



CONOVER

North Carolina

Conover City Council

Regular Meeting Minutes

Monday, October 6, 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, October 6, 2025 at 6:00 PM in the Council Chambers of Conover City Hall.

I. CALL TO ORDER

Presiding Official:

Mayor Kyle Hayman

Council Members Present:

Mayor Kyle Hayman

Mayor Pro Tem / 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, Fire Chief Mark

Stafford, Information Technology Director Chris Niver,

Deputy Fire Chief Jackie Lail, Police Sgt. Patrick Craig

II. INVOCATION

Mayor Hayman requested a moment of silence for Ginger Abernethy, a 25-year city employee who recently passed away. Rev. Brian Correll of Emmanuel Baptist Church led the invocation.

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF AGENDA

Motion was duly made by Council Member Fulbright, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt the Monday, October 6, 2025 Agenda.

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

V. APPROVAL OF CONSENT AGENDA

Item 1: Approval of Minutes

a. September 15, 2025 Regular Meeting Minutes

Mayor Kyle J. Hayman presented the September 15, 2025 Regular Meeting Minutes.

(September 15, 2025 Regular Meeting Minutes contained in Minute Book 21)

Item 2: Proclamation: Fire Prevention Week (October 5-11, 2025)

Mayor Kyle J. Hayman presented Proclamation: Fire Prevention Week (October 5-11, 2025).

(Proclamation: Fire Prevention Week (October 5-11, 2025) contained in the exhibit file called 2025 Proclamations.)

Item 3: Proclamation: National First Responders Day (October 28, 2025)

Mayor Kyle J. Hayman presented Proclamation: National First Responders Day (October 28, 2025).

(Proclamation: National First Responders Day (October 28, 2025) contained in the exhibit file called 2025 Proclamations.)

Adoption of Consent Agenda

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

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|-----------------|---|
| AYES: | Mayor Hayman, Mayor Pro Tem / 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.

Brad Seese of 306 Mooreland Drive, Conover and of Conover Community Partners thanked the city for co-sponsoring Conover's Boo-tiful Downtown Bash event in the park. He reported that

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the event was a major success with an estimated 2500 attendees.

Judy Rayburn-Young of 505 2nd St Pl NE, Conover (Conover Manor Townhouse Community) spoke of her concern about there being a lack of guidance on the use of home security cameras in the City's code. There is a potential for a privacy issue.

There being no further comments, Mayor Hayman closed the public comment period.

Item 5: Rezoning R25-07 for the property located at 1012 2nd Ave NW, Development of Deer Crossing, from NR (Neighborhood Residential) & CC (Corridor Commercial) to NR-CD (Neighborhood Residential-Conditional District).

- a. **Public Hearing to Receive Comments about the Proposed Rezoning**
- b. **Ordinance 27-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director, presented rezoning R25-07 for the property located at 1012 2nd Ave NW, Development of Deer Crossing, from NR (Neighborhood Residential) & CC (Corridor Commercial) to NR-CD (Neighborhood Residential-Conditional District). The request, if approved, would allow for a 46-unit townhome development. The project aligns with the city's Land Development Plan for higher-density housing near commercial centers. The developer's plan includes two-story townhomes with garages, a new public street, and a small park. The property has access to two NCDOT streets but the NCDOT did not want another access to Hwy 16. The NCDOT has requested access from 2nd Avenue (with 150 feet of stacking distance). During the Planning Board's meeting, there was some discussion about the entrance to 2nd Ave being too narrow to turn onto by a bus. The NCDOT has not requested any improvements to be made to that road. If the City requires it, the NCDOT would allow it. The developer is not interested in widening 2nd Ave. The Planning Board voted 5 to 1 in favor of this rezoning.

Will Clayton (design engineer for the project) of 2080 Singer Drive, Hickory, NC and Mike Matthews (RMR Construction Company) spoke briefly about the proposed project. On a tentative basis, the townhomes are two stories with anywhere from 1400 to 1800 heated square feet. Units would be built as the market demands. As for parking, each unit allows for one car in the garage and one in the driveway (two cars per unit) with four additional parking slots being located at the mailbox for overflow. Parking would not be allowed along the street. There was a brief discussion about the design of the buildings. The build schedule could take up to five years.

Concern was expressed by Council about the density of the proposed project being approximately 9.2 units per acre.

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

At 6:29 p.m., Mayor Hayman opened the public hearing.

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Vince Bowey of 1014 2nd Ave NW, Conover spoke in opposition to the rezoning as it doesn't feel like it falls in line with the City's and County's growth plan. This doesn't feel like infill but more like sprawl because of the distance from downtown. It does not fit with the sustainable goals of the City and County. At 9.2 units per acre, forty-six in five acres feels like a tremendous number. There are locations off of Thornburg Dr that are made of brick, have backyards, look like regular neighborhoods; a lot of which are single story that would be great for retirees. He didn't feel like a bunch of townhouses were the right way to go. Access to 2nd Ave can be difficult with only about four vehicles being able to fit at the stop sign. It is very difficult to get out of 2nd Ave on to Hwy 16. School buses have issues turning onto the road. If a school bus tries to turn onto the road, a car waiting there will have to back up. Density would cause potential traffic issues due to adding around 92 vehicles in the area that already has a development. He asked why the city would want to put high density housing in this area. Why is there a drive to add more high density housing? Mr. Bowey provided a copy of his presentation and a copy of a signed petition against the rezoning to Council that is hereby incorporated as a part of these minutes.

Melinda Parks of 1016 2nd Ave NW, Conover spoke about SR 2230 stating that it was not annexed into the City of Conover until not that many years ago. It was a dirt road when she lived there. She spoke in opposition to the rezoning due to traffic concerns. If there are 92 vehicles coming out on to 2nd Ave, there is not a lot of space for entry onto Hwy 16. There are many times during the day that you cannot make a left or right turn onto Hwy 16. The fear is that drivers will start using the neighborhood and cross over the dam. The people living there are responsible for the maintenance of the dam. She spoke of the petition that was signed. There really isn't a clear, solid plan. She calculated the cost to be \$167 to \$178 per square foot and said that you would not be able to build anything for that price, and it be good quality. The concern is that they are going to be built, purchased as an investment, and then sold as rental properties. When school buses come in, you have to back up your car to allow them onto 2nd Ave.

Brad Seese of 306 Mooreland Dr. NE spoke against the rezoning stating that he felt that the proposed development would bring too much density to the area. It is already zoned commercial corridor, and he expressed concern about what could be allowed in that zoning. That is way too many houses for that square footage being that close to the road. The area needs mid to low density. He expressed concern about the lack of additional parking as there would be no street parking. It is a lot for the city infrastructure to handle.

Sandy Dockery of 1025 2nd Ave NW, Conover spoke against the rezoning, stating that she had traffic concerns considering that the City has already approved other future developments in this area. There will be a ton of traffic in this area. She has already been rear-ended a few times. The proposed plans did not feel definite. She called Mike Matthews twice, and he had told her two different things. What is Mr. Matthews really building? Does he know? Or does it get approved, and he gets to build whatever he wants to build?

Will Clayton (design engineer for the project) of 2080 Singer Drive Hickory, NC stated that he understood people's traffic concerns, but they have done their due diligence and have spoken with NCDOT, which doesn't have that concern. The NCDOT has no plans to improve the

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road. For the project, they are proposing 46 units and if it is approved, they would only be allowed to build 46 units. Some may be one level and some may be two. This would be a local builder.

Don Daugherty of 1025 2nd Ave NW suggested that the Council look at the area and ask themselves, "If I lived at 2nd Ave, would I want that down at the end of my street?"

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

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

Council spoke of the concerns mentioned during the public hearing, which included what is allowed under the current zoning, the amount of density per acre in the proposed plan, potential traffic issues that the proposed plan might cause, the effect of this development with other developments planned for this area, and the overall need for affordable housing. The traffic issues at 2nd Ave and Hwy 16 were a concern, and the proximity of the entrance of this development to Hwy 16 was noted due to there only being a couple hundred feet for stacking. There was concern about the development on 10th and this proposed development (at 2nd) having entrances that are only a couple hundred feet apart.

There was some discussion about the possibility of petitioning NCDOT to expand the area at 2nd Ave and Hwy 16.

Item 5(b): Ordinance 27-25: Zoning Ordinance Amendment

Erik Schlichting, Planning Director presented Ordinance 27-25: Zoning Ordinance Amendment. Rezoning R25-07 for the property located at 1012 2nd Ave NW, Development of Deer Crossing, from NR (Neighborhood Residential) & CC (Corridor Commercial) to NR-CD (Neighborhood Residential-Conditional District).

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Members Powell, Green and Fulbright, to deny the adoption of Ordinance 27-25 and deny the zoning request R25-07 for the property at 1012 2nd Ave NW (PIN 374209254368), shown on map Exhibit A from NR (Neighborhood Residential) and CC (Corridor Commercial) to NR-CD (Neighborhood Residential – Conditional District), finding that it is not reasonable and in the public interest because: the proposal is not consistent with the City's Land Development Plan and proposed density is too high which will create traffic problems.

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

The request was DENIED by a motion of five (5) AYES, and zero (0) NOES.

(Draft Copy of Ordinance 27-25: Zoning Ordinance Amendment contained in exhibit file called 2025 Ordinances and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 6: Rezoning R25-09 for the properties located at 412 Rock Barn Rd NE, from R-9-CD (Residential-Conditional District) to R-9-CD (Residential-Conditional District).

- a. Public Hearing to Receive Comments about the Proposed Rezoning**
- b. Ordinance 28-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented rezoning R25-09 for the properties located at 412 Rock Barn Rd NE, from R-9-CD (Residential-Conditional District) to R-9-CD (Residential-Conditional District). This rezoning is for two pieces of property located along Rock Barn Road; specifically the location of the Conover Mobile Home Park. Sewer is adjacent to the property and water runs along Rock Barn Road and Brandywine Drive. The Future Land Use Development Plan Map shows this area as medium to high density residential. This mobile home park was developed prior to being within the City's limits. Currently, there are approximately 10 mobile homes on the property. In the past, this property had issues with both septic and water and at that time, the owner was asked by the City to be placed on the city's water and sewer, but the owner declined. The current plan with 70 townhomes was presented to NCDOT and will have access on Brandywine Drive NE. The current mobile home entrance at Rock Barn Road would not be used and no improvements along Rock Barn Road are required by NCDOT. This is the third plan the Planning Board has seen for this property. This is the first time that a plan for this property has been brought before the Council. What is being presented is the proposed preliminary plan. Potential traffic issues were noted. The Planning Board voted 7-0 to approve the rezoning request with the added condition that Brandywine Dr be brought up to current City standards. Upon further review of the street, while the street would not serve a ladder fire truck, it is adequate for our city streets and the City would and have, in the recent past, approved streets of that width with other conditional districts. The street is not on the list to be repaved in the immediate future. There was some discussion about having a right turn only at the intersection off of Brandywine. There was some discussion about the location of the flood zone on the property. There was much discussion about why the NCDOT did not want an entrance off of Rock Barn Road with the main reason being safety. Different options for entrance/exit safety were discussed.

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Lisa Valdez (attorney of Pope McMillan Kutteh & Schieck in Statesville) spoke on behalf of the property owner and gave a brief presentation of their proposal. Approximately 3.5 of the 8 acres are set aside for open space, including the dog park area and walking trail. Details of the proposed design of the homes were given. The homes would be a combination of two, three, and four bedrooms with some locating the master bedroom on the first floor. This meets many points of the City's Land Use Plan. The property is currently not vacant, and it meets the definition of infill. It is closer to downtown and would allow for walkability. It would be approximately 8.5 to 8.6 units per acre. The access is onto Brandywine Road. The developer has addressed concerns, including adding a right out onto Brandywine so that there is a deterrent to cut through the neighborhood. It also meets the middle market in the Land Use Plan. If it is important to Council, her client would be willing to make it a right out exit only if the NCDOT approves it. He was informed by NCDOT that the safer access was on Brandywine and that is why the design before Council is the way it is. She spoke of potential design issues if this was done.

Brad Richard (the applicant) stated that the project will use local contractors and would be in two phases. The units would be individually deeded. Square footage will be between 1,100 to 1,600 square feet.

There was some concern about where and how school buses would travel in this area.

Item 6(a): Public Hearing to Receive Comments about the Proposed Rezoning

Mayor Hayman opened the public hearing at 7:28 p.m.

