



CONOVER

North Carolina

Conover City Council Regular Meeting
Conover City Hall Council Chambers
101 1st Street E, Conover
Monday, October 7, 2024 at 6:00 PM

- I. **CALL TO ORDER** Kyle J. Hayman, Mayor
- II. **INVOCATION** Rev. Don W. Bledsoe
- 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

a. September 3, 2024 Regular Meeting Minutes

Presented By: Kyle J. Hayman, Mayor

Item 2: Ordinance 33-24: An Ordinance Amending the 2024-2025 Budget Ordinance

This Ordinance amends the 2024-2025 Annual Budget Ordinance for an \$8,800 grant for the Fire Department from Norfolk Southern.

Presented By: Kyle J. Hayman, Mayor

Item 3: Ordinance 34-24: An Ordinance Declaring Speed Limits on a State-Maintained Road

Presented By: Kyle J. Hayman, Mayor

Item 4: Proclamation: Fire Prevention Week - October 6-12, 2024

Presented By: Kyle J. Hayman, Mayor

VI. BUSINESS AGENDA

Item 5: Comments from Visitors and Guests

Presented By: Kyle J. Hayman, Mayor

Item 6: Proclamation: Honoring and Celebrating the 100th Birthday of Thelma Mae Powell

Presented By: Kyle J. Hayman, Mayor

Item 7: Public Hearing: First Public Hearing to Receive Public Comments With Regard to the Community Development Block Grant

Presented By: Ben Willis, Community and Economic Development Director,
WPCOG

Item 8: Consideration of the Canova Crossing Development Agreement

- a. **Public Hearing: To Receive Public Comments about the Canova Crossing Development Agreement**
- b. **Ordinance 35-24: An Ordinance to Adopt the Development Agreement By and Among Canova Crossing Partners, LLC and the City of Conover, NC**

Development Agreement for Canova Crossing development, approved July, 2023

Presented By: Erik Schlichting, Planning Director

Item 9: Consideration of the Rezoning for a .88 +/- Acre Tract Located at 1507 Emmanuel Church Rd, Identified as Catawba County PIN 374112866957 from B-1 (Neighborhood Business) to M-1 (General Manufacturing)

Rezoning 1507 Emmanuel Church Road (Rezoning 24-07)

- a. **Public Hearing: To Recieve Public Comment for the Rezoning for a .88 +/- Acre Tract Located at 1507 Emmanuel Church Rd, Identified as Catawba County PIN 374112866957 from B-1 (Neighborhood Business) to M-1 (General Manufacturing)**
- b. **Ordinance 36-24: Zoning Ordinance Amendment**

Presented By: Erik Schlichting, Planning Director

Item 10: Annexation Petition For the Properties Located Along Rock Barn Road NE and Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-.

- a. **Public Hearing: to Receive Public Comments for the Annexation Request For the Properties Located Along Rock Barn Road NE and Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-**

- b. **Ordinance 37-24: An Ordinance to Extend the Corporate Limits of the City of Conover for Property Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-.**

Presented By: Stephanie C. Watson, City Clerk / Assistant to the Manager
Erik Schlichting, Planning Director

Item 11: Consideration of the Rezoning for a 23.05 +/- Acre Tract Located at 3709 Rock Barn Rd, Identified as a portion of Catawba County PIN 375206378536 from R-20 (Catawba County Residential) to NR-CD (Neighborhood Residential – Conditional District)

Rezoning Portion of 3709 Rock Barn Road (Rezoning 24-04)

- a. **Public Hearing: To Receive Public Comments on the Rezoning for a 23.05 +/- Acre Tract Located at 3709 Rock Barn Rd, Identified as a portion of Catawba County PIN 375206378536 from R-20 (Catawba County Residential) to NR-CD (Neighborhood Residential – Conditional District)**
- b. **Ordinance 38-24: Zoning Ordinance Amendment**

Presented By: Erik Schlichting, Planning Director

Item 12: Consideration of the Rezoning for a 160.38 +/- Acre Tract Located at 3709 Rock Barn Rd, 3728 Rock Barn Rd, 3769 Rock Barn Rd, 3223 John Daniel Dr NE; portions of Catawba County PINs 375206378536, 375211558910, 375206479503 and 375210364087.

3223 John Daniel Dr NE & 3709, 3728, & 3769 Rock Barn (Rezoning 24-06)

- a. **Public Hearing: To Receive Public Comment on the Proposed Rezoning for a 160.38 +/- Acre Tract Located at 3709 Rock Barn Rd, 3728 Rock Barn Rd, 3769 Rock Barn Rd, 3223 John Daniel Dr NE; portions of Catawba County PINs 375206378536, 375211558910, 375206479503 and 375210364087**
- b. **Ordinance 39-24: Zoning Ordinance Amendment**

Presented By: Erik Schlichting, Planning Director

Item 13: Committee Reports

Presented By: Kyle J. Hayman, Mayor

Item 14: 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.