



# CONOVER

*North Carolina*

## Conover City Council

Regular Meeting Minutes

Monday, November 3, 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, November 3, 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, Public Works Director Terry R. Jones, Public Utilities Director Brian Bradshaw, Fire Chief Mark Stafford, Police Chief Robert Houston, Information Technology Director Chris Niver, Police Major Jeff Barkley, Fire Chief Jackie Lail and Joshua Willman

### II. INVOCATION

Rev. Ed Yount, Pastor Emeritus of Woodlawn Baptist Church

### 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, November 3, 2025 Agenda.

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

V. APPROVAL OF CONSENT AGENDA

**Item 1: Approval of Minutes**

- a. **October 6, 2025 Regular Meeting Minutes**
- b. **October 20, 2025 Special Meeting Minutes**

Mayor Kyle J. Hayman presented the October 6, 2025 Regular Meeting Minutes and the October 20, 2025 Special Meeting Minutes.

(The October 6, 2025 Regular Meeting Minutes and October 20, 2025 Special Meeting Minutes contained in Minute Book 21.)

**Item 2: Proclamation: World Town Planning Day (November 8, 2025)**

Mayor Kyle J. Hayman presented Proclamation: World Town Planning Day (November 8, 2025).

(Proclamation: World Town Planning Day (November 8, 2025) contained in the exhibit file called 2025 Proclamations.)

**Item 3: Ordinance 30-25: An Ordinance Amending the 2025-2026 Budget Ordinance**

Mayor Kyle J. Hayman presented Ordinance 30-25: An Ordinance Amending the 2025-2026 Budget Ordinance.

(Ordinance 30-25: 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 4: Resolution 34-25: A Resolution to Authorize the City of Conover to Enter an Agreement with Oxford Fire Department for Fire Protection Aid for Station Location**

Mayor Kyle J. Hayman presented Resolution 34-25: A Resolution to Authorize the City of Conover to Enter an Agreement with Oxford Fire Department for Fire Protection Aid for Station Location.

(Resolution 34-25: A Resolution to Authorize the City of Conover to Enter an Agreement with Oxford Fire Department for Fire Protection Aid for Station Location contained in the exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 5: Resolution 35-25: A Resolution to Adopt the 2026 Conover Council Meeting Schedule**

Mayor Kyle J. Hayman presented Resolution 35-25: A Resolution to Adopt the 2026 Conover Council Meeting Schedule.

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

---

(Resolution 35-25: A Resolution to Adopt the 2026 Conover Council Meeting Schedule contained in the exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Adoption of Consent Agenda**

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

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

**VI. BUSINESS AGENDA**

**Item 6: Comments from Visitors and Guests**

Mayor Hayman opened the public comment period.

Elizabeth Gildersleeve of 5308 Lee Cline Road asked for information about the candidates up for election on November 4, 2025.

Nic Desai from 102 Brandywine Drive #B4 stated the following: "I have a comment just regarding any and all proceedings. The words I say to you, I do not speak on my own authority. The father and the son inspire me to do their work. I believe in my god, in my country, and in myself. This nation has given me everything. More than I could ever repay. I will sacrifice my life for my god and my country. I believe that it is not enough to quote the word of god but we must live it and breathe it. I believe no road is needed at the property of 412 Rock Barn. Rather, I believe it could accommodate more mobile homes for our citizens. It must be sold to a landlord who will maintain and update the park. Laviticus 19.18 tells us to love thy neighbor as thyself. Jesus repeats this in Mathew 22.39. In Mathew 7.12, he says in everything, do to others what you would have them do unto you, for this is the Law and the Prophets. Then, as alluded to by Pastor Tim Jernigan in yesterday's sermon at Woodlawn regarding partiality, in James 2, when you tell the rich person to sit here in a good place, but you tell the non-rich person to stand there or sit here under my footstool, you are then showing partiality and becoming a judge of evil thoughts. You violate Leviticus and Jesus. For whosoever shall keep the whole law you offend in one point is guilty of all. No one in this room would want to be forced to vacate the land that you live on. This is fact. Building that road violates holy law, regardless of whatever decisions have already been made. The road also violates the notion from the Declaration of Independence, which declares all people are created equal, and they possess the unalienable rights of life, liberty, and the pursuit of

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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happiness. Governments are instituted to secure these rights, not abolish them. I pray that you make the right choice and decide to, at some point or another, reject the road. And in favor of selling the property to a landlord who is going to uphold and maintain the mobile home park. I will finish with something else Pastor Tim preached about yesterday from James 3. Who is wise and understanding among you? Let him show by good conduct that his works are done in the meekness or humility of wisdom." He then thanked Council.

Bradley Seese of 306 Moreland Drive NE thanked those that are running for Council and those that have served. The act of service and to be able to give back to the community takes a lot. He stated that we were very fortunate to have a community in which so many people want to give back. To show what they have. There are a lot of different courses, a lot of different paths and sometimes different directions in the world. He wanted to thank everyone who does serves. He talked about th sanitation workers that serve and those people in Planning that rarely get talked about. We have a city council, attorney, administration and staff that help keep this entire machine working properly for everybody in the city. He was glad that it can be done cordially. There are communities around us that struggle with that but we can be friends and disagree and agree on different subjects but all know we are trying to coming together to bring forward the best outcome for this community. He wanted to thank everyone and stated that it was very important that everyone keeps this in mind and not be the same as some of the other communities around us.

Judy Moser of 822 2nd St NW asked about a project by exit 130. She stated she was present previously for the rezoning of that area. Nothing has happened since March. She wanted to know why nothing was being done. Is it going to happen or not happen?

City Manager Hart requested Ms. Moser's contact information and stated that someone from staff would be in touch.

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

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

**Item 7: Presentation: Designation of Catawba Bridge 173 as "Mayor Bruce R. Eckard Bridge"**

Kyle J. Hayman, Mayor and members of Council gave a presentation in recognition of the designation of Catawba Bridge 173 as "Mayor Bruce R. Eckard Bridge". This designation is to honor Conover citizen Bruce R. Eckard for his years of service to the community. He began his long career of service for the City of Conover in 1985 as a Council Member. In 1989, he was elected Mayor and served for 20 years as such. In 2011, he was elected as a Council Member,

and was appointed Mayor Pro Tem in 2021. Mr. Eckard passed away on April 21, 2025.

Senator Mark Hollo was in attendance, as well as previous Mayor, Lee Little and both spoke briefly about Mr. Eckard's legacy.

Members of Bruce R. Eckard's family were in attendance and thanked the city on behalf of Mr. Eckard.