Mike Martin of 412 Rock Barn Road #27 stated that he had been there for 48 years, and it still is a nice place and that they keep it clean. Everyone there is on social security, and they have nowhere to go. He spoke about the current issues with traffic. There is a school bus that stops there at Brandywine at 3:15 in the afternoon. If you have tried to get out at certain times onto Rock Barn, it is impossible. There will be more traffic once Sheetz is built. He would not be able to move his mobile home to another location if the property was rezoned. He did not have anywhere to go. He wanted to know his options. He (as the manager) spoke of the effort to keep this area clean and the lack of police calls. He asked if they could put this off until they could find another place to go or see what their options were.

Vicky Martin of 412 Rock Barn Road #27 stated that they have been there 48 years, and they did not know what they would do if the park is gone. She hoped the City would deny the request. The residents have no options available to them as far as moving that they can afford. There is nowhere that they could move the trailer to.

Samantha Glidden of 102 Brandywine Dr stated that she had been at her current address for almost 15 years. She agreed that the city needs more housing. She agreed that the trailer park is a bit of an eyesore. The proposed plan puts a big burden on Brandywine as the community because since the 90s, they have been told that Brandywine is private, so they have maintained it. Now they are being told that it is public. The road is not wide enough to go into this new development. There are 300 vehicles now and this proposal could bring 175 more to this

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area. Brandywine is not big enough to handle it. If it can't be stopped, she asked that the deceleration lane be made longer. She expressed concern about the proposed location of the road access. She asked that the road be moved up to behind building A and B so that headlights would go into a dumpster. She spoke further of the maintenance she had done to the road.

Beth Wilson of 412 Rock Barn Road stated that she has been at this location for forty-three to forty-four years. Some units may be an eyesore, but that is on the landlord. This community does not bother anyone or cause any problems. We may need homes, but she asked that Council think of the senior citizens. She is on a fixed income and doesn't have the money to rent an apartment. Local senior center places have a one-to-two year waiting list. She has nowhere to go.

Jack Davis of 102 Brandywine Dr Unit C spoke about maintaining the drive for 30 years. The exit would point headlights directly into his bedroom. He asked who would maintain the drive in the future. Who would be responsible for it? He stated that the access road with the right turn only would be easy to hop. Even if the current driveway access point might be a problem, the NCDOT did not say no. They just didn't say yes. He proposed that the owner go back to the NCDOT and explain that the current drive would be where the driveway is going to be and get their approval. This is not asking too much.

Kevin Hefner of 102 Brandywine Bldg A stated that he has been there a number of years, and he has been witness to a number of traffic accidents there. It does concern him with the bus stop being right there. There is a hazard to children. He has seen local law enforcement traveling at high speed in that area when there is an emergency.

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

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

Council spoke briefly about concerns of density highlighting traffic pattern concerns and safety concerns for children. Concern was also given for the current residents.

Item 6(b): Ordinance 28-25: Zoning Ordinance Amendment

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to continue this item until the Monday, November 3, 2025 Council Meeting at 6:00 p.m.

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

Item 7: Ordinance 29-25: An Ordinance Amending the 2025-2026 Budget Ordinance

Tom Hart, City Manager presented Ordinance 29-25: An Ordinance Amending the 2025-2026 Budget Ordinance. The proposed ordinance established fees for the new columbarium at the city cemetery, which has become necessary as only 28 burial plots remain in the city. The first unit contains 48 niches for cremated remains. The proposed fee structure, designed to recoup costs, was \$1,599 for residents and \$5,000 for non-residents. During discussion by Council, it was suggested that the resident fee be rounded to an even number for simplicity, so the fee for residents was raised to \$1,600.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 29-25: An Ordinance Amending the 2025-2026 Budget Ordinance with an amendment to raise the fee for residents from of \$1,599 to \$1,600.

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

(Ordinance 29-25: An Ordinance Amending the 2025-2026 Budget Ordinance contained in the exhibit file called 2025 Ordinances and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 8: Resolution 32-25: A Resolution Authorizing the City of Conover to Amend and Restate the Agreement for Legal Counsel

Tom Hart, City Manager presented Resolution 32-25: A Resolution Authorizing the City of Conover to Amend and Restate the Agreement for Legal Counsel. The resolution would be to approve an amendment to the agreement with the city attorney. The primary change is the removal of the monthly retainer in favor of a new billable hour rate, meaning the city will be invoiced for the actual hours of service provided.

Motion was duly made by Council Member Powell, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Resolution 32-25: A Resolution Authorizing the City of Conover to Amend and Restate the Agreement for Legal Counsel.

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

(Resolution 32-25: A Resolution Authorizing the City of Conover to Amend and Restate the Agreement for Legal Counsel contained in exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

Item 9: Committee Reports

Members of Council gave their committee reports.

Item 10: City Manager's Report

Building Permits: The City issued nineteen (19) building permits during the month of September 2025, totaling \$2,130,451. Included were nine (9) residential, six (6) commercial, three (3) industrial, and one (1) institutional.

UPCOMING EVENTS FOR THIS MONTH:

- **National Night Out:** Tuesday, October 7th at 5:30 p.m. at City Park
- **Reading Garden Grand Opening:** Tuesday, October 7th at 6:30 p.m. at City Park
- **Mayors/Chairs/Managers Meeting:** Thursday, October 9th at 6:00 p.m.
- **Farmers Market Extra Date:** Saturday, October 11th
- **Employee Appreciation Lunch:** Wednesday, October 15th at Noon
- **Ribbon Cutting at Schwarzbar Ale House:** Thursday, October 16th
- **Concert:** Friday, October 17th
- **Strategic Planning Meeting:** Wednesday, October 22nd at 10:30 a.m.
- **Farmers Market Extra Date:** Saturday, October 25th

VII. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:14 p.m.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk

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CITY OF CONOVER
ORDINANCE 27-25
ZONING ORDINANCE AMENDMENT

WHEREAS, RMR Construction Co., Inc., the owner, submitted rezoning request R25-07 to the City of Conover on June 3rd, 2025 to rezone a 5.0+/- acre property at 1012 2nd Ave NW (Catawba County PIN 374209254368), and

WHEREAS, the request is to rezone this area of the parcel, currently zoned CC (Corridor Commercial) and NR (Neighborhood Residential) to NR-CD (Neighborhood Residential – Conditional District) for the purpose of a single-family attached (townhome) residential development, 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 September 9th, 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 October 6th, 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 CC (Corridor Commercial) and NR (Neighborhood Residential) to NR-CD (Neighborhood Residential – Conditional District):

Being all of Lot “2” on a plat of Subdivision for Horace J. Isenhower, Jr. recorded in Plat Book 67, Page 104, Catawba County Registry, reference to said plat being made for a more particular description.

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 the City Planner is directed to update the Land Development Plan: Future Land Use Map for this parcel to “Medium-High Density Residential

Section 4. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

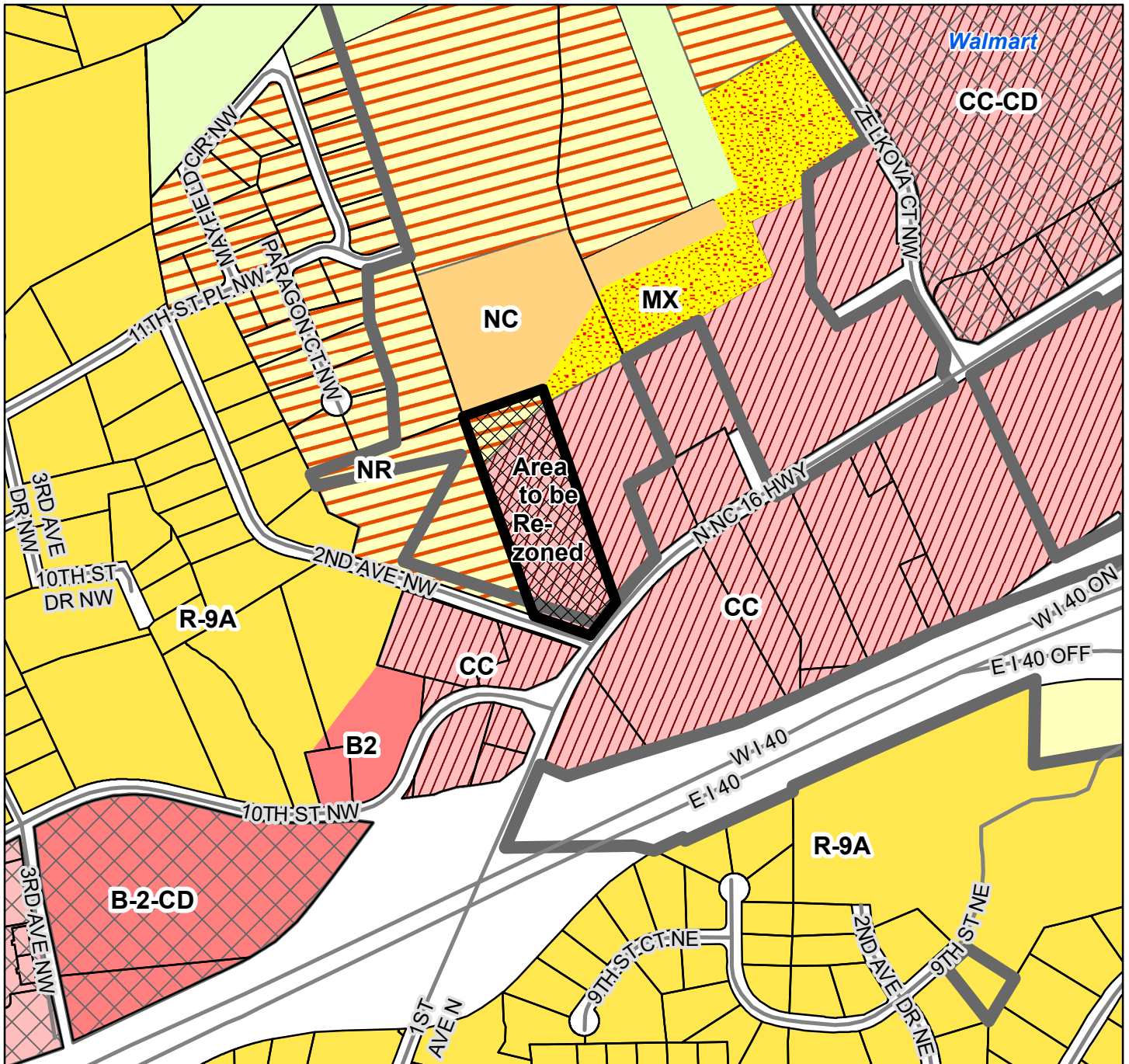
Section 5. That this ordinance shall be effective from its passage.

Adopted this 6th day of October, 2025

Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk

EXHIBIT A



Legend

- | | | | | | |
|--|--------------------------------|--|-----------------------------|--|----|
| | Area to be Re-zoned | | CC Corridor Commercial | | CD |
| | B-1 Neighborhood Business | | NR Neighborhood Residential | | |
| | B-2 Highway Business | | MX Mixed Use | | |
| | R-20 Residential General | | NC Neighborhood Center | | |
| | R-9A Residential Single-family | | OS Open Space | | |
| | City limits | | | | |

REZONING R25-07

RMR Construction Co., Inc. - PROPERTY

Being all of PIN: 374209254368
Consisting of: 5 +- Acres

From CC (Corridor Commercial) and NR (Neighborhood Residential),
To NR-CD (Neighborhood Residential - Conditional District)



