



# CONOVER

*North Carolina*

## Conover City Council

Regular Meeting Minutes

Monday, April 6, 2026 at 6:00 PM

Conover City Hall Council Chambers

101 1st Street E, Conover

A Regular Meeting of the Conover City Council was held on Monday, April 6, 2026 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 Member Todd Griffin

**Council Members Absent:**

None

**Staff Present:**

City Manager Tom Hart, City Clerk Stephanie Watson, Human Resources Madeleine Epley, Finance Director Kurt L. Beal, Planning Director Erik Schlichting, Public Works Director Terry R. Jones, Fire Chief Mark Stafford, Police Chief Robert Houston, Information Technology Director Chris Niver, Assistant Public Utilities Director Eric Williams, Deputy Fire Chief Jackie Lail, Police Major Jeff Barkley, and full-time and part time members of the Fire Department

City Attorney Susan Matthews was available by video/audio conferencing.

### II. INVOCATION

Rev. Bernard Coulter of The ALYVE Church

### III. PLEDGE OF ALLEGIANCE

### IV. APPROVAL OF AGENDA

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt the Monday, April 6, 2026 Agenda with Resolution 17-26 added to the agenda.

MINUTES FROM THE APRIL 6, 2026 CONOVER CITY COUNCIL REGULAR MEETING

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

**V. APPROVAL OF CONSENT AGENDA**

**Item 1: Approval of Minutes**

Mayor Kyle J. Hayman presented the March 2, 2026 Regular Meeting Minutes.

(March 2, 2026 Regular Meeting Minutes contained in Minute Book 21.)

**Item 2: Proclamation: Spring Litter Sweep (April 11-25, 2026)**

Mayor Kyle J. Hayman presented Proclamation: Spring Litter Sweep (April 11-25, 2026).

(Proclamation: Spring Litter Sweep (April 11-25, 2026) contained in the exhibit file called 2026 Proclamations.)

**Item 3: Proclamation: Administrative Professionals Week (April 19-25, 2026)**

Mayor Kyle J. Hayman presented Proclamation: Administrative Professionals Week (April 19-25, 2026).

(Proclamation: Administrative Professionals Week (April 19-25, 2026) contained in the exhibit file called 2026 Proclamations.)

**Item 4: Proclamation: Line Worker Appreciation Day (April 18, 2026)**

Mayor Kyle J. Hayman presented Proclamation: Line Worker Appreciation Day (April 18, 2026).

(Proclamation: Line Worker Appreciation Day (April 18, 2026) contained in the exhibit file called 2026 Proclamations.)

**VI. BUSINESS AGENDA**

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**Item 5: Comments from Visitors and Guests**

Mayor Hayman opened the public comment period at 6:03 p.m. There being no public comments, Mayor Hayman declared the public comment period closed.

**Item 6: Proclamation: Child Abuse Prevention Month (April 2026)**

Kyle J. Hayman, Mayor presented the Proclamation: Child Abuse Prevention Month (April 2026).

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Proclamation: Child Abuse Prevention Month (April 2026).

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

**Item 7: Resolution 16-26: A Resolution Honoring the Retirement of Fire Engineer Mikel W. Nelson**

Kyle J. Hayman, Mayor and Council presented Resolution 16-26: A Resolution Honoring the Retirement of Fire Engineer Mikel W. Nelson.

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Resolution 16-26: A Resolution Honoring the Retirement of Fire Engineer Mikel W. Nelson.

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

(Resolution 16-26: A Resolution Honoring the Retirement of Fire Engineer Mikel W. Nelson contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 8: Resolution 17-26: A Resolution Honoring a Legacy in the Conover Community - Conover Auto Sales**

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Kyle J. Hayman, Mayor and Council presented Resolution 17-26: A Resolution Honoring a Legacy in the Conover Community - Conover Auto Sales to Joie and Judy Fulbright.

Motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adopt Resolution 17-26: A Resolution Honoring a Legacy in the Conover Community - Conover Auto Sales.

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

(Resolution 17-26: A Resolution Honoring a Legacy in the Conover Community - Conover Auto Sales contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 9: Presentation: Ripple Fiber**

Patrick Mulhearn, Director of Government Affairs for Ripple Fiber presented their plans to expand underground fiber in Conover by approximately 26 miles to reach about 2,300 additional homes by December 31, 2026, subject to underground conditions. Construction will use directional boring within the right-of-way, with driveway crossings bored and service drops hand trenched 12–18 inches deep. No above ground pedestals will be used. Resident notifications will include mailers and 72-hour door hangers; crews and vehicles will be clearly branded. Marketing will involve community engagement, speaking with HOAs, social media posts, and event sponsorships. Mr. Mulhearn stated that Ripple Fiber expressed interest in partnering on city fiber needs near construction areas.

