Conover City Council
Regular Meeting Action Report
Conover City Hall Council Chambers
101 1st Street E, Conover
Monday, October 7, 2024 at 6:00 PM

I. CALL TO ORDER Kyle J. Hayman, Mayor

II. INVOCATION Rev. Don W. Bledsoe

III. PLEDGE OF ALLEGIANCE Kyle J. Hayman, Mayor

IV. APPROVAL OF AGENDA

V. APPROVAL OF CONSENT AGENDA

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

Item 1: Approved September 3, 2024 Regular Meeting Minutes

Item 2: Adopted Ordinance 33-24: An Ordinance Amending the 2024-2025 Budget Ordinance

Item 3: Adopted Ordinance 34-24: An Ordinance Declaring Speed Limits on a State-Maintained Road

Item 4: Proclaimed October 6-12, 2024 as Fire Prevention Week

VI. BUSINESS AGENDA

Item 5: Heard Comments from Visitors and Guests

Item 6: Proclaimed Celebration of Thelma Mae Powell's 100 Birthday

Item 7: Held First Public Hearing to Receive Public Comments With Regard to the Community Development Block Grant

Item 8: Consideration of the Canova Crossing Development Agreement

a. Held Public Hearing To Receive Public Comments about the Canova Crossing Development Agreement
b. Adopted Ordinance 35-24: An Ordinance to Adopt the Development Agreement By and Among Canova Crossing Partners, LLC and the City of Conover, NC

Item 9: Consideration of the Rezoning for a .88 +/- Acre Tract Located at 1507 Emmanuel Church Rd, Identified as Catawba County PIN 374112866957 from B-1 (Neighborhood Business) to M-1 (General Manufacturing)

Rezoning 1507 Emmanuel Church Road (Rezoning 24-07)

a. Held Public Hearing To Receive Public Comment for the Rezoning for a .88 +/- Acre Tract Located at 1507 Emmanuel Church Rd, Identified as Catawba County PIN 374112866957 from B-1 (Neighborhood Business) to M-1 (General Manufacturing)
b. Due to Lack of Majority, Ordinance 36-24: Zoning Ordinance Amendment Was Denied (3-3 Vote)

Item 10: Annexation Petition For the Properties Located Along Rock Barn Road NE and Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-.

a. Held Public Hearing to Receive Public Comments for the Annexation Request For the Properties Located Along Rock Barn Road NE and Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-
b. Adopted Ordinance 37-24: An Ordinance to Extend the Corporate Limits of the City of Conover for Property Identified by Catawba County GIS Parcel Identification Numbers: 375206378536 and Portions of Parcels 375206479503, 375210364087 and 375211558910 Containing Approximately 183.44 acres +/-.

Item 11: Consideration of the Rezoning for a 23.05 +/- Acre Tract Located at

3709 Rock Barn Rd, Identified as a portion of Catawba County PIN 375206378536 from R-20 (Catawba County Residential) to NR-CD (Neighborhood Residential – Conditional District)

Rezoning Portion of 3709 Rock Barn Road (Rezoning 24-04)

a. Held Public Hearing To Receive Public Comments on the Rezoning for a 23.05 +/- Acre Tract Located at 3709 Rock Barn Rd, Identified as a portion of Catawba County PIN 375206378536 from R-20 (Catawba County Residential) to NR-CD (Neighborhood Residential – Conditional District)
b. Adopted Ordinance 38-24: Zoning Ordinance Amendment

Item 12: Consideration of the Rezoning for a 160.38 +/- Acre Tract Located at 3709 Rock Barn Rd, 3728 Rock Barn Rd, 3769 Rock Barn Rd, 3223 John Daniel Dr NE; portions of Catawba County PINs 375206378536, 375211558910, 375206479503 and 375210364087.

3223 John Daniel Dr NE & 3709, 3728, & 3769 Rock Barn (Rezoning 24-06)

a. Held Public Hearing to Receive Public Comment on the Proposed Rezoning for a 160.38 +/- Acre Tract Located at 3709 Rock Barn Rd, 3728 Rock Barn Rd, 3769 Rock Barn Rd, 3223 John Daniel Dr NE; portions of Catawba County PINs 375206378536, 375211558910, 375206479503 and 375210364087
b. Adopted Ordinance 39-24: Zoning Ordinance Amendment

Item 13: Heard Committee Reports

Item 14: Heard City Manager's Report

VII. ADJOURNMENT

The meeting was adjourned at 9:42 p.m.

The City of Conover holds all public meetings in accessible rooms. Special requests for accommodations should be submitted by individuals at least 48 business hours prior to the scheduled meeting time.

This institution is an equal opportunity provider and employer.