0 250 500 1,000 Feet

1 inch = 500 feet

Exhibit B

Conditional notes – R25-07: 1012 2nd Ave NW, RMR Townhomes

- 1.) THE PROPERTY SHALL BE ANNEXED INTO THE CITY OF CONOVER PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- 2.) THE DEVELOPMENT SHALL CONSIST OF A MAXIMUM OF 46 DWELLING UNITS.
- 3.) BUILDING ELEVATIONS, MATERIALS AND DESIGN SHALL SUBSTANTIALLY MATCH THE DESIGN APPROVED AS PART OF THIS PRELIMINARY PLAN.
- 4.) BUILDINGS SHALL NOT EXCEED 35' IN HEIGHT.
- 5.) BUILDING SETBACKS ARE APPROVED AS SHOWN ON THIS SITEPLAN.
- 6.) ALL STREET CONSTRUCTION SHALL BE APPROVED BY THE CITY OF CONOVER AND BE BUILT TO CITY OF CONOVER STANDARDS AND DEDICATED TO THE CITY UPON COMPLETION.
- 7.) ALL SIDEWALKS SHALL BE BUILT TO CITY OF CONOVER STANDARDS AND BE ADA COMPLIANT.
- 8.) ALL DRAINAGE FEATURES OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE PRIVATELY MAINTAINED.
- 9.) ALL STORMWATER RETENTION FEATURES AND CONVEYANCES SHALL BE CONSTRUCTED TO THE CITY'S STANDARDS AND BE PRIVATELY MAINTAINED.
- 10.) ALL WATER AND SEWER UTILITIES CONSTRUCTED AS PART OF THE CITY'S UTILITY SYSTEM SHALL COMPLY WITH CITY'S REQUIREMENTS FOR MATERIALS, SIZES AND LOCATION.
- 11.) MAIL SERVICE SHALL BE VIA MAIL KIOSK(S).
- 12.) NO UTILITY METERS, CLEANOUTS, OR SERVICE BOXES SHALL BE INSTALLED IN ANY SIDEWALK, CURB, OR DRIVEWAY.
- 13.) DEVELOPER WILL COORDINATE WITH DUKE POWER TO DEVELOP AND IMPLEMENT A LIGHTING PLAN.
- 14.) STREET PLANTINGS MAY BE SUBJECT TO FIELD ADJUSTMENTS TO ACCOMMODATE REDUCING CONFLICTS WITH SIGHT LINES AND UTILITY PLACEMENT.
- 15.) OPEN SPACE, RECREATION SPACE AND OTHER AMENITIES SHALL BE PRIVATELY MAINTAINED AND RESERVED EXCLUSIVELY FOR USE BY THE RESIDENTS OF THE DEVELOPMENT.
- 16.) FINAL PLANS WILL BE REVIEWED AND APPROVED BY THE CONOVER TECHNICAL REVIEW COMMITTEE PRIOR TO CONSTRUCTION.
- 17.) 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 HEIGHTS UP TO 10% OR BUILDING SIZE UP TO 5%. ANY INCREASE IN DENSITY SHALL REQUIRE AN AMENDMENT TO THIS DEVELOPMENT APPROVAL.
- 18.) THE DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY OF CONOVER PRIOR TO STARTING CONSTRUCTION.

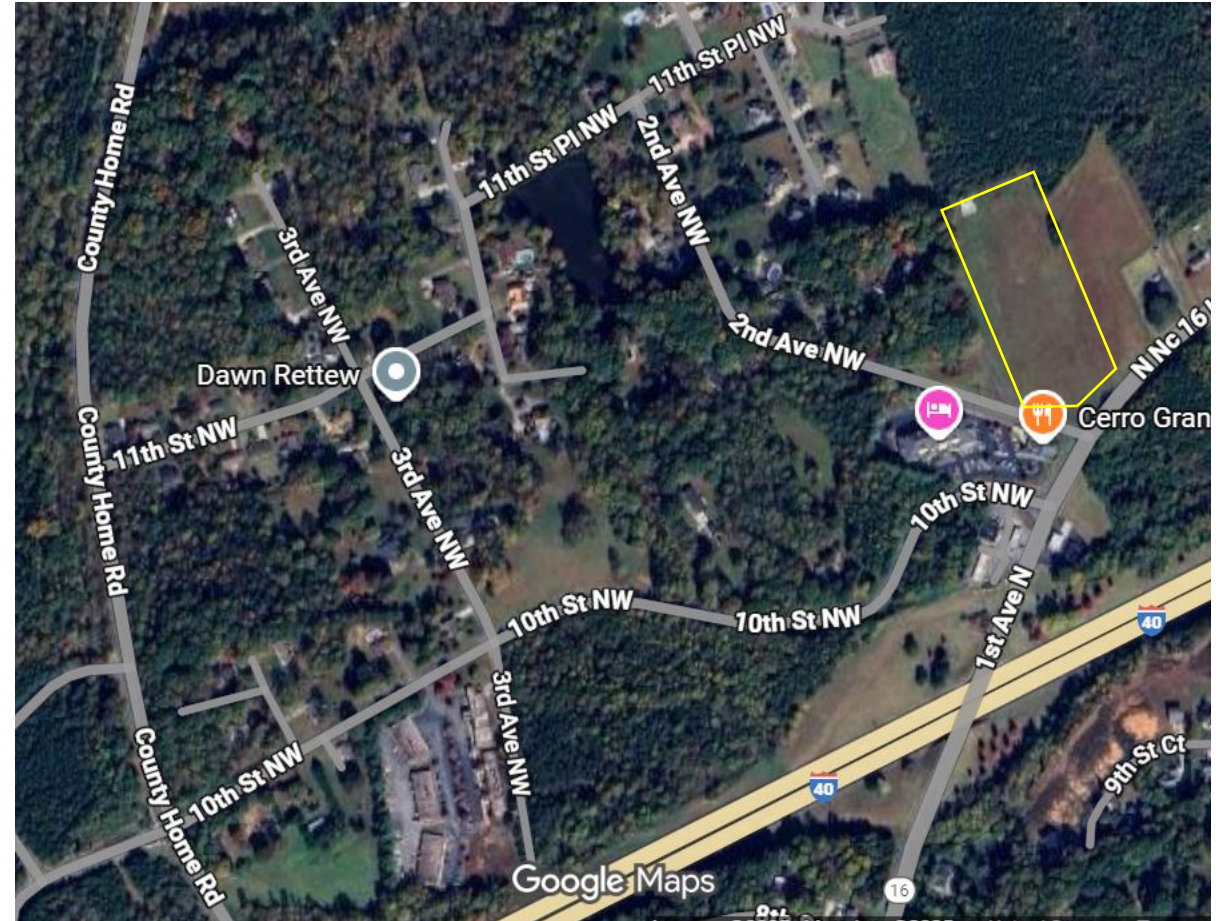
RMR Construction Co., Inc. agrees to the terms of the Conditional Development Notes and the other exhibits referenced in the Ordinance.

DEVELOPER

DATE

Neighborhood Reactions to the Rezoning of 1012 2nd Ave NW and the Deer Crossing Townhome Development

29 September 2025



Deer Crossing's Alignment with City & County Growth Policies?

This Development is Inconsistent with the Catawba County Comprehensive Plan (Draft, March 2024):

- The plan recommends density maximums for multifamily uses, focusing growth where water/sewer and multi-modal transport exist.
- It projects corridors like **NC Hwy 16 nearing capacity** by 2050, with widening projects (e.g., Startown Road Extension near Conover) not yet fully funded.
- The plan requires new developments to demonstrate infrastructure readiness and **reduce density** in non-sewered or traffic-constrained areas: the plan clearly states: "Promote mixed-use development only in areas with water, sewer, and transportation infrastructure" (p. 45-50 in the draft). *Available at catawbacountync.gov.*

This Development is Inconsistent with Conover's 2022 Land Development Plan (updated to 2030):

The plan guides for quality development; recent approvals (e.g., 99-townhome project on Rock Barn Rd.) were in areas with better access, **unlike this site's "double intersection."**

This rezoning conflicts with City & County sustainable growth goals.

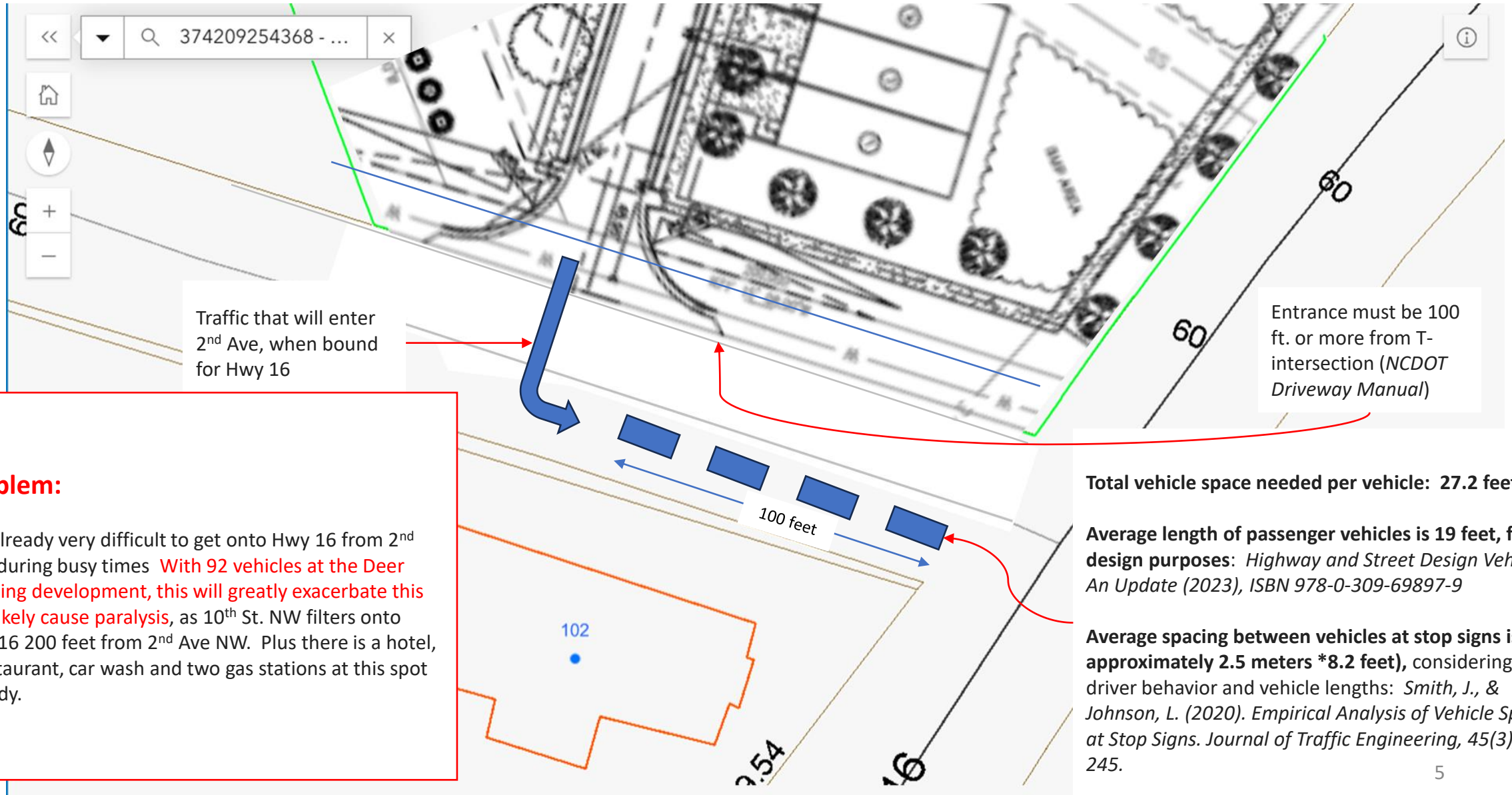
At ~9.2 units per acre, this development exceeds recommended densities for transitional areas near rural/residential zones.

Especially given the site's proximity to an established single-family neighborhood and limited road capacity.

Plus, this site lacks the "higher-classified transportation facilities" needed for higher-density housing.

Proposed Deer Crossing Development...

46 townhomes on 5 acres at a busy, dangerous intersection will cause many problems



Problem:

It is already very difficult to get onto Hwy 16 from 2nd Ave, during busy times **With 92 vehicles at the Deer Crossing development, this will greatly exacerbate this and likely cause paralysis**, as 10th St. NW filters onto Hwy 16 200 feet from 2nd Ave NW. Plus there is a hotel, a restaurant, car wash and two gas stations at this spot already.

