the creek able to handle that increase? (100 trees/acre x 139,000 gallons x 49 acres)

2. How much rain is accounted for by the ponds that the developer proposes? According to building codes developers are only responsible for providing ponds that account for 1" of rain. Once they have acquired 1" of rain, the excess will run off. The ponds in the developers plans will not offer the amount of protection you think.

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Goal 2: Provide Essential Public Services And Infrastructure With Capacity To Accommodate Growth

Objective: Intentionally and strategically prepare for future growth in Conover that is commensurate with existing infrastructure.

Strategies:

- Ensure that adequate infrastructure and services are available concurrently with new development.
- Examine storm-water infrastructure, and seek all opportunities to mitigate run-off and protect water quality.
- Prepare existing and new roads for future growth.
- Examine and plan for future broadband and telecommunications expansion.

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Current Approved Projects

Shuford Village	197 single-family townhomes	Shuford/N CMS
Canova Crossing	105 townhome units	Shuford/NCMS
Conover Walk	120 townhome units	Shuford/NCMS
Rockhaven	51 single family lots	Shuford/NCMS
Mooreland Dr Duplex	8 units	Shuford/NCMS
Better Path Homes	10 single family lots	Shuford/NCMS
The Long Grove	31 single family homes+54 townhomes	Shuford/NCMS
Fern Hill	72 apartment units	Shuford/NCMS
Cline Village Phase III	130 single family lots	Cat Co Schools
Cline Village PH I-F	40 single family lots	Cat Co School
Cline Village Townhomes	9 townhome units	Cat Co School
Cline Village Townhomes Phase 2	49 townhome units	Cat Co School
West Hills	4 single family homes	Cat Co School

According to the Conover Planning Department webpage, the city council has approved developments that would account for 880 new housing units within the last 2.5 years.

Conover currently has 3,362 households.

If the current projects are all completed the city of Conover would see an increase of 26% in number of households.

That's a 26% increase in need for all city services: police, fire, trash, and water.

Duke Energy sends texts asking customers to reduce electric usage during peak hours now, before this new development.

Can Conover handle a 26% increase?

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School Capacity considering the current approved projects:

Shuford Elementary is projected to acquire 0.13 students per household (648 new houses approved)

Newton-Conover Middle is projected to acquire 0.09 students per household

Lyle Creek is projected to acquire 0.33 students per household (232 new houses approved)

****These stats came from Western Piedmont Council of Governments School Growth Models****

- 84 student INCREASE to Shuford Elementary (school capacity is 528 and currently student enrollment is 451). The new developments would put the elementary school **over capacity.**
- 58 student increase to Newton-Conover Middle School (school capacity is 775 and currently student enrollment is 633) The new developments would leave the school 11% under capacity).
- 76 student increase to Lyle Creek (school capacity is 637 and current student enrollment is 567). The new developments would leave the school **over capacity.**

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Is Conover Developing Responsibly?

Is it responsible to assume that the currently approved projects will all be completed in a perfect trickle?

or

Would it be more responsible to assume they will all get completed at the same time, limit staff time, compromising services to current citizens and affecting infrastructure longterm?

The Planning Board who heard this development's proposal voted it down 5 against, 3 for. The reasoning for those voting it down was summarized by Eddie Dwiggins who said "I grew up here, I live here, I have great concerns about how much we have approved over a very short period of time in some dense housing projects...I know these will stretch out over a period of time but one day we'll wake up and see these all came at the same time and we weren't prepared. There's a level of growth for Conover that is TOO MUCH, TOO FAST, and I'm voting no."

Mary Reynolds stated "The residential developments that we have seen brought before us are of a larger scale and the number of proposals have been very few until the last two years"

"The Northern Drive extension has been in the works for 30 years...I have concerns about the concentration of flooding going from 9000 to 4000 is on the extreme side in my opinion"-David Brown

Another planning board member stated "The # of units on that small of parcel creates nothing more than a floodplain itself...I'm concerned in that size development on slabs will be a problematic area."

Those who voted for it did so simply because "the development fit" within their understanding for more housing in the Land Development Plan with little to no reflection on the development's threat to surrounding flooding.

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Counter Proposal to Developer and City of Conover

1. Maintain current zoning, R-20 with a minimum square foot of 9,000 square feet per housing unit. Side yards should be 10 feet, meaning houses are a minimum of 20 feet apart. This increases opportunity for appropriate draining.
2. Perform hydrology studies and build proper stormwater retention ponds that will impact on Lyle Creek and therefore not exacerbate the flooding taking place in Indian Springs and surrounding areas like Herman Sipe Road bridge.
3. Make green spaces accessible to all surrounding communities, not for exclusive use of residents.
4. Extend sidewalks for connectivity and safety throughout surrounding neighborhoods.
5. Add speedtables to slow traffic surrounding a prominent, high enrollment school.
6. Consider expanding the Herman Sipe Bridge which has flooded and needed repair countless times.
7. Schedule stream cleanup events regularly and research flood mitigation techniques to limit the risk of previously flooded homes.

We can't control the creek, nor can we control the weather but we can control development along the creek that will exacerbate known existing flooding problems within our city.

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We LOVE Conover!

Many of us chose Conover for it's quaint charm, proximity to amenities and surrounding towns, and peaceful rural surroundings.

Please don't compromise the things we love about Conover just for the sake of developing.