**Item 10: Presentation: Sanford Holshouser**

Ernest C. Pearson, Founding Partner of Sanford Holshouser, and Tom Johnson, Economic Consultant of Sanford Holshouser gave a presentation on how Sanford Holshouser would be working to help Conover enhance its downtown area. The process would consist of better defining the downtown area and enhancing its assets. Two focus groups would be created to help in the process and individual interviews would be had. The goal would be the eventual delivery of a five-year action program.

**Item 11: Rezoning Amendment R25-11 for the property located at 1210 N NC 16 Hwy from CC (Corridor Commercial) to CC-CD (Corridor Commercial-Conditional District)**

**a. Public Hearing**

**b. Ordinance 16-26: Zoning Ordinance Amendment**

Erik Schlichting, Planning Director presented Rezoning Amendment R25-11 for the property located at 1210 N NC 16 Hwy from CC (Corridor Commercial) to CC-CD (Corridor Commercial-Conditional District). The developer is proposing a conditional district for the development of 11.38 acres. The NC Department of Transportation has given preliminary approval. The developer has requested that there be an increase in the allowance of parking. The site has access to both water and sewer. The property would have to be annexed before it could be developed and the developer would have to put up a bond.

**Item 11(a): Public Hearing**

Mayor Hayman opened the public hearing at 7:02 p.m.

Rita May (former owner of part of the property) expressed concern about how traffic would be handled if this property was developed.

At 7:07 p.m., motion was duly made by Council Member Green, seconded by Council Member Fulbright, to close the public hearing.

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

**Item 11(b): Ordinance 16-26: Zoning Ordinance Amendment**

Motion was duly made by Council Member Griffin, seconded by Council Members Green and Powell, to adopt Ordinance 16-26: Zoning Ordinance Amendment and to approve zoning request R25-11 for the property at 1210 N NC 16 HWY (PIN 374210454578) shown on map Exhibit A from CC (Corridor Commercial) to CC-CD (Corridor Commercial – Conditional District), finding that it is reasonable and in the public interest because: 1) the LDP map shows this property’s future use as commercial and 2) the LDP has specified a need to identify and seek opportunities to increase grocery retail and restaurants.

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

(Ordinance 16-26: Zoning Ordinance Amendment contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 12: L'Echo Park Outfall Sewer Line Replacement Project**

- a. **Resolution 18-26: Acceptance of Funding Offer for L'Echo Park Outfall Line**
- b. **Ordinance 17-26: Capital Project Ordinance - L'Echo Park Outfall Sewer Line Replacement Project**
- c. **Ordinance 18-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Eric Williams, Assistant Utilities Director, and Kurt Beal, Finance Director gave a presentation on the L'Echo Park Outfall Sewer Line Replacement Project. The city has been approved for a \$4,720,700 loan with a 0.9% interest rate, fifty percent of which qualifies for principal forgiveness (a grant), from the NCDEQ's State Revolving Fund for engineering and construction. The current line falls under swimming pools, backyards and other hard to access locations. The project will be to relocate some of the lines and to install bigger lines where needed. The project will approximately span over eighteen months of engineering, three months of bidding out, and eighteen months of construction. Approximately 4,000 feet of sewer line will be included in the project. While the line goes through L'echo Park, the line is important to other areas of the city, including the downtown area. The original line was installed in the 50's and 60's. Bids for this project will be presented to Council for approval. The City has the option to request ten percent more if needed.

There was some discussion about informing local homeowners that would be affected.

**Item 12(a): Resolution 18-26: Acceptance of Funding Offer for L'Echo Park Outfall Line**

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Members Powell and Green, to adopt Resolution 18-26: Acceptance of Funding Offer for L'Echo Park Outfall Line.

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

(Resolution 18-26: Acceptance of Funding Offer for L'Echo Park Outfall Line contained in exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 12(b): Ordinance 17-26: Capital Project Ordinance - L'Echo Park Outfall Sewer Line Replacement Project**

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Fulbright, to adopt Ordinance 17-26: Capital Project Ordinance - L'Echo Park Outfall Sewer Line Replacement Project.

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

(Ordinance 17-26: Capital Project Ordinance - L'Echo Park Outfall Sewer Line Replacement Project contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 12(c): Ordinance 18-26: An Ordinance Amending the 2025-2026 Budget Ordinance**

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Powell, to adopt Ordinance 18-26: An Ordinance Amending the 2025-2026 Budget Ordinance.

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

(Ordinance 18-26: An Ordinance Amending the 2025-2026 Budget Ordinance contained in Ordinance Book 11 and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 13: Resolution 19-26: A Resolution to Establish and Appoint Members to the Utility Committee**

Tom Hart, City Manager presented Resolution 19-26: A Resolution to Establish and Appoint Members to the Utility Committee.

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

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adopt Resolution 19-26: A Resolution to Establish and Appoint Members to the Utility Committee and to appoint Mayor Pro Tem Mark Canroberts and Council Member Todd Griffin to the Utility Committee.

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

(Resolution 19-26: A Resolution to Establish and Appoint Members to the Utility Committee contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 14: Resolution 20-26: A Resolution to Appoint Members to the Unified Development Ordinance (UDO) Steering Committee**

Tom Hart, City Manager presented Resolution 20-26: A Resolution to Appoint Members to the Unified Development Ordinance (UDO) Steering Committee.

Motion was duly made by Mayor Pro Tem / Council Member Canrobert, seconded by Council Member Fulbright, to adopt Resolution 20-26: A Resolution to Appoint Members to the Unified Development Ordinance (UDO) Steering Committee and to appoint Council Member Todd Griffin to the UDO Steering Committee.

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

(Resolution 20-26: A Resolution to Appoint Members to the Unified Development Ordinance (UDO) Steering Committee contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

**Item 15: Resolution 21-26: A Resolution to Appoint the City of Conover's Voting Delegate for NCLM**

Tom Hart, City Manager presented Resolution 21-26: A Resolution to Appoint the City of Conover's Voting Delegate for NCLM.

Motion was duly made by Council Member Green, seconded by Council Member Fulbright, to

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adopt Resolution 21-26: A Resolution to Appoint the City of Conover's Voting Delegate for NCLM and to appoint Mayor Pro Tempore Mark Canrobert as the NCLM Voting Delegate for the City of Conover.

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

(Resolution 21-26: A Resolution to Appoint the City of Conover's Voting Delegate for NCLM contained in the exhibit file called 2026 Resolutions and a copy is hereby incorporated by reference and made a part of these minutes.)

### **Item 16: Committee Reports**

Members of Council gave their committee reports.

### **Item 17: City Manager's Report**

**Building Permits:** The City issued twenty-four (24) building permits during the month of March 2026, totaling \$3,789,905. Included were nineteen (19) residential, two (2) commercial, and three (3) industrial.

**Planning Board Vacancy:** Due to the passing of DR Timmerman, there is currently a vacancy on the Planning Board. Mr. Hart asked Council if they would like to proceed with the interview process like what has been done in the past or if they would like to use a new process. Council was in consensus to use the same interview process.

**Draft IBT Letter:** Mr. Hart presented Council with a draft IBT letter.

**Upcoming Holidays:** City Hall will be closed on Friday, April 3. Collections will occur on Monday, April 6th.

### **UPCOMING EVENTS FOR THIS MONTH:**

- **NCLM Town & State Dinner:** Wednesday April 1st at 5:15 p.m.
- **Annual Meeting of WPCOG:** Thursday, April 16th at Hickory Metro Center at 6:00 p.m.
- **Farmers Market Starts:** Saturday, May 2nd at a new location.
- **Mayors, Chairs, and Managers at Catawba County Country Club:** Thursday, April 23 at 6:00 p.m.
- **Spring Litter Sweep:** Saturday, April 25 Spring Litter Sweep from 8 a.m. to 11 a.m.

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- **Budget Retreat:** Thursday, April 30th at 12 Noon at MSC 2

**UPCOMING EVENTS FOR NEXT MONTH:**

- **Catawba County Hazardous Waste Event:** Saturday, May 2nd from 9:00 a.m. to 1:00 p.m. at Hickory American Legion
- **Council Meeting:** Monday, May 4th
- **CityVision in Raleigh:** Tuesday, May 5th - Thursday, May 7th
- **National Day of Prayer Event:** Thursday, May 7th at 11 a.m.
- **NormFest:** Friday, May 15th at 5 p.m.
- **Neighborhood Day at Washington Park:** Saturday, May 16th
- **Closed for Memorial Day Holiday:** Monday, May 25

**Item 18: Closed Session: Per General Statutes 143-318.11(a)(4) for the Purpose of Economic Development**

At 7:39 p.m., a motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to go into Closed Session: Per General Statutes 143-318.11(a)(4) for the Purpose of Economic Development.

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

At 8:02 p.m., a motion was duly made by Council Member Green, seconded by Mayor Pro Tem / Council Member Canrobert, to adjourn the Closed Session and return to the regular meeting.

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

**VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 8:02 p.m.

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Kyle J. Hayman, Mayor

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Stephanie C. Watson, City Clerk

**CITY OF CONOVER  
RESOLUTION 16-26**

**A RESOLUTION HONORING THE RETIREMENT OF  
FIRE ENGINEER MIKEL W. NELSON**

**WHEREAS**, FIRE ENGINEER MIKEL W. NELSON HAS FAITHFULLY AND HONORABLY SERVED THE CITIZENS OF THE **CITY OF CONOVER FIRE DEPARTMENT**, WITHIN THE **CITY OF CONOVER**, FROM **AUGUST 8, 2000, THROUGH APRIL 1, 2026**, DEVOTING OVER TWENTY-FIVE YEARS TO THE PRESERVATION OF LIFE, PROPERTY, AND PUBLIC SAFETY; AND

**WHEREAS**, THROUGHOUT HIS DISTINGUISHED CAREER, FIRE ENGINEER NELSON EXEMPLIFIED PROFESSIONALISM, INTEGRITY, COURAGE, AND AN UNWAVERING COMMITMENT TO EXCELLENCE, EARNING THE RESPECT AND ADMIRATION OF HIS PEERS, SUBORDINATES, LEADERSHIP, AND THE COMMUNITIES HE SERVED; AND

**WHEREAS**, FIRE ENGINEER NELSON DEMONSTRATED A LIFELONG COMMITMENT TO TRAINING AND PROFESSIONAL DEVELOPMENT, EARNING NUMEROUS CERTIFICATIONS THAT REFLECT HIS DEDICATION TO THE HIGHEST STANDARDS OF THE FIRE SERVICE, INCLUDING:

- NORTH CAROLINA FIREFIGHTER LEVELS I, II, AND III
- EMERGENCY VEHICLE DRIVER
- DRIVER OPERATOR – PUMPS
- DRIVER OPERATOR – AERIALS
- FIRE CHIEF 101
- FIRE LIFE SAFETY EDUCATOR LEVEL I
- FIRE OFFICER I
- TECHNICAL RESCUER, WITH SPECIALTIES IN VEHICLE RESCUE, CONFINED SPACE RESCUE, HIGH ANGLE ROPE SYSTEMS, AND TRENCH RESCUE

**WHEREAS**, KNOWN THROUGHOUT THE DEPARTMENT AS A STEADY PRESENCE AND THE CALM IN THE STORM, ENGINEER NELSON SERVED NOT ONLY AS A SKILLED OPERATOR AND RESPONDER, BUT AS A TRUSTED MENTOR WHOSE GUIDANCE SHAPED GENERATIONS OF FIREFIGHTERS; AND

**WHEREAS**, ENGINEER NELSON WAS AWARDED THE INAUGURAL GUARDIAN AWARD FROM CONOVER FIRE DEPARTMENT, A TESTAMENT TO HIS CHARACTER, DEDICATION, AND LASTING IMPACT ON THE DEPARTMENT THOSE WHO SERVE WITHIN IT; AND

**WHEREAS**, HIS CAREER IS FURTHER DISTINGUISHED BY SERVICE IN MULTIPLE LEADERSHIP ROLES ACROSS THE FIRE SERVICE FOR VARIOUS ORGANIZATIONS, INCLUDING **CAPTAIN, ASSISTANT FIRE CHIEF, AND FIRE CHIEF**, WHERE HE PROVIDED STEADY LEADERSHIP, MENTORSHIP, AND STRATEGIC VISION WHILE FOSTERING PROFESSIONALISM AND TEAMWORK; AND

**WHEREAS**, THROUGH HIS SERVICE, FIRE ENGINEER NELSON HAS MADE A LASTING IMPACT ON THE FIRE SERVICE PROFESSION AND THE COMMUNITIES HE SERVED, LEAVING BEHIND A LEGACY OF DEDICATION, PREPAREDNESS, AND SELFLESS PUBLIC SERVICE;

**NOW, THEREFORE, BE IT RESOLVED**, THAT THE CITY OF CONOVER EXPRESSES ITS PROFOUND APPRECIATION TO FIRE ENGINEER MIKEL W. NELSON FOR MORE THAN TWENTY-FIVE YEARS OF DEDICATED PUBLIC SERVICE, AND EXTENDS ITS SINCERE WISHES FOR CONTINUED HEALTH, HAPPINESS, AND FULFILLMENT AS HE BEGINS A WELL-DESERVED RETIREMENT FOLLOWING A CAREER MARKED BY INTEGRITY, COURAGE, AND UNWAVERING COMMITMENT. BE IT KNOWN TO ALL WHO READ THIS; HE DID HIS JOB WELL.

**ADOPTED**, THIS THE 6TH DAY OF APRIL, 2026.



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KYLE J. HAYMAN, MAYOR

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MARK R. CANROBERT, MAYOR PRO TEM

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JOIE D. FULBRIGHT, COUNCIL MEMBER

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JIM C. GREEN, COUNCIL MEMBER

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TODD S. GRIFFIN, COUNCIL MEMBER

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STEPHANIE C. WATSON, CITY CLERK

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BRENDA J. POWELL, COUNCIL MEMBER

**CITY OF CONOVER  
ORDINANCE 16-26**

**ZONING ORDINANCE AMENDMENT**

**WHEREAS**, Conover Investment Group LLC, on behalf of the owner, S&S Land Management LLC, submitted rezoning request R25-11 to the City of Conover on October 15<sup>th</sup>, 2025 to rezone parcel Catawba County PIN 374210454578 (1210 N NC 16 Hwy), described as follows:

Being 11.38 acres, more or less, located at 1210 NC Hwy. 16 North, Conover, North Carolina, identified by Tax Parcel Identification Number 374210454578, and being a portion of that property described in the deed recorded in Deed Book 2111, at Page 278, Catawba County Registry.

Also being the same property described as Tract 1 in a Deed from Peggy A. Smith, as Trustee under the Wayne and Peggy A. Smith Living Trust dated August 3, 1995, to Peggy A. Smith, as Trustee under the Wayne and Peggy A. Smith Survivor's Trust U/A dated August 3, 1995, recorded in Book 2784, at Page 1540, Catawba County Registry.

**WHEREAS**, the request is to rezone the parcels currently zoned CC (Corridor Commercial) to CC-CD (Corridor Commercial – Conditional District); and

**WHEREAS**, the parcel is within the Extra Territorial Jurisdiction of Conover, 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 April 6<sup>th</sup>, 2026; 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 parcel (Catawba County PIN 374210454578, approximately 11.38 acres) and more specifically described above, is hereby rezoned from CC (Corridor Commercial) to CC-CD (Corridor Commercial – 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.

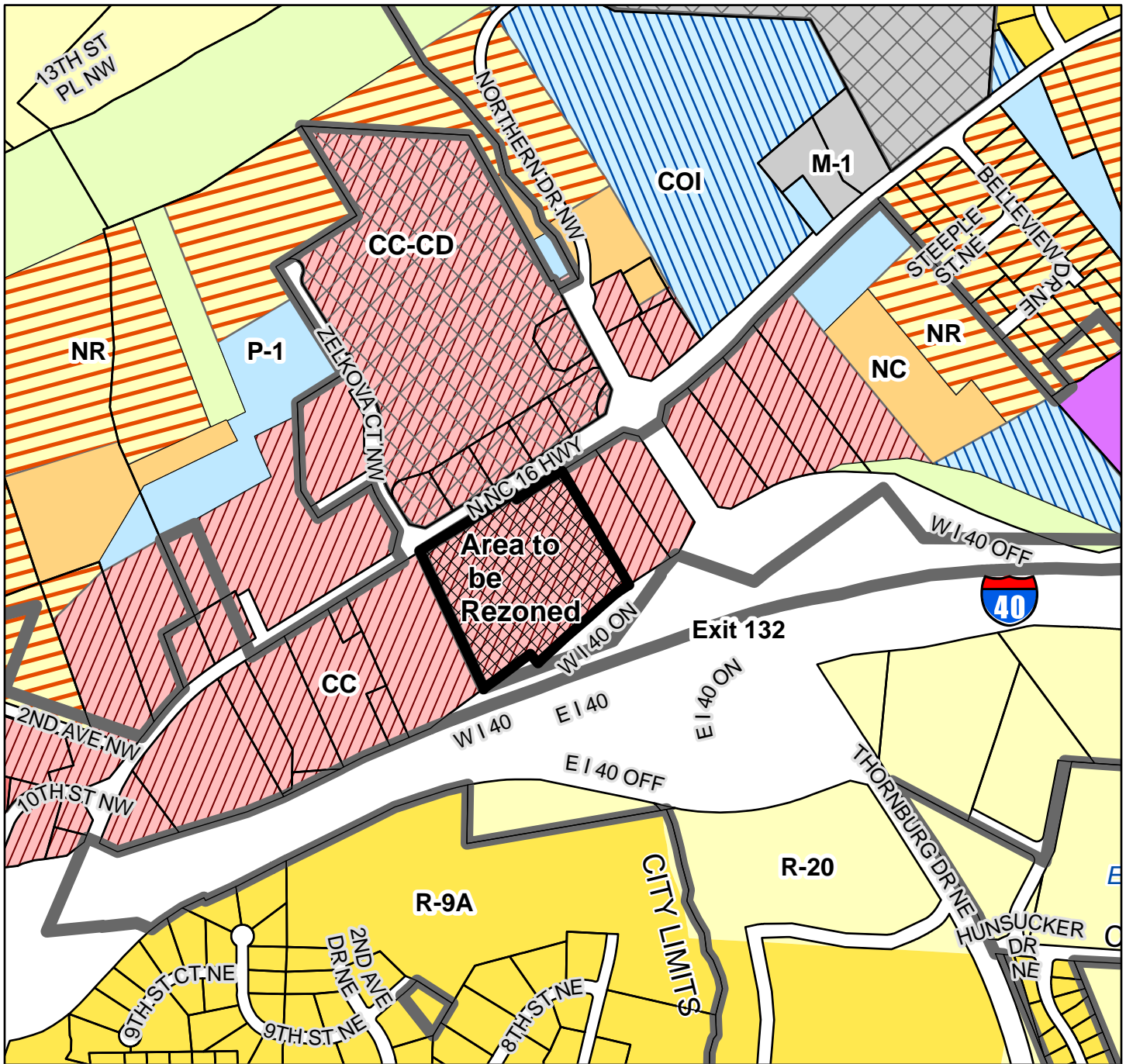
Adopted this 6th day of April, 2026.

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Kyle J. Hayman., Mayor

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Stephanie Watson, City Clerk



**Legend**

- Area to be Rezoned
- Parcels
- City Limits

**Zoning**

- B-2 Highway Business
- B-4 General Business
- M-1 General Manufacturing
- R-20 Residential General
- R-9A Residential Single-family
- CC Corridor Commercial

- COI Campus, Office, & Institutional
- NR Neighborhood Residential
- MX Mixed Use
- NC Neighborhood Center
- OS Open Space
- CD

**REZONING R25-11**

S & S LAND MANAGEMENT LLC - Property  
 PIN - 374210454578  
 Totalling +/- 11.59 acres

From CC (Corridor Commercial) to  
 CC-CD (Corridor Commercial - Conditional District)



1:8,000

## **I: General:**

1. The term “Code” shall refer to the Conover Code of Ordinances, Appendix A: Zoning.
2. Road name “N NC 16” refers to N NC 16 Hwy – Business, not NC Hwy, 16 a/k/a Thornburg Drive.
3. The property will be annexed into the city prior to the commencement of construction.
4. This plan establishes the development plan and lot layout for Lot #1. Outlots shall follow the standards for the appropriate building type in section 312.5 of the Code, subject to any additional considerations or exceptions listed herein.
5. Final plans will be reviewed and approved by the TRC prior to the commencement of any street or utility construction activities.
6. Buildings on lots #1, #2 and #3 shall be setback 25’ from N NC 16.
7. The layout for building and parking areas for Lot #1 shall be as shown on this preliminary plan.
8. Lots #4 and #5 shall have a maximum setback of 50’ from Rooster Rd.
9. The developer will enter into a Development Agreement with the city prior to construction. The Development Agreement will allow for acceptance of a performance guarantee for certain incomplete construction elements.
10. Modifications to this preliminary plan shall be allowed as per Code Sec. 50.2.

## **II: Streets:**

1. The development will have access to N NC 16 as shown on this plan. The connection and construction of internal streets shall be completed to the satisfaction of the Conover Public Works Director prior to issuing a final plat.
2. Driveway access to all lots shall be via internal streets only. No driveway access to N NC 16 or I-40 shall be granted.
3. The signalized intersection of N NC 16 and Zelkova Ct. shall include signalized pedestrian improvements.
4. All street & signalization improvements along N NC 16 shall meet NCDOT standards and be reviewed and approved by NCDOT.
5. Street design and construction may vary from this preliminary design to accommodate requirements which are the result of an NCDOT required Traffic Impact Analysis (TIA).
6. Sidewalks shall be installed as shown on this plan. Developer will install sidewalk along the interior of lots #1 and #2 with initial construction; remaining sidewalks for outlot development for lots #3, #4 and #5 shall be installed as each develops.
7. The eastern portion of Rooster Rd. NE shall be constructed, along with necessary water, sewer and drainage improvements to the edge of the property prior to the development of Lot #3 or Lot #5.

## **III. Utilities:**

1. All utilities shall be installed below ground in a street right of way or utility easement.
2. All water and sewer utility infrastructure shall comply with city’s requirements for materials, sizes, and location and conveyed to the city upon completion.
3. All utility construction will be completed to the satisfaction of the Conover Utilities Director prior to issuing a final plat.
4. Meter boxes, valves and sewer cleanouts shall not be located in curbs, sidewalks or driveways.
5. Commercial sanitation service shall be by private contractor.
6. Developer will coordinate a lighting plan with Duke Energy and install decorative street lights.

## **IV: Landscaping:**

1. Street tree planting shall be as established in Code Section 312.7.2.

2. All parking lots and dedicated vehicle access or loading areas adjacent to public streets shall be edged by a decorative garden wall or hedge with a height of 36”.
3. Landscaping of parking lots shall otherwise comply with section 23.5.3 of the code.
4. All other required landscaping, screening and buffering shall be as established in the code.
5. Landscaping as shown on this plan may be adjusted during design and/or construction to minimize conflicts with utilities and ensure driver and pedestrian safety.
6. The developer or property owner shall install all landscaping required by this plan and conditional notes. Trees and shrubs shall be replaced by the developer or property owner as needed to ensure that the landscaping is maintained for the lifetime of the development.

## **V. Buildings**

1. To meet the character of existing neighboring construction, buildings will feature brick facades and meet all other city standards for commercial architectural design. Additional materials other than brick may be considered provided they add to the architectural aesthetic and still fit the nature of the surrounding development. Architectural designs for outlot development shall be substantially consistent with other buildings within the Conditional District.
2. Any street-facing facade shall not include large expanses of blank wall. Building mass shall be broken up through the use of setbacks, projecting and/or recessed elements, columns, pilasters, porticos and similar design techniques. Such features shall be offset at least eight (8) inches. Roofline offsets shall be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single long roofline. Such roof offsets shall be at least fifteen (15) percent of the wall height.
3. Windows, doors or other openings shall make up at least twenty-five (25) percent of street facing facade(s) of the first floor, and twenty (20) percent of street facing facades(s) on upper floors. Inoperable doors and faux windows may be used as design elements on secondary facades to meet these opening requirements.
4. All mechanical equipment, whether roof or ground mounted, shall be screened from view.
5. All dumpsters and storage areas for cardboard, pallets etc. shall be within a gated, screened enclosure.
6. All developments in this Conditional District which are classified in Code Sec. 23.4.12 as “*office, business and commercial uses*” may exceed the maximum number of parking spaces/1,000 square feet of gross floor area by 25% (5 spaces/ 1,000 sq. ft. rather than 4 spaces/ 1,000 sq. ft.).
7. No trailers or shipping containers shall be located on any parcel for the purpose of storage except during construction.

## **VI. Signs**

1. Developer agrees that signs as allowed in Code Sec. 25.7.2(i) shall not be erected within or as part of this Conditional District. All signs shall otherwise comply with Code Sec. 25.7.

## **VII: Stormwater:**

1. Site design shall include a single Stormwater Control Measure (SCM) adequate to serve the requirements for the entire Conditional District at full build out.
2. SCMs shown on the preliminary plan may be adjusted for size and location during the final design phase. Detention areas should be landscaped and designed in such a way that they are integrated into the development as a natural element. The SCMs shall be designed to serve the entire site and completed with the construction of Lot #1 prior to permitting construction on any of the out lots.
3. Any/all SCMs shall be privately maintained in accordance with the City Code. Developer shall be responsible for any shared maintenance agreements between individual property owners.

**CITY OF CONOVER  
RESOLUTION 18-26**

**AUTHORIZING ACCEPTANCE OF NORTH CAROLINA CLEAN WATER REVOLVING  
LOAN FOR L'ECHO PARK OUTFALL SEWER REPLACEMENT**

**WHEREAS**, the North Carolina Clean Water Revolving Loan and Grant Act of 1987 has authorized the making of loans and grants to aid eligible units of government in financing the cost of construction of wastewater treatment works, wastewater collection systems, and water supply systems, water conservation projects, and

**WHEREAS**, the North Carolina Department of Environmental Quality has offered a State Revolving Loan in the amount of \$4,720,700, 50% of which is principal forgiveness for the construction of the L'echo Park Outfall Sewer Replacement and

**WHEREAS**, the City of Conover intends to construct said project in accordance with the approved plans and specifications,

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

1. The City of Conover does hereby accept the State Revolving Loan offer of \$4,720,700 for which 50% is principal forgiveness.
2. That the (unit of government) does hereby give assurance to the North Carolina Department of Environmental Quality that all items specified in the (loan or grant) offer, Section II - Assurances will be adhered to.
3. That Tom Hart, City Manager, and successors so titled, is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.
4. The City of Conover has substantially complied with all Federal, State, and local laws, rules, regulations, and ordinances applicable to the project and to Federal and State grants and loans pertaining thereto.
5. Adopted this the 6th day of April, 2026 at Conover, North Carolina.

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Kyle J. Hayman, Mayor

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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 the resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the City of Conover duly held on the 6th day of April, 2026; 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 6th day of April, 2026.

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Stephanie C. Watson, City Clerk

**CITY OF CONOVER  
ORDINANCE 17-26**

**CAPITAL PROJECT ORDINANCE  
LECHO PARK OUTFALL SEWER LINE REPLACEMENT PROJECT**

**BE IT ORDAINED** by City Council of Conover, North Carolina, that pursuant to Section 13.2 of Chapter 159 of the General Statutes of North Carolina, the following Capital Project Ordinance is hereby adopted.

Section 1. That this Ordinance funds the recognized need for the replacement of the City's main outfall sewer line that runs through the Lecho Park neighborhood.

Section 2. This Ordinance shall remain in effect for the duration of the project; subject to periodic review by the City Council.

Section 3. The City Manager is hereby directed to act on behalf of the City Council in all matters associated with the project within the terms of all contracts, agreements and legal requirements binding on the project and within limits of the funds appropriated herein.

Section 4. The following revenues are available for this project:

|                                  |               |            |
|----------------------------------|---------------|------------|
| Transfer from WS Capital Reserve | 760-3970-9135 | \$ 478,000 |
|----------------------------------|---------------|------------|

Section 5. The following amounts are appropriated for the project:

|                       |               |            |
|-----------------------|---------------|------------|
| Professional Services | 760-8100-0403 | \$ 478,000 |
|-----------------------|---------------|------------|

Section 6. The City Manager or Finance Director is directed to report at least annually on the financial status of this project and keep the City Council informed of any unusual occurrences associated with the project.

Adopted this the 6th day of April, 2026.

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

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

**CITY OF CONOVER  
ORDINANCE 18-26**

**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 Water/Sewer Capital Reserve Fund, the expenditures are to be changed as follows:

| Account       |  | Description                                    |  | Increase/<br>Debit | Decrease/<br>Credit |
|---------------|--|--|--|--------------------|---------------------|
| 350-8100-9176 |  | Transfer to Lecho Park Outfall Replacement CPO |  | 478,000            |                     |
|               |  |  |  |                    |                     |
| Total         |  |  |  | \$478,000          |                     |

This will result in a net increase of \$478,000 in the expenditures of the Water/Sewer Capital Reserve Fund. To provide funding for the above, the following expenditure budgets will be adjusted as follows:

| Account       |  | Description                                |  | Increase/<br>Debit | Decrease/<br>Credit |
|---------------|--|--|--|--------------------|---------------------|
| 350-8100-9033 |  | Reserve for WS Infrastructure Improvements |  |                    | 478,000             |
|               |  |  |  |                    |                     |
| Total         |  |  |  |                    | \$478,000           |

Section 2. 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 6th day of April, 2026.

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

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

**CITY OF CONOVER  
RESOLUTION 19-26**

**A RESOLUTION TO ESTABLISH AND APPOINT MEMBERS  
TO THE UTILITY COMMITTEE**

**WHEREAS**, the City of Conover Council wishes to establish a Utility Committee to address special utility-related issues which may include evaluating infrastructure, reviewing rates, or developing recommendations for City Council to consider; and

**WHEREAS**, members of the Utility Committee shall consist of the City Manager, the Public Utilities Director, the Assistant Public Utilities Director, Finance Director, and two members from the City of Conover Council.

**NOW, THEREFORE BE IT RESOLVED** that the Utility Committee is established.

**BE IT FURTHER RESOLVED** that the City of Conover Council appoints:

\_\_\_\_\_ and \_\_\_\_\_ as its  
representatives to the Utility Committee.

Adopted this the 6<sup>th</sup> day of April, 2026.

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

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

**CITY OF CONOVER  
RESOLUTION 20-26**

**A RESOLUTION TO APPOINT MEMBERS  
TO THE UNIFIED DEVELOPMENT ORDINANCE (UDO) STEERING COMMITTEE**

**WHEREAS**, UDO Steering Committee was created to establish a Unified Development Ordinance that will help to align the city's development with any comprehensive long-range planning goals; and

**WHEREAS**, the Committee currently has a vacant position that is typically held by a member of City Council.

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

\_\_\_\_\_ as its representative to the UDO Steering Committee.

Adopted this the 6<sup>th</sup> day of April, 2026.

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

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

**CITY OF CONOVER  
RESOLUTION 21-26**

**A RESOLUTION TO APPOINT THE CITY OF CONOVER'S NCLM VOTING DELEGATE**

**WHEREAS**, the North Carolina League of Municipalities (NCLM) will occasionally ask local governments to review proposed local legislation, vote to appoint Board Members to their League of Directors, and take polls about the City's interest potential projects; and

**WHEREAS**, the NCLM has requested that each member municipality designate one voting delegate to represent the municipality.

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

\_\_\_\_\_ as the NCLM voting delegate for the City of  
Conover.

Adopted this the 6<sup>th</sup> day of April, 2026.

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

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