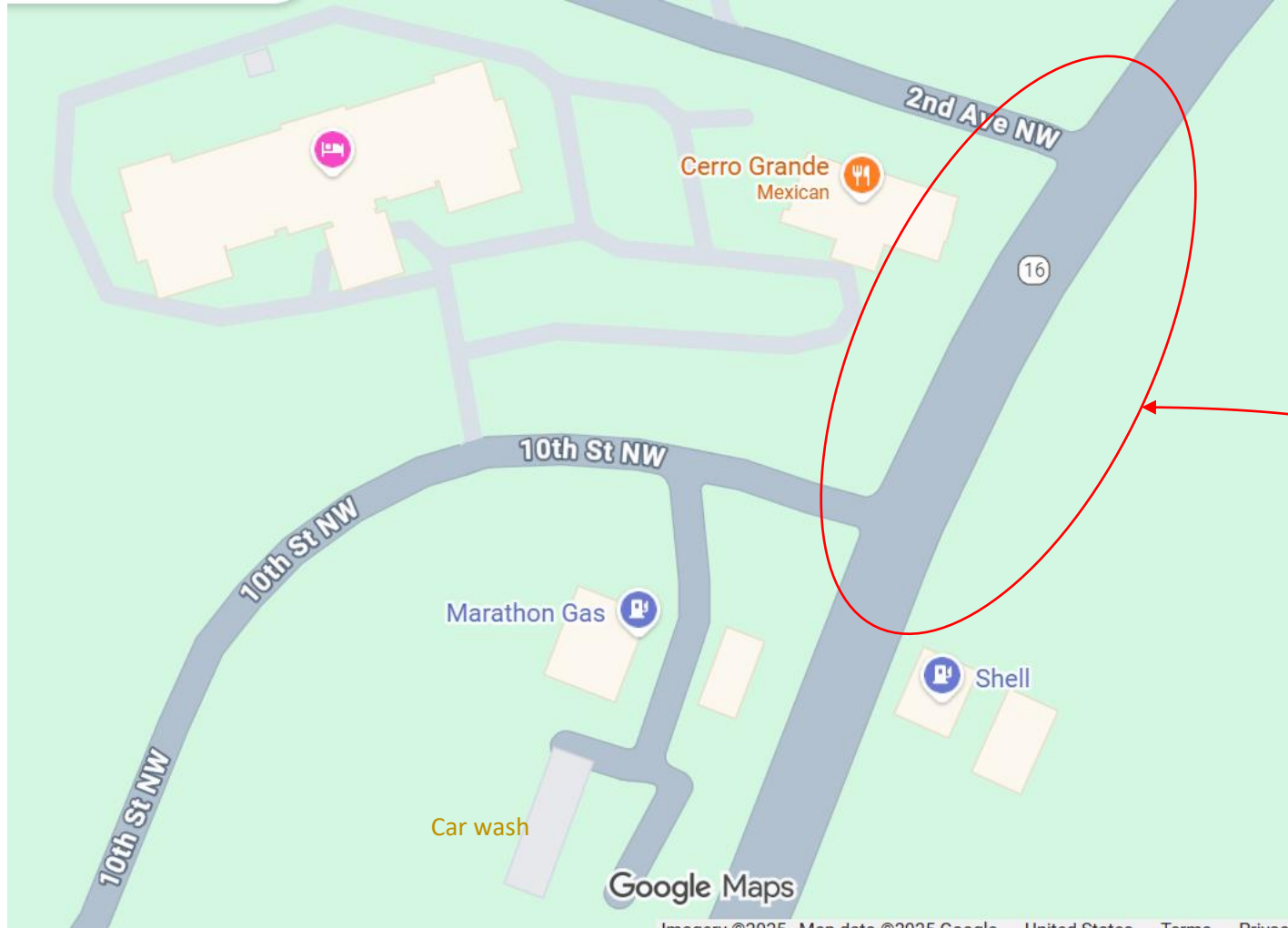
Total vehicle space needed per vehicle: 27.2 feet

Average length of passenger vehicles is 19 feet, for design purposes: *Highway and Street Design Vehicles: An Update (2023)*, ISBN 978-0-309-69897-9

Average spacing between vehicles at stop signs is approximately 2.5 meters *8.2 feet), considering typical driver behavior and vehicle lengths: *Smith, J., & Johnson, L. (2020). Empirical Analysis of Vehicle Spacing at Stop Signs. Journal of Traffic Engineering, 45(3), 234-245.*

The intersection of 2nd Ave NW and Hwy 16 is really a double intersection...

And it is already dangerous and difficult to navigate



The proximity of 10th to 2nd is already a dangerous confluence of multiple roads

- Southbound 16 traffic that signals right turns are often misconstrued as turning on 2nd, when they intend to turn on 10th. **This is causing people to start out onto 16 from 2nd in front of oncoming traffic that is proceeding down to 10th to turn.**
- Getting out of 2nd is almost impossible if there is a lot of traffic filtering from 10th onto 16 – this will get MUCH worse with the new housing development (of 72 townhomes) on 10th
- It will get even worse if 46 units are put onto 1012 2nd

These concerns about safety are not unfounded...

This table uses reported data from 2018 (bi-annual report, annualized estimate) and projects 2020-2025 based on a 3.8% statewide annual increase in crashes (from 2022-2023 NCDOT trends), adjusted for local patterns.

Recent incidents include:

- A crash at **Hwy 16 / 2nd Ave** in Nov 2024 (2 injured)
- A crash at nearby Hwy 16 / 1st Ave in Feb 2025.

| Year | Reported/Estimated Crashes at Hwy 16 @ Northern Dr. NW | Notes on Local Trends |
|------|--|--|
| 2017 | 5 | Baseline from Conover PD; pre-growth surge. |
| 2018 | 7 (Jan-Jun; ~14 annualized) | From Conover Bi-Annual Report; top-10 high-crash spot. |
| 2020 | ~5 | Est. dip due to COVID; county total 1,212 crashes. |
| 2021 | ~6 | Rising with traffic rebound; county 1,169 crashes, 23 fatalities. |
| 2022 | ~6 | County peak 1,205 crashes, 35 fatalities; 739 total in Conover. |
| 2023 | ~7 | 3.8% statewide rise; county 1,166 crashes, 25 fatalities; 6 at Northern Dr. (Jan-Jun snippet). |
| 2024 | ~7 (proj.; +1 confirmed nearby) | Partial year; county est. ~1,100; Nov 2024 incident at 2nd Ave. |
| 2025 | ~8 (proj. to Sep) | Early year; Jan & Feb incidents on Hwy 16 in Conover. |

Adding ~92 vehicles from the development could increase risks by 20-30% per traffic models.

Neighborhood reaction to this proposed rezoning and development

| Situation | Problem |
|---|---|
| <p>1. The plan is for 46 townhomes to be built over the next 5 years, starting with 4-5 townhomes and if they sell, they may then build the next 4-5 more... based on market conditions.</p> | <ul style="list-style-type: none">▪ This will subject the existing neighborhood and all through traffic at the intersection of 2nd Ave, 10 St. and 16 to construction vehicles over a 5 years span!▪ This could result in “half-done” construction if market conditions soften and leave the neighborhood with a construction site at its entrance. |
| <p>2. The developer is building for 2 cars per townhome. Thus 92 vehicles coming in and out onto 2nd Ave NW and attempting to get onto Hwy 16 either North or South. There is only ~100 feet between the driveway and HWY 16 or ~3 car lengths.</p> | <ul style="list-style-type: none">▪ See diagram on Page 5.▪ This will create chaos and perhaps extended periods of traffic paralysis during school bus transit periods.▪ This will expose the current residents to high degrees of danger, along with anyone else trying to get onto or off Hwy 16 onto 2nd Ave |
| <p>3. There is already an approved 72 townhome development on 10th... effectively at the same intersection</p> | <ul style="list-style-type: none">▪ 72 townhomes, plus 46 townhomes will produce 236 additional vehicles to an already precarious “double intersection”. This many additional vehicles will cause paralytic queues at the stop signs getting onto Hwy 16. |

This development will strain local schools from increased population

Catawba County Schools:

- Serves 15,678 students across 28 schools
- Enrollment growth has prompted discussions on capacity expansions
- Newton-Conover City Schools has ~3,000 students and is now considering a merger due to projected increases.
- Accordingly, county schools' community conversations show "Increasing student enrollment has created demand for more classroom capacity" (catawbасhools.net).

NC Department of Public Instruction data:

- Chronic absenteeism in Newton-Conover is 26% (2024), partly due to overcrowding
- State goal for absenteeism is 11%.
- **Adding density without planning could worsen this.**



This rezoning contributes to system-wide school strain.

Estimate 92-184 new residents (assuming 2-4 per townhome).

Thus ~20-40 new students estimated (based on NC averages of 0.4-0.8 students per household).

Catawba County schools are already facing growth pressures, and adding families could exacerbate overcrowding, leading to larger class sizes or the need for costly expansions.

Neighborhood reaction to this proposed rezoning and development

| Situation | Problem |
|--|--|
| <p>4. The paralysis caused at the stop sign at 2nd Ave and Hwy 16 will result in traffic being forced to go north on 2nd Ave – toward County Home Road</p> | <ul style="list-style-type: none"> ▪ There are already many cars coming through the neighborhood from County Home Road. Many of these cars travel at excessive speeds with no regard to current stop signs in place. ▪ The increased traffic through the neighborhood causes concern for the homeowners on the pond. They are responsible for the maintenance of the dam and property. 11th St Pl NW is the “dam” that holds the pond in its perimeter. Extra traffic and weight on the dam road could compromise the integrity of the structure. |
| <p>5. Per discussions with NCDOT engineers, entrance to the proposed townhouse complex would not be allowed off Hwy 16 as it would “bottleneck” Hwy 16. Entrance would need to be off 2nd Ave NW but there was no good solution. Entrance should be as close as possible to 1014 2nd Ave NW property owned by Vince Bowey. The NCDOT stated this was a small project and no funds would be warranted or allocated. We were referred to the NCDOT Policy on Street and Driveway Access.</p> | <ul style="list-style-type: none"> ▪ This policy has been reviewed and the primary question is, Has a permit been submitted? <i>“A Street and Driveway Access Permit (referred to as “PERMIT”) is issued by the NCDOT District Engineer” (See Appendix 2, page 68 for list of Division and District Offices) and is for street and driveway connections to the State Highway System.” Both Hwy 16 and State Rd 2230 aka 2nd Ave NW are both state maintained roads.</i> |

Dam integrity and safety risks from traffic weight

C DEQ Dam Safety Program:

- Oversees 3,000+ dams
- 23% high-hazard, 10% deficient (ASCE Infrastructure Report Card, 2021)
- Helene (2024) exposed risks, with 205 poor-condition high-hazard dams statewide (WXII, 2025).
- One-third of dams are over 50 years old (deq.nc.gov).
- **Traffic on dam roads is a noted factor in integrity loss.**



Increased vehicle weight/volume could cause structural failure of the dam, especially post-Helene.

- The dam next to 11th St Pl NW has not been strengthened or serviced since it was built
- Since Helene, statewide dam vulnerabilities are now apparent
- This dam has not been evaluated for structural integrity since Helene

Conover's infrastructure capacity is not ready for this (Water, Sewer, and Utilities)

Conover 2023 Annual Wastewater Report:

- Indicates the plant handles aging infrastructure, with \$7M in upgrades underway
- This report says it "Deals with aging infrastructure every day" (conoverncc.gov/DocumentCenter/View/479).
- Total sewer mains: 124 miles, **capacity strained by growth**.

Catawba County Utilities:

- Partners with municipalities to extend services, but prioritizes infill;
- State funding (e.g., via DEQ's Water Infrastructure Authority) is competitive, with fall 2023 applications showing high demand for wastewater projects.
- Water plant capacity: 2M gallons storage, **but growth** (e.g., 597 approved townhomes citywide) **could exceed it without assessments**.

NC DEQ Division of Water Infrastructure:

- Environmental reviews are required for funded projects, however, even if private developments like this do not trigger full assessments, **one is really still needed by the City**.

The development will overburden aging water/sewer infrastructure, risking service disruptions or rate hikes.

The development assumes existing utilities can handle it, but Conover's systems are aging and under upgrade.

There is already demand from other projects (e.g., the 72-unit development on 10th St.).

This could highlight hidden costs to taxpayers for expansions.

Environmental impacts, including stormwater runoff and watershed protection

Catawba County Comprehensive Plan:

- Enforces Water Supply Watershed Regulations limiting impervious surfaces
- This report says the county must: "Maintain protections for water resources" (p. 120-130). The Catawba River provides drinking water—impaired streams nearby face pollution risks.
- **Supports cluster developments to preserve open space.**

NC Environmental Quality (DEQ):

- No full EIS required for private housing, but local rules apply
- Climate change studies show **NC housing values dropping 72% in counties due to flood risks** (WRAL, April 2025).



This development does not align with sustainability concerns in the county plan.

Environmental risks like runoff into the nearby pond (potentially part of the Catawba River watershed), habitat disruption, or flooding.

Townhomes on 5 acres increase impervious surfaces.