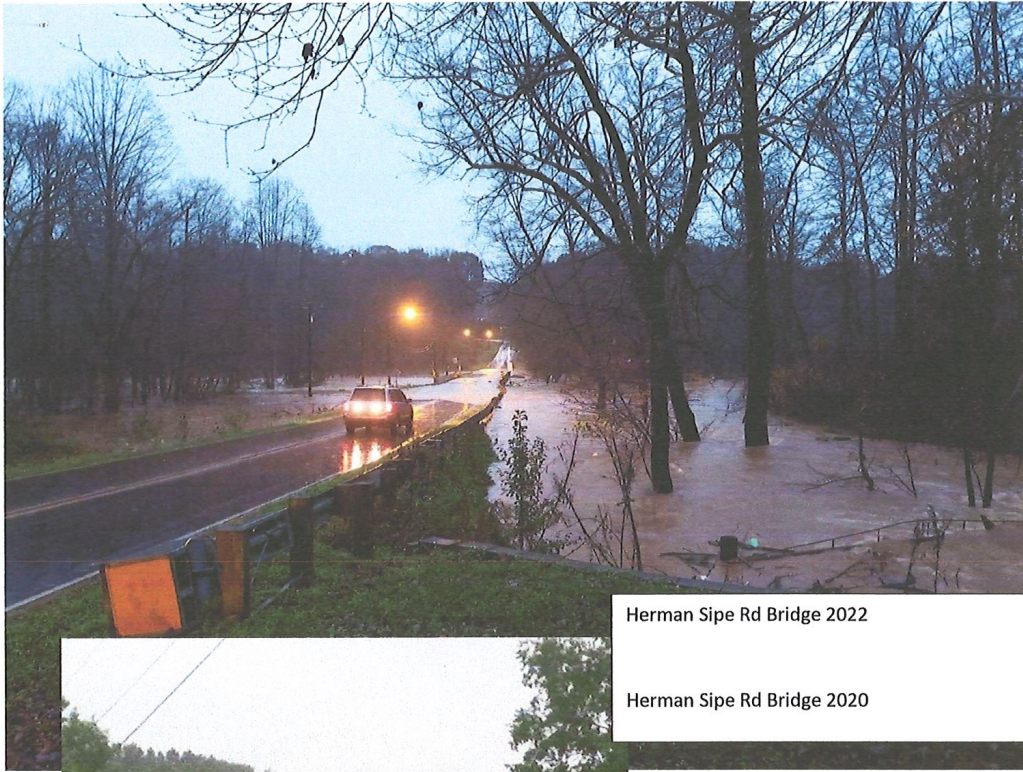
"Natural open space and undeveloped forest land also benefits the community and the environment by providing habitat for wildlife, aesthetics, and natural riparian buffers."
-Master Parks Plan for Conover

"Growth for the sake of growing, unchecked and undirected is detrimental to the city's well-being. Streets, Sanitation and Parks / Grounds divisions are an integral part of proper municipal service in Conover's growth. Land development alone is not desirable. Appearance and continual maintenance is necessary for directed and beneficial quality growth to occur." -Land Development Plan

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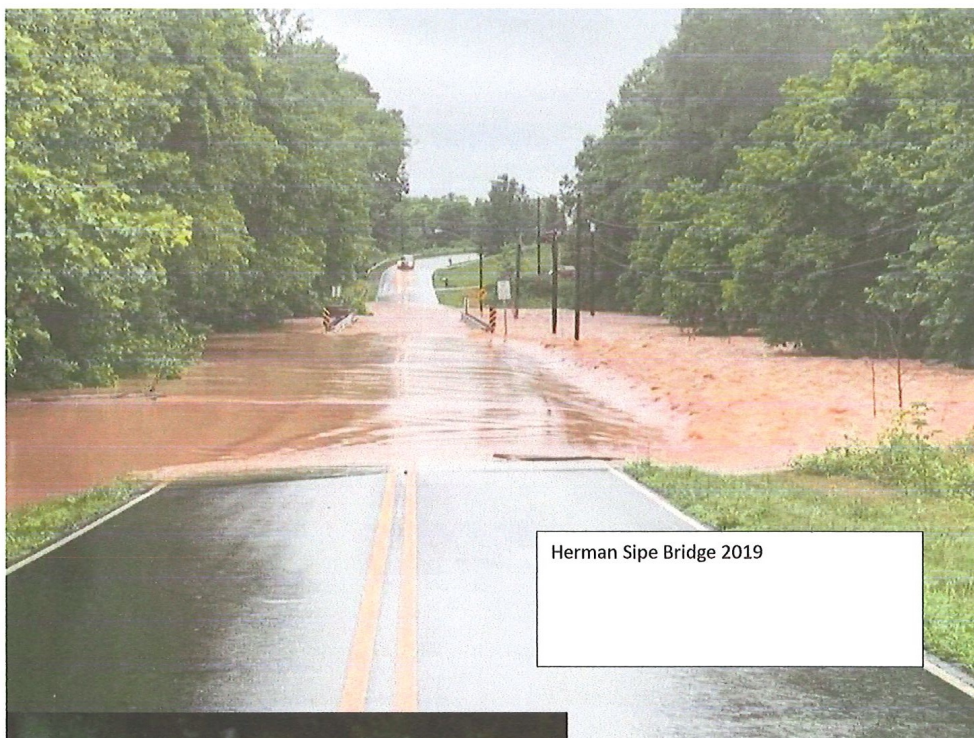


Herman Sipe Rd Bridge 2022

Herman Sipe Rd Bridge 2020



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Herman Sipe Bridge 2019



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Indian Springs Drive, back loop

25 feet of creek bank is covered in sand that has washed out of creek beds onto adjacent yards



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Indian Springs Drive, back loop

Tree debris in creek is blocking the ability for water to move swiftly through the area.