**Item 8: 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. Ordinance 28-25: Zoning Ordinance Amendment**

*NOTE: The public hearing for Rezoning R25-09 was advertised for, held, and adjourned during the Monday, October 6, 2025 City of Conover Council Meeting. The consideration of Ordinance 28-25: Zoning Ordinance Amendment was continued from the Monday, October 6, 2025 meeting to the Monday, November 3, 2025 City of Conover Council Meeting at 6:00 p.m. in the Council Chambers of Conover City Hall.*

**Item 8(a): Ordinance 28-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Ordinance 28-25: Zoning Ordinance Amendment for 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 item was continued from last month when the Council delayed the decision, asking the developer to answer a few questions related to ingress and egress to the development. The representative for the property owner submitted a letter stating that they are trying to get costs estimates so that they may honor the request, but they have not received those estimates back. They have requested that the decision be delayed one more month.

Lisa Valdez of Pope McMillan, the representative of the property owner petitioning for Rezoning R25-09, spoke of the options available for the property. Option one was the driveway option at the existing driveway from the park with a right out. The other option was to improve the point of Brandywine Lane and Rock Barn to a right and a left. Her understanding was that the NCDOT said okay to both of those options. The owner was trying to get cost estimates on those options to see which would be better.

There was some discussion by Council about the options presented by Ms. Valdez. Concern was expressed that there would be too much density (just under nine per acre). Concerns were stated about the amount of traffic flow currently in that area and how this development would further affect it. There was also concern by a member of Council about the developer's lack of a clear plan. As a counterpoint, Council spoke about the need for development on that road.

Ms. Valdez requested that Council give her client more time to gather the requested information

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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so that her client could answer some of Council's questions. Her client was asked to consider two proposals during the last meeting; one of which was at the last minute. They need time to get back the cost estimate so that they can answer Council's questions. She asked for a continuance of this item until the Monday, December 1, 2025 Council Meeting. She stated that she was taken aback by Council's concern with density, as the density of the surrounding developments is greater than what the proposed project is. The density is well within what the City's Land Use Plan recommends for that area. If there is an issue with density, she would be willing to go back and discuss this with her client, but she and her client left the last meeting with the understanding that the issue was with the road and the access onto Brandywine and onto Rock Barn. Her client has worked for the last month to try and address that concern.

There was some discussion by Council about whether to continue the item until the December 1, 2025 Council Meeting to allow the owner more time to gather information for Council. Council spoke of their concern about the number of units, the type of units, current traffic issues and how this development would affect future traffic. Members of Council were receptive to filling in the donut hole in that area but were concerned about density. Different developments in the surrounding area were mentioned for comparison, including Cambridge, Brentwood, and Brandywine.

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to deny Ordinance 28-25: Zoning Ordinance Amendment and the rezoning request R25-09 for the property at 412 Rock Barn Rd NE (PIN 374107595703) and adjacent unaddressed lot (PIN 374107599726), shown on map Exhibit A from R-9-CD (Residential – Conditional District) to R-9-CD (Residential – Conditional District), finding that it is not reasonable and in the public interest because of the density, the traffic, Rock Barn Road, the possibility of cutting through neighborhoods, and it would make things more dangerous and unsafe for the neighborhoods surrounding it.

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

With a vote of five (5) to deny and zero (0) to approve, rezoning request R25-09 failed due to lack of a majority.

(A draft copy of Ordinance 28-25: Zoning Ordinance Amendment is contained in exhibit file entitled 2025 Ordinances and is hereby contained in these minutes for reference.)

**Item 9: Rezoning R25-06 for the Proposed Development, Caldwell Commons, located at 606 Eastway Ln SW from NC-CD (Neighborhood Center-Conditional District) to NC-CD (Neighborhood Center-Conditional District)**

**a. Public Hearing to Receive Comments about the Proposed Rezoning**  
**b. Ordinance 31-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented rezoning R25-06 for the proposed development, Caldwell Commons, located at 606 Eastway Ln SW from NC-CD (Neighborhood Center-Conditional District) to NC-CD (Neighborhood Center-Conditional District). This development was previously brought before Council under R21-04 which was approved on July 12, 2021. The approval was for a mix of townhomes and single family homes totaling 113 units. The current proposal is for 58 single family dwellings. Along with each home having a two-car garage, amenities will include a dog park and a playground area.

Will Clayton, the developer, stated that the market needs more single-family homes. The proposed homes are 2,200 to 3,000 sq ft. All will be two story with a master on main option. There will be four or five options to choose from. Plans are to build on approximately 20 lots, sale those homes and then build some more. Density for the proposed plan is under four.

**Item 9(a): Public Hearing to Receive Comments about the Proposed Rezoning**

At 6:43 p.m., Mayor Hayman opened the public hearing.

There were no comments from the public.

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

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

**Item 9(b): Ordinance 31-25: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Ordinance 31-25: Zoning Ordinance Amendment.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 31-25: Zoning Ordinance Amendment and to approve zoning request R25-06 for the property at 606 Eastway Ln SW (PIN 373107773616) shown on map Exhibit A from NC-CD (Neighborhood Center – Conditional District) to NC-CD (Neighborhood Center – Conditional District), finding that it is reasonable and in the public

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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interest because:

1. The LDP map shows this property’s future use as low- to medium-density residential.
2. The LDP has specified a need to accommodate more “missing middle” housing in the city.

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

(Ordinance 31-25: 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 10: Ordinance 32-25: An Ordinance Amending the 2025-2026 Budget Ordinance**

Kurt L. Beal, Finance Director presented Ordinance 32-25: An Ordinance Amending the 2025-2026 Budget Ordinance which was for the construction of a new Water/Sewer supervisors' office in the lower area of the public services facility. Drawings were done by Icard Architecture and multiple construction quotes were obtained with Moss Marlow being the lowest submittal. For reference, Moss Marlow was the contractor in charge of the most recent City Hall renovations. The City has already budgeted \$280,000 in the current year. This ordinance appropriates an additional \$160,000 of water/sewer retained earnings. Plans are to build on the property that was purchased by the City about six years ago. This building would provide more office space, a break room, lockers and storage space for field supervisors. Currently, these employees are housed in a trailer that is approximately 30-years-old, and they need more space. The building would be 48' by 28' in size.

Brian Bradshaw, Public Utilities Director stated that constructing a new building would be easier to do than retrofitting the old house to meet ADA standards. The new building would go with the motif of the area. Formal bidding was not required due to the cost of the project.

Motion was duly made by Mayor Pro Tem/Council Member Canrobert, seconded by Council Members Green, Fulbright, and Powell, to adopt Ordinance 32-25: An Ordinance Amending the 2025-2026 Budget Ordinance.