Increased impervious surfaces will heighten flood risks and pollute local water bodies – especially in a flood-prone state

Neighborhood reaction to this proposed rezoning and development

| Situation | Problem |
|---|---|
| 6. Target price of \$250,000 is set for the 46 townhomes | <ul style="list-style-type: none">▪ This is the target price for investors...▪ This will result in investors buying properties to <u>rent out</u> and result in renters, with no vested interest in the neighborhood |
| 7. The current approved City of Conover plans include 597 townhomes; 508 single family homes, 72 apartments and 8 duplexes already approved. Note these numbers exclude the 49 townhomes where approval has expired as well as the 230 townhomes already built. | <ul style="list-style-type: none">▪ If the City of Conover wants to add housing opportunities we do not believe townhomes and apartments are the answer▪ What is needed in Conover are residential options similar to Cambridge Place. One level, 2 bedroom, 2 bath condominiums which can further enable elderly citizens wanting to downsize with no yard work.▪ This will result in sales of their family homes, which can be bought by incoming residents... obviating the need for investor-grade townhomes and apartments |
| 8. The addition of lower-cost housing in the neighborhood will threaten and potentially lower the value of adjacent homes | <ul style="list-style-type: none">▪ Adding investor grade housing will not be good for the property values of the existing residents |

Conclusion

1. **Bad Plan:** A “wishy washy” bit-by-bit plan for development is not good enough for the neighborhood. A firm, multi-phased and properly financially-backed development plan is the only acceptable solution for development. A **5-year plan** for construction chaos in the neighborhood is also unacceptable.
2. **Too Many Units:** 46 units is way too many units for the intersection with Hwy 16 and 10th St, especially given the already approved 72 units on 10th St. This **PUTS RESIDENTS OF THIS NEIGHBORHOOD IN DANGER**. It also will cause major traffic problems, which directly lower our quality of life.
3. **This Will Drive Renting:** \$250,000 price point townhomes are unacceptable. This will simply invite **investors and renters**.
4. **Road Inadequate:** 2nd Ave NW is too narrow. It must be widened to accommodate **school buses**, etc.
5. **This Will Drive Down Our Home Values:** Regular, single-family homes with front and rear yards would be more suited to this property, or homes on a single level for retirees, in order to **protect the home values of the existing neighborhood**.
6. **This Puts Residents At Risk:** Increased traffic through the neighborhood could cause a failure in the dam and accidents in the neighborhood – **putting lives and properties at risk**.
7. **This Strains The School System:** Catawba County schools are already facing growth pressures, and **adding families could exacerbate overcrowding**, leading to larger class sizes or the need for costly expansions.
8. **This Strains Our Infrastructure:** The development will overburden aging water/sewer infrastructure, **risking service disruptions or cause rate hikes**, which existing residents will be forced to pay.

There are too many negative impacts and new risks driven from this plan.

We oppose this plan.

NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|---------------------|----------------------------------|
| | Name | Address |
| 2 | Melinda Kayla Parks | 1016 2nd Ave NW |
| 3 | Joe Baur | 1016 2nd Ave NW |
| 4 | Jeff Taylor | 1020 2nd Ave NW |
| 5 | Peggy Buchanan | 1021 2nd Ave NW |
| 6 | Jim Buchanan | 1021 2nd Ave NW |
| 7 | Karen Hogle | 1030 2nd Ave. NW |
| 8 | Bob Hogle | 1030 2nd Ave NW |
| 9 | Bob Goodson | 202 11th St PL NW |
| 10 | Lois Goodson | 202 11th St PL NW, Conover |
| 11 | Deborah | 1025 2nd Ave NW |
| 12 | Sandy Docherty | 1025 2nd Ave NW |
| 13 | Ana Marie Blackman | 1023 2nd Ave NW, Conover |
| 14 | Thomas Hall | 1103 3rd Ave Dr NW Conover NC |
| 15 | Donnie Hall | 1103 3rd Ave Dr NW Conover NC |
| 16 | Charles Paulson | 1107 3rd Ave Dr NW Conover, NC |
| 17 | Ch Pich | 1107 3rd Ave Dr NW. Conover, NC. |
| 18 | Luana Wright | 1109 3rd Ave Dr NW Conover NC |
| 19 | Charles Leshoe | 1104 3rd Ave Dr NW Conover, NC |
| 20 | Nancy (Mrs) | 1421 3rd Ave Dr NW Conover, NC |
| 21 | Amber Hayle | 735 10th St Dr NW Conover NC |
| 22 | Chris Hayle | 735 10th St Dr NW Conover NC |
| 23 | Jocan Dotson | 730 10th St Dr NW Conover NC |
| 24 | Phyllis | 1100 3rd Ave Dr NW Conover NC |
| 25 | Logan Luangkhot | 1102 3rd Ave. Dr NW Conover NC |
| 26 | April Luangkhot | 1102 3rd Ave. Dr NW Conover NC |
| 27 | Arnell Hester | 1013 3rd Ave NW Conover NC |
| 28 | NO | 1025 3rd Ave NW Conover NC |
| 29 | RODNEY BURNS | 1108 3rd Ave Dr NW Conover NC |
| 30 | CARRIE HUSSEY | 1108 3rd Ave Dr NW Conover NC |
| 31 | Solvi Pops | 302 11th St NW Conover NC |

I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|------------------------------|--------------------------------------|
| 1 | Name | Address |
| 2 | Mary Logan | 203 8th St NE |
| 3 | Nancy Proedemont | 109 8th St. NE |
| 4 | Sam Not | 107 8th St NE |
| 5 | Charley Coulter | 804 1st Ave North |
| 6 | Dondra Blazer | 102 8th St NE |
| 7 | Viv B. Mull | 810 1st Ave N. |
| 8 | Neel R. Mull | 810 1st Ave N. |
| 9 | Suzanne LaFong | 708 1st Ave N |
| 10 | Dale LaFong | 708 1st Ave N |
| 11 | Debbie May | 608 1st Ave N. |
| 12 | Christina May | 608 1st Ave N. |
| 13 | Jane Barnica | 609 1st Ave N |
| 14 | William Sherrod | 606 1st Ave N. |
| 15 | Toni + Russell Cooper | 108 6th St. N.W. CONOVER, NC |
| 16 | Cilla Fox | |
| 17 | Sam Kuh | 604 2nd Av NW Conover NC |
| 18 | Paula Kuh | " " " " " |
| 19 | John | 610 2nd Ave NW, Conover, NC |
| 20 | James Barber | 609 2nd Ave NW |
| 21 | Dump Herbst | 512 3rd Ave NE |
| 22 | Heather Hubert | Conover, NC 28613 |
| 23 | Jana Dressley | 709 2nd Ave NW Conover |
| 24 | Michael Styer | 712 2nd Ave NW Conover |
| 25 | Samantha Styer | 712 2nd Ave NW Conover |
| 26 | Amenda Campbell | 803 1st Ave N Conover |
| 27 | Jana Tillson | 709 1st 1st Ave N Conover |
| 28 | MITCH HALEY | 505 1st AVE N CONOVER |
| 29 | Brenda McNair / Allen McNair | 501 1st AVE PL. NE. |
| 30 | Phil Wynn / Brett Devlin | 511 1st AVE PL NE |
| | Micaela Holt | 710 1st AVE PL NE |

I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|---------------------------|--|
| 1 | Name | Address |
| 2 | Jimmy Burgess | 717 2nd AVE PL NE, Conover NC |
| 3 | FRANKIE MATTHEWS | 612 2nd Ave PL, N. E |
| 4 | Shirley Connerbert | 611 2 ND Ave. P.L. N.E. |
| 5 | Karen Wilson | 606 2nd AV PL NE |
| 6 | Sarah Byrd | 605 2nd Ave PL NE |
| 7 | Subria Shaw | 513 2 nd Avenue PL NE |
| 8 | Jim Shu | 513 2 nd Avenue PL NE |
| 9 | Bobby Horne | 504 2nd Ave P/ NE |
| 10 | Cynthia Hooe | 504 2nd Ave, PL, NE, |
| 11 | Ellen Workman | 511 2 nd Ave. P.L. NE Conover |
| 12 | Brenda Cantel | 505 2nd Ave PL, NE |
| 13 | Shirley Cantel | |
| 14 | Bill Masters | 204 5 th St NE NE |
| 15 | Leah Workman | 205 5 th St NE Conover, NC |
| 16 | Sherry Deltz | 116 5 th St NE Conover |
| 17 | William Deltz | 116 5 th St NE Conover |
| 18 | Tom Foster | 217 9 th St. NE, Conover |
| 19 | Dawn Humelley | 511 2 nd Ave, NE, |
| 20 | Jake Robinson | 112 5 th St NE Conover NC |
| 21 | Kyle Brin | 612 2nd Ave NE |
| 22 | Phyllis McMahon | 709 2nd AVE NE |
| 23 | Sharon Hays | 709 2nd Ave NE |
| 24 | Jonathan Walker | 717 2 nd Ave NE |
| 25 | Heather Walker | 717 2 nd Ave. NE |
| 26 | Christine Bowey | 1014 2 nd AV NW |
| 27 | Vincent Bowey | 1014 2 nd AV NW |
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| | A | B |
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| 1 | Name | Address |
| 2 | Carrie Rose | 209 9 th St NE Conover NC |
| 3 | Adam Reinhardt | 215 8 th St NE Conover NC |
| 4 | Jillie Bouman | 207 9 th St NE Conover NC |
| 5 | Ashley Bryant | 107 8 th St NE Conover NC |
| 6 | David Wolf | 210 9 th St CT NE Conover, NC |
| 7 | Kim Wolf | 208 9 th St CT NE Conover, NC. |
| 8 | Tucker Justice | 207 9 th St CT NE Conover, NC |
| 9 | Bill Walsh | 213 9 th St CT NE Conover, NC |
| 10 | MASUM E Bailey Shkeloch | 209 9 th St NE Conover NC |
| 11 | Matt Wilkinson | 211 9 th St. NE Conover NC |
| 12 | Jane Lytke | 210 9 th St NE Conover, NC 28613 |
| 13 | St Wi | 210 9 th St NE Conover, NC 28613 |
| 14 | Jane Holts | 507-2ND AVE DR NE |
| 15 | Frances Meeks | 808 2nd Ave Dr. NE, Conover |
| 16 | John Meeks | 808 2nd Ave Dr. NE, Conover |
| 17 | MACON HUFFMAN | 902 2nd Ave. DR NE, CONOVER |
| 18 | Jane Huffman | 902 2nd Ave Dr NE, CONOVER |
| 19 | Don Blake | 804 2nd Ave Dr NE Conover, NC |
| 20 | Wayne Smith | 221 8 th St NE Conover NC |
| 21 | By Moore | 221 8 th St NE Conover, NC |
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I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|-------------------------|---|
| 1 | Name | Address |
| 2 | Samantha Minton | 148 Jack Russell Rd Mo. Falls NC 28654 |
| 3 | Jonah Stewart | 1015 2nd Ave NW conover 28613 |
| 4 | Jacob Hudson | 2462 walt Arney RD, Lenoir, 28645 |
| 5 | Paul Mason | 148 Jack Russell Rd Mo Falls NC 28654 |
| 6 | Elw Harrison | 1221 21st Ave NE Apt E Hickory, NC |
| 7 | Garnet Dean | 1930 20th Ave Dr NE, Hickory, NC, 28601 28601 |
| 8 | Ryan Turner | 3854 Rock Barn Rd. NE. Conover 28613 |
| 9 | Brooke Graniello | 1780 17th AVE NE Hickory, NC 28601 |
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I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|-----------------------|------------------------------------|
| 1 | <u>Name</u> | <u>Address</u> |
| 2 | Nou Yung | 1021 2nd Ave NW Conover NC 28613 |
| 3 | Bill Moore | 1115 3rd Ave NW Conover NC 28613 |
| 4 | James Moore | 1115 3rd Ave NW Conover NC 28613 |
| 5 | Coleman Pollard | 1010 3rd Ave NW Conover NC 28613 |
| 6 | Christy Pollard | 1010 3rd Ave NW Conover NC 28613 |
| 7 | Tommy Edwards | 306 10th St. NW, Conover, NC 28613 |
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I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
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| 1 | Name | Address |
| 2 | KA Lee | 1102 3rd Ave NW |
| 3 | Don Brown | 1102 3RD AVE, NW |
| 4 | Judy Bear | 1108 3rd Ave NW CONOVER, NC. |
| 5 | Harz Hines | 1110 3rd AVE NW CONOVER, NC. |
| 6 | Riley & Smith | 1111 N. NC. 16 Hwy. Conover, NC |
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I DO NOT support the Rezoning R25-07 for the property located at 1012 2nd Ave NW

| | A | B |
|----|--------------------------|-------------------------------------|
| 1 | Name | Address |
| 2 | Matthew & Jennifer Davis | 1023 Paragon Ct NW Conover NC 28613 |
| 3 | Ernest Schellin | 1027 PARAGON CT NW CONOVER NC 28613 |
| 4 | Ed & Chris Burns | 185 11th St Pl NW, Conover NC 28613 |
| 5 | Wen Liang Zhang | 1020 paragon ct NW conover NC 28613 |
| 6 | Jane Thompson | 1027 Mayfield Circle NW 28613 |
| 7 | Richard May | 1029 Mayfield Circle NW 28613 |
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CITY OF CONOVER
ORDINANCE 28-25
ZONING ORDINANCE AMENDMENT

