Planning Board
Special Meeting Minutes
Tuesday, March 19, 2024 at 6:00 PM
Manufacturing Solutions Center II
Conference Room
350 5th Ave SE, Conover

A Special Meeting of the Planning Board was held on Tuesday, March 19, 2024 at 6:00 PM in the Conference Room of Manufacturing Solutions Center II.

I. CALL TO ORDER

Mayor Kyle Hayman called the Council meeting back to order at 6:00 p.m.

Planning Board Chairman Brown called the Planning Board to order at 6:01 p.m.

Council Members Present:	Mayor Kyle Hayman Mayor Pro Tem / Council Member Bruce Eckard Council Member Mark Canrobert Council Member Joie Fulbright Council Member Jim Green Council Member Brenda Powell
Council Members Absent:	None
Planning Board Members Present:	Chairman David C. Brown Vice Chairman Mary Reynolds Planning Board Member Corey Keisler Planning Board Member Eddie Dwiggins Planning Board Member D.R. Timmerman, Jr. Planning Board Member Sherman Powell Planning Board Member James "Zan" Thompson Planning Board Member Ken R. Hilderbran
Planning Board 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, Assistant Public Works Director Ken Colf, Assistant Public Utilities Director Eric Williams, and Assistant Planner Heather Stephens.

II. NEW BUSINESS

Item 1. Ordinance 08-24: An Ordinance Amending the 2023-2024 Budget Ordinance

Kurt L. Beal, Finance Director presented Ordinance 08-24: An Ordinance Amending the 2023-2024 Budget Ordinance. This budget amendment will allow the Police Dept to replace their current duty weapons. The department is not able to get duty holsters for their current duty weapons due to the manufacturer going out of business and no other manufacturer makes a holster with adequate threat level protection for the current pistol. This will be used to purchase 40 pistols to supply patrol and 10 pistols for Administration/CID. The city will trade-in the old weapons.

Motion was duly made by Mayor Pro Tem / Council Member Eckard, seconded by Council Member Powell, to adopt Ordinance 08-24: An Ordinance Amending the 2023-2024 Budget Ordinance.

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

(Ordinance 08-24: An Ordinance Amending the 2023-2024 Budget Ordinance contained in the exhibit file called 2024 Ordinances.)

CITY OF CONOVER
ORDINANCE 08-24

AN ORDINANCE AMENDING THE 2023-2024 BUDGET ORDINANCE

BE IT ORDAINED by the City Council of the City of Conover, North Carolina, that the 2023-2024 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 Capital Reserve Fund, the expenditures are to be changed as follows:

Account	Description	Increase/ Debit	Decrease/ Credit
520-6600-9110	Transfer to General Fund	40,000	
520-6600-9052	Reserve for Police Equipment		40,000
	Total	$40,000	$40,000

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

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

Account	Description	Increase/ Debit	Decrease/ Credit
100-5100-6400	Non-Capital Outlay - Police	40,000	
	Total	$40,000	

This will result in a net increase of $40,000 in the expenditures of the General Fund. To provide funding for the above, the following revenue budgets will be increased as follows:

Account	Description	Decrease/ Debit	Increase/ Credit
100-3970-9152	Transfer from General Reserve Fund		40,000
	Total		$40,000

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 19th day of March, 2024.

Item 2. Proclamation: In Recognition of Conover Hardware's 50th Anniversary

Kyle J. Hayman, Mayor presented Proclamation: In Recognition of Conover Hardware's 50th Anniversary.

Motion was duly made by Council Member Canrobert, seconded by Mayor Hayman, Mayor Pro Tem / Council Member Eckard, Council Members Fulbright, Green, and Powell, to adopt Proclamation: In Recognition of Conover Hardware's 50th Anniversary.

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

(Proclamation: In Recognition of Conover Hardware's 50th Anniversary contained in the exhibit file called 2024 Proclamations.)

City of Conover
Proclamation
In Recognition of
Conover Hardware's 50th Anniversary

WHEREAS: *Conover Hardware opened in March of 1974 and has continued to serve the Conover community as a dedicated business for the last fifty years; and*

WHEREAS: *the business originally opened as "Conover Lawn & Garden" and eventually became "Conover Hardware"; and*

WHEREAS: *Conover Hardware's Mission states: To be the trusted provider for the hardware needs of our customers and community. To earn our customer's business and respect every day by exemplifying our Core Values of Honesty, Integrity, Accountability, Community Service, and Faith; and*

WHEREAS: *in 2021, the store once owned by Bobby Matthews, was passed down to his daughter Penny Matthews; and*

WHEREAS: *Penny Matthews and her staff practice the same exceptional service and adherence to Conover Hardware's mission statement today as was practiced on the opening day in 1974 by continuing to provide the City of Conover and surrounding communities with the best customer service and products.*

NOW, THEREFORE, BE IT PROCLAIMED *that the Conover City Council, on behalf of the citizens of Conover, publicly commends the owner of Conover Hardware and staff for their dedication and commitment to the communities they serve.*

BE IT FURTHER PROCLAIMED *that the Conover City Council recognizes and commemorates the 50th anniversary of Conover Hardware and proclaim March 21, 2024 as:*

Conover Hardware Day

within the City of Conover and urge all citizens to join with the City of Conover in congratulating Conover Hardware on this milestone.