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

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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(Ordinance 32-25: An Ordinance Amending the 2025-2026 Budget Ordinance contained in exhibit file called 2025 Ordinances and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 11: Resolution 36-25: A Resolution of the City Council of the City of Conover Authorizing the Execution of an Inter-jurisdictional Agreement Regarding Henry Fork Wastewater Treatment Facility Biosolids Facility**

Brian Bradshaw, Public Utilities Director presented Resolution 36-25: A Resolution of the City Council of the City of Conover Authorizing the Execution of an Inter-jurisdictional Agreement Regarding Henry Fork Wastewater Treatment Facility Biosolids Facility. In 1986, the City of Conover entered into an agreement with the City of Hickory, the City of Newton, and Catawba County to construct and operate a regional sludge composting facility. Under the original terms, Conover held an 11% ownership stake in the partnership. Over time, multiple revisions were made to the agreement, and through a series of buyouts and restructured contracts, only the Cities of Hickory and Conover remained as partners. As a result, Conover’s ownership share increased to 14%, with Hickory holding the remaining 86%. That original facility has now reached the end of its service life, and a new sludge drying facility has been constructed at Hickory’s Henry Fork Wastewater Treatment Plant, and it is up and running. Hickory has offered Conover the opportunity to participate as a 10% partner in the new facility. Currently, there are no other partners. This partnership will allow Conover to continue hauling sludge at its current rate, maintaining stable budgetary costs while providing capacity for future growth.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Resolution 36-25: A Resolution of the City Council of the City of Conover Authorizing the Execution of an Inter-jurisdictional Agreement Regarding Henry Fork Wastewater Treatment Facility Biosolids Facility.

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

(Resolution 36-25: A Resolution of the City Council of the City of Conover Authorizing the Execution of an Inter-jurisdictional Agreement Regarding Henry Fork Wastewater Treatment Facility Biosolids Facility contained in the exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 12: Resolution 37-25: Resolution Accepting Infrastructure Improvements from Oxford Glen Land Holdings LLC**

Brian Bradshaw, Public Utilities Director presented Resolution 37-25: Resolution Accepting Infrastructure Improvements from Oxford Glen Land Holdings LLC. Oxford Glen is a

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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subdivision that is being developed near Bunker Hill High School. It is a 160 lot development that is currently in phase 1 (approximately 68 lots) with approximately 62 lots ready to be purchased. Water and sewer infrastructure has been installed. The City has a water and sewer line that goes through this property which was installed in the early 1990s. In this area, the City will be charging outside rates for water and will split revenue with the County on sewer revenue.

This resolution will give approval for acceptance and agreement to maintain this infrastructure contingent upon Oxford Glen Land Holdings, LLC recording a Deed of Easement that is in conformance with the City's requirements and in a form acceptable to the City of Conover's staff and upon completion or provision of any other documents deemed necessary by the City.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Members Powell and Green, to adopt Resolution 37-25: Resolution Accepting Infrastructure Improvements from Oxford Glen Land Holdings LLC.

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

(Resolution 37-25: Resolution Accepting Infrastructure Improvements from Oxford Glen Land Holdings LLC contained in exhibit file called 2025 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 13: Committee Reports**

Members of Council gave their committee reports.

**Item 14: City Manager's Report**

**Building Permits:** The City issued twenty-three (23) building permits during the month of October 2025, totaling \$1,897,746. Included were fifteen (15) residential, six (6) commercial, and two (2) industrial.

**Upcoming Holidays:**

City Hall will be closed:

- Tuesday, November 11th for Veteran's Day (Collections will occur on Monday, November 10th)
- Thursday, November 27th (Collections will occur on Wednesday, November 26th)
- Friday, November 28th for Thanksgiving (Collections will occur on Monday, December 1st)

**MINUTES FROM THE NOVEMBER 3, 2025 CONOVER CITY COUNCIL REGULAR MEETING**

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**UPCOMING EVENTS FOR NEXT MONTH:**

- **Christmas in the Park** - December 2nd

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:03 p.m.

\_\_\_\_\_  
Kyle J. Hayman, Mayor

\_\_\_\_\_  
Stephanie C. Watson, City Clerk

# CITY OF CONOVER ORDINANCE 30-25

## AN ORDINANCE AMENDING THE 2025-2026 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2025-2026 Budget Ordinance of the City of Conover, adopted pursuant to the provisions of Chapter 159 of the General Statutes of North Carolina, the Local Government Budget and Fiscal Control Act, be amended as noted herein.

Section 1. To amend the General Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
100-6600-9167	Transfer to General Capital Projects Fund	430,000	
Total		\$430,000	

To provide funding for the above, the following revenue budgets will be increased as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
100-3990-0000	Fund Balance Appropriation - General Fund		430,000
Total			\$430,000

This will result in a net increase of \$430,000 in the expenditures of the General Fund.

Section 2. To amend the General Capital Projects Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
670-4100-7201	Purchase of Real Property	430,000	
Total		\$430,000	

To provide for the above, the following revenue budgets will be increased as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
670-3970-9110	Transfer from General Fund		430,000
Total			\$430,000

This will result in a net increase of \$0 in the expenditures of the General Capital Projects Fund.

Section 3. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Adopted this the 3rd day of November, 2025.

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Stephanie C. Watson, City Clerk

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Kyle J. Hayman, Mayor

**CITY OF CONOVER  
RESOLUTION 34-25**

**A RESOLUTION TO AUTHORIZE THE CITY OF CONOVER TO ENTER AN AGREEMENT  
WITH THE OXFORD FIRE DEPARTMENT FOR FIRE PROTECTION AID FOR STATION  
LOCATION**

**WHEREAS**, North Carolina General Statute § 58-83-1 gives municipalities authority to send firemen and apparatus beyond the territorial limits which it normally serves; and

**WHEREAS**, the Oxford Fire Department has requested a revision to the existing mutual aid agreement with the Conover Fire Department in order to improve emergency response efficiency and ensure adequate resources are available during critical incidents; and

**WHEREAS**, the Oxford Fire Department has proposed that the agreement be updated to establish **automatic aid** for all working structure fires and under this arrangement, the City of Conover's Fire Department would automatically be dispatched on the initial alarm for any confirmed working structure fire within the Oxford Fire Department's response area; and

**WHEREAS**, the amendment is intended to enhance firefighter safety, reduce response times, and provide more coordinated and effective response to structure fires with the Oxford Fire Department's jurisdiction.

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

1. The City of Conover enter into a Fire Protection Automatic Aid Agreement for Station Location with the Oxford Fire Department.
2. The Mayor of the City of Conover, being the Authorized Official, and successors so entitled is hereby authorized to execute the agreement.
3. Certified copies of this Resolution shall be kept with the City Clerk.
4. This Resolution shall take effect immediately upon its adoption.

Adopted this the 3<sup>rd</sup> day of November, 2025.

