



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, April 7, 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, April 7, 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, Human Resources Madeleine Epley, Finance Director Kurt L. Beal, Planning Director Erik Schlichting, Fire Chief Mark Stafford, Police Chief Robert Houston, Information Technology Director Chris Niver, Deputy Fire Chief Jackie Lail, Major Jeff Barkley, Code Enforcement Officer Danny Duggan, Officer Jarrett Pritchard, Officer Patrick Craig, Officer Joshua Rangel-Sarrano, Officer Robert Backman, Fire Captain Wayne Isenhour, Logan Ellis, Tyler Bowers, Greg Erikson, Mike Nelson, Firefighter Dustin Buzze, Firefighter Scott Brinkley, Part-Time Firefighter Riley Bradshaw, Part-Time Firefighter Josh Dancey, and Part-Time Firefighter Luke Upton.

II. INVOCATION

Rev. Don W. Bledsoe, Covenant Ministries of Catawba County

Mayor Hayman asked for a moment of silence for City of Conover employee Sam Killian, who passed away early last week.

III. PLEDGE OF ALLEGIANCE

Kyle J. Hayman, Mayor

IV. APPROVAL OF AGENDA

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

Motion was duly made by Council Member Fulbright, seconded by Council Member Green, to adopt the Monday, April 7, 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 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. **Draft March 10, 2025 Regular Meeting Minutes**
- b. **Draft March 31, 2025 Special Meeting Minutes**

Mayor Kyle J. Hayman presented the draft March 10, 2025 Regular Meeting Minutes and March 31, 2025 Special Meeting Minutes.

(March 10, 2025 Regular Meeting Minutes and March 31, 2025 Special Meeting Minutes contained in Minute Book 20.)

Item 2: Proclamation: Spring Litter Sweep (April 12-26, 2025)

Mayor Kyle J. Hayman presented Proclamation: Spring Litter Sweep (April 12-26, 2025).

(Proclamation: Spring Litter Sweep (April 12-26, 2025) contained in the exhibit file called 2025 Proclamations.)

Item 3: Proclamation: National Day of Prayer (May 1, 2025)

Mayor Kyle J. Hayman presented Proclamation: National Day of Prayer (May 1, 2025).

(Proclamation: National Day of Prayer (May 1, 2025) contained in the exhibit file called 2025 Proclamations.)

Item 4: Resolution 13-25: Resolution Adopting Unifour Regional Hazard Mitigation Plan

Mayor Kyle J. Hayman presented Resolution 13-25: Resolution Adopting Unifour Regional Hazard Mitigation Plan.

(Resolution 13-25: Resolution Adopting Unifour Regional Hazard Mitigation Plan contained in the exhibit file called 2025 Resolutions.)

CITY OF CONOVER
RESOLUTION 13-25

RESOLUTION ADOPTING Unifour REGIONAL hAZARD mITIGATION pLAN

***WHEREAS**, the citizens and property within the City of Conover (“the City”) are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and*

***WHEREAS**, the City desires to seek ways to mitigate the impact of identified hazard risks; and*

***WHEREAS**, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and*

***WHEREAS**, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (State emergency assistance funds) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and*

***WHEREAS**, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and*

***WHEREAS**, the City has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.*

***WHEREAS**, it is the intent of the City of Conover Council to fulfill this obligation in order that the City will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the City;*

NOW, THEREFORE, BE IT RESOLVED that the City of Conover Council hereby:

1. *Adopts the Unifour Regional Hazard Mitigation Plan.*
2. *Vests the Catawba County Departments of Planning and Emergency Services with the responsibility, authority, and the means to:*
 - a. *Inform all concerned parties of this action.*
 - b. *Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.*
3. *Appoints Catawba County Emergency Services to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Catawba County Board of Commissioners for consideration.*
4. *Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.*

This the 7th day of April, 2025.

