



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, March 10, 2025 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 10, 2025 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
Council Member Mark Canrobert
Council Member Joie Fulbright
Council Member Jim Green
Council Member Brenda Powell

Council Members Absent:

Mayor Pro Tem / Council Member Bruce Eckard

Staff Present:

City Manager Tom Hart, City Clerk Stephanie Watson, City Attorney Susan Matthews, Finance Director Kurt L. Beal, Planning Director Erik Schlichting, Public Works Director Terry R. Jones, Fire Chief Mark Stafford, Police Chief Robert Houston, and Police Major Jeff Barkley

II. INVOCATION

Rev. Anton Lagoutine, St. John's Lutheran Church

III. PLEDGE OF ALLEGIANCE

Kyle J. Hayman, Mayor

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Council Member Canrobert, to adopt the Monday, March 10, 2025 Agenda.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
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

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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. **January 22, 2025 Special Meeting Minutes**

b. **February 3, 2025 Regular Meeting Minutes**

Mayor Kyle J. Hayman presented January 22, 2025 Special Meeting Minutes and February 3, 2025 Regular Meeting Minutes.

(January 22, 2025 Special Meeting Minutes and February 3, 2025 Regular Meeting Minutes contained in Minute Book 20)

Item 2: Proclamation: American Red Cross Month

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

(Proclamation: American Red Cross Month contained in the exhibit file called 2025 Proclamations.)

Item 3: Resolution 11-25: Resolution to Adopt the 2025-2026 Strategic Plan

Mayor Kyle J. Hayman presented Resolution 11-25: Resolution to Adopt the 2025-2026 Strategic Plan.

(Resolution 11-25: Resolution to Adopt the 2025-2026 Strategic Plan contained in the exhibit file called 2025 Resolutions.)

CITY OF CONOVER RESOLUTION 11-25

RESOLUTION TO ADOPT THE 2025-2026 STRATEGIC PLAN

WHEREAS, since 2023, strategic planning has brought focus to the City of Conover's initiatives and goals and has been used to prioritize the City's efforts; and

WHEREAS, the 2023-2024 Strategic Plan had five focus areas: Good Governance, Organizational Excellence, Quality of Life & Community Development, Infrastructure, Responsible Growth; and

WHEREAS, the City of Conover Council recognizes the need that the Strategic Plan must be updated regularly to stay consistent with the current needs of the community; and

WHEREAS, the 2025-2026 Strategic Plan establishes three focus areas: Prosperity (Core Infrastructure, Growth Control, and Economic Development), Well-being (Safe

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Neighborhoods, Vibrant Walkable Places, and Citizen Preparedness), and Innovation & Excellence (Preferred Employer, Engaged City Council, and Inviting Parks & Facilities).

NOW THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF CONOVER:

That City of Conover Council does hereby adopt the 2025-2026 Strategic Plan as presented.

Adopted this the 10th day of March, 2025.

Adoption of Consent Agenda

Motion was duly made by Council Member Canrobert, seconded by Council Member Green, to adopt the Consent Agenda.

AYES:	Mayor Hayman, 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.

There were no comments from the public.

Mayor Hayman declared the public comment period closed.

Motion was duly made by Council Member Canrobert, seconded by Council Member Green, to amend the March 10, 2025 City Council Agenda and move *Agenda Item 5: Rezoning R24-10* after *Agenda Item 6: Consideration of Development Agreement between City of Conover and Canova Crossing Partners LLC (Wagner Glen)* on the agenda.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Item 6: Consideration of a Development Agreement between the City of Conover and CANOVA CROSSING PARTNERS, LLC (Wagner Glen)

- a. Public Hearing to Recieve Public Comments on the Proposed Development Agreement**
- b. Ordinance 06-25: An Ordinance to Adopt the Development Agreement By and Between the City of Conover and Canova Crossing Partners, LLC**

Erik Schlichting, Planning Director presented the Development Agreement between the City of Conover and **CANOVA CROSSING PARTNERS, LLC** (Wagner Glen). The developer has completed their design. As a part of their zoning approval, they agreed to enter into a development agreement with the city. Should it be adopted, it would extend their vested right to this project for five years starting tonight, to complete the project. He then spoke about the contents of the development agreement.

Attorney Matthews stated that the Wagner Glen development had already been approved by Council during a prior meeting and confirmed that the development agreement was a condition of approval. The plat that was approved contained a list of all the conditions which included the development agreement. The development agreement is standard.

Item 6(a): Public Hearing to Receive Public Comments on the Proposed Development Agreement

Mayor Hayman opened the public hearing at 6:07 p.m.

Lorie Harris of 1610 Indian Springs Drive, Conover spoke about her concerns that the development would cause further flooding. She has flooding issues already when it rains due to Lyle Creek. Will there be a berm or something else? She also voiced her concern about mud getting into her yard during construction.