\_\_\_\_\_  
Kyle J. Hayman, Mayor

ATTEST:

\_\_\_\_\_  
Stephanie C. Watson, City Clerk

**CERTIFICATION BY RECORDING OFFICER**

The undersigned duly qualified and acting City Clerk of the City of Conover does hereby certify:

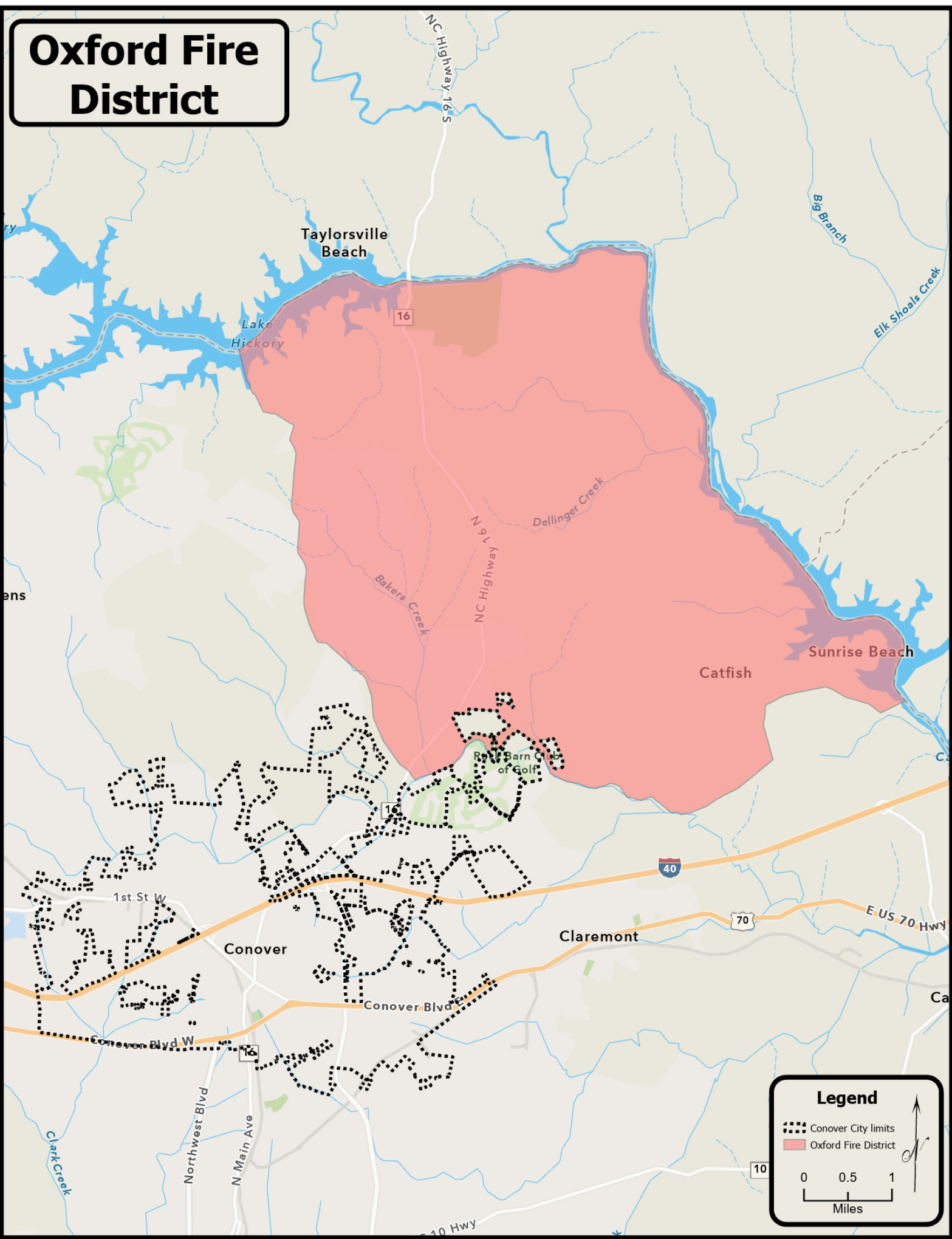
That the above / attached resolution is a true and correct copy of Resolution 34-25, as adopted at a legally convened meeting of the City of Conover Council duly held on November 3, 2025 and, further, that such resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand, this 3<sup>rd</sup> day of November, 2025.

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Stephanie C. Watson, City Clerk

# Oxford Fire District



**CITY OF CONOVER  
RESOLUTION 35-25**

**ADOPTION OF THE PROPOSED 2026 CONOVER COUNCIL MEETING SCHEDULE**

**WHEREAS**, General Statute§ 160A-71(a) states the following:

*160A-71. Regular and special meetings; recessed and adjourned meetings; procedure.*

*a) The council shall fix the time and place for its regular meetings. If no action has been taken fixing the time and place for regular meetings, a regular meeting shall be held at least once a month at 10:00 A.M. on the first Monday of the month.*

**NOW, THEREFORE, BE IT RESOLVED** by the Conover City Council of the City of Conover, North Carolina that the 2026 Conover Council Meeting Schedule shall be as follows:

**City of Conover  
City Council Regular Meeting Schedule  
For January 2026— December 2026**

The regularly scheduled meetings of the Conover City Council shall be held on the 1st Monday of each month at 6:00 p.m. in the Council Chambers of Conover City Hall.

Exceptions: The July Meeting shall be held on Thursday, June 25, 2026 and the September Meeting shall be held on Monday, September 14, 2026.

Council Meeting Date	Time	Note
Monday, January 5, 2026	6:00 p. m.	
Monday, February 2, 2026	6:00 p. m.	
Monday, March 2, 2026	6:00 p. m.	
Monday, April 6, 2026	6:00 p. m.	
Monday, May 4, 2026	6:00 p. m.	
Monday, June 1, 2026	6:00 p. m.	
Thursday, June 25, 2026*	6:00 p. m.	*To take the place of the July Council Meeting
Monday, August 3, 2026	6:00 p. m.	
Monday, September 14, 2026*	6:00 p. m.	*Monday September 7, 2026 is a Scheduled City Holiday
Monday, October 5, 2026	6:00 p. m.	
Monday, November 2, 2026	6:00 p. m.	
Monday, December 7, 2026	6:00 p. m.	

Adopted this the 3rd day of November, 2025.

\_\_\_\_\_  
Kyle J. Hayman, Mayor

\_\_\_\_\_  
Stephanie C. Watson, City Clerk

**GENERAL ASSEMBLY OF NORTH CAROLINA  
SESSION 2025**

**SESSION LAW 2025-67  
HOUSE BILL 23**

AN ACT to make VARIOUS CHANGES TO state and local government provisions.