Adoption of Consent Agenda

Motion was duly made by Council Member Green, seconded by Council Member Powell, 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

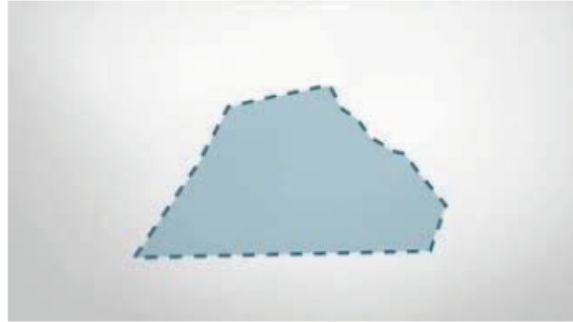
Item 5: Comments from Visitors and Guests

Justin Barringer and Billy Barringer of 517 Rock Barn Road, Conover presented a proposal for a wellness retail store and a mural in Conover. They requested permission to proceed with the mural facing the 5-points intersection, emphasizing its non-political nature and community value. Mr. Barringer also mentioned that he and the artist would donate a 2nd mural facing the parking area.

Item 6: Presentation: Arts Culture Catawba

Ingrid Keller, Executive Director of Arts Culture Catawba and Patty Thompson, Board President of Arts Culture Catawba presented Presentation: Arts Culture Catawba. The organization has four strategic priorities: expanding awareness, reaching more residents through partnerships, improving arts and culture offerings, and building capacity and investment in the sector.

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING



MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING



Collectively, our arts, science and history nonprofit organizations generate an annual economic impact of

\$53,590,516.

This number is significantly higher than other communities of comparable size.

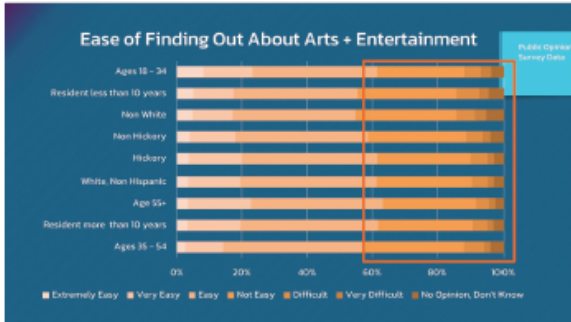


MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

How We Planned



New Direction



Strategic Priorities



MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING



Strategic Priorities

2
REACH MORE
RESIDENTS
THROUGH
STRATEGIC
PARTNERSHIPS

Partnership Constellation of Reach



MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING



Strategic Priorities

3
CONTINUALLY
IMPROVE
ARTS +
CULTURE
OFFERINGS



Strategic Priorities

1
EXPAND
AWARENESS

2
REACH MORE
RESIDENTS
THROUGH
STRATEGIC
PARTNERSHIPS

3
CONTINUALLY
IMPROVE
ARTS + CULTURE
OFFERINGS

4
BUILD CAPACITY
AND INVESTMENT
IN THE ARTS +
CULTURE SECTOR

Strategic Priorities

4
BUILD CAPACITY
AND
INVESTMENT IN
THE ARTS +
CULTURE SECTOR

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING



Thank you!

Questions?

Visit artsandculturecatawba.org to view the full-length version of the plan or scan the QR code found on your handout.



Item 7: Proclamation: Child Abuse Prevention Month

Mayor Hayman read the Proclamation declaring April as Child Abuse Prevention Month for the City of Conover.

Linda Baker, Catawba County Prevention Council Representative was present to receive the proclamation.

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

(Proclamation: Child Abuse Prevention Month contained in exhibit file called 2025 Proclamations)

Item 8: Presentation: Advanced Certificate - Tyler Bowers

Mayor Hayman and Council presented Tyler Bowers the Advanced Law Enforcement Certificate for his training and service. He was promoted to sergeant in 2025 and recognized for his leadership and contributions to the Conover Police Department.

Item 9: Presentation: NC Advance Firefighter Certificate - Greg A. Erikson

Mayor Hayman and Council presented Firefighter/EMT Greg Erikson the North Carolina Advanced Firefighter Certificate, acknowledging his training and service to the people of North Carolina.

Item 10: Rezoning R25-01 for a Portion of the Property Located at 3941 Stadler Dr NE from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District)

- a. **Public Hearing to Receive Public Comments on the Proposed Rezoning**
- b. **Ordinance 07-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning R25-01 for a Portion of the Property Located at 3941 Stadler Dr NE from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District). The rezoning request was to convert undeveloped townhome units into single-family lots. The request will reduce density from 39 to 21 units. As a condition of approval, the Public Works department must approve and ensure the necessary taps are installed prior to final approval. The Planning Department staff supports this change and the Planning Board voted unanimously to approve this change.

Item 10(a): Public Hearing to Receive Public Comments on the Proposed Rezoning

Mayor Hayman opened the public hearing at 6:39 p.m.

There were no comments from the public.

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

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

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

ABSTAIN:	None
-----------------	------

Item 10(b): Ordinance 07-25: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 07-25: Zoning Ordinance Amendment.

Motion was duly made by Council Member Canrobert, seconded by Council Member Green, to adopt Ordinance 07-25: Zoning Ordinance Amendment and to approve rezoning request R 25-01 to rezone a portion of the property at 3941 Stadler Dr NE (PIN 375304821619), shown on the Exhibit A map from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District), and find the request is consistent with the Land Development Plan and it is reasonable and in the public interest because: 1) The development will provide new housing options to the community and 2) The site is conveniently located near existing infrastructure and public services.

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

(Ordinance 07-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances)

CITY OF CONOVER ORDINANCE 07-25

ZONING ORDINANCE AMENDMENT

WHEREAS, Rock Barn Properties Inc., Laurels at Rock Barn Sub-Association submitted rezoning request R25-01 to the City of Conover on January 31st, 2025 to rezone a 7.37+/- acre portion the property at 3941 Stadler Dr NE (Catawba County PIN 375304821619) owned by the applicant, and

WHEREAS, the request is to rezone this area of the parcel, currently zoned R9-A-CD (Residential – Conditional District) to R9-A-CD (Residential – Conditional District) for the purpose of removing previous approval for the development of multi-dwelling structures and instead allowing single-family lots, 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 March 11th, 2025 during which a statement of consistency with other City of Conover plans was provided, and

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

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 April 7th, 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 from R9-A-CD (Residential – Conditional District) to R9-A-CD (Residential – Conditional District):

BEGIN where the eastern right-of-way line of Players Circle NE intersects with the southern right-of-way line of Stadler Drive NE in the City of Conover, North Carolina all as shown on final plat for Laurels at Rock Barn recorded in Plat Book 62 at Pages 18, 19, and 20, Catawba County Registry and RUNNING THENCE FROM SAID POINT OF BEGINNING with the southern and later the western right-of-way line of Stadler Drive NE the following courses and distances: North 68° 32' 23" East 138.14 feet to a point; thence with the curve of a circle having a radius of 155 feet, a chord bearing of South 87° 10' 26" East, a length of 131.40 feet and a chord distance of 127.50 feet; thence South 62° 53' 16" East 159.98 feet to a point; thence with the curve of a circle having a radius of 155 feet, a chord bearing of South 38° 02' 04" East, a length of 134.47 feet, and a chord distance of 130.29 feet; thence South 13° 10' 52" East 210.96 feet; thence with the curve of a circle having a radius of 155 feet, a chord bearing of South 08° 02' 37" East, a length of 27.80 feet, and a chord distance of 27.76 feet; thence South 02° 54' 31" East 269 .02 feet to a point; thence with the curve of a circle having a radius of 525 feet, a chord bearing of South 06° 16' 32" East, a length of 61.76 feet, and a chord distance of 61.72 feet;

thence South 9° 38' 44" East 169.17 feet to an iron pin corner at the western right-of-way line of Stadler Drive NE and the northern right-of-way line of Players Circle NE; thence the following

courses and distances with the northern and later the eastern right-of-way line of Players Circle NE: South 80° 21' 16" West 64.78 feet; thence with the curve of a circle having a radius of 225 feet, a chord bearing of North 74° 59' 54" West, a length of 193.57 feet, and a chord distance of 187.66 feet; thence North 50° 21' 05" West 163.56 feet; thence with the curve of a circle having a radius of 455 feet, a chord bearing of North 24° 29' 04" West, a length of 410.84 feet, and a chord distance of 397.02 feet; thence leaving the eastern right-of-way line of Players Circle NE for the following five calls: First, South 88° 39' 27" East 176.63 feet to a point; thence second, North 00° 47' 41" East 271.11 feet to a point; thence third, with the curve of a circle having a radius of 35 feet, a chord bearing of North 36° 37' 46" West, a length of 45.72 feet, and chord distance of 42.54 feet; thence fourth, North 74° 03' 12" West 24.26 feet to a point; thence fifth, South 67° 32' 27" West 145.49 feet to a point back in the eastern right-of-way line of Players Circle NE; thence two calls with the eastern right-of-way line of Players Circle NE, first with the

curve of a circle having a radius of 195 feet, a chord bearing of North 19° 23' 29" West, a length of 14.08 feet, and a chord distance of 14.08 feet; thence North 21° 27' 37" West 98.98 feet to the

POINT OF BEGINNING.

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

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 7th day of April, 2025.

EXHIBIT A

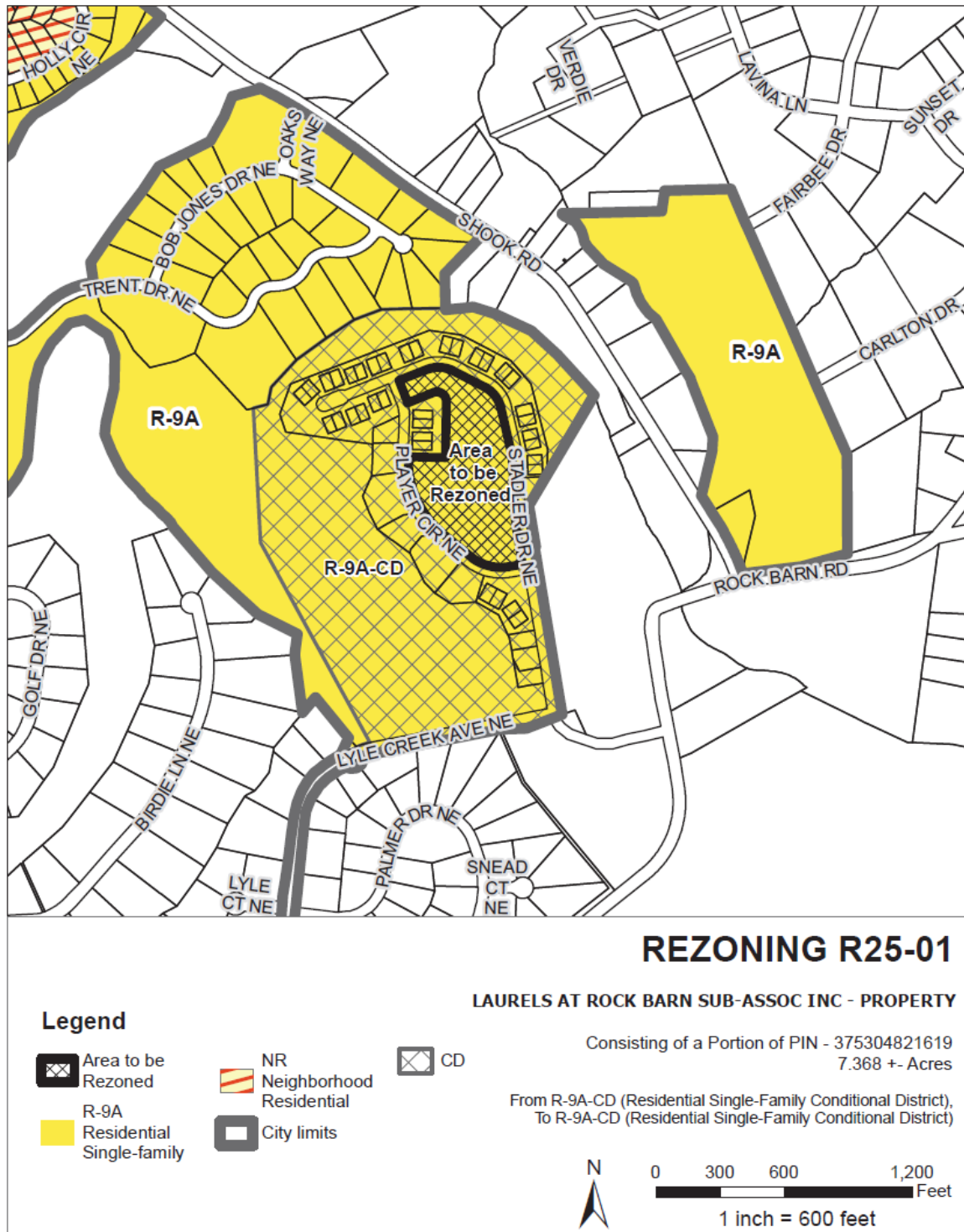


Exhibit B

Rock Barn Properties, Inc. - CONDITIONAL DEVELOPMENT NOTES

1. A final plat will be approved for this project once all of the following are complete:
 - a. The Conover Utilities Department inspects and approves a water and sewer tap exists for each lot.
 - b. Any unused water and sewer taps are properly removed or capped to the satisfaction of the Conover Utilities Department.
 - c. All necessary street and sidewalk repairs related to utility work have been completed to the satisfaction of the Conover Public Works Department.

Item 11: Committee Reports

Members of Council gave their committee reports.

Item 12: City Manager's Report

Building Permits: The City issued twenty-two (22) building permits during the month of March 2025, totaling \$1,274,497. Included were fourteen (14) residential, five (5) commercial, two (2) industrial, and one (1) institutional permit.

Upcoming Holidays: City Hall will be closed on Friday, April 18th. Collections will occur on April 21st.

UPCOMING EVENTS FOR THIS MONTH:

- **Litter Sweep Event:** On Saturday, April 12th at 8:00AM, the City of Conover will host a Litter Sweep Event at Conover City Park.
- **Shop the Sidewalk – Conover’s Main Street Sale:** Event held on Saturday, April 19th from 10AM – 2PM
- **Walk for Autism:** Saturday, April 26th @ Great Hope Church

UPCOMING EVENTS FOR NEXT MONTH:

- **National Day of Prayer:** May 1, 2025 at 11:00AM at Amphitheater of Conover City Park
- **Cruz-In Car Show for a Cause:** On Saturday, May 3, 2025, the Conover Community Partners will be holding a Cruz-In at Conover City Park from 11AM – 6PM
- **Neighborhood Day:** This event will take place on Saturday, May 3, 2025 at Washington Park from 2PM – 7PM.
- **Conover in Full Bloom Concert:** On May 16th at 6 p.m., the City will host the Conover in Full Bloom Concert at Conover City Park featuring the band ***Blaze the City***. Proceeds will benefit Sipes Orchard Home

MINUTES FROM THE APRIL 7, 2025 CONOVER CITY COUNCIL REGULAR MEETING

Mayor Hayman credited the Fire Department for their work fighting the recent brush fire in Conover. It was the largest recorded fire in both Conover and Catawba County.

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:47 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

[MIN_FOOT]