John Moore of 1714 Indian Springs Drive NW, Conover asked why there was a need for a rezoning if they were sticking with a plan that was approved previously.

Claude Fulbright 1528 Indian Springs Drive, Conover asked for a copy of the new plan. He asked if there was going to be a collection location for water or an addition to Lyle Creek because Lyle Creek had already flooded twice this year.

Keith Connor of 1621 Running Deer Drive, Conover asked what would happen when the road comes through. Would it be a two-lane or three-lane road? Would they take part of his land to the right or left?

Dan Van Dohlen of 1516 Running Deer Drive, Conover stated that the speed limit is currently 25 mph at the entrance of the neighborhood. What will be the speed limit when the road comes in, and what will be done to make sure it is enforced?

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Michael Dill of 1717 Indian Springs Drive NW, Conover asked if there would be something that would regulate the speeding in that area, if the speed limit were to stay at 25 mph. He asked if there was a way to petition to get sidewalks added to the neighborhood.

Rosetta Patterson of 1702 Indian Springs Drive, Conover stated that her house was where the road was coming through. Before the prior Planning Director left, the City rezoned her property two, maybe three times. She asked what the City was going to do about it. Her stuff is on the other property. The City rezoned it that way.

Motion was duly made by Council Member Canrobert, seconded by Council Members Green, Fulbright, and Powell, to close the public hearing.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Mr. Schlichting stated that the developer is required to hold stormwater runoff from his development on his site up to a one inch rain in a twenty-four-hour period. The grading design on this plan directs a large portion of the water that falls on the land to the East and away from Indian Springs.

Mr. Hart stated that when staff reviewed the plan, they looked extensively at the grading plan along the property lines to make sure water was not dumping onto the backyards of adjacent properties.

Attorney Matthews stated that public hearings are required by General Statutes prior to adopting a development agreement.

When asked if the plan had changed from when it was previously brought before the City Council, Mr. Schlichting stated that the plan had not changed. The plan is a public document that can be viewed if someone were to come by City Hall. It is his understanding that the road coming through will be 35 mph and will be a two-lane road. It is on the thoroughfare plan as a thoroughfare road. Nobody's property would be taken for right of way. The developer has no plans to build sidewalks in Indian Springs.

There was some discussion about the current speed limit and what the speed limit will be once the road is completed. Mr. Hart spoke briefly about considerations for the road, which included speed limits and safety measures for pedestrians.

Mayor Hayman stated that the City would need to explore the possibility of adding sidewalks along Northern Drive. Some type of deterrent for speeding along the road could also be considered.

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Mr. Hart stated that he was pretty sure that there were no speed bumps on City streets due in part to the issues that it causes for emergency vehicles and snow plows. A part of the Strategic Plan is to pilot traffic-calming areas in places that currently have issues. He then invited individuals to come by City Hall if they were interested in looking at the plan.

Item 6(b): Ordinance 06-25: An Ordinance to Adopt the Development Agreement By and Between the City of Conover and Canova Crossing Partners, LLC

Erik Schlichting, Planning Director presented Ordinance 06-25: An Ordinance to Adopt the Development Agreement By and Between the City of Conover and Canova Crossing Partners, LLC.

Motion was duly made by Council Member Canrobert, seconded by Council Members Powell and Green, to adopt Ordinance 06-25: An Ordinance to Adopt the Development Agreement By and Between the City of Conover and Canova Crossing Partners, LLC.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

CITY OF CONOVER ORDINANCE 06-25

AN ORDINANCE TO ADOPT THE DEVELOPMENT AGREEMENT BY AND AMONG CANOVA CROSSING PARTNERS, LLC AND THE CITY OF CONOVER, NORTH CAROLINA

WHEREAS, N.C.G.S. §160D-1001 through §160D-1012 (the “Act”), authorizes municipalities to enter into development agreements with developers under the terms and conditions stated in the statutes; and

WHEREAS, the City of Conover (“City”) and Canova Crossing Partners, LLC (“Developer”), have negotiated an agreement in accord with and under the authority of the cited statutes; and

WHEREAS, a public hearing was held on March 10th, 2025, as set forth in N.C.G.S. §160D-1003 providing public review of the Development Agreement, as defined below; and

WHEREAS, the City finds that the Development Agreement is consistent with the Act, the City’s adopted policy guidance, and the Current Regulations, as defined in the Development Agreement, and is reasonable and in the public interest for the reasons set forth in the Development Agreement.

***NOW, THEREFORE, BE IT ORDAINED**, by the Conover City Council that:*

- 1. Pursuant to the authority granted to the City by Article 10 of Chapter 160D of the North Carolina General Statutes, the City hereby adopts the Development Agreement by and among the City and the Developer, attached hereto (the "Development Agreement"), and authorizes the Manager to execute the Development Agreement.*
- 2. This Ordinance is effective upon adoption.*

Adopted this 10th day of March, 2025.