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Indian Springs Drive, back loop 2021

150 feet from creek bank



Indian Springs Drive, back loop 2020

Water line from flooding

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Huffman Farm on Herman Sipe Road, 2020



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This building was moved by the creek waters—it moved 4 houses down because of the strength and speed of the water flow.



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Approximately 150 feet from creek.



Approximately 150 feet from creek on
back loop of Running Deer Drive

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Yards after a storm

Cul De Sac drainage after a storm

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Herman Sipe Rd Bridge – January 2024

Backside of Indian Springs Drive—January 2024

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South on Lyle Creek, just south of the property up for rezone—January 2024

Motion was duly made by Council Member Canrobert, seconded by Council Member Fulbright, to close the public hearing for the Consideration of the Rezoning for a 49 +/- Acre Tract Located at 1604 County Home Road, Identified as Catawba County PIN 373208982801

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from R-20 (Residential) to R-9-CD Residential Conditional District.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 7b. Ordinance 05-24: Zoning Ordinance Amendment

Planning Director Erik Schlichting presented Ordinance 05-24: Zoning Ordinance Amendment and stated it would amend the zoning map to include this site-specific conditional district plan. He then spoke about the following items: erosion control, grading, stormwater management, the age of local flood maps, possible restrictions being placed on heavy trucks on certain roads, what would happen to the property if the developer decided to back out of the project, and different ways to manage speeding in this area.

Motion was made by Council Member Canrobert, and seconded by Mayor Pro Tem / Council Member Eckard and Council Member Fulbright to adopt Ordinance 05-24: Zoning Ordinance Amendment and to move to approve zoning request R24-01 for the property located at 1604 County Home Rd (PIN 373208982801), finding that the request is reasonable and in the public interest because:

1. The proposed development aligns with the Land Development Plan Future Land Use Map
2. The proposed development is already served by City utilities and will provide housing opportunities for a presumably younger demographic.
3. The proposed road increases transportation connectivity where necessary and appropriate.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 05-24 contained in exhibit file called 2024 Ordinances.)

***CITY OF CONOVER
ORDINANCE 05-24
ZONING ORDINANCE AMENDMENT***

MINUTES FROM THE MARCH 4, 2024 CONOVER CITY COUNCIL REGULAR MEETING

WHEREAS, Montrose LLC submitted rezoning request R24-01 to the City of Conover on December 21st, 2023 to rezone a 49 acre property, 1604 County Home Rd (Catawba County PIN 373208982801) owned by LMSW Inc., and

WHEREAS, the request is to rezone this parcel, currently zoned R-20 (Residential) to R-9-CD (Residential - Conditional District), and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover Planning Board after due notice and advertisement thereof, at the regular meeting of February 13th, 2024 during which a statement of consistency with other City of Conover plans was provided, and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover City Council, after due notice and advertisement thereof, at the regular meeting of March 4th, 2024 during which a statement of consistency with other City of Conover plans was provided

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Conover, North Carolina, as follows:

Section 1. The following described area **is** hereby rezoned from R-20 (Residential) to R-9-CD (Residential - Conditional District) with the proposed site-specific development plan known as “Wagner Glen” and all its conditions:

BEGINNING AT POINT, BEING A NORTHWESTERLY CORNER OF LOT 67, INDIAN SPRINGS SUBDIVISION, PHASE II (PLAT BOOK 36, PAGE 161) AND BEING AN EASTERLY CORNER OF LOT 91, INDIAN SPRINGS SUBDIVISION, PHASE I (PLAT BOOK 33, PAGE 221);, THENCE WITH EASTERLY LINES OF LOTS 91 – 96, THE 90’ RIGHT-OF-WAY OF NORTHERN DRIVE NW AND LOTS 113 - 116 OF SAID INDIAN SPRINGS SUBDIVISION, PHASE I, N 07° 58’ 39” E 1,172.36 FEET TO A POINT, BEING ON A SOUTHERLY LINE OF LOT 18, BLOCK A, LANDSDOWNE SUBDIVISION (PLAT BOOK 14, PAGE 112);, THENCE WITH SOUTHERLY LINES OF LOTS 18 – 20, BLOCK A, THE 60’ RIGHT-OF-WAY OF SEDGEFIELD DRIVE AND LOT 6, BLOCK A, OF SAID LANDSDOWNE SUBDIVISION S 87° 02’ 22” E 477.39 FEET TO A POINT, BEING A SOUTHWESTERLY CORNER OF FAYE W. SIGMON (DEED BOOK 982, PAGE 351);, THENCE WITH A SOUTHERLY LINE OF SAID FAYE W. SIGMON S 84° 23’ 41” E 337.95 FEET TO A POINT IN A BRANCH, BEING A NORTHWESTERLY CORNER OF JOHN V. FESPERMAN, JR. (DEED BOOK 3344, PAGE 1773);, THENCE WITH THE FOLLOWING FOUR (4) WESTERLY LINES OF SAID FESPERMAN AND WITH SAID BRANCH:

- 1) S 29° 41’ 22” E 111.40 FEET TO A POINT,
- 2) S 29° 26’ 22” E 222.74 FEET TO A POINT,
- 3) S 25° 39’ 05” E 250.14 FEET TO A POINT,
- 4) S 30° 06’ 58” E 244.99 FEET TO A POINT, BEING A NORTHWESTERLY CORNER OF A COMMON OPEN SPACE OF WAGNER POINTE SUBDIVISION, PHASE II (PLAT BOOK 55, PAGE 25);, THENCE WITH THE FOLLOWING FOUR (4) WESTERLY LINES OF SAID

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COMMON OPEN SPACE AND THE 90' RIGHT-OF-WAY OF NORTHERN DRIVE NW OF SAID WAGNER POINTE SUBDIVISION, AND CONTINUING WITH SAID BRANCH:

- 1) S 28° 05' 23" E 110.86 FEET TO A POINT,
- 2) S 13° 59' 29" E 34.83 FEET TO A POINT,
- 3) S 63° 50' 44" E 39.82 FEET TO A POINT,
- 4) S 16° 21' 08" E 86.61' TO A POINT, BEING A NORTHWESTERLY CORNER OF CATAWBA COUNTY (DEED BOOK 3043, PAGE 498 AND PLAT BOOK 51, PAGE 127);, THENCE WITH THE FOLLOWING SEVENTEEN (17) WESETERLY LINES OF SAID CATAWBA COUNTY AND CONTINUING WITH SAID BRANCH:

- 1) S 23° 44' 20" E 19.10 FEET TO A POINT,
- 2) S 13° 42' 51" E 38.98 FEET TO A POINT,
- 3) S 35° 11' 35" E 30.68' TO A POINT,
- 4) S 12° 25' 51" E 135.26 FEET TO A POINT,
- 5) S 17° 03' 04" W 57.68' TO A POINT,
- 6) S 01° 59' 59" E 61.18' TO A POINT,
- 7) S 12° 44' 12" W 71.70' TO A POINT,
- 8) S 13° 51' 25" W 65.32' TO A POINT,
- 9) S 27° 37' 05" W 75.47 FEET TO A POINT,
- 10) S 01° 24' 16" E 46.13 FEET TO A POINT,
- 11) S 42° 42' 14" W 46.08' TO A POINT,
- 12) S 22° 37' 04" W 157.98 FEET TO A POINT,
- 13) S 27° 29' 45" W 108.86 FEET TO A POINT,
- 14) S 18° 57' 42" W 95.62 FEET TO A POINT,
- 15) S 19° 18' 29" W 145.00 FEET TO A POINT,
- 16) S 07° 07' 35" W 85.35' FEET TO A POINT,
- 17) S 00° 00' 39" E 327.42 FEET TO A POINT, BEING A SOUTHWESTERLY CORNER OF LOT 13, LYLE HAVEN SUBDIVISION, SECTION B (PLAT BOOK 15, PAGE 94) AND A NORHTERLY CORNER OF ROWE GROUP, LLC (DEED BOOK 3440, PAGE 1073);, THENCE DEPARTING SAID BRANCH AND WITH THE FOLLOWING TWO (2) LINES OF SAID ROWE GROUP, LLC:

- 1) S 59° 25' 33" W 73.98 FEET TO A POINT,
- 2) S 00° 14' 37" W 347.91 FEET TO A POINT IN LYLE CREEK, BEING AN EASTERLY CORNER OF ROBY A. ROSE (DEED BOOK 1756, PAGE 888);, THENCE WITH THE FOLLOWING FIVE (5) EASTERLY LINES OF SAID ROBY A. ROSE AND WITH SAID LYLE CREEK:
- 1) N 22° 26' 21" W 96.66 FEET TO A POINT,
- 2) N 36° 36' 06" W 221.72' TO A POINT,
- 3) N 26° 59' 27" W 221.53 FEET TO A POINT,
- 4) N 34° 29' 46" W 141.00 FEET TO A POINT,
- 5) N 85° 48' 50" W 50.08 FEET TO A POINT, BEING A SOUTHEASTERLY CORNER OF LOT 53 OF SAID INDIAN SPRINGS SUBDIVISION, PHASE II; THENCE WITH EASTERLY LINES OF LOTS 53 - 61 OF SAID INDIAN SPRINGS SUBDIVISION, PHASE II, N 01° 53' 40" E 1,166.97 FEET TO A POINT, BEING A NORTHEASTERLY CORNER OF LOTS 61 OF SAID INDIAN SPRINGS SUBDIVISION, PHASE II; THENCE WITH NORTHERLY LINES OF LOTS 61 – 67 OF SAID INDIAN SPRINGS SUBDIVISION, PHASE II, S 88° 46' 19" W 818.40 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 49.00 ACRES

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MORE OR LESS.

Section 2. *That the City Planner is hereby directed to make the change on the Official Zoning Map of the City of Conover to show the rezoning thereon as herein provided for*

Section 3. *That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.*

Section 4. *That this ordinance shall be effective from its passage.*

Adopted this 4th day of March, 2024.