WHEREAS, Affordable MH Solutions, LLC, the owner, submitted rezoning request R25-09 to the City of Conover on July 28th, 2025 to rezone two parcels along Rock Barn Rd, currently Conover Mobile Home Park, Catawba County PIN 374107595703 (412 Rock Barn Rd NE) and Catawba County PIN 374107599726 (no address), described as follows:

1st Tract (PIN 374107595703):

BEGINNING at an old iron pin, northeastern corner of the McDewey Hunsucker property in the southern line of James Hennan and Thelma Hunsucker and runs thence with the western line of McDewey Hunsucker property, South 49 degrees 43 minutes West 552.03 feet to an old iron pin; thence continuing with the western line of McDewey Hunsucker, South 66 degrees 21 minutes 52 seconds West 376.74 feet to an old iron pin, northwestern corner of McDewey Hunsucker property in the eastern right of way line of a 50 foot wide right of way owned by Don Hedrick Construction Company; thence with the eastern right of way line, North 36 degrees 22 minutes 12 seconds West 538.57 feet to an iron pin, a new corner; thence a new line North 35 degrees 28 minutes East 100.10 feet to an iron, a new corner; thence another new line, North 01 degrees 54 minutes West 57.09 feet to a iron pin, another new corner; thence another new line, North 54 degrees 18 minutes 30 seconds West 103.94 feet to an iron pin in the eastern right of way line of Rock Barn Road; thence North 54 degrees 18 minutes 30 second West 35.92 feet to a corner in the paved portion of Rock Barn Road; thence North 40 degrees 58 minutes 36 seconds East 45.20 feet to another corner in the paved portion of Rock Barn Road; thence South 54 degrees 18 minutes 30 seconds East 36 feet to an iron pin in the eastern right of way line of Rock Barn Road; thence South 54 degrees 18 minutes 30 seconds East 134.2 feet to an iron, another new corner; thence another new line, South 62 degrees 54 minutes 30 seconds East 144.95 feet to an iron pin, another new corner; thence another new line, South 87 degrees 28 minutes 24 seconds East 75.58 feet to an iron pin, another new corner; thence another new line, South 78 degrees 20 minutes East 142.05 feet to an iron pin, another new corner; thence another new line, North 36 degrees 29 minutes East 99.38 feet to an iron pin, another new corner in the southern line of James Hennan and Thelma Hunsucker; thence with the southern line of Hunsucker, South 83 degrees 45 minutes 26 seconds East 575.88 feet to the point of BEGINNIG, containing 8.09 acres, according to a plat of the James H. Hunsucker property, Conover, Catawba County, North Carolina, prepared by Sam Rowe, Jr., Registered Surveyor, dated June 20, 1988. LESS AND EXCEPT THE PROPERTY CONVEYED IN DEED RECORDED AT BOOK 2143, PAGE 334

2nd Tract (PIN 374107599726):

BEGINNING at an old iron pin, said beginning point being the southeast corner of Lot 10, Block "E," Brentwood Development, and also being the northwest corner of Cambridge Place AND RUNNING THENCE with Cambridge Place, South 49 degrees

43 minutes West 552.10 feet to an old iron pin; thence North 31 degrees 38 minutes 47 seconds West 163.63 feet to an iron pin; thence North 47 degrees 24 minutes 12 seconds East 356.90 feet to an iron pin; thence with Lots 8, 9 and 10 of Block "E" Brentwood Development, South 83 degrees 45 minutes 26 seconds East 243 feet to the point of BEGINNING containing 1.78 acres, more or less, as shown on a plat entitled "Plat of James H. Hunsucker" prepared by Sam Rowe, Jr., Registered Surveyor, dated June 20, 1988.

WHEREAS, the request is to rezone the parcels currently zoned R-9-CD (Residential – Conditional District) to R-9-CD (Residential – Conditional District); and

WHEREAS, the parcels are within the Conover Extra-territorial Jurisdiction, 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 a Regular Meeting on February 3rd, 2025; and

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

Section 1. That all of the first parcel (Catawba County PIN 374107595703, approximately 6.34 acres) and the second parcel (Catawba County PIN 374107599726, approximately 1.74 acres) located along Rock Barn Rd NE and more specifically described above, the metes and bounds description incorporated herein, and the same are hereby rezoned from R-9-CD (Residential – Conditional District) to R-9-CD (Residential – Conditional District) in accordance with the submitted site plan and conditions provided by the applicant

Section 2. That the City Planner be directed to make the change on the Official 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.

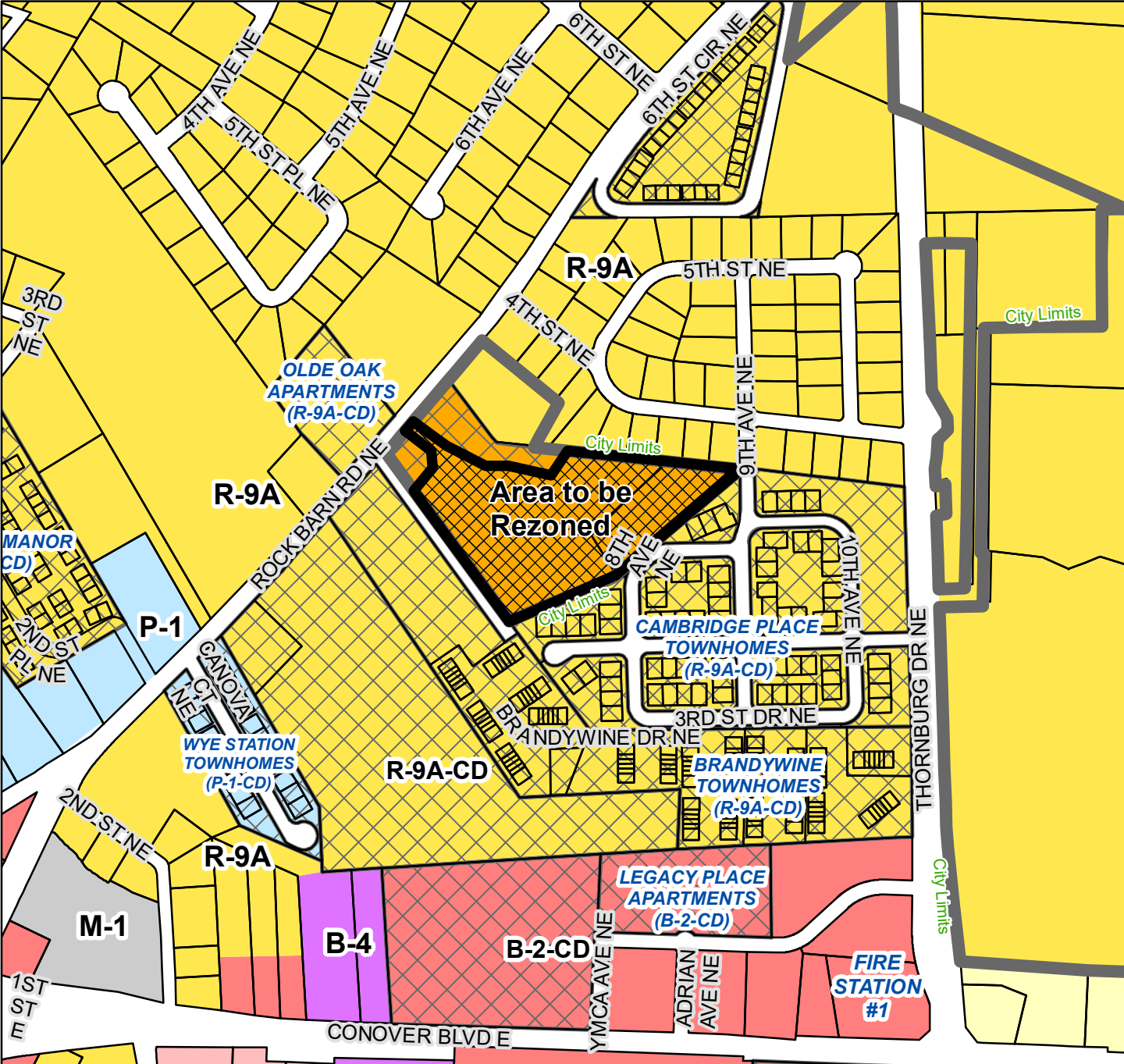
Section 4. That this ordinance shall be effective from its passage.

Adopted this 6th day of October, 2025.













Kyle J. Hayman., Mayor

Stephanie Watson, City Clerk

EXHIBIT A



Legend

-  Area to be Rezoned
-  P-1 Office & Institution
-  R-20 Residential General
-  R-9A Residential Single-family
-  B-1 Neighborhood Business
-  R-9 Residential Multi-family
-  B-2 Highway Business
-  R-9A-CD Residential Multi-family Conditional District
-  B-4 General Business
-  M-1 General Manufacturing
-  City limits
-  CD

REZONING R25-09

AFFORDABLE MH SOLUTIONS LLC - Properties
PINS - 374107595703 & 374107599726
412 ROCK BARN RD
+/- 8.08 acres

From R-9-CD (Residential Multi-Family Conditional District)
 to R-9-CD (Residential Multi-Family Conditional District)

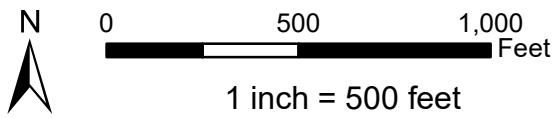


Exhibit B

Conditional notes – R25-09: 412 Rock Barn Rd NE, Brad Richards Townhomes

- 1.) THE PROPERTY SHALL BE ANNEXED INTO THE CITY OF CONOVER PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS.
- 2.) THE DEVELOPMENT SHALL CONSIST OF A MAXIMUM OF 70 DWELLING UNITS.
- 3.) BUILDING ELEVATIONS, MATERIALS AND COLORS SHALL BE APPROVED AS PART OF THIS PRELIMINARY PLAN.
- 4.) BUILDINGS SHALL NOT EXCEED 35' IN HEIGHT AND SHALL COMPLY WITH THE CITY OF CONOVER FIRE CODE.
- 5.) BUILDING SETBACKS ARE APPROVED AS SHOWN ON THIS SITEPLAN.
- 6.) PRIMARY ACCESS SHALL BE FROM BRANDYWINE DR NE: THE EXISTING CONNECTION TO ROCK BARN RD NE SHALL BE REMOVED.
- 7.) ALL STREET CONSTRUCTION SHALL BE APPROVED BY THE CITY OF CONOVER AND BE BUILT TO CITY OF CONOVER STANDARDS AND DEDICATED TO THE CITY UPON COMPLETION.
- 8.) ALL SIDEWALKS SHALL BE BUILT TO CITY OF CONOVER STANDARDS AND BE ADA COMPLIANT.
- 9.) ALL DRAINAGE FEATURES OUTSIDE THE PUBLIC RIGHT OF WAY SHALL BE PRIVATELY MAINTAINED.
- 10.) ALL STORMWATER RETENTION FEATURES AND CONVEYANCES SHALL BE CONSTRUCTED TO THE CITY'S STANDARDS AND BE PRIVATELY MAINTAINED.
- 11.) ALL EXISTING SEPTIC SYSTEMS AND WELLS SHALL BE REMOVED AND PUT OUT OF SERVICE.
- 12.) ALL WATER AND SEWER UTILITIES CONSTRUCTED AS PART OF THE CITY'S UTILITY SYSTEM SHALL COMPLY WITH CITY'S REQUIREMENTS FOR MATERIALS, SIZES AND LOCATION.
- 13.) ALL CITY UTILITY EASEMENTS SHALL BE 25' WIDE.
- 14.) MAIL SERVICE SHALL BE VIA MAIL KIOSK(S).
- 15.) THE DEVELOPMENT WILL PROVIDE PLANTED BUFFERS BETWEEN THE DEVELOPMENT AND EXISTING NEIGHBORHOODS, MAINTAINING EXISTING FOLIAGE WHERE POSSIBLE.
- 16.) A MONUMENT STYLE SIGN MAY BE PLACED AT THE ENTRANCE. SIGNS SHALL COMPLY WITH THE ZONING CODE.
- 17.) NO UTILITY METERS, CLEANOUTS, OR SERVICE BOXES SHALL BE INSTALLED IN ANY SIDEWALK, CURB, OR DRIVEWAY.
- 18.) DEVELOPER WILL COORDINATE WITH DUKE POWER TO DEVELOP AND IMPLEMENT A LIGHTING PLAN.
- 19.) STREET PLANTINGS MAY BE SUBJECT TO FIELD ADJUSTMENTS TO ACCOMMODATE REDUCING CONFLICTS WITH SIGHT LINES AND UTILITY PLACEMENT.
- 20.) OPEN SPACE, RECREATION SPACE AND OTHER AMENITIES SHALL BE PRIVATELY MAINTAINED AND RESERVED EXCLUSIVELY FOR USE BY THE RESIDENTS OF THE DEVELOPMENT.
- 21.) PRIVATE INFRASTRUCTURE AND DEDICATED OPEN SPACE SHALL BE MAINTAINED IN GOOD CONDITION FOR THE LIFE OF THE DEVELOPMENT.
- 22.) FINAL PLANS WILL BE REVIEWED AND APPROVED BY THE CONOVER SITE PLAN REVIEW COMMITTEE PRIOR TO CONSTRUCTION.
- 23.) 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 HEIGHTS UP TO 10% OR BUILDING SIZE UP TO 5%. ANY INCREASE IN DENSITY SHALL REQUIRE AN AMENDMENT TO THIS DEVELOPMENT APPROVAL.
- 24.) THE DEVELOPER SHALL ENTER INTO A DEVELOPMENT AGREEMENT WITH THE CITY OF CONOVER PRIOR TO STARTING CONSTRUCTION.
- 25.) THE DRIVEWAY CONNECTION TO BRANDYWINE DRIVE SHALL BE DESIGNED AS A RIGHT TURN ONLY EXIT.

Affordable MH Solutions LLC agrees to the terms of the Conditional Development Notes and the other exhibits referenced in the Ordinance.

DEVELOPER

DATE

**CITY OF CONOVER
ORDINANCE 29-25**

**AN ORDINANCE AMENDING THE 2025-2026 BUDGET ORDINANCE
TO AMEND THE FEE SCHEDULE (“SCHEDULE OF FEES”)**

WHEREAS, the City of Conover has adopted a Schedule of Fees under Resolution 12-08 on June 2, 2008, and amended the Schedule under Resolution 21- 09 on June 29, 2009, Resolution 25- 10 on June 7, 2010, Resolution 11- 11 on May 17, 2011, Resolution 21- 11 on August 1, 2011, Resolution 7- 12 on April 2, 2012, Resolution 11- 12 on June 4, 2012, Resolution 25- 12 on October 1, 2012, Resolution 7- 13 on June 3, 2013, Resolution 9- 14 on June 2, 2014, Resolution 7- 15 on June 1, 2015, Resolution 10- 16 on June 6, 2016, Resolution 25- 16 on December 5, 2016, Resolution 11- 17 on June 12, 2017, Resolution 7- 19 on June 4, 2018, Resolution 17- 18 on September 4, 2018 Resolution 23- 18 on November 5, 2018, Resolution 11- 19 on June 3, 2019; Resolution 15- 19 on July 1, 2019; and Resolution 20-20 on June 1, 2020; and Resolution 9-21 on June 7, 2021; Resolution 23-22 on June 6, 2022; and

WHEREAS, on June 5, 2023, under Ordinance 13-23 the City of Conover incorporated and adopted the Schedule of Fees (also referred to as the “FEE SCHEDULE”) under the City of Conover’s 2023-2024 Fiscal Year Budget Ordinance; and

WHEREAS, the City of Conover has adopted a Fee Schedule under Ordinance 13-24 on June 3, 2024 and Ordinance 13-25 on June 2, 2025; and

WHEREAS, City of Conover staff have reviewed the 2025-2026 Fee Schedule and recommend the following inclusions under Administration:

Items in red (**RED**) and Underlined (**Underlined**) are proposed amendments to the 2025-2026 Fee Schedule:

| ADMINISTRATION | |
|---|-----------------------|
| Cemetery plot: | |
| Resident | \$500 |
| Non-resident | \$2,500 |
| | |
| <u>Columbarium Niche (1 niche includes 2 spaces):</u> | |
| <u>Resident</u> | <u>\$1,600</u> |
| <u>Non-resident</u> | <u>\$5,000</u> |
| <u>Cost to open/close niche after it has been sealed</u> | <u>\$200</u> |

NOW, THEREFORE, BE IT ORDAINED that the City of Conover Council amends the 2025-2026 Fee Schedule as attached hereto effective October 6, 2025.

Adopted this the 6th day of October, 2025.

Kyle J. Hayman, Mayor

Stephanie C. Watson, City Clerk



CONOVER

North Carolina

FEE SCHEDULE

Fiscal Year
2025-2026

**CITY OF CONOVER
FEE SCHEDULE
FY 25-26**

| ADMINISTRATION | |
|---|----------------------|
| Cemetery plot: | |
| Resident | \$500 |
| Non-resident | \$2,500 |
| Columbarium niche (1 niche includes 2 spaces): | |
| Resident | \$1,599 |
| Non-resident | \$5,000 |
| Cost to open/close niche after it has been sealed: | \$200 |
| Civil citation (per day per offense) | \$50 |
| Community room deposit (Conover Station) | \$200 |
| Community room rental for first 4 hours | \$200 |
| Community room rental for each additional hour | \$50 |
| Community room set up fee for 2 hours the previous night (if available) | \$50 |
| Park shelters – 4 hours | |
| Resident | \$50 |
| Non-resident | \$100 |
| Convenience fees for debit/credit cards | |
| 3% per transaction in-house | |
| 3% plus \$1.25 per transaction online | |
| Photocopies (for more than 5 pages, price per page) | \$0.25 |
| Dumpster – large | \$225 |
| Notary (non-city business) | \$10 |
| Ev charging stations | Administratively set |
| Special event fees (50% discount for non-profit organizations) | |
| Non-road closure | \$100 |
| Road closure | \$200 |
| Rollout garbage containers (per container) | \$20 |

| | |
|---|---------|
| | |
| Massagist businesses (one-time fee) | \$50 |
| Mowing of overgrown lots (based on contracted cost) | |
| Precious metals / special occasions permit / annual renewal | \$180 |
| Fingerprinting | \$10 |
| Photograph | \$10 |
| New employee "certificate of compliance" | \$10 |
| Employee annual renewal of "certificate of compliance" | \$3 |
| Sexually oriented business | \$1,000 |
| Sexually oriented business - renewal | \$500 |
| | |
| Municipal vehicle fee (per vehicle) | \$30 |
| | |
| Beer - off premise | \$5 |
| Beer - on premise | \$15 |
| Beer/wine - off premise | \$15 |
| Beer/wine - on premise | \$30 |
| | |
| Returned check | \$35 |
| | |
| Additional residential roll out containers | \$80 |
| | |
| Landfill only customer deposit (residential / commercial) | \$100 |
| | |
| Stone deposit | \$50 |
| (cost of stone is the cost of) | |
| Stone - truck delivery | \$150 |
| | |
| One scoop of dirt (if available) | \$50 |
| Dirt - truck delivery | \$150 |
| | |
| Street closing deposit | \$800 |
| Actual cost billed at conclusion of street closing | |
| (Survey, legal fees, advertising) | |
| | |
| | |
| | |
| | |
| | |
| | |
| | |

| FIRE DEPARTMENT | |
|--|---------------------------------|
| Hazardous Material Emergency Response Fees: | |
| Fire Engine, Ladder Truck, Rescue Apparatus | \$ 200 / hr. |
| Support Vehicle(s) (as needed to support operation) | \$ 50 / hr. |
| Response Staff (Each on scene) | \$ 35 / hr. |
| Supplies and Materials | Cost / plus 15% |
| Cost associated with extended operations (12 hours plus) | Cost / plus 15% |
| Fire Inspection Fees / Fines: | |
| ALE Permit- change of use/owner | \$ 50 |
| Explosives / Blasting | \$ 150 |
| Fire Alarm / suppression systems - installation/testing | \$ 50 |
| Flammable / Combustible liquids (tanks) Construct, install or remove | \$ 50 |
| Fumigation / Fogging | \$ 50 |
| Membrane Structures and tents greater than 400 square feet | \$ 50 |
| Pyrotechnics (shows) | \$ 150 |
| Level I inspection - 1-year frequency | \$ 75 |
| Level I inspection - 1-year frequency (Residential-10 bldgs or less) | \$ 75 |
| Level I inspection - 1-year frequency (Residential-11-20 bldgs) | \$ 100 |
| Level I inspection - 1-year frequency (Assembly 50-99 Occ Load) | \$ 100 |
| Level I inspection - 3-year frequency | \$ 75 |
| Level II inspection / 1-year or 2-year frequency (Schools Exempt) | \$100 / Schools Exempt |
| Level III inspection (annual inspection) | \$ 125 |
| Level III inspection (Institutional/Daycares/Group Homes) | \$ 75 |
| Level III High Hazard facility (annual inspection) | \$ 175 |
| Level III High Rise (annual inspection) | \$ 175 |
| Fire Code Violation-non-compliance (upon 3rd inspection) | \$100 per Life Safety Violation |
| Fire Code Violation-non-compliance (upon 3rd inspection) | \$50 per General Violation |
| Food Truck Inspections | \$ 100 |

PLANNING DEPARTMENT

| | |
|---|--------------------------------------|
| Certificate of Occupancy | \$50 |
| Driveway Permit / Sediment and Erosion Control < 1 Acre | \$50 |
| Zoning Consistency Letter | \$50 |
| Zoning Map Amendment (Rezoning) | \$650 |
| Zoning Text Amendment | \$500 |
| Conditional Zoning | *\$650 |
| Sign Permit | \$25 |
| Expansion/Addition/Accessory Structures/Pool: Residential | \$25 |
| Expansion/Addition/Accessory Structures: Non-Residential | \$100 |
| Multi-Family New Construction Permit | \$50 per building + \$10 per unit |
| Residential: New Construction or Accessory Dwelling Unit (ADU) Permit | \$50 |

| | |
|--|--------------------------------------|
| Development Filing Fees | |
| Minor Subdivision | \$0 |
| Sketch Plan Review | \$0 |
| Major Subdivision: Preliminary Plat | *\$100 + \$10 per lot |
| Major Subdivision: Final Plat | *\$100 + \$10 per lot |
| Non-Residential Development Review < 2 Acres | \$50 |
| Non-Residential Development Review Between 2-5 Acres | *\$100 |
| Non-Residential Development Review > 5 Acres | *\$250 |
| Residential Development Review: Multi-family | \$50 per building + \$10 per unit |
| Annexation Petition | **\$0 |
| Development Agreement (if applicable) | \$500 |

| | |
|--|----------|
| Towers | |
| New Telecommunication/Cellphone Tower Construction | \$10,000 |
| Antenna Co-location | \$1,000 |

| Board of Adjustment Applications | |
|--|-------------------------------|
| Variance Application | \$500 |
| Copies of Maps, Ordinances, etc. | |
| Copy of Land Development Plan | \$25 |
| Copy of Zoning Ordinance | \$15 |
| Copy of Subdivision Ordinance | \$15 |
| Copy of Phase II Stormwater Ordinance | \$15 |
| Copies 8.5 x 11 (less than 5 pages) (Each page > 5) | \$0 \$0.25 |
| Copy of Official Conover Zoning Map (24"x36") | \$12 |
| Copy of existing GIS Maps (24"x36") | \$12 |
| Custom GIS Map (24"x36") | \$12 + Hourly Service Rate |

| Stormwater Management Fees | |
|--|------------|
| Stormwater Management Plan Review | *As billed |
| High Density Watershed Development Application | *As billed |

*In addition to any stated costs or fees above, applicants are also responsible for reimbursing the cost of city engineer review fees for applicable submitted projects. Applicants will be billed by the City of Conover. Applicant is also responsible for any recording fees for required plats/deeds with Catawba County Register of Deeds.

**Applicant is responsible for submittal of annexation survey. The survey must be reviewed and approved by City staff and City Attorney.

| New Infrastructure Construction Inspections | |
|--|--------------------|
| Water, including all lines, valves, hydrants, and fittings | \$1.00/linear foot |
| Sewer, including all lines, manholes, pumps, and fittings | \$1.00/linear foot |
| Streets, including pavement, curb & gutter, striping, storm drains and sidewalks | \$1.00/linear foot |

PUBLIC UTILITIES DEPARTMENT

Water and Sewer Customer Charges

The following charges shall apply to all users of the City's water and sewer system. Charges include a monthly base fee based on meter size and usage calculated at 100% of the metered water usage.

Usage Charges

Charges are calculated in gallons used, determined by metered usage. The rate applies to all City customers. For customers outside the City Limits, rates are doubled.

| | |
|--------------------------|--------------------------|
| Water, Inside City | Water, Outside City |
| Per 1000 Gallons: \$2.89 | Per 1000 Gallons: \$5.78 |

| | |
|--------------------------|--------------------------|
| Sewer, Inside City | Sewer, Outside City |
| Per 1000 Gallons: \$4.99 | Per 1000 Gallons: \$9.99 |

Base Fees

The following is a base fee billed monthly to each customer, in addition to a one-time initial connection fee of \$25 and applied as a minimum charge for service to the account regardless of usage.

| Inside Meter Size | Water Base Fee | Sewer Base Fee | Yard Meter Availability Fee |
|----------------------|-------------------|-------------------|--------------------------------|
| 3/4" | \$ 16.18 | \$ 15.76 | \$ 13.86 |
| 1" | \$ 22.52 | \$ 22.40 | \$ 18.69 |
| 2" | \$ 56.05 | \$ 57.21 | \$ 43.76 |
| 3" | \$ 135.60 | \$ 135.25 | \$ 111.06 |
| 4" | \$ 276.02 | \$ 268.21 | \$ 237.66 |
| 6" | \$ 370.53 | \$ 375.35 | \$ 293.81 |
| 8" | \$ 500.60 | \$ 518.80 | \$ 377.85 |
| 12" | \$ 796.89 | \$ 851.41 | \$ 559.03 |

Inside, Sewer Only

| Bedrooms | Monthly Fee |
|----------|-------------|
| 1 | \$ 26.71 |
| 2 | \$ 37.66 |
| 3 | \$ 48.61 |
| 4 | \$ 59.55 |
| 5+ | \$ 70.50 |

| Outside Meter Size | Water Base Fee | Sewer Base Fee | Yard Meter Availability Fee |
|-------------------------------|---------------------------|---------------------------|--|
| 3/4" | \$ 32.34 | \$ 31.51 | \$ 27.69 |
| 1" | \$ 45.04 | \$ 44.80 | \$ 37.38 |
| 2" | \$ 112.08 | \$ 114.44 | \$ 87.54 |
| 3" | \$ 271.16 | \$ 270.49 | \$ 222.10 |
| 4" | \$ 552.02 | \$ 536.38 | \$ 475.32 |
| 6" | \$ 741.07 | \$ 750.69 | \$ 587.63 |
| 8" | \$ 1,001.21 | \$ 1,037.59 | \$ 755.69 |
| 12" | \$ 1,593.77 | \$ 1,702.81 | \$ 1,118.09 |

**Outside,
Sewer
Only**

| Bedrooms | Monthly Fee |
|-----------------|--------------------|
| 1 | \$ 53.41 |
| 2 | \$ 75.30 |
| 3 | \$ 97.20 |
| 4 | \$ 119.10 |
| 5+ | \$ 140.99 |

Connection Charges

The following represents charges for connecting to the City water and sewer system. Customers are responsible for determining the proper size of the service. Assistance is available through the Public Works Department upon request.

Water, Inside City

| | |
|--------------------|----------|
| 3/4" Tap and Meter | \$ 1,400 |
| 1" Tap and Meter | \$ 1,800 |
| 2" Tap and Meter | \$ 4,500 |

Meter Set Only, Inside City

| | |
|----------------|----------------|
| 3/4" Meter Set | \$ 400 |
| 1" Meter Set | \$ 550 |
| 2" Meter Set | Cost, plus 20% |
| 3" Meter Set | Cost, plus 20% |
| 4" Meter Set | Cost, plus 20% |
| 6" + Meter Set | Cost, plus 30% |

Water, Outside City

| | |
|------------------|----------|
| ¾" Tap and Meter | \$ 1,900 |
| 1" Tap and Meter | \$ 2,500 |
| 2" Tap and Meter | \$ 6,700 |

Meter Set Only, Outside City

| | |
|---------------|----------------|
| ¾" Meter Set | \$ 500 |
| 1" Meter Set | \$ 650 |
| 2" Meter Set | Cost, plus 30% |
| 3" Meter Set | Cost, plus 30% |
| 4" Meter Set | Cost, plus 30% |
| 6"+ Meter Set | Cost, plus 35% |

Taps larger than 2 inches are recommended to be constructed by the Developer / Builder. When constructed or arranged by the City, the fee shall be cost plus 25%.

Proper Backflow Prevention Devices are required on all connections prior to use. Maintenance and testing of the devices are the responsibility of the customer.

Sewer, Inside City

| | |
|---------------------------------|----------|
| 4" Tap and Service Connection | \$ 1,300 |
| 6" Tap and Service Connection | \$ 1,800 |
| Multiple Dwelling, add per unit | |
| Above one (1) | \$125 |

Sewer, Outside City

| | |
|---------------------------------|----------|
| 4" Tap and Service Connection | \$ 1,800 |
| 6" Tap and Service Connection | \$ 2,500 |
| Multiple Dwelling, add per unit | |
| Above one (1) | \$150 |

Sewer taps larger than six (6) inches that are constructed or arranged by the City or excessive costs such as bores and excavations shall be charged at cost plus 25%. Such a cost must be determined by the Public Works Department.

Sewer taps that require boring under a road will be charged \$70.00 per foot for a bore up to 6-inches in diameter. Meter setters that are damaged by contractors will be assessed a \$300 fee for repair and replacement.

Excess Usage Charges

The following charges are also applied to these high-volume users as “excess charges”:

1. Commercial Customers exceeding an average of 1000 GPD
2. Industrial Customers exceeding an average of 2000 GPD
3. Permitted Users exceeding the average daily usage established by the water and sewer permit.

The additional charge shall be \$3.65 per gallon for each additional gallon needed.

Utility Deposits

The following amounts shall be charged by the City as deposits for water and sewer service.

Inside City

| | |
|-----------------------|-------|
| Residential | \$200 |
| Commercial/Industrial | \$250 |

Outside City

| | |
|-----------------------|-------|
| Residential | \$300 |
| Commercial/Industrial | \$300 |

Delinquent Fees

The following shall be assessed for non-payment as of the last day to pay.

| | |
|-------------------------|------|
| Non-payment service fee | \$30 |
|-------------------------|------|

Other Utility Related Charges

Builders/Construction in Progress

For new construction, water base charges will not be billed for 3 months unless there is usage and sewer charges will not be billed for 6 months, from the date the meter is set.

Multiple Dwelling Units

For multiple dwelling units, the minimum monthly bill shall be the customer charge applicable multiplied by the number of units in the complex, plus the calculated usage of each unit.

Unauthorized Access

Unauthorized access to meter boxes such as reconnections, straight piping, or adjustments shall incur a penalty of \$150 per incident, plus parts and labors for any damages.

Inspections

The following is charged for inspection services provided by the City related to water and sewer service connections.

| | |
|--------------|------|
| Inside City | \$25 |
| Outside City | \$50 |

Relocations

For customers who request their meter to be moved shall be charged full tap fees in accordance with the size tap. Refer to the section on Connection Charges.

Meter Re-Read Charges

The following fees shall be charged to each customer who requests to have their meter re-read. Should the result of the meter re-read conclude that there was a problem with the meter, then no charge will be assessed.

| | |
|---|------|
| If usage is more than double the previous 12-months average | Free |
| If usage is less than double the previous 12-months average | \$35 |

Meter Testing Charges

The following fees shall be charged to each customer who requests to have their meter tested to ensure proper functionality per occurrence. Should the result of the meter test conclude that there was a problem with the meter, then no charge will be assessed.

| | |
|----------|-------|
| ¾" Meter | \$100 |
| 1" Meter | \$300 |
| 2" Meter | \$400 |

Annual Fire Sprinkler and Hydrant Fees

The following fees shall be charged annually to users of fire sprinkler or hydrant service connections:

| Inside City | |
|---------------------------|-----------|
| 12-inch sprinkler tap | \$600 |
| 10-inch sprinkler tap | \$480 |
| 8-inch sprinkler tap | \$420 |
| 6-inch sprinkler tap | \$360 |
| 4-inch sprinkler tap | \$300 |
| 2-inch sprinkler tap | \$240 |
| Hydrant, per each on-site | No charge |

| Outside City | |
|----------------------------|---------|
| 12-inch sprinkler tap | \$2,475 |
| 10-inch sprinkler tap | \$2,065 |
| 8-inch sprinkler tap | \$1,680 |
| 6-inch sprinkler tap | \$1,440 |
| 4-inch sprinkler tap | \$1,200 |
| 2-inch sprinkler tap | \$960 |
| Hydrants, per each on-site | \$415 |

Pretreatment Program Charges

The following surcharges shall apply to all sewer users exceeding the standards established for domestic users.

| | |
|---|----------|
| Biological Oxygen Demand, per pound of BOD, per day | \$0.1510 |
| Suspended Solids, per pound of SS, per day | \$0.6460 |
| Nitrogen, per pound of N, per day | \$0.6290 |
| Flow, per gallon per day | \$0.0200 |
| Monitoring fee per gallon | \$0.0005 |
| Annual Collection fee for SIU | \$50.00 |
| SIU Permit Renewal/Application 5-yr | \$500.00 |
| Metal Analysis | \$35.00 |
| Cyanide Testing | \$60.00 |
| 24-hr Composite Sampling (includes pH) | \$50.00 |
| Annual C&S Sampling Fee | \$50.00 |
| Annual Grease Trap Inspection | \$75.00 |

Other charges as set forth in 40 CFR Part 136 Pretreatment Standards and mandated by the City's Industrial Pretreatment Program also apply.

Miscellaneous

| | |
|--------------------------------------|-----------|
| Hydrant Meter Deposit | \$ 200.00 |
| Bulk Water Deposit | \$ 200.00 |
| Bulk Water "per load" < 5000 gallons | \$ 32.34 |
| After Hours Call | \$ 65.00 |
| Fire Flow Testing | \$ 115.00 |

PUBLIC WORKS

Equipment and Services

| | |
|------------------------------------|-----------------------------------|
| Street Flushing or Sweeping | \$180 minimum charge and per hour |
| Nuisance Lot Mowing and/or Cleanup | At Cost, plus 10% |
| Landfill Delinquent Fee | \$30 per month |
| ABC Recycling Fee | \$40 per month |
| Solid Waste Collection Fee | \$16.50 per month |

The following fees shall be charged for approved petition project, as referenced in the Curb & Gutter procedure manual:

| | |
|------------------|---------|
| Curb and Gutter | \$36 lf |
| 5' Sidewalk | \$34 lf |
| Driveways | \$70 lf |
| Asphalt Paving | At Cost |
| Driveway Tie-ins | At Cost |

City of Conover
Fee Schedule

FISCAL YEAR 2025-2026

-

Adopted June 2, 2008
Amended June 29, 2009
Amended June 7, 2010
Amended May 17, 2011
Amended August 1, 2011
Amended April 2, 2012
Amended June 4, 2012
Amended October 1, 2012
Amended June 3, 2013
Amended July 1, 2013
Amended July 1, 2014
Amended July 1, 2015
Amended July 1, 2016
Amended July 1, 2018
Amended July 1, 2019
Amended July 1, 2020
Amended July 1, 2021
Amended July 1, 2022
Amended July 1, 2023
Amended July 1, 2024
Amended July 1, 2025
Amended October 6, 2025

**CITY OF CONOVER
RESOLUTION 32-25**

**A RESOLUTION AUTHORIZING THE CITY OF CONOVER TO AMEND AND
RESTATE THE AGREEMENT FOR LEGAL COUNSEL**

WHEREAS, the City of Conover entered into an agreement for Legal Counsel with Susan Williams Matthews, PLLC on May 5, 2021; and

WHEREAS, the City of Conover wishes to amend and restate the agreement.

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

1. The agreement referenced above is in the best interest of the City of Conover.
2. The City is authorized to enter into the aforementioned agreement.
3. The City of Conover Mayor, being the authorized official and successors so entitled is hereby by authorized to execute the agreement and all other documents related to this agreement in the manner authorized by this Resolution.
4. Certified copies of this Resolution shall be kept with the City Clerk
5. This Resolution shall take effect immediately upon its adoption.

Adopted, this the 6th day of October, 2025.

Kyle J. Hayman, Mayor

ATTEST:

Stephanie C. Watson, City Clerk