[...]

**PART VI. ROAD AND BRIDGE NAMING DESIGNATIONS**

**SECTION 6.** Notwithstanding any provision of law to the contrary, the Department of Transportation shall make the following naming designations:

[...]

2. The bridge on Rock Barn Road NE that crosses Interstate 40, also known as Catawba Bridge 173, shall be renamed the "Mayor Bruce R. Eckard Bridge."

[...]

**PART VIII. EFFECTIVE DATE**

**SECTION 8.** Except as otherwise provided, this act is effective when it becomes law. In the General Assembly read three times and ratified this the 30<sup>th</sup> day of June, 2025.

s/ Phil Berger  
President Pro Tempore of the Senate

s/ Donna McDowell White  
Presiding Officer of the House of Representatives

s/ Josh Stein  
Governor

**CITY OF CONOVER  
RESOLUTION 20-25**

**HONORING THE LIFE AND LEGACY OF  
BRUCE R. ECKARD**

**WHEREAS**, THE CITY OF CONOVER MOURNS THE LOSS OF A DEVOTED PUBLIC SERVANT, **BRUCE R. ECKARD**, WHO PASSED AWAY ON APRIL 21, 2025, LEAVING BEHIND A LEGACY OF LEADERSHIP, DEDICATION, AND LOVE FOR HIS COMMUNITY; AND

**WHEREAS**, BRUCE BEGAN HIS SERVICE TO THE CITY OF CONOVER IN 1985 AS A CITY COUNCIL MEMBER, WAS ELECTED MAYOR IN 1989—SERVING FAITHFULLY FOR 20 YEARS—AND LATER RETURNED TO SERVE ON THE COUNCIL IN 2011, ULTIMATELY BEING APPOINTED MAYOR PRO TEM IN 2021; AND

**WHEREAS**, THROUGHOUT HIS DECADES OF SERVICE, BRUCE LED THE CITY THROUGH TRANSFORMATIVE GROWTH, INCLUDING THE CREATION OF CONOVER STATION, THE MANUFACTURING SOLUTIONS CENTERS 1 AND 2, CONOVER WEST, AND THE REVITALIZATION OF THE FORMER BROYHILL PROPERTY, CONTRIBUTING TO THE CITY’S EXPANSION FROM A \$300 MILLION TAX BASE TO OVER \$1.1 BILLION; AND

**WHEREAS**, HE CHAMPIONED VITAL INFRASTRUCTURE PROJECTS SUCH AS THE CONSTRUCTION OF FIRE STATIONS #1 AND #3, THE EXPANSION OF THE WATER TREATMENT PLANT AND OXFORD TANK, AND THE DEVELOPMENT AND RENOVATION OF KEY CITY FACILITIES, ENSURING A STRONG FOUNDATION FOR FUTURE GENERATIONS; AND

**WHEREAS**, BRUCE BROUGHT TECHNOLOGICAL INNOVATION TO CONOVER, MODERNIZING CITY OPERATIONS THROUGH GIS MAPPING, AUTOMATED WATER METERS, AND IN-CAR POLICE CAMERA SYSTEMS, WHILE FOSTERING A STRONG SENSE OF COMMUNITY THROUGH CHERISHED TRADITIONS LIKE NATIONAL NIGHT OUT, CHRISTMAS IN THE PARK, AND THE CONOVER NEIGHBOR NEWSLETTER; AND

**WHEREAS**, HIS SERVICE EXTENDED BEYOND CITY BOUNDARIES THROUGH HIS LONGSTANDING LEADERSHIP ON THE HICKORY-CONOVER TOURISM DEVELOPMENT AUTHORITY AFTER HIS APPOINTMENT ON JULY 31, 2006, THE WESTERN PIEDMONT COUNCIL OF GOVERNMENTS TRANSPORTATION ADVISORY COMMITTEE, AND NUMEROUS REGIONAL AND STATE-LEVEL ORGANIZATIONS; AND

**WHEREAS**, BRUCE R. ECKARD’S UNWAVERING COMMITMENT TO CONOVER HAS LEFT AN INDELIBLE MARK ON THE CITY HE SO PASSIONATELY SERVED, AND HIS LEGACY WILL LIVE ON IN EVERY CORNER OF OUR COMMUNITY.

**NOW, THEREFORE**, I, KYLE J. HAYMAN, MAYOR OF THE CITY OF CONOVER, ON BEHALF OF THE CITY COUNCIL AND THE PEOPLE OF CONOVER, DO HEREBY DECLARE OUR HEARTFELT GRATITUDE AND DEEPEST RESPECT IN MEMORY OF BRUCE R. ECKARD AND CALL UPON ALL CITIZENS TO HONOR HIS EXTRAORDINARY LIFE AND ENDURING CONTRIBUTIONS.

**IN WITNESS WHEREOF**, I HAVE HEREUNTO SET MY HAND AND CAUSED THE SEAL OF THE CITY OF CONOVER TO BE AFFIXED THIS THE 2ND DAY OF JUNE, 2025.



  
KYLE J. HAYMAN, MAYOR

  
JOIE D. FULBRIGHT, COUNCIL MEMBER

  
MARK R. CANROBERT, COUNCIL MEMBER

  
JIM C. GREEN, COUNCIL MEMBER

  
STEPHANIE C. WATSON, CITY  
CLERK

  
BRENDA J. POWELL, COUNCIL MEMBER

**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 28<sup>th</sup>, 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 3<sup>rd</sup>, 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.