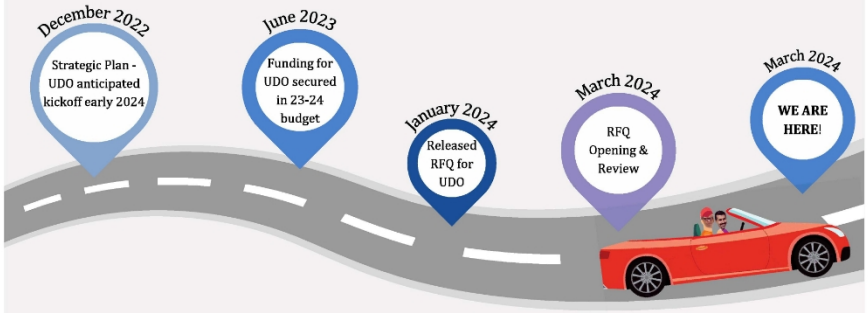
PROCLAIMED *this the 21st day of March, 2024*

Item 3. City Council and Planning Board Preliminary Workshop Concerning Unified Development Ordinance Project

City Manager Tom Hart and Planning Director Erik Schlichting led a preliminary workshop on the Unified Development Ordinance Project. No action was taken.



THE ROAD TO CONOVER'S UDO



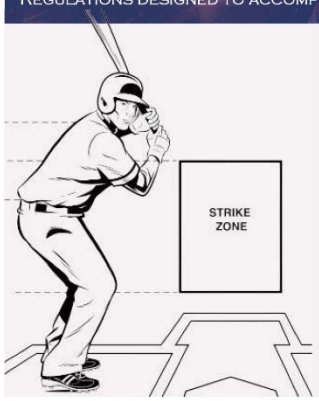
Todays Meeting Objective: UDO basics, prepare ourselves to give guidance, review & prioritize LDP goals

WHAT IS A UDO?



UDO OBJECTIVE

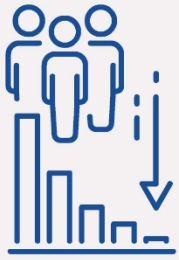
REGULATIONS DESIGNED TO ACCOMPLISH THE OBJECTIVES OUTLINED IN THE LAND DEVELOPMENT PLAN.



- **Establish a consistent "strike zone" for development.**
  - Strike Zone is where development pitches are thrown, each ball a different proposal
  - Development Proposals are strikes if they align with the LDP
- **Correct discrepancies in regulations**
- **Streamline regulations**
- **Align Staff, Planning Board, and City Council**

DEMOGRAPHICS

- **Region at risk of population decline.**
- **More open jobs than workers.**
- **Local economy needs trained locals and in-migration.**
- **Record retirements and declining immigration (US).**
- **Record labor market participation from prime-age workforce(US).**
- **Smaller families (US).**



Source: Catawba Chamber of Commerce Talent Profile 2023

DEMOGRAPHICS

WORKER/RETIREE IMBALANCE

Percentage Change in Population by Age Group, 2010 to 2020

Age Group	Catawba	Alamance, NC	Iredell, NC	Spartanburg, SC	North Carolina	United States
Ages 25 to 44	-7.2%	7.2%	6.0%	12.8%	3.5%	5.9%
Ages 45 to 64	5.4%	12.1%	21.1%	11.1%	7.9%	3.4%
Ages 65+	40.1%	35.3%	53.7%	44.7%	45.0%	38.6%

Catawba County had numerically fewer residents between the ages of 25 and 44 as of the 2020 Census than it did in 2010.

Source: Catawba Chamber of Commerce Talent Profile 2023

History of growth

Conover	Pop	% Growth
1970	3,355	47.1%
1980	4,245	26.5%
1990	5,465	28.7%
2000	6,604	20.8%
2010	8,165	25.9%
2020	8,431	3.1%

- **Growth didn't ruin Conover in previous decades.**
- **We <u>LOST</u> a decade of growth from 2010-2020**

Source: US Census

Fast(ish) growth?