PROPOSED CONDITIONAL NOTES

- 1.) THE DEVELOPMENT SHALL CONSIST OF A MAXIMUM OF 137 SINGLE FAMILY DWELLINGS.
- 2.) LOT SIZE REQUIREMENTS:
 - a. MINIMUM LOT WIDTHS SHALL BE 42' MINIMUM.
 - b. LOT SIZE SHALL BE 4,000 SQUARE FEET MINIMUM.
 - c. FRONT AND REAR SETBACKS SHALL BE 25' MINIMUM.
 - d. SIDE SETBACKS SHALL BE 5' MINIMUM.
- 3.) BUILDING DESIGN STANDARDS:
 - a. A VARIETY OF EXTERIOR BUILDING MATERIALS SHALL BE ALLOWABLE AND UTILIZED ON PRIMARY AND ACCESSORY STRUCTURES ONSITE.
 - b. EXTERIOR STRUCTURE MATERIALS SHALL BE DURABLE AND RESIDENTIAL IN CHARACTER AND SHALL ALLOW A MIX OF, BUT NOT LIMITED TO VINYL, MASONRY, BRICK, SYNTHETIC OR NATURAL STONE, SHAKE, BOARD AND BATTEN, ASPHALT COMPOSITE SHINGLES.
 - c. A MINIMUM OF TWO BUILDING MATERIALS SHOULD BE UTILIZED FOR EXTERIOR WALLS FRONTING PUBLIC RIGHT-OF-WAY. MASONRY WATER TABLES, WHEN UTILIZED, SHALL BE APPLIED TO THE ENTIRE FRONT FACADE AND PROJECTIONS FROM THE FRONT FACADE, SUCH AS THE SIDE OF A GARAGE THAT IS VISIBLE FROM THE FRONT DOOR.
 - d. SHUTTERS OR 4-INCH TRIM (WHERE ARCHITECTURALLY COMPATIBLE AND SUBJECT TO FIT) WILL BE PROVIDED ON THE FRONT WINDOWS.
 - e. ROOF PITCH SHALL BE BETWEEN 4:12 AND 12:12, ROOF MATERIALS SHALL BE ASPHALT SHINGLES, STANDING SEAM METAL, SLATE, TILE, OR SIMILAR MATERIALS.
 - f. A MINIMUM, OF TWO (2) OFF-STREET PARKING SPACES WILL BE PROVIDED FOR EACH LOT. OFF-STREET PARKING SPACES SHALL INCLUDE THE DRIVEWAY OR A COMBINATION OF THE DRIVEWAY AND GARAGE, IF A GARAGE IS PROVIDED.
 - g. BUILDINGS SHALL NOT EXCEED 40' IN HEIGHT.
 - h. HOUSES BUILT ON ADJACENT LOTS OR ON LOTS DIRECTLY ACROSS THE STREET FROM OTHER ONES SHALL NOT HAVE IDENTICAL ELEVATIONS OR COLOR PALETS. THIS RESTRICTION APPLIES TO THE FRONT FACADE AND SIDE ELEVATIONS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- 4.) NEW STREETS SHALL BE APPROVED BY THE CITY OF CONOVER AND BE BUILT TO CITY OF CONOVER STANDARDS. NEW STREETS SHALL BE PUBLIC.
- 5.) ALL SIDEWALKS SHALL BE BUILT TO CITY OF CONOVER STANDARDS
- 6.) ALL DRAINAGE FEATURES OUTSIDE THE PUBLIC RIGHT-OF-WAY SHALL BE PRIVATELY MAINTAINED.

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7.) ALL STORMWATER RETENTION FEATURES AND CONVEYANCES SHALL BE CONSTRUCTED TO THE CITY'S STANDARDS AND BE PRIVATELY MAINTAINED.

8.) ALL WATER AND SEWER UTILITIES CONSTRUCTED AS PART OF THE CITY'S UTILITY SYSTEM SHALL COMPLY WITH CITY'S REQUIREMENT FOR MATERIALS, SIZES, AND LOCATION.

9.) ANY/ALL CITY UTILITY EASEMENTS SHALL BE 25' WIDE.

10.) MAIL SERVICE SHALL BE VIA MAIL KIOSK(S).

11.) MONUMENT STYLE SIGNS MAY BE PLACED ALONG NORTHERN DR NW. SIGNS SHALL COMPLY WITH THE ZONING CODE.

12.) FINAL PLANS WILL BE REVIEWED AND APPROVED BY THE CONOVER SITE PLAN REVIEW COMMITTEE PRIOR TO CONSTRUCTION.

13.) OPEN SPACE, RECREATION SPACE AND OTHER AMENITIES SHALL BE PRIVATELY MAINTAINED AND RESERVED EXCLUSIVELY FOR USE BY THE RESIDENTS OF THE DEVELOPMENT.

14.) A SITE LIGHTING PLAN IS REQUIRED AT FINAL PLAT SUBMITTAL.

15.) DEVELOPER SHALL CONSTRUCT AN 8' WIDE GREENWAY PATH ALONG EASTERN SIDE OF PROPERTY AND DEDICATE PATH WITH AN EASEMENT FOR MAINTENANCE TO THE CITY. PATH SURFACE SHOULD BE 2" CRUSHED CONCRETE/BRICK. GRAVEL EQUIVALENT MAY BE ACCEPTABLE WITH APPROVAL BY PLANNING DIRECTOR.

16.) NO LOT SHALL HAVE DRIVEWAY ACCESS TO NORTHERN DRIVE NW.