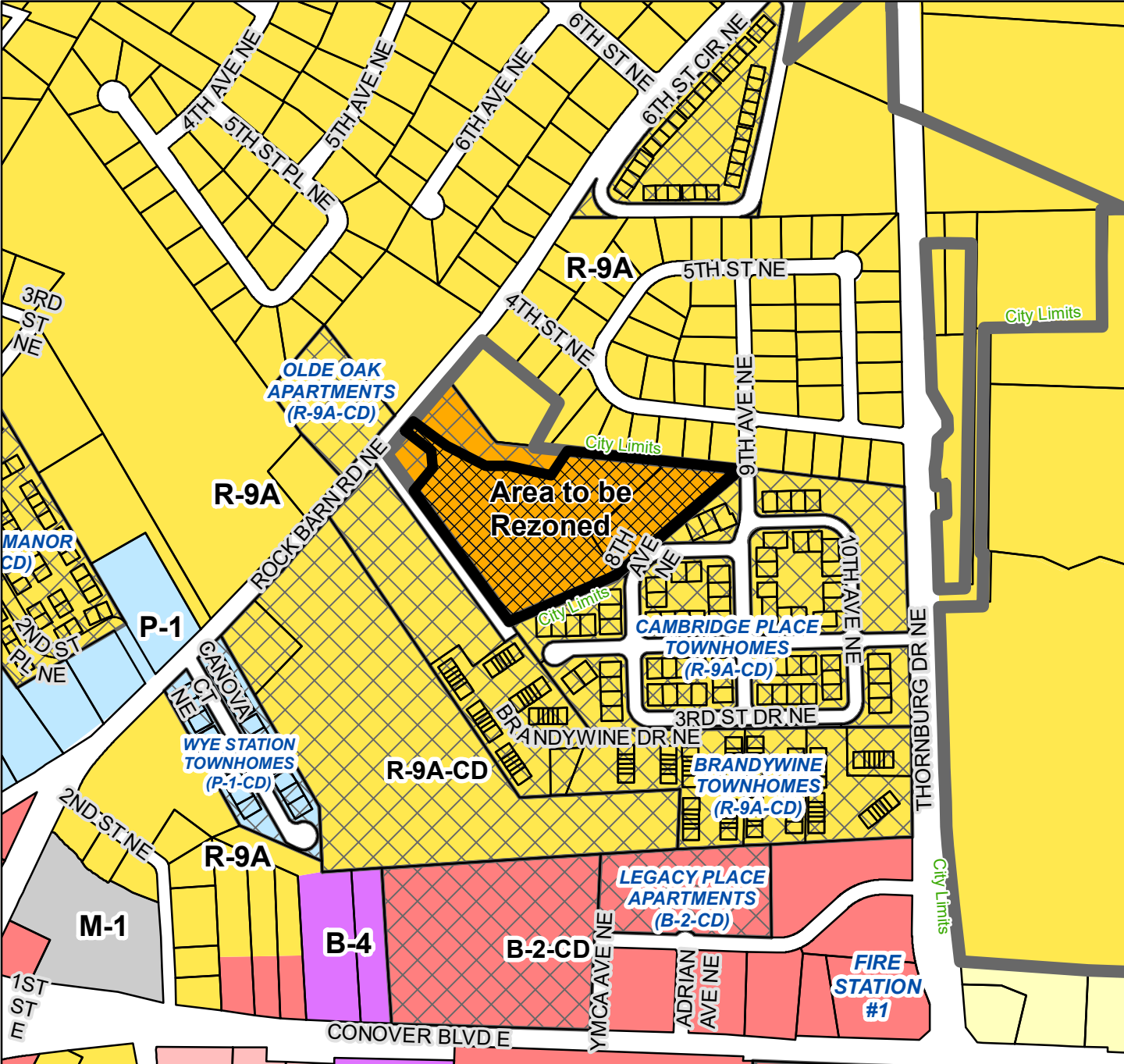
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Kyle J. Hayman., Mayor











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Stephanie Watson, City Clerk

**EXHIBIT A**



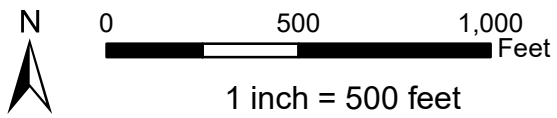
**Legend**

-  Area to be Rezoned
-  P-1 Office & Institution
-  R-20 Residential General
-  B-1 Neighborhood Business
-  R-9 Residential Multi-family
-  B-4 General Business
-  R-9A Residential Single-family
-  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



WILLIAM P. POPE (*Retired*)  
WILLIAM H. McMILLAN (1938 – 2015)  
CONSTANTINE KUTTEH\*  
CHARLES SCHIECK  
LISA M. VALDEZ  
CLARK D. TEW\*  
ALEX GRAZIANO\*\*

CHRISTIAN KIECHEL - Associate  
NOAH JORDAN - Associate

\*DRC Certified Mediator  
\*\*DRC Certified, Family Financial Mediator

October 31, 2025

Mr. Tom Hart  
City Manager  
City of Conover  
101 1st Street E  
Conover, NC 28613

*via email tom.hart@conovernnc.gov*

RE: Rezoning R25-09, 412 Rock Barn Rd NE

Dear Mr. Hart:

I am writing on behalf of my client, Affordable MH Solutions, LLC, regarding the City Council's consideration of R25-09 scheduled for their upcoming, November 3, 2025 meeting. Following the last meeting, and with input from NCDOT received by Mr. Schlichting, my client sought to obtain cost estimates of the road improvement options discussed and requested at that meeting. We have not yet received those estimates and as such, my client is not in a position to commit one way or the other to the requested improvement(s).

We respectfully request a continuation to the December 1, 2025 City Council meeting, at which time we are hopeful to be able to better respond regarding the improvement(s). I appreciate the City Council's consideration of this request. Please do not hesitate to contact me if you have any questions or concerns.

Kindest regards,

Lisa M. Valdez

cc: Susan Matthews, City Attorney (via email)  
Erk Schlichting, Planning Director (via email)  
Bradley Richard

**CITY OF CONOVER**  
**ORDINANCE 31-25**  
**ZONING ORDINANCE AMENDMENT**

**WHEREAS**, JRN Development, LLC., the property owner, submitted rezoning request R25-06 to the City of Conover on May 20<sup>th</sup>, 2025 to rezone a 17.6+/- acre property at 606 Eastway Ln SW (Catawba County PIN 373107773616); and

**WHEREAS**, the request is to rezone this parcel, currently zoned NC - CD (Neighborhood Center – Conditional District) to NC-CD (Neighborhood Center – Conditional District) for the purpose of a single-family residential development; and

**WHEREAS**, the owner previously requested and was granted a Conditional District for this property under the name “Long Grove” on July 12<sup>th</sup>, 2021 (R21-04), and wishes to substantially replace that design and seek a new Conditional District named “Caldwell Commons”; 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 October 14th, 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 November 3<sup>rd</sup>, 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 NC - CD (Neighborhood Center – Conditional District) to NC-CD (Neighborhood Center – Conditional District):

606 Eastway Lane SW– PIN 3731-0777-3616– this being that parcel identified in Deed Book 3652 Pages 517-19 of the Catawba County Registry and shown on map attached hereto as “Exhibit A.”

And also subject to the conditions and the site plan attached hereto and made a part hereof.

**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 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 3rd day of November, 2025

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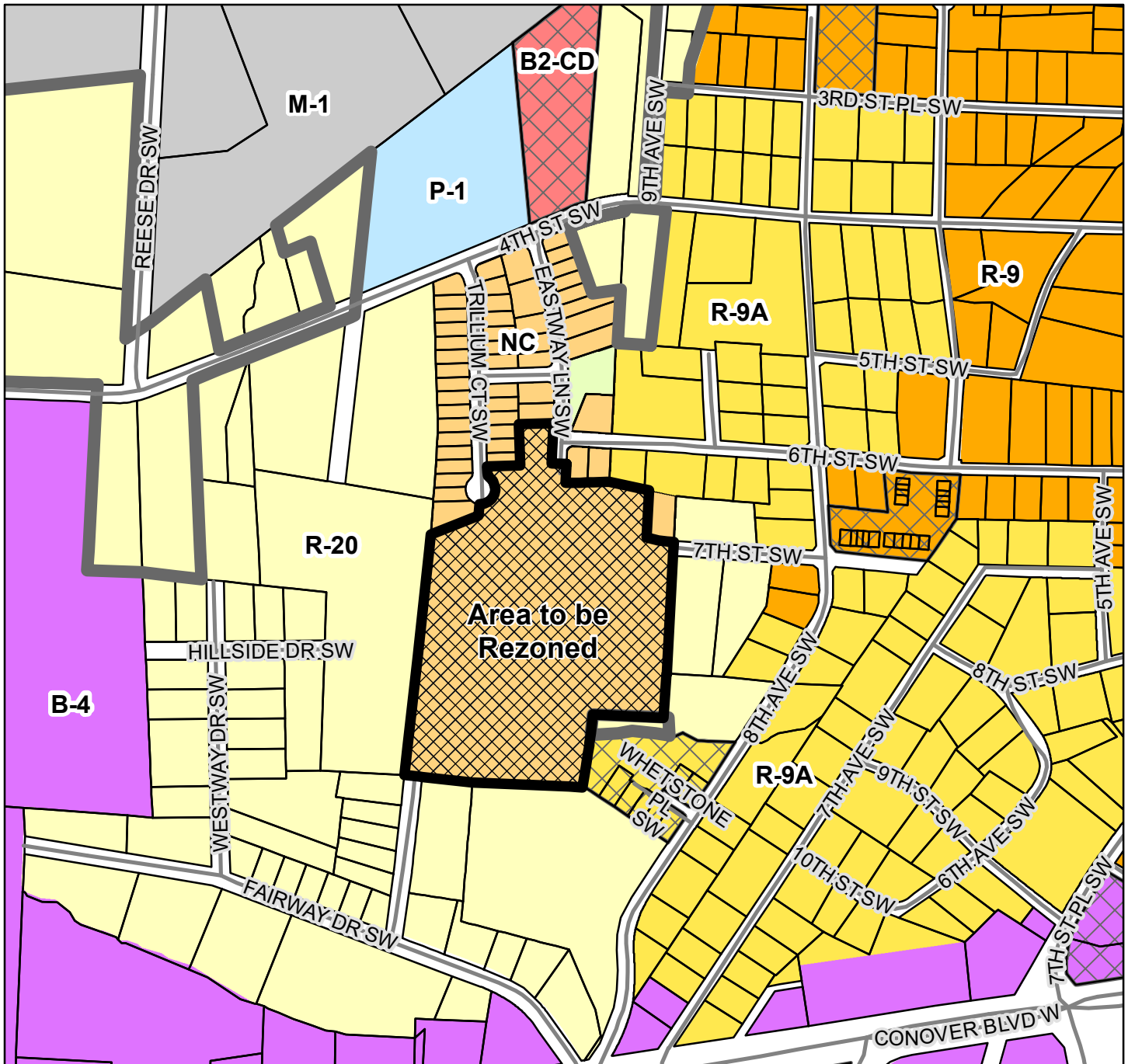
Kyle J. Hayman., Mayor

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Stephanie Watson, City Clerk

DRAFT

# EXHIBIT A



## Legend

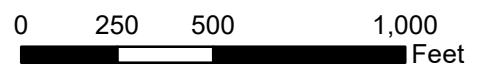
- |   |                           |   |                                |   |    |
|---|---------------------------|---|--------------------------------|---|----|
|  | Area to be Rezoned        |  | R-20 Residential General       |  | CD |
|  | B-2 Highway Business      |  | R-9 Residential Multi-family   |   |    |
|  | B-4 General Business      |  | R-9A Residential Single-family |   |    |
|  | M-1 General Manufacturing |  | NC Neighborhood Center         |   |    |
|  | P-1 Office & Institution  |  | OS Open Space                  |   |    |
|  | City limits               |   |                                |   |    |

## REZONING R25-06

**JRN Development LLC - PROPERTY**

Being all of PIN: 373107773616  
 Consisting of: 17.601 +/- Acres

From NC-CD (Neighborhood Center - Conditional District),  
 To NC-CD (Neighborhood Center - Conditional District)



1 inch = 500 feet

## Exhibit B

### Conditional notes – R25-06: Caldwell Commons, 606 Eastway Ln SW

1. The zoning for the development will be Neighborhood Center-Conditional District (NC-CD) incorporating approximately 17.66 acres.
2. The development shall consist of a maximum of 58 single-family lots.
3. Lot widths shall be a minimum of 40 feet, with a minimum 10-foot front setback, and 5-foot side setbacks, with corner lots adjusted as shown on the site plan. Front setback will be adjusted on lots with sidewalk so that driveways are at least 18 feet in length between the back edge of sidewalk and front plane of the house, or 18 feet from back of curb to front plane of house on lots without sidewalk.
4. The developer will provide a driveway stub out to the property line of the parcel owned by the city on the south end of Eastway Lane SW.
5. Approval of this preliminary plan shall also serve as approval of a preliminary subdivision plat.
6. A development agreement between the developer and the city shall be required prior to construction approval.
7. Building design standards:
  - a) Variety of exterior building materials shall be allowable and utilized on primary and accessory structures onsite.
  - b) Exterior structure materials shall be durable and residential in character and shall allow a mix of, but not limited to vinyl, masonry, brick, synthetic or natural stone, shake, board and batten, asphalt composite shingles.
  - c) A minimum of two building materials should be utilized for exterior walls fronting public right-of-way. Masonry water tables, when utilized, shall be applied to the entire front facade and projections from the front facade, such as the side of a garage that is visible from the front door.
  - d) Each dwelling shall have a double garage and at least 18' of driveway from back of curb or back of sidewalk to the garage entrance, depending on street side lot placement.
  - e) Buildings shall not exceed 35' in height.
  - f) Houses built on adjacent lots or on lots directly across the street from others shall not have identical elevations or color pallets. This restriction applies to the front facade and side elevations visible from the public right-of-way.
  - g) Home designs shall be substantially similar to the designs submitted with this proposal.
8. All new streets and sidewalks shall be public and are approved as shown on this plan and built to City of Conover standards and dedicated to the City of Conover.
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 water and sewer utilities constructed as part of the city's utility system shall comply with city's requirements for materials, sizes, and location.
12. Any/all city utility easements shall be 25' wide.
13. Mail service shall be via mail kiosk(s).
14. Final plans will be reviewed and approved by the Conover Technical Review Committee (TRC) prior to construction.

15. After completion of construction and certification by the city, water and sewer mains, shall be dedicated for acceptance by the City of Conover.
16. Open space, recreation space, and other amenities shall be privately maintained and reserved exclusively for use by the residents of the development.
17. Developer will coordinate with Duke Energy to develop a site lighting plan prior to final plat submittal.
18. No lot shall have driveway access to Eastway Ln SW.
19. Final street tree and landscaping layout and species selection shall be approved along with construction plans and will allow for adjustments to accommodate utility placement as well as pedestrian and driver safety.
20. All retaining walls shall be owned and maintained by property owners and/or a Homeowners Association.
21. Minor modifications- the Planning Director may approve minor 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 or any significant changes to the plan shall require another rezoning approval.

JRN Development, LLC agrees to the terms of the conditional development notes and the other exhibits referenced in the ordinance.

---

Officer, JRN Development, LLC

**CITY OF CONOVER  
ORDINANCE 32-25**

**AN ORDINANCE AMENDING THE 2025-2026 BUDGET ORDINANCE**

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2025-2026 Budget Ordinance of the City of Conover, adopted pursuant to the provisions of Chapter 159 of the General Statutes of North Carolina, the Local Government Budget and Fiscal Control Act, be amended as noted herein.

Section 1. To amend the WS Capital Reserve Fund, the expenditures are to be changed as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
350-8100-9132		Transfer to WS Capital Projects Fund	160,000	
Total			\$160,000	

To provide funding for the above, the following revenue budgets will be increased as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
350-2990-0000		WS Capital Reserve - Retained Earnings Approp.		160,000
Total				\$160,000

This will result in a net increase of \$160,000 in the expenditures of the WS Capital Reserve Fund.

Section 2. To amend the WS Capital Projects Fund, the expenditures are to be changed as follows:

Account		Description	Decrease/ Debit	Increase/ Credit
320-3970-9135		Transfer from WS Capital Reserve Fund		160,000
Total				\$160,000

To provide funding for the above, the following revenue budgets will be increased as follows:

Account		Description	Increase/ Debit	Decrease/ Credit
320-8100-7200		Contracted Construction	160,000	
Total			\$160,000	

This will result in a net increase of \$0 in the expenditures of the WS Capital Projects Fund.

Section 3. Copies of this budget amendment shall be furnished to the Clerk to the Governing Board, to the Budget Officer and the Finance Officer for their direction.

Adopted this the 3rd day of November, 2025.

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Stephanie C. Watson, City Clerk

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Kyle J. Hayman, Mayor

Icard Architecture, PLLC

OFFICE: 828-464-1028  
 MAILING ADDRESS  
 POST OFFICE BOX 490  
 CONOVER, N.C. 28613

FAX: 828-465-4562  
 SHIPPING ADDRESS  
 111 4TH AVENUE S W  
 CONOVER, N.C. 28613

BARRY@ICARDARCHITECTURE.COM

September 25th 2025

A NEW FACILITY FOR  
 CONOVER UTILITIES  
 CONOVER, NC

BID TABULATION

CONTRACTOR	BUILDING CONST. BASE BID TOTAL	DEDUCT CANOPY CHANGE	PROFIT (CO)	OVERHEAD (CO)	BOND BASE BID	CALENDAR DAYS TO COMPLETION	START DATE
MOSS-MARLOW CONSTRUCTION	\$ 399,855	\$ 3000	7%	7%	\$ 4111	180	
MATTHEWS CONST. COMPANY	\$ 468,500	\$ 3500	7.5%	7.5%	\$ 3500	175	
BRUSHY MOUNTAIN BUILDERS	\$ 523,000	\$ 6800	10%	5%	\$ 9100	210	
BUILDING SYSTEMS OF CATAWBA VALLEY							
V. STEWART Mckee General Contractors	\$ 432,274	7000	5%	5%	\$ 12909	270	
WC Construction							

**CITY OF CONOVER  
RESOLUTION 36-25**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CONOVER  
AUTHORIZING THE EXECUTION OF AN INTER-JURISDICTIONAL AGREEMENT  
REGARDING HENRY FORK WASTEWATER TREATMENT FACILITY  
BIOSOLIDS FACILITY**

**WHEREAS**, Hickory has constructed an approximately \$39,000,000.00 biosolids facility commonly known as the Henry Fork Biosolids Facility (the “Facility”) located at 4014 River Road, Hickory, North Carolina 28602, for the operations of sludge processing, drying, and disposal in accordance with all applicable state and federal requirements; and

**WHEREAS**, the Facility has the capacity to process approximately 85.4 dry tons of solids per week; and

**WHEREAS**, Hickory has offered Conover the opportunity to participate in the use, operation, and maintenance of the Facility; and

**WHEREAS**, entering into this agreement will promote regional cooperation, operational efficiency, and regulatory compliance for all parties involved.

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

1. The IJA 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 Mayor and City Manager, being the Authorized Officials, and successors so entitled are hereby authorized to execute the agreement and all other documents related to this agreement that 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 3<sup>rd</sup> day of November, 2025.

---

Kyle J. Hayman

---

Stephanie C. Watson, City Clerk

**CITY OF CONOVER  
RESOLUTION 37-25**

**RESOLUTION ACCEPTING INFRASTRUCTURE IMPROVEMENTS FROM  
OXFORD GLEN LAND HOLDINGS LLC**

**WHEREAS**, Oxford Glen Land Holdings LLC has completed the installation of public infrastructure for the Oxford Glen subdivision located at 4435 Oxford School Rd (Catawba County PIN 377303049320, 376304948473, 376304932470, 377303038412); and

**WHEREAS**, the City of Conover Public Works Department has inspected said improvements and found them to meet the City's standards; and

**WHEREAS**, the Final Plat for said subdivision has been filed with the Catawba County Register of Deeds in Plat Book 91, pp. 131-133, showing the dedication of right-of-way and easements for said improvements; and

**WHEREAS**, said improvements consist of the following:

- Approximately 2,400' of 8" sewer line and fixtures with a value of \$338,300
- Approximately 2,100' of 8" and 462' of 2" water line and fixtures with a value of \$314,354

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Conover, North Carolina:

That contingent upon Oxford Glen Land Holdings, LLC recording a Deed of Easement in conformance with the City's requirements and in a form acceptable to the City of Conover staff, and upon the completion or provision of any other documents deemed necessary by the City, the City of Conover agrees to accept and maintain all of the infrastructure referenced in this resolution.

Adopted this, the 3<sup>rd</sup> of November, 2025.

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Kyle, J. Hayman, Mayor

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Stephanie C. Watson, City Clerk