Item 5: Rezoning R24-10 for the properties located along Keisler Dairy Rd & Emmanuel Church Rd from M-1 (General Manufacturing), R-20 (Residential), and R-20-CD (Residential-Conditional District) to NR-CD (Neighborhood Residential-Conditional District).

- a. Public Hearing to Receive Comments on the Proposed Rezoning**
- b. Ordinance 05-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning R24-10 for the properties located along Keisler Dairy Rd & Emmanuel Church Rd from M-1 (General Manufacturing), R-20 (Residential), and R-20-CD (Residential-Conditional District) to NR-CD (Neighborhood Residential-Conditional District). The surrounding properties are primarily R-20 residential with few properties being M-1 General Manufacturing. The property is outside the current city limits but is adjacent and is in the City's ETJ. It has access to City water along Keisler Dairy Road and Emmanuel Church Road, but it is not currently serviced by sewer and development of this property would require the installation of a sewer pump. It is the EDC's opinion that the property is not likely to develop in an industrial manner due to the surrounding residential uses, the distance away from transportation, and the fact that it needed a large investment to get sewer. There is a thoroughfare connector (Burris Road Connector) on the long-term comprehensive transportation plan of the MPO. The developer has agreed to sit down with staff and the MPO to decide whether this right of way would need to be set aside for a future connection as stated in the conditional notes that the developer agreed to.

Plans are to build 230 homes in two phases. This is dependent on the developer being able to acquire full rights to a private easement that exists now. If the development were to occur, the property would be annexed.

The Planning Board recommended by unanimous vote that this rezoning be approved.

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Sarah Shirley with the development team was on site to discuss the proposed plan. The transportation team on their staff stated that this would not generate enough traffic to trigger a traffic impact analysis with the NCDOT though that is not to say that the NCDOT may not later make requests for road improvements. She then spoke of the need for housing.

Item 5(a): Public Hearing to Receive Comments on the Proposed Rezoning

Mayor Hayman opened the public hearing at 6:57 p.m.

Patricia Tallent of 2277 Emmanuel Church Road, Conover asked what it would mean for her and the land beside her.

Motion was duly made by Council Member Canrobert, seconded by Council Members Fulbright and Powell, to close the public hearing to receive comments on the proposed rezoning.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

Ms. Shirley spoke about the placement of a RRFB along the road to help with pedestrian crossing. This is something that would need to be discussed with the NCDOT. A pedestrian count would need to be administered to the area.

Eric Houston of Carpenter Co. spoke briefly about his company's concerns in regards to pedestrian crossing on this road because of its location. He asked that whatever is installed, that it would be able to stop traffic in both directions.

Joie Stout of Carpenter Co. spoke about the potential for complaints from neighbors regarding emission abatement. Currently, their emission levels are low and they have had no complaints. If a neighborhood was built that close, neighbors might get in their minds that there is a problem with emissions. Currently, residential homes in this area are sparse. The letter that the city received came from Carpenter Co.'s corporate office.

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CARPENTER



Via Email

March 7, 2025

The Honorable Kyle J. Hayman, Mayor
The Honorable Bruce Eckard, Mayor Pro Tempore/Council Member
The Honorable Brenda Powell, Council Member
The Honorable Jim Green, Council Member
The Honorable Joie Fulbright, Council Member
The Honorable Mark R. Canrobert, Council Member
City of Conover
101 1st Street E, P.O. Box 549
Conover, NC 28613

RE: Rezoning Amendment R24-10 Concerns

Dear Mayor Hayman and City Council Members;

Rezoning Amendment R24-10 Concerns

Dear Mayor Hayman and City Council Members:

I am writing to share Carpenter Co.'s concerns regarding JAS Land Development LLC's requested rezoning amendment R24-10 for three properties located at an unaddressed parcel on Keisler Dairy Rd (PIN 375114333147), 2443 Keisler Dairy Rd (PIN 375114436131), and 2300 Emmanuel Church Rd (PIN 375118323211). The proposed development of 250 homes will change the nature of a long-standing industrial area and create a significant safety issue for our employees and operations.

Carpenter employs over 155 people at our neighboring manufacturing facility at 2009 Keisler Dairy Road SE. We have been in operation at this facility since 1972, with three shifts running 24/7. Our employee parking lot is just across Keisler Dairy Road, with at least 600 pedestrian crossings per day. In addition, we have at least 80 tractor trailers coming in and out of the facility per day. The busiest times are between 6 a.m. and 5:30 p.m., which will also likely correspond with heavier traffic entering and leaving this development, but again, we operate 24/7.

JAS Land Development's rezoning request will largely change the classification of these three properties from General Manufacturing to Residential-Conditional, thereby bringing 250

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new families to an area that has been reserved for industrial operations for over 50 years. The proposed development will increase greatly the traffic on Keisler Dairy Road, thereby significantly increasing the safety risk to our employees, tractor trailer drivers, and our operations.

To the extent you have not already done so, we implore you to consider this risk and require JAS Land Development to mitigate such risk at their expense and in accordance with industry best practices. We believe such mitigation includes, but is not limited to, the following:

- Provide a controlled pedestrian crosswalk, whereby traffic signals require vehicle traffic to stop and give priority to for our employees' safe crossing of Keisler Dairy Road;
- Install turn lanes into and merge lanes out of our employee parking lot and our facility to reduce the increased potential for traffic accidents; and
- Retention of a traffic expert or consultant to develop other recommendations for the Council's consideration.

Another significant concern of ours is how our new neighbors may perceive our operations over time. As you may be aware, our facility is subject to a number of federal and state regulatory requirements, including air emissions, which may give rise to concerns where none have previously existed. It is our policy and practice to operate in compliance with all applicable laws and regulations. However, over time, our new neighbors may begin to view our operations unfavorably and believe that we present a nuisance to their quiet enjoyment of their properties. They may also look unfavorably at any expansion of our operations or the expansion or new development of operations by other manufacturers and businesses, thus affecting the City of Conover's plans for growth. We ask that you strongly consider these concerns and the potential impacts on both Carpenter as well as future employment and economic growth.

On behalf of Carpenter, we appreciate your time and attention to our concerns. If you have any questions or wish to discuss further our concerns, we will make ourselves available as you may request.

Sincerely,



Clifford R. Wilson
Vice President-Operations

cc: Joey Stout, Conover Division Manager

Mr. Schlichting spoke briefly about the potential for more traffic in the area. Trees would not be cut along Ms. Talent's side of the road.

Item 5(b): Ordinance 05-25: Zoning Ordinance Amendment. Rezoning 3 properties between Keisler Dairy Rd and Emmanuel Church Rd

Erik Schlichting, Planning Director presented Ordinance 05-25: Zoning Ordinance Amendment. Rezoning 3 properties between Keisler Dairy Rd and Emmanuel Church Rd.

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Motion was duly made by Council Member Powell, seconded by Council Member Fulbright and Canrobert, to adopt Ordinance 05-25: Zoning Ordinance Amendment and to approve rezoning request R 24-10 to rezone the three properties shown on the Exhibit A map from R-20 (Residential), R-20- CD (Residential – Conditional District), M-1 (General Manufacturing) to NR-CD (Neighborhood Residential – Conditional District), and to change the subject properties classification on the Land Development Plan Future Landuse map to “Low - Medium Density Residential,” and find that although the request is inconsistent with the Land Development Plan, it is reasonable and in the public interest because: 1) Despite the Future Landuse Map designation of this area as Industrial, the Economic Development Corporation deems this property unlikely to develop in an industrial manner and 2) The development will provide new housing options for the community.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Ordinance 05-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances)

CITY OF CONOVER ORDINANCE 05-25

ZONING ORDINANCE AMENDMENT

WHEREAS, JAS Land Development LLC submitted rezoning request R24-10 to the City of Conover on December 4th, 2024 on behalf of the owners to rezone three properties;

Property 1: (unaddressed parcel) Keisler Dairy Rd (20.4 ac.), PIN 375114333147, owned by Moose Holding Company

Property 2: 2443 Keisler Dairy Rd (39.58 ac.), PIN 375114436131, owned by Sherri Marie Frazier Revocable Trust and Michael Dale Frazier

Property 3: 2300 Emmanuel Church Rd (5.64 ac.), PIN 375118323211, owned by JAS Land Development LLC

WHEREAS, the request is to rezone these properties, Property 1 currently zoned M-1 (General Manufacturing), Property 2 zoned R-20 (Residential), and Property 3 zoned R-20 (Residential – Conditional District) to NR-CD (Neighborhood 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 February

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11th 2025, 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 10th, 2025 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 NR-CD (Neighborhood Residential – Conditional District) as shown on the preliminary plan provided by the developer*

Property 1, being all of parcel Catawba County PIN 375114333147, described as follows:

*Beginning at an iron pin in the northern right of way line of State Road #1732 (Emmanuel Church Road), and said point of beginning being in the center of a 60-foot street easement described in Joint Street Easement Agreement recorded in Book 1079 at Page 694, Catawba County Registry, said point of beginning also being a corner of Deal Builders Supply, and **RUNNING THENCE FROM SAID POINT OF BEGINNING** with the center line of the 60-foot street easement and the eastern line of Deal Builders Supply North 45° 28' 30" East 175 feet to an iron pin; thence continuing with the center of the 60 foot street easement and Deal Builder's Supply, North 45° 28' 30" East 531.57 feet to an iron pin; thence continuing with the center of the 60-foot street easement and first with Deal Builders supply and later with the eastern line of L. R. Price, North 7° 06' East 603.77 feet to an iron pin corner in the southern right-of-way line of State Road 1731 (Keisler Road), corner of L. R. Price; thence with the southern right of way line of State Road 1731 (Keisler Road) South 82° 53' 52" East 30 feet to an iron pin corner; thence continuing with the southern right of way line of Keisler Road South 84° 00' 48" East 557.85 feet to an old iron pin corner, same being a corner of Nellie Owens; thence first running with the western line of Nellie Owens and later with the western line of Charles Hedrick, south 6° 21' 30" west 356.74 feet to an old iron pin corner, southwest corner of Charles Hedrick, and northwest corner of Harold P. Baker; thence running with the western line of Baker and later with the western line of Lois C. Keisler, South 7° 21' 49" West 1130.37 feet to an old iron pin corner on the line of Keisler, same being a corner of Deal Builders Supply; thence running the following courses and distances with Deal Builders Supply: North 60° 12' West 398.13 feet to an old iron pin in a gully; South 42° 15' West 100 feet to an iron pin; North 44° 58' 53" West 594.37 feet to an iron pin; thence with the line of Deal Builders Supply and the eastern line of the 60-foot street easement, South 45° 28' 30" West 175 feet to an iron pin corner of Deal Builders Supply in the northern right of way line of State Road 1732; thence with the northern right of way line of State Road 1732, North 44° 47' West 30 feet to the point of Beginning, containing 21.43 acres, according to a plat dated April 6, 1987, by Sam Rowe, Jr., Surveyor, entitled "Plat of WKBD, Inc., Newton Township, Catawba County, NC." and reference being made to said plat for a more complete and detailed description.*

Property 2, being all of parcel Catawba County PIN 375114436131, described as follows:

Beginning at a point in the approximate center of Keisler Dairy Road (SR #1731), said point being the northwest corner of Harold P. Baker (Book 1913, Page 252, Catawba County Registry) and the northeast corner of Sherri Frazier (Book 2964, Page 1428, Catawba County Registry), said beginning point also being the northeast corner of Lot 2 of Plat Book 68, Page 123, Catawba County Registry, AND RUNNING THENCE FROM SAID BEGINNING POINT with the line of Baker, South 16 deg. 20 min. 40 sec. West 30.80 feet to a 1/2" rebar at the southern edge of the right of way of Keisler Dairy Road (SR# 1731); thence continuing South 16 deg. 20 min. 40 sec. West 639.10 feet to a 1/2" rebar in the line of Baker; thence continuing with Baker South 08 deg. 22 min. 00 sec. West 613.40 feet to a 1/2" rebar; thence continuing with Baker, South 09 deg. 10 min. 00 sec. West 670.55 feet to a 1/2" rebar; thence continuing with Baker, South 09 deg. 10 min. 00 sec. West 32.96 feet to a point in a creek in the northern line of Lot 5, Section 2, Block "E", Cedar Valley Subdivision in Plat Book 15 at Page 69, Catawba County Registry; thence with the northern line of Lot 5, North 60 deg. 55 min. 04 sec. West 65.88 feet to a 1/2" rebar in the northern line of Lot 5; thence continuing with the northern line of Lot 5 and then the northern lines of Lots 4, 3 and 2, Cedar Valley Subdivision, Section 2, Block "E", Plat Book 15 at Page 69, Catawba County Registry, North 75 deg. 27 min. 47 sec. West 344.78 feet to a 1/2" rebar located at the northeast corner of Lot 1 located at the northwest corner of Lot 2, Section 2, Block "E", Cedar Valley Subdivision, Plat Book 15, Page 69, Catawba County Registry, and running thence with the northern line of Lot 1, Section 2, Block "E", North 75 deg. 27 min. 47 sec. West 128.52 feet to a point in the creek; thence running with the western line of Lot 1, South 05 deg. 52 min. 15 sec. West 19.02 feet to a 1/2" iron pipe; thence with the western line of Lot 1, South 05 deg. 52 min. 15 sec. West 62.91 feet to a 1" rod; thence North 62 deg. 51 min. 42 sec. West, passing an axle after 2.3 feet, a total distance of 247.58 feet to a 1.5" pipe, common corner of Charles C. Reinhardt (Book 2686, Page 935, Catawba County Registry) and Carolyn J. Sigmon (Book 3016, Page 1129 Catawba County Registry); thence with the northern line of Sigmon, North 62 deg. 43 min. 27 sec. West 171.12 feet to a 28" red oak, the northwest corner of Sigmon and the northeast corner of Robert C. Klinger, Sr. (Book 2412, Page 1324, Catawba County Registry); thence with the northern line of Klinger, North 63 deg. 06 min. 41 sec. West 343.93 feet to a 1/2" rebar; thence North 04 deg. 39 min. 53 sec. East 100.21 feet to a 1/2" pipe; thence continuing North 04 deg. 39 min. 53 sec. East 599.58 feet to a 1" square pipe; thence North 04 deg. 39 min. 53 sec. East 29.89 feet to a 1/2" rebar; thence North 82 deg. 12 min. 06 sec. East 857.45 feet to a 1/2" rebar set; thence North 04 deg. 50 min. 28 sec. East 692.09 feet to a 1/2" rebar located at the southern edge of the right of way of Keisler Dairy Road (SR #1731); thence continuing North 04 deg. 50 min. 28 sec. East 30.01 feet to a point in the approximate center of Keisler Dairy Road (SR #1731); thence running with the approximate center of Keisler Dairy Road (SR #1731), South 86 deg. 46 min. 29 sec. East 624.55 feet to the place and point of Beginning. The above metes and bounds description is a combination of all of Lot 2 and 18.76 of Lot 3 as shown on plat recorded in Plat Book 68, Page 123, Catawba County Registry, entitled "Map 2 of 2 - Boundary Line adjustment for Harold P. Baker & wife, Shelbie K. Baker" prepared by Michael J. Marada Land Surveying Company" dated 1/6/09. Reference is made to said recorded plat for a more detailed description.

Property 3, being all of parcel Catawba County PIN 375118323211, described as follows:

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Beginning at a point in the center of Emmanuel Church Road (S.R. 1732), the Southeast corner of Mary Milholland, and proceeding thence with Milholland's eastern line North 02° 41' 41" East 260.30 feet to an iron pin, corner of Mosse Holding Company; thence with the line of Mosse Holding Company North 36° 02' 25" East 100.00 feet to an iron pin and South 66° 07' 28" East 378.79 feet to an iron pin in the western line of Shelbie K. Baker; thence with Baker's western and southern lines South 02° 32' 20" West 100.30 feet to an iron pin and South 65° 03' 37" East 344.34 feet to a marked 20 inch red oak, the northwest corner of Floyd E. Sigmon; thence with Sigmon's western line South 40° 09' 07" West, passing an iron pin at 341.34 feet, a total of 421.34 feet to a point in the center of Emmanuel Church Road; thence with the center line of Emmanuel Church Road North 50° 03' West 591.63 feet to the Beginning, and containing approximately 5.978 acres, according to a survey by David S. Clark, R.L.S., dated May 27, 1994.

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 and to make the change on the Land Development Plan Future Land Use Map of the City of Conover showing this area as "Low-medium Residential" 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 10th day of March, 2025

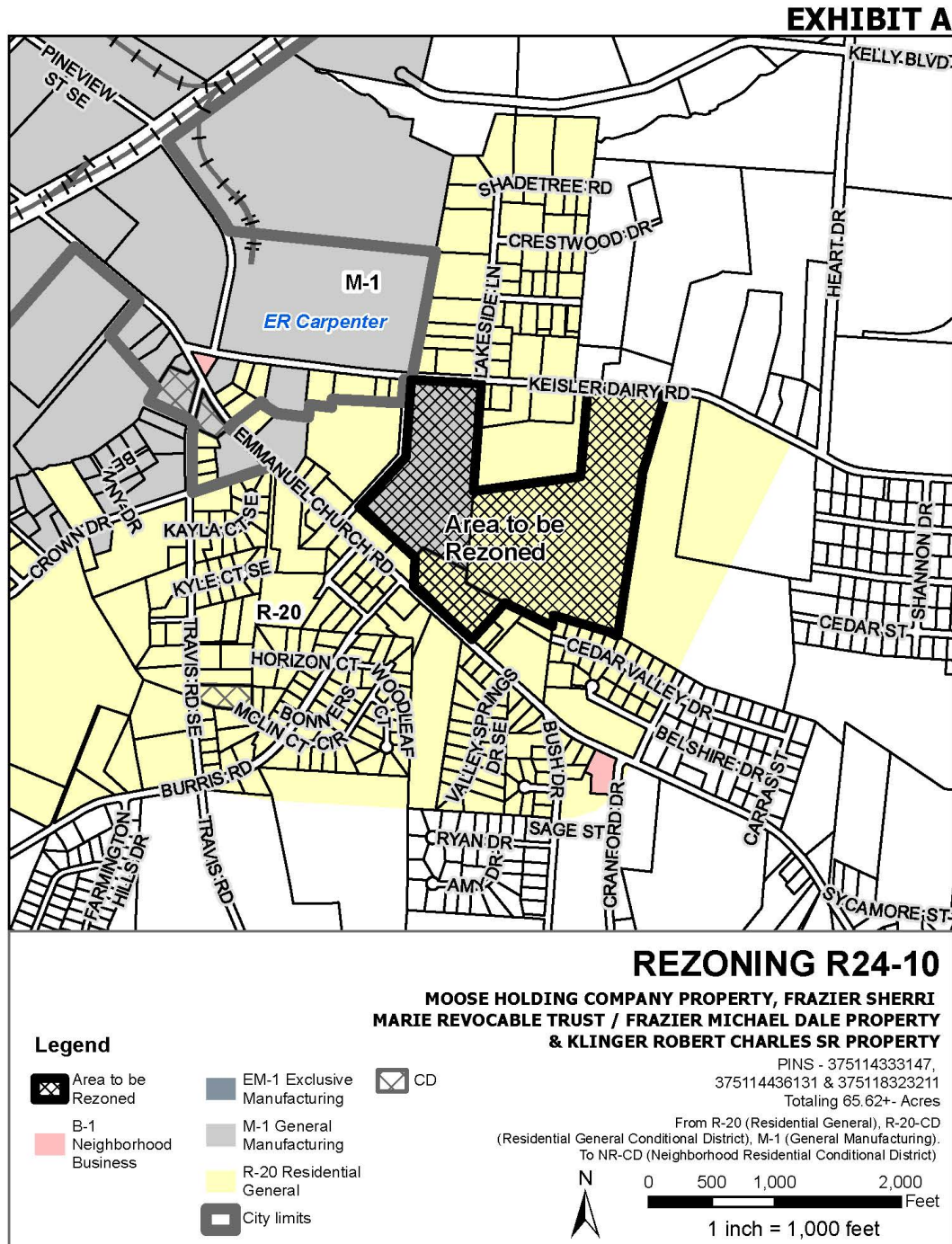


Exhibit B:
R24-10 CONDITIONAL NOTES:

MINUTES FROM THE MARCH 10, 2025 CONOVER CITY COUNCIL REGULAR MEETING

Development Proposal for properties situated between Keisler Dairy Rd. and Emmanuel Church Rd.

1. Development will be controlled by the standards depicted on the conceptual rezoning plan and by the standards of the City of Conover Zoning Ordinance (“Ordinance”). The development depicted on this conceptual rezoning plan is intended to reflect the arrangement of proposed uses on the site.
2. All utilities shall be public and designed to meet City of Conover requirements. Exact design and locations shall be shown at time of site plan submittal.
3. The location, size, and type of stormwater management systems depicted on the rezoning plan are subject to review and approval as part of site plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary to accommodate actual storm water treatment requirements and natural site discharge points. Design and actual locations shall be determined at time of site plan submittal and comply with the City of Conover Phase II and/or WSPA regulations, as applicable.
4. The alignments of the internal streets, driveways and vehicular circulation areas shall substantially follow the proposed design but may be modified at time of site plan submittal to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the City of Conover and/or the North Carolina Department of Transportation (NCDOT).
5. All internal roads and sidewalks shall be public, dedicated to the City of Conover and designed to meet City of Conover standards.
6. Vehicular access to the site shall be as generally depicted on the rezoning plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the City of Conover and NCDOT.
7. Any item(s) not specifically addressed must meet the requirements of the Ordinance.
8. Conceptual rezoning plan shall include a mix of two single-family detached lot sizes, 52-ft wide lots and 42-ft wide lots. Single-family detached lots shall meet the NR District requirements excepting:
 - a. At least 25% of lots shall be 52 feet wide.
 - b. All lots shall be front-loaded
 - c. Front setbacks: 20’, rear setbacks: 25’, side setbacks: 6’
9. Conceptual rezoning plan includes a lot width reduction request to allow for 42-ft wide lots. The 42-ft lot allows for greater flexibility in home types to provide a cohesive and marketable neighborhood design.
10. The maximum number of lots approved with this plan shall be 230.
11. All homes will have a 2-car garage and room to park 2 vehicles in the driveway.
12. Amenity areas for the residential uses shall be provided as generally shown on the conceptual rezoning plan. Open space, recreation space and other amenities shall be privately maintained and reserved exclusively for use by the residents of the development.
13. Construction of amenities shall begin no later than 50% of dwellings having been permitted.
14. Mail delivery shall be via cluster box(es), properly situated to serve the community.
15. Construction plans will include a detailed landscape plan.

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16. Developer will coordinate with Duke Energy to develop a site lighting plan.
17. Developer will acquire all necessary access/easement rights for ingress & egress prior to submitting construction plans.
18. Property shall be annexed into the City Limits prior to beginning any grading or site construction.
19. All drainage features located outside the public right of way shall be privately maintained.
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. Any increase in density shall require an amendment to this development approval.
21. Developer shall enter into a Development Agreement with the City prior to beginning any grading or site construction.
22. During final design, the developer, City Planning Director and GHMPO shall coordinate alignment and ROW dedication that accommodates the “Burris Road Minor Connector” shown on the current Comprehensive Transportation Plan map. Deviations from the approved conditional plan to accommodate the roadway shall be deemed minor modifications.

Item 7: Resolution 12-25: Resolution of Support for Funding Request for Pedestrian Signal Heads at 5-point Intersection Within the City of Conover, North Carolina

Tom Hart, City Manager presented Resolution 12-25: Resolution of Support for Funding Request for Pedestrian Signal Heads at 5-point Intersection Within the City of Conover, North Carolina. The core request is to get funding for push buttons and walk indicators for the crosswalks at the 5-points intersection. This request has shown up in community surveys as a known community need.

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to adopt Resolution 12-25: Resolution of Support for Funding Request for Pedestrian Signal Heads at 5-point Intersection Within the City of Conover, North Carolina.

AYES:	Mayor Hayman, Council Member Canrobert, Council Member Fulbright, Council Member Green, Council Member Powell
NOES:	None
ABSTAIN:	None

(Resolution 12-25: Resolution of Support for Funding Request for Pedestrian Signal Heads at 5-point Intersection Within the City of Conover, North Carolina contained in the exhibit file called 2025 Resolutions.)

***CITY OF CONOVER
RESOLUTION 12-25***

RESOLUTION OF SUPPORT FOR FUNDING REQUEST FOR PEDESTRIAN SIGNAL HEADS AT 5-POINT INTERSECTION WITHIN THE CITY OF CONOVER, NORTH CAROLINA

WHEREAS, the City of Conover, centrally located in Catawba County with four I-40 exits, is the fastest growing municipality in our four-county region (growth as %) and has a strong track record of economic development including the Manufacturing Solutions Center I & II and more recently announced, the Microsoft Data Center; and

WHEREAS, the North Carolina Department of Transportation (NCDOT) owns and maintains roads and highways for the motoring public within the City limits of the City of Conover; and

WHEREAS, the 5-point intersection, located at the intersection of NCDOT roads 1st Ave S, 1ST Ave N, 1st St W, 1st St E, and 2nd Ave NE, is at the heart of the Conover community but lacks appropriate pedestrian safety measures. The multi-leg design making it unclear to pedestrians as to which light they should use to safely cross the street; and

WHEREAS, public input during the creation of the City's Pedestrian Plan indicated that 65% of those surveyed supported prioritizing bicycle and pedestrian projects in areas where there are safety concerns; the 5-points intersection being one of the top five areas of concern; and

WHEREAS, pedestrian signal heads have been proven to greatly improve pedestrian safety and comfort; and

WHEREAS, in order to pursue the necessary funding, the Department of Transportation requires a resolution of support for the project from the City of Conover Council; and

WHEREAS, the City of Conover Council has considered the described request and is in support of the 5-Points Upgrade and the installation of pedestrian signal heads at the 5-points intersection.

NOW, THEREFORE, BE IT RESOLVED by the City of Conover Council that it expresses its support of the project entitled 5-Points Upgrade which will include the installation of pedestrian signal heads at the 5-point intersection.

BE IT FURTHER RESOLVED that the City of Conover Council requests funding in the amount of \$250,000 in order for the project to proceed.

This the 10th day of March, 2025.

Item 8: Committee Reports

Members of Council gave their committee reports.

Item 9: City Manager's Report

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Building Permits: The City issued thirty (30) building permits during the month of February 2025, totaling \$6,679,361. Included were fifteen (15) residential, nine (9) commercial, five (5) industrial, and one (1) institutional permit.

Downtown Park Groundbreaking: On Friday, February 21, 2025, the City of Conover held a groundbreaking ceremony to celebrate planned ADA updates to the Downtown Park located behind the Conover Post Office. Updates shall include ADA accessible playground equipment, ADA bathrooms, etc. This project will be funded by an ADA Grant in the amount of \$500,000 that the City of Conover applied for and was awarded.

UPCOMING EVENTS FOR THIS MONTH:

- **City Hall Renovation Project:** The City Hall renovation project is scheduled to begin on Wednesday, March 12th. During renovations, City Hall will stay open though with a modified layout. Public access to City Hall will be through the lower-level lobby of the Finance Department only, which is located across from the Post Office Parking lot. Public access to the second and third levels will be restricted. **Exception:** Council Meetings and Planning Board Meetings will continue to be held in the Council Chambers of City Hall throughout the renovation process.
- **Litter Sweep Event:** On Saturday, April 12th at 8:00AM, the City of Conover will host a Litter Sweep Event at Conover City Park.
- **Cruz-In:** On Saturday, May 3, 2025, the Conover Community Partners will be holding a Cruz-In at Conover City Park
- **SW Community Day:** This event will take place on Saturday, May 3, 2025 at Majestic Park.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 7:26 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

[MIN FOOT]