Actual fast and sudden growth!

	Conover	Harrisburg	Mooresville	Huntersville
1990	29%	5%	-2.6%	132%
2000	21%	177%	102%	728%
2010	26%	157%	74%	87%
2020	3%	65%	53%	31%

Source: US Census

Pop. Projections

Assumed Developments

- **987 Approved**
- **580 Hypothetical**
  - Cline Village (130)
  - Walnut Ridge (60)
  - Long Grove (116)
  - Fern Hill (72)
  - Rock Haven (45)
  - Canova Crossing (105)
  - Conover Walk (120)
  - Shuford Village (197)
  - Wagner Glen (137)
  - Misc Small Projects (10)
  - Hypothetical future approvals (570)

Projections:



2020-2030: 20% to 30% growth
**within historic norms*

If all 1,567 assumed & hypothetical developments were completed on schedule: 40% growth from 2020-2030.
(experience tells us this will not happen)

Pop. Projections

Approved Housing Units & Added Population Estimates

	Cline Village	Carnone Crossing	Fern Hill	Shuford Village	Wagner Glen	Long Grove	Walker Ridge	Rock Haven	Conover Walk	S'hall Projects	Future Projects	Total Units	Max Pop	3/4 Pop	1/2 Pop
2024	30		72			5	8			10		125	300	225	150
2025	30	20		33	30	20	8	5		10		156	374	281	187
2026	25	20		40	30	20	8	10	20	10	40	223	535	401	268
2027	25	20		40	30	20	8	10	20	10	40	223	535	401	268
2028	20	20		40	30	20	8	10	20	10	40	218	523	392	262
2029		25		40	17	20	8	10	20	10	60	210	504	378	252
2030				4		11	8		20	10	70	123	295	221	148
2031							8		20	10	80	118	283	212	142
2032							8			10	80	98	235	176	118
2033							8			10	80	98	235	176	118
2034							8			10	80	98	235	176	118
	130	105	72	197	137	116	88	45	120	110	570	1690	4056	3042	2028

Pop. Projections

Buildout Scenario Based Population Estimates

2020-2030

	Max Buildout		3/4 Buildout		1/2 Buildout		
	Pop	Growth	Pop	Growth	Pop	Growth	
2020	8431		8431		8431		
2021	8486	0.65%	8486	0.65%	8486	0.65%	
2022	8606	1.41%	8606	1.41%	8606	1.41%	Historic Data
2023	8752	1.70%	8752	1.70%	8752	1.70%	Projections
2024	9052	3.43%	8977	2.57%	8902	1.71%	
2025	9427	4.14%	9258	3.13%	9089	2.10%	
2026	9962	5.68%	9659	4.34%	9357	2.94%	
2027	10497	5.37%	10061	4.16%	9624	2.86%	
2028	11020	4.98%	10453	3.90%	9886	2.72%	
2029	11524	4.57%	10831	3.62%	10138	2.55%	
2030	11820	2.56%	11052	2.04%	10286	1.46%	
Decade Growth:		40.2%		31.09%		22.00%	

Infrastructure

Water/Sewer

- Water: 3M Capacity from HKY
  - Using ~1/2 (3,500 3bd homes)
- Sewer-Newton: 1M Capacity
  - Using ~1/2 (2,200 3bd homes)
- Sewer WWTP: 1.5M Capacity
  - Using ~1/4 capacity (5,000 3bd homes)

Roads/Streets

- Many roads are below their mid-2000's traffic counts
  - Rock Barn NE: 2007- 9,300 trips, 2021- 7,400 trips.
  - County Home: 2005- 11,000 trips, 2021- 7,300 trips.
  - Herman Sipe: 2005-4,600 trips , 2021- 3,300 trips.
  - NC HWY 16: 2007- 16,000 trips, 2021- 13,500 trips.

School System

- Countywide analysis shows some choke points - no overall capacity issue.
- Current Newton Conover HS class is a surge - less students in classes behind it.
- Sherrills Ford is the only district with any real risk of capacity - can be solved through redistricting.
- Shuford is closer to capacity but is scheduled for improvement.

GROWTH

ONLY A PROBLEM WHEN LEFT UNMANAGED

- Conover as a 2-3 grocery store town with dining, retail, and entertainment options (public surveys).
- Affirm our commitment quality of life that makes area so desirable



- After spending a decade investing to induce economic growth, let's not run from our own success!
- Reminder: This growth is not unprecedented - making up for lost growth from 2010-2020
- Can't favor growth generally but be against specifics of every proposal
- Most citizens at public hearings say: "I'm not against growth."
- Constant monitoring and evaluation will ensure responsible growth

LDP GOALS

HOUSING

- **Encourage varied lot sizes in all developments so they become vibrant neighborhoods.**
- **Encourage and approve the type of land development opportunities that attracts a variety of demographics especially young persons, e.g. mixed-used, walkable developments, affordable housing, housing choice variety, etc.**
- **Provide for housing choice to include single-family, duplexes, triplexes, townhomes, multi- family, etc.**
- **Establish land use provisions to spur missing middle housing to assist with creating additional affordable housing where appropriate.**
- **Encourage infill development on vacant and undeveloped land within the City limits.**
- **Investigate undeveloped land or vacant structures in and near Conover's central core and adjacent areas for missing middle housing opportunities.**



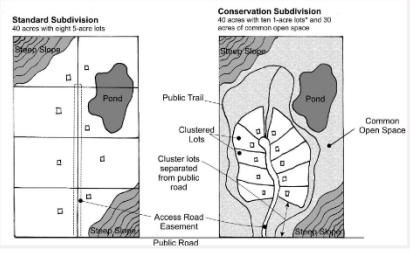


LDP GOALS

HOUSING

- **Allow for a variety of very low-density "rural" subdivision types outside of the downtown and downtown residential areas in the area designated low density residential on future land use map to curb or prevent suburban sprawl.**
- **Reduce the pressure for development on rural sites on the outskirts of Conover by allowing denser, medium and small-lot single family housing on sites nearer to the Downtown.**
- **Minimize the impacts of business and industrial uses adjacent to existing and residential neighborhoods.**

Land Use Table Updates to Allow for Missing Housing
Zoning Map Update
Parking Requirements
Commercial Nodes



LDP GOALS

DOWNTOWN

- **Approve residential developments balancing single-family units per acre at varying densities near Conover's central/downtown for infill development near available infrastructure.**
- **Encourage a mix of commercial and residential uses in the downtown area.**
- **Examine the impact and the need of increased single-family residential density, particular in and around the downtown area to help existing businesses.**
- **Rezone/reuse:**
  - **Reuse existing vacant buildings for future development (adaptive reuse).**
  - **Rezone properties where the existing zoning is incompatible with the surrounding development.**
  - **Improve and reinforce appearance and building standards.**

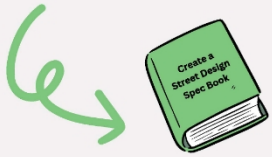




LDP GOALS

TRANSPORTATION

- **Promote transportation improvements such as turn lanes, connectivity, sidewalks, bike paths, four-way stops, walking trails, deceleration lanes, and emergency vehicle access.**
- **Develop design guidelines so that streets, buildings, public spaces, parks, and uses are connected and work together.**
- **Address roadway traffic patterns and congestion and increase transportation connectivity where necessary and appropriate.**





LDP GOALS

ENVIRONMENT

- **Ensure or enhance the protection of trees and tree canopy during the development process and regulations throughout Conover.**
- **Protect natural environment by preventing invasive plant species.**
- **Increase greenspace and open space throughout City through development process or the purchasing of property.**

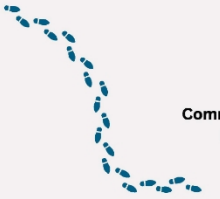


Tree Preservation?
Encourage Native Plant Species
Define Recreation Space & Open Space
Require Amenities in New Development
Wet Ponds & Rain Gardens

LDP GOALS

COMMUNITY INVOLVEMENT

- **Increase community engagement opportunities so that residents can provide more input on city business and land development matters.**



Review Notification Practices
Community Engagement During UDO Creation
Developers Neighborhood Meeting?



ADDITIONAL CHANGES

- **Merge codes – combine the Conventional and Traditional portions of the zoning code and increase graphics for better understanding. Update existing ordinances to provide for a variety of development that includes mixed-used and walkability.**



What should be Staff Approval & What should be a Board Approval? Level I & Level II Changes?

Create the UDO
Consolidate TND Code in the UDO
Consolidate Zones
Update Land Use Table
Special Uses
Certificates of Occupancy



NEXT STEPS

- Staff will share takeaways from this meeting with consultant.
- Boards will be given project schedule and scope of work.
- Schedule additional board meetings and public input sessions.

III. ADJOURNMENT

There being no further business for Council, Mayor Hayman adjourned the Special Joint Meeting at 8:12 p.m.

There being no further business for the Planning Board, Chairman Brown adjourned the Planning Board meeting at 08:12 PM.

_____	_____
David Brown, Planning Board Chairman	Erik Schlichting, Planning Director