



CONOVER

North Carolina

Conover City Council Regular Meeting
Conover City Hall Council Chambers
101 1st Street E, Conover
Monday, July 7, 2025 at 6:00 PM

I. CALL TO ORDER

Kyle J. Hayman, Mayor

II. INVOCATION

Rev. Ken Mann, In His Image Ministries

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

V. APPROVAL OF CONSENT AGENDA

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

Item 1: Approval of Minutes

1. June 2, 2025 Regular Meeting Minutes

Presented By: Kyle J. Hayman, Mayor

Item 2: Resolution 29-25: Re-appointment of Western Piedmont Regional Transit Authority Alternate

Presented By: Kyle J. Hayman, Mayor

Item 3: Proclamation: System Administrator Appreciation Day - July 25, 2025

Presented By: Kyle J. Hayman, Mayor

VI. BUSINESS AGENDA

Item 4: Comments from Visitors and Guests

Presented By: Kyle J. Hayman, Mayor

Item 5: Rezoning R25-03 for the property located in Whetstone Manor from R-9A-CD (Residential-Conditional District) to R-9A-CD (Residential-Conditional District)

- a. Public Hearing to Receive Comments on Proposed Rezoning**
- b. Ordinance 16-25: Zoning Ordinance Amendment**

Amendment to previously approved and partially developed Whetstone Manor
Conditional District

Presented By: Erik Schlichting, Planning Director

Item 6: Rezoning R25-05 for the property located at 4007 C&B Farm Rd from Catawba County R-20 (Residential) to Conover R-9A-CD (Residential-Conditional District)

- a. **Public Hearing to Receive Comments on Proposed Rezoning**
- b. **Ordinance 17-25: Zoning Ordinance Amendment**

Approval of rezoning request for 60+/- acres on C&B Farm Rd. Maximum of 164 single-family lots. From Catawba County R-20 (Residential) to R-9A-CD (Residential-Conditional District).

Presented By: Erik Schlichting, Planning Director

Item 7: Annexation Petition to Extend the Corporate Limits of the City of Conover for a Portion of Property Identified by Catawba County GIS PIN# 374316824893 (4007 C&B Farm Road, Conover) and Containing Approximately 60.918 +/- Acres

- a. **Public Hearing to Receive Comments on Proposed Annexation**
- b. **Ordinance 18-25: An Ordinance to Extend the Corporate Limits of the City of Conover, NC**

Presented By: Erik Schlichting, Planning Director
Stephanie Watson, City Clerk

Item 8: Resolution 30-25: Northeast Wastewater Treatment Plant Helene SRF Funding

Presented By: Brian Bradshaw, Public Utilities Director

Item 9: Committee Reports

Presented By: Kyle J. Hayman, Mayor

Item 10: City Manager's Report

Presented By: Tom Hart, City Manager

Item 11: Closed Session: Per General Statute 143-318.11(a)(3) to Consult with an Attorney Retained by Public Body to Preserve Attorney-Client Privilege

**and per General Statutes 143-318(a)(1) to Prevent Disclosure of Information
that is Privileged or Confidential**

Presented By: Kyle J. Hayman, Mayor

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.