17.) WHERE DOUBLE FRONTAGE LOTS BACK UP TO NORTHERN DRIVE, DEVELOPER SHALL PROVIDE A BUFFER SCREEN OF MIXED EVERGREENS SELECTED FROM THE LIST OF SPECIES IN CONOVER CODE SEC. 26.2.4: PLANT TYPES AND SPACINGS.

18.) STREET PLANTINGS MAY BE SUBJECT TO FIELD ADJUSTMENTS TO ACCOMMODATE REDUCING CONFLICTS WITH SITE LINES AND UTILITY PLACEMENT.

19.) ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.

20.) MINOR MODIFICATIONS- THE PLANNING DIRECTOR MAY APPROVE MODERATE ADJUSTMENTS TO THE LOCATION OF FEATURES, IMPROVEMENTS, BUILDINGS AND DRIVES AS SHOWN ON THE APPROVED PLAN, ADJUST BUILDING

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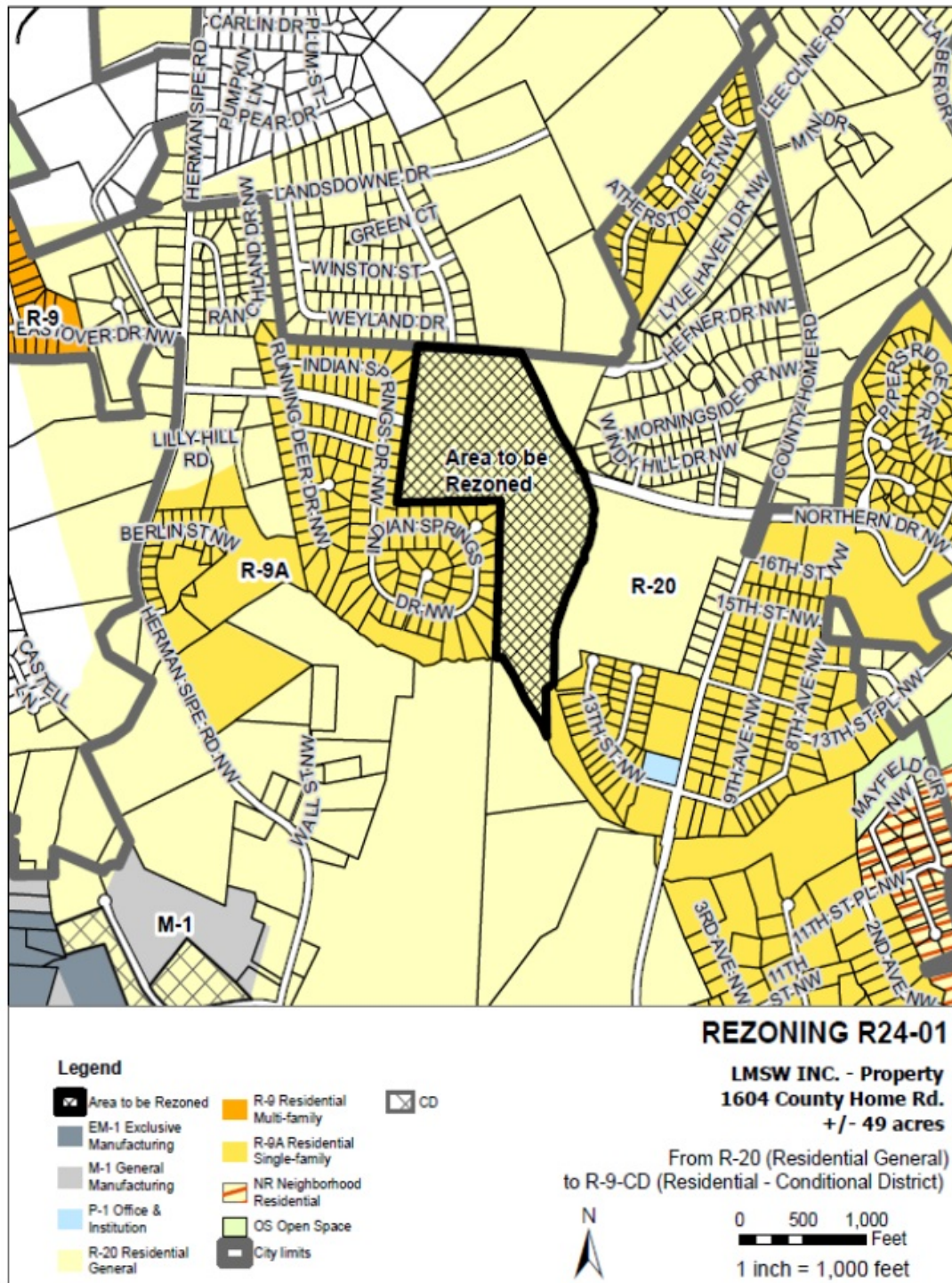
HEIGHTS UP TO 10% OR BUILDING SIZE UP TO 5%. ANY INCREASE IN DENSITY SHALL REQUIRE AN AMENDMENT TO THE DEVELOPMENT APPROVAL.

21.) THE PROJECT SHALL BE PHASED AS SHOWN. DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY PRIOR TO CONSTRUCTION.

22.) RECREATIONAL AREAS SHALL INCLUDE TWO OR MORE OF THE FOLLOWING ELEMENTS:

- a. ENHANCED LANDSCAPING
- b. BENCHES
- c. NATURAL TRAIL SURFACES
- d. HARDSCAPE
- e. GAZEBO OR PERGOLA
- f. 15' LANDSCAPE BUFFER
- g. IF TREES ARE REMOVED IN LANDSCAPE BUFFER, REPLANT PER LANDSCAPE DETAIL.

EXHIBIT A



Mayor Hayman called for a five minute recess at 8:01 p.m.

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Mayor Hayman called the meeting back to order at 8:09 p.m.

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**

Planning Director Schlichting stated that the property located at 201 Zelkova Ct NW is currently zoned CC-CD. During the pandemic, Walmart started an online shopping / at-store pickup experiment and it was successful. They now want to expand. The company is requesting the amendment in order to build a 4,000 to 5,000 foot expansion between the garden center and the autocenter. It will alter the existing parking area. They have also requested to increase the signage that is there and to add signage to show where the pickup and autozone area is. The architects have agreed to keep the basic color scheme as it is.

Item 7A. Public Hearing to Receive Public Comments on the Proposed Rezoning

Mayor Hayman opened the public hearing for the proposed rezoning at 8:15 p.m.

There were no comments from the public.

Motion was duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Member Fulbright, to close the public hearing.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 7B. Ordinance 06-24: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 06-24: Zoning Ordinance Amendment.

Motion was duly made by Council Member Powell, seconded by Mayor Pro Tem / Council Member Eckard, adopt Ordinance 06-24: Zoning Ordinance Amendment and to approve

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zoning request R24-02 for the property located at 201 Zelkova Ct NW (PIN 374210378098), finding that the request is reasonable and in the public interest because:

1. The proposed development aligns with the Land Development Plan Future Land Use Map
2. The proposed development will accommodate an existing business's desire to align their business better with modern shopping trends, increasing grocery and retail opportunities for Conover citizens.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 06-24: Zoning Ordinance Amendment contained in exhibit file called 2024 Ordinances.)

CITY OF CONOVER ORDINANCE 06-24 ZONING ORDINANCE AMENDMENT

WHEREAS, Atwell, PLLC submitted rezoning request R24-02 to the City of Conover on January 30th, 2024 to rezone a 28.33 acre property 201 Zelkova Ct NW (Catawba County PIN 374210378098) owned by Wal-Mart Real Estate Business Trust., and

WHEREAS, the request is to rezone of this parcel, currently zoned CC-CD (Corridor Commercial – Conditional District) to CC-CD (Corridor Commercial – Conditional District) with the submitted request amending the existing Conditional District as shown on the proposal, and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover Planning Board after due notice and advertisement thereof, at the regular meeting of February 13th, 2024 during which a statement of consistency with other City of Conover plans was provided, and

WHEREAS, a public hearing on the question of said rezoning was held by the Conover City Council, after due notice and advertisement thereof, at the regular meeting of March 4th, 2024 during which a statement of consistency with other City of Conover plans was provided

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Conover, North Carolina, as follows:

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Section 1. The following described area is hereby rezoned from CC-CD (Corridor Commercial – Conditional District) to CC-CD (Corridor Commercial – Conditional District) with the proposed site-specific development plan for “Wal-Mart” and all its conditions, amending the existing Conditional District:

Being all of Lot 8 as shown on the plat filed with the Catawba County Register of Deeds, Plat Book 66, page 52 (Catawba County PIN 374210378098)

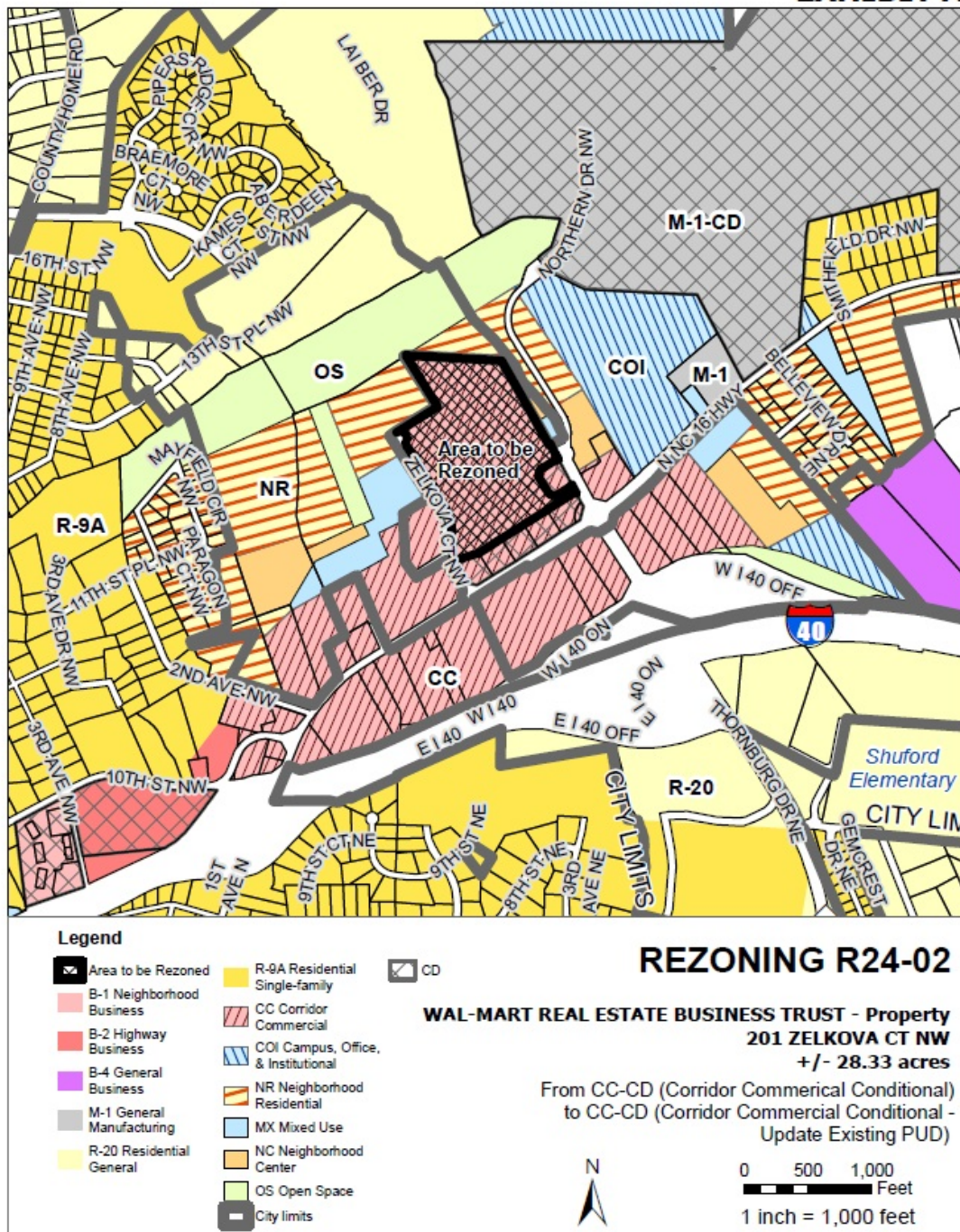
Section 2. That the City Planner is hereby directed to make the change on the Official Zoning Map of the City of Conover to show the rezoning thereon as herein provided for

Section 3. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. That this ordinance shall be effective from its passage.

Adopted this 4th day of March, 2024.

EXHIBIT A



Item 8: Ordinance 07-24: An Ordinance Amending the 2023-2024 Budget Ordinance

Kurt L. Beal, Finance Director presented Ordinance 07-24: An Ordinance Amending the 2023-2024 Budget Ordinance which is for an amendment to the Law Enforcement Officer Special

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Separation Allowance fund.

Motion was duly made by Council Member Canrobert, seconded by Council Members Green and Powell, to adopt Ordinance 07-24: An Ordinance Amending the 2023-2024 Budget Ordinance.

AYES:	Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 07-24: An Ordinance Amending the 2023-2024 Budget Ordinance contained in the exhibit file called 2024 Ordinances.)

CITY OF CONOVER ORDINANCE 07-24

AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2023-2024 Budget Ordinance of the City of Conover, adopted pursuant to the provisions of Chapter 159 of the General Statutes of North Carolina, the Local Government Budget and Fiscal Control Act, be amended as noted herein.

Section 1. To amend the LEO Special Separation Allowance Fund, the expenditures are to be changed as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
510-5100-0200		Salaries & Wages - LEO Sp Sep Allow	10,000	
510-5100-0500		FICA Tax - LEO Sp Sep Allow	1,000	
Total			\$11,000	

This will result in a net increase of \$11,000 in the expenditures of the LEO Special Separation Allowance Fund. To provide funding for the above, the following revenue budgets will be increased as follows:

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Account		Description	Decrease/ Debit	Increase/ Credit
510-2990-1000	Fund Balance	Appropriation - LEO Sp Sep Allo		11,000
Total				\$11,000

Section 2. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Adopted this the 4th day of March, 2024.

Item 9: Committee Reports

Members of Council gave their committee reports.

Item 10: City Manager's Report

Resolution from Claremont - The City of Claremont thanked the city for its assistance after the tornado touched down in their city in January 2024.

BUILDING PERMITS: The City issued twenty-nine (29) building permits during the month of February 2024, totaling \$3,412,284. Included were twenty (20) residential, six (6) commercial, and three (3) industrial.

CITY CLOSURE: The City of Conover will be closed on Friday, March 29, 2024. Garbage collection will be on Thursday, March 28, 2024.

UPCOMING EVENTS:

ACCESSIBLE PARKS PUBLIC INPUT MEETING: The meeting will take place on March 4th from 4 PM – 6 PM in the Council Chambers of City Hall. This is to present our ideas and receive ideas for the public on how to make our parks more accessible.

CONOVER HARDWARE'S 50TH ANNIVERSARY CELEBRATION: Conover Hardware's 50th Anniversary Celebration is on March 21, 2024 from 10 a.m. until 2 p.m.

"DOWNTOWN CONOVER DAYS" EVENT: This event will be hosted by the Conover Community Group - St. Patrick's Day Shop and Stroll Series on March 16th from 10 a.m. to 2 p.m.

SPRING LITTER SWEEP: This event will take place on April 20, 2024 from 8AM to 11AM at the City Park Shelter

2024 CITYVISION: 2024 CityVision will be held from April 23-25, 2024 in Winston-Salem. Registration is now open.

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There was some discussion about the newly requested garbage collection guidelines for citizens in preparation for the new one arm bandit